

WEYBRIDGE GARDENS

F I V E

LEGACY EDITION



LEOS



DUBAI'S PETAL PARADISE

Weybridge Gardens 5 redefines upscaled living in Dubailand with its petal-inspired architecture, seamlessly blending organic sophistication with contemporary grandeur. Drawing inspiration from Tuscany's celebrated hot springs, boasting an expansive infinity sky pool, cascading jacuzzis, and an array of world-class amenities. Comprising exclusive residences, each home features a private pool, epitomising an unparalleled, refined lifestyle.



SKYLINE BLOOM

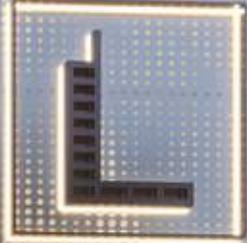


BLOSSOM OF BRILLIANCE

Inspired by nature, Weybridge Gardens 5 celebrates blooming through its organic, petal-inspired design. The geometric façade mirrors natural forms, accentuated by subtle lighting that unites interior and exterior. Columnar structures and curved balconies symbolise growth, harmoniously blending with lush greenery. The 'Rebirth' rooftop, inspired by water and wood, creates a tranquil oasis with wellness facilities and stunning infinity sky pool.






LEOS

**WEYBRIDGE
GARDENS
FIVE**

ARRIVE IN STYLE
Modern Elegance, Warm Welcome

YOUR HOME IN DUBAILAND

Dubailand, spanning three million square feet, is a vibrant centre of residential communities, attractions and verdant spaces. Boasting theme parks, shopping centres and a prime location near major landmarks, it presents a dynamic lifestyle alongside exceptional investment opportunities, offering high returns and notable capital appreciation.



STRATEGIC LOCATION



Weybridge Gardens 5 enjoys a prime location with excellent accessibility to Dubai's major highways, E311 and E611, offering seamless connections to key destinations such as Downtown Dubai, Dubai Marina, and both city airports.

With the addition of the new metro line, residents benefit from effortless connectivity to Dubai's prime locations, making Dubailand a top choice for modern urban living.

LOCATION MAP

1. AL HABTOOR POLO RESORT

10 minutes

2. IMG WORLDS OF ADVENTURE

12 minutes

3. GLOBAL VILLAGE

14 minutes

4. DUBAI INTERNATIONAL AIRPORT

22 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

10. DWC AIRPORT

28 minutes

11. BURJ AL ARAB / JUMEIRAH

30 minutes

12. DUBAI MARINA

32 minutes

13. THE PALM JUMEIRAH

33 minutes





MODERN DESIGN EXPERIENCE



WARM AND INVITING
Tones in the Lobby

A woman with long, dark hair is captured in a dynamic, flowing pose, wearing a light-colored, possibly white or pale blue, dress that billows around her. The background is a soft, light blue gradient. The entire image is overlaid with a semi-transparent teal or cyan filter. The text "VIBRANT LIVING LIFESTYLE" is centered in a white, serif font.

VIBRANT
LIVING
LIFESTYLE



WEYBRIDGE
GARDENS
FIVE

BRITISH-INSPIRED
Grandeur



WEYBR
GARD

REFINED INTERIORS



A WORLD OF
AMENITIES

GROUND FLOOR AMENITIES

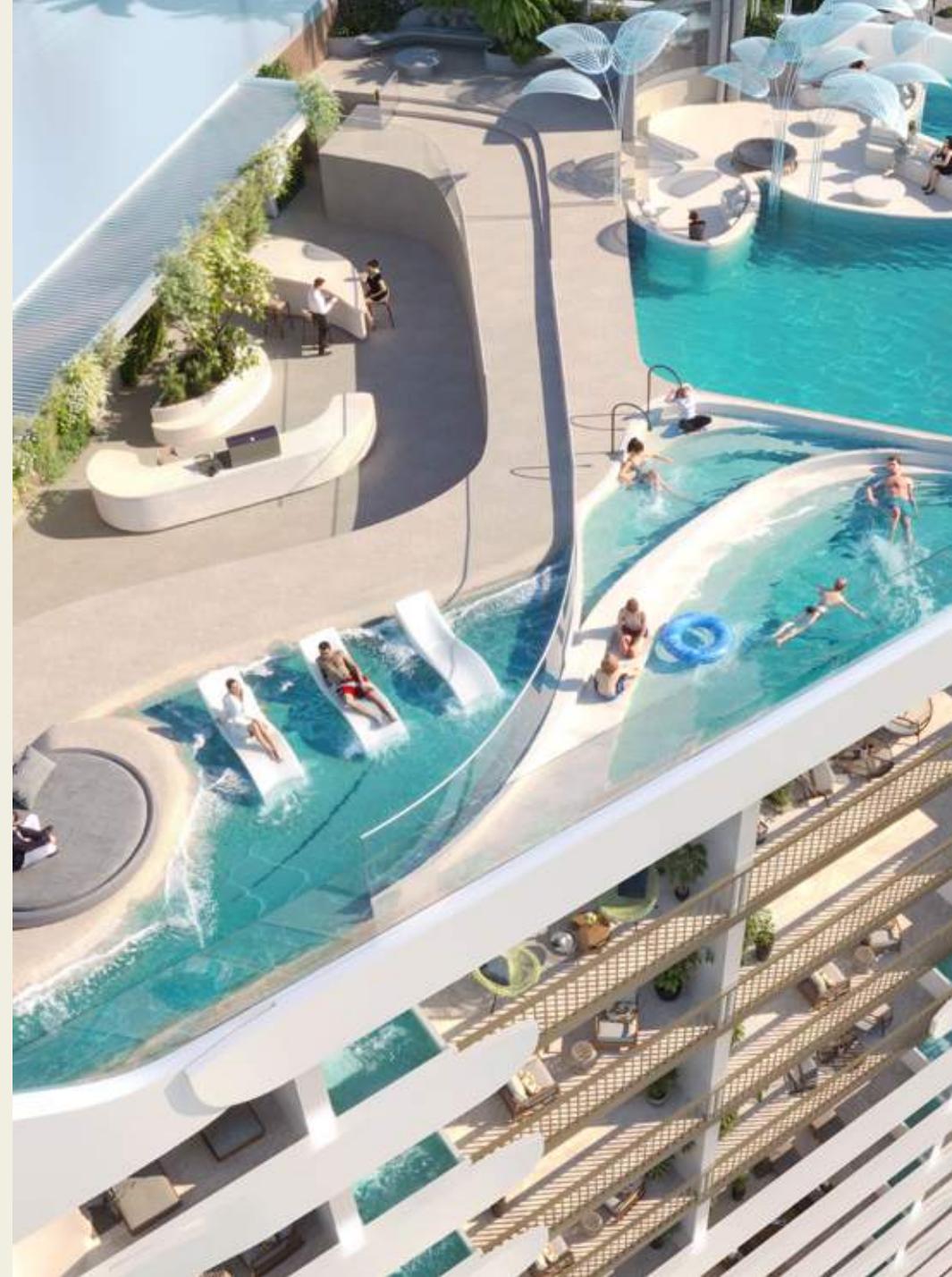


ROOFTOP AMENITIES



SIGNATURE AMENITIES

1. Infinity rooftop pool
2. A Tuscany-inspired cascading jacuzzi
3. Sunbathing lounge with round outdoor daybeds
4. Baja shelf with in-water sunbeds
5. Outdoor shower areas
6. Outdoor seating areas
7. Sunken pool loungers
8. An outdoor cinema
9. A BBQ area
10. A pizzeria
11. Fully equipped gym
12. Changing rooms
13. Saunas and steam rooms
14. LEOS Dance Studio
15. LEOS Boxing Academy
16. Private parking
17. A lobby
18. A co-working space
19. A lounge area





MODERN FITNESS STUDIO
With Sleek Design



SPACIOUS GYM
With a Motivating Atmosphere



ORGANIZED AND STYLISH
Changing Room Layout

A DISTINCT
NARRATIVE
AND DESIGN
ETHOS





TUSCANY'S
Cascading Jacuzzi





INFINITY ROOFTOP OASIS

Weybridge Gardens 5 boasts an exclusive infinity rooftop and cascading jacuzzi, inspired by the tranquillity of Tuscany's hot springs.

With sweeping, unobstructed views and breathtaking sunsets, this serene retreat crowns the residence, offering a perfect blend of elegance and natural beauty.



INFINITY POOL WITH
Panoramic Vistas



INFINITY ROOFTOP POOL



Sunken Pool Loungers and
OUTDOOR CINEMA



REFRESHING
Poolside Shower



BBQ AREA & PIZZERIA

COMFORT AND RELAXATION



Elegant home design creates spaces that seamlessly combine sophistication, functionality, and timeless beauty.

It emphasizes balance, harmony, and understated luxury, with every detail thoughtfully curated for both aesthetics and comfort. This approach prioritizes refined materials, cohesive design, and practical layouts that enhance daily living.



NATURE INSPIRED
INTERIORS



SPACIOUS
MASTER BEDROOM



KITCHENS



Warm and Calming
BATHROOMS



SUNLIT LIVING SPACE
With Premium Furnishings



Sophisticated Design with
BESPOKE DETAILS



A SEAMLESS BLEND
of Style and Comfort



CONTEMPORARY
Elegance with Timeless Appeal

The background is a solid teal color with a faint, repeating pattern of large, stylized flowers. The flowers are rendered in a lighter shade of teal, creating a subtle texture. The text is centered horizontally and vertically.

FLOOR LEVELS



LEVELS 1 - 12

TYPICAL FLOOR UNITS

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

DISCLAIMER

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. The final built-up areas may vary from the official measurements issued by the 3rd party survey company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

The background of the image features several faded, light green ginkgo leaves scattered across a pale, off-white surface. The leaves are semi-transparent and have a fan-like shape with distinct veins radiating from the base. One large leaf is positioned in the lower-left quadrant, while others are smaller and more delicately placed in the upper-left, upper-center, and lower-right areas.

FLOOR PLANS



STUDIO
APARTMENTS

STUDIO

UNIT 02 | TYPICAL UNIT TYPE 1A

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

476.41 sq.ft.
44.26 sq.m.

TOTAL INTERNAL AREA

370.92 sq.ft.
34.46 sq.m.

TOTAL EXTERNAL AREA

105.49 sq.ft.
9.80 sq.m.



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STUDIO

UNIT 07 | TYPICAL UNIT TYPE 1B

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

462.20 sq.ft.

42.94 sq.m.

TOTAL INTERNAL AREA

371.03 sq.ft.

34.47 sq.m.

TOTAL EXTERNAL AREA

91.17 sq.ft.

8.47 sq.m.



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1 BEDROOM APARTMENTS

1 BEDROOM

UNIT 01 | TYPICAL UNIT TYPE 01

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

851.21 sq.ft.

79.08 sq.m.

TOTAL INTERNAL AREA

660.15 sq.ft.

61.33 sq.m.

TOTAL EXTERNAL AREA

191.06 sq.ft.

17.75 sq.m.



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1 BEDROOM

UNIT 10 | TYPICAL UNIT TYPE 02

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

945.93 sq.ft.
87.88 sq.m.

TOTAL INTERNAL AREA

691.37 sq.ft.
64.23 sq.m.

TOTAL EXTERNAL AREA

254.57 sq.ft.
23.65 sq.m.



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1 BEDROOM

UNIT 11 | TYPICAL UNIT TYPE 03

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

882.43 sq.ft.
81.98 sq.m.

TOTAL INTERNAL AREA

707.94 sq.ft.
65.77 sq.m.

TOTAL EXTERNAL AREA

174.48 sq.ft.
16.21 sq.m.



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2 BEDROOM APARTMENTS

2 BEDROOM

UNIT 12 | TYPICAL UNIT TYPE 01

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

1,150.66 sq.ft.
106.90 sq.m.

TOTAL INTERNAL AREA

924.40 sq.ft.
85.88 sq.m.

TOTAL EXTERNAL AREA

226.26 sq.ft.
21.02 sq.m.



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2 BEDROOM

UNIT 14 | TYPICAL UNIT TYPE 02

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

1,246.89 sq.ft.
115.84 sq.m.

TOTAL INTERNAL AREA

969.18 sq.ft.
90.04 sq.m.

TOTAL EXTERNAL AREA

277.71 sq.ft.
25.80 sq.m.



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3 BEDROOM APARTMENTS

3 BEDROOM

UNIT 03 | TYPICAL UNIT TYPE 01

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

1,474.98 sq.ft.
137.03 sq.m.

TOTAL INTERNAL AREA

954.11 sq.ft.
88.64 sq.m.

TOTAL EXTERNAL AREA

520.87 sq.ft.
48.39 sq.m.



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3 BEDROOM

UNIT 06 | TYPICAL UNIT TYPE 02

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

1,480.36 sq.ft.
137.53 sq.m.

TOTAL INTERNAL AREA

920.85 sq.ft.
85.55 sq.m.

TOTAL EXTERNAL AREA

559.51 sq.ft.
51.98 sq.m.



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3 BEDROOM

UNIT 13 | TYPICAL UNIT TYPE 03

LEVELS 1 - 12
FLOOR PLATE



TOTAL AREA

1,556.14 sq.ft.
144.57 sq.m.

TOTAL INTERNAL AREA

968.21 sq.ft.
89.95 sq.m.

TOTAL EXTERNAL AREA

587.92 sq.ft.
54.62 sq.m.



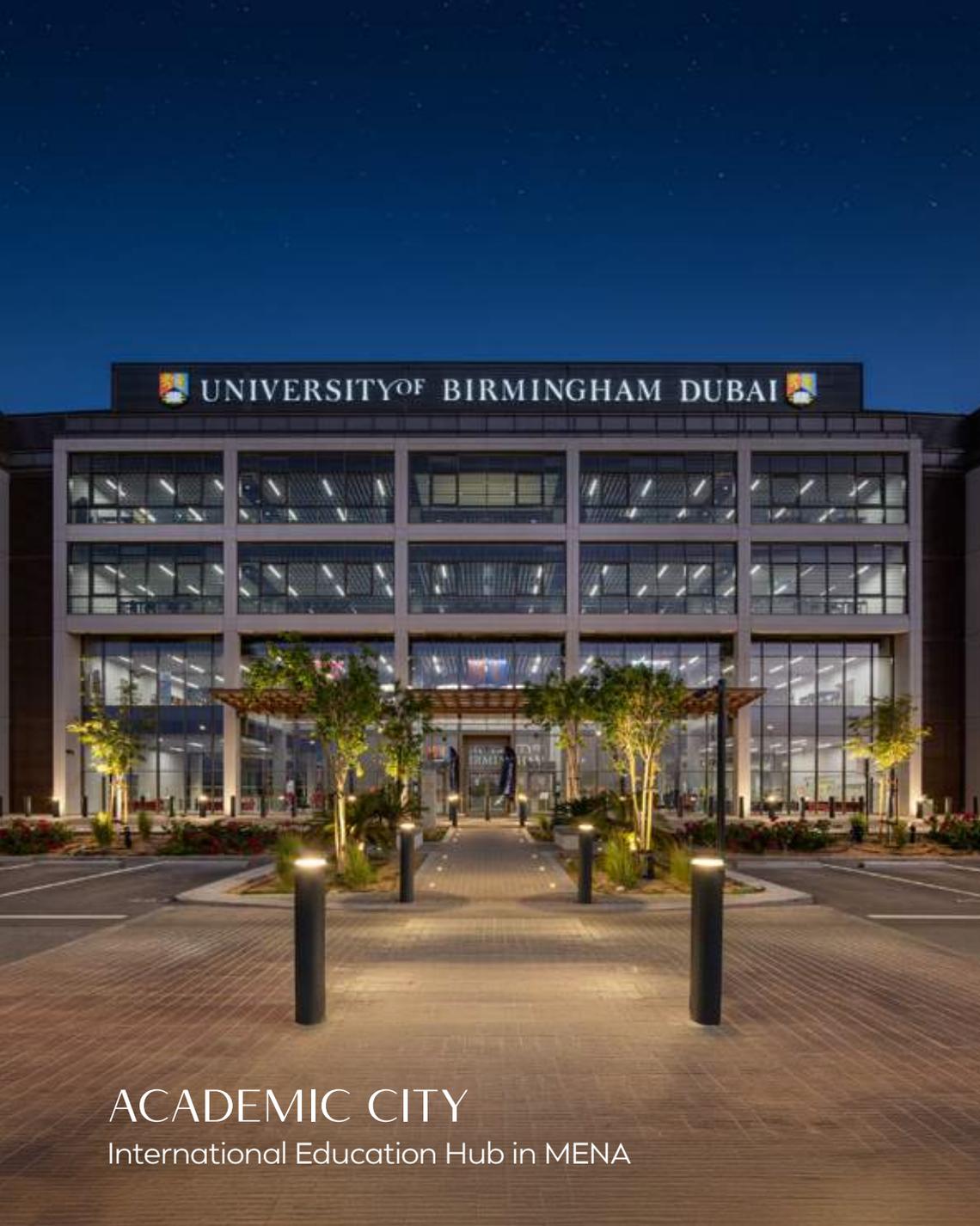
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COMMUNITY
ATTRACTIONS





IMG WORLDS OF ADVENTURE

12 minutes from Weybridge Gardens 5



AL HABTOOR POLO RESORT

12 minutes from Weybridge Gardens 5



GLOBAL VILLAGE

14 minutes from Weybridge Gardens 5



DESIGNED BY
LUD STUDIOS

Weybridge Gardens 5, 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.

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.





INTERNATIONAL AWARDS

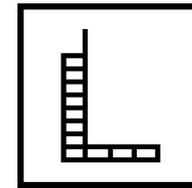
Established in 2013, LEOS is a renowned luxury property developer with a strong presence in the UK, the UAE and internationally. LEOS is committed to defining the art of living through high-level and innovative design, architecture and development. Experts in residential, commercial and mixed-use real 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.

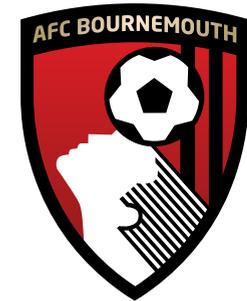


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INTERNATIONAL



OFFICIAL PARTNER OF
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WEYBRIDGE GARDENS

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