



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.

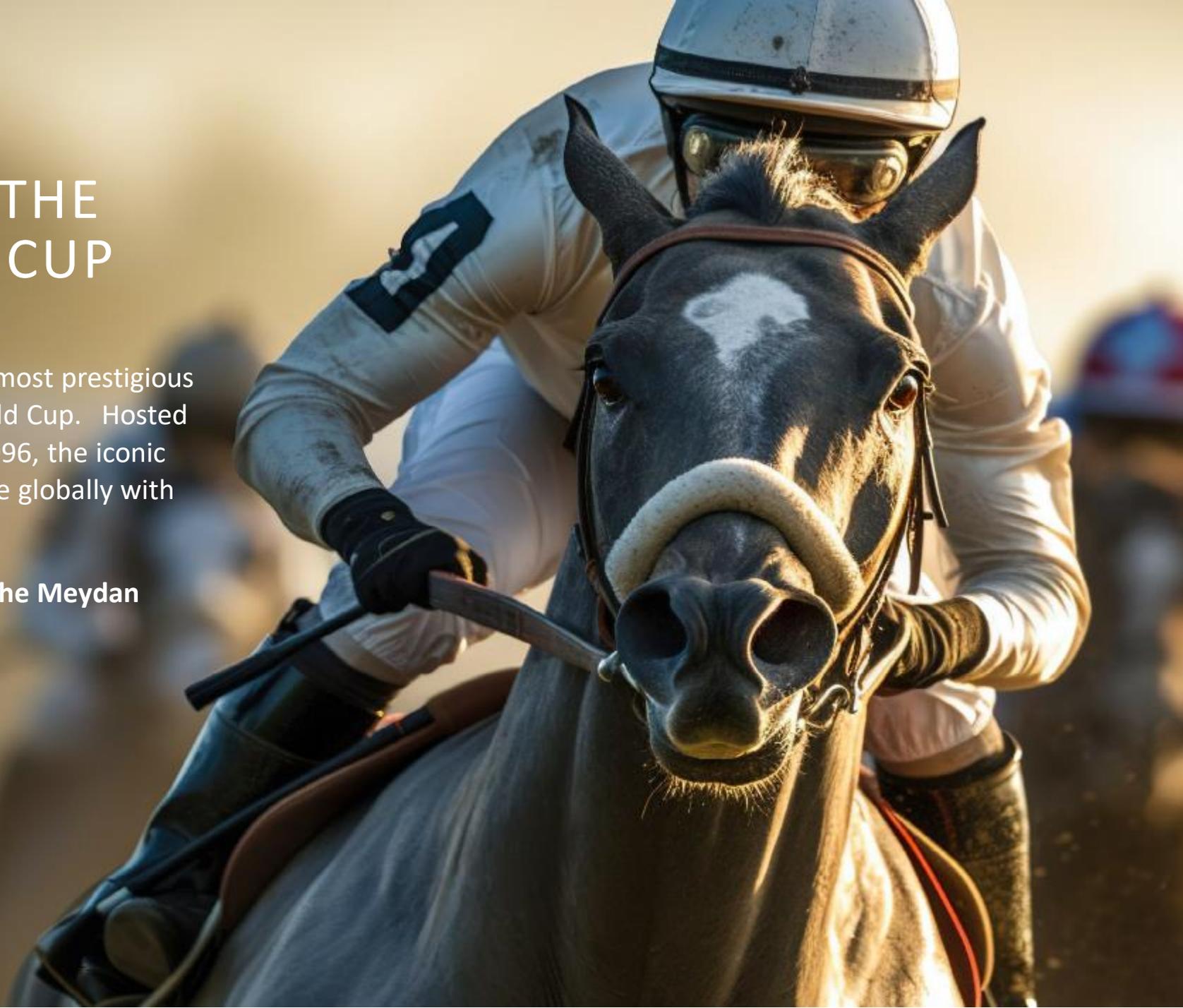
MEYDAN THE HOME OF THE DUBAI WORLD CUP

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

CRYSTAL SWIMMABLE LAGOON



KNIGHTSBRIDGE

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



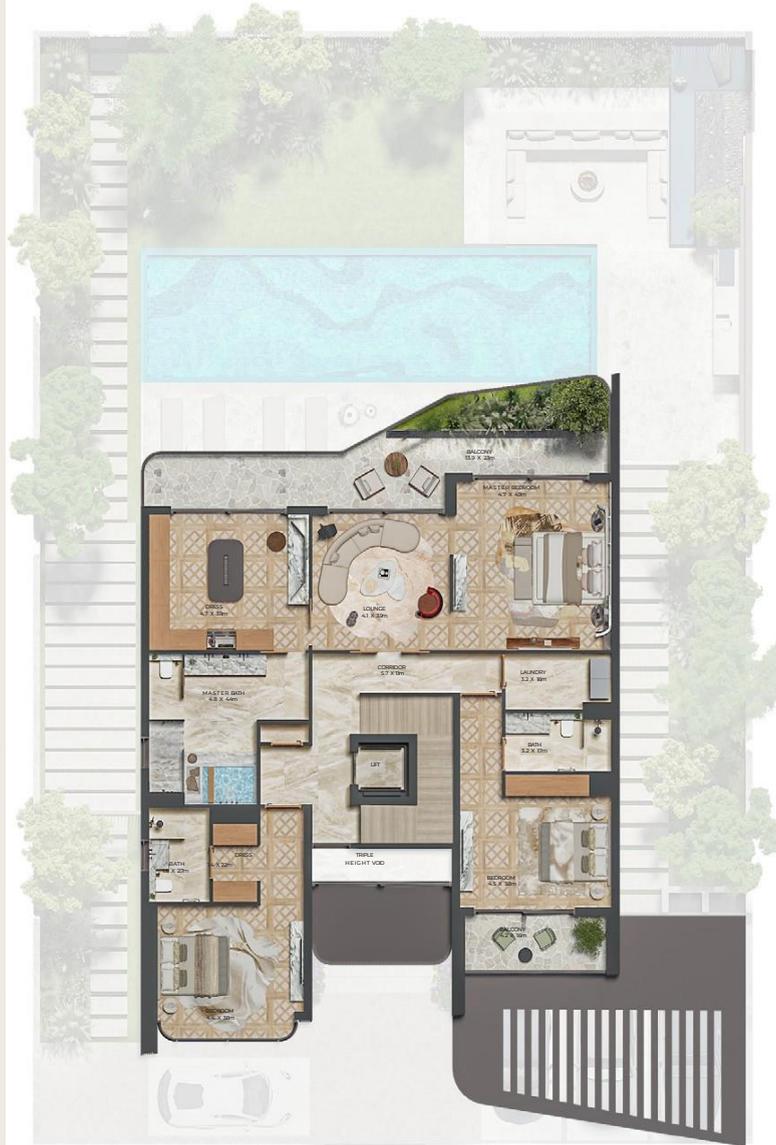
KNIGHTSBRIDGE



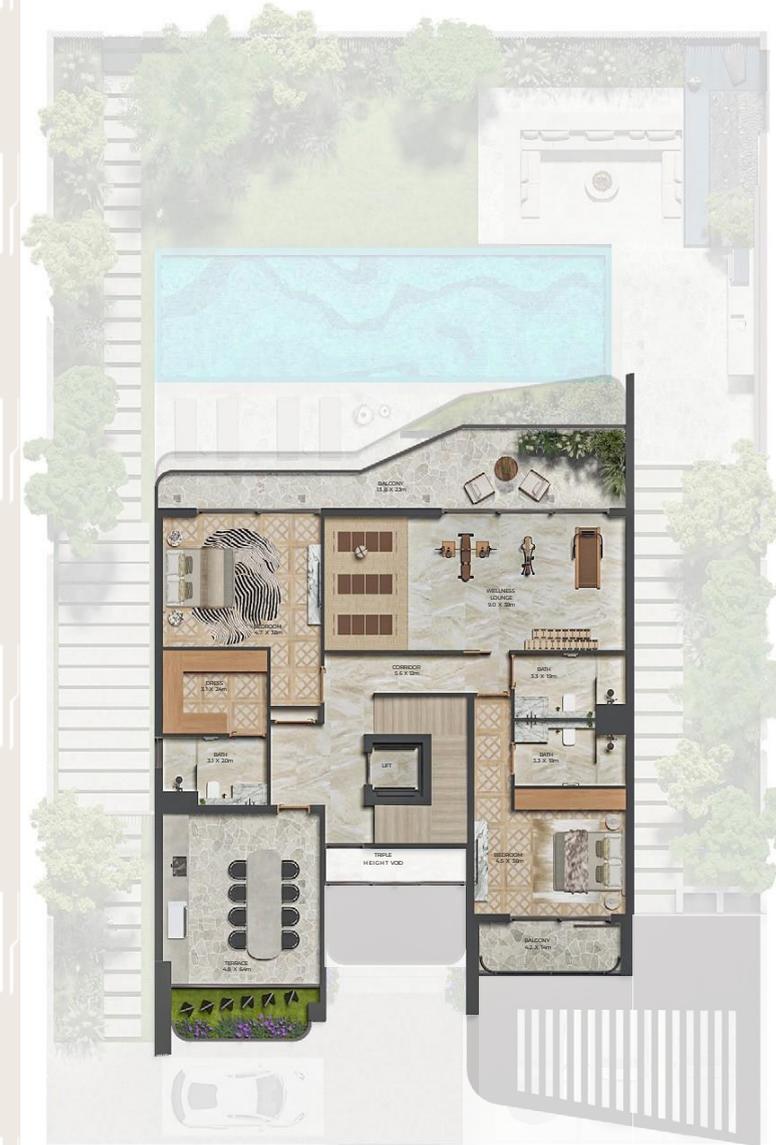
THE BALMORAL 6-Bedroom Signature Villa



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

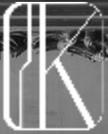
Parking Spaces: 4

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

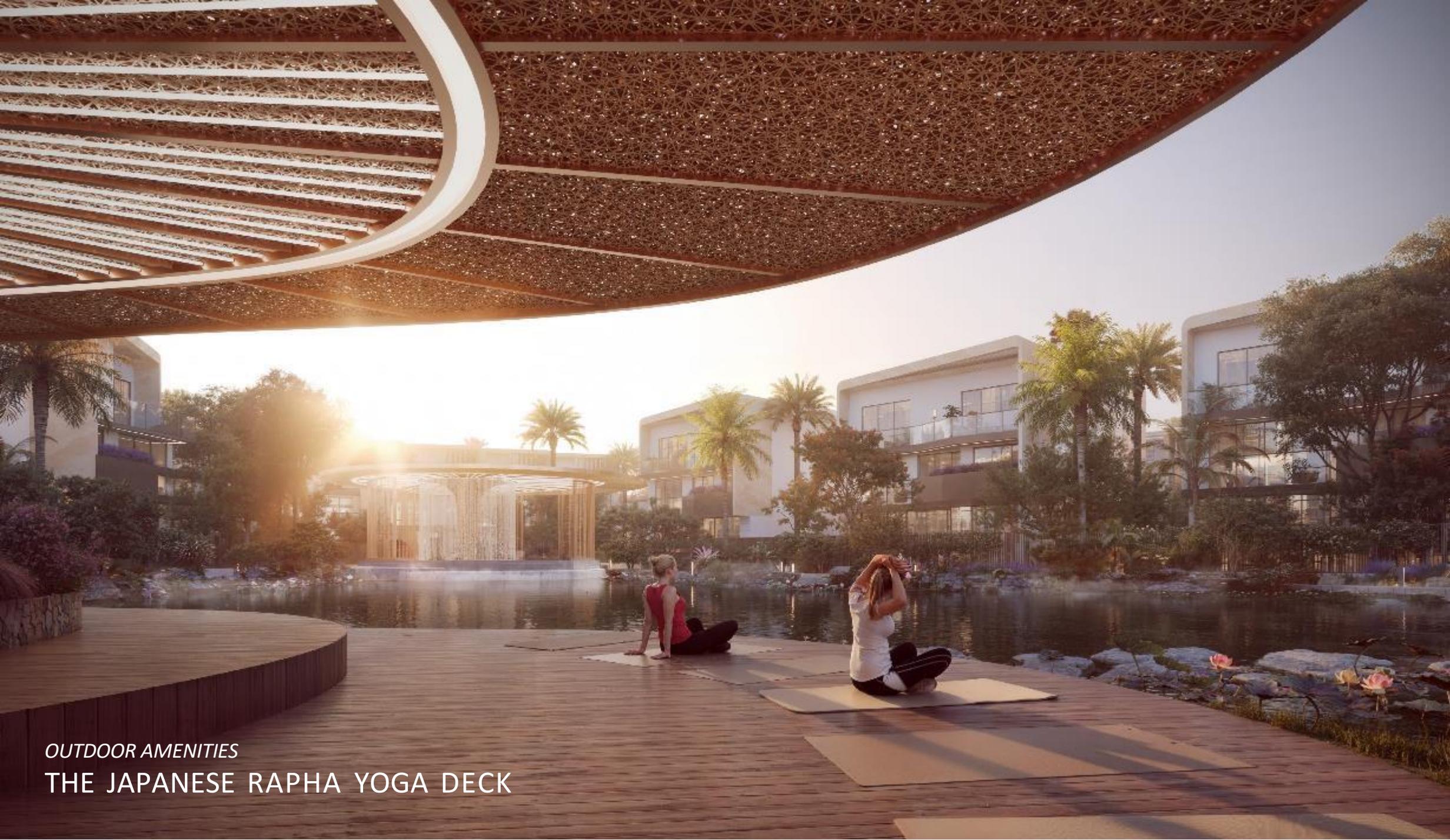


KNIGHTSBRIDGE



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



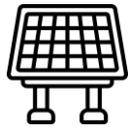
KNIGHTSBRIDGE



CLIMATE ADAPTABLE & SUSTAINABLE FEATURES



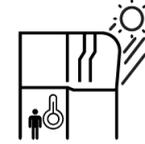
Maximise green spaces



Solar Pannels



Re-oxygenating water features



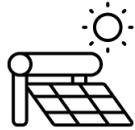
Self-shading building terraces



Smart home system



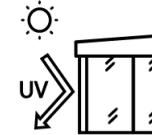
EV charging facilities



Solar water heating



Energy efficient LED lighting



UV-proof double glazing



Insulated building envelope



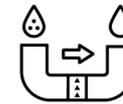
Smart irrigation system



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

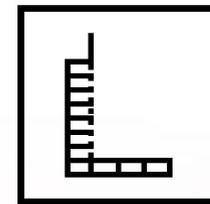
Anticipated Completion Date

Q2 2027



KNIGHTSBRIDGE

WATERFRONT WELLNESS



LEOS
INTERNATIONAL



OFFICIAL PARTNER OF
AFC BOURNEMOUTH
PREMIER LEAGUE