



W3

WEYBRIDGE  
GARDENS 3

T H E A L P S



INSPIRED BY  
**THE ALPS**



*“IN THE MOUNTAINS,  
THERE YOU FEEL FREE.”*

*T.S. ELIOT*

This timeless quote by T.S. Eliot, the famous American poet in the 20th century, perfectly encapsulates the essence of our new residential project in Dubai, inspired by the French alpine lifestyle.

The French Alps are synonymous with tranquillity, freedom and natural beauty and these qualities we have meticulously integrated into Weybridge Gardens 3.

Our designers travelled through the picturesque alpine villages, drawing inspiration to bring a fresh perspective to modern living in Dubai.

This residential community harmoniously blends the rustic charm of mountain living with contemporary comfort, offering residents a serene escape amidst the vibrant energy of the city.







# W3 WEYBRIDGE GARDENS 3

ALPINE LIVING IN DUBAI

At LEOS we're passionate about and committed to creating and delivering iconic modern-day residential communities which have their own individual identity and offering.

Weybridge Gardens 3 The Alps will be no exception and aims to provide a lifestyle experience that embodies the tranquility, charm and beauty of the French Alps in Dubai.





## YOUR HOME IN DUBAILAND

Dubailand spans three million square feet and is essentially a city within a city, offering a vibrant mix of districts and attractions within close proximity.

From theme parks to shopping malls and residential communities, Dubailand epitomises contemporary urban living, providing a dynamic and enriched lifestyle.

What's more, residents enjoy an abundance of world-class education and medical facilities within easy reach.

Dubailand will soon benefit from direct access to the Dubai Metro blue line to offer seamless connectivity to all areas of the city. Completion is earmarked for 2029.



# LOCATION

Weybridge Gardens 3 is your gateway to modern living and convenience in Dubai.

Weybridge Gardens 3, The Alps is ideally situated, just off Sheikh Mohammed Bin Zayed Road, offering good accessibility and excellent connectivity to all areas of the city.

- |                                               |                                          |
|-----------------------------------------------|------------------------------------------|
| 1 AL HABTOOR POLO RESORT<br>10 minutes        | 10 DWC AIRPORT<br>28 minutes             |
| 2 IMG WORLDS OF ADVENTURE<br>12 minutes       | 11 BURJ AL ARAB / JUMEIRAH<br>30 minutes |
| 3 GLOBAL VILLAGE<br>14 minutes                | 12 DUBAI MARINA<br>32 minutes            |
| 4 DUBAI INTERNATIONAL AIRPORT<br>22 minutes   | 13 THE PALM JUMEIRAH<br>33 minutes       |
| 5 DOWNTOWN DUBAI & BURJ KHALIFA<br>22 minutes |                                          |
| 6 DUBAI MALL<br>22 minutes                    |                                          |
| 7 DIFC<br>22 minutes                          |                                          |
| 8 DUBAI FRAME<br>22 minutes                   |                                          |
| 9 MALL OF THE EMIRATES<br>25 minutes          |                                          |







## INSPIRED DESIGNS

From architecture and interior design to communal living spaces, Weybridge Gardens 3, The Alps has been carefully crafted with a distinct narrative and design ethos in mind.

Effortlessly blending the serene alpine aesthetic of France and Switzerland with the modern, vibrant landscape of Dubai, we have created a harmonious living experience that appeals to both the heart and the mind.

The contemporary residential development offers striking architectural geometry with feature arches and vertical elements, drawing inspiration from snow melting on the peaks of the alpine mountains and iconic balcony designs that add a dynamic flair.

*Embracing nature's elegance & architectural innovation.*



# BEAUTIFULLY CRAFTED INTERIORS

Our team went above and beyond to create beautiful interiors which bring the cosiness and calm associated with mountainside log cabins in The Alps to Dubai.

Contemporary and chic, all properties are designed and built to exacting quality standards and every detail has been meticulously crafted to offer luxury and comfort across all interior and exterior living spaces.

All apartments enjoy sunny terraces and one and three bedroom properties feature their own private plunge pool.







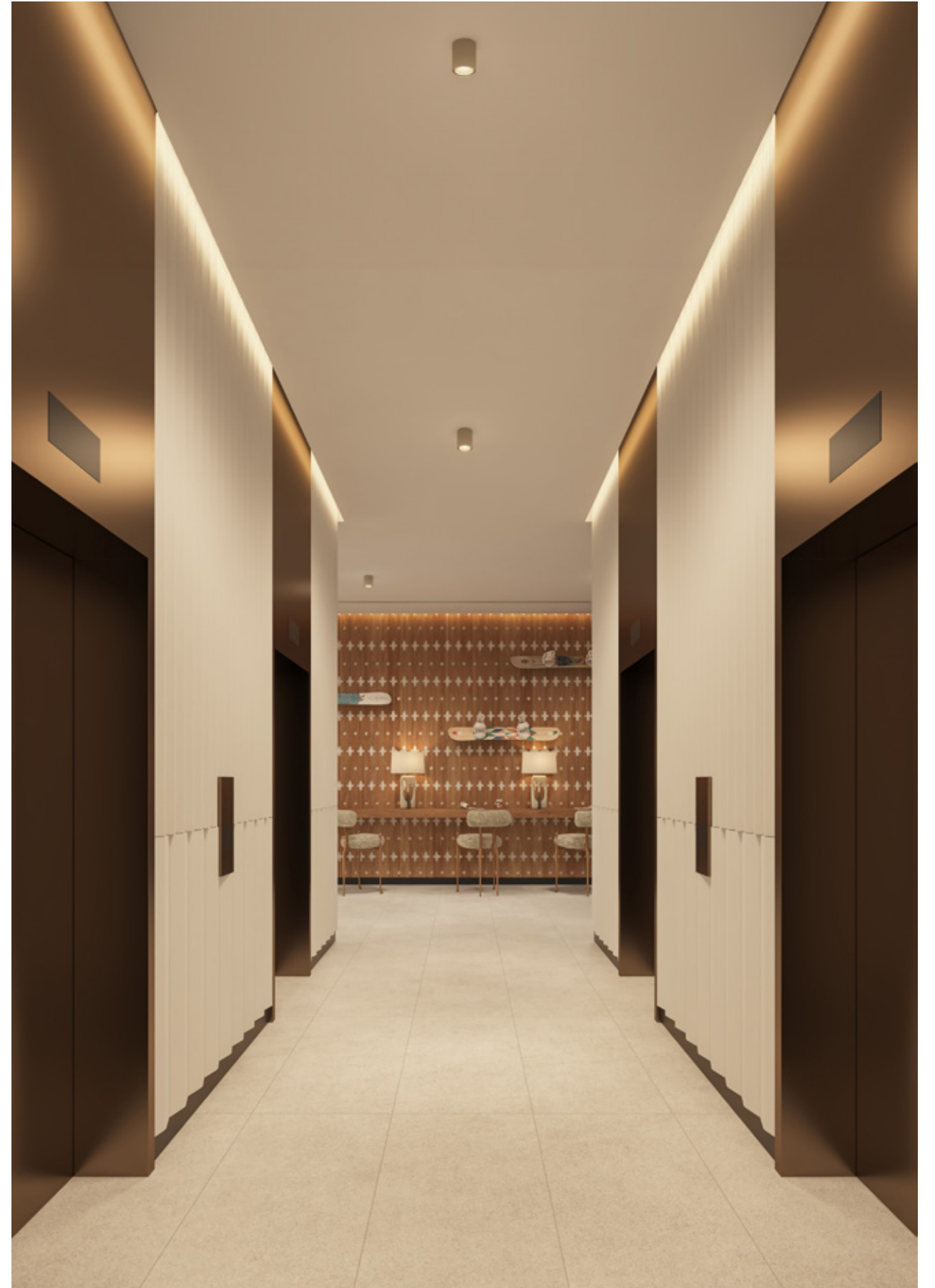














# WEYBRIDGE GARDENS 3, THE ALPS

Weybridge Gardens 3, The Alps is a timeless lifestyle development inspired by the French Alps and western Europe's most iconic ski and mountain resorts. Offering a perfect fusion of alpine vibes in the modern vibrant city of Dubai,

Weybridge Gardens 3 will offer superior quality residences with a variety of world-class indoor and outdoor amenities.

Home to 208 well-appointed studios, one and three bedroom apartments, residents will enjoy beautifully designed spacious properties, built and finished to exacting European specifications.













# ROOFTOP LIVING

Residents will enjoy a gorgeous rooftop swimming pool, perfect for both adults and children. The pool is climate controlled which means it can be used 365 days a year. Surrounded by a lovely deck area with sunbeds, shaded cabanas and in-water loungers, the rooftop is the perfect place to take a dip or a leisurely swim and enjoy a variety of amenities.





# AN ENVIABLE LIFESTYLE ADDRESS

This timeless lifestyle community has been designed and developed to offer an unparalleled quality of life to its residents with the incorporation of world-class indoor and outdoor amenities which ultimately add value to people's daily lives.

The crown jewel of Weybridge Gardens 3 is its breathtaking swimming pool with sunken loungers, located on the rooftop of the building. Here, residents can enjoy the perfect vantage point to savour beautiful sunrises and sunsets at their leisure.





# A WORLD OF AMENITIES

The rooftop level is a lifestyle and leisure hub, featuring a state-of-the-art gymnasium, a dedicated boxing and dance academy, an outdoor cinema, a barbecue area, a pizza bar and relaxed outdoor seating areas.

These world-class amenities offer residents unlimited opportunities for relaxation and entertainment in a vibrant community where every moment is infused with joy and tranquility.





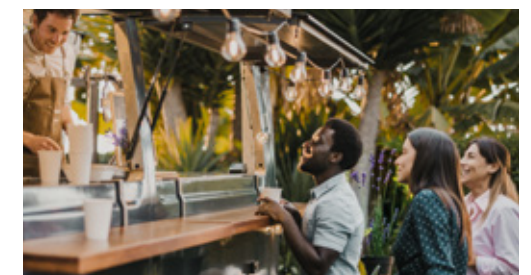
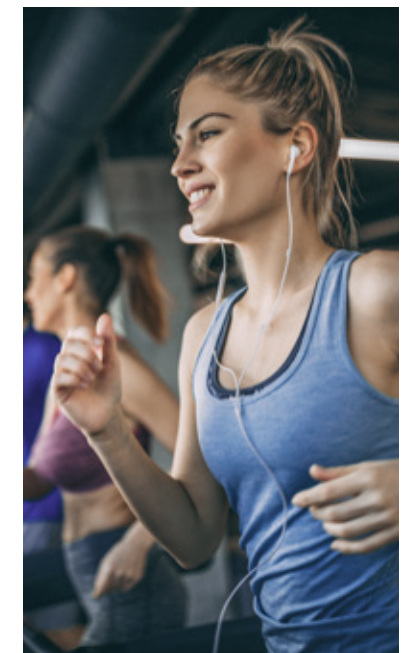






# AMENITIES

- A lobby
- A co-working space
- A swimming pool
- Cabanas
- Sunken pool loungers
- Outdoor seating areas
- Changing rooms
- Saunas
- An outdoor cinema
- A fully-equipped gymnasium
- A zen garden with water feature
- An urban farm
- A pizzeria
- A BBQ area
- LEOS Davinci Art Academy
- LEOS Dance Studio
- LEOS Boxing Academy
- Concierge by LEOS app
- 24hr security





A blue-tinted photograph of a snow-capped mountain peak, likely Mount Everest, with the text "FLOOR PLANS" overlaid in white serif font. The mountain's jagged ridges and steep slopes are covered in snow, with some dark rock faces visible. The sky is a pale blue, and the overall scene conveys a sense of high altitude and rugged terrain.

# FLOOR PLANS



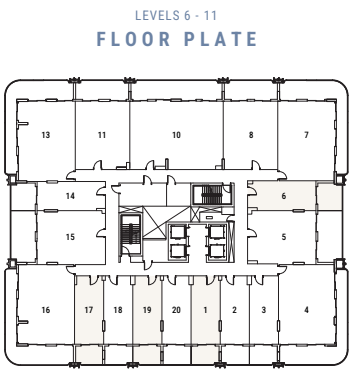
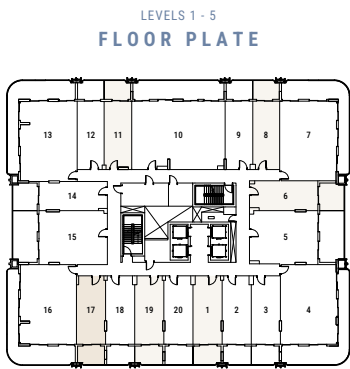
UNIT 17

STUDIO

TYPICAL UNIT TYPE 01



|                     |             |
|---------------------|-------------|
| TOTAL AREA          |             |
| 488.14 SQ.FT.       | 45.35 SQ.M. |
| TOTAL INTERNAL AREA |             |
| 377.28 SQ.FT.       | 35.05 SQ.M. |
| TOTAL EXTERNAL AREA |             |
| 110.87 SQ.FT.       | 10.30 SQ.M. |



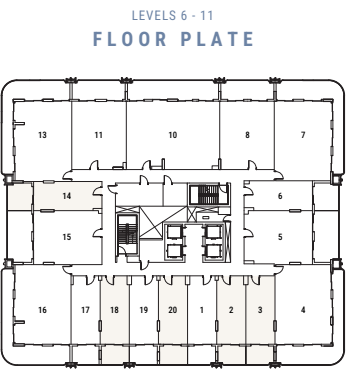
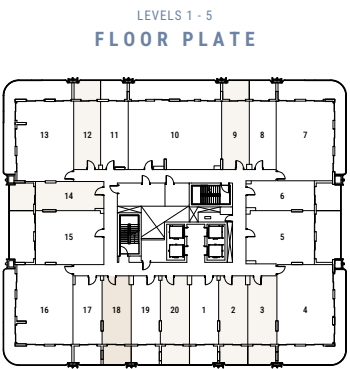
UNIT 18

STUDIO

TYPICAL UNIT TYPE 02



|                     |             |
|---------------------|-------------|
| TOTAL AREA          |             |
| 488.14 SQ.FT.       | 45.35 SQ.M. |
| TOTAL INTERNAL AREA |             |
| 377.28 SQ.FT.       | 35.05 SQ.M. |
| TOTAL EXTERNAL AREA |             |
| 110.87 SQ.FT.       | 10.30 SQ.M. |



\*Indicative floor plate shows the actual unit in dark beige and typical units of the same type in light beige.

\*\*All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured as a typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation purposes only. The length and width of the unit and balcony varies depending on the floor and orientation, in line with building authority regulations and compliance.

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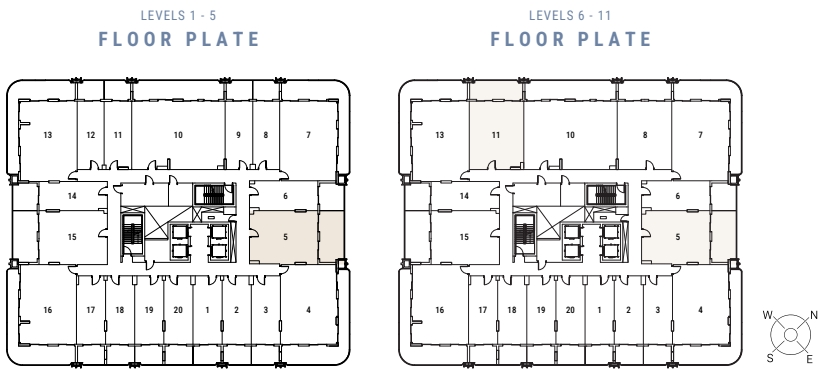
UNIT 05

1 BEDROOM

TYPICAL UNIT TYPE 01



|                     |             |
|---------------------|-------------|
| TOTAL AREA          |             |
| 946.69 SQ.FT.       | 87.95 SQ.M. |
| TOTAL INTERNAL AREA |             |
| 689.97 SQ.FT.       | 64.10 SQ.M. |
| TOTAL EXTERNAL AREA |             |
| 256.72 SQ.FT.       | 23.85 SQ.M. |



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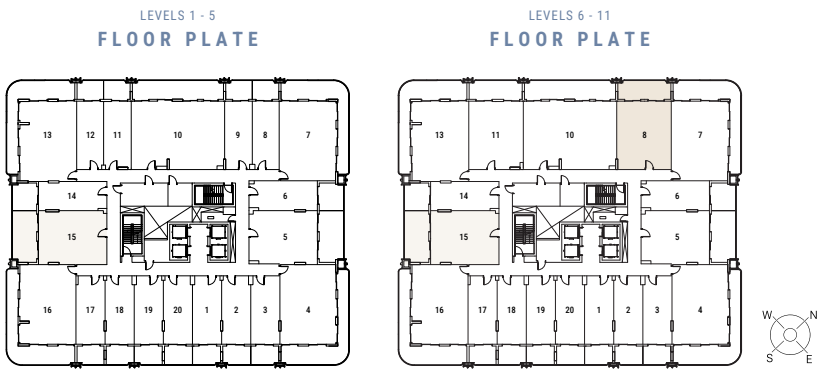
UNIT 08

1 BEDROOM

TYPICAL UNIT TYPE 02



|                     |             |
|---------------------|-------------|
| TOTAL AREA          |             |
| 930.43 SQ.FT.       | 86.44 SQ.M. |
| TOTAL INTERNAL AREA |             |
| 720.00 SQ.FT.       | 66.89 SQ.M. |
| TOTAL EXTERNAL AREA |             |
| 210.43 SQ.FT.       | 19.55 SQ.M. |



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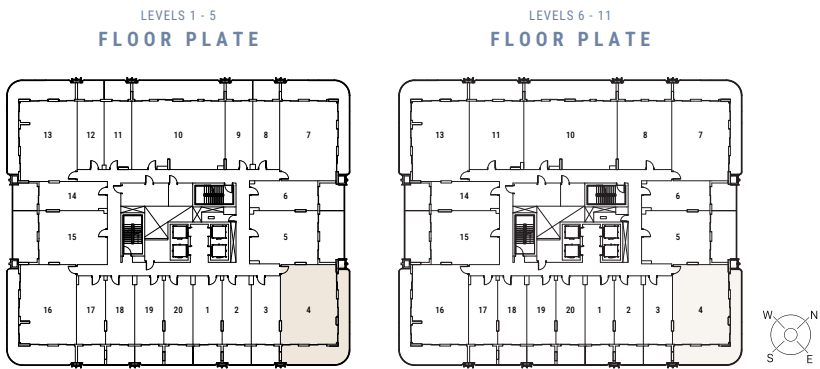
UNIT 04

3 BEDROOM

TYPICAL UNIT TYPE 01



|                     |              |
|---------------------|--------------|
| TOTAL AREA          |              |
| 1319.33 SQ.FT.      | 122.57 SQ.M. |
| TOTAL INTERNAL AREA |              |
| 890.07 SQ.FT.       | 82.69 SQ.M.  |
| TOTAL EXTERNAL AREA |              |
| 429.26 SQ.FT.       | 39.88 SQ.M.  |



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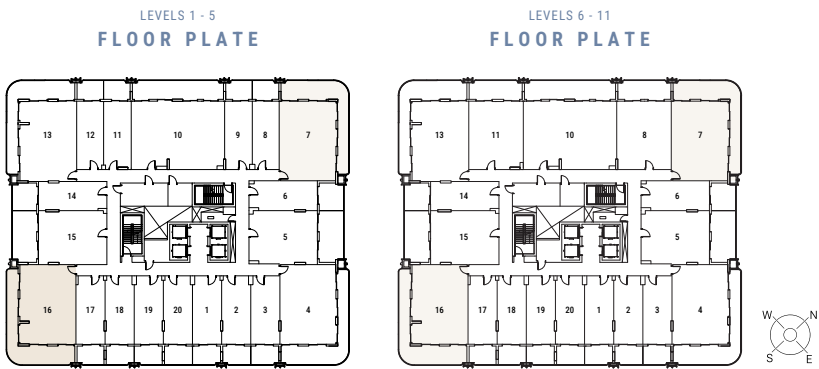
UNIT 16

3 BEDROOM

TYPICAL UNIT TYPE 02



|                     |              |
|---------------------|--------------|
| TOTAL AREA          |              |
| 1326.97 SQ.FT.      | 123.28 SQ.M. |
| TOTAL INTERNAL AREA |              |
| 890.61 SQ.FT.       | 82.74 SQ.M.  |
| TOTAL EXTERNAL AREA |              |
| 436.37 SQ.FT.       | 40.54 SQ.M.  |



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UNIT 13

3 BEDROOM

TYPICAL UNIT TYPE 03



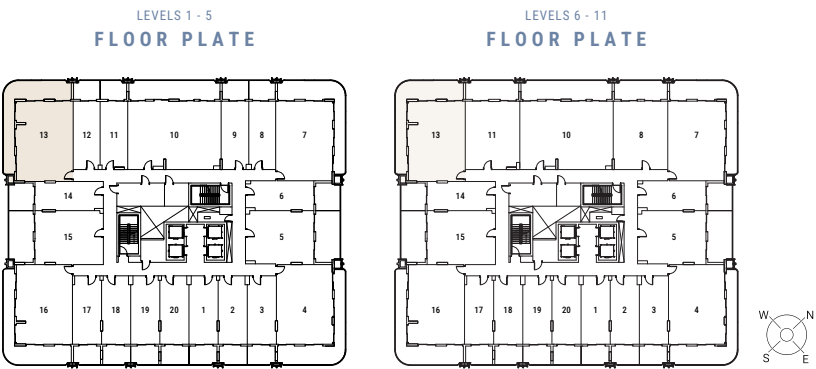
UNIT 10

3 BEDROOM

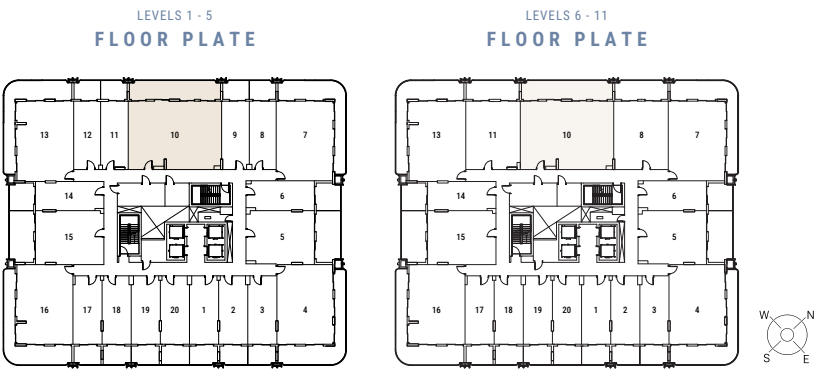
TYPICAL UNIT TYPE 04



| TOTAL AREA          |              |
|---------------------|--------------|
| 1322.24 SQ.FT.      | 122.84 SQ.M. |
| TOTAL INTERNAL AREA |              |
| 890.50 SQ.FT.       | 82.73 SQ.M.  |
| TOTAL EXTERNAL AREA |              |
| 431.74 SQ.FT.       | 40.11 SQ.M.  |



| TOTAL AREA          |              |
|---------------------|--------------|
| 1569.59 SQ.FT.      | 145.82 SQ.M. |
| TOTAL INTERNAL AREA |              |
| 1213.95 SQ.FT.      | 112.78 SQ.M. |
| TOTAL EXTERNAL AREA |              |
| 355.64 SQ.FT.       | 33.04 SQ.M.  |



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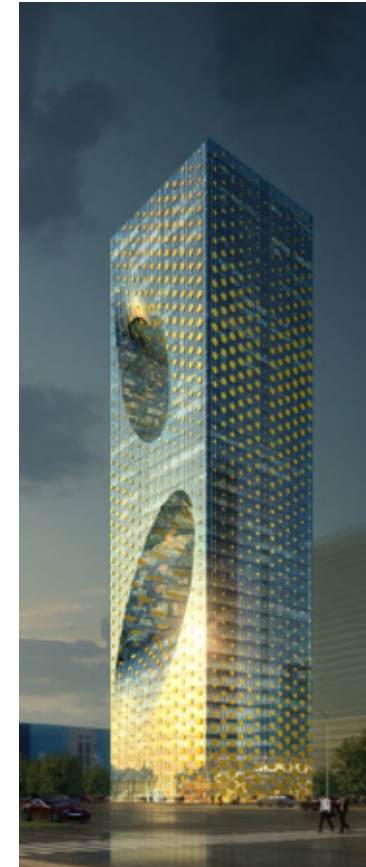
DESIGNED BY  
**LUD STUDIOS**

Weybridge Gardens 3, The Alphs has been meticulously designed and created by British born design and engineering consultancy, LUD Studios.

LUD Studios is dedicated to creating innovative buildings which are contextually inspired, environmentally sustainable and enhance the quality of life for residents.

Challenging the norm, the team at LUD Studios are passionate about creating timeless modern buildings which offer an elevated lifestyle experience.

With a strong focus on design and sustainability, LUD Studios embraces new challenges and the opportunity to re-define design and construction methodologies to create award-winning architectural design and innovative living spaces.







LEOS INTERNATIONAL

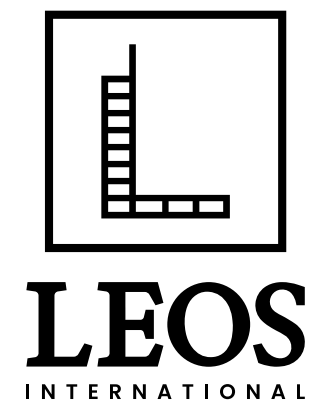
Established in 2013, LEOS is a renowned luxury property developer with a strong presence in the UK, the UAE and internationally. LEOS is committed to defining the art of living through high-level and innovative design, architecture and development. Experts in residential, commercial and mixed-use real estate, LEOS' professional scope spans land sourcing and analysis, funding, development management, construction, sales and asset management.

Our well-versed and adept team are passionate about quality and on-time delivery and are on hand to deliver best in class projects both locally and internationally. LEOS prides itself on being highly collaborative in building transparent and trustworthy relationships with individuals and businesses to deliver its shared vision and unlock social, economic and commercial value for our stakeholders and clients.



Disclaimer:  
All images in this brochure are for illustration purposes only and are not contractual. The developer reserves the right to make modifications and adjustments at any time, without prior notice and at its sole discretion. If the developer substitutes any materials, they will be of similar or equal quality as the original materials. The developer is not liable for any damages resulting from the substitution, as long as the overall quality and functionality of the deliverables or services are not materially affected.





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PREMIER LEAGUE





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