



KNIGHTSBRIDGE

PHASE 1

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE WELLNESS COMMUNITY



LEOS



KNIGHTSBRIDGE

DUBAI'S FIRST CLIMATE
ADAPTIVE WELLNESS
COMMUNITY



CHAPTER 1

KNIGHTSBRIDGE

Knightsbridge is one of London's most prestigious address and residential enclave for its opulent Georgian and Victorian architecture, this exclusive district is home to the world's most luxurious residences, elite designer boutiques, and iconic cultural landmarks, making it the ultimate destination for the global elite.

LUXURY, SOPHISTICATION, AND EXCLUSIVITY

"Knightsbridge" was chosen as the name for our flagship master community in District 11, Meydan, Dubai, to evoke the luxury, sophistication, and exclusivity of its London namesake. Inspired by its rich heritage and its architectural history, this name reflects our commitment to crafting a community that offers residents an unparalleled living experience, infused with timeless elegance and prestige.





DESIGN INSPIRATION
Contemporary Mayfair glamour

CHAPTER 2



The inspiration for the Knightsbridge project is deeply rooted in the architectural and cultural richness of London's most prestigious districts. Knightsbridge, Mayfair, and Hyde Park have been key references, known for their opulence, exclusivity, and timeless architectural styles. The design draws upon the elegance of Georgian and Victorian architecture, incorporating elements such as mansion house typologies, which are reinvented with a contemporary touch, infused with Mayfair glamour.

This blend of traditional and modern aesthetics creates a unique, luxurious environment that resonates with both history and innovation

CHAPTER 3

REDEFINING LUXURY ARCHITECTURE

Heritage English Elegance, Unmatched Exclusivity

The exquisite architectural details are the defining elements of these homes, embodying unmatched elegance and grandeur. Crafted by leading British designers, the design process meticulously blends classic architectural principles with contemporary luxury. Every feature is thoughtfully curated, reflecting an extraordinary level of attention to detail that elevates these homes to the pinnacle of sophistication and exclusivity.



Refined Decorative Pillars



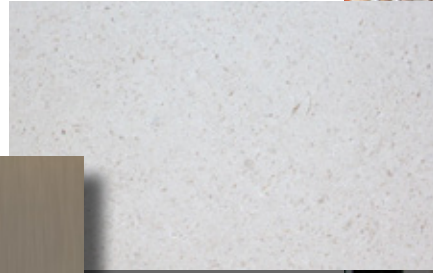
A Touch of Classic Elegance

Bay windows, a refined feature of Victorian and Edwardian homes, bring an air of elegance and sophistication. Extending gracefully from the building, they enhance the exterior with distinctive charm and welcome abundant natural light into the interiors. Inside, they create luxurious, airy spaces, seamlessly blending visual allure with upscale functionality.





*Mansion style
entrance*



*Natural
stone
cladding*



*Golden
limestone
hues*



WELCOME TO KNIGHTSBRIDGE

Dubai's leading climate-adaptive wellness community will set a new standard in luxury living. Inspired by London's famous Knightsbridge neighbourhood, LEOS Developments has created a unique enclave in District 11, Meydan. This groundbreaking project combines British architectural charm with advanced environmental technology, making it Dubai's first truly climate-adaptive community and redefining 'super-luxury wellbeing'.



LOCATION MAP

DOWNTOWN DUBAI

BUSINESS BAY

DIFC

MUSEUM OF THE FUTURE

MEYDAN RACECOURSE

NORTH LONDON COLLEGIATE SCHOOL DUBAI

TO DUBAI AIRPORT

TO ABU DHABI

CRYSTAL SWIMMABLE LAGOON


KNIGHTSBRIDGE

KENT COLLEGE DUBAI

LYCEE LIBANAIS FRANCOPHONE PRIVE



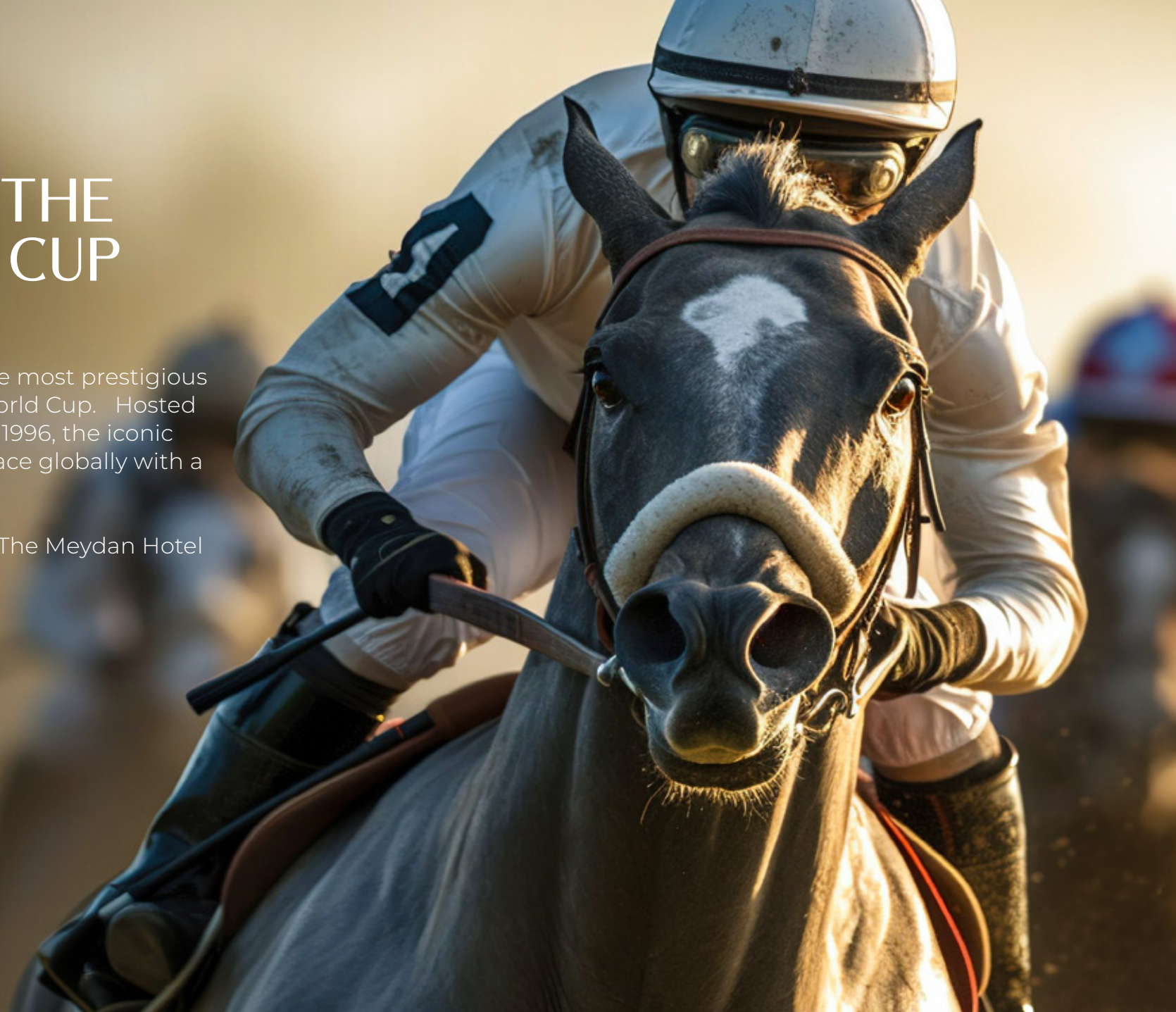
STRATEGIC LOCATION



MEYDAN THE HOME OF THE DUBAI WORLD CUP

Meydan is synonymous with one of the most prestigious horse races in the world, The Dubai World Cup. Hosted annually at Meydan Grandstand since 1996, the iconic equestrian event is the richest horse race globally with a total prize pool of \$35 million.

Meydan is also home to a golf course, The Meydan Hotel and world-class tennis facilities.



DISTRICT 11, MEYDAN

Nestled in the heart of Meydan District 11, Knightsbridge is a just 3-minute walk from the swimmable lagoon. This prime location combines serene waterfront wellness with easy access to Dubai's main highways E66 and E311, offering both a peaceful retreat and convenient connectivity. Featuring 112 exclusive luxury townhouses and villas, it's the perfect balance of tranquility and accessibility.



THE 6 PILLARS OF WELLNESS

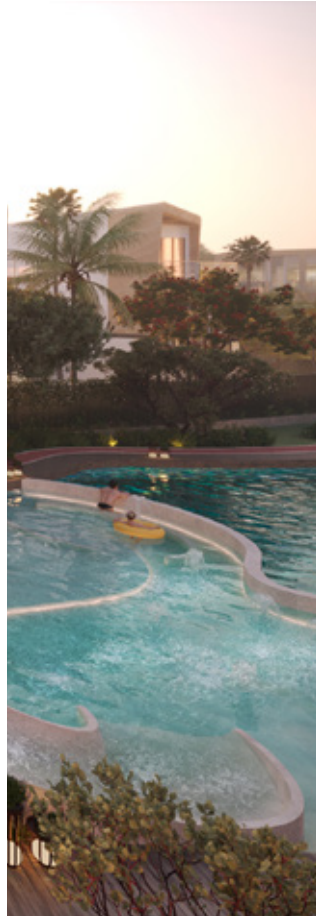
Physical
Wellness



Spiritual
Wellness



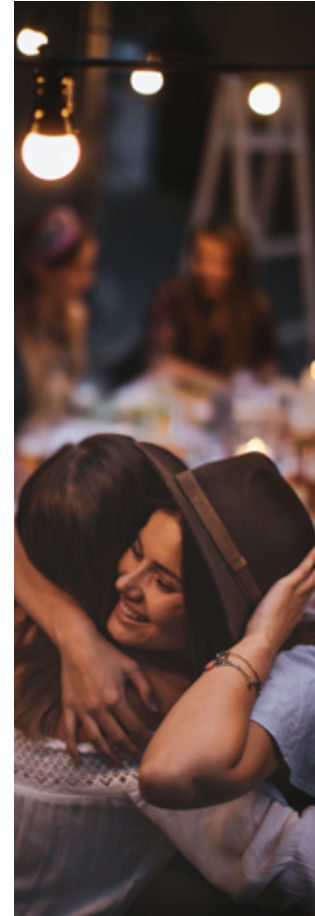
Environmental
Wellness



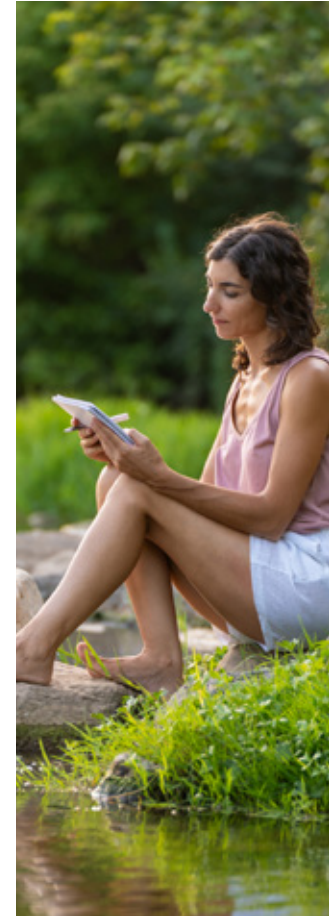
Emotional
Wellness



Social
Wellness



Intellectual
Wellness



District 11, Meydan
KNIGHTSBRIDGE

PHASE 1

- 1 Main Entrance to Knightsbridge Community
- 2 The Serpentine Waterlily Garden
- 3 The Sunset Spring
- 4 The Japanese Rapha Yoga Deck
- 5 The Celestial Brew & Views Stargazing Tea Lounge
- 6 The Re-Oxygenating Waterfall Meditation Pavillion
- 7 Sikka Connects to Phase 2





CENTRAL GARDEN
THE SERPENTINE WATERLILY GARDEN



KNIGHTSBRIDGE



01

THE COMMUNITY



WHERE NATURE MEETS
MODERN WELLBEING



OUTDOOR AMENITIES
THE RE-OXYGENATING WATERFALL MEDITATION PAVILLION



OUTDOOR AMENITIES
THE JAPANESE RAPHA YOGA DECK



OUTDOOR AMENITIES
THE CELESTIAL BREW & VIEWS
STARGAZING TEA LOUNGE

SOPHISTICATED COMMUNITY AMENITIES



Dubai's first
climate adaptive
community



Swimmable
lagoon



Waterfront
wellness
community



Waterlily
Garden



Stargazing



Japanese
Rapha Yoga



Running
Track



Re-oxygenating
waterfall



Meditation



Tea lounge

The Community

KNIGHTSBRIDGE

PHASE 1

 **THE HIGHCLERE**
4 bedroom townhouses
Middel Unit
27 units

 **THE HIGHCLERE**
4 bedroom townhouses
Corner Unit
16 units

 **THE GROSVENOR**
5 bedroom villas
18 units

 **THE BALMORAL**
6 bedroom signature villas
5 units



THE HIGHCLERE

4 BEDROOM TOWNHOUSES

Our exquisite four-bedroom townhouses boast a wealth of luxurious design features. The Highclere townhouse includes two private covered parking spaces and a private elevator for convenience. Every townhouse features a fresh harvest garden and a private temperature-controlled pool, ideal for relaxation and entertainment. The open-plan living and dining space seamlessly integrates with a show kitchen, while a private family drawing room provides additional comfort on the first floor. The master bedroom, encompassing the entire top floor, offers unparalleled privacy and includes an ensuite, walk-in closet dressing room and access to an outdoor shaded terrace with a kitchenette on the second floor. Additional features include a balcony garden and a maid's room with en-suite.



THE HIGHCLERE
Front View



THE HIGHCLERE
Garden View

4 Bedroom Townhouses
THE HIGHCLERE

- THE HIGHCLERE

4 bedroom townhouses

Middle Units

27 units
- THE HIGHCLERE

4 bedroom townhouses

Corner Units

16 units



THE HIGHCLERE FEATURES



Fresh harvest
garden



Smart home
system



Private
pool



Spacious
private elevator



Karesansui
Balcony garden



Show
kitchen



Walk-in
Closet



Climate controlled
outdoor shaded
terrace



Maid's room &
bathroom



Smart irrigation
system



AI security
automation



Enhanced
Drainage
System

DETAILS

Number of Bedrooms:

4

Total Number of Units:

43

Sellable Area Ranges:

3,958 - 4,001 sq.ft

Plot Area Ranges:

1,853 - 4,191 sq.ft

Parking Spaces:

2

4 Bedroom Townhouse THE HIGHCLERE



Ground Floor



First Floor



Second Floor



4 Bedroom Townhouse
THE HIGHCLERE



Ground Floor



First Floor



Second Floor





01

02

03

04

THE HIGHCLERE
Street View



TOWNHOUSE
LIVING ROOM



TOWNHOUSE
KITCHEN & DINING AREA



TOWNHOUSE
GARDEN VIEW

THE GROSVENOR

5 BEDROOM VILLAS

Our luxurious five-bedroom villas blend modern elegance with comfort. They feature three private parking spaces, a striking double-height Garnier entrance, and a private elevator. Inside, you'll find a chef's kitchen, show kitchen and an open-plan living area. Outdoors, enjoy the fresh harvest garden, temperature-controlled pool, sunken lounge with a TAKIBI firepit and BBQ kitchenette. The villa also includes a private cinema, an indoor jacuzzi, and a top-floor master suite with an ensuite, walk-in closet, and shaded terrace with a kitchenette. Additional features include a balcony garden, maid's and driver's rooms, smart home system and AI security, offering a true sanctuary of luxury.



THE GROSVENOR
Front View



THE GROSVENOR
Garden View

5 Bedroom Villas
THE GROSVENOR

 THE GROSVENOR
5 bedroom villas
18 units



THE GROSVENOR FEATURES



Double height
grand entrance



Fresh harvest
garden



Smart home
system



Private
temperature
controlled pool



Takibi
Firepit



Spacious
private elevator



Blockbuster
private cinema



Chef
kitchen



Show
kitchen



Walk-in
Closet



Master
jacuzzi



Climate controlled
outdoor shaded
terrace



Karesansui
Balcony
garden



Maid's &
driver's room
& bathroom



Smart
irrigation
system



AI security
automation

DETAILS

Number of Bedrooms:

5

Total Number of Units:

18

Sellable Area:

5,647 sq.ft

Plot Area Ranges:

4,478 - 7,722 sq.ft

Parking spaces:

3

5 Bedroom Villas THE GROSVENOR



Ground Floor



First Floor



Second Floor





5 BEDROOMS VILLA
LIVING & DINING AREA



5 BEDROOMS VILLA
LIVING & DINING AREA



5 BEDROOMS VILLA
SUNKEN SEATING

THE BALMORAL

6 BEDROOM SIGNATURE VILLAS

Our exceptional six-bedroom signature villas are the epitome of luxury and sophistication, featuring four private parking spaces and a breathtaking triple-height Garnier entrance. The villa includes a private elevator, a chef kitchen and a show kitchen, seamlessly integrated with the open-plan living and dining areas. The outdoor spaces are equally impressive, with a fresh harvest garden, a private temperature-controlled pool, sunken lounge seating with a TAKIBI firepit and a shaded terrace with a kitchenette. Inside, a fully customizable wellness area with an indoor jacuzzi and gym. Gym space can be converted to cinema or multifunctional space based on your needs. The master bedroom suite boasts a panoramic balcony, lounge area, and walk-in closet, offering unparalleled comfort. Additional features include a balcony garden, maid's room, driver's room, smart home system and AI security automation, making this villa a true sanctuary of modern living.

6 Bedroom
Signature Villas
THE BALMORAL

 THE BALMORAL
6 bedroom signature villas
5 units





THE BALMORAL
Front View



THE BALMORAL
Garden View

THE BALMORAL SIGNATURE VILLA FEATURES



Triple height
grand entrance



Fresh harvest
garden



Dedicated
wellness area



Private
temperature
controlled pool



Takibi
Firepit



Spacious
private elevator



Blockbuster
private cinema
(Optional)



Chef
kitchen



Show
kitchen



Walk-in
Closet



Master jacuzzi



Climate controlled
outdoor shaded
terrace



Karesansui
Balcony
garden



Maid's &
driver's room
& bathroom



Smart home
system



Gym



Smart irrigation
system



AI security
automation



Waterproofing
with 10 Years
Warranty



Enhanced
Drainage
System

DETAILS

Number of Bedrooms:

6

Total Number of Units:

5

Sellable Area:

7,268 sq.ft

Plot Area Ranges:

7,131 - 8,717 sq.ft

Parking Spaces:

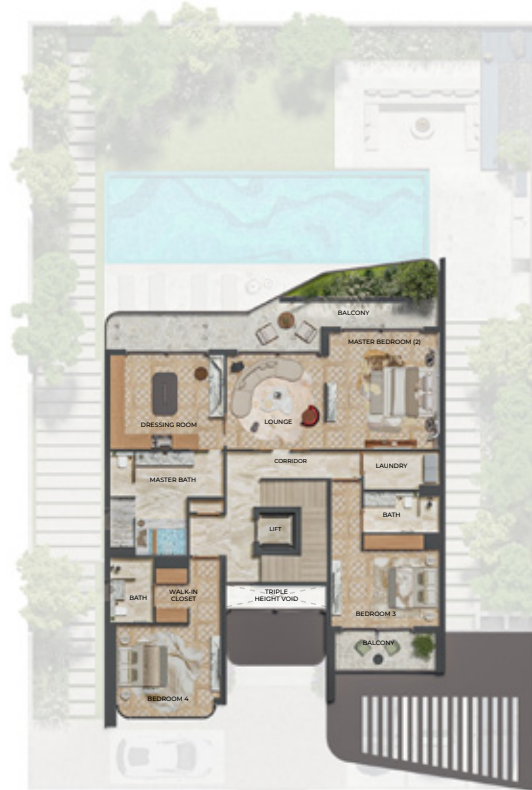
4

6 Bedroom
Signature Villas
THE BALMORAL

ACCESS TO
AMENITIES



Ground Floor



First Floor



Second Floor



INTERIOR MATERIALS
& FINISHES

Shaped from nature





SIGNATURE VILLA
HALLWAY AND
PRIVATE ELEVATOR





SIGNATURE VILLA
LIVING ROOM



SIGNATURE VILLA
DINING ROOM



SIGNATURE VILLA
SHOW KITCHEN





SIGNATURE VILLA
MASTER DRESSING ROOM



SIGNATURE VILLA
MASTER BEDROOM





SIGNATURE VILLA
ROOFTOP AREA



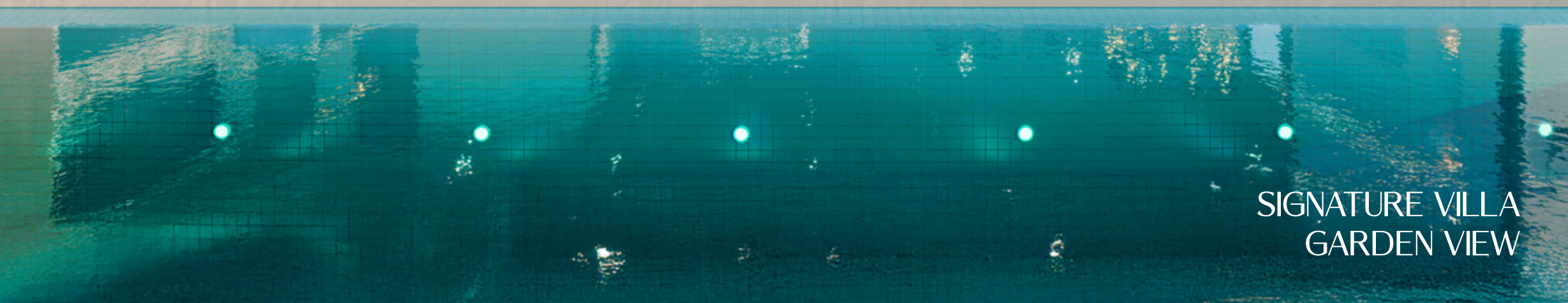
SIGNATURE VILLA
CINEMA ROOM



SIGNATURE VILLA
GYMNASIUM



SIGNATURE VILLA
GYMNASIUM



SIGNATURE VILLA
GARDEN VIEW



SIGNATURE VILLA
PRIVATE POOL

The image shows a modern, multi-story villa at dusk. The building features a large glass facade that reveals the interior, which is warmly lit. The interior includes a dining area with a long table and chairs, a kitchen area, and a living area with a large sofa and a chandelier. The villa has a swimming pool in the foreground, which is illuminated with blue lights. The pool is surrounded by a paved deck with lounge chairs and small potted plants. The garden is landscaped with various plants and trees, and there are decorative lights in the water. The sky is a mix of blue and orange, indicating the time is dusk.

CLIMATE ADAPTABLE & SUSTAINABLE FEATURES



Waterfront wellness community



Biodiversity



Re-oxygenating water features



Climate controlled outdoor shaded terrace



Karesansui Balcony garden



Smart home system



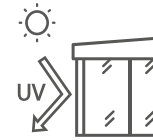
EV charging facilities



Solar water heater



Energy efficient LED lighting



UV-proof double glazing



Self-shading building facade



Insulated building envelope



Smart irrigation system



Shaded parking spaces



Energy & water efficiency



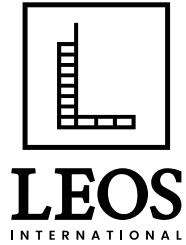
Maximise green spaces



Chemical treatment and filtration for lake water



Enhanced Drainage System



OFFICIAL PARTNER OF
AFC BOURNEMOUTH
PREMIER LEAGUE





KNIGHTSBRIDGE

WATERFRONT WELLNESS

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