

# WEYBRIDGE GARDENS<sub>4</sub>

KENSINGTON EDITION



LEOS



# A SYMPHONY OF PETALS AND LUXURY

Weybridge Gardens 4 transforms luxury living in Dubai with its petal-inspired design, blending organic elegance with modern opulence. Inspired by Tuscany's famed hot springs, it features an infinity sky beach, cascading jacuzzis, and world-class amenities, offering 294 exclusive residences, including sky villas.

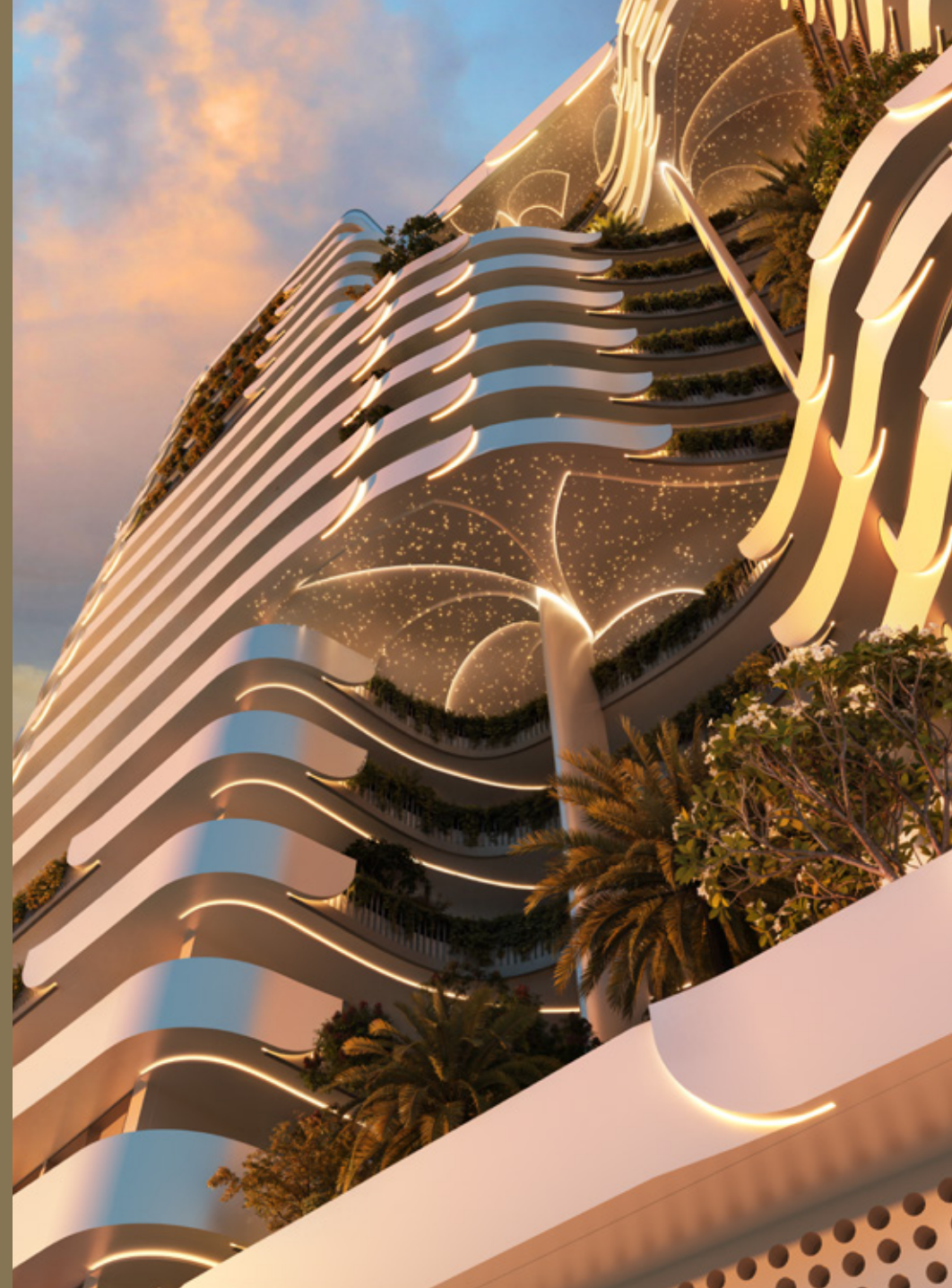
All units includes private pools, for a truly sophisticated lifestyle.



# A BLOOMING SYMPHONY

# BEGINNING OF THE BLOOM

Inspired by nature, Weybridge Gardens 4 embodies the theme of blooming with organic, petal-inspired architecture. Its geometric facade reflects biological forms, while integrated lighting along the petal edges enhances its elegance, seamlessly blending exterior and interior. The Building's columnar structures and curved balconies symbolize growth and vitality, seamlessly blending with greenery to reflect nature's harmony. The rooftop, "Rebirth," draws inspiration from water and wood, offering a serene oasis with wellness amenities and breathtaking urban beach views.





ARRIVE IN STYLE  
Modern Elegance, Warm Welcome



# YOUR HOME IN DUBAILAND

Dubailand, spanning three million square feet, is a vibrant hub of residential communities, attractions, and green spaces. With theme parks, malls, and a prime location near major landmarks, it offers a dynamic lifestyle and excellent investment opportunities with high return on investment and capital appreciation.



# STRATEGIC LOCATION

Weybridge Gardens 4 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 in a flowing white dress is shown from the waist up, looking upwards and to the left. The dress is voluminous and has many folds, creating a sense of movement. The background is a solid light gray. The text 'VIBRANT LIVING LIFESTYLE' is overlaid in the center in a white serif font.

VIBRANT  
LIVING  
LIFESTYLE



WEYBRIDGE  
GARDENS 4

BRITISH-INSPIRED  
Grandeur



WEYB  
GARD

REFINED INTERIORS

A WORLD OF  
AMENITIES



## GROUND FLOOR AMENITIES



## ROOFTOP AMENITIES



# SIGNATURE AMENITIES

1. Infinity rooftop pool
2. Sky beach
3. A Tuscany-inspired cascading jacuzzi
4. Sunbathing lounge with round outdoor daybeds
5. Baja shelf with in-water sunbeds
6. Outdoor shower areas
7. Outdoor seating areas
8. Sunken pool loungers
9. An outdoor cinema
10. A BBQ area
11. A pizzeria
12. A zen garden style yoga deck
13. Fully equipped gym
14. Changing rooms
15. Saunas and steam rooms
16. LEOS Dance Studio
17. LEOS Boxing Academy
18. Private parking
19. A lobby
20. A co-working space
21. 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





# ROOFTOP LIVING REDEFINED

Weybridge Gardens 4 features an exclusive sky beach and cascading jacuzzi, inspired by the tranquillity of Tuscany's hot springs. With sweeping open views and breathtaking sunsets, this serene retreat crowns the residence, offering a perfect blend of elegance and natural beauty.



SKY BEACH WITH  
Panoramic Vistas



REFRESHING  
Poolside Shower



Bar Lounge and  
**OUTDOOR CINEMA**



ZEN YOGA DECK



# COMFORT AND AESTHETICS

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.



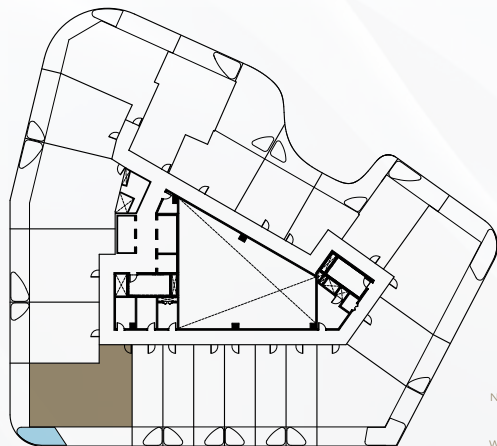
PRIVATE POOLS,  
Endless Views



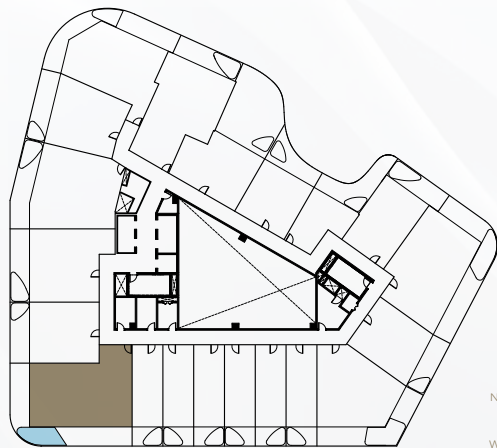
# EXCLUSIVE 4 BEDROOM SKY VILLAS

For the first time ever, LEOS Developments introduces 30 exclusive 4-bedroom sky villas, each a masterpiece of luxury living. These exceptional residences feature expansive layouts, private pools, breathtaking skyline views, spa-like bathrooms, and bespoke interiors with premium finishes, offering an unparalleled standard of sophistication.

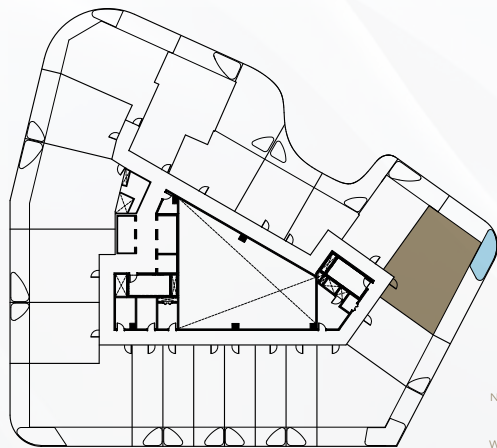
# 4 BEDROOM SKY VILLAS TYPE 1



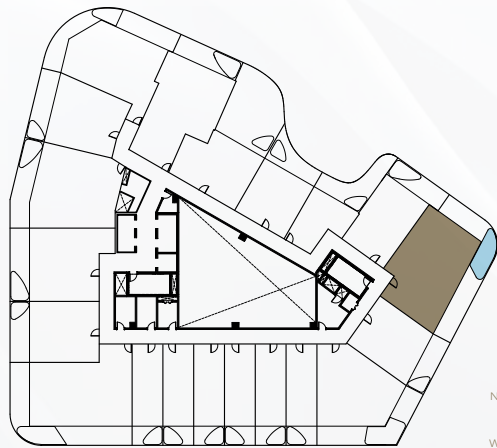
# 4 BEDROOM SKY VILLAS TYPE 1



# 4 BEDROOM SKY VILLAS TYPE 2



# 4 BEDROOM SKY VILLAS TYPE 2





# 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



# COMMUNITY ATTRACTIONS



ACADEMIC CITY

International Education Hub in MENA





IMG WORLDS OF ADVENTURE

12 minutes from Weybridge Gardens 4



AL HABTOOR POLO RESORT  
12 minutes from Weybridge Gardens 4



GLOBAL VILLAGE  
14 minutes from Weybridge Gardens 4



Weybridge Gardens 4, 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

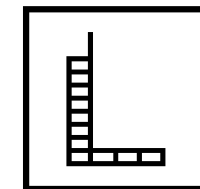
Established in 2013, LEOS is a renowned luxury property developer with a strong presence in the UK, the UAE and internationally. LEOS is committed to defining the art of living through high-level and innovative design, architecture and development. Experts in residential, commercial and mixed-use real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



### 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.



**LEOS**  
INTERNATIONAL



OFFICIAL PARTNER OF  
**AFC BOURNEMOUTH**  
PREMIER LEAGUE

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