# KENSINGTON GARDENS

**ELEGANT CRYSTAL INTERIORS** 

GREENWOOD



DISCOVER A LIFESTYLE DEFINED BY CRYSTAL INSPIRED ELEGANCE



Kensington Gardens by LEOS Developments, where elegance meets sophistication, crafting an unparalleled lifestyle of luxury. Every home is meticulously designed with advanced British technology, integrating stunning crystal chandeliers and refined interior details that evoke sophistication at every turn.

### LEOS<sup>+\*</sup> DEVELOPMENTS DUBAI MAP

Welcome to **Kensington Gardens** by LEOS Developments, a leading British luxury property developer with a global presence, featuring prominent projects in the UK, UAE, and beyond.

Known for its world-class design and British architecture, LEOS Developments is currently developing six groundbreaking projects in Dubai's most prestigious areas, each focused on enhancing your family's wellbeing and crafted with top British quality and exquisite design.





### **KENSINGTON**<sup>+</sup> **GARDENS** REFINED ELEGANCE

Our homes feature exquisitely crafted crystal lighting fixtures, illuminating spaces with a radiant warmth and creating an atmosphere of timeless elegance. Strategically placed to maximize both style and ambiance, these crystals bring a luxurious sparkle to your living environment, transforming your home into a sanctuary of beauty and refinement. This thoughtful design ensures an elevated, luxurious lifestyle every day.



# STRATEGIC\*

Located in the heart of Dubai, Kensington Gardens is a serene community just 16 minutes from Downtown Dubai.

With direct access to main highways, including E311 and E611, as well as Dubai's new Blue Metro line.

Kensington Gardens offers effortless connectivity, placing you at the center of Dubai's city life while providing a serene retreat in a lush, peaceful environment.

Situated in Dubai's newest and greenest neighborhood, Greenwood. This community harmonises luxury living with nature, creating an idyllic setting for your family's wellbeing.

# GREENWOOD COMMUNITY

Dubai's newest and most promising neighborhood developed by Nakheel developments, spanning over 3.95 million square meters and thoughtfully designed for nature inspired, active family living.

At its heart lies a serene 99,000 square meter Central Park, providing a lush oasis within the development.

Greenwood boasts 460,000 square meters of open space, enhanced by 12.5 kilometers of jogging and cycling tracks, yoga and meditation parks, a dog park, children's play areas, and an outdoor gym.

The community is fully equipped with retail and dining outlets, supermarkets, private schools and kindergartens, as well as healthcare services and hospitals, all within a freehold development.







### WELCOME TO\* KENSINGTON GARDENS

Experience timeless British architecture at **Kensington Gardens**, a boutique community nestled within Dubai's newest green oasis, Greenwood.

Featuring 3, 4, and 5-bedroom townhouses, as well as luxurious 6 and 7-bedroom standalone villas, each home is thoughtfully designed with interiors that reflect elegance and refined luxury.

Blending refined British elegance with nature inspired living, Kensington Gardens offers verdant open spaces that foster wellbeing and tranquility.



### KENSINGTON GARDENS

#### CLUSTER MAP



**3 BEDROOMS TOWNHOUSE** MIDDLE UNIT 46 UNITS

3 BEDROOMS TOWNHOUSE CORNER & END UNIT 20 UNITS

4 BEDROOMS TOWNHOUSE MIDDLE UNIT 20 UNITS

4 BEDROOMS TOWNHOUSE CORNER & END UNIT 12 UNITS

5 BEDROOMS TOWNHOUSE MIDDLE UNIT 24 UNITS

> 5 BEDROOMS TOWNHOUSE CORNER & END UNIT 10 UNITS



6 BEDROOMS VILLA STANDALONE UNIT 24 UNITS

7 BEDROOMS VILLA STANDALONE UNIT 12 UNITS





### OPULENT<sup>+\*</sup> CRYSTAL ELEGANCE

#### Step into Kensington Gardens,

where luxury greets you the moment you enter. The crystal inspired interior design concept embodies the allure of Hollywood glamour, weaving together fantasy and elegance in a radiant tapestry of light and colour. At the heart of your home the grand crystal chandelier that cascades from towering floor-to-ceiling windows, allowing sunlight to dance through and reflect across the space. This interplay of light creates a vibrant ambiance, as colourful beams bounce off intricately designed glass features and wave-like lighting that evoke the gentle motion of water.

The magic of crystal elegance lies in its ability to transform a space, infusing it with a sense of wonder and luxury that captivates the senses and elevates everyday living into an extraordinary experience.

### KENSINGTON GARDENS



### 3 BEDROOM<sup>\*</sup> TOWNHOUSES

## **3 BEDROOM**



3 BEDROOMS TOWNHOUSE MIDDLE UNIT 46 UNITS

**3 BEDROOMS TOWNHOUSE** CORNER & END UNIT 20 UNITS



3 BEDROOMS - PLUS MAID TOWNHOUSE STREET VIEW

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#### 3 BEDROOMS TOWNHOUSE

#### FEATURES AND AMENITIES



**Crystal Interior** Elements



Hydroponic Vertical Garden

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Smart Home System



Green Roof



Envelope

& Bathroom

Insulated Building



Solar Water

Heating

Waterproofing With

10 Years Warranty





Enhanced Drainage System



Chiller



Rainwater Harvesting System

Beverage



EV Charging Facilities

= =0 F8 Maid's Room





Walk-In Closet







Total Number of Units

Plot Size Ranges

1,602 - 3,323 sq.ft

Saleable Area

2,720 - 2,7<u>66</u> sq.ft

Spaces





Pool

Provision







3 BEDROOMS \* TOWNHOUSE MIDDLE UNIT

**GROUND FLOOR** 

FIRST FLOOR









3 BEDROOMS \* TOWNHOUSE CORNER UNIT

**GROUND FLOOR** 

FIRST FLOOR









3 BEDROOMS \* TOWNHOUSE CORNER UNIT

**GROUND FLOOR** 

FIRST FLOOR

## 4 BEDROOM\* TOWNHOUSES

## **4 BEDROOM**

4 BEDROOMS TOWNHOUSE MIDDLE UNIT 20 UNITS

4 BEDROOMS TOWNHOUSE CORNER & END UNIT 12 UNITS





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4 BEDROOMS - PLUS MAID TOWNHOUSE FRONT VIEW





#### 4 BEDROOMS TOWNHOUSE

#### FEATURES AND AMENITIES



**Crystal Interior** Elements



Hydroponic Vertical Garden



Smart Home System







Solar Water Heating

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Provision

Enhanced Drainage System



Chiller

Rainwater Harvesting System



EV Charging Facilities



& Bathroom

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Maid's Room
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Waterproofing With 10 Years Warranty

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#### DETAILS







Plot Size Ranges

1,626 - 4,022 sq.ft

Saleable Area

3,089 - 3,151 sq.ft

Parking ' Spaces













4 BEDROOMS \* TOWNHOUSE MIDDLE UNIT

**GROUND FLOOR** 

FIRST FLOOR









4 BEDROOMS + TOWNHOUSE CORNER UNIT

**GROUND FLOOR** 

FIRST FLOOR







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4 BEDROOMS \* TOWNHOUSE CORNER UNIT

**GROUND FLOOR** 

FIRST FLOOR

## 5 BEDROOM\* TOWNHOUSES

## **5 BEDROOM**



5 BEDROOMS TOWNHOUSE MIDDLE UNIT 24 UNITS

5 BEDROOMS TOWNHOUSE CORNER & END UNIT 10 UNITS




5 BEDROOMS - PLUS MAID TOWNHOUSE FRONT VIEW





#### FEATURES AND AMENITIES



**Crystal Interior** Elements



Hydroponic Vertical Garden

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Smart Home System



Green Roof

Insulated Building Envelope







Pool

Provision



Enhanced Drainage System



Chiller

Rainwater Harvesting System



Energy Efficient LED Lighting

EV Charging Facilities



Maid's Room & Bathroom



10 Years Warranty

Solar Water

Heating

Waterproofing With



Closet

DETAILS





Total Number  $\frac{1}{54}$ 

Plot Size Ranges

1,860 - 4,129 sq.ft

Saleable Area

3,665 - 3,7<u>26</u> sq.ft





Walk-In











5 BEDROOMS \* TOWNHOUSE MIDDLE UNIT

SECOND FLOOR

FIRST FLOOR

**GROUND FLOOR** 









5 BEDROOMS \* TOWNHOUSE CORNER UNIT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR









5 BEDROOMS \* TOWNHOUSE CORNER UNIT

FIRST FLOOR

SECOND FLOOR

**GROUND FLOOR** 

# 6 BEDROOM\* VILLAS

# 6 BEDROOM \*



6 BEDROOMS VILLA STANDALONE UNIT 24 UNITS









#### FEATURES AND AMENITIES



**Crystal Interior** Elements



Hydroponic Vertical Garden



Smart Home System



Green Roof



Insulated Building Envelope



Solar Water

Heating





Enhanced Drainage System



Chiller

Rainwater Harvesting System



Beverage Energy Efficient LED Lighting

EV Charging Facilities



Maid's & Driver's Room & Bathroom







Private

Pool

Walk-In

Closet



Private Elevator

DETAILS





Total Number  $1^{+}$  24



4,374 sq.ft

Saleable Area



Parking 🍐 🔿 Spaces





10 Years Warranty



GROUND FLOOR





SECOND FLOOR

6 BEDROOMS

FIRST FLOOR

## 7 BEDROOM\* SIGNATURE VILLAS

# **7 BEDROOM**



7 BEDROOMS VILLA STANDALONE UNIT 12 UNITS





7 BEDROOMS - SIGNATURE VILLA FRONT VIEW





#### FEATURES AND AMENITIES



**Crystal Interior** Elements



Hydroponic Vertical Garden

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Smart Home System



Insulated Building Envelope



Solar Water

Heating

Waterproofing With

10 Years Warranty



Private

Pool



Drainage System



Rainwater Harvesting System

Beverage Chiller

Energy Efficient LED Lighting



Facilities

Maid's & Driver's Room & Bathroom











Private Elevator

#### DETAILS



17



Total Number :



5,273 sq.ft

Saleable Area



Parking Spaces



Walk-In Closet

Enhanced







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

7 BEDROOMS

SIGNATURE VILLA



# **INTERIORS** THE ALLURE OF CLASSIC BRITISH CRAFTSMANSHIP











#### VILLA MASTER BEDROOM & DRESSING ROOM

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# AMENITIES\*







#### HYDROPONIC<sup>+'</sup> VERTICAL GARDEN

Enjoy fresh herbs, vegetables, and greens right in your home. This space efficient concept provides year round access to homegrown produce, promoting a healthy lifestyle for your family. Embrace sustainable living and elevate your daily routine with this innovative addition.



SMART + HOMES

Experience the convenience of Smart Home features that seamlessly integrate into your living space. Control lighting, temperature, security systems, and automatic curtains effortlessly through your smartphone or voice commands. Enjoy enhanced comfort, energy efficiency, & peace of mind, all while embracing the future of modern living.



#### BEVERAGE<sup>+\*</sup> CHILLER

Indulge in the luxury of your own Beverage Chiller, designed to store and showcase your finest selections. With optimal temperature and humidity control, your beverages are perfectly preserved and ready for enjoyment. Whether for entertaining guests or savoring a quiet evening, this elegant feature adds sophistication to your home, elevating your lifestyle.



#### RAINWATER<sup>+'</sup> HARVESTING SYSTEM

Rainwater harvesting in our community will promote sustainability by collecting and filtering rainwater for irrigation and household use. These discreet systems reduce reliance on municipal water, conserving resources and also by lowering the water bills while complementing the community's aesthetic.



### WATERPROOFING WITH +

Home waterproofing utilizing advanced British methodology protects against water damage by sealing foundations and walls. Backed by a 10-year warranty, this methodology incorporates highquality sealants that preserve your home's structure and provide long-term protection for homeowners.



#### INSULATED<sup>+·</sup> BUILDING ENVELOPE

This innovative feature effectively blocks heat from entering while locking in cool air, ensuring optimal climate control yearround. By minimizing energy loss, you save on electricity bills while maintaining a comfortable living environment. Embrace this sustainable addition to create a more eco-friendly home that prioritizes comfort and efficiency.

# THE ART OF ELEVATED EXPERIENCES



# COMMUNITY \* AMENITIES

- + Sustainable green neighbourhood
- + Yoga & meditation parks
- + Dog parks
- + 99,000 m2 Central Park
- + 460,000 m2 of open space
- + 12.5 KM of jogging and cycling tracks
- ✤ Water lagoons
- ✤ Kids play areas
- ✦ Outdoor gym
- ✤ Retail & F&B Outlets
- ✤ Supermarkets
- + Private Schools & Kindergartens
- Hospital & Healthcare Services

### KENSINGTON GARDENS

### LEOS<sup>+</sup> 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.







### OFFICIAL PARTNER OF AFC BOURNEMOUTH

PREMIER LEAGUE





UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDROOMS	PLOT SIZE RANGES	SALEABLE AREA	CEILING HEIGHT	POOL SIZE	STARTING PRICE
3 Bedrooms + Maid Townhouse	66	3	1,602 - 3,323 sq.ft	2,720 - 2,766 sq.ft	3m	Pool Provisions	3.2m AED
4 Bedrooms + Maid Townhouse	32	4	1,626 - 4,022 sq.ft	3,089 - 3,151 sq.ft	3m	Pool Provisions	3.7m AED
5 Bedrooms + Maid Townhouse	34	5	1,860 - 4,129 sq.ft	3,665 - 3,726 sq.ft	3m	Pool Provisions	4.4m AED
6 Bedrooms + Maid & Driver Standalone Villa	24	6	4,374 sq.ft	5,178 sq.ft	3.2m	W: 3m L: 8m D: 1.2m	6.9m AED
7 Bedrooms + Maid & Driver Standalone Villa	12	7	5,273 sq.ft	6,204 sq.ft	3.2m	W: 4m L: 8m D: 1.2m	8.5m AED



**Payment Plan** 

60% During Construction – 40% Upon Completion



Anticipated Completion Date

Q4 – 2027

#### 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 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 for illustration on the master plan 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.





# TIMELESS ELEGANCE AWAITS\*

## KENSINGTON GARDENS

#### **ELEGANT CRYSTAL INTERIORS**

GREENWOOD

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