

BONA

EXCEPTIONAL HOMES, QUIETLY.

منازل استثنائية، بهدوء.

فلل نايتسبريدج في المنطقة II بميدان

Knightsbridge Villas, Meydan District II

District II, Meydan, Dubai · Price on request

Knightsbridge · LEOS Developments



KNIGHTSBRIDGE

PHASE 2

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE WELLNESS COMMUNITY



LEOS




KNIGHTSBRIDGE

DUBAI'S FIRST CLIMATE ADAPTIVE WELLNESS COMMUNITY



VISION

“Our vision is to lead Dubai’s real estate market by creating top-quality communities that merge the glamour of Mayfair with the expertise of top British architects and cutting-edge technology, setting new standards in luxury living”

**MARK
GASKIN**

CHIEF OPERATING OFFICER
MIDDLE EAST & ASIA



CHAPTER 1

KNIGHTSBRIDGE

Knightsbridge is one of London's most prestigious address and residential enclave for its opulent Georgian and Victorian architecture, this exclusive district is home to the world's most luxurious residences, elite designer boutiques, and iconic cultural landmarks, making it the ultimate destination for the global elite.

LUXURY, SOPHISTICATION, AND EXCLUSIVITY

"Knightsbridge" was chosen as the name for our flagship master community in District 11, Meydan, Dubai, to evoke the luxury, sophistication, and exclusivity of its London namesake. Inspired by its rich heritage and its architectural history, this name reflects our commitment to crafting a community that offers residents an unparalleled living experience, infused with timeless elegance and prestige.





DESIGN INSPIRATION
Contemporary Mayfair glamour

CHAPTER 2



The inspiration for the Knightsbridge project is deeply rooted in the architectural and cultural richness of London's most prestigious districts. Knightsbridge, Mayfair, and Hyde Park have been key references, known for their opulence, exclusivity, and timeless architectural styles. The design draws upon the elegance of Georgian and Victorian architecture, incorporating elements such as mansion house typologies, which are reinvented with a contemporary touch, infused with Mayfair glamour.

This blend of traditional and modern aesthetics creates a unique, luxurious environment that resonates with both history and innovation

CHAPTER 3

REDEFINING LUXURY ARCHITECTURE

Heritage English Elegance, Unmatched Exclusivity

The exquisite architectural details are the defining elements of these homes, embodying unmatched elegance and grandeur. Crafted by leading British designers, the design process meticulously blends classic architectural principles with contemporary luxury. Every feature is thoughtfully curated, reflecting an extraordinary level of attention to detail that elevates these homes to the pinnacle of sophistication and exclusivity.



Refined Decorative Pillars



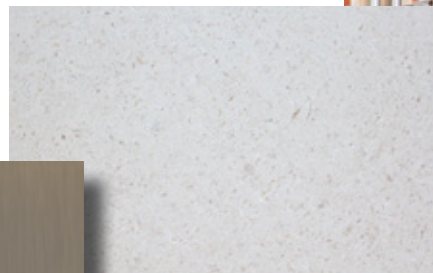
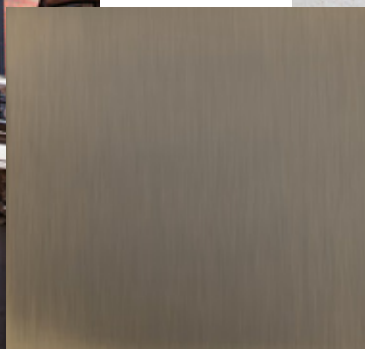
A Touch of Classic Elegance

Bay windows, a refined feature of Victorian and Edwardian homes, bring an air of elegance and sophistication. Extending gracefully from the building, they enhance the exterior with distinctive charm and welcome abundant natural light into the interiors. Inside, they create luxurious, airy spaces, seamlessly blending visual allure with upscale functionality.

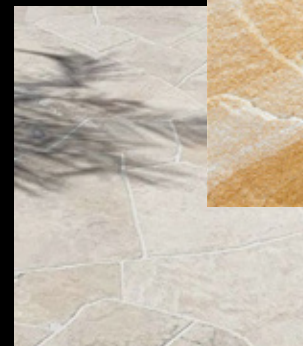
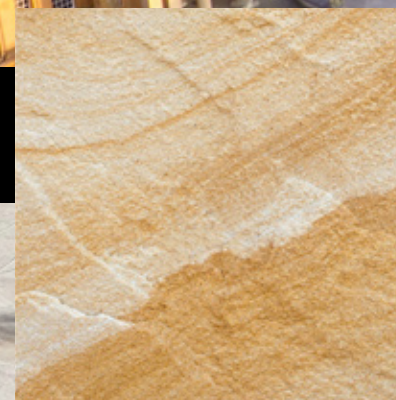




*Mansion style
entrance*



*Natural
stone
cladding*



*Golden
limestone
hues*

WELCOME TO KNIGHTSBRIDGE

Dubai's leading climate-adaptive wellness community will set a new standard in luxury living. Inspired by London's famous Knightsbridge neighbourhood, LEOS Developments has created a unique enclave in District 11, Meydan. This groundbreaking project combines British architectural charm with advanced environmental technology, making it Dubai's first truly climate-adaptive community and redefining 'super-luxury wellbeing'.



LOCATION MAP

DOWNTOWN DUBAI

BUSINESS BAY

DIFC

MUSEUM OF THE FUTURE

MEYDAN RACECOURSE

NORTH LONDON COLLEGIATE SCHOOL DUBAI

TO DUBAI AIRPORT

TO ABU DHABI

CRYSTAL SWIMMABLE LAGOON



KNIGHTSBRIDGE

KENT COLLEGE DUBAI

LYCEE LIBANAIS FRANCOPHONE PRIVE

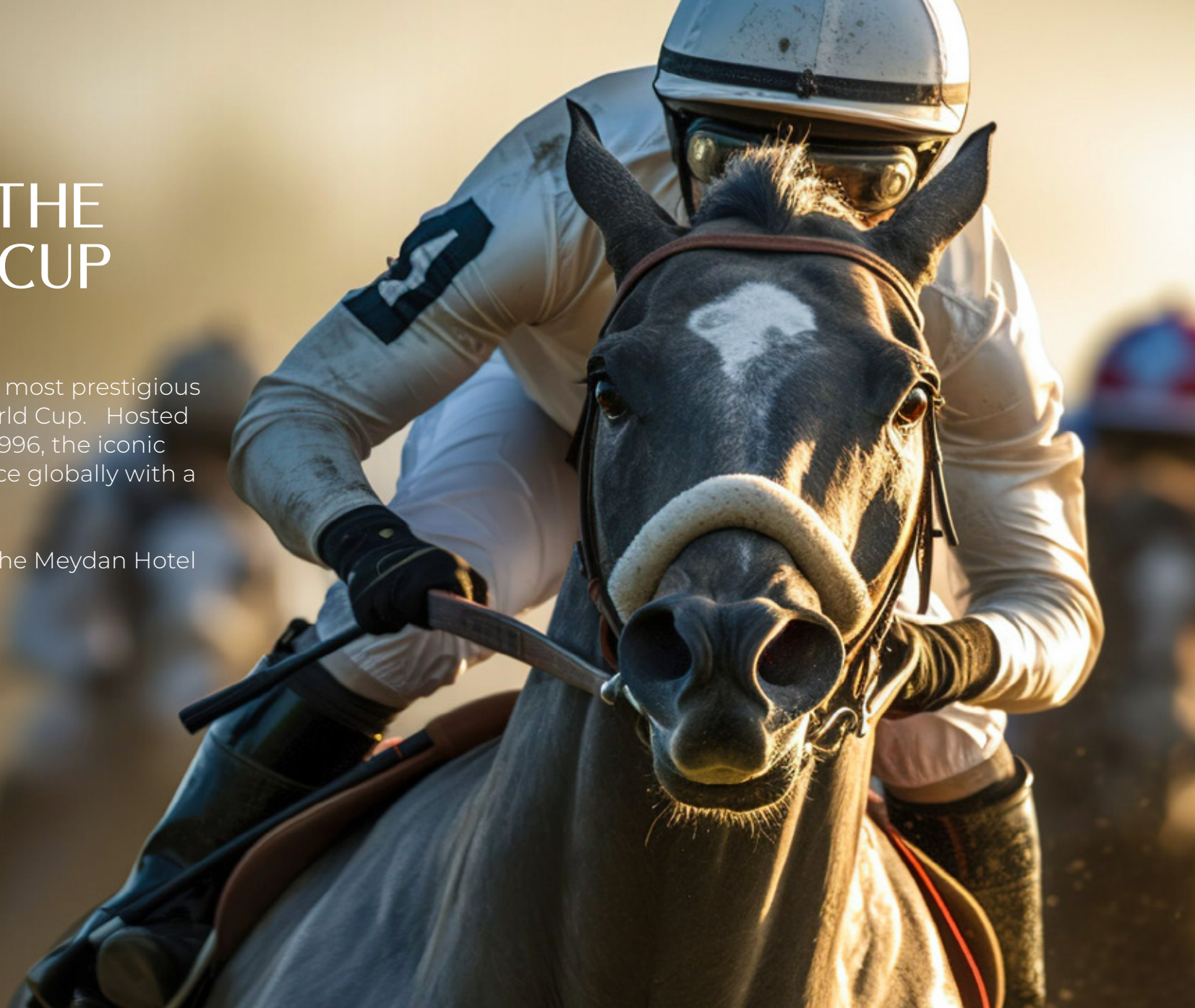
STRATEGIC LOCATION



MEYDAN THE HOME OF THE DUBAI WORLD CUP

Meydan is synonymous with one of the most prestigious horse races in the world, The Dubai World Cup. Hosted annually at Meydan Grandstand since 1996, the iconic equestrian event is the richest horse race globally with a total prize pool of \$35 million.

Meydan is also home to a golf course, The Meydan Hotel and world-class tennis facilities.



DISTRICT 11, MEYDAN

Nestled in the heart of Meydan District 11, Knightsbridge is a just 3-minute walk from the swimmable lagoon. This prime location combines serene waterfront wellness with easy access to Dubai's main highways E66 and E311, offering both a peaceful retreat and convenient connectivity. Featuring 112 exclusive luxury townhouses and villas, it's the perfect balance of tranquility and accessibility.



THE 6 PILLARS OF WELLNESS

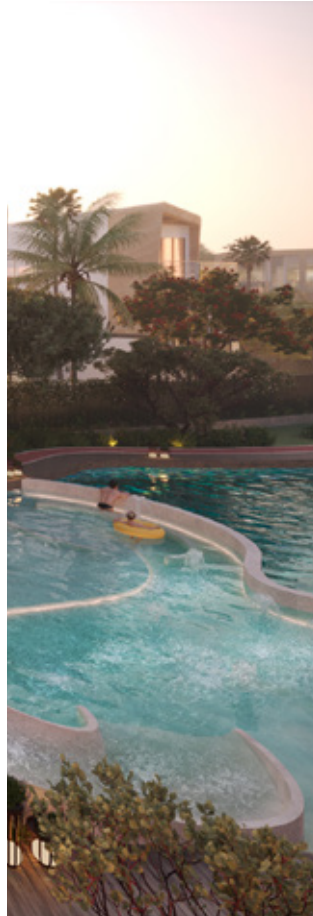
Physical
Wellness



Spiritual
Wellness



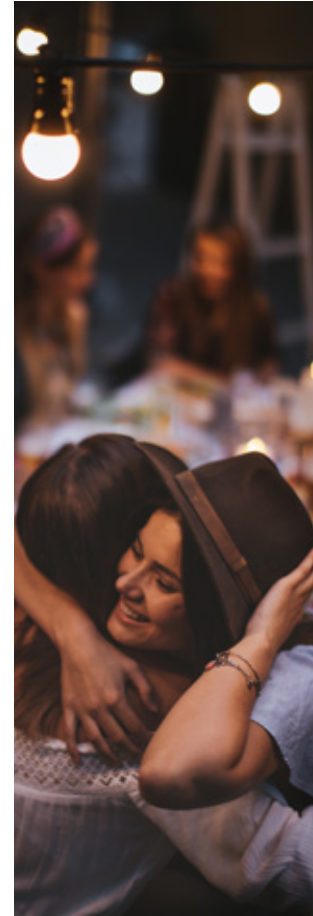
Environmental
Wellness



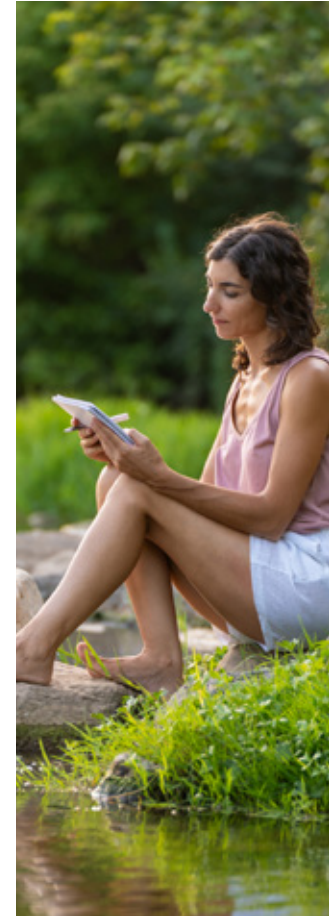
Emotional
Wellness



Social
Wellness



Intellectual
Wellness



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





THE RIPPLE WATER CAFE



KNIGHTSBRIDGE



SWIMMABLE LAGOON

WHERE NATURE MEETS
MODERN WELLBEING



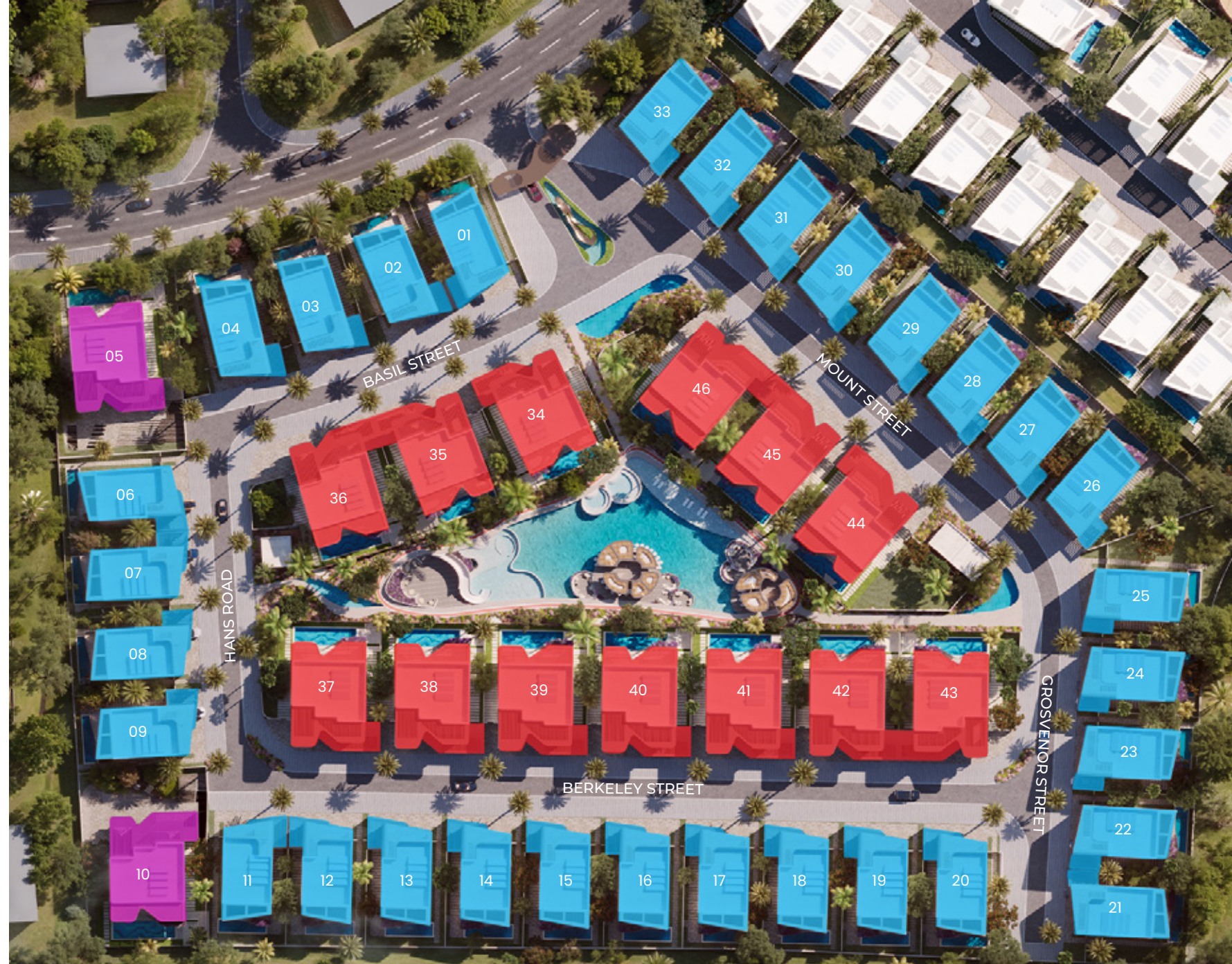
The Community KNIGHTSBRIDGE

PHASE 2

 **THE CHATSWORTH**
5 bedroom villas
31 units

 **THE BLENHEIM**
6 bedroom signature villas
Corner Units
2 units

 **THE BLENHEIM**
6 bedroom signature villas
13 units





THE COMMUNITY



THE SUNRISE LAGOON



KIDS AQUA PARK



OUTDOOR CINEMA



THE RIPPLE WATER CAFE



THE OUTDOOR JACUZZI

THE CHATSWORTH

5 BEDROOM VILLAS

The Chatsworth is a seamless curation of luxury 5 bedroom villas, featuring artfully crafted living spaces, that blend elegance with sophistication. Each home is a testament to quality craftsmanship, featuring an extravagant double-heighted Garnier entrance, a private elevator and expansive open-plan living areas. Designed to embody a rich indoor-outdoor living experience, the villas are decked with climate-controlled terraces, fresh harvest gardens as well as a TAKIBI firepit for daily entertainment. From private home gym to smart home systems that offer unparalleled comfort, every home is crafted to exude the true essence of modern living.



THE CHATSWORTH
Front View



THE CHATSWORTH
Garden View

5 Bedroom Villas

THE CHATSWORTH

 THE CHATSWORTH
5 bedroom villas
31 units



THE CHATSWORTH FEATURES



Double height
grand entrance



Fresh harvest
garden



Smart home
system



Private
temperature
controlled pool



Takibi
Firepit



Spacious
private elevator



Gym



Semi-open
kitchen



Walk-in
Closet



Master
jacuzzi



Climate controlled
outdoor shaded
terrace



Karesansui
Balcony
garden



Maid's &
driver's room
& bathroom



Smart irrigation
system



AI security
automation



Enhanced
Drainage
System

DETAILS

Number of Bedrooms:

5

Total Number of Units:

31

Sellable Area:

6,005 sq.ft

Plot Area Ranges:

4,304 - 6,761 sq.ft

Parking spaces:

3

5 Bedroom Villas THE CHATSWORTH



Ground Floor



First Floor



Second Floor



THE BLENHEIM

6 BEDROOM SIGNATURE VILLAS

Our six-bedroom signature villas are the epitome of refined elegance, setting a new standard in modern luxury. Featuring dramatic triple-height Garnier entrances and expansive living spaces, each villa is seamlessly integrated with smart home systems and offer four private parking spaces, a private elevator, a gourmet chef's kitchen, designed for effortlessly elevated living experiences. The outdoor areas are equally impressive, with a lush harvest garden, temperature-controlled pool, sunken lounge with a TAKIBI firepit, and a shaded terrace with a fully equipped kitchenette. Inside, a bespoke wellness area includes an indoor jacuzzi and gym. Gym space can be converted to cinema or multifunctional space based on your needs. The master suite is a serene retreat with a panoramic balcony, lounge area, and walk-in closet. Additional features include a balcony garden, maid's and driver's rooms, smart home technology and AI-powered security creating a true sanctuary of modern living.



THE BLENHEIM SIGNATURE VILLA
Front View



THE BLENHEIM SIGNATURE VILLA
Garden View

6 Bedroom
Signature Villas
THE BLENHEIM

 **THE BLENHEIM**
6 bedroom signature villas
Corner Units
2 units

 **THE BLENHEIM**
6 bedroom signature villas
13 units



THE BLENHEIM SIGNATURE VILLA FEATURES



Triple height
grand entrance



Fresh harvest
garden



Dedicated
wellness area



Private
temperature
controlled pool



Takibi
Firepit



Spacious
private elevator



Blockbuster
private cinema
(optional)



Chef
kitchen



Show
kitchen



Walk-in
Closet



Master jacuzzi



Climate controlled
outdoor shaded
terrace



Karesansui
Balcony
garden



Maid's &
driver's room
& bathroom



Smart home
system



Beverage
Chiller



Smart irrigation
system



AI security
automation



Enhanced
Drainage
System



Waterproofing
with 10 Years
Warranty

DETAILS

Number of Bedrooms:

6

Total Number of Units:

15

Sellable Area:

9,007 sq.ft

Plot Area Ranges:

6,329 - 9,527 sq.ft

Parking Spaces:

4

6 Bedroom
Signature Villas
THE BLENHEIM



Ground Floor



First Floor



Second Floor



6 Bedroom
Signature Villas
Corner Units

THE BLENHEIM



Ground Floor



First Floor



Second Floor



INTERIOR MATERIALS
& FINISHES

Shaped from nature





TEXTURE AND CONTRAST
Modern Luxury





5 BEDROOMS VILLA
KITCHEN & DINING AREA



5 BEDROOMS VILLA
LIVING AREA



5 BEDROOMS VILLA
BACK GARDEN

VILLA HALLWAY AND PRIVATE ELEVATOR





SIGNATURE VILLA
LIVING ROOM



SIGNATURE VILLA
DINING ROOM



SIGNATURE VILLA
SHOW KITCHEN



The image shows a modern, multi-story villa at dusk. The building features a large glass facade that reveals the interior, which is warmly lit. The ground floor has a large glass wall that opens up to a swimming pool and a lounge area. The pool is illuminated with blue lights, and the lounge area has several light blue chaise longues. The villa has a curved, modern design with a balcony on the upper floor. The garden is landscaped with trees, shrubs, and a stone wall. The sky is a mix of blue and orange from the setting sun.

SIGNATURE VILLA PRIVATE POOL







VILLA
MASTER BEDROOM





VILLA
ROOFTOP AREA



VILLA
CINEMA ROOM



VILLA
GYMNASIUM



VILLA
GYMNASIUM



CLIMATE ADAPTABLE & SUSTAINABLE FEATURES



Waterfront
wellness
community



Biodiversity



Swimmable
lagoon



Climate controlled
outdoor shaded
terrace



Karesansui
balcony garden



Smart home
system



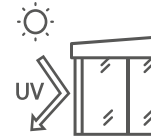
EV charging
facilities



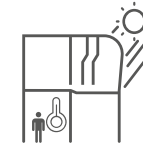
Solar water
heater



Energy efficient
LED lighting



UV-proof double
glazing



Self-shading
building facade



Insulated building
envelope



Smart irrigation
system



Shaded parking
spaces



Energy & water
efficiency



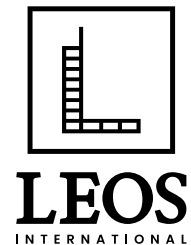
Maximise
green spaces



Chemical treatment
and filtration for
lake water



Enhanced
Drainage System



OFFICIAL PARTNER OF
AFC BOURNEMOUTH
PREMIER LEAGUE





KNIGHTSBRIDGE

WATERFRONT WELLNESS

UAE FREEPHONE 800 535

TEL: +97148759555

WWW.LEOSDEVELOPMENTS.COM



LEOS

BONA

ENQUIRE

للاستفسار والمعاينة

Knightsbridge Villas, Meydan District 11

فلل نايتسبريدج في المنطقة 11 بميدان



bona.azoz.uk/properties/knightsbridge-villas-meydan-district-11

wa.me/966593296933

+966 59 329 6933

Sunday – Thursday, 10:00 – 19:00

الأحد – الخميس, 10:00 – 19:00