

KENSINGTON GARDENS

ELEGANT CRYSTAL INTERIORS

GREENWOOD



LEOS



**DISCOVER
A LIFESTYLE
DEFINED BY
CRYSTAL INSPIRED
ELEGANCE**





COMMUNITY
GARDEN



Kensington Gardens by LEOS Developments, where elegance meets sophistication, crafting an unparalleled lifestyle of luxury. Every home is meticulously designed with advanced British technology, integrating stunning crystal chandeliers and refined interior details that evoke sophistication at every turn.

LEOS^{✦✦}

DEVELOPMENTS

DUBAI MAP

Welcome to **Kensington Gardens** by LEOS Developments, a leading British luxury property developer with a global presence, featuring prominent projects in the UK, UAE, and beyond.

Known for its world-class design and British architecture, LEOS Developments is currently developing six groundbreaking projects in Dubai's most prestigious areas, each focused on enhancing your family's wellbeing and crafted with top British quality and exquisite design.





KENSINGTON
GARDENS

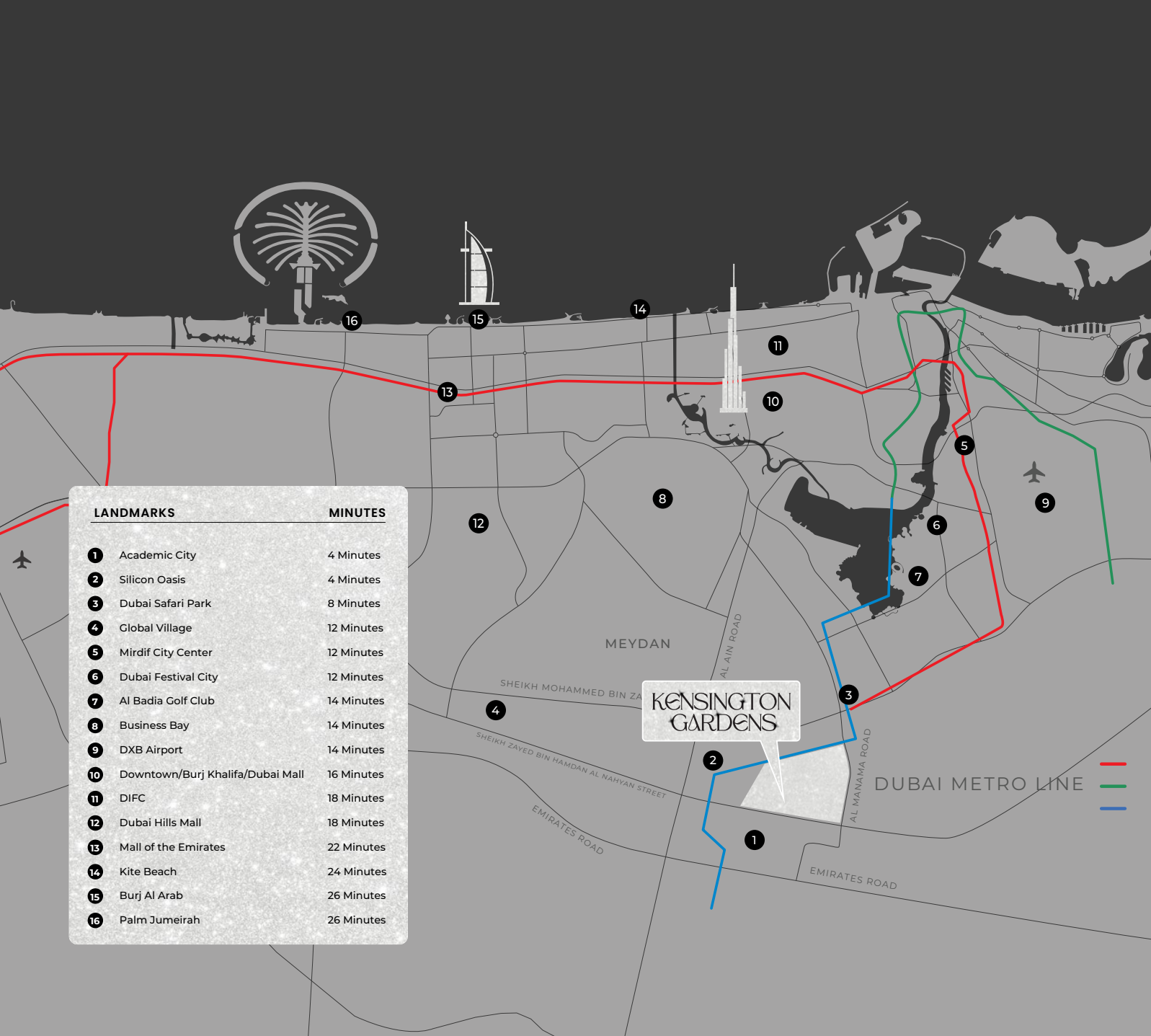


COMMUNITY
ENTRANCE

The background of the entire page is an abstract, artistic composition. It features a series of sharp, angular, translucent shapes that resemble facets of a large crystal or ice. These shapes are layered and overlap, creating a sense of depth and geometric complexity. A prominent feature is a vibrant rainbow light refraction that stretches diagonally across the right side of the image, adding a touch of color and luminosity to the otherwise monochromatic and high-contrast scene. The overall effect is one of elegance and sophisticated design.

KENSINGTON[✦] GARDENS REFINED ELEGANCE

Our homes feature exquisitely crafted crystal lighting fixtures, illuminating spaces with a radiant warmth and creating an atmosphere of timeless elegance. Strategically placed to maximize both style and ambiance, these crystals bring a luxurious sparkle to your living environment, transforming your home into a sanctuary of beauty and refinement. This thoughtful design ensures an elevated, luxurious lifestyle every day.



STRATEGIC LOCATION

Located in the heart of Dubai, Kensington Gardens is a serene community just 16 minutes from Downtown Dubai.

With direct access to main highways, including E311 and E611, as well as Dubai's new Blue Metro line.

Kensington Gardens offers effortless connectivity, placing you at the center of Dubai's city life while providing a serene retreat in a lush, peaceful environment.

Situated in Dubai's newest and greenest neighborhood, Greenwood. This community harmonises luxury living with nature, creating an idyllic setting for your family's wellbeing.

GREENWOOD COMMUNITY

Dubai's newest and most promising neighborhood developed by Nakheel developments, spanning over 3.95 million square meters and thoughtfully designed for nature inspired, active family living.

At its heart lies a serene 99,000 square meter Central Park, providing a lush oasis within the development.

Greenwood boasts 460,000 square meters of open space, enhanced by 12.5 kilometers of jogging and cycling tracks, yoga and meditation parks, a dog park, children's play areas, and an outdoor gym.

The community is fully equipped with retail and dining outlets, supermarkets, private schools and kindergartens, as well as healthcare services and hospitals, all within a freehold development.





KENSINGTON
GARDENS



WELCOME TO ✨ KENSINGTON GARDENS

Experience timeless British architecture at **Kensington Gardens**, a boutique community nestled within Dubai's newest green oasis, Greenwood.

Featuring 3, 4, and 5-bedroom townhouses, as well as luxurious 6 and 7-bedroom standalone villas, each home is thoughtfully designed with interiors that reflect elegance and refined luxury.

Blending refined British elegance with nature inspired living, Kensington Gardens offers verdant open spaces that foster wellbeing and tranquility.

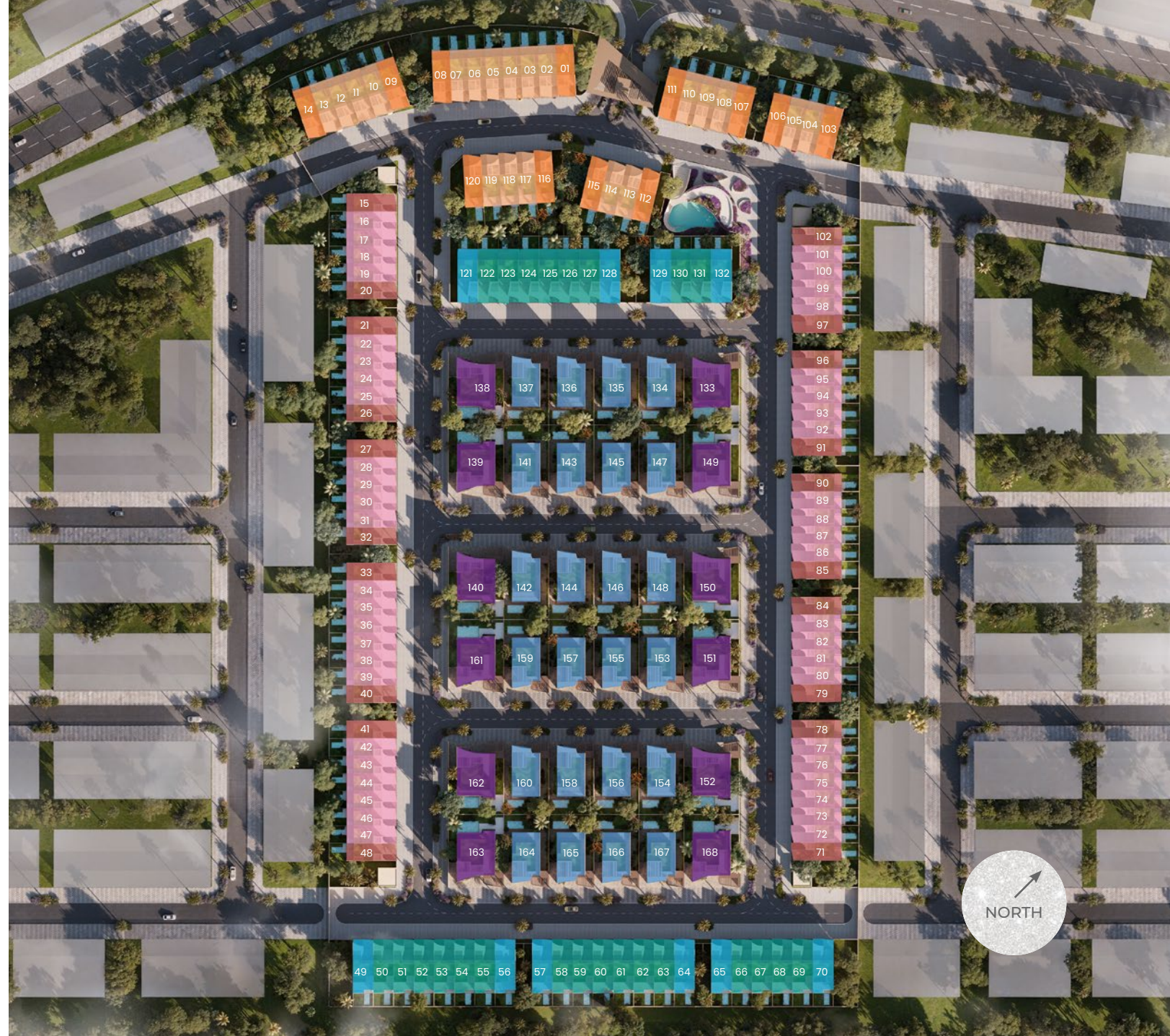


KENSINGTON
GARDENS

KENSINGTON GARDENS

CLUSTER MAP

- 3 BEDROOMS TOWNHOUSE**
MIDDLE UNIT
46 UNITS
- 3 BEDROOMS TOWNHOUSE**
CORNER & END UNIT
20 UNITS
- 4 BEDROOMS TOWNHOUSE**
MIDDLE UNIT
20 UNITS
- 4 BEDROOMS TOWNHOUSE**
CORNER & END UNIT
12 UNITS
- 5 BEDROOMS TOWNHOUSE**
MIDDLE UNIT
24 UNITS
- 5 BEDROOMS TOWNHOUSE**
CORNER & END UNIT
10 UNITS
- 6 BEDROOMS VILLA**
STANDALONE UNIT
24 UNITS
- 7 BEDROOMS VILLA**
STANDALONE UNIT
12 UNITS





OPULENT[✦] CRYSTAL ELEGANCE

Step into **Kensington Gardens**, where luxury greets you the moment you enter. The crystal inspired interior design concept embodies the allure of Hollywood glamour, weaving together fantasy and elegance in a radiant tapestry of light and colour. At the heart of your home the grand crystal chandelier that cascades from towering floor-to-ceiling windows, allowing sunlight to dance through and reflect across the space. This interplay of light creates a vibrant ambiance, as colourful beams bounce off intricately designed glass features and wave-like lighting that evoke the gentle motion of water.

The magic of crystal elegance lies in its ability to transform a space, infusing it with a sense of wonder and luxury that captivates the senses and elevates everyday living into an extraordinary experience.



KENSINGTON
GARDENS



COMMUNITY
GARDEN

3 BEDROOM[✦]
TOWNHOUSES

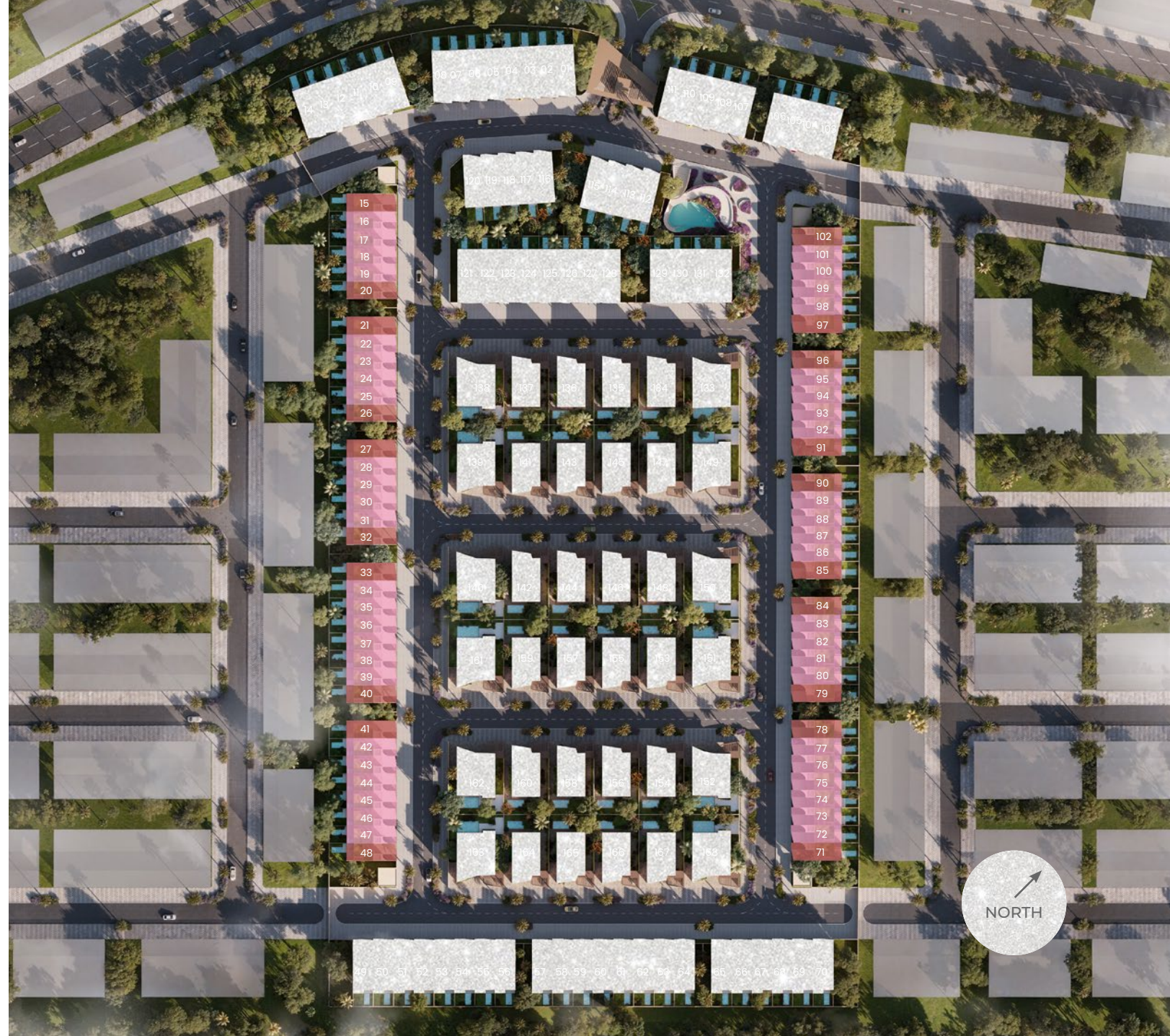
3 BEDROOM[★] TOWNHOUSES



3 BEDROOMS TOWNHOUSE
MIDDLE UNIT
46 UNITS



3 BEDROOMS TOWNHOUSE
CORNER & END UNIT
20 UNITS





3 BEDROOMS - PLUS MAID TOWNHOUSE
STREET VIEW



3 BEDROOMS - PLUS MAID TOWNHOUSE
FRONT VIEW



3 BEDROOMS - PLUS MAID TOWNHOUSE
GARDEN VIEW



3 BEDROOMS TOWNHOUSE

FEATURES AND AMENITIES



Crystal Interior
Elements



Hydroponic
Vertical Garden



Smart Home
System



Green
Roof



Insulated Building
Envelope



Solar Water
Heating



Pool
Provision



Enhanced
Drainage System



Rainwater
Harvesting System



Beverage
Chiller



Energy Efficient
LED Lighting



EV Charging
Facilities



Maid's Room
& Bathroom



Waterproofing With
10 Years Warranty



Walk-In
Closet

DETAILS

Number of
Bedrooms | 3

Total Number
of Units | 66

Plot Size
Ranges | 1,602 - 3,323
sq.ft

Saleable
Area | 2,720 - 2,766
sq.ft

Parking
Spaces | 2



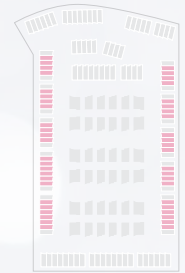
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



3 BEDROOMS
TOWNHOUSE
MIDDLE UNIT



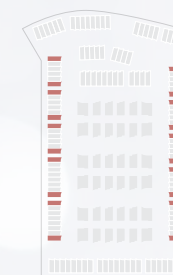
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



3 BEDROOMS ✦
TOWNHOUSE
CORNER UNIT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



3 BEDROOMS ✦
TOWNHOUSE
CORNER UNIT

4 BEDROOM[✦]
TOWNHOUSES

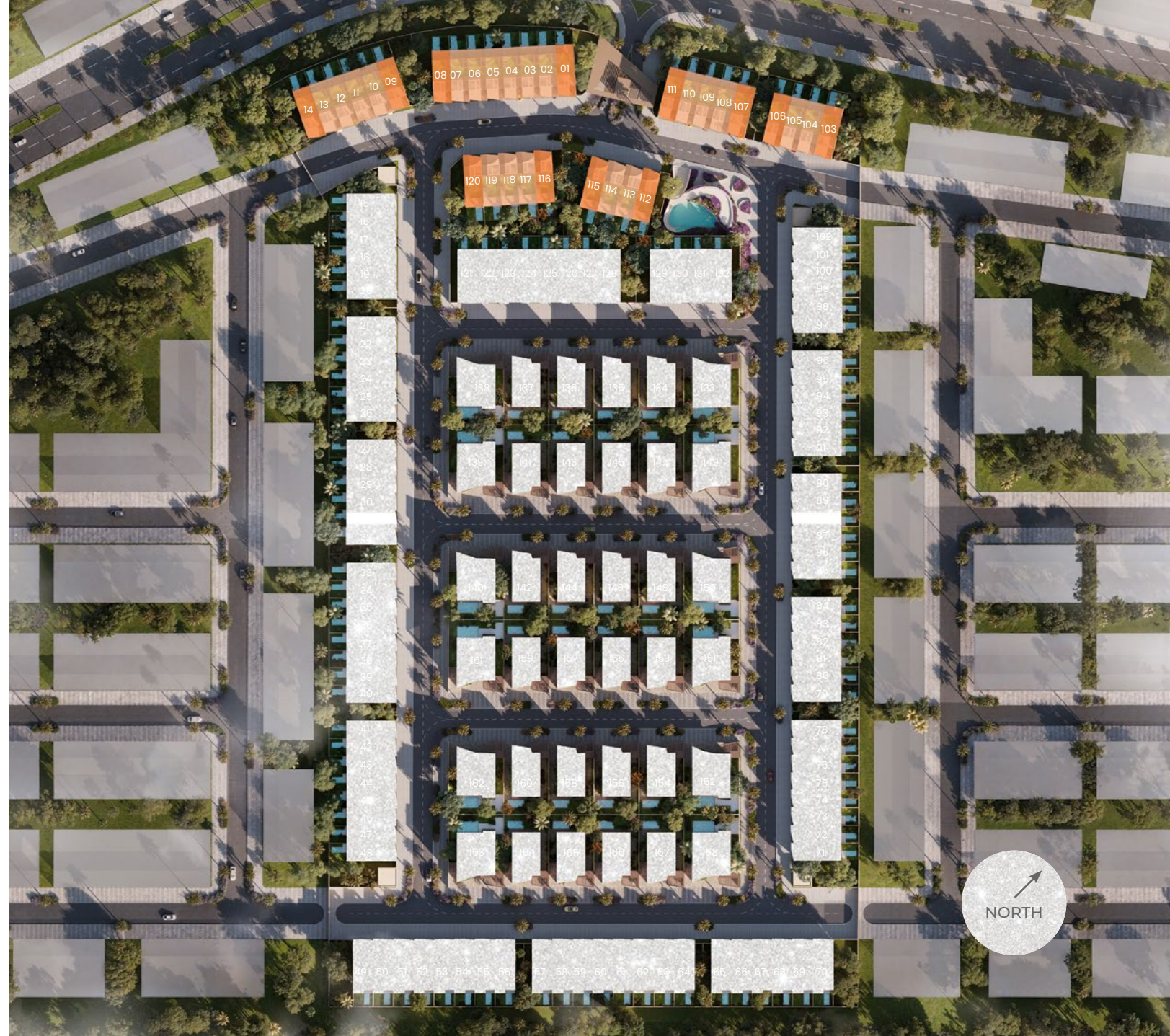
4 BEDROOM[★] TOWNHOUSES



4 BEDROOMS TOWNHOUSE
MIDDLE UNIT
20 UNITS



4 BEDROOMS TOWNHOUSE
CORNER & END UNIT
12 UNITS





4 BEDROOMS - PLUS MAID TOWNHOUSE
STREET VIEW



4 BEDROOMS - PLUS MAID TOWNHOUSE
FRONT VIEW



4 BEDROOMS - PLUS MAID TOWNHOUSE
GARDEN VIEW



4 BEDROOMS TOWNHOUSE

FEATURES AND AMENITIES



Crystal Interior
Elements



Hydroponic
Vertical Garden



Smart Home
System



Green
Roof



Insulated Building
Envelope



Solar Water
Heating



Pool
Provision



Enhanced
Drainage System



Rainwater
Harvesting System



Beverage
Chiller



Energy Efficient
LED Lighting



EV Charging
Facilities



Maid's Room
& Bathroom



Waterproofing With
10 Years Warranty



Walk-In
Closet

DETAILS

Number of
Bedrooms | 4

Total Number
of Units | 32

Plot Size
Ranges | 1,626 - 4,022
sq.ft

Saleable
Area | 3,089 - 3,151
sq.ft

Parking
Spaces | 2



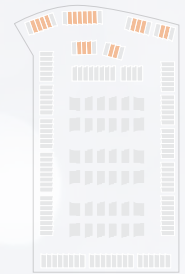
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



4 BEDROOMS ✦
TOWNHOUSE
MIDDLE UNIT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



4 BEDROOMS ✦
TOWNHOUSE
CORNER UNIT



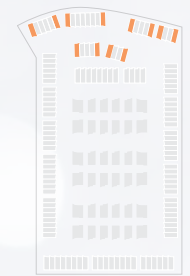
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



4 BEDROOMS ✦
TOWNHOUSE
CORNER UNIT

5 BEDROOM[✦]
TOWNHOUSES

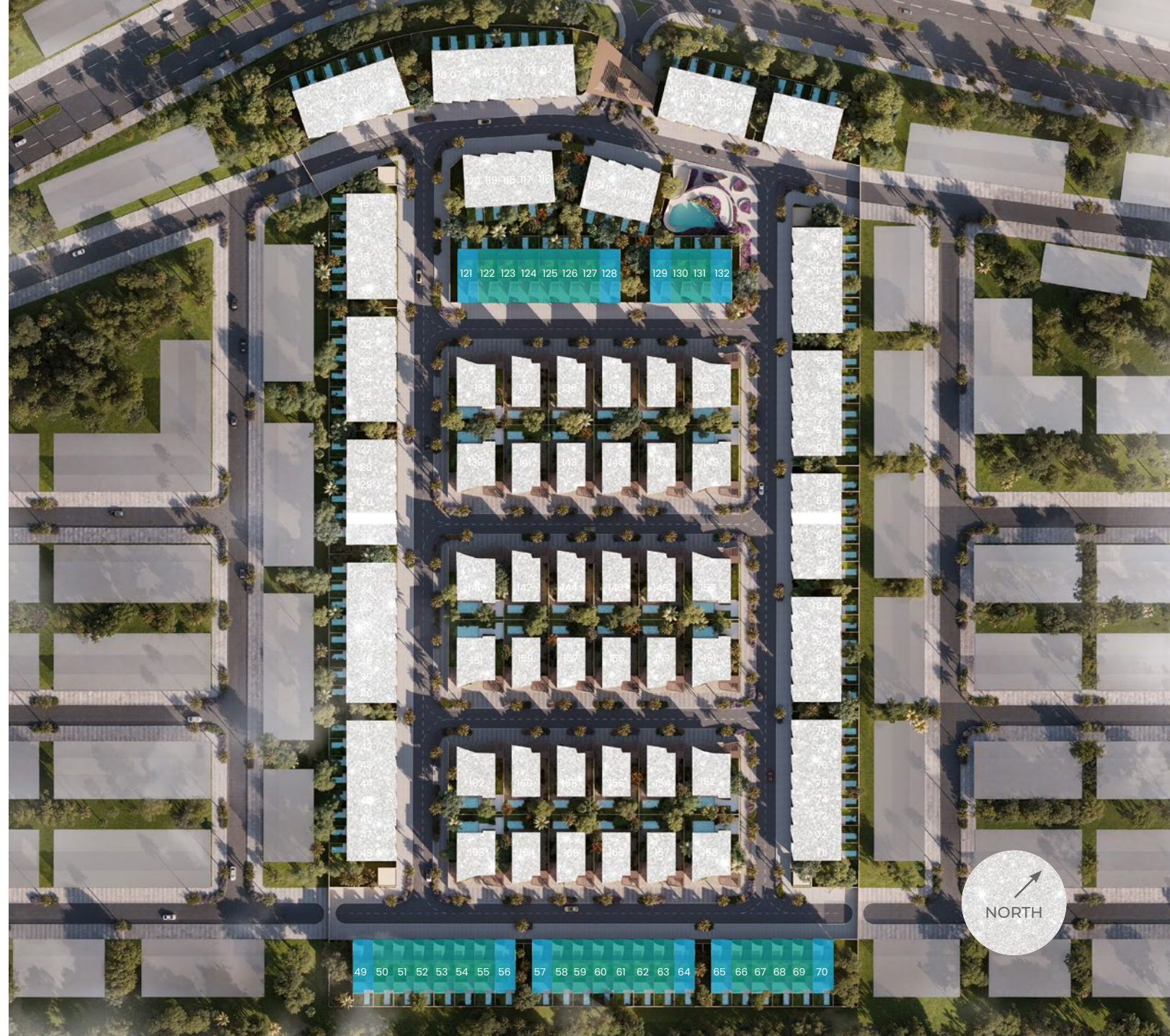
5 BEDROOM[★] TOWNHOUSES



5 BEDROOMS TOWNHOUSE
MIDDLE UNIT
24 UNITS



5 BEDROOMS TOWNHOUSE
CORNER & END UNIT
10 UNITS





5 BEDROOMS - PLUS MAID TOWNHOUSE
FRONT VIEW



5 BEDROOMS - PLUS MAID TOWNHOUSE
GARDEN VIEW



5 BEDROOMS TOWNHOUSE

FEATURES AND AMENITIES



Crystal Interior
Elements



Hydroponic
Vertical Garden



Smart Home
System



Green
Roof



Insulated Building
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Solar Water
Heating



Pool
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Enhanced
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Rainwater
Harvesting System



Beverage
Chiller



Energy Efficient
LED Lighting



EV Charging
Facilities



Maid's Room
& Bathroom



Waterproofing With
10 Years Warranty



Walk-In
Closet

DETAILS

Number of
Bedrooms | 5

Total Number
of Units | 34

Plot Size
Ranges | 1,860 - 4,129
sq.ft

Saleable
Area | 3,665 - 3,726
sq.ft

Parking
Spaces | 2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



5 BEDROOMS ✦
TOWNHOUSE
CORNER UNIT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



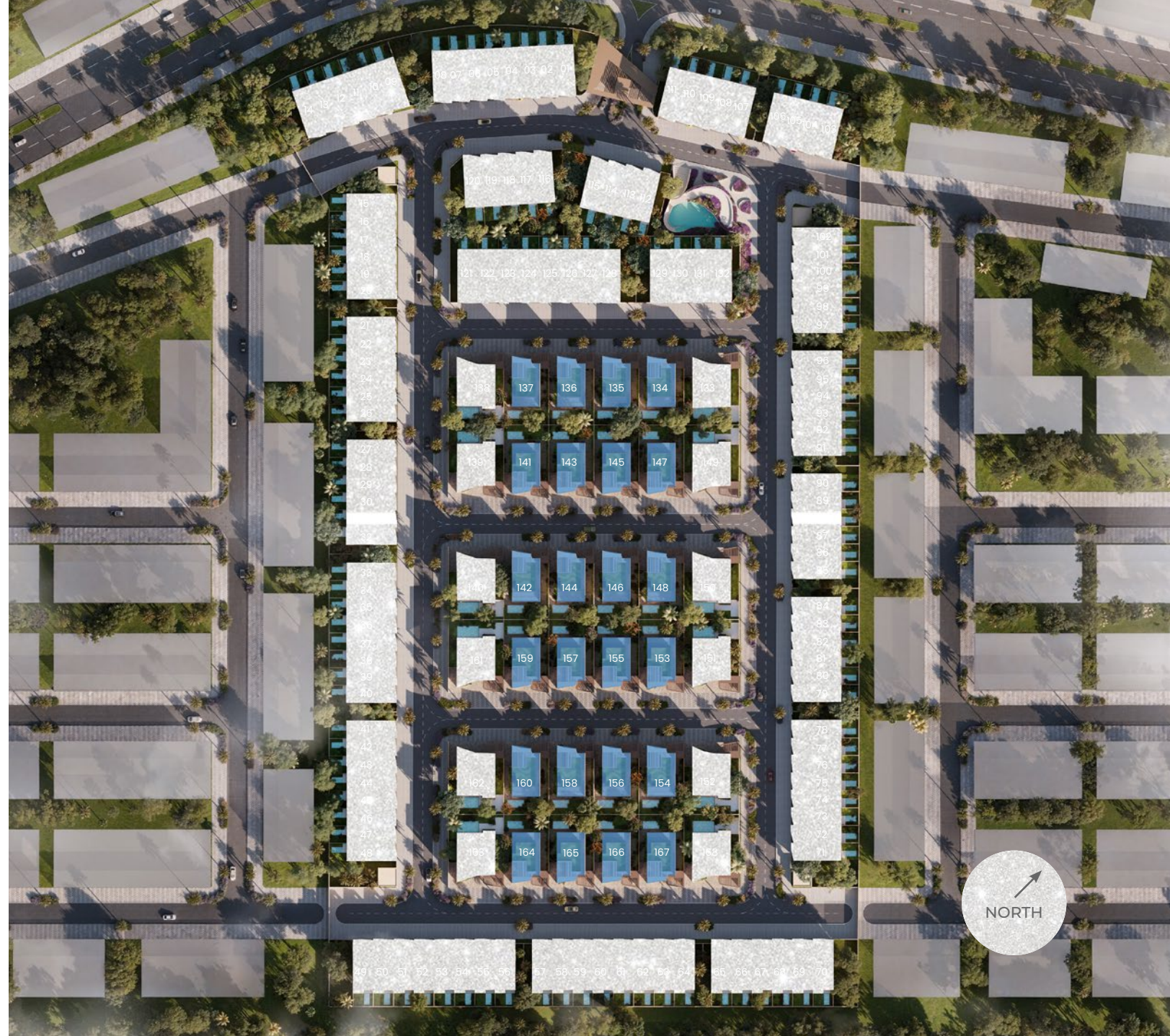
5 BEDROOMS ✦
TOWNHOUSE
CORNER UNIT

6 BEDROOM[✦]
VILLAS

6 BEDROOM[✦] VILLAS



6 BEDROOMS VILLA
STANDALONE UNIT
24 UNITS





6 BEDROOMS - VILLA
FRONT VIEW



6 BEDROOMS - VILLA
GARDEN VIEW



6 BEDROOMS VILLA

FEATURES AND AMENITIES



Crystal Interior
Elements



Hydroponic
Vertical Garden



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Energy Efficient
LED Lighting



EV Charging
Facilities



Maid's & Driver's
Room & Bathroom



Waterproofing With
10 Years Warranty



Walk-In
Closet



Private
Elevator

DETAILS

Number of
Bedrooms | 6

Total Number
of Units | 24

Plot Size
Ranges | 4,374 sq.ft

Saleable
Area | 5,178 sq.ft

Parking
Spaces | 2



GROUND FLOOR

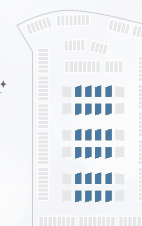


FIRST FLOOR



SECOND FLOOR

6 BEDROOMS
VILLA

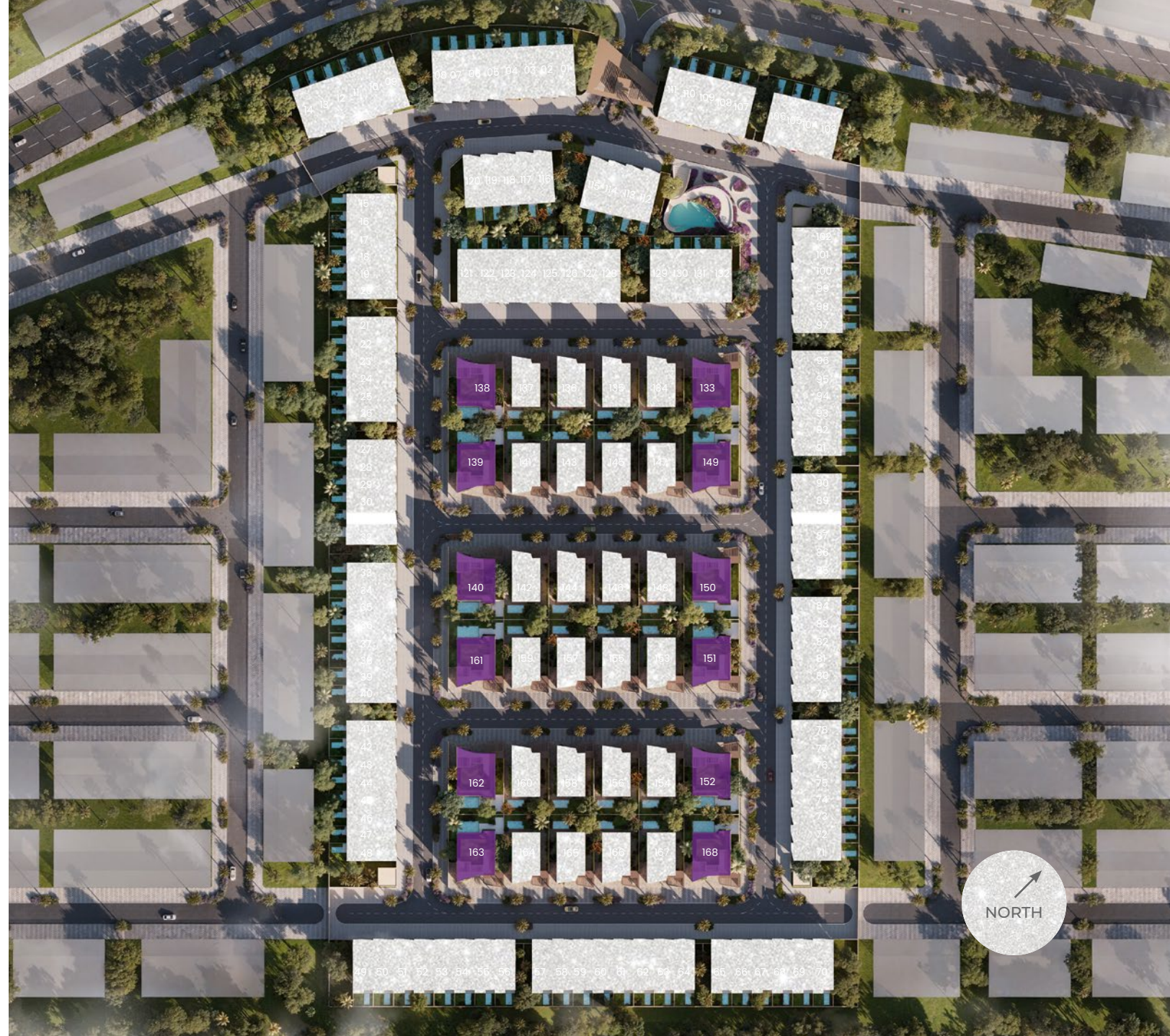


7 BEDROOM[✦]
SIGNATURE VILLAS

7 BEDROOM[✦] SIGNATURE VILLAS



7 BEDROOMS VILLA
STANDALONE UNIT
12 UNITS





7 BEDROOMS - SIGNATURE VILLA
FRONT VIEW



7 BEDROOMS - SIGNATURE VILLA
GARDEN VIEW



7 BEDROOMS SIGNATURE VILLA

FEATURES AND AMENITIES



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Elements



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Vertical Garden



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Facilities



Maid's & Driver's
Room & Bathroom



Waterproofing With
10 Years Warranty



Walk-In
Closet



Private
Elevator

DETAILS

Number of
Bedrooms | 7

Total Number
of Units | 12

Plot Size
Ranges | 5,273 sq.ft

Saleable
Area | 6,204 sq.ft

Parking
Spaces | 3



GROUND FLOOR



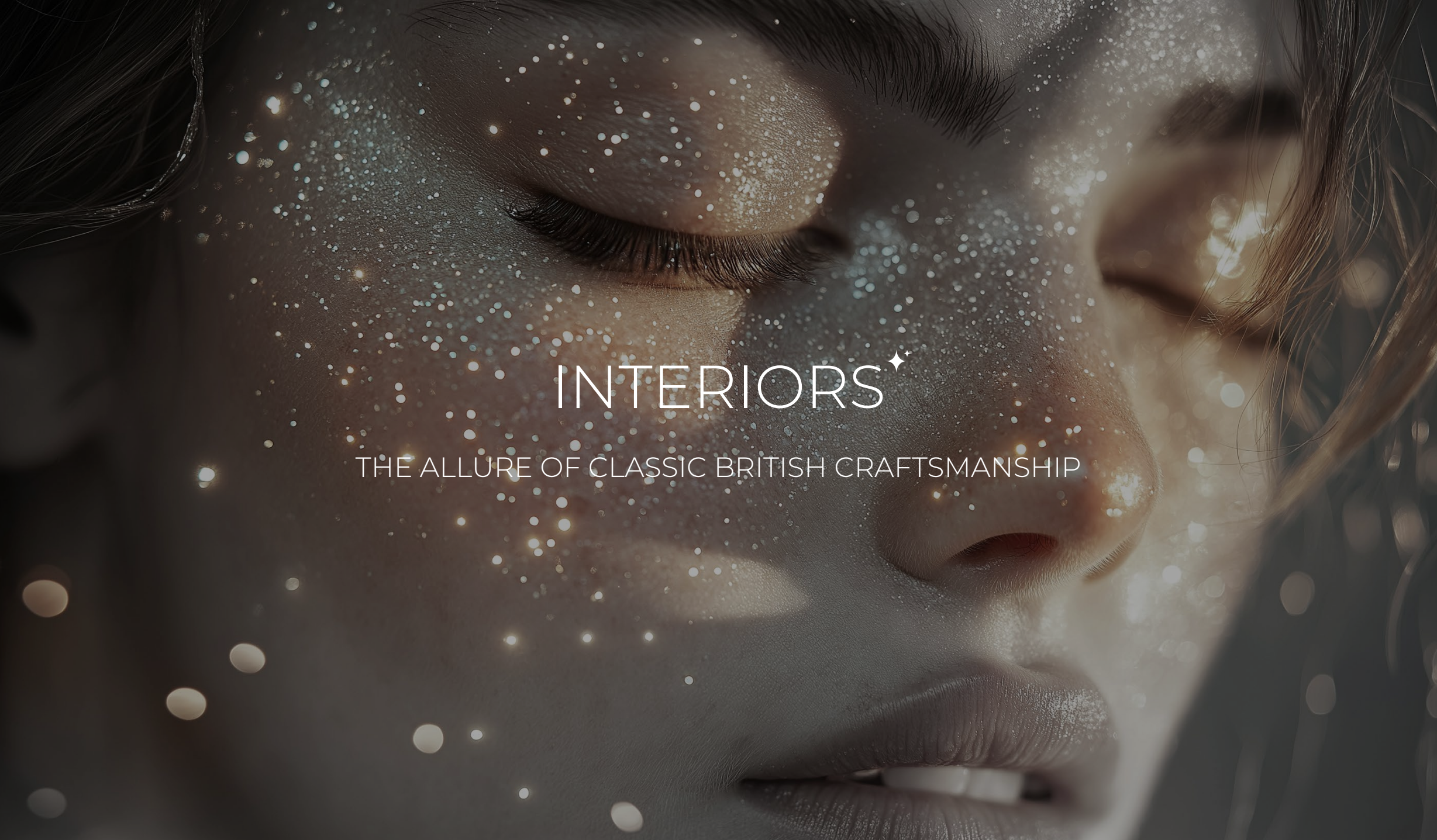
FIRST FLOOR



SECOND FLOOR

7 BEDROOMS
SIGNATURE VILLA





INTERIORS[✦]

THE ALLURE OF CLASSIC BRITISH CRAFTSMANSHIP



TOWNHOUSE
LIVING ROOM



TOWNHOUSE
LIVING & DINING AREA



KITCHEN &
DINING ROOM





VILLA
LIVING ROOM



VILLA
DINING ROOM



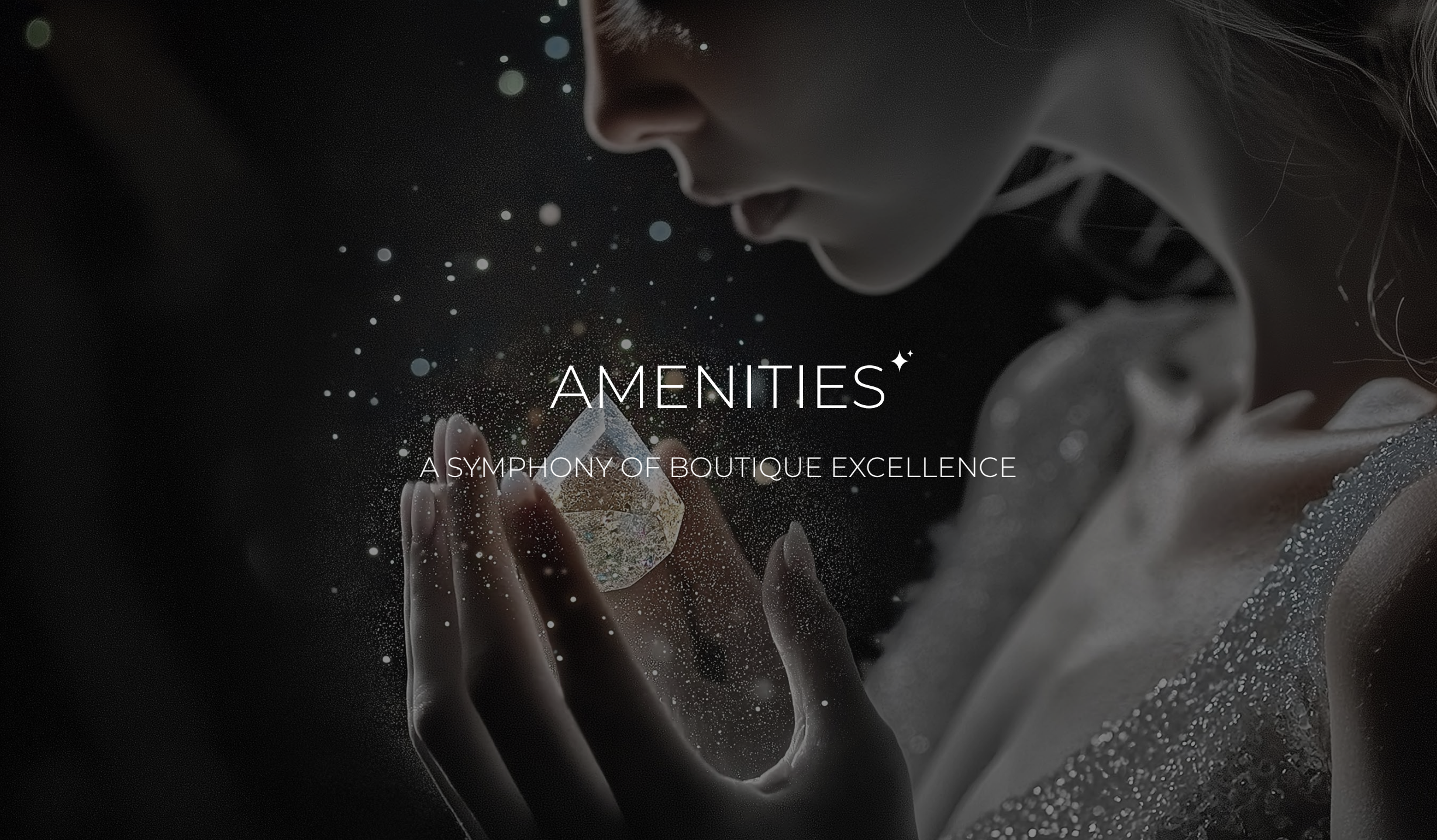
VILLA MASTER BEDROOM
& DRESSING ROOM





BATHROOM &
POWDER ROOM



A close-up, low-key photograph of a woman's face in profile, looking down at a large, rough-cut diamond held in her hands. The diamond is the central focus, with a warm, golden light emanating from it. Numerous small, sparkling particles, resembling dust or fine diamonds, are suspended in the air around the diamond and the woman's face, creating a magical, ethereal atmosphere. The background is dark, making the light from the diamond and the floating particles stand out. The woman's features are softly lit, and her hair is visible in the upper right corner.

AMENITIES[✦]

A SYMPHONY OF BOUTIQUE EXCELLENCE



VILLA
GARDEN VIEW



VILLA
GARDEN VIEW



HYDROPONIC[✦] VERTICAL GARDEN

Enjoy fresh herbs, vegetables, and greens right in your home. This space efficient concept provides year round access to homegrown produce, promoting a healthy lifestyle for your family. Embrace sustainable living and elevate your daily routine with this innovative addition.



SMART[✦] HOMES

Experience the convenience of Smart Home features that seamlessly integrate into your living space. Control lighting, temperature, security systems, and automatic curtains effortlessly through your smartphone or voice commands. Enjoy enhanced comfort, energy efficiency, & peace of mind, all while embracing the future of modern living.



BEVERAGE[✦] CHILLER

Indulge in the luxury of your own Beverage Chiller, designed to store and showcase your finest selections. With optimal temperature and humidity control, your beverages are perfectly preserved and ready for enjoyment. Whether for entertaining guests or savoring a quiet evening, this elegant feature adds sophistication to your home, elevating your lifestyle.



RAINWATER[✦] HARVESTING SYSTEM

Rainwater harvesting in our community will promote sustainability by collecting and filtering rainwater for irrigation and household use. These discreet systems reduce reliance on municipal water, conserving resources and also by lowering the water bills while complementing the community's aesthetic.



WATERPROOFING WITH[✦] 10 YEARS WARRANTY

Home waterproofing utilizing advanced British methodology protects against water damage by sealing foundations and walls. Backed by a 10-year warranty, this methodology incorporates high-quality sealants that preserve your home's structure and provide long-term protection for homeowners.



INSULATED[✦] BUILDING ENVELOPE

This innovative feature effectively blocks heat from entering while locking in cool air, ensuring optimal climate control year-round. By minimizing energy loss, you save on electricity bills while maintaining a comfortable living environment. Embrace this sustainable addition to create a more eco-friendly home that prioritizes comfort and efficiency.

THE ART OF
ELEVATED EXPERIENCES



COMMUNITY[✦] AMENITIES

- ✦ Sustainable green neighbourhood
- ✦ Yoga & meditation parks
- ✦ Dog parks
- ✦ 99,000 m² Central Park
- ✦ 460,000 m² of open space
- ✦ 12.5 KM of jogging and cycling tracks
- ✦ Water lagoons
- ✦ Kids play areas
- ✦ Outdoor gym
- ✦ Retail & F&B Outlets
- ✦ Supermarkets
- ✦ Private Schools & Kindergartens
- ✦ Hospital & Healthcare Services



KENSINGTON
GARDENS



LEOS^{♦♦} INTERNATIONAL AWARDS

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.





OFFICIAL PARTNER OF
AFC BOURNEMOUTH
PREMIER LEAGUE



KENSINGTON GARDENS

UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDROOMS	PLOT SIZE RANGES	SALEABLE AREA	CEILING HEIGHT	POOL SIZE	STARTING PRICE
3 Bedrooms + Maid Townhouse	66	3	1,602 - 3,323 sq.ft	2,720 - 2,766 sq.ft	3m	Pool Provisions	3.2m AED
4 Bedrooms + Maid Townhouse	32	4	1,626 - 4,022 sq.ft	3,089 - 3,151 sq.ft	3m	Pool Provisions	3.7m AED
5 Bedrooms + Maid Townhouse	34	5	1,860 - 4,129 sq.ft	3,665 - 3,726 sq.ft	3m	Pool Provisions	4.4m AED
6 Bedrooms + Maid & Driver Standalone Villa	24	6	4,374 sq.ft	5,178 sq.ft	3.2m	W: 3m L: 8m D: 1.2m	6.9m AED
7 Bedrooms + Maid & Driver Standalone Villa	12	7	5,273 sq.ft	6,204 sq.ft	3.2m	W: 4m L: 8m D: 1.2m	8.5m AED



Payment Plan

60% During Construction – 40% Upon Completion



Anticipated Completion Date

Q4 – 2027

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.



VILLA
FRONT VIEW



VILLA
GARDEN VIEW

A close-up, artistic photograph of a woman's face and upper body. She has her eyes closed and a serene expression. Her skin, hair, and clothing are heavily coated in fine, shimmering gold glitter. The background is dark and filled with numerous small, out-of-focus light spots, resembling a starry night sky or a cosmic theme. The overall mood is dreamy and ethereal.

TIMELESS ELEGANCE AWAITS ✨

KENSINGTON GARDENS

ELEGANT CRYSTAL INTERIORS

GREENWOOD

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