AVYRA GROUP

INVESTOR DEVELOPMENTS



LEOS DEVELOPMENTS · DUBAI

Knightsbridge Park 2

Meydan District 11 · Dubai

Presented by **AVYRA GROUP**

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KNIGHTSBRIDGE
PHASE 2
MEYDAN DISTRICT 11
DUBAI'S FIRST CLIMATE-ADAPTIVE WELLNESS COMMUNITY
LEOS
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KNIGHTSBRIDGE
DUBAI'S FIRST CLIMATE ADAPTIVE WELLNESS COMMUNITY



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.

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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 it's 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.



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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.



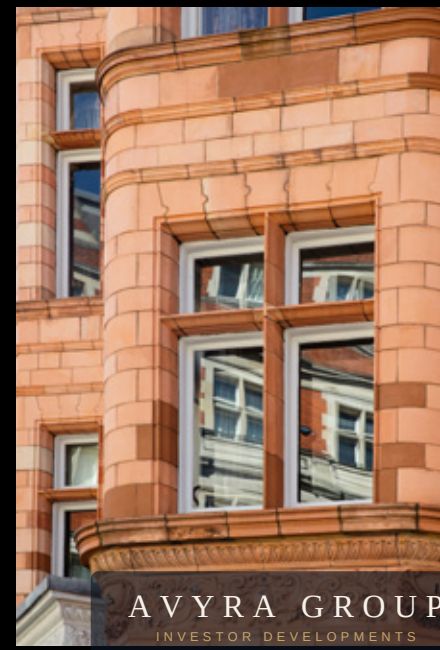
Refined Decorative Pillars





A Touch of Classic Elegance

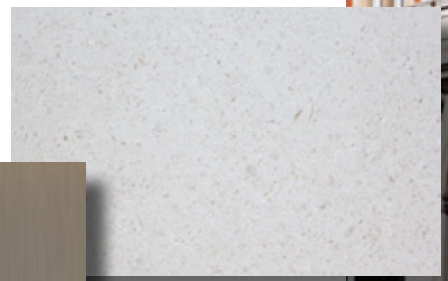
Bay windows, a refined feature of Victorian and Edwardian homes, bring an air of elegance and sophistication. Extending gracefully from the building, they enhance the exterior with distinctive charm and welcome abundant natural light into the interiors. Inside, they create luxurious, airy spaces, seamlessly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

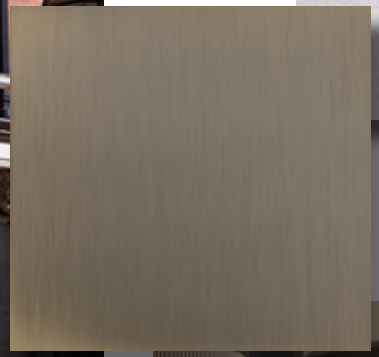


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Mansion style entrance





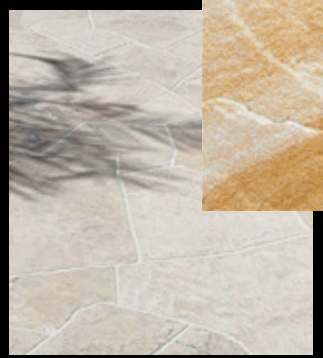


Natural stone cladding









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’.



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LOCATION MAP



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STRATEGIC LOCATION



LANDMARKS		MINUTES
1	Palm Jebel Al	35
2	Bluewaters Islandi	20
3	Palm Jumeirah	25
4	Burj Al Arab	30
5	Kite Beach	25
6	Downtown/Burj Khalifa/Dubai Mall	15
7	DIFC	20
8	Dubai Festival City Mall	20
9	Dubai International Airport	20
10	Dubai Hills Mall	20
11	Mall of the Emirates	20
12	Expo City	25
13	Al Maktoum International Airport	35
14	Meydan Racecourse	10

KNIGHTSBRIDGE

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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.



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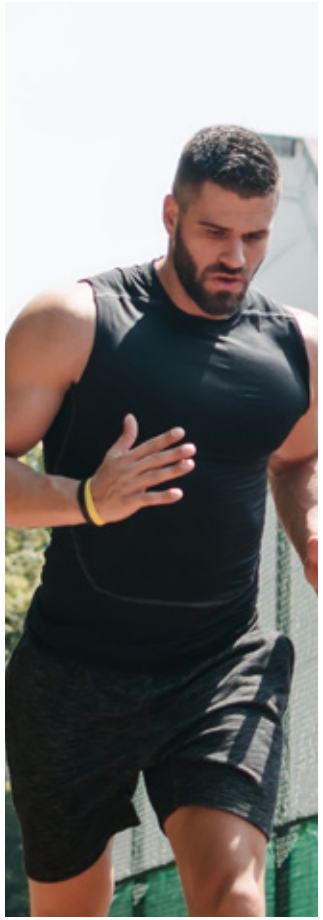
DISTRICT 11, MEYDAN

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.

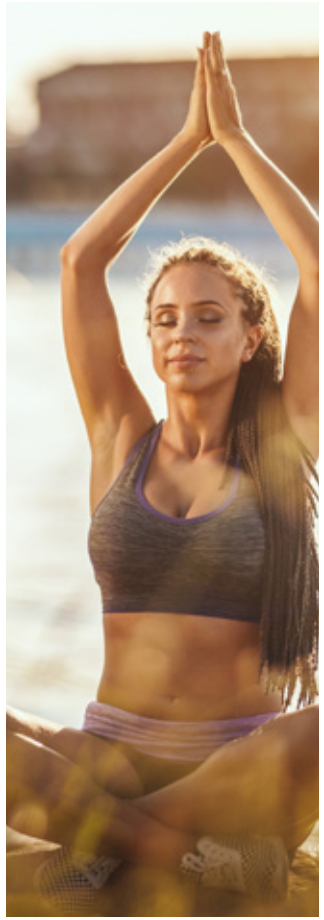


THE 6 PILLARS OF WELLNESS

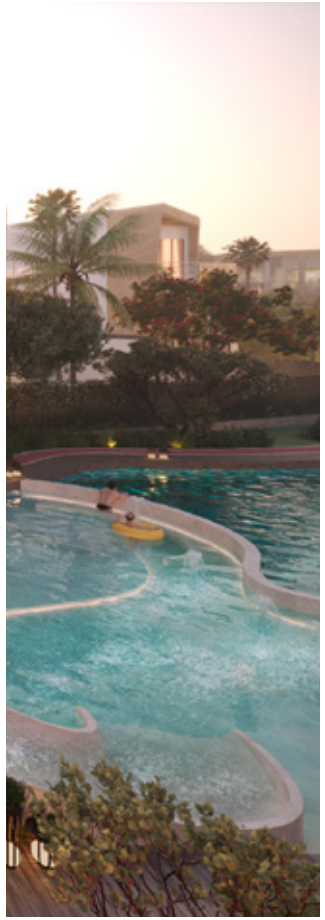
Physical Wellness



Spiritual Wellness



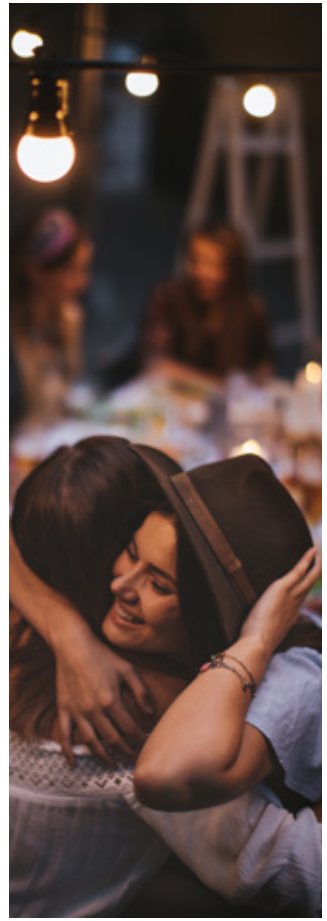
Environmental Wellness



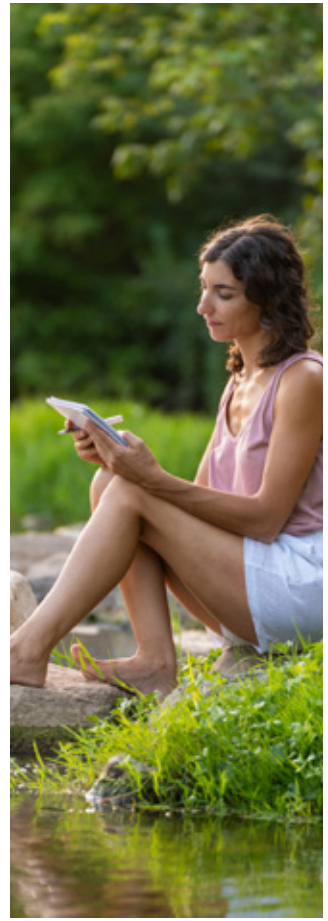
Emotional Wellness



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



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THE RIPPLE WATER CAFE


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KNIGHTSBRIDGE

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SWIMMABLE LAGOON


WHERE NATURE MEETS
MODERN WELLBEING
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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



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THE COMMUNITY

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THE SUNRISE LAGOON

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KIDS AQUA PARK


OUTDOOR CINEMA
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THE RIPPLE WATER CAFE

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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.

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THE CHATSWORTH
Front View

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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

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5 Bedroom Villas

THE CHATSWORTH



Ground Floor



First Floor



Second Floor



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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.

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THE BLENHEIM SIGNATURE VILLA
Front View

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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 gardwen


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

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6 Bedroom Signature Villas

THE BLENHEIM



Ground Floor



First Floor



Second Floor



6 Bedroom Signature Villas

Corner Units

THE BLENHEIM



Ground Floor



First Floor



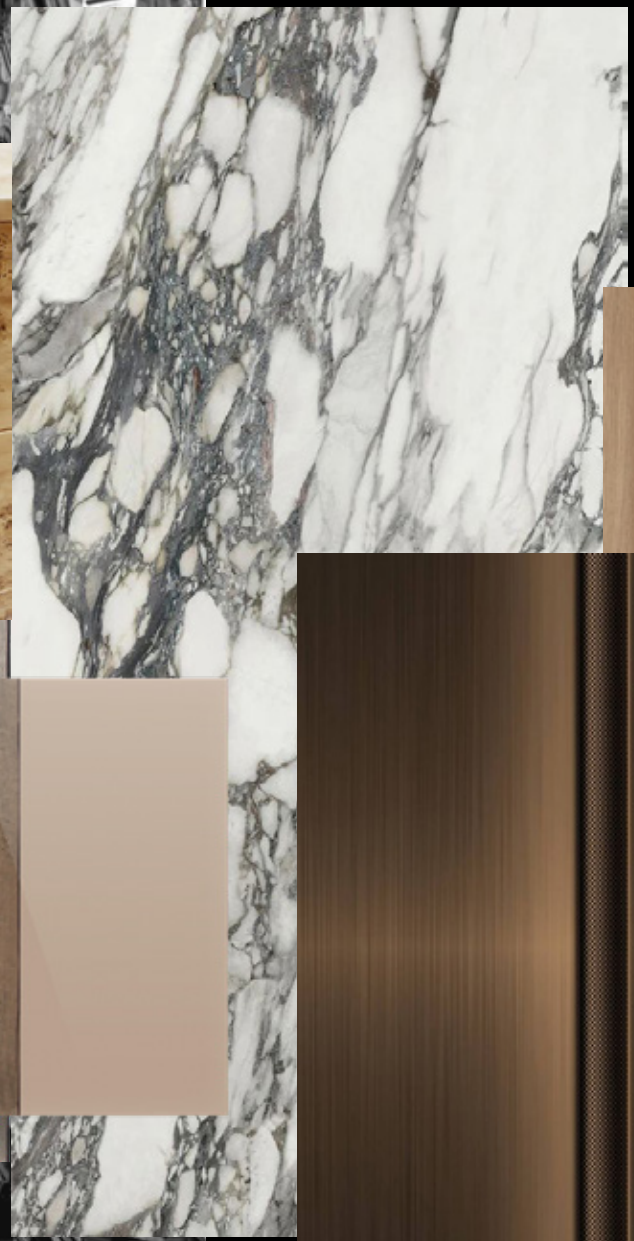
Second Floor

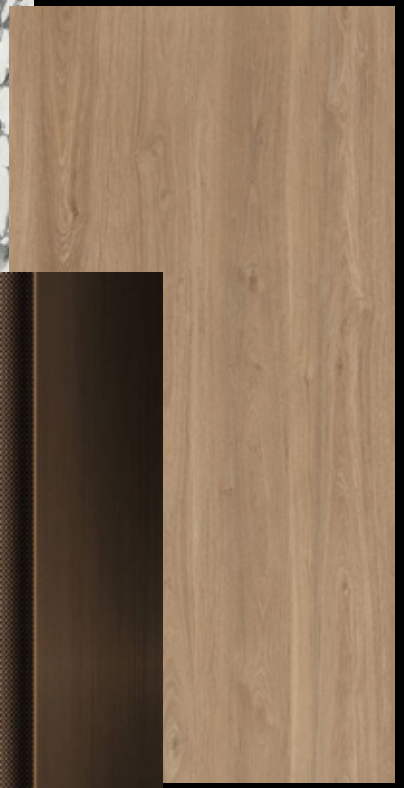




INTERIOR MATERIALS & FINISHES

Shaped from nature





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TEXTURE AND CONTRAST

Modern Luxury

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5 BEDROOMS VILLA
KITCHEN & DINING AREA
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5 BEDROOMS VILLA
LIVING AREA
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AVYRA GROUP
INVESTOR DEVELOPMENTS
5 BEDROOMS VILLA
BACK GARDEN

VILLA HALLWAY AND PRIVATE ELEVATOR



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SIGNATURE VILLA
LIVING ROOM

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INVESTOR DEVELOPMENTS


AVYRA GROUP
INVESTOR DEVELOPMENTS
SIGNATURE VILLA
DINING ROOM

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INVESTOR DEVELOPMENTS



SIGNATURE VILLA
SHOW KITCHEN


SIGNATURE VILLA
PRIVATE POOL
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INVESTOR DEVELOPMENTS




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INVESTOR DEVELOPMENTS
VILLA
DRESSING ROOM

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VILLA
MASTER BEDROOM





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VILLA ROOFTOP AREA

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VILLA
CINEMA ROOM



VILLA GYMNASIUM

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VILLA GYMNASIUM

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01
01
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CLIMATE ADAPTABLE & SUSTAINABLE FEATURES



Waterfront wellness community



Biodiversity



Swimmable lagoon



Climate controlled outdoor shaded terrace



Karesansui balcony garden



Smart home system



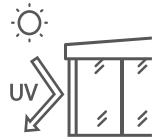
EV charging facilities



Solar water heater



Energy efficient LED lighting



UV-proof double glazing



Self-shading building facade



Insulated building envelope



Smart irrigation system



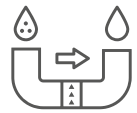
Shaded parking spaces



Energy & water efficiency



Maximise green spaces



Chemical treatment and filtration for lake water



Enhanced Drainage System

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LEOS INTERNATIONAL

AFC BOURNEMOUTH

OFFICIAL PARTNER OF

AFC BOURNEMOUTH

PREMIER LEAGUE

EA SPORTS

AVYRA GROUP

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KNIGHTSBRIDGE

WATERFRONT WELLNESS

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LEOS

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CONTACT

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Personal advice in English, Spanish and Slovak, from unit selection to handover.