



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

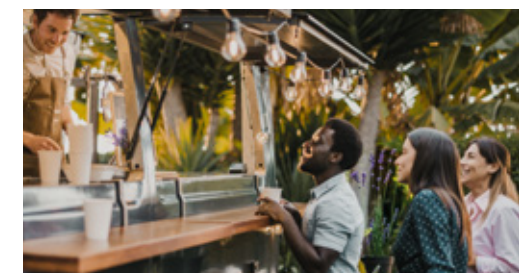
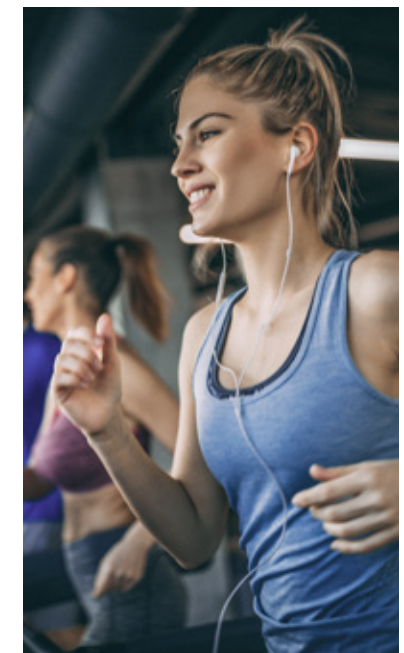






AMENITIES

- 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 high-altitude mountain landscape with snow-covered peaks and ridges under a clear sky. The image is a full-page background for a document titled "FLOOR PLANS".

FLOOR PLANS

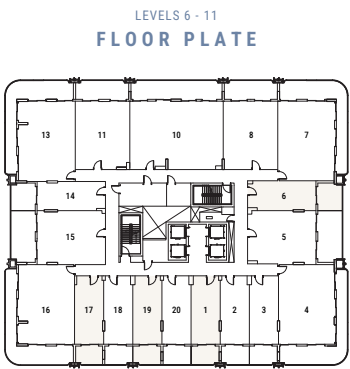
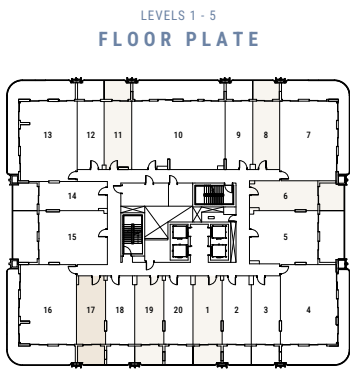
UNIT 17

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.



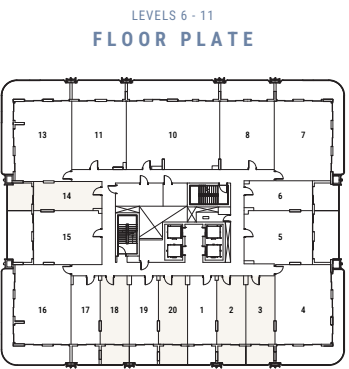
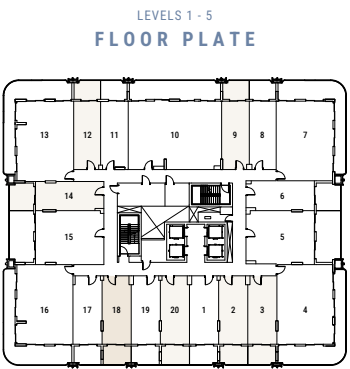
UNIT 18

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.

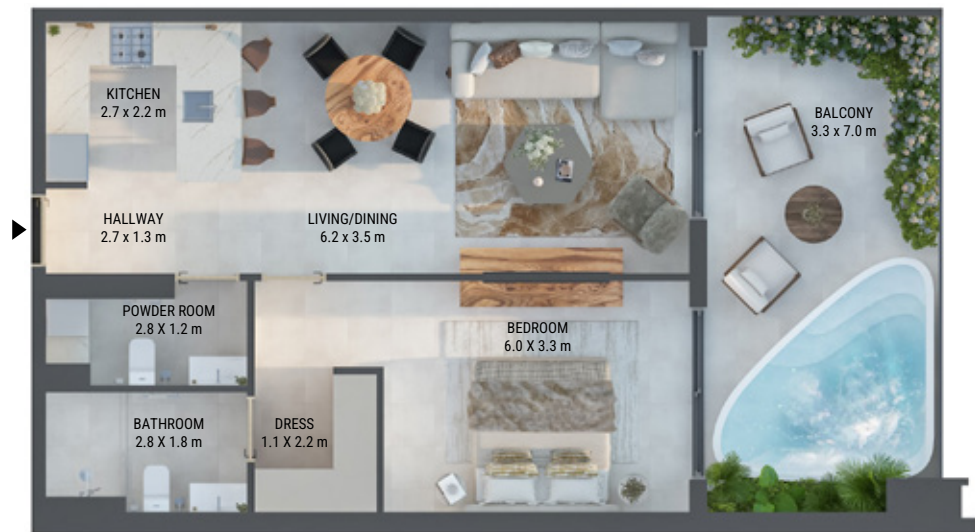
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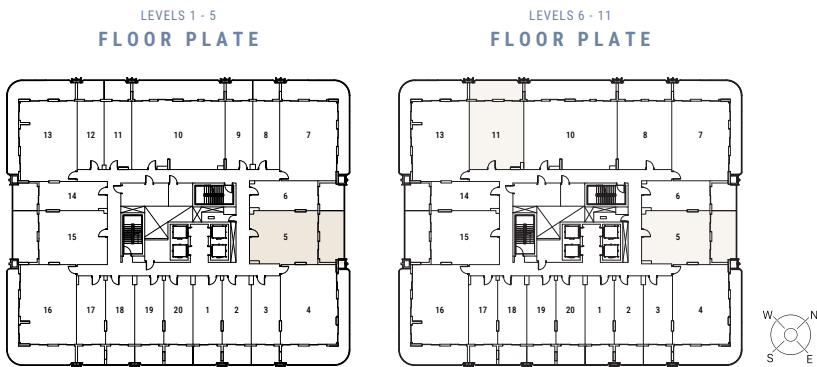
UNIT 05

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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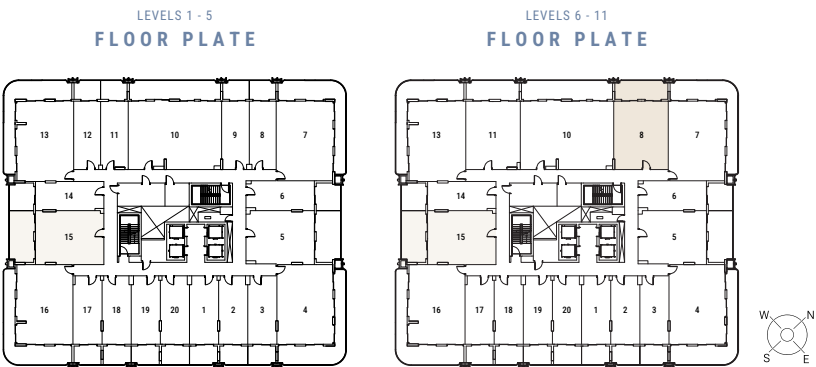
UNIT 08

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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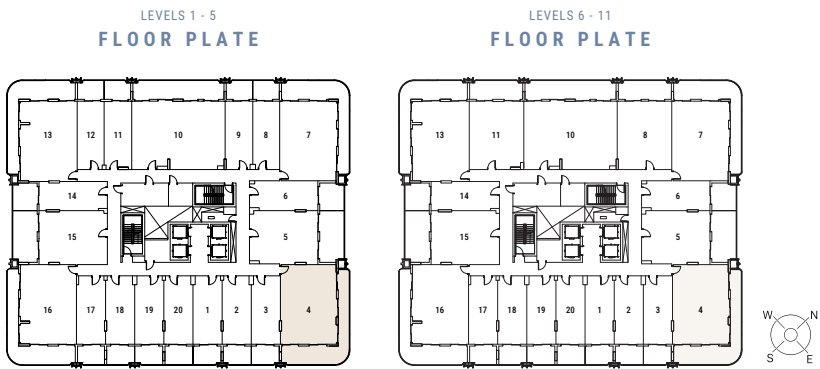
UNIT 04

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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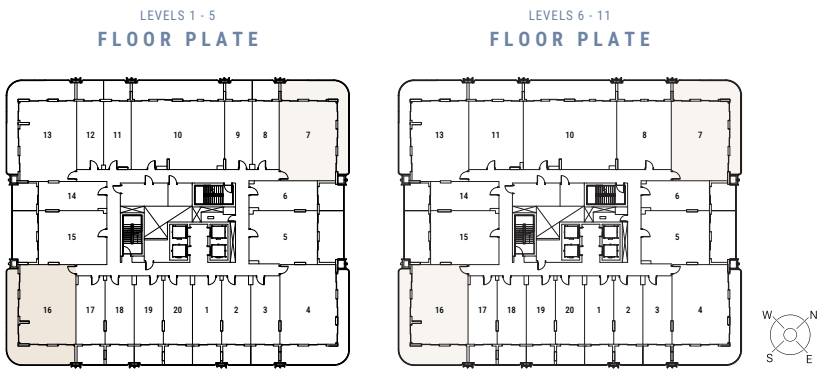
UNIT 16

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



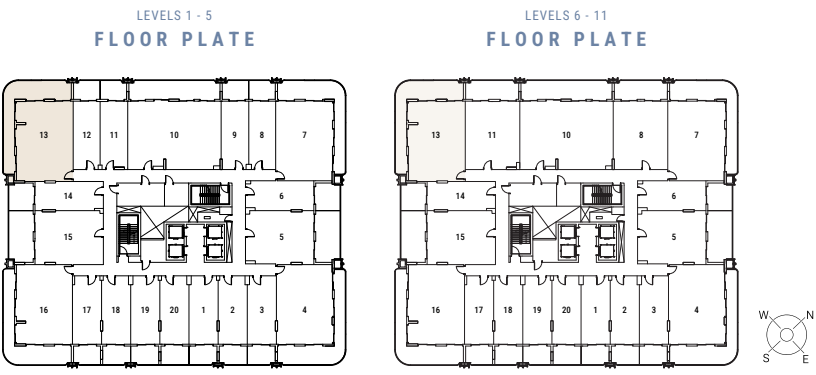
UNIT 10

3 BEDROOM

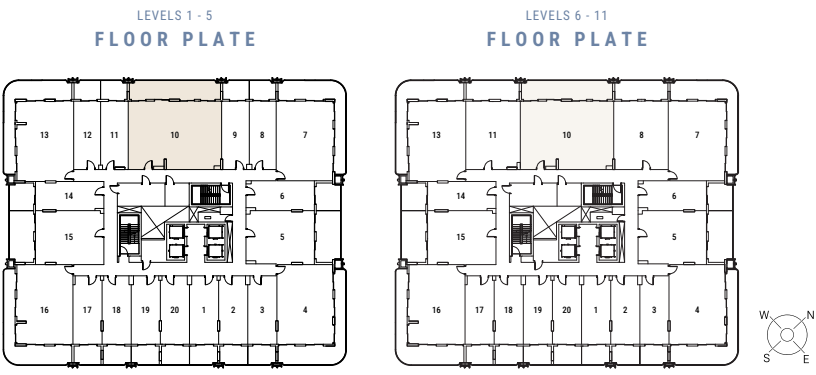
TYPICAL UNIT TYPE 04



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.

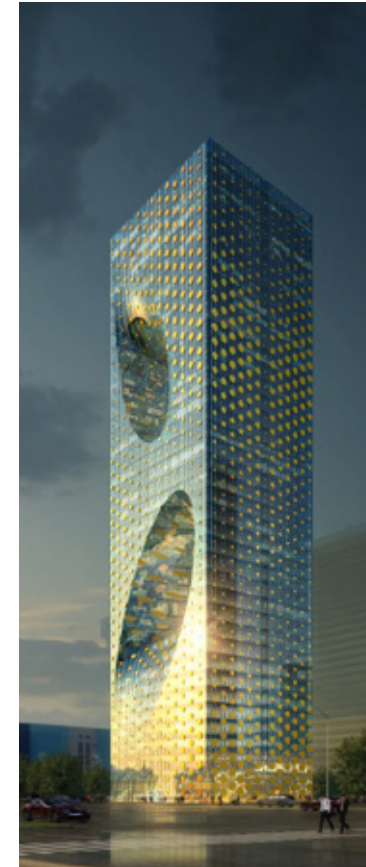


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DESIGNED BY
LUD STUDIOS

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.



MARK GASKIN

CHIEF OPERATING OFFICER
MIDDLE EAST & ASIA

W3

WEYBRIDGE GARDENS 3

Weybridge Gardens 3, The Alps is our third project in The Weybridge Collection of world-class residential communities in Dubailand.

Seamlessly merging the serene beauty of the French Alps with the modern vibrancy and allure of Dubai, each and every community in our Weybridge series encapsulates a unique living experience where every detail is meticulously crafted inside and out.

From architecture and aesthetics to interiors and communal spaces, we believe in the importance of creating and delivering properties which go way beyond just bricks and mortar.

As a British born international developer with a global vision, we endeavour to set a new benchmark in Dubailand for world-class residential communities which enhance people's quality of life and provide capital appreciation and long-term ROI to investors.

At LEOS we are dedicated to exceeding client expectations, delivering on our promise and timely completion.



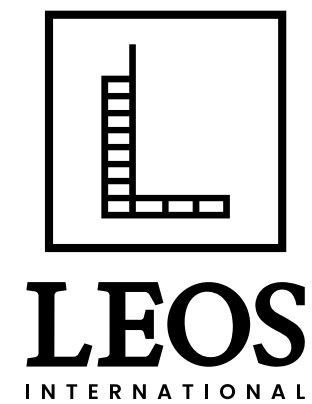
LEOS INTERNATIONAL

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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