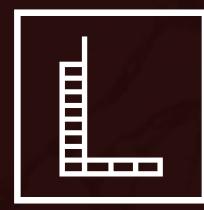


KNIGHTSBRIDGE

PHASE 1

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE
WELLNESS COMMUNITY



LEOS

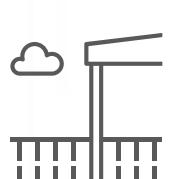
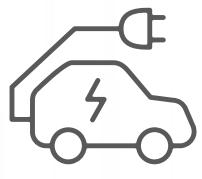
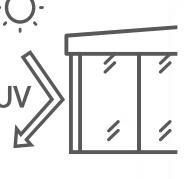
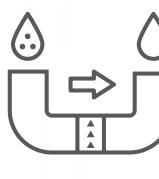
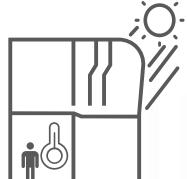
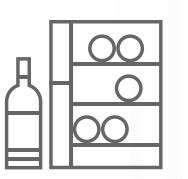


KNIGHTSBRIDGE

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

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

UNIT TYPES

Knightsbridge presents an exclusive selection of three exceptional unit types, each embodying the finest in British elegance and craftsmanship. Choose from 43 four-bedroom townhouses with a Maid's Room, 49 five-bedroom standalone villas with both Maid's and Driver's Rooms, or 20 elite six-bedroom Signature villas with Maid's and Driver's Rooms. Every home is designed to the highest standards, featuring a private pool, a private elevator, and a bespoke fresh harvest garden.

THE HIGHCLERE

4 BEDROOMS TOWNHOUSE



THE GROSVENOR

5 BEDROOMS VILLA



THE BALMORAL

6 BEDROOMS SIGNATURE VILLA



UNIT DETAILS

Units	Number of Units	Sellable Area Range	Plot Area Range	Ceiling Height	Pool Size	Starting Price
THE HIGHCLERE 4 Bedrooms Townhouse	43	3,958 - 4,001 sq.ft	1,853 - 4,191 sq.ft	3.2m	L: 3.5m W: 1.8m D: 1.0m	AED 7.94M
THE GROSVENOR 5 Bedrooms Villa	18	5,647 sq.ft	4,478 - 7,722 sq.ft	3.2m	L: 9.5m W: 2.5m D: 1.2m	AED 12.05M
THE BALMORAL Signature 6 Bedrooms Villa	5	7,268 sq.ft	7,131 - 8,717 sq.ft	3.2m	L: 13m W: 3.5m D: 1.2m	AED 16.34M



Payment Plan

50% During Construction – 50% Upon Completion



Anticipated Completion Date

Q4 – 2027

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

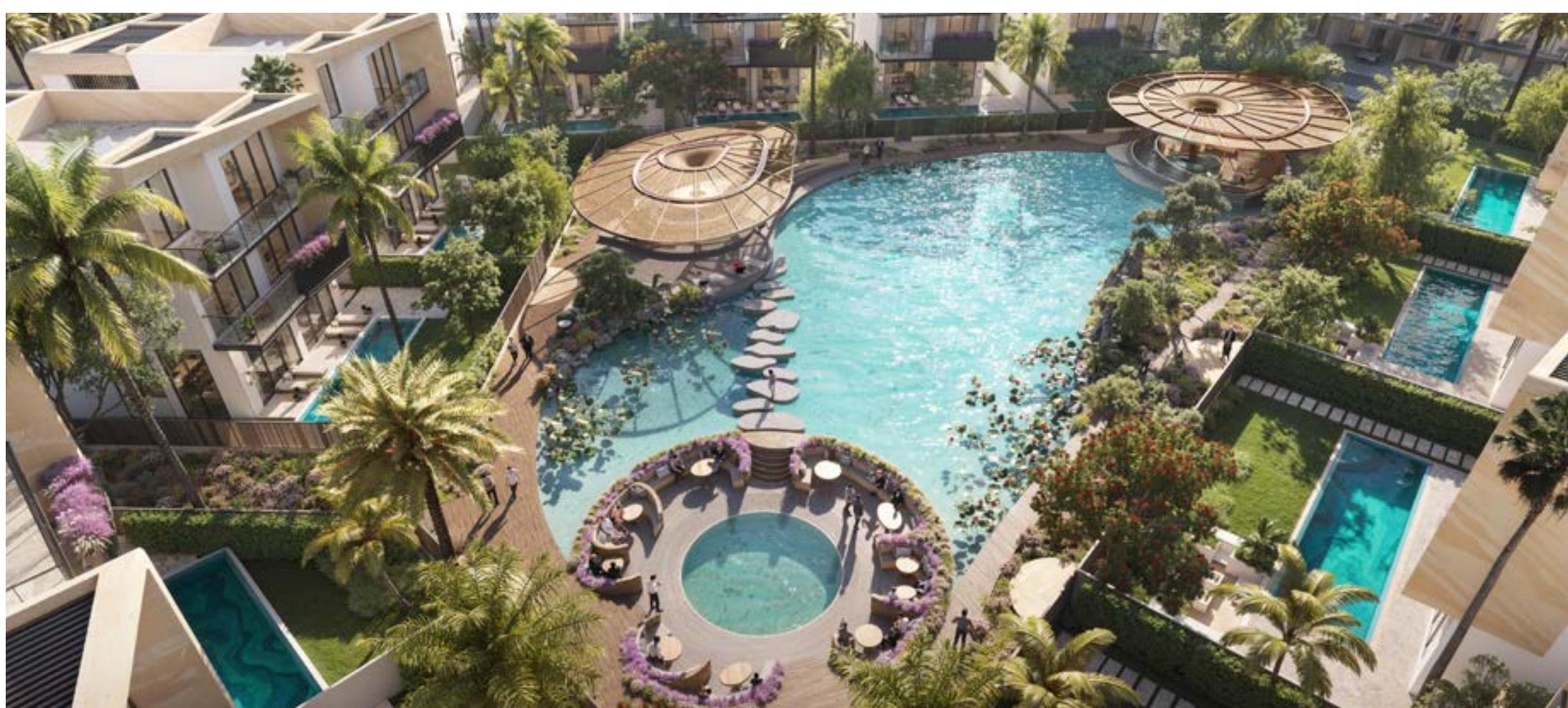
Knightsbridge interiors are masterfully crafted from natural materials, seamlessly integrating with the surrounding lush greenery & tranquil water elements to evoke an unparalleled sense of relaxation and serenity. Featuring premium biodegradable materials and exquisite design, these interiors offer an exclusive living experience that harmonises effortlessly with the surrounding natural environment.



AMENITIES

District 11, Meydan KNIGHTSBRIDGE PHASE 1

- 1 Main Entrance to Knightsbridge Community
- 2 The Serpentine Waterlily Garden
- 3 The Sunset Spring
- 4 The Japanese Rapha Yoga Deck
- 5 The Celestial Brew & Views Stargazing Tea Lounge
- 6 The Re-Oxygenating Waterfall Meditation Pavillion
- 7 Sikka Connects to Phase 2





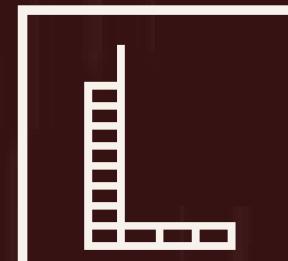
KNIGHTSBRIDGE

PHASE 1

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