



# KNIGHTSBRIDGE

## PHASE 2

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE WELLNESS COMMUNITY



LEOS



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.

# 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*



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.

## *A Touch of Classic Elegance*

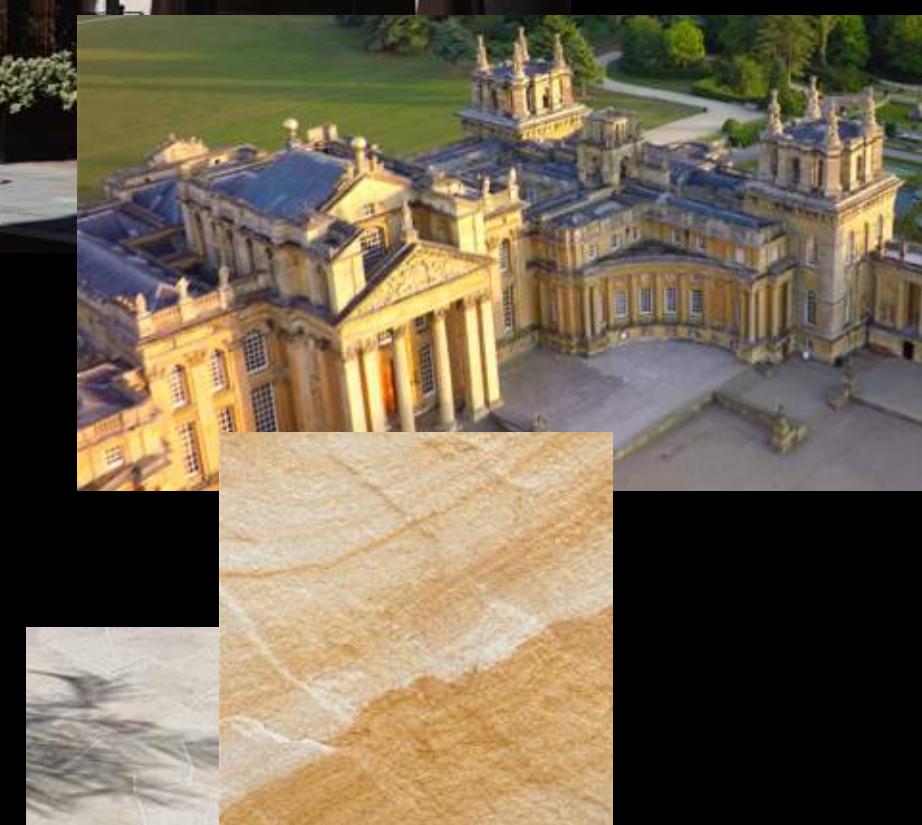




*Mansion style  
entrance*



*Natural  
stone  
cladding*



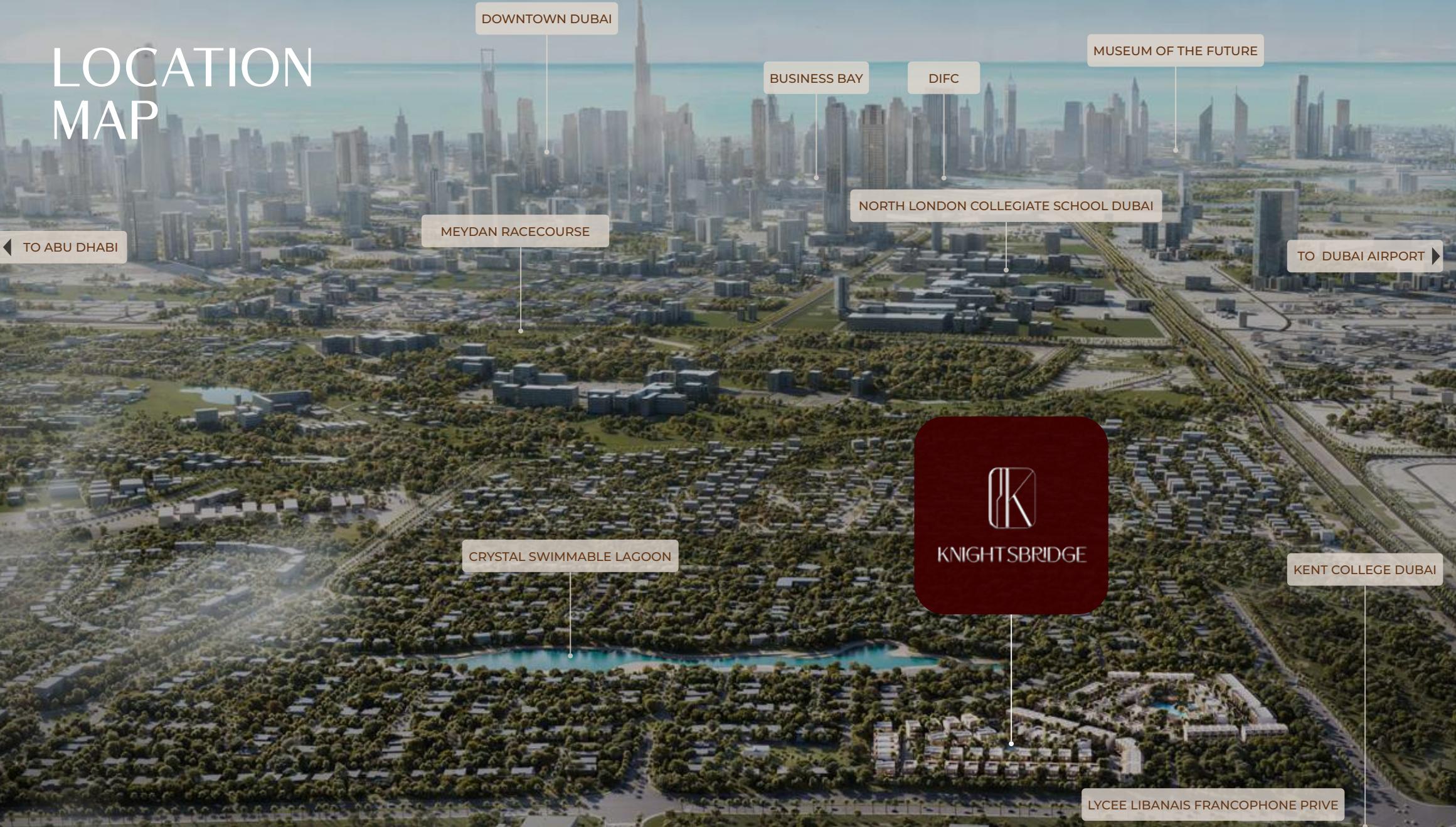
*Golden  
limestone hues*

# 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



# STRATEGIC LOCATION

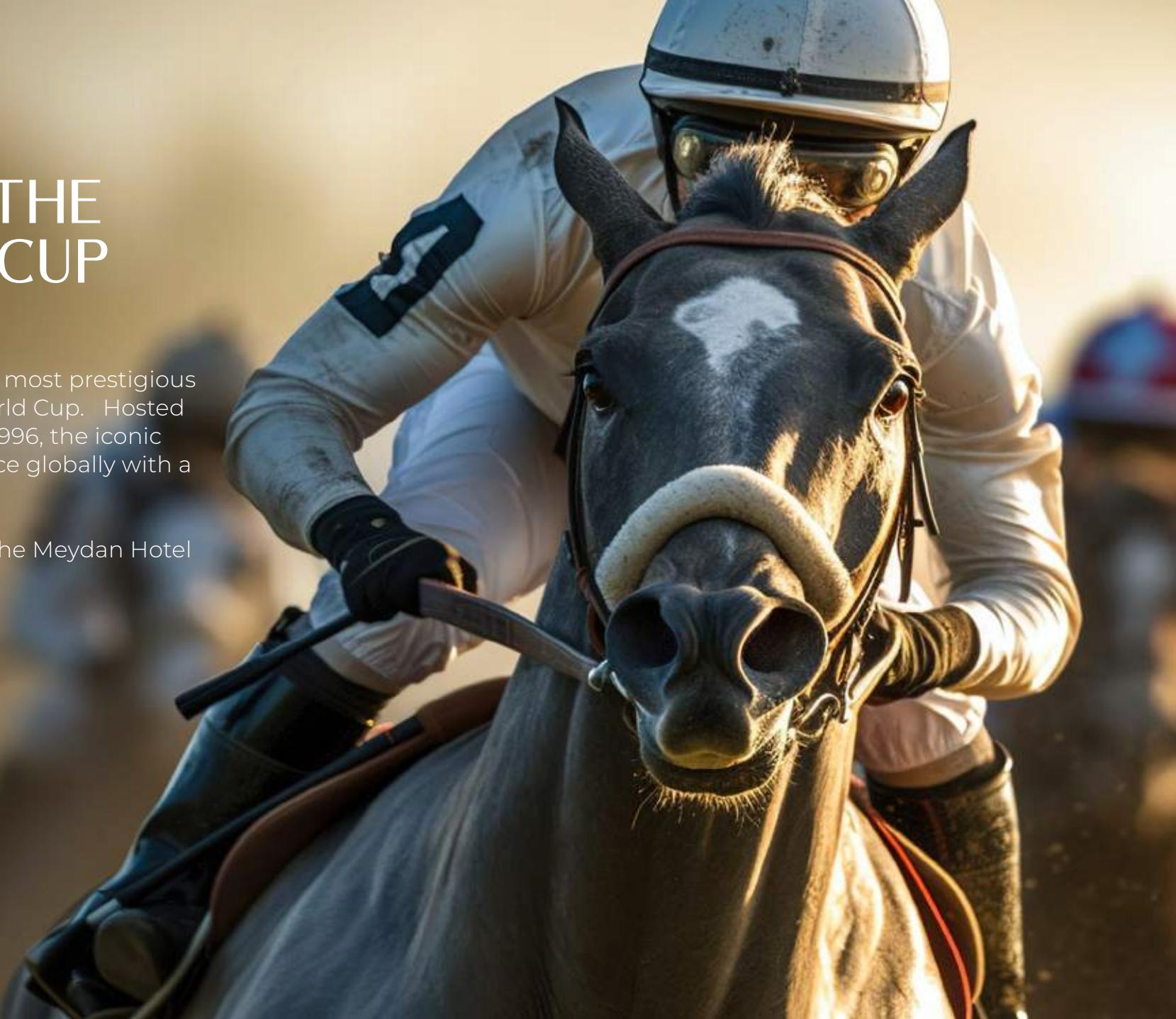
LANDMARKS	MINUTES
1 Palm Jebel Al	35
2 Bluewaters Islandi	20
3 Palm Jumeirah	25
4 Burj Al Arab	30
5 Kite Beach	25
6 Downtown/Burj Khalifa/Dubai Mall	15
7 DIFC	20
8 Dubai Festival City Mall	20
9 Dubai International Airport	20
10 Dubai Hills Mall	20
11 Mall of the Emirates	20
12 Expo City	25
13 Al Maktoum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



# 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 BLENHEIM

## 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*

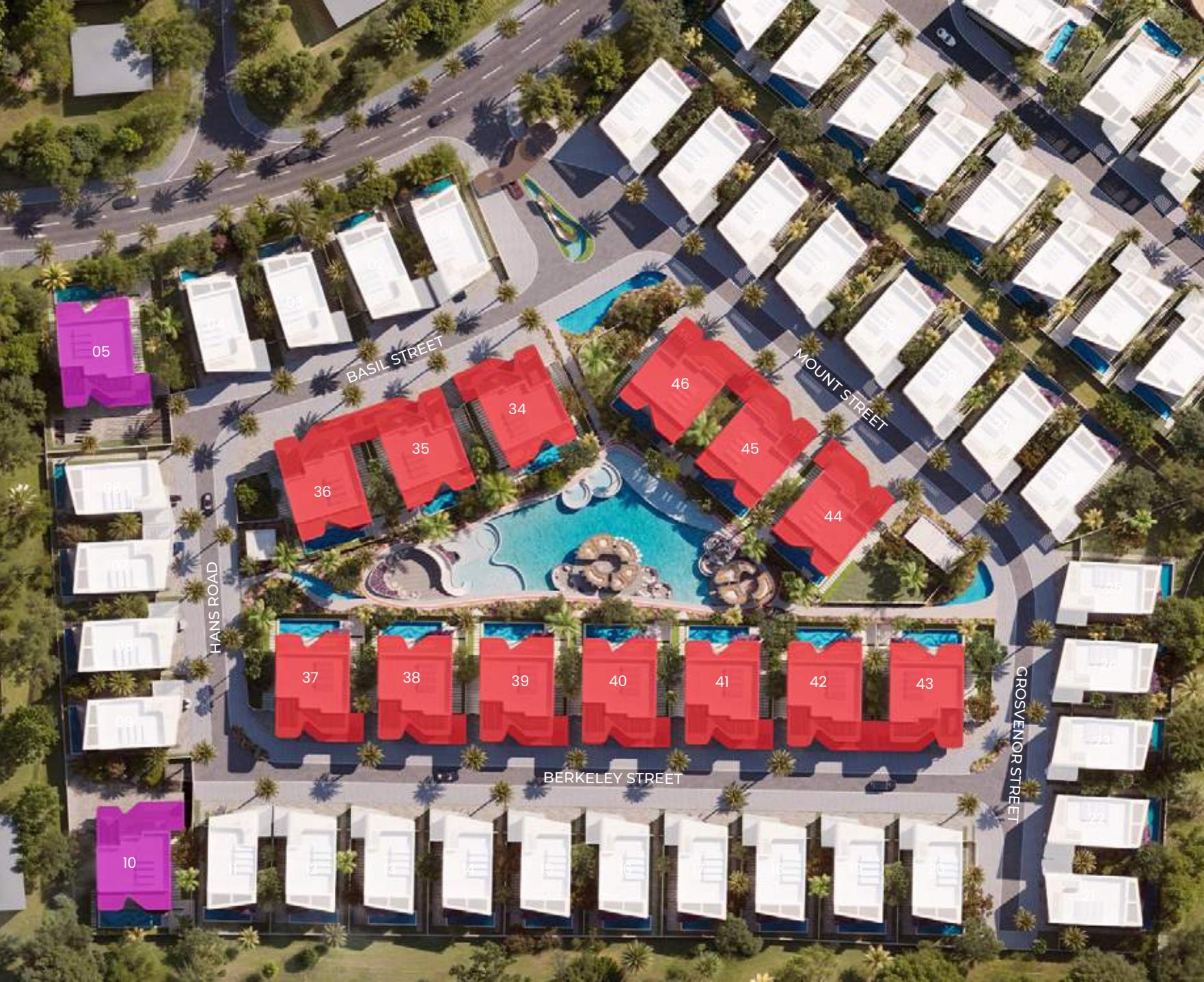


THE BLENHEIM SIGNATURE VILLA  
*Garden View*

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



## CLIMATE ADAPTABLE & SUSTAINABLE FEATURES



Waterfront  
wellness  
community



Biodiversity



Swimmable  
lagoon



Climate controlled  
outdoor shaded  
terrace



Karesansui  
balcony garden



Smart home  
system



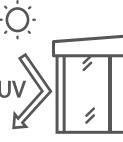
EV charging  
facilities



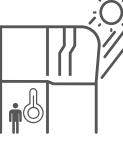
Solar water  
heater



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



OFFICIAL PARTNER OF  
**AFC BOURNEMOUTH**  
PREMIER LEAGUE





# KNIGHTSBRIDGE

WATERFRONT WELLNESS

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LEOS