



KNIGHTSBRIDGE

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE
WELLNESS COMMUNITY



LEOS



KNIGHTSBRIDGE



DUBAI'S FIRST CLIMATE
ADAPTIVE WELLNESS
COMMUNITY



KNIGHTSBRIDGE



KNIGHTSBRIDGE

Knightsbridge is one of London's most prestigious address

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.

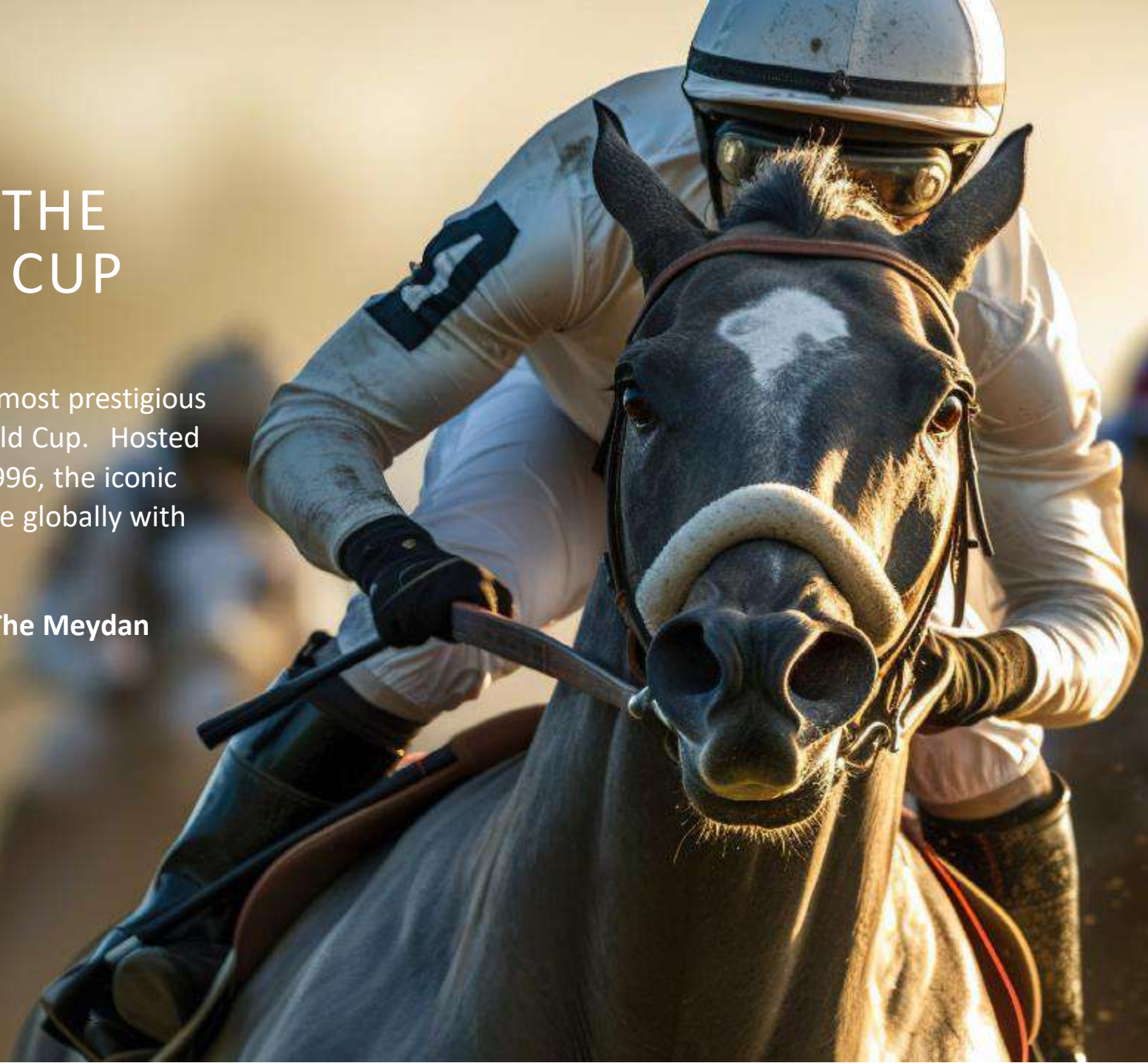
MEYDAN THE HOME OF THE DUBAI WORLD CUP

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.



KNIGHTSBRIDGE



STRATEGIC LOCATION

LANDMARKS

MINUTES

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



KNIGHTSBRIDGE

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

MEYDAN DISTRICT 11

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 to Downtown.

Featuring 66 exclusive luxury townhouses and villas, it's the perfect balance of tranquility and accessibility.



KNIGHTSBRIDGE

WELCOME TO KNIGHTSBRIDGE

Total Plot Size:

31,204m²

Total Public Open Area: 7,153m²,

28% of the plot

Green Areas:

70% of the community







KNIGHTSBRIDGE



CLUSTER MAP

KNIGHTSBRIDGE

-  **THE HIGHCLERE MIDDLE UNITS**
4-bedroom townhouse
27 units
-  **THE HIGHCLERE CORNER UNITS**
4-bedroom townhouse
16 units
-  **THE GROSVENOR**
5-bedroom villa
18 units
-  **THE BALMORAL**
6-bedroom signature villa
5 units



KNIGHTSBRIDGE

THE HIGHCLERE

4-BEDROOM TOWNHOUSES



KNIGHTSBRIDGE



FRONT VIEW



GARDEN VIEW

THE HIGHCLERE 4-Bedroom Townhouse



Ground Floor



First Floor



Second Floor

THE HIGHCLERE FEATURES



Fresh harvest
garden



Smart home
system



Private
temperature
controlled 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

DETAILS

Saleable Area: 3,937 - 3,971 sq.ft

Plot Size: 1,853 - 4,191 sq.ft

Parking Spaces: 2

Ceiling Height: 3.2 m

Pool Length: 3.7 m

Pool Depth: 1 m

THE GROSVENOR

5-BEDROOM VILLAS



KNIGHTSBRIDGE



THE GROSVENOR 5-Bedroom Villa



Ground Floor



First Floor



Second Floor

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

Saleable Area: 5,657 sq.ft

Plot Size: 4,478 - 7,722 sq.ft

Parking Spaces: 3

Double Height Ceiling: 7 m

Ceiling Height: 3.2 m

Pool Length: 10 m

Pool Depth: 1.2 m

THE BALMORAL

6-BEDROOM SIGNATURE VILLAS



KNIGHTSBRIDGE



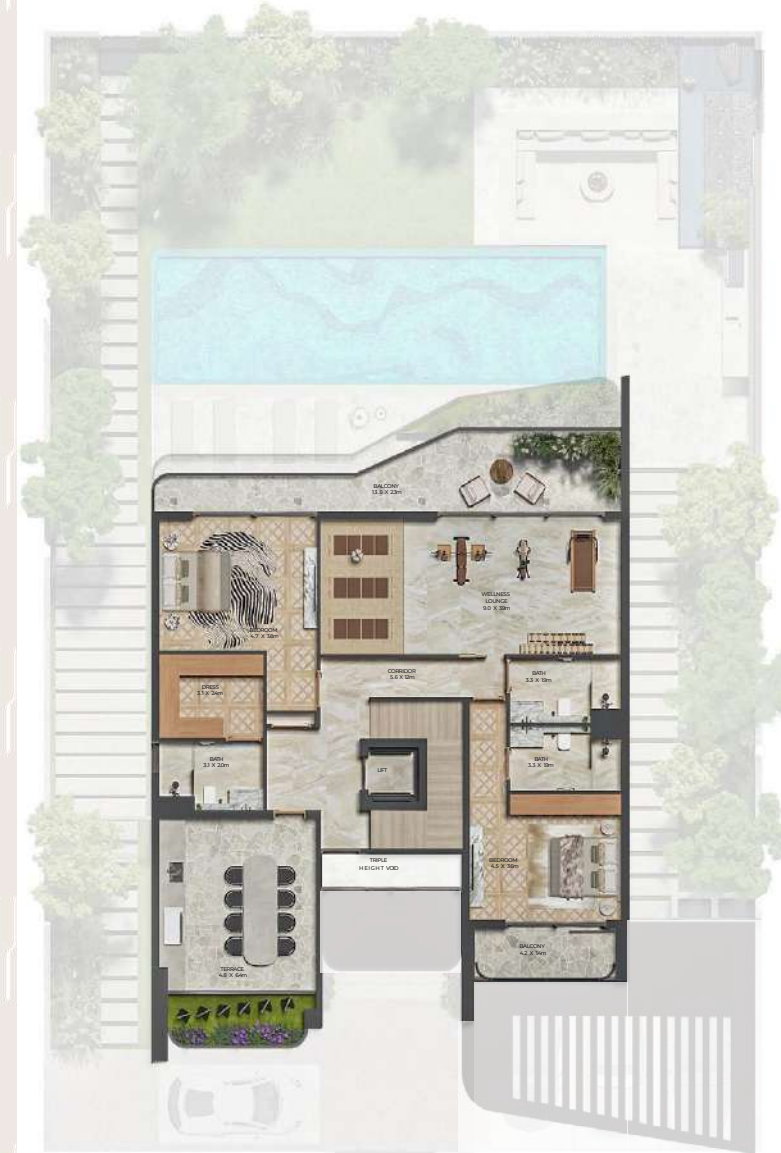
THE BALMORAL 6-Bedroom Signature Villa



Ground Floor



First Floor



Second Floor

THE BALMORAL FEATURES



Triple height grand entrance



Fresh harvest garden



Dedicated wellness area



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 home system



Smart irrigation system



AI security automation

DETAILS

Saleable Area: 7,260 sq.ft

Plot Size: 7,131 - 8,717 sq.ft

Parking Spaces: 4

Triple Height Ceiling: 10.5 m

Ceiling Height: 3.2 m

Pool Length: 13.6 m

Pool Depth: 1.2 m



KNIGHTSBRIDGE



INTERIORS

- Italian Natural Stone Flooring
- Staircase With Natural Wood Finish And Cove Lighting
- Versailles Parquet Wood-look Porcelain
- Natural Beige Flagstone For Outdoor Terrace





- **Geberit Or Equivalent Dual-flush Wall-mounted WC With Concealed Cistern**
- **Natural Stones And Porcelain Tiles For Walls And Floors**
- **Grohe Or Equivalent Bathroom Fitting In Bronze Finish**
- **Under-mounted Jacuzzi With Beige Natural Stone**
- **His And Hers Vanity Unit With Italian Marble Countertop**



BATHROOM

- Italian Calacatta Viola Marble Stone Worktop And Backsplash

- Kitchen Cabinetry With Natural Wood Veneer, Tinted Glass And Bronze Metal Finishes

SHOW KITCHEN:

Gaggenau (Or Equivalent)

- Full Surface Cooktop
- Integrated Fridge Freezer
- Built-in Oven
- Built-in Microwave
- Integrated Warming Drawer
- Stainless-steel Sink (Franke Or Equivalent)
- European Ironmongery Hinges And Handles (Hafele Or Equivalent)

CHEF'S KITCHEN:

Siemens (Or Equivalent)

- 5 Rings Gas Hob
- Built-in Oven
- Built-in Microwave
- Integrated Fridge
- Integrated Freezer
- Integrated Dishwasher
- Westin (Or Equivalent) American Pro Strong Extraction Hood
- Quartz Countertop And Splash Back



SHOW KITCHEN

GAGGENAU



PRIVATE POOL



MASTER BEDROOM

- **Bespoke Wardrobes Or Walk-in Closet Features A Combination Of Wood Veneer And Tinted Glass Shutter**
- **Integrated LED Lighting For All Cabinets With Glass Shutter**
- **Open Shelves For Accessories Display**
- **Motion Sensor Light System**



DRESSING ROOM

KNIGHTSBRIDGE

1- Entrance

2- The Serpentine Lagoon

3- The Sunset Spring

4- The Japanese Rapha Yoga Deck

5- Stargazing Tea Lounge

6- The Re-Oxygenating Waterfall





KNIGHTSBRIDGE

CENTRAL GARDEN
THE SERPENTINE LAGOON



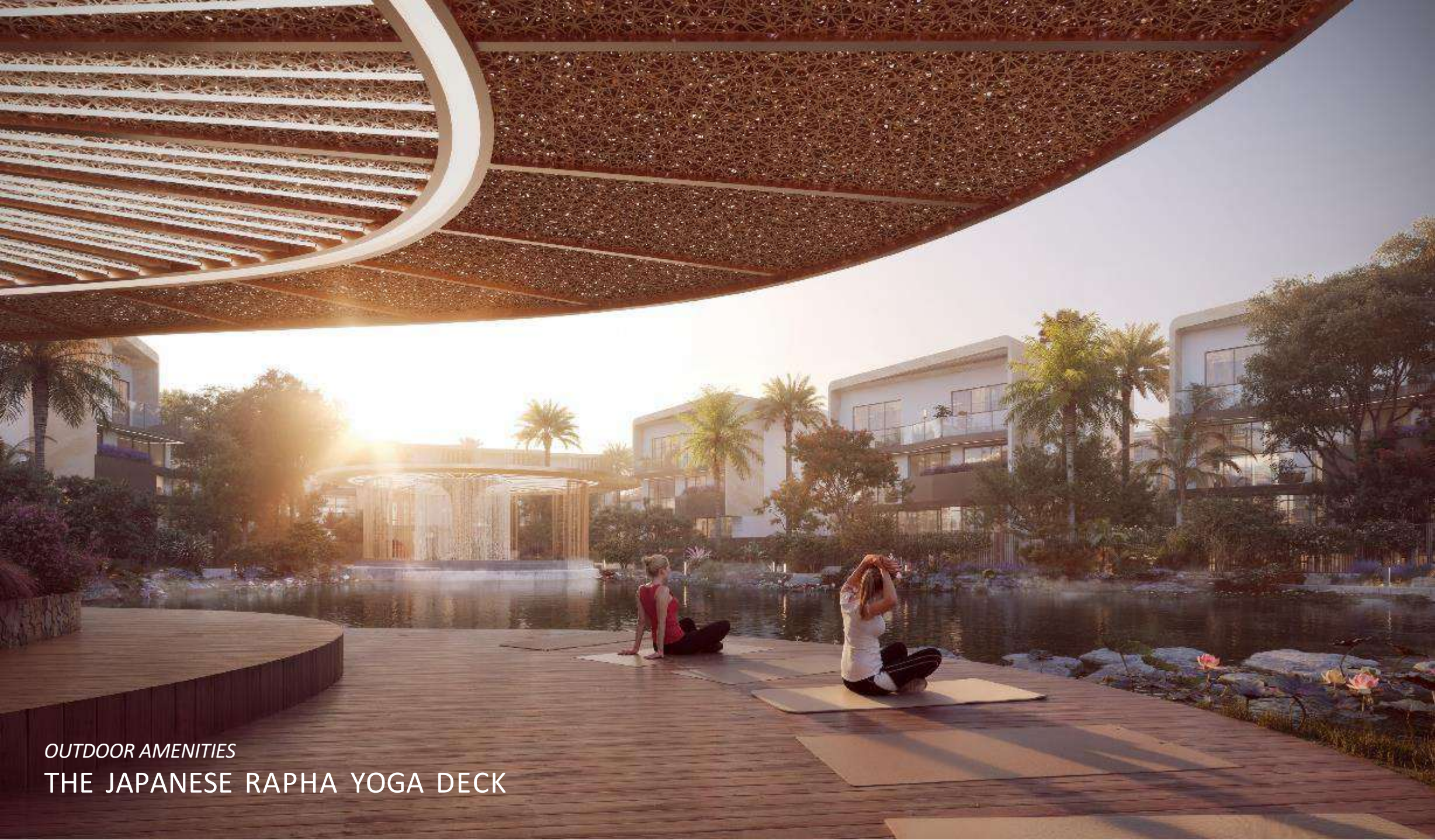


KNIGHTSBRIDGE

OUTDOOR AMENITIES

THE RE-OXYGENATING WATERFALL





OUTDOOR AMENITIES

THE JAPANESE RAPHA YOGA DECK



KNIGHTSBRIDGE



OUTDOOR AMENITIES

STARGAZING TEA LOUNGE

AMENITIES

- Dubai's First Climate Adaptive Community
- Waterfront Wellness Community
- Serpentine Lagoon
- Stargazing
- Japanese Rapha Yoga Deck
- Running Track
- Re-oxygenating Waterfall
- Concierge
- Stargazing Tea Lounge
- 24-hour On-call Butler Service
- Gated Community
- 24/7 Security
- Smart Homes

THE 6 PILLARS OF WELLNESS

Physical Wellness



Spiritual Wellness



Environmental Wellness



Emotional Wellness



Social Wellness



Intellectual Wellness



DUBAI'S FIRST CLIMATE ADAPTIVE WELLNESS COMMUNITY



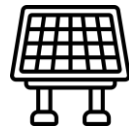
KNIGHTSBRIDGE



CLIMATE ADAPTABLE & SUSTAINABLE FEATURES



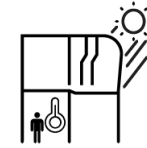
Maximise green spaces



Solar Pannels



Re-oxygenating water features



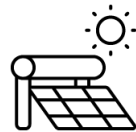
Self-shading building terraces



Smart home system



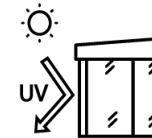
EV charging facilities



Solar water heating



Energy efficient LED lighting



UV-proof double glazing



Insulated building envelope



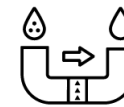
Smart irrigation system



Greywater recirculation using UV filters



Energy & water efficiency



Biodegradable reed-bed filtration for lake water

Unit Type	Number of Units	Number of Bedrooms	Number of Bathrooms	Plot Size Ranges	Saleable Area	Starting Price
THE HIGHCLERE Middle Townhouse	27	4	5	1,853 - 1,898 sq.ft	3,937 sq.ft	7.9M
THE HIGHCLERE Corner Townhouse	16	4	5	2,627 - 4,191sq.ft	3,937 - 3,940 sq.ft	8.06M
THE GROSVENOR	18	5	6	4,478 - 7,722 sq.ft	5,657 sq.ft	12M
THE BALMORAL	5	6	8	7,131 - 8,717 sq.ft	7,260 sq.ft	16m

Payment Plan

50% During Construction – 50% Upon Handover

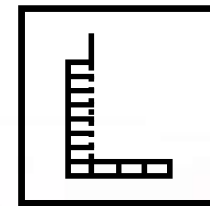
Anticipated Completion Date

Q2 2027



KNIGHTSBRIDGE

WATERFRONT WELLNESS



LEOS
INTERNATIONAL



OFFICIAL PARTNER OF
AFC BOURNEMOUTH
PREMIER LEAGUE



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

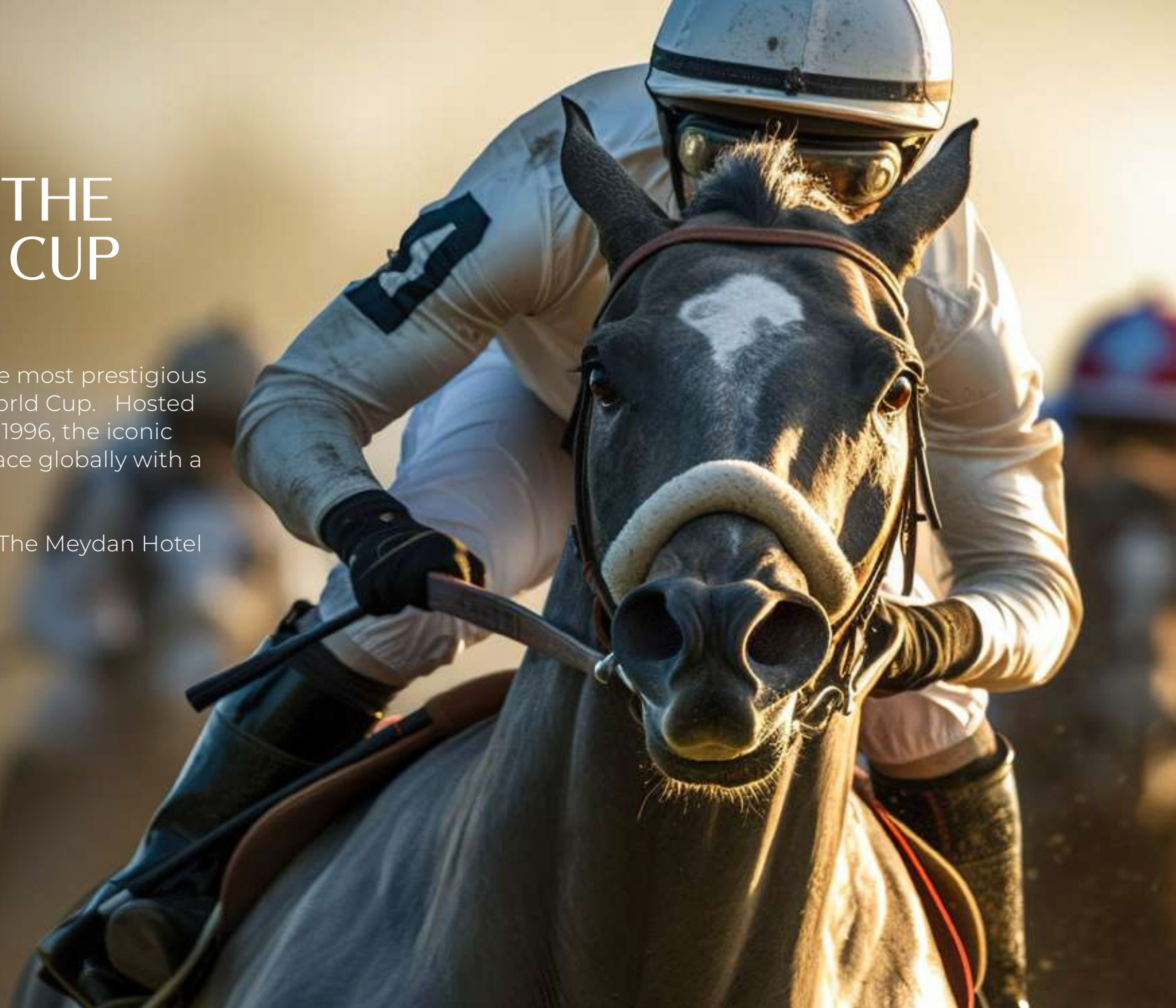
1	Palm Jebel Al	35
2	Bluewaters Islandi	20
3	Palm Jumeirah	25
4	Burj Al Arab	30
5	Kite Beach	25
6	Downtown/Burj Khalifa/Dubai Mall	15
7	DIFC	20
8	Dubai Festival City Mall	20
9	Dubai International Airport	20
10	Dubai Hills Mall	20
11	Mall of the Emirates	20
12	Expo City	25
13	Al Maktoum International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


KNIGHTSBRIDGE

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 BLENNHEIM

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

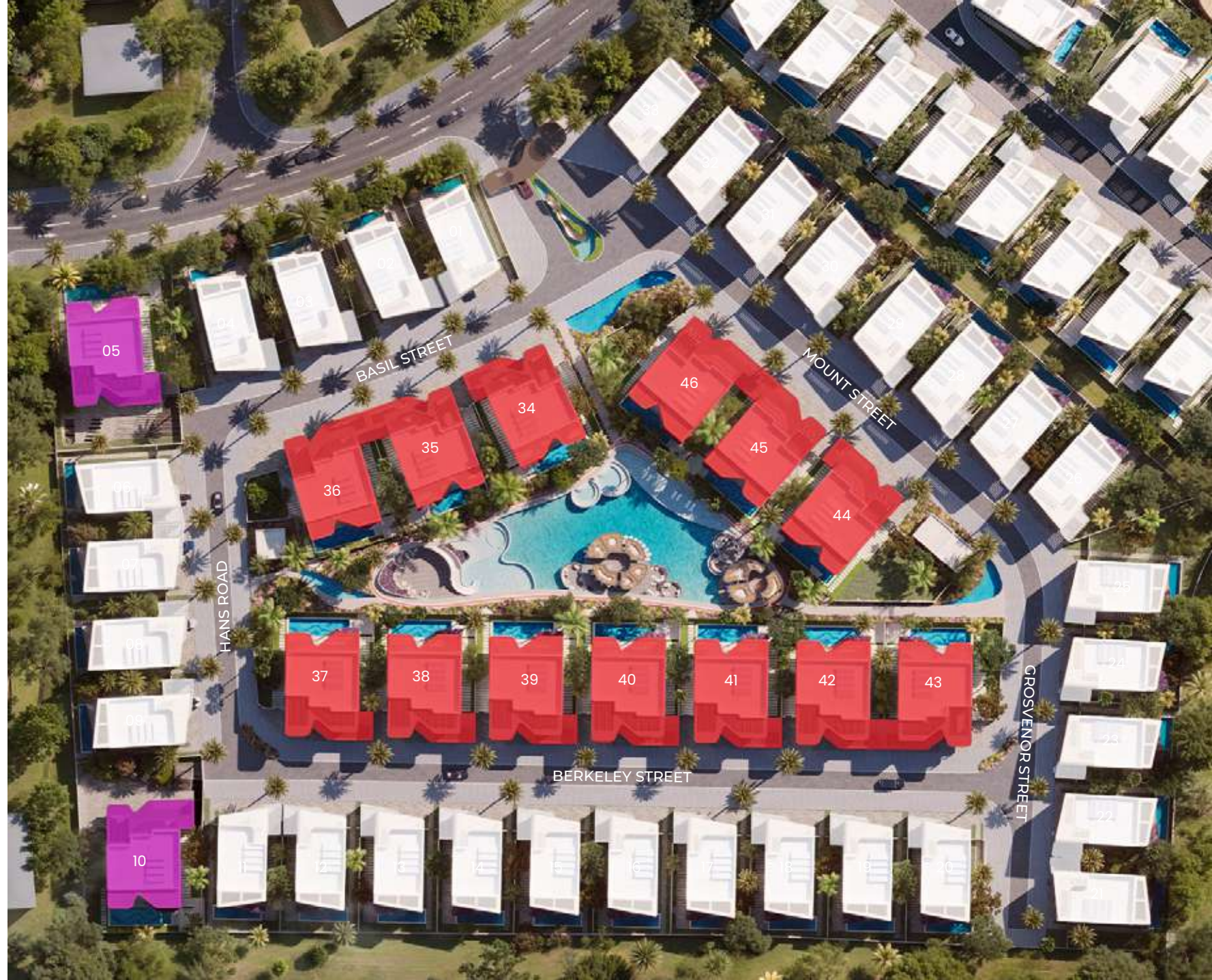
*6 Bedroom
Signature Villas*
THE BLENHEIM



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

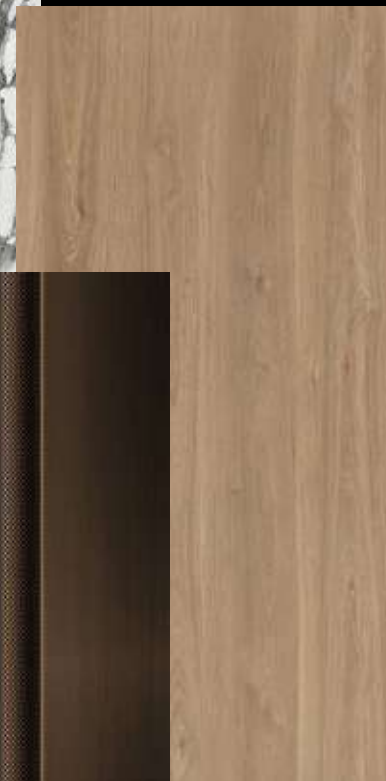
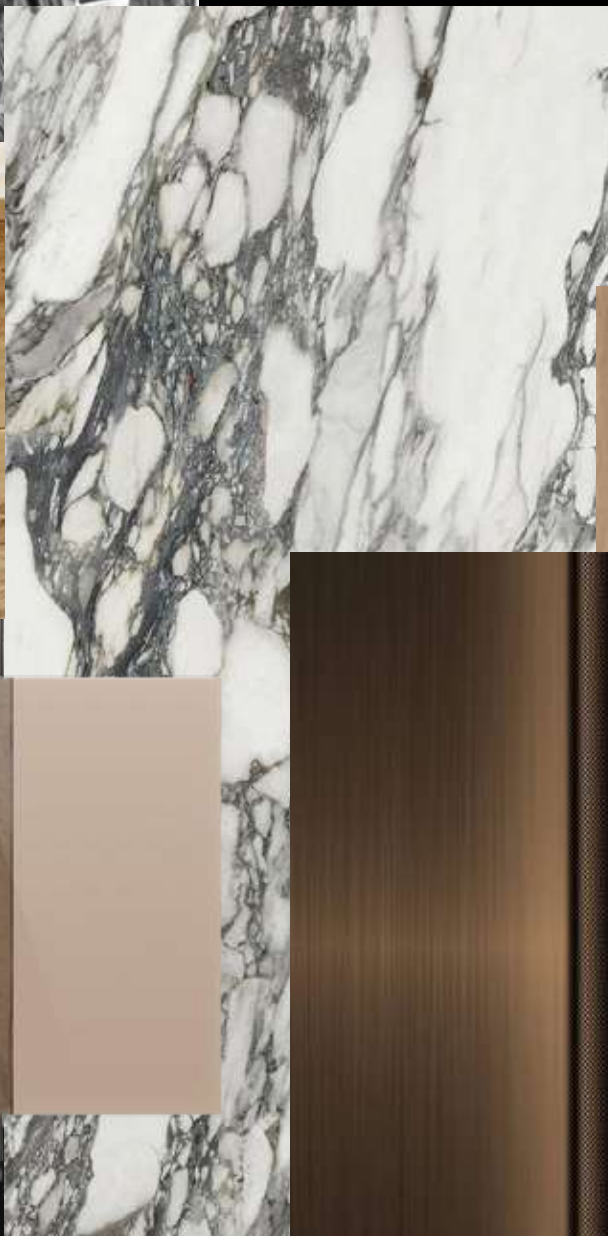


Second Floor



INTERIOR MATERIALS
& FINISHES

Shaped from nature





TEXTURE AND CONTRAST
Modern Luxury





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



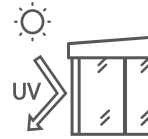
EV charging facilities



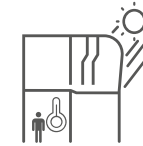
Solar water heater



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