



KNIGHTSBRIDGE

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE WELLNESS COMMUNITY

PHASE I

QUALITY SPECIFICATIONS

2024.11.14_ Quality Specifications Rev 03
Status: Issue for project launch



LEOS

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/ GENERAL ARCHITECTURE FEATURES

- 2-car covered parking spaces for THE HIGHCLERE 4-bedroom townhouses
- 3-car parking spaces for THE GROSVENOR 5-bedroom villas
- 4-car parking spaces for THE BALMORAL 6-bedroom signature villas
- Grand mansion-inspired entryway
- Prominent entrance and designated side pathways
- Refined decorative pillars and elegant curve architectural element in GRC Concrete matching golden limestone hues tone
- Natural golden hues sandstone or similar cladding on vertical façade element
- Natural light grey Portland stone or similar cladding on ground floor front and back facade
- Bay Windows with full height/floor to ceiling glass panels
- Double & Triple height entrance spaces for the 5 and 6-bedroom villas (THE GROSVENOR & THE BALMORAL VILLAS)
- Premium private elevator featuring custom-crafted finishes
- Expansive balconies and terraces enhanced with stylish planters
- Semi-reflective, Low-e (emissivity) double-glazed windows

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/ GENERAL LANDSCAPE FEATURES

- Meticulously landscaped outdoor areas throughout
- Exclusive BBQ area and sunken seating with fire pit (villas only)
- Expansive private outdoor space providing opportunities for diverse outdoor activities
- Chic 1m depth garden plunge pool for THE HIGHCLERE 4-bedroom townhouses
- Private 1.2m depth swimming pool and pool deck for the 5 and 6-bedroom villas (THE GROSVENOR & THE BALMORAL VILLAS)
- Zen garden water feature landscape for THE BALMORAL 6-bedroom signature villas (provisions only)



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/ MEP FEATURES

- VRF air conditioning system
- Soundproof drainage piping system
- Smart Home Technology controls for lighting and air conditioning
- Video Intercom System
- Customizable lighting scenes in the Living & Dining areas and in Bedrooms.
- Temperature-controlled feature for swimming pools (villas only)
- Energy-saver light fixtures
- Power sockets with USB ports
- Solar Hot Water System

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/ GENERAL INTERIOR FEATURES

- High-quality natural stone flooring throughout the foyer, living, dining, show kitchen and powder room
- High-quality parquet wood-look porcelain floor tile for bedrooms
- Natural beige flagstone for outdoor terrace and garden patio
- Mansion style full-height statement entrance door with a smart lock system
- Double-height Garnier entrance hall for THE GROSVENOR 5-bedroom villas and triple-height Garnier entrance hall for THE BALMORAL 6-bedroom signature villas.
- Full height curtain wall glazing for THE GROSVENOR & THE BALMORAL VILLAS to allow natural light to illuminate entrance hall
- Feature staircase with natural wood finish and integrated cove lighting
- Feature private lift lobby at ground floor with decorated glass finish
- Dedicated maid's room with bathroom for all villas and townhouses
- Dedicated driver's room with bathroom for THE GROSVENOR & THE BALMORAL VILLAS
- Laundry room with front loading washing machines and dryers

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/ SHOW KITCHENS

- Contemporary kitchen with Calacatta Viola marble stone worktop and backsplash. This material is known for its luxurious and sophisticated appearance.
- Kitchen cabinetry features a combination of natural wood veneer, tinted glass and bronze metal finishes.
- High-quality large size under-mounted stainless-steel sink
- AXOR(or equivalent) brushed stainless-steel mixer tap with pull-out spray
- Integrated under-cabinet lighting and glass cabinet lighting
- High-end concealed cooker hood
- Full surface cooktop
- Gaggenau (or equivalent) integrated fridge freezer
- Gaggenau (or equivalent) built-in oven
- Gaggenau (or equivalent) built-in microwave
- Gaggenau (or equivalent) integrated warming drawer
- European ironmongery hinges and handles
- Premium accessories such as pull-out waste bin and cutleries organiser

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/ **CHIEF KITCHENS (THE GROSVENOR & THE BALMORAL VILLAS)**

- Siemens (or equivalent) 5 rings gas hob
- Westin (or equivalent) American Pro strong extraction hood
- Siemens (or equivalent) built-in oven
- Siemens (or equivalent) built-in microwave
- Siemens (or equivalent) integrated fridge
- Siemens (or equivalent) integrated freezer
- Siemens (or equivalent) integrated dishwasher
- High-quality quartz countertop and splashback
- Stainless steel splashback above hob
- High-quality chrome mixer tap with pull-out spray
- High-quality large size under-mounted stainless-steel sink
- Bespoke wall and base joinery cabinets in high quality light grey laminate finish
- Premium accessories such as pull-out waste bin , cutleries organiser, full-height pull-out pantry unit and corner pull-out storage

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/ MASTER BATHROOM

- His and hers stone-lined double shower
- Dual-flush wall-mounted WC with concealed cistern
- His and Hers bespoke fitted vanity unit with marble countertop and integrated drawers in natural veneer wood finish
- Private under-mounted jacuzzi with beige natural stone finish surface top and steps (THE GROSVENOR & THE BALMORAL VILLAS)
- Ice fountain for private jacuzzi area in the 5 and 6 bedroom villas (THE GROSVENOR & THE BALMORAL VILLAS)
- High-end under-mounted bathtub in spacious walk-in shower with beige natural stone surface top (THE HIGHCLERE TOWNHOUSES)
- High-end combination of natural stones and porcelain tiles for walls and floors
- Bespoke wall-mounted mirror cabinet with integrated lighting and open shelf providing seamless toiletry storage space
- Bathroom fitting in bronze finish
- Glass door partition to shower with linear shower floor drain

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/ SECONDARY BATHROOM

- Stone-lined shower
- Dual-flush wall-mounted WC with concealed cistern
- Bespoke fitted vanity unit with stone countertop and integrated drawer
- High-end porcelain tiles for walls and floors
- Bathroom fitting in polished nickel finish
- Bespoke mirrored cabinet with integrated lighting and storage space
- Glass door partition to shower with linear shower floor drain

/ POWDER ROOM

- Dual-flush wall-mounted WC with concealed cistern
- Bespoke fitted vanity unit with stone countertop and integrated drawer
- High-end porcelain tiles for walls and floors
- Bathroom fitting in polished nickel finish
- Bespoke mirrored cabinet with integrated lighting and storage space



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/ WARDROBES

- Bespoke wardrobes or walk-in closet features a combination of wood veneer and tinted glass shutter.
- Master dressing room features a combination of wood veneer, high quality laminate and tinted glass shutter. Integrated LED lighting for all cabinets with glass shutter. Open shelves are provided for accessories display.

/ LIGHTING SYSTEM

- Exterior feature wall lamps at ground floor to match architecture style
- Interior lights controlled by smart home system to improve energy efficiency
- Flexible 360 ° directional spots to selected areas
- Motion sensor lights in selected areas



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/ SECURITY

- Concierge
- 24-hour on-call butler service
- Gated community
- 24/7 Security
- CCTV surveillance
- Video Intercom System
- AI security automation

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/ CEILING HEIGHTS

THE GROSVENOR 5-bedroom villas & THE BALMORAL 6-bedroom signature villas

- 7.0-meter double height ceiling at entrance hall for THE GROSVENOR VILLAS
- 10.5-meter triple height ceiling at entrance hall for THE BALMORAL VILLAS
- Ground floor: approximately 3.2-meter ceiling height
- First floor: approximately 3.2-meter ceiling height
- Second floor: approximately 3.2-meter ceiling height
- Show kitchens: 3.2-meter ceiling height
- Dressing rooms, Driver's & Maid's rooms: 2.8-meter ceiling height
- Chef kitchens, bathrooms, powder rooms, walk-in closets & Laundry rooms: 2.8-meter ceiling height



/ CEILING HEIGHTS

THE HIGHCLERE 4-bedroom townhouses

- Ground floor: approximately 3.2-meter ceiling height
- First floor: approximately 3.2-meter ceiling height
- Second floor: 3.2-meter ceiling height
- All Bathrooms, powder rooms, walk-in closets & Laundry rooms: 2.7-meter ceiling height

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/ **OPEN SPACE AREA** SIZE AND PERCENTAGE

- Total plot size is 31,204m²
- Total Public open area is 7,153m² which is 23% of the entire plot.
- Total open area (includes private gardens, backyards, etc) is 21,319m² which is 68% of the entire plot

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/ COMMUNITY FEATURES

- Meticulously landscaped waterfront community offering centralized outdoor amenities
- All villas facing Sunset Spring has back garden gate which allows direct access to central outdoor amenities
- Exclusive gated community with Round the clock security
- Tailored space for Re-oxygenating waterfall meditation pavilion
- Distinctly assigned Japanese Rapha Yoga deck
- Dedicated zone for the Celestial Brew and Views Stargazing Tea Lounge
- Allocated jogging track
- Al fresco seating & pathways overlooking the Serpentine Water Lily Gardens
- Pristine Sunset Spring adored with water lilies

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/ CLIMATE ADAPTIVE WELLNESS FEATURE

- A central garden that embrace biodiversity
- Solar Hot Water System for all villas and townhouses
- Climate-responsive smart home system to control lighting and air-conditioning and optimize energy use and indoor climate conditions.
- Energy-Efficient Systems: Implementing high-efficiency HVAC systems, LED lighting, and low-energy appliances.
- UV-Proof double low E glass to reduce the energy transmission
- Full height glazing to maximise natural light to interior
- Insulated building envelope to reduce direct heat gain
- Self-shading façade with overhang balconies and shading louvers to block excessive solar gain while allowing natural light
- EV charging facilities for electric cars (villas only)



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