

MEYDAN DISTRICT 11

VERSION 01



OFFICIAL PARTNER OF
AFC BOURNEMOUTH



KNIGHTSBRIDGE

DUBAI'S FIRST CLIMATE-ADAPTIVE WELLNESS COMMUNITY

MEYDAN DISTRICT 11



DUBAI MAP

LANDMARKS

MINUTES

| | | |
|----|----------------------------------|-------|
| 1 | Palm Jebel Ali | 35min |
| 2 | Bluewaters Island | 20min |
| 3 | Palm Jumeirah | 25min |
| 4 | Burj Al Arab | 30min |
| 5 | Kite Beach | 25min |
| 6 | Downtown/Burj Khalifa/Dubai Mall | 15min |
| 7 | DIFC | 20min |
| 8 | Dubai Festival City Mall | 20min |
| 9 | Dubai International Airport | 20min |
| 10 | Dubai Hills Mall | 20min |
| 11 | Mall of the Emirates | 20min |
| 12 | Expo City | 25min |
| 13 | Al Maktoum International Airport | 35min |
| 14 | The World Islands | 40min |



MEYDAN DISTRICT 11

Strategically located at the heart of Meydan District 11, Knightsbridge is just a 3-minute walk from the swimmable lagoon.

Offering all the wellness your family needs, this prime location provides direct access to Dubai's main highways E66 & 311, ensuring you're away from the hustle and bustle of the city yet easily connected to everything.



“We are called to be architects of the future, not its victims”

-BUCKMINSTER FULLER



Richard Buckminster Fuller

DUBAI'S FIRST CLIMATE ADAPTIVE WELLNESS COMMUNITY

Knightsbridge, Dubai's first climate-adaptive wellness community. This groundbreaking development redefines luxury living by seamlessly integrating the latest British architectural design with pioneering environmental technology.

As an innovator in climate-responsive design, Knightsbridge offers an unparalleled lifestyle that harmonizes comfort and eco-consciousness.

Discover a new era of world-class wellness where every element is crafted to enhance well-being while adapting to Dubai's unique climate.



WELCOME TO KNIGHTSBRIDGE

Your own exclusive boutique oasis at Knightsbridge, inspired by British architectural style, is a haven of luxury and natural beauty offering meticulously designed waterfront villas and townhouses.

Crystal-clear waters flow through lush green areas and open skies, illuminating everything it touches. This haven, focused on your well-being, lets your stress melt away in unparalleled elegance.

Indulge in Dubai's first climate-adaptive wellness community, where innovative design meets sustainable living for an exceptional lifestyle.



BRITISH ARCHITECTURAL INSPIRATION

Dubai's newest architectural masterpiece, where classic British heritage meets modern elegance.

Inspired by traditional British architecture, it features Bay-view popped out windows for abundant natural light and curvy lines for optimal climate control.

With a blend of yellow stone and metal cladding reflecting the surrounding nature, the design harmonizes old British charm with contemporary style.

Knightsbridge boasts smart home AI technology and wellness-focused amenities, offering a luxurious living experience that beautifully combines tradition with innovation.



BRITISH ARCHITECTURAL CONCEPT

A unique blend of British heritage and modern design.

Distinguished homes featuring wave-like lines echoing nearby waters, with bay windows that enhance natural light and add contemporary British flair.

This reinvention of climate-adaptive mansion living in Dubai reflects British architectural heritage and innovative design, creating a brand-new luxurious waterfront haven.



6 MAIN WELLNESS PILLARS



WELLNESS REAL-ESTATE

Wellness and Health real estate was a \$134 billion industry in 2017, growing by 6.4% annually since 2015. It is projected to reach \$220 billion by 2025.

Wellness Premium: Buyers have demonstrated that they are willing to pay price premiums averaging **20% – 30%** for healthier built environments.

The global pipeline of wellness lifestyle real estate projects is constantly growing: There are over 740 wellness developments across 34 countries and this number is growing every day.



SOPHISTICATED COMMUNITY AMENITIES

Dubai's First Climate
Adaptive Community



Regenerative
Sustainable Lagoon



Waterfront Wellness
Community



Swimmable
Lagoon



Stargazing



Re-Oxygenating
Waterfall



The Serpentine



Japanese Rapha Yoga



Outdoor Cinema



Running Track



EXQUISITE UNIT PRIVATE AMENITIES

Distinctive British
Design



Fresh Harvest
Garden



Fully Smart Home



AI Security
Automation



Elevated triple-
height ceiling



BBQ AREA



Private pool



Private elevator



Private wellness
space







Private cinema



Private Jacuzzi



UNIT TYPES

-  4 BEDROOM TOWNHOUSE A1 – MIDDLE
27 units
-  4 BEDROOM TOWNHOUSE A2/A3 – CORNER
16 units
-  5 BEDROOM VILLA TYPE A – STAND ALONE
18 units
-  6 BEDROOM VILLA TYPE B – STAND ALONE
5 units



6 BEDROOM SIGNATURE VILLA



FRONT VIEW



GARDEN VIEW

6 BEDROOM SIGNATURE VILLA



Ground Floor



First Floor



Second Floor

6 BEDROOM VILLA FEATURES



Triple Height
Grand Entrance



Fresh Harvest
Garden



Dedicated
Wellness Area



Private Temperature
Controlled Pool



TAKIBI fire pit



Spacious
Private elevator



Blockbuster
Private Cinema



Chef Kitchen



Open Kitchen



Walk-in Closet



Private Indoor Jacuzzi



Climate Controlled
Outdoor Shaded
Terrace



Karesansui
Balcony Garden



Maid &
Driver Rooms
& Bathrooms



Smart Home
System



Smart Irrigation
System



AI Security
Automation

6 BEDROOM VILLA DETAILS

Number of Bedrooms: 6

Total Number of Units: 5

Plot Area Ranges: 7,131 – 8,717 sq.ft

Estimated NSA: 7,263 sq.ft

Parking Spots: 4

5 BEDROOM STAND ALONE VILLA



FRONT VIEW



GARDEN VIEW

5 BEDROOM
STAND ALONE VILLA



Ground Floor



First Floor



Second Floor

5 BEDROOM VILLA FEATURES



Double Height
Grand Entrance



Fresh Harvest
Garden



Smart Home
System



Private Temperature
Controlled Pool



TAKIBI fire pit



Spacious
Private elevator



Blockbuster
Private Cinema



Chef Kitchen



Open Kitchen



Walk-in Closet



Private Indoor Jacuzzi



Climate Controlled
Outdoor Shaded
Terrace



Karesansui
Balcony Garden



Maid &
Driver Rooms
& Bathrooms



Smart Irrigation
System



AI Security
Automation

5 BEDROOM VILLA DETAILS

Number of Bedrooms: 5

Total Number of Units: 18

Estimated NSA: 5,657 sq.ft

Plot Area Ranges: 4,478 – 7,722 sq.ft

Parking Spots: 3

4 BEDROOM TOWNHOUSE



FRONT VIEW



GARDEN VIEW

4 BEDROOM TOWNHOUSE



Ground Floor



First Floor



Second Floor

4 BEDROOM TOWNHOUSE FEATURES



Fresh Harvest
Garden



Smart Home
System



Private Temperature
Controlled Pool



Private elevator



Karesansui
Balcony Garden



Open Kitchen



Walk-in Closet



Climate Controlled
Outdoor Shaded
Terrace



Maid Room
& Bathroom



Smart Irrigation
System



AI Security
Automation

4 BEDROOM TOWNHOUSE DETAILS

Number of Bedrooms: 4

Total Number of Units: 43

Estimated NSA: 3,971 - 3,939 sq.ft

Plot Area Ranges: 1,853 – 1,898 sq.ft

Parking Spots: 2

BRITISH HERITAGE & NATURE- INSPIRED INTERIORS

Knightsbridge interiors are masterfully crafted from natural materials, seamlessly integrating with the surrounding lush greenery and 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 harmonizes effortlessly with the natural environment.





MASTER BEDROOM



MASTER BEDROOM



KITCHEN



KITCHEN



LIVING ROOM



DINING ROOM

PRIVATE POOL



WORLD-CLASS AMENITIES

THE SERPENTINE





JAPANESE RAPHA YOGA DECK



RE-OXYGENATING WATERFALL PAVILION



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