

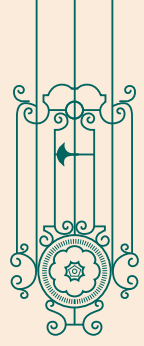


MAYBOURNE
RESIDENCES

*Rue de
l'Université*

SAINT-GERMAIN
PARIS





M
MAYBOURNE
RESIDENCES

Rue de l'Université

SAINT-GERMAIN
PARIS

In the grand tradition of Haussmann's Paris, a collection of sixteen extraordinary residences emerges. Here, the doors open for the ascendant few to weave their legacies into the fabric of this iconic city. A rare opportunity to claim a place in Paris' cultural aristocracy. An inheritance of sublime architectural artistry and a testament to the enduring allure of Paris.





MAYBOURNE
RESIDENCES

*Rue de
l'Université*

SAINT-GERMAIN
PARIS

The Maybourne Residences Rue de l'Université will introduce Paris to a new era of sophisticated living. Sixteen exceptional residences in the prestigious 7th Arrondissement will have full access to services of the finest hotel in Saint-Germain.

The monumental site of the Îlot Saint-Germain marks Maybourne's first Paris hotel. The Maybourne Residences Rue de l'Université are a unique opportunity to be part of this extraordinary development.





MAYBOURNE
RESIDENCES

*Rue de
l'Université*

SAINT-GERMAIN
PARIS

The tranquil private gardens
of the Rue de l'Université
Residences greet owners
who return home via the
discreet and secure
entrance at the rear.



MAYBOURNE
RESIDENCES

*Rue de
l'Université*

SAINT-GERMAIN
PARIS

RESIDENTS' POOL

Relaxation and self care,
in the privacy of the
residents' pool and gym,
awaits each apartment owner
at The Maybourne Residence
Rue de l'Université.
This beautiful underground
oasis includes a Hammam
and shower area.



VII.^{me} ARR^t

*The
Maybourne
Saint-Germain*

PARIS





The Îlot Saint-Germain is a storied jewel of Parisian real estate, whose history grows richer with this visionary development. The Maybourne Saint-Germain, will not only enter the ranks of Paris' ultra luxury hotels but it will join Maybourne's unparalleled stable which includes Claridge's, The Connaught, The Berkeley and The Emory in London, The Maybourne Beverly Hills in Los Angeles and The Maybourne Riviera in the Côte d'Azur.



VII.^{me} ARR^t

ÎLOT SAINT-GERMAIN HISTORIC PAST

In 1641 the Marquise de Montespan acquired an island of land (an îlot) among the pastures and marshes to the left of the Seine in Paris. Here she built a chapel and several buildings.

In time it became home to a convent where an embroidery workshop created some of the finest textiles in France. One hundred years later her apartments became home to a legendary literary salon (counting among its members Montesquieu, Voltaire, Benjamin Franklin, Rousseau and Edward Gibbon).

Come the French Revolution and all were evicted - writers, embroiderers, critics and nuns. For 200 years this became home to French Ministry of Defence.

Today's monumental development marks the beginning of the next story of distinction.



1157

PARIS. — Ministère de la Guerre, Boulevard Saint-Germain.

ND. Phot.



ENTRANCE TO
UNDERGROUND
CAR PARK & RUE
DE L'UNIVERSITÉ
GARDEN ENTRANCE.

FOOD & BEVERAGE
(RESTAURANTS, BARS,
CAFÉ, PÂTISSERIE & SALON
DE THÉ, WINE CELLAR)

SPA, GYM &
INDOOR POOL
(BASEMENT)

OUTDOOR
POOL
(WITH POOLSIDE BAR)

FOOD & BEVERAGE
ENTRANCE

HOTEL
ENTRANCE



RUE DE
L'UNIVERSITÉ
RESIDENCE
GARDEN
ENTRANCE

RUE DE
L'UNIVERSITÉ
RESIDENCE
ENTRANCE

RUE DE
L'UNIVERSITÉ
RESIDENCE



The view from the clock tower, past the pool and across
The Maybourne Saint-Germain courtyard to the Allee Saint Dominique.
The Basilique Sainte-Clotilde is just beyond.





Visit the rooftop pool of The Maybourne Saint-Germain and you stand at the summit of the magnificent Ilot Saint-Germain development. Below are the newest and finest restaurants, cafes and bars in Paris plus the world-leading Surrene Spa.

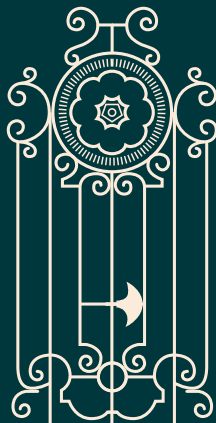




VII.^{me}ARR^t

Saint-Germain

PARIS

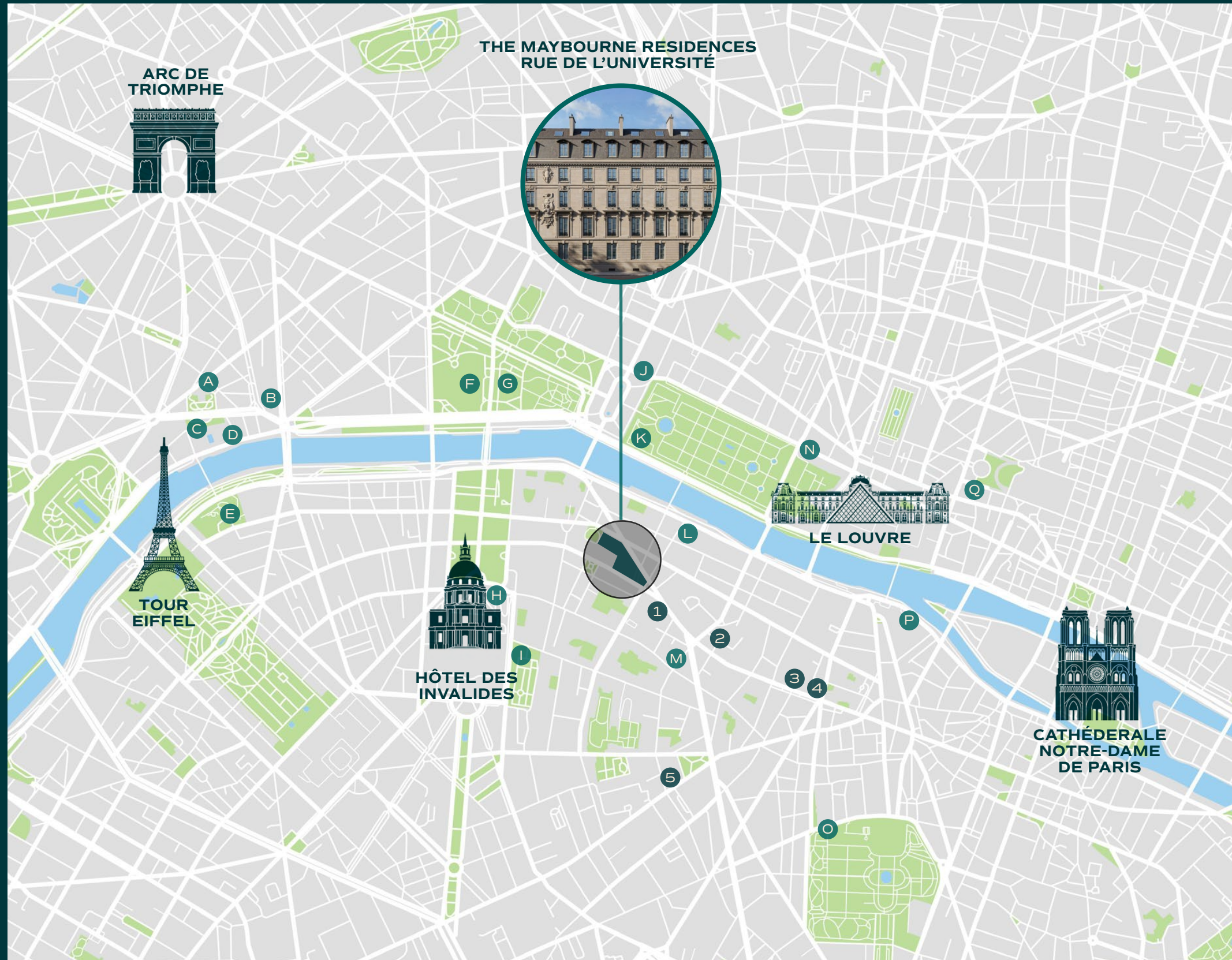




VII^{ME} ARR^E

THE EPICENTRE OF PARIS

- A PALAIS GALERIA
 - B MUSÉE YVES SAINT LAURENT
 - C PALAIS DE TOKYO
 - D MUSÉE D'ART MODERNE
 - E MUSÉE DU QUAI BRANLY
 - F GRAND PALAIS
 - G PETIT PALAIS
 - H MUSÉE DE L'ARMÉE
 - I MUSÉE RODIN
 - J MUSÉE DE LA MARINE
 - K MUSÉE DE L'ORANGERIE
 - L MUSÉE D'ORSAY
 - M MUSÉE MAILLOL
 - N MUSÉE DES ARTS DECORATIFS
 - O MUSÉE DU LUXEMBOURG
 - P MUSÉE DE LA MONNAIE
 - Q PINAULT COLLECTION
-
- 1 RESTAURANT GAYA
 - 2 L'ATELIER DE JOEL ROBUCHON
 - 3 CAFE DE FLORE
 - 4 LES DEUX MAGOTS
 - 5 LE BON MARCHÉ RIVE GAUCHE

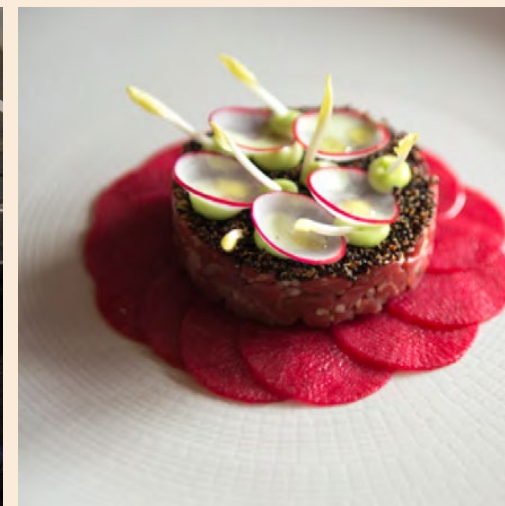




VII.^{me} ARR^t

THE EPICENTRE OF FINE LIVING

Saint-Germain boasts an unrivalled concentration of Michelin-starred restaurants, charming bistros, legendary cafés and artisanal food shops. Louis Vuitton, Hermès and Cartier call this home.





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PARIS





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*Rue de
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SAINT-GERMAIN
PARIS

RUE DE L'UNIVERSITÉ
ENTRANCE





MAYBOURNE
RESIDENCES

*Rue de
l'Université*

SAINT-GERMAIN
PARIS

GARDEN AND
UNDERGROUND CAR PARK
ENTRANCE OFF
RUE SAINT DOMINIQUE



MAYBOURNE
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*Rue de
l'Université*

SAINT-GERMAIN
PARIS

GARDEN VIEW





MAYBOURNE
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*Rue de
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SAINT-GERMAIN
PARIS

BALCONY VIEW





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*Rue de
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PARIS

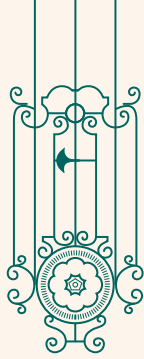
RESIDENTS' POOL





Interiors





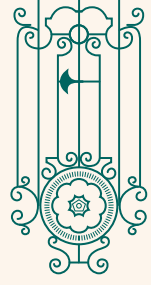
LAURA GONZALEZ

Interior designer Laura Gonzalez is renowned for her free associations of patterns, materials, styles and furniture. She has invented a style of growing success, often copied, rarely equaled.

CONCIERGERIE

Step into a realm of timeless elegance in the heart of Saint-Germain-des-Prés. This exquisite conciergerie marries Parisian charm with modern luxury, featuring rich wood paneling, bespoke cabinetry, and a carefully curated library. Bathed in warm, ambient lighting, the space invites intimate conversations across mid-century inspired seating. Floor-to-ceiling windows frame views of the iconic neighborhood, while herringbone floors and artfully placed pieces of art complete this sophisticated sanctuary. Here, residents experience a level of service and refinement befitting the most discerning Parisian.





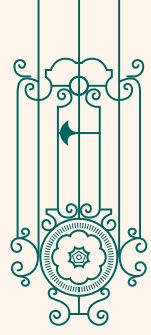
APARTMENT INTERIOR DESIGN

KITCHEN DINING

Step into a sunlit kitchen where luxurious materials and thoughtful design create a vibrant culinary haven. Rich, exotic wood paneling envelops the space, its warm tones complemented by the striking sienna yellow marble. The kitchen's layout, with its central island and surrounding cabinetry, offers a perfect blend of form and function, ideal for both intimate family gatherings and grand entertaining, with ample room for a private chef during special occasions.

This versatile space, bathed in natural light from nearby windows, with access to the terrace, embodies the epitome of sophisticated Parisian living, where every meal becomes a special occasion.



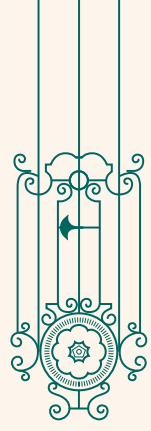


APARTMENT INTERIOR DESIGN

LIVING/DINING ROOM

Experience the epitome of Parisian elegance in this exquisite living space. Here, timeless classicism melds seamlessly with contemporary sophistication. The room's generous proportions and classic layout invite both intimate gatherings and special occasions, while French doors open to charming terraces. An eclectic array of artworks complements the warm materials and soft tones, creating an atmosphere of refined comfort. Thoughtful lighting design accentuates the space's subtle details, culminating in a living area that embodies the true spirit of cultured Parisian living - at once inviting, stylish, and effortlessly chic.



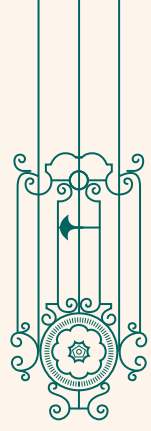


APARTMENT INTERIOR DESIGN

BEDROOM

The master bedroom is an intimate retreat of quiet luxury. This bright, parchment-paneled haven features unique artworks and connects seamlessly to a spacious bathroom and generous dressing room. An elegant desk and a cozy lounge area, nestled within crafted gougewood bookshelves, offer versatile spaces for work and relaxation. The room's warm décor and thoughtful details create an atmosphere of refined comfort, perfect for relaxation and peaceful repose.





APARTMENT INTERIOR DESIGN

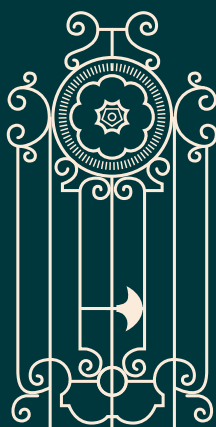
BATHROOM

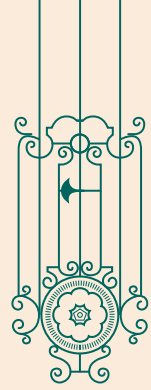
Step into a bathroom where opulence knows no bounds. Veined marble envelops the space from floor to ceiling, its dramatic patterns creating a natural work of art. The centerpiece is a magnificent freestanding tub, carved from a single block of marble. Antique bronze fixtures add warmth and gleam, while carefully curated artworks elevate the space further. This lavish sanctuary transforms daily rituals into indulgent experiences, embodying the pinnacle of Parisian luxury living.





*Services
&
Amenities*





SERVICES & AMENITIES

MAYBOURNE IN-RESIDENCE BENEFITS

Maintenance – upkeep of common areas & shared facilities, landscape maintenance, cleaning, painting, general repairs.

Amenities – access to residents' communal recreational/social space, such as pool, gym, communal working space, restaurants, cafes and bars.

On site 24/7 Maybourne Concierge.

Valet parking.

Personalised mail receipt & delivery service.

Personalised luggage delivery & storage service.

24-hour security.

Property managed by Maybourne when you are away.



MAYBOURNE IN-RESIDENCE BENEFITS (Optional additional charges apply)

24 hour in-residence dining.

Housekeeping, to include butler service, laundry, dry-cleaning, pressing.

Access to menu planning, private chef and in-residence catering.

Access to event planning & services, floristry, entertainment.

On request pre-arrival provisioning & grocery services.

On request pet grooming, walking & sitting services.

On request, chauffeur services.

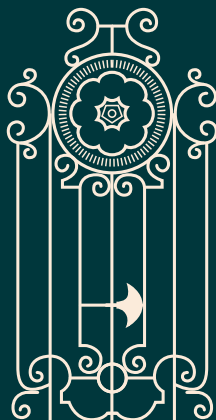
Opportunity to enter your property into a rental/short let.



VII.^{me}ARR^t

*The
Maybourne
Saint-Germain*

PARIS





HOTEL ENTRANCE

Forged in the indelible spirit of Paris' legendary salons – where creative minds united to rewrite the world – The Maybourne Saint-Germain brings together art, culture, music, fashion, design and gastronomy, while adding its own signature twist: effortlessly worldclass service which blends the beauty of unparalleled history into a bright and boundless future.



RESTAURANTS & TERRACE

The peaceful Allée Saint Dominique gives immediate access to the full range of services offered at The Maybourne Saint-Germain. The terrace is also the perfect setting to savour some of the hotel's culinary experiences.



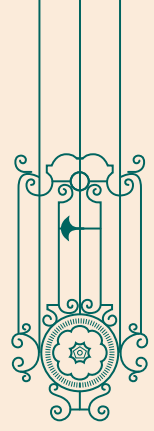


SURRENNE A NEW ERA OF EXPERIENTIAL WELLBEING

FUSING ENERGY
& SERENITY

As a Maybourne resident you will have exclusive access to Surrenne, a new era of experiential wellbeing, where genuine change unfolds through contemporary ritual, and the mind, body and soul elevate to new heights.





THE ART OF ENTERTAINMENT

Maybourne manages some of the world's finest restaurants and bars and will be bringing the essence of this to the The Maybourne Saint-Germain, including:

JAPANESE RESTAURANT

ALL DAY DINING

WINE CELLAR

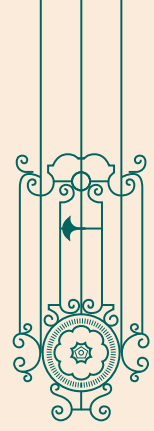
POOLSIDE DINING

SALON DE THÉ

CIGAR MERCHANTS

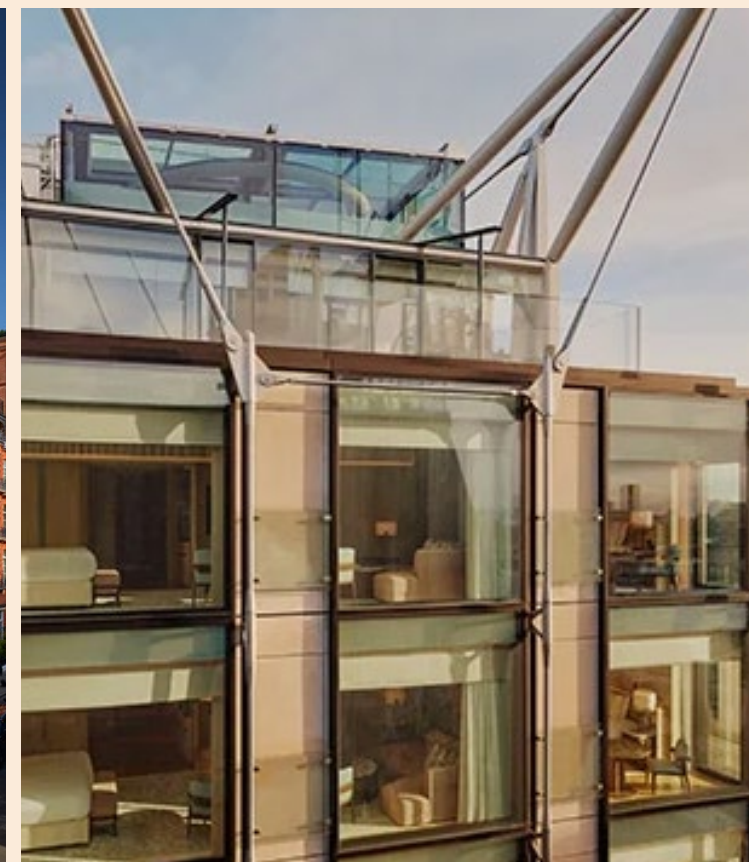
PÂTISSERIE





MAYBOURNE

The Maybourne Residences Saint Dominique are part of the Maybourne portfolio of hotels. The Maybourne Saint-Germain, Paris, joins Maybourne's celebrated storied and extraordinary hotels. From the iconic trio of Claridge's, The Connaught and The Berkeley in London, to more recent additions of The Emory, The Maybourne Beverly Hills in Los Angeles and The Maybourne Riviera overlooking Monaco. These are unique hotels with singular spirits, gastronomic flair and an individual sense of style, shaped by the brightest designers, artists, chefs, mixologists and creative visionaries.





**FOR MORE INFORMATION CONTACT:
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124, RUE DU FAUBOURG SAINT-HONORÉ 75008 PARIS
CONTACT@PROPRIETESPARISIENNES.COM**

Propriétés | Sotheby's
Parisiennes | INTERNATIONAL REALTY

Please note: Changes may be made to the floor plans shown in this document according to technical, regulatory or administrative requirements, both in terms of clear dimensions and equipment. Dimensions stated are subject to build and construction tolerances as well as the existing historic building tolerances, and are subject to variance of 5%. Soffits, false ceilings, outlets, ducts, inspection hatches, rainwater downpipes and electrical equipment are not systematically shown, or are shown for information only. Dimensions and layouts of heating appliances, when shown, are indicative and will be subject to compliance with the thermal study. Cupboard surfaces are included in those of the rooms in which they are located.