



W3

WEYBRIDGE  
GARDENS 3

T H E A L P S



## 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.*





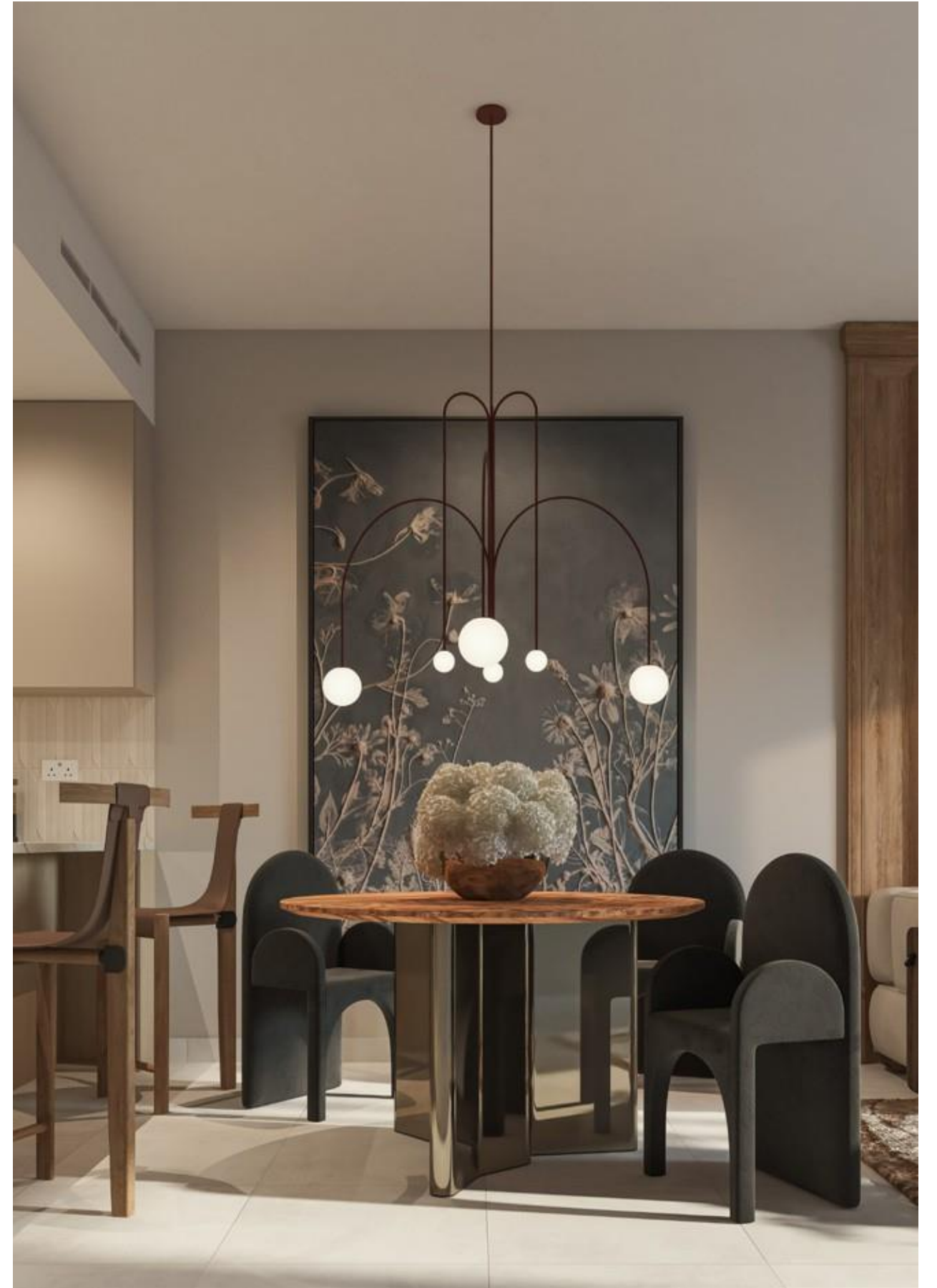
## YOUR HOME IN DUBAILAND

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.



# 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.



# LOCATION

Weybridge Gardens 3 is your gateway to modern living and convenience in Dubailand.

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<br>10 minutes        | 10 DXB AIRPORT<br>28 minutes             |
| 2 IMG WORLDS OF ADVENTURE<br>12 minutes       | 11 BURJ AL ARAB / JUMEIRAH<br>30 minutes |
| 3 GLOBAL VILLAGE<br>14 minutes                | 12 DUBAI MARINA<br>32 minutes            |
| 4 DUBAI INTERNATIONAL AIRPORT<br>22 minutes   | 13 THE PALM JUMEIRAH<br>33 minutes       |
| 5 DOWNTOWN DUBAI & BURJ KHALIFA<br>22 minutes |  |
| 6 DUBAI MALL<br>22 minutes                    |  |
| 7 DIFC<br>22 minutes                          |  |
| 8 DUBAI FRAME<br>22 minutes                   |  |
| 9 MALL OF THE EMIRATES<br>25 minutes          |  |



# UNIT 17 STUDIO

TYPICAL UNIT TYPE 01



# UNIT 18 STUDIO

TYPICAL UNIT TYPE 02



## TOTAL AREA

488.14 SQ.FT.    45.35 SQ.M.

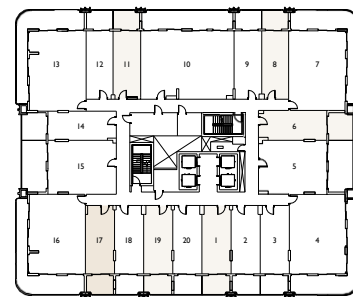
## TOTAL INTERNAL AREA

377.28 SQ.FT.    35.05 SQ.M.

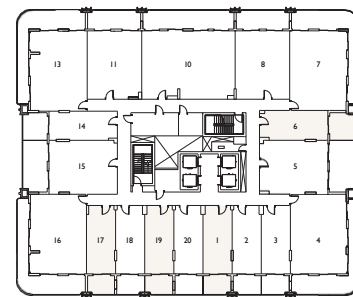
## TOTAL EXTERNAL AREA

110.87 SQ.FT.    10.30 SQ.M.

LEVELS 1 - 5  
FL OOR PL ATE



LEVELS 6 - 11  
FL OOR PL ATE



\*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.

## TOTAL AREA

488.14 SQ.FT.    45.35 SQ.M.

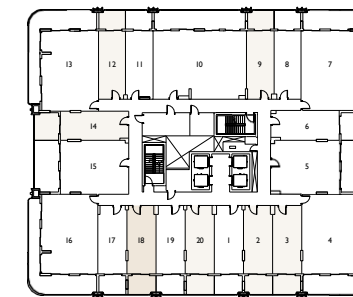
## TOTAL INTERNAL AREA

377.28 SQ.FT.    35.05 SQ.M.

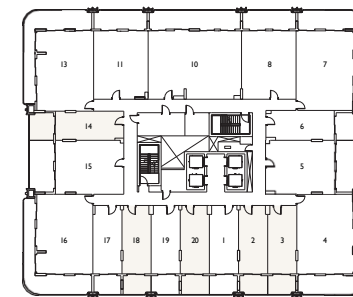
## TOTAL EXTERNAL AREA

110.87 SQ.FT.    10.30 SQ.M.

LEVELS 1 - 5  
FL OOR PL ATE



LEVELS 6 - 11  
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# UNIT 05

# 1 BEDROOM

TYPICAL UNIT TYPE 01



# UNIT 08

# 1 BEDROOM

TYPICAL UNIT TYPE 02



## TOTAL AREA

946.69 SQ.FT.    87.95 SQ.M.

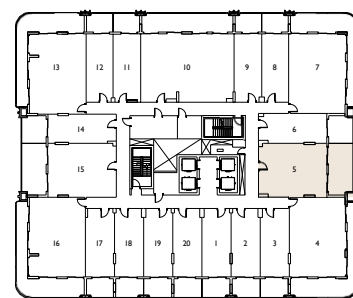
## TOTAL INTERNAL AREA

689.97 SQ.FT.    64.10 SQ.M.

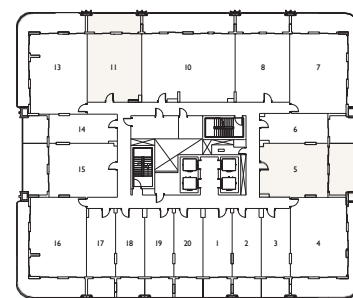
## TOTAL EXTERNAL AREA

256.72 SQ.FT.    23.85 SQ.M.

LEVELS 1 - 5  
FL OOR PL ATE



LEVELS 6 - 11  
FL OOR PL ATE



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## TOTAL AREA

930.43 SQ.FT.    86.44 SQ.M.

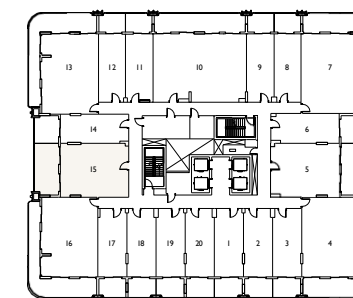
## TOTAL INTERNAL AREA

720.00 SQ.FT.    66.89 SQ.M.

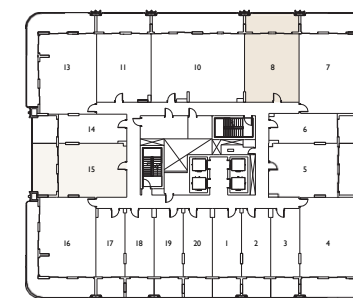
## TOTAL EXTERNAL AREA

210.43 SQ.FT.    19.55 SQ.M.

LEVELS 1 - 5  
FL OOR PL ATE



LEVELS 6 - 11  
FL OOR PL ATE



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# UNIT 04

## 3 BEDROOM

TYPICAL UNIT TYPE 01



# UNIT 16

## 3 BEDROOM

TYPICAL UNIT TYPE 02



### TOTAL AREA

1319.33 SQ.FT. 122.57 SQ.M.

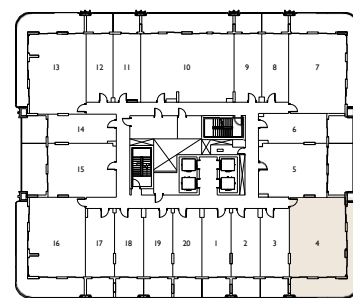
### TOTAL INTERNAL AREA

890.07 SQ.FT. 82.69 SQ.M.

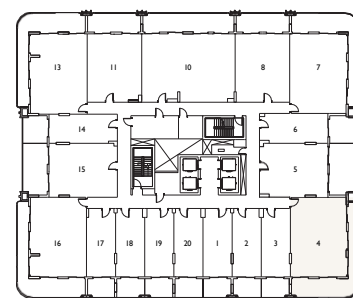
### TOTAL EXTERNAL AREA

429.26 SQ.FT. 39.88 SQ.M.

LEVELS 1 - 5  
FL OOR PL ATE



LEVELS 6 - 11  
FL OOR PL ATE



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### TOTAL AREA

1326.97 SQ.FT. 123.28 SQ.M.

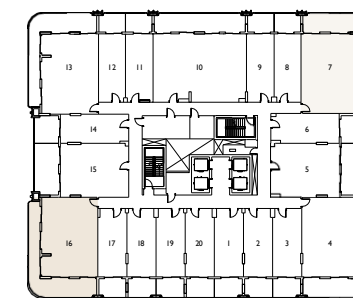
### TOTAL INTERNAL AREA

890.61 SQ.FT. 82.74 SQ.M.

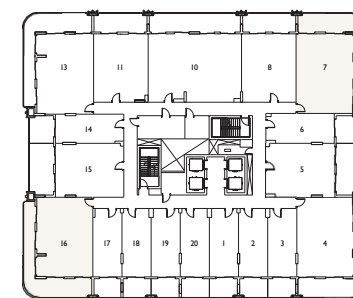
### TOTAL EXTERNAL AREA

436.37 SQ.FT. 40.54 SQ.M.

LEVELS 1 - 5  
FL OOR PL ATE



LEVELS 6 - 11  
FL OOR PL ATE



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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.

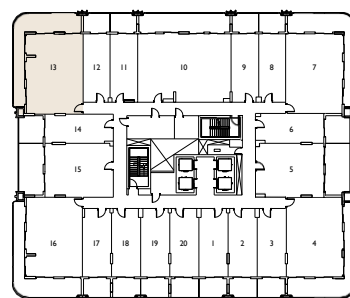
## TOTAL INTERNAL AREA

890.50 SQ.FT. 82.73 SQ.M.

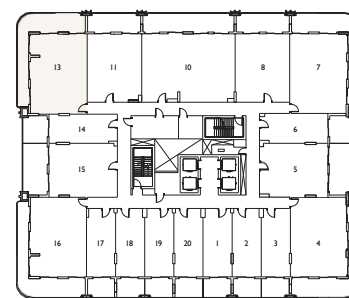
## TOTAL EXTERNAL AREA

431.74 SQ.FT. 40.11 SQ.M.

LEVELS 1 - 5  
FL OOR PL ATE



LEVELS 6 - 11  
FL OOR PL ATE



## TOTAL AREA

1569.59 SQ.FT. 145.82 SQ.M.

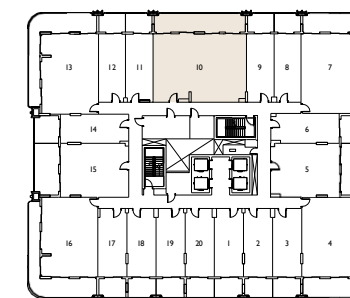
## TOTAL INTERNAL AREA

1213.95 SQ.FT. 112.78 SQ.M.

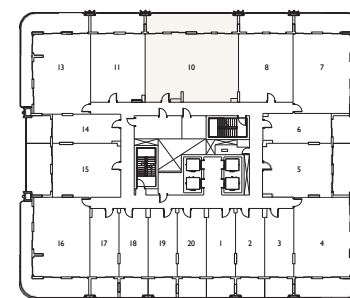
## TOTAL EXTERNAL AREA

355.64 SQ.FT. 33.04 SQ.M.

LEVELS 1 - 5  
FL OOR PL ATE



LEVELS 6 - 11  
FL OOR PL ATE



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# 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







# ROOF TOP LIVING

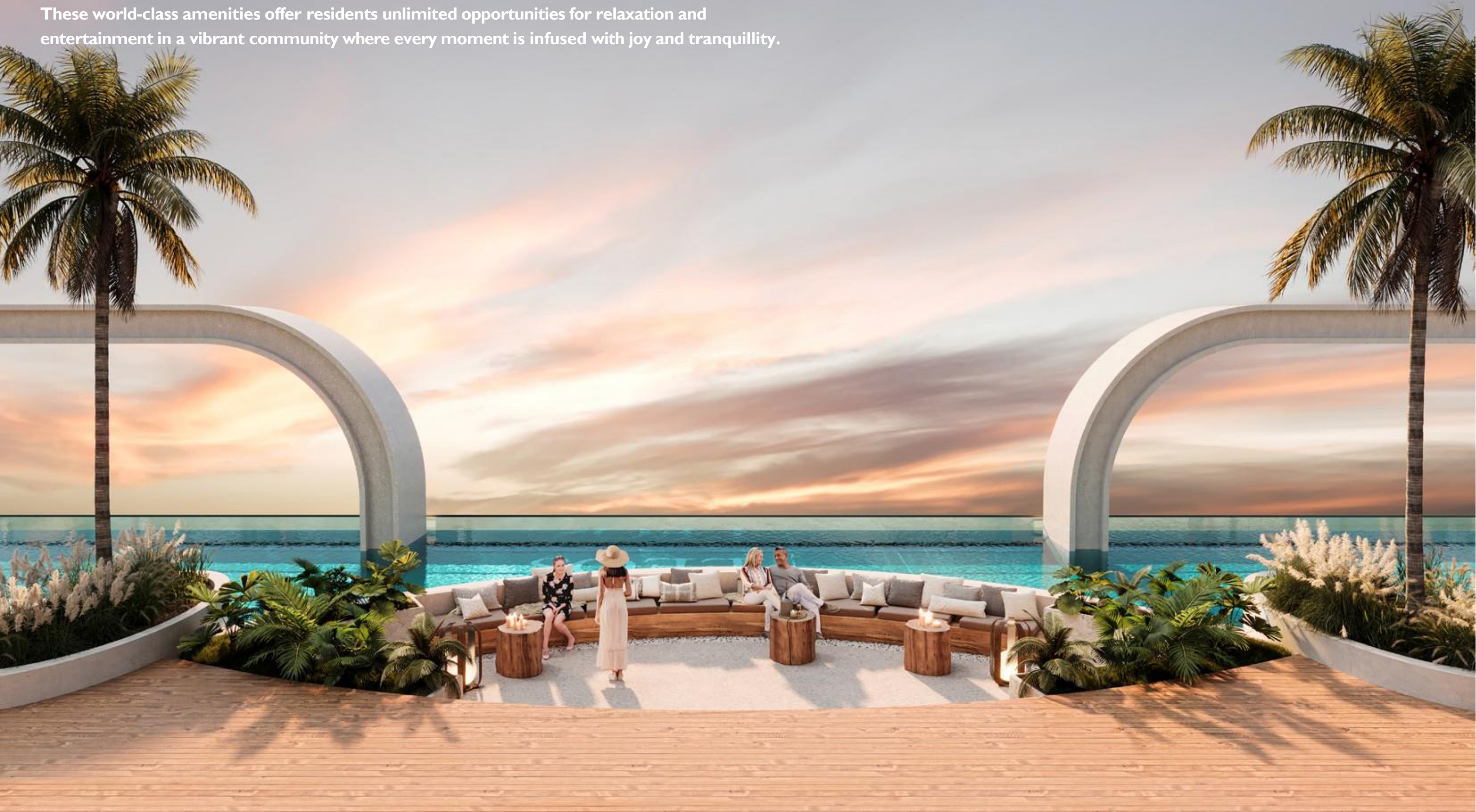
Residents will enjoy a gorgeous rooftop swimming pool, perfect for both adults and children. The pool is climate controlled which means it can be used 365 days a year. Surrounded by a lovely deck area with sunbeds, shaded cabanas and in-water loungers, the rooftop is the perfect place to take a dip or a leisurely swim and enjoy a variety of amenities.



# 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.





Unit Type	Number of Units	Saleable Area (Sft)	Starting Price (AED)
Studio	119	464 - 517 Sft	599,899
1 Bedroom	34	930 - 948 Sft	985,539
3 Bedroom	55	1,314 – 1,570 Sft	1,446,830

### Payment Plan

50% During Construction – 50% On Completion

60% During Construction – 40% Post Completion

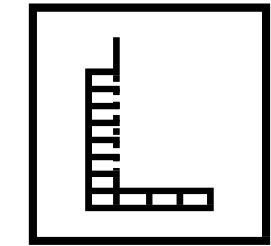
### Anticipated Completion Date

30 Sep 2026

Weybridge Gardens 3 is an elegant British-style G+4P+11 building, featuring 208 meticulously designed units, including studios, 1-bedroom, and 3-bedroom apartments.

**W3**

**WEYBRIDGE  
GARDENS 3**



**LEOS**  
INTERNATIONAL



OFFICIAL PARTNER OF  
**AFC BOURNEMOUTH**  
PREMIER LEAGUE