



KNIGHTSBRIDGE

MEYDAN DISTRICT 11

DUBAI'S FIRST CLIMATE-ADAPTIVE
WELLNESS COMMUNITY



LEOS



KNIGHTSBRIDGE



DUBAI'S FIRST CLIMATE
ADAPTIVE WELLNESS
COMMUNITY

STRATEGIC LOCATION

LANDMARKS

MINUTES

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



KNIGHTSBRIDGE

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

KENT COLLEGE DUBAI



KNIGHTSBRIDGE

LYCEE LIBANAIS FRANCOPHONE PRIVE

MEYDAN DISTRICT 11

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 to Downtown.

Featuring 66 exclusive luxury townhouses and villas, it's the perfect balance of tranquility and accessibility.



KNIGHTSBRIDGE

WELCOME TO KNIGHTSBRIDGE

Total Plot Size:

31,204m²

Total Public Open Area: 7,153m²,

28% of the plot

Green Areas:

70% of the community



KNIGHTSBRIDGE



CLUSTER MAP

KNIGHTSBRIDGE

- THE HIGHCLERE MIDDLE UNITS**
4-bedroom townhouse
27 units

- THE HIGHCLERE CORNER UNITS**
4-bedroom townhouse
16 units

- THE GROSVENOR**
5-bedroom villa
18 units

- THE BALMORAL**
6-bedroom signature villa
5 units



KNIGHTSBRIDGE

THE HIGHCLERE

4-BEDROOM TOWNHOUSES



KNIGHTSBRIDGE

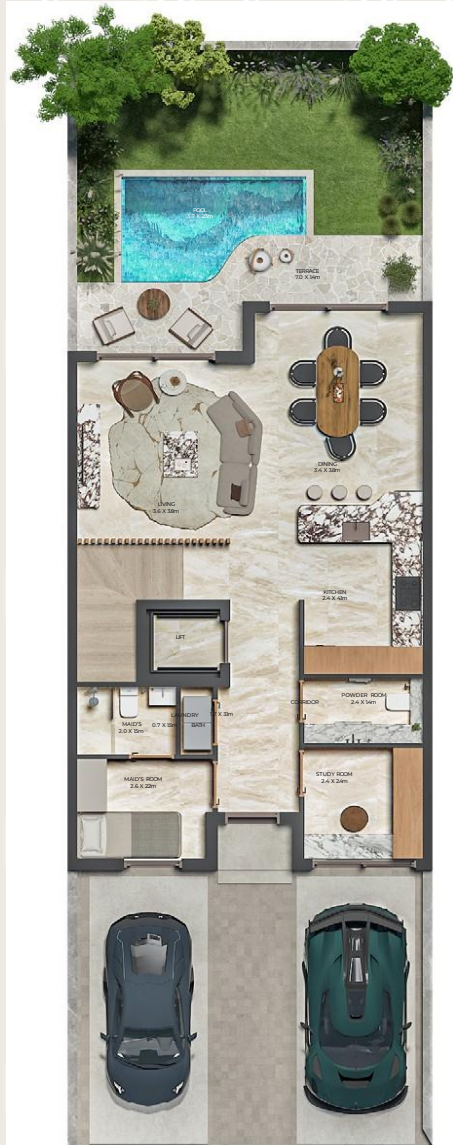


FRONT VIEW



GARDEN VIEW

THE HIGHCLERE 4-Bedroom Townhouse



Ground Floor



First Floor



Second Floor

THE HIGHCLERE FEATURES



YesillendirilmiŖ Alan



Akilli Ev Sistemleri



Sicakligi Ayarlanabilir Ozel Havuz



Ozel Asansor



Kis Bahcesi



Acik Mutfak



Giyinme Odasi



Iklim Kontrollu Acilir Kapanir Teras



Ozel Banyolu Hizmetci Odasi



Akilli Sulama Sistemi



Yapay Zekali Guvenlik Sistemi

DETAYLAR

Toplam Alan : 365 Kuadrat

Bina Alani : 172 Kuadrat

Otopark Arac Sayisi : 2

Giris Kapi Yuksekligi : 3.2 m

Havuz Uzunlugu : 3.7 m

Havuz Derinligi : 1 m

THE GROSVENOR

5-BEDROOM VILLAS



KNIGHTSBRIDGE



THE GROSVENOR 5-Bedroom Villa



Ground Floor



First Floor



Second Floor

THE GROSVENOR FEATURES



Buyuk
Ana Giriş Kapisi



Yesillendirilmiş
Bahce



Akıllı Ev
Sistemleri



Sicakligi Ayarlanabilir
Ozel Havuz



Ates Cukuru



Ozel Asansor



Ozel Sinema



Kapali Mutfak



Acik Mutfak



Ozel Giyinme Odasi



Jakuzi



Iklim Kontrollu
Acili-Kapanir
Teras



Kis Bahcesi



Ozel Banyolu
Hizmetci ve Sofor
Odasi



Akıllı Sulama
Sistemi



Yapay Zekali
Guvenlik Sistemi

DETAYLAR

Toplam Alan : 525 Kuadrat

Bina alani : 416 Kuadrat

Otopark Arac Sayisi : 3

Ana Giriş Kapi Yuksekligi : 7 m

Giris Yuksekligi : 3.2 m

Havuz Uzunlugu : 10 m

Havuz Derinligi : 1.2 m

- Italian Natural Stone Flooring
- Staircase With Natural Wood Finish And Cove Lighting
- Versailles Parquet Wood-look Porcelain
- Natural Beige Flagstone For Outdoor Terrace





- **Geberit Or Equivalent Dual-flush Wall-mounted WC With Concealed Cistern**
- **Natural Stones And Porcelain Tiles For Walls And Floors**
- **Grohe Or Equivalent Bathroom Fitting In Bronze Finish**
- **Under-mounted Jacuzzi With Beige Natural Stone**
- **His And Hers Vanity Unit With Italian Marble Countertop**



BATHROOM

- Italian Calacatta Viola Marble Stone Worktop And Backsplash

- Kitchen Cabinetry With Natural Wood Veneer, Tinted Glass And Bronze Metal Finishes

SHOW KITCHEN:

Gaggenau (Or Equivalent)

- Full Surface Cooktop
- Integrated Fridge Freezer
- Built-in Oven
- Built-in Microwave
- Integrated Warming Drawer
- Stainless-steel Sink (Franke Or Equivalent)
- European Ironmongery Hinges And Handles (Hafele Or Equivalent)

CHEF'S KITCHEN:

Siemens (Or Equivalent)

- 5 Rings Gas Hob
- Built-in Oven
- Built-in Microwave
- Integrated Fridge
- Integrated Freezer
- Integrated Dishwasher
- Westin (Or Equivalent) American Pro Strong Extraction Hood
- Quartz Countertop And Splash Back



SHOW KITCHEN

GAGGENAU



PRIVATE POOL



MASTER BEDROOM

- **Bespoke Wardrobes Or Walk-in Closet Features A Combination Of Wood Veneer And Tinted Glass Shutter**
- **Integrated LED Lighting For All Cabinets With Glass Shutter**
- **Open Shelves For Accessories Display**
- **Motion Sensor Light System**



DRESSING ROOM



KNIGHTSBRIDGE

CENTRAL GARDEN
THE SERPENTINE LAGOON



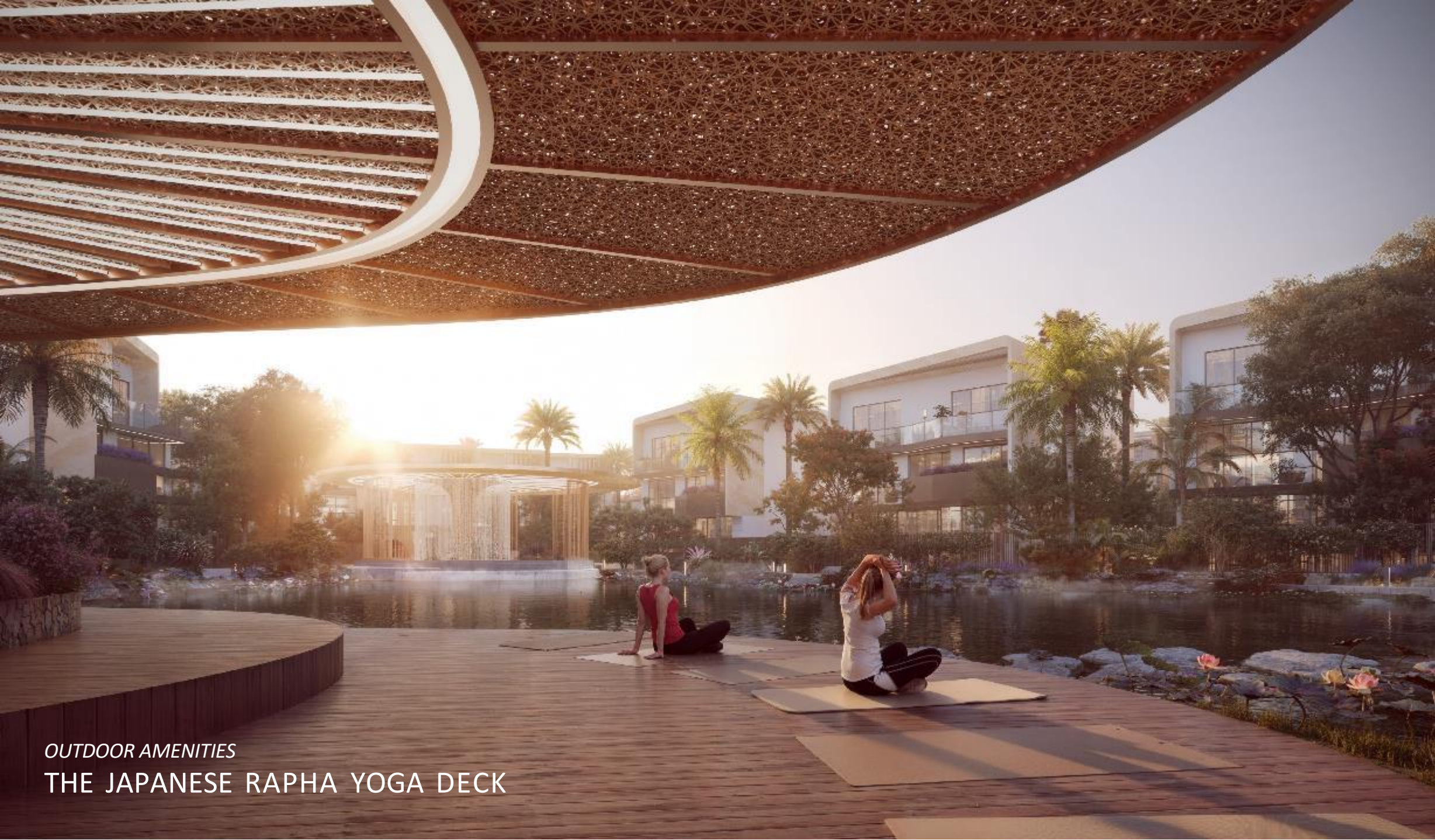


KNIGHTSBRIDGE



OUTDOOR AMENITIES

THE RE-OXYGENATING WATERFALL



OUTDOOR AMENITIES

THE JAPANESE RAPHA YOGA DECK



KNIGHTSBRIDGE



OUTDOOR AMENITIES

STARGAZING TEA LOUNGE

AMENITIES

- Dubai's First Climate Adaptive Community
- Waterfront Wellness Community
- Serpentine Lagoon
- Stargazing
- Japanese Rapha Yoga Deck
- Running Track
- Re-oxygenating Waterfall
- Concierge
- Stargazing Tea Lounge
- 24-hour On-call Butler Service
- Gated Community
- 24/7 Security
- Smart Homes

THE 6 PILLARS OF WELLNESS

Physical Wellness



Spiritual Wellness



Environmental Wellness



Emotional Wellness



Social Wellness



Intellectual Wellness



DUBAI'S FIRST CLIMATE ADAPTIVE WELLNESS COMMUNITY



KNIGHTSBRIDGE



| Unite Tipi | Unite Sayisi | Yatak Odasi Sayisi | Banyo Sayisi | Bina Alani | Toplam Alan | Baslangic Fiyati |
|---|---------------------|--------------------|---------------------|-------------------|--------------------|------------------|
| THE HIGHCLERE Middle Townhouse | 27 | 4 | 5 | 172 Kuadrat | 365 Kuadrat | 2.1M \$ |
| THE HIGHCLERE Corner Townhouse | 16 | 4 | 5 | 244 Kuadrat | 365 Kuadrat | 2.2M \$ |
| THE GROSVENOR | 18 | 5 | 6 | 416 Kuadrat | 525 Kuadrat | 3.26M |
| | | | | | | |

Odeme Plani

50% Insaat Suresince – 50% Insaat Tamamlaninca

On Gorulen Teslim Tarihi

Q2 2027



KNIGHTSBRIDGE

WATERFRONT WELLNESS

TESEKKURLER

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