



KNIGHTSBRIDGE

PHASE 2

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE  
WELLNESS COMMUNITY



LEOS





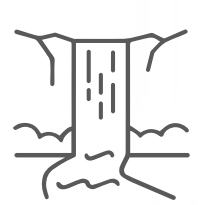



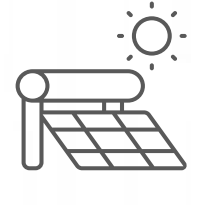

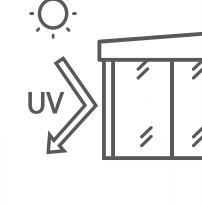
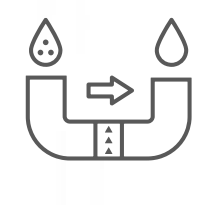


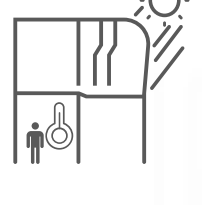

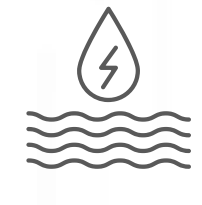







# KNIGHTSBRIDGE

Dubai’s first climate-adaptive wellness community, where British architectural elegance meets cutting-edge environmental technology and biodegradable interiors. This innovative development offers meticulously designed waterfront townhouses and villas, surrounded by crystal-clear waters and lush greenery.

Enjoy a serene, eco-conscious lifestyle that enhances well-being and melts away stress, redefining luxury living with sustainable comfort in mind. Indulge in the unmatched elegance of Knightsbridge, where innovative design harmonises with nature for an unparalleled experience.

## FEATURES AND AMENITIES

 <p>Waterfront wellness community</p>	 <p>Biodiversity</p>	 <p>Re-oxygenating water features</p>	 <p>Climate controlled outdoor shaded terrace</p>	 <p>Karesansui Balcony garden</p>
 <p>EV charging facilities</p>	 <p>Solar water heater</p>	 <p>Energy efficient LED lighting</p>	 <p>UV-proof double glazing</p>	 <p>Chemical treatment and filtration for lake water</p>
 <p>Smart irrigation system</p>	 <p>Shaded parking spaces</p>	 <p>Self-shading building facade</p>	 <p>Maximise green spaces</p>	 <p>Energy &amp; water efficiency</p>
 <p>Smart home system</p>	 <p>Insulated building envelope</p>	 <p>Waterproofing With 10 Years Warranty</p>	 <p>Beverage Chiller</p>	 <p>Enhanced Drainage System</p>



# UNIT TYPES

## THE CHATSWORTH

5 BEDROOMS VILLA



## THE BLenheim

6 BEDROOMS SIGNATURE VILLA





# UNIT DETAILS

Units	Number of Units	Sellable Area Range	Plot Area Range	Ceiling Height	Pool Size	Starting Price
<b>THE CHATSWORTH</b> 5 Bedrooms Villa	31	6,005 sq.ft	4,304 - 6,761 sq.ft	3.2m	L: 9m W: 2.1m D: 1.2m	AED 13.8M
<b>THE BLENHEIM</b> 6 Bedrooms Signature Villa	15	9,007 sq.ft	6,329 - 9,527 sq.ft	3.2m	L: 14.5m W: 3.2m D: 1.2m	AED 21.6M



Payment Plan  
50% During Construction – 50% Upon Completion



Anticipated Completion  
Date Q2 – 2028

# STRATEGIC LOCATION

Nestled in the heart of District 11, Meydan, Knightsbridge is just a three-minute walk from a pristine swimmable lagoon, delivering a serene wellness experience for the whole family. This exclusive location offers direct connectivity to Dubai’s main E66 and E311 highways, providing an escape from the city’s hustle while keeping you effortlessly connected to premier destinations.

With swift access to Dubai’s top schools, recreational amenities, and lush green spaces, Knightsbridge harmoniously blends tranquil waterfront living with urban convenience. Home to 112 luxury townhouses and villas, this community embodies an ideal balance of peace, accessibility, and upscale living where luxury meets spacious serenity.



### 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. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying 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.



# INTERIORS

Knightsbridge interiors are masterfully crafted from natural materials, seamlessly integrating with the surrounding lush greenery & 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 harmonises effortlessly with the surrounding natural environment.

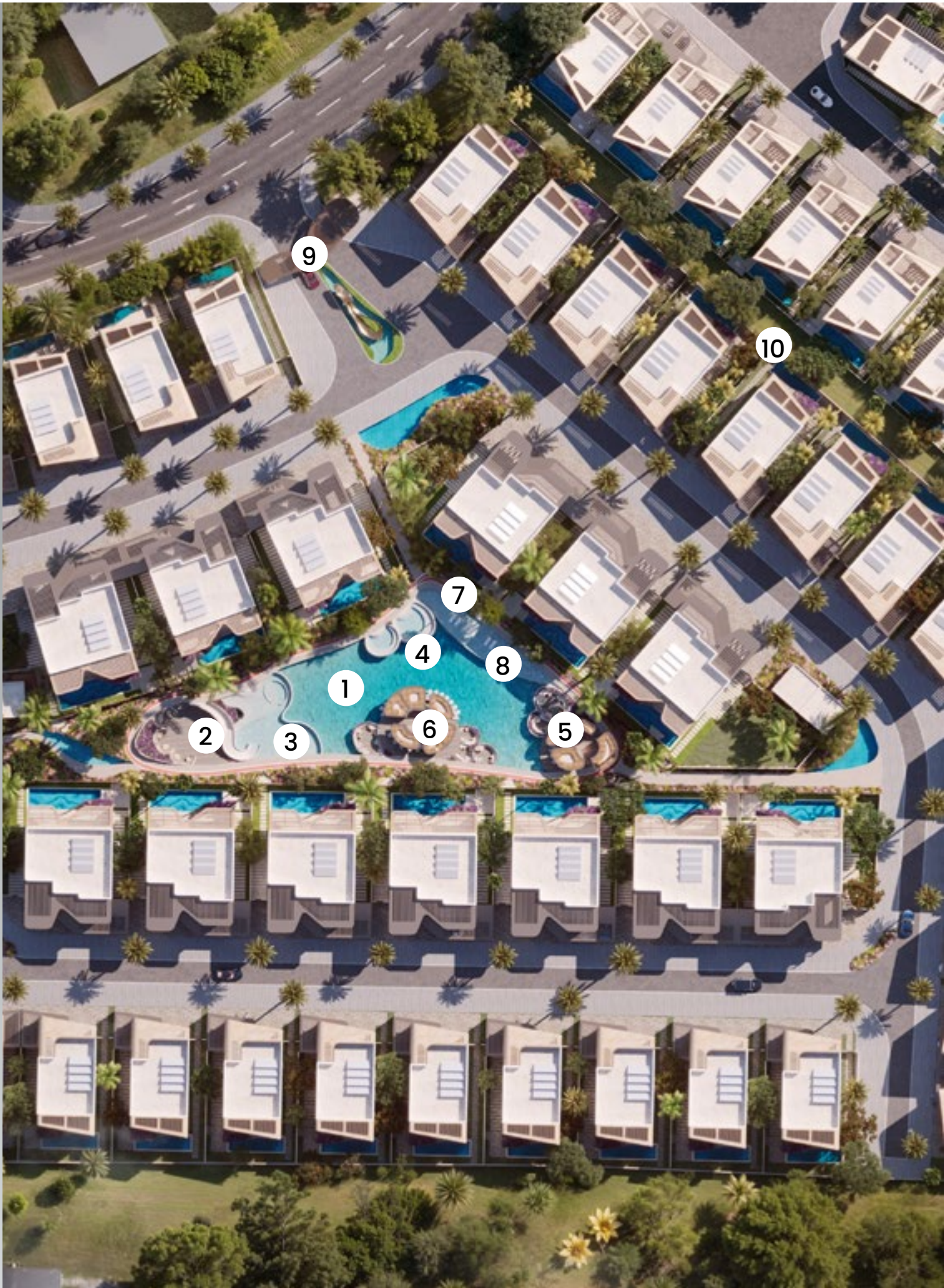




# AMENITIES

*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 Ripple Water Cafe
- 7 Jogging Track
- 8 Aqua Sunbeds
- 9 Community Entrance
- 10 Sikka Connects to Phase 1







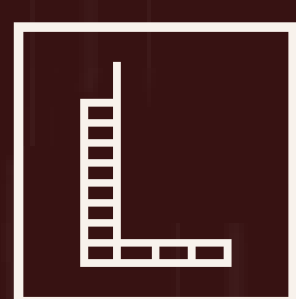
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