



KNIGHTSBRIDGE

PHASE 2

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE
WELLNESS COMMUNITY



LEOS

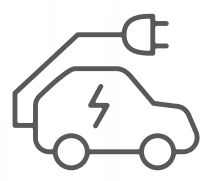
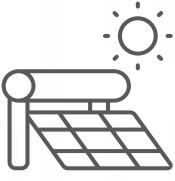
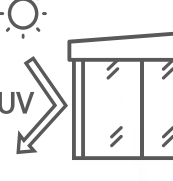
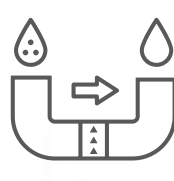
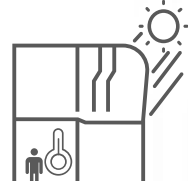
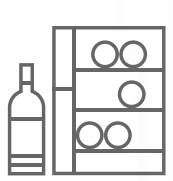


KNIGHTSBRIDGE

Dubai’s first climate-adaptive wellness community, where British architectural elegance meets cutting-edge environmental technology and biodegradable interiors. This innovative development offers meticulously designed waterfront townhouses and villas, surrounded by crystal-clear waters and lush greenery.

Enjoy a serene, eco-conscious lifestyle that enhances well-being and melts away stress, redefining luxury living with sustainable comfort in mind. Indulge in the unmatched elegance of Knightsbridge, where innovative design harmonises with nature for an unparalleled experience.

FEATURES AND AMENITIES

 Waterfront wellness community	 Biodiversity	 Re-oxygenating water features	 Climate controlled outdoor shaded terrace	 Karesansui Balcony garden
 EV charging facilities	 Solar water heater	 Energy efficient LED lighting	 UV-proof double glazing	 Chemical treatment and filtration for lake water
 Smart irrigation system	 Shaded parking spaces	 Self-shading building facade	 Maximise green spaces	 Energy & water efficiency
 Smart home system	 Insulated building envelope	 Waterproofing With 10 Years Warranty	 Beverage Chiller	 Enhanced Drainage System

UNIT TYPES

THE CHATSWORTH

5 BEDROOMS VILLA



THE BLENHEIM

6 BEDROOMS SIGNATURE VILLA



UNIT DETAILS

Units	Number of Units	Sellable Area Range	Plot Area Range	Ceiling Height	Pool Size	Starting Price
THE CHATSWORTH 5 Bedrooms Villa	31	6,005 sq.ft	4,304 - 6,761 sq.ft	3.2m	L: 9m W: 2.1m D: 1.2m	AED 13.8M
THE BLENHEIM 6 Bedrooms Signature Villa	15	9,007 sq.ft	6,329 - 9,527 sq.ft	3.2m	L: 14.5m W: 3.2m D: 1.2m	AED 21.6M



Payment Plan
50% During Construction – 50% Upon Completion



Anticipated Completion
Date Q2 – 2028

STRATEGIC LOCATION

Nestled in the heart of District 11, Meydan, Knightsbridge is just a three-minute walk from a pristine swimmable lagoon, delivering a serene wellness experience for the whole family. This exclusive location offers direct connectivity to Dubai’s main E66 and E311 highways, providing an escape from the city’s hustle while keeping you effortlessly connected to premier destinations.

With swift access to Dubai’s top schools, recreational amenities, and lush green spaces, Knightsbridge harmoniously blends tranquil waterfront living with urban convenience. Home to 112 luxury townhouses and villas, this community embodies an ideal balance of peace, accessibility, and upscale living where luxury meets spacious serenity.



DISCLAIMER

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

INTERIORS

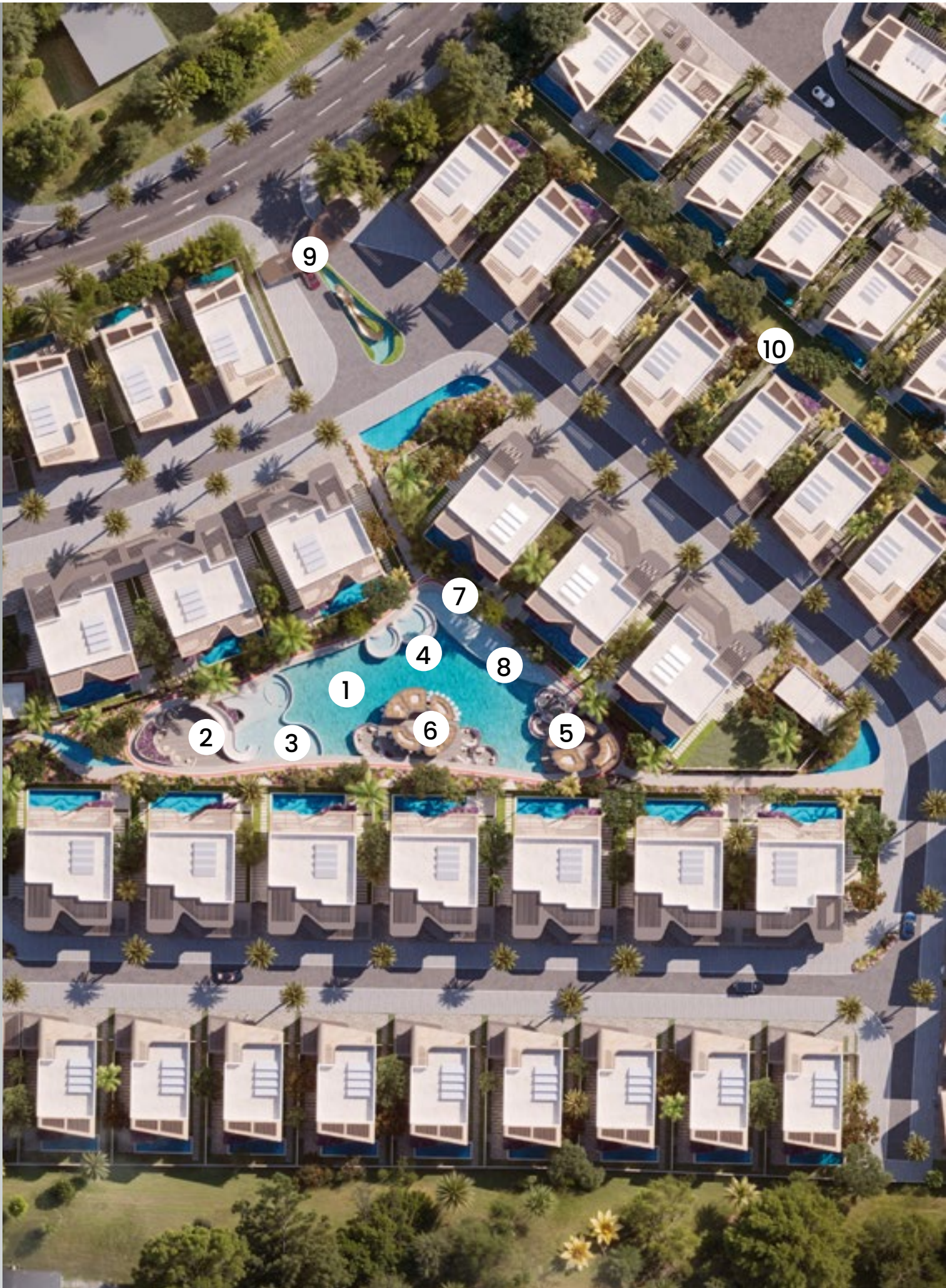
Knightsbridge interiors are masterfully crafted from natural materials, seamlessly integrating with the surrounding lush greenery & tranquil water elements to evoke an unparalleled sense of relaxation and serenity. Featuring premium biodegradable materials and exquisite design, these interiors offer an exclusive living experience that harmonises effortlessly with the surrounding natural environment.



AMENITIES

District 11, Meydan
KNIGHTSBRIDGE
PHASE 2

- 1 Swimmable Sunrise Lagoon
- 2 Outdoor Cinema
- 3 Kids Aqua Park
- 4 Outdoor Jacuzzi Area for Relaxation
- 5 BBQ and Smoke House Pavillion
- 6 Ripple Water Cafe
- 7 Jogging Track
- 8 Aqua Sunbeds
- 9 Community Entrance
- 10 Sikka Connects to Phase 1





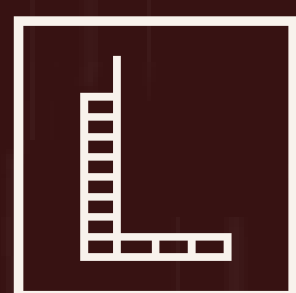
KNIGHTSBRIDGE

PHASE 2

UAE TOLL-FREE 800 535

TEL: +97148759555

WWW.LEOSDEVELOPMENTS.COM



LEOS