



KNIGHTSBRIDGE

PHASE 1

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, 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*

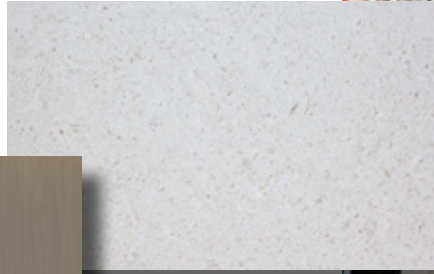
Bay windows, a refined feature of Victorian and Edwardian homes, bring an air of elegance and sophistication. Extending gracefully from the building, they enhance the exterior with distinctive charm and welcome abundant natural light into the interiors. Inside, they create luxurious, airy spaces, seamlessly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

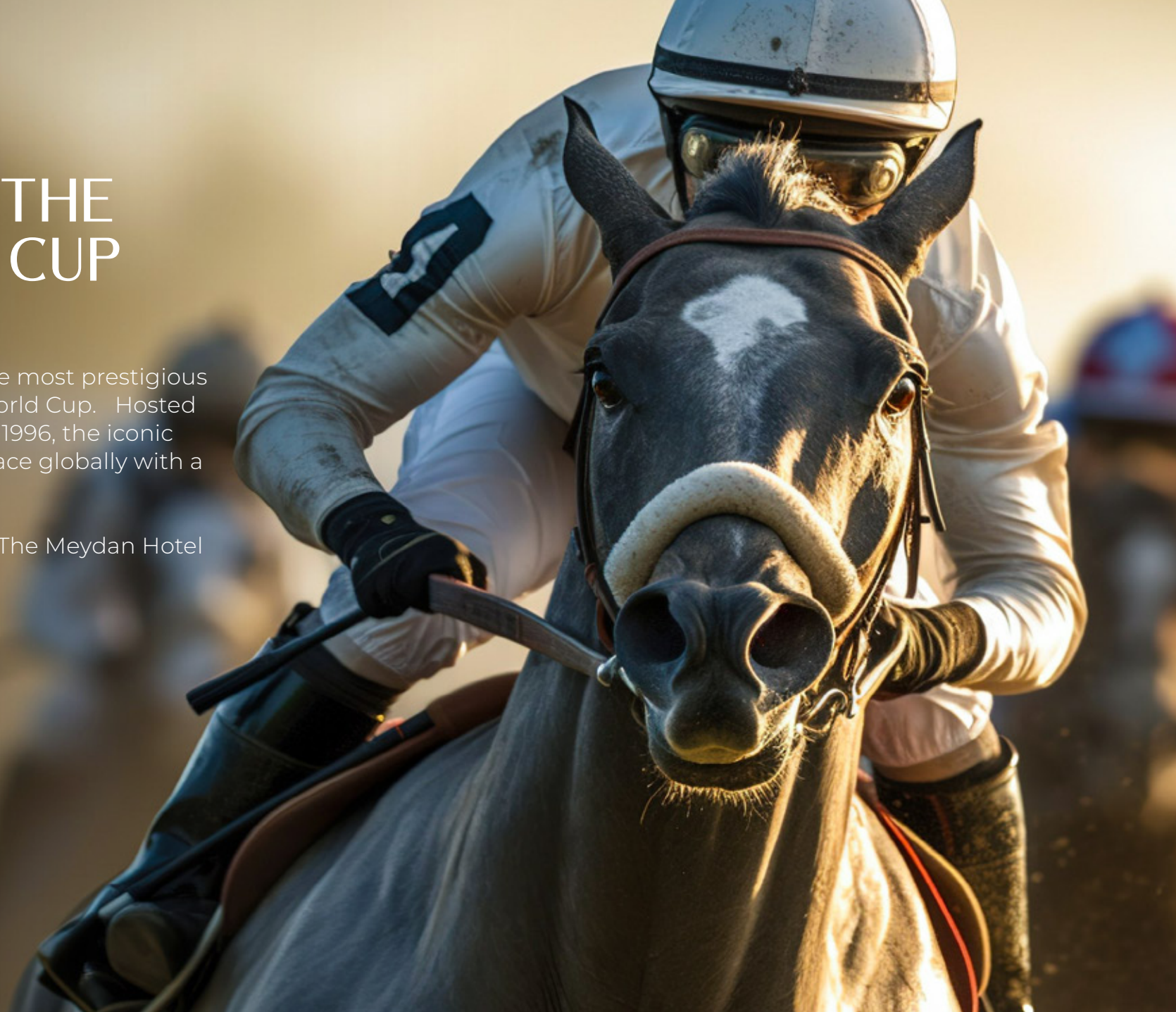




# MEYDAN THE HOME OF THE DUBAI WORLD CUP

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

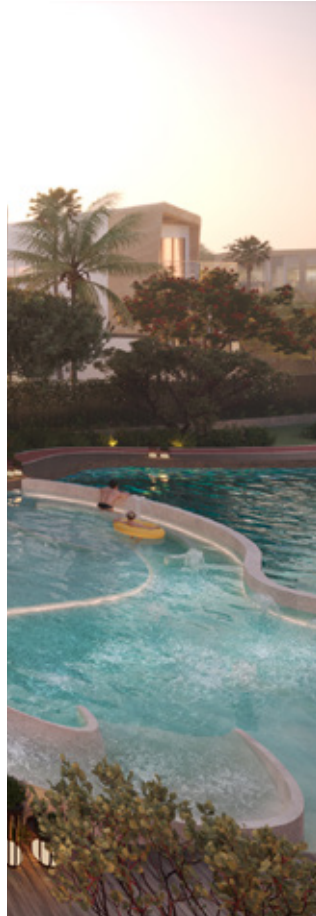
Physical  
Wellness



Spiritual  
Wellness



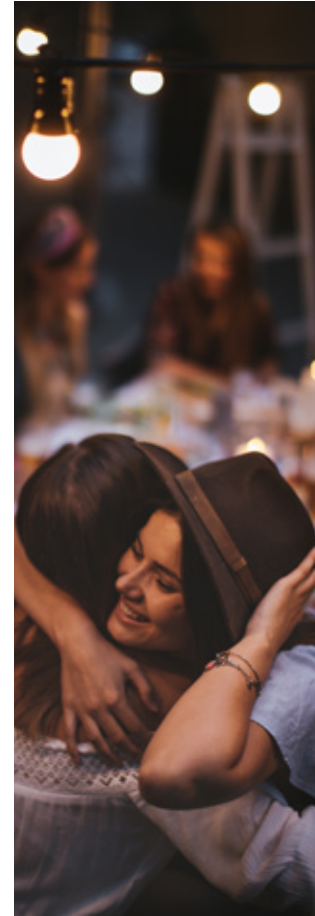
Environmental  
Wellness



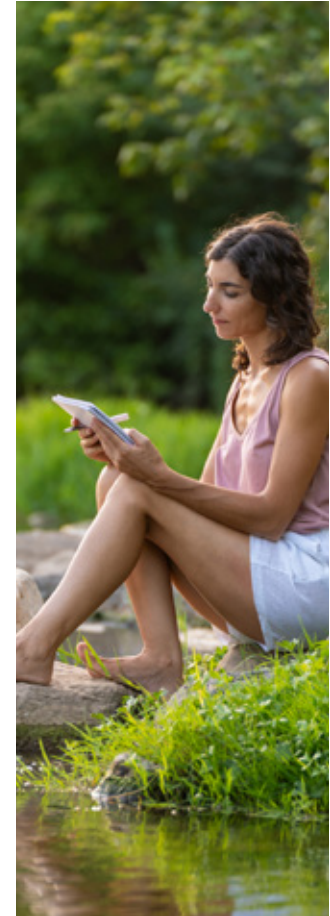
Emotional  
Wellness



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





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





# 4 Bedroom Townhouse THE HIGHCLERE



Ground Floor



First Floor



Second Floor







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

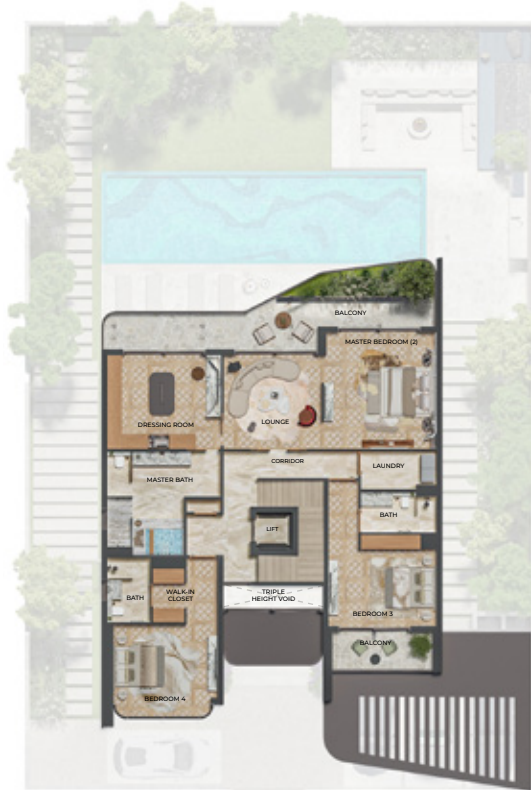


6 Bedroom  
Signature Villas  
THE BALMORAL

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





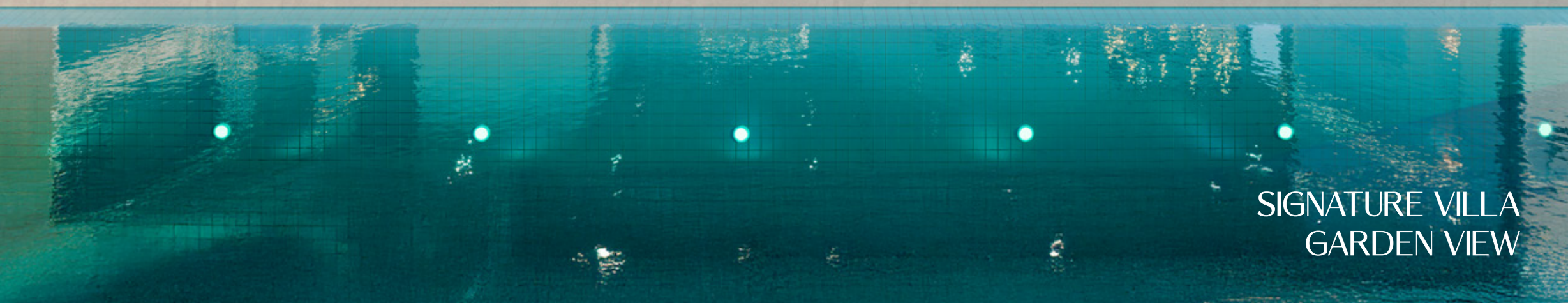
SIGNATURE VILLA  
GYMNASIUM





SIGNATURE VILLA  
GYMNASIUM





SIGNATURE VILLA  
GARDEN VIEW





SIGNATURE VILLA  
PRIVATE POOL



# CLIMATE ADAPTABLE & SUSTAINABLE FEATURES



Waterfront wellness community



Biodiversity



Re-oxygenating water features



Climate controlled outdoor shaded terrace



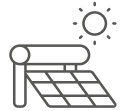
Karesansui Balcony garden



Smart home system



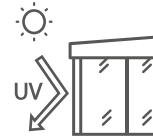
EV charging facilities



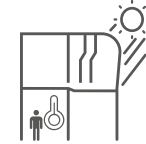
Solar water heater



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

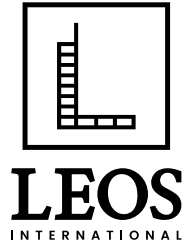


Chemical treatment and filtration for lake water



Enhanced Drainage System





OFFICIAL PARTNER OF  
**AFC BOURNEMOUTH**  
PREMIER LEAGUE







KNIGHTSBRIDGE

WATERFRONT WELLNESS

UAE FREEPHONE 800 535  
TEL: +97148759555  
[WWW.LEOSDEVELOPMENTS.COM](http://WWW.LEOSDEVELOPMENTS.COM)



LEOS