



KNIGHTSBRIDGE

PHASE 2

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE WELLNESS COMMUNITY



LEOS




KNIGHTSBRIDGE

DUBAI'S FIRST CLIMATE
ADAPTIVE WELLNESS
COMMUNITY



VISION

“Our vision is to lead Dubai’s real estate market by creating top-quality communities that merge the glamour of Mayfair with the expertise of top British architects and cutting-edge technology, setting new standards in luxury living”

**MARK
GASKIN**

CHIEF OPERATING OFFICER
MIDDLE EAST & ASIA



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, SOPHISTICATED, 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*

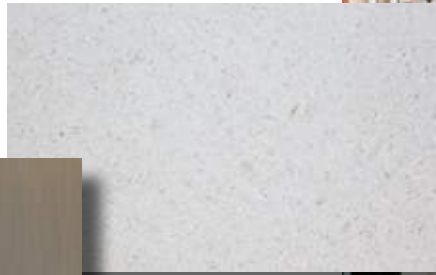


Bay windows, a refined feature of Victorian and Edwardian homes, bring an air of elegance and sophistication. Extending gracefully from the building, they enhance the exterior with distinctive charm and welcome abundant natural light into the interiors. Inside, they create luxurious, airy spaces, seamlessly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



KNIGHTSBRIDGE

CRYSTAL SWIMMABLE LAGOON

KENT COLLEGE DUBAI

LYCEE LIBANAIS FRANCOPHONE PRIVE

STRATEGIC LOCATION

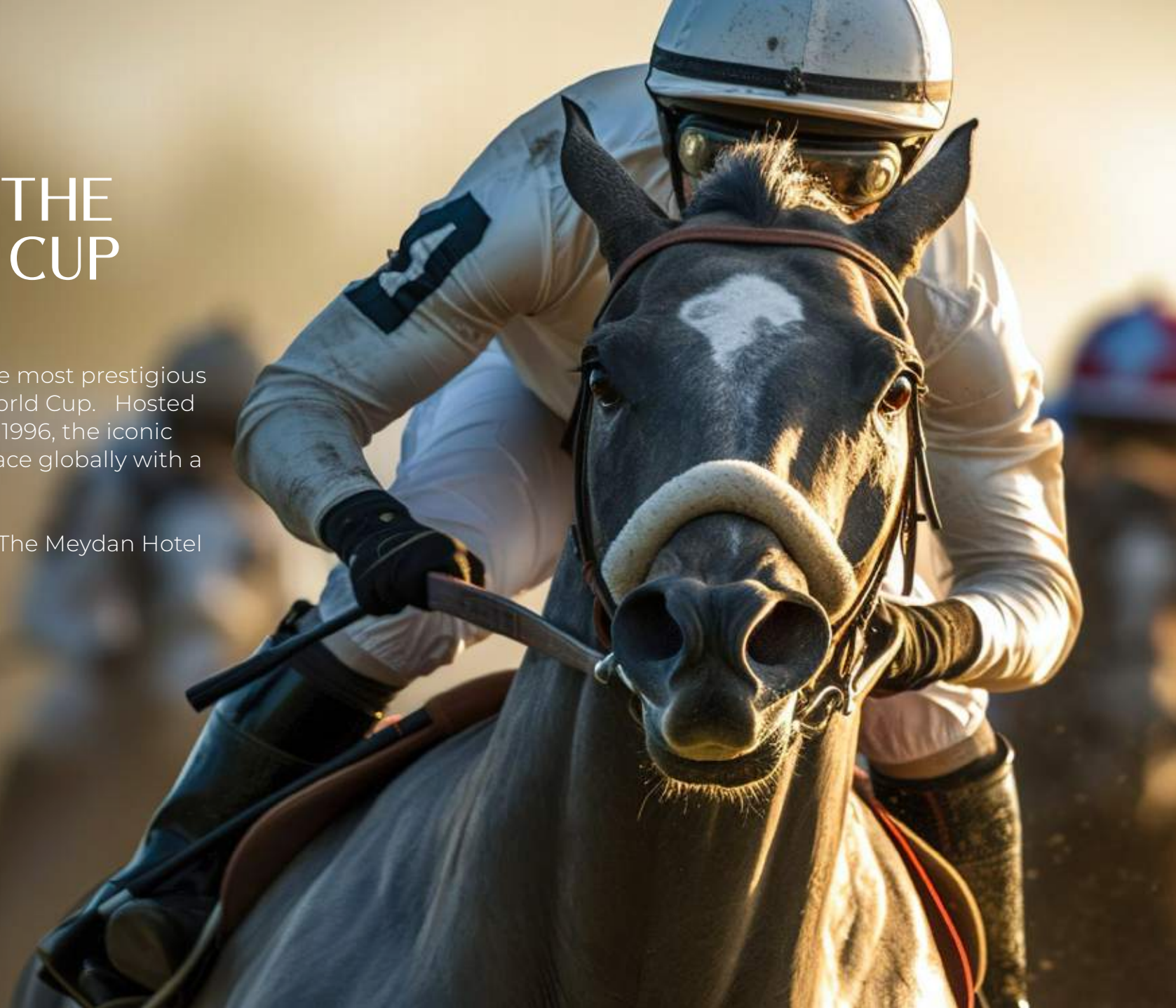
LANDMARKS	MINUTES
1 Palm Jebel Al	35
2 Bluewaters Islandi	20
3 Palm Jumeirah	25
4 Burj Al Arab	30
5 Kite Beach	25
6 Downtown/Burj Khalifa/Dubai Mall	15
7 DIFC	20
8 Dubai Festival City Mall	20
9 Dubai International Airport	20
10 Dubai Hills Mall	20
11 Mall of the Emirates	20
12 Expo City	25
13 Al Maktoum International Airport	35
14 Meydan Racecourse	10



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 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 The Ripple Water Cafe
- 7 Jogging Track
- 8 Aqua Sunbeds
- 9 Community Entrance
- 10 Sikka Connects to Phase 1





THE RIPPLE WATER CAFE



KNIGHTSBRIDGE




SWIMMABLE LAGOON

WHERE NATURE MEETS
MODERN WELLBEING




The Community
KNIGHTSBRIDGE

PHASE 2

 **THE CHATSWORTH**
5 bedroom villas
31 units

 **THE BLENHEIM**
6 bedroom signature villas
Corner Units
2 units

 **THE BLENHEIM**
6 bedroom signature villas
13 units





THE COMMUNITY



THE SUNRISE LAGOON



KIDS AQUA PARK



OUTDOOR CINEMA



THE RIPPLE WATER CAFE



THE OUTDOOR JACUZZI

THE CHATSWORTH

5 BEDROOM VILLAS

The Chatsworth is a seamless curation of luxury 5 bedroom villas, featuring artfully crafted living spaces, that blend elegance with sophistication. Each home is a testament to quality craftsmanship, featuring an extravagant double-heighted Garnier entrance, a private elevator and expansive open-plan living areas. Designed to embody a rich indoor-outdoor living experience, the villas are decked with climate-controlled terraces, fresh harvest gardens as well as a TAKIBI firepit for daily entertainment. From private home gym to smart home systems that offer unparalleled comfort, every home is crafted to exude the true essence of modern living.




THE CHATSWORTH
Front View



THE CHATSWORTH
Garden View

5 Bedroom Villas
THE CHATSWORTH

 THE CHATSWORTH
5 bedroom villas
31 units



THE CHATSWORTH FEATURES



Double height
grand entrance



Fresh harvest
garden



Smart home
system



Private
temperature
controlled pool



Takibi
Firepit



Spacious
private elevator



Gym



Semi-open
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



Enhanced
Drainage
System

DETAILS

Number of Bedrooms:

5

Total Number of Units:

31

Sellable Area:

6,005 sq.ft

Plot Area Ranges:

4,304 - 6,761 sq.ft

Parking spaces:

3

5 Bedroom Villas
THE CHATSWORTH



Ground Floor



First Floor



Second Floor



THE BLENHEIM

6 BEDROOM SIGNATURE VILLAS

Our six-bedroom signature villas are the epitome of refined elegance, setting a new standard in modern luxury. Featuring dramatic triple-height Garnier entrances and expansive living spaces, each villa is seamlessly integrated with smart home systems and offer four private parking spaces, a private elevator, a gourmet chef's kitchen, designed for effortlessly elevated living experiences. The outdoor areas are equally impressive, with a lush harvest garden, temperature-controlled pool, sunken lounge with a TAKIBI firepit, and a shaded terrace with a fully equipped kitchenette. Inside, a bespoke wellness area includes an indoor jacuzzi and gym. Gym space can be converted to cinema or multifunctional space based on your needs. The master suite is a serene retreat with a panoramic balcony, lounge area, and walk-in closet. Additional features include a balcony garden, maid's and driver's rooms, smart home technology and AI-powered security creating a true sanctuary of modern living.



THE BLENHEIM SIGNATURE VILLA
Front View



THE BLENHEIM SIGNATURE VILLA
Garden View

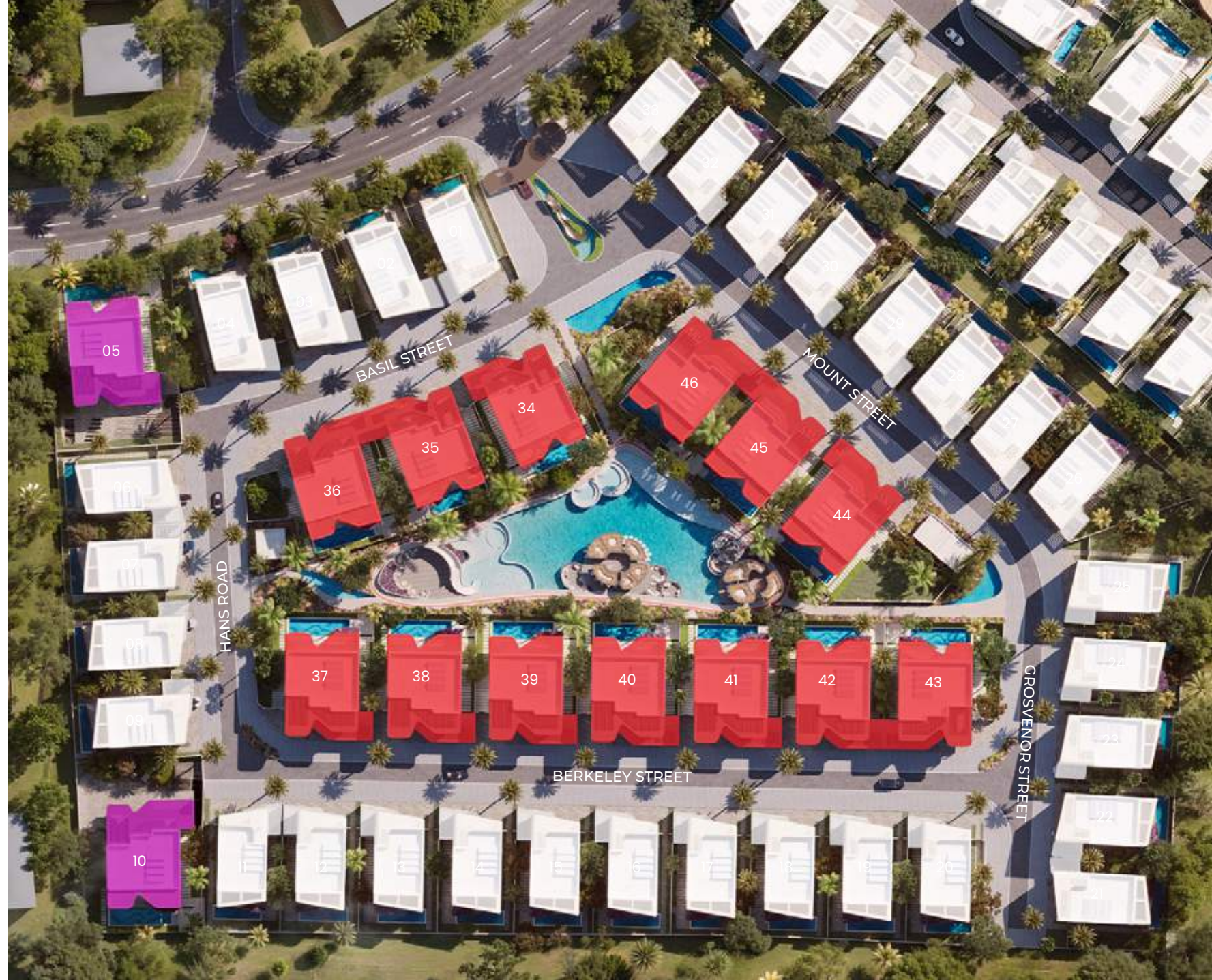
*6 Bedroom
Signature Villas*
THE BLENHEIM



THE BLENHEIM
*6 bedroom signature villas
Corner Units
2 units*



THE BLENHEIM
*6 bedroom signature villas
13 units*



THE BLENHEIM 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



Beverage
Chiller



Smart irrigation
system



AI security
automation



Enhanced
Drainage
System



Waterproofing
with 10 Years
Warranty

DETAILS

Number of Bedrooms:

6

Total Number of Units:

15

Sellable Area:

9,007 sq.ft

Plot Area Ranges:

6,329 - 9,527 sq.ft

Parking Spaces:

4

6 Bedroom
Signature Villas
THE BLENHEIM

ACCESS TO
AMENITIES



Ground Floor



First Floor



Second Floor



6 Bedroom
Signature Villas
Corner Units

THE BLENHEIM



Ground Floor



First Floor



Second Floor



INTERIOR MATERIALS
& FINISHES

Shaped from nature





5 BEDROOMS VILLA
KITCHEN & DINING AREA



5 BEDROOMS VILLA
LIVING AREA



5 BEDROOMS VILLA
BACK GARDEN

VILLA HALLWAY
AND PRIVATE
ELEVATOR





SIGNATURE VILLA
LIVING ROOM



SIGNATURE VILLA
DINING ROOM



SIGNATURE VILLA
SHOW KITCHEN



SIGNATURE VILLA
PRIVATE POOL





VILLA
DRESSING ROOM



VILLA
MASTER BEDROOM





VILLA
ROOFTOP AREA



VILLA
CINEMA ROOM



VILLA
GYMNASIUM



VILLA
GYMNASIUM



01

01

CLIMATE ADAPTABLE & SUSTAINABLE FEATURES



Waterfront wellness community



Biodiversity



Swimmable lagoon



Climate controlled outdoor shaded terrace



Karesansui balcony garden



Smart home system



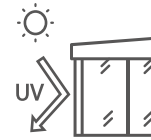
EV charging facilities



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



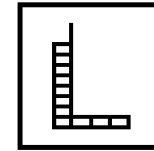
Maximise green spaces



Chemical treatment and filtration for lake water



Enhanced Drainage System



LEOS
INTERNATIONAL



OFFICIAL PARTNER OF
AFC BOURNEMOUTH
PREMIER LEAGUE

