MEYDAN DISTRICT 11
VERSION 01

LEOS
INTERNATIONAL

OFFICIAL PARTNER OF
AFC BOURNEMOUTH

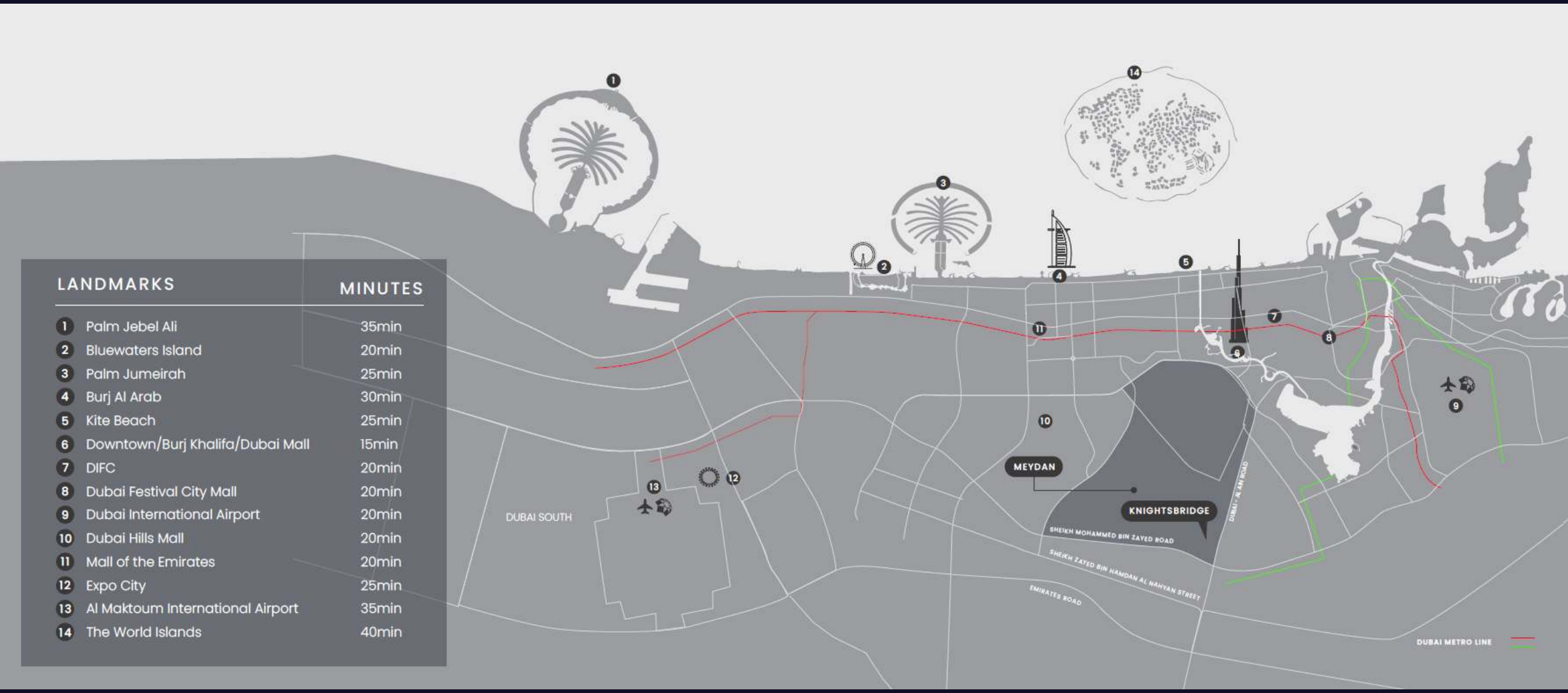
KNIGHTSBRIDGE

DUBAI'S FIRST CLIMATE-ADAPTIVE WELLNESS COMMUNITY

MEYDAN DISTRICT 11

LEOS

DUBAI MAP



LANDMARKS	MINUTES
1 Palm Jebel Ali	35min
2 Bluewaters Island	20min
3 Palm Jumeirah	25min
4 Burj Al Arab	30min
5 Kite Beach	25min
6 Downtown/Burj Khalifa/Dubai Mall	15min
7 DIFC	20min
8 Dubai Festival City Mall	20min
9 Dubai International Airport	20min
10 Dubai Hills Mall	20min
11 Mall of the Emirates	20min
12 Expo City	25min
13 Al Maktoum International Airport	35min
14 The World Islands	40min

MEYDAN DISTRICT 11

Strategically located at the heart of Meydan District 11, Knightsbridge is just a 3-minute walk from the swimmable lagoon.

Offering all the wellness your family needs, this prime location provides direct access to Dubai’s main highways E66 & 311, ensuring you're away from the hustle and bustle of the city yet easily connected to everything.



“We are called to be architects of the future, not its victims”

-BUCKMINSTER FULLER



Richard Buckminster Fuller

DUBAI'S FIRST CLIMATE ADAPTIVE WELLNESS COMMUNITY

Knightsbridge, Dubai’s first climate-adaptive wellness community. This groundbreaking development redefines luxury living by seamlessly integrating the latest British architectural design with pioneering environmental technology.

As an innovator in climate-responsive design, Knightsbridge offers an unparalleled lifestyle that harmonizes comfort and eco-consciousness.

Discover a new era of world-class wellness where every element is crafted to enhance well-being while adapting to Dubai's unique climate.



WELCOME TO KNIGHTSBRIDGE

Your own exclusive boutique oasis at Knightsbridge, inspired by British architectural style, is a haven of luxury and natural beauty offering meticulously designed waterfront villas and townhouses.

Crystal-clear waters flow through lush green areas and open skies, illuminating everything it touches. This haven, focused on your well-being, lets your stress melt away in unparalleled elegance.

Indulge in Dubai’s first climate-adaptive wellness community, where innovative design meets sustainable living for an exceptional lifestyle.



BRITISH ARCHITECTURAL INSPIRARTION

Dubai's newest architectural masterpiece, where classic British heritage meets modern elegance.

Inspired by traditional British architecture, it features Bay-view popped out windows for abundant natural light and curvy lines for optimal climate control.

With a blend of yellow stone and metal cladding reflecting the surrounding nature, the design harmonizes old British charm with contemporary style.

Knightsbridge boasts smart home AI technology and wellness-focused amenities, offering a luxurious living experience that beautifully combines tradition with innovation.













BRITISH ARCHITECTURAL CONCEPT

A unique blend of British heritage and modern design.

Distinguished homes featuring wave-like lines echoing nearby waters, with bay windows that enhance natural light and add contemporary British flair.

This reinvention of climate-adaptive mansion living in Dubai reflects British architectural heritage and innovative design, creating a brand-new luxurious waterfront haven.



6 MAIN WELLNESS PILLARS



WELLNESS REAL-ESTATE

Wellness and Health real estate was a $134 billion industry in 2017, growing by 6.4% annually since 2015. It is projected to reach $220 billion by 2025.

Wellness Premium: Buyers have demonstrated that they are willing to pay price premiums averaging **20% – 30%** for healthier built environments.

The global pipeline of wellness lifestyle real estate projects is constantly growing: There are over 740 wellness developments across 34 countries and this number is growing every day.



SOPHISTICATED COMMUNITY AMENITIES

Dubai’s First Climate Adaptive Community



Regenerative Sustainable Lagoon



Waterfront Wellness Community



Swimmable Lagoon



Stargazing



Re-Oxygenating Waterfall



The Serpentine



Japanese Rapha Yoga



Outdoor Cinema



Running Track



EXQUISITE UNIT PRIVATE AMENITIES

Distinctive British Design



Fresh Harvest Garden



Fully Smart Home



AI Security Automation



Elevated triple-height ceiling



BBQ AREA



Private pool



Private elevator



Private wellness space



Private cinema



Private Jacuzzi



UNIT TYPES

- 4 BEDROOM TOWNHOUSE A1 – MIDDLE
  27 units
- 4 BEDROOM TOWNHOUSE A2/A3 – CORNER
  16 units
- 5 BEDROOM VILLA TYPE A – STAND ALONE
  18 units
- 6 BEDROOM VILLA TYPE B – STAND ALONE
  5 units



6 BEDROOM SIGNATURE VILLA



FRONT VIEW


GARDEN VIEW

6 BEDROOM
SIGNATURE VILLA





Ground Floor



First Floor



Second Floor

6 BEDROOM VILLA FEATURES



Triple Height Grand Entrance



Fresh Harvest Garden



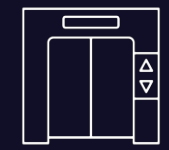
Dedicated Wellness Area



Private Temperature Controlled Pool



TAKIBI fire pit



Spacious Private elevator



Blockbuster Private Cinema



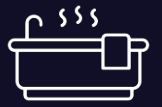
Chef Kitchen



Open Kitchen



Walk-in Closet



Private Indoor Jacuzzi



Climate Controlled Outdoor Shaded Terrace



Karesansui Balcony Garden



Maid & Driver Rooms & Bathrooms



Smart Home System



Smart Irrigation System



AI Security Automation

6 BEDROOM VILLA DETAILS

Number of Bedrooms: 6

Total Number of Units: 5

Plot Area Ranges: 7,131 – 8,717 sq.ft

Estimated NSA: 7,263 sq.ft

Parking Spots: 4

5 BEDROOM STAND ALONE VILLA



FRONT VIEW


GARDEN VIEW

5 BEDROOM
STAND ALONE VILLA





Ground Floor



First Floor



Second Floor

5 BEDROOM VILLA FEATURES



Double Height Grand Entrance



Fresh Harvest Garden



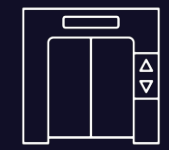
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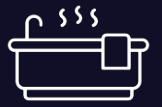
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AI Security Automation

5 BEDROOM VILLA DETAILS

Number of Bedrooms: 5

Total Number of Units: 18

Estimated NSA: 5,657 sq.ft

Plot Area Ranges: 4,478 – 7,722 sq.ft

Parking Spots: 3

4 BEDROOM TOWNHOUSE



FRONT VIEW


GARDEN VIEW

4 BEDROOM TOWNHOUSE





Ground Floor



First Floor



Second Floor

4 BEDROOM TOWNHOOUSE FEATURES



Fresh Harvest Garden



Smart Home System



Private Temperature Controlled Pool



Private elevator



Karesansui Balcony Garden



Open Kitchen



Walk-in Closet



Climate Controlled Outdoor Shaded Terrace



Maid Room & Bathroom



Smart Irrigation System



AI Security Automation

4 BEDROOM TOWNHOUSE DETAILS

Number of Bedrooms: 4

Total Number of Units: 43

Estimated NSA: 3,971 - 3,939 sq.ft

Plot Area Ranges: 1,853 – 1,898 sq.ft

Parking Spots: 2

BRITISH HERITAGE & NATURE-INSPIRED INTERIORS

Knightsbridge interiors are masterfully crafted from natural materials, seamlessly integrating with the surrounding lush greenery and tranquil water elements to evoke an unparalleled sense of relaxation and serenity.

Featuring premium biodegradable materials and exquisite design, these interiors offer an exclusive living experience that harmonizes effortlessly with the natural environment.




MASTER BEDROOM


MASTER BEDROOM


KITCHEN



KITCHEN



LIVING ROOM



DINING ROOM


PRIVATE POOL

WORLD-CLASS AMENITIES

THE SERPENTINE




JAPANESE RAPHA YOGA DECK



RE-OXYGENATING WATERFALL PAVILION



OFFICIAL PARTNER OF

AFC BOURNEMOUTH