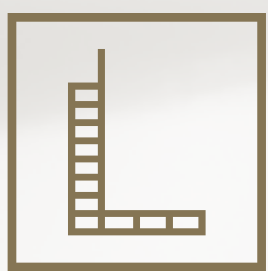


WEYBRIDGE GARDENS 4

KENSINGTON EDITION



LEOS

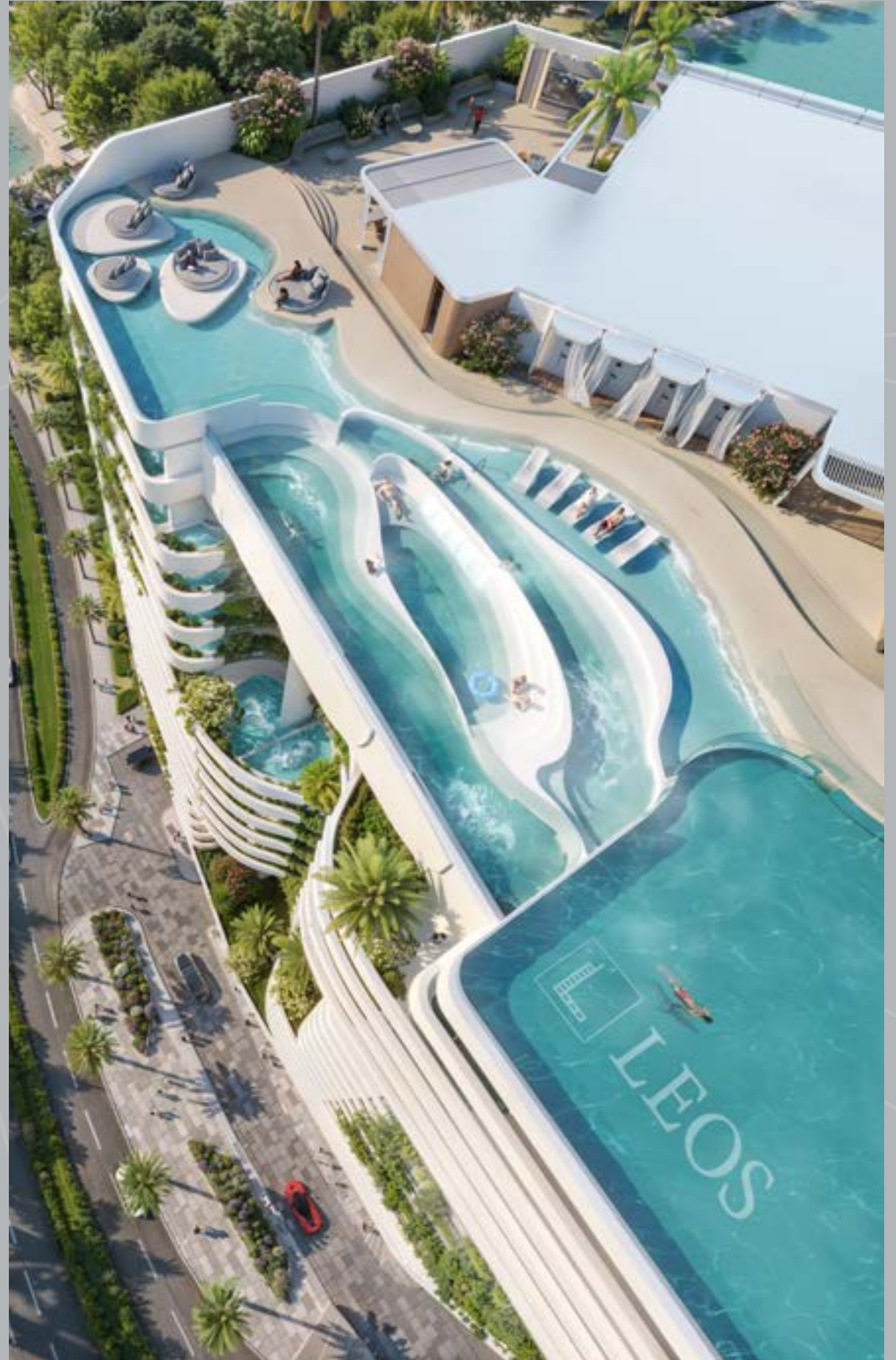


WEYBRIDGE GARDENS 4

Setting a new standard in Dubai's luxury real estate, where petal inspired architecture meets unparalleled sophistication. Imagine an exclusive rooftop beach oasis and a cascading jacuzzi reminiscent of Tuscany's famed hot springs, seamlessly blending nature's elegance with modern design.

Inspired by the natural world, Weybridge Garden 4 embraces the theme of blooming, with architectural design drawn from organic forms. Infused with the grace of timeless gardens, offering an exquisite sanctuary for those who seek the pinnacle of refined living.

SIGNATURE AMENITIES



- Infinity rooftop pool
- Sky beach
- A Tuscan-inspired cascading jacuzzi
- Sunbathing lounge with round outdoor daybeds
- Baja shelf with in-water sunbeds
- Outdoor shower areas
- Outdoor seating areas
- Sunken pool loungers
- An outdoor cinema
- A BBQ area

- A pizzeria
- A zen garden style yoga deck
- Fully equipped gym
- Changing rooms
- Saunas and steam rooms
- LEOS Dance Studio
- LEOS Boxing Academy
- Private parking
- A lobby
- A co-working space
- A lounge area



UNIT DETAILS

Units	Number of Units	Saleable Area Range	Ceiling Height	Starting Price
Studio (with Private Pool)	124	516 - 620 sq.ft	3.2m	AED 690,818
1 Bedroom (with Private Pool)	186	735 - 1,515 sq.ft	3.2m	AED 825,958
2 Bedrooms (with Private Pool)	45	1,207 - 1,474 sq.ft	3.2m	AED 1,597,268
3 Bedrooms (with Private Pool)	3	1,436 - 1,567 sq.ft	3.2m	AED 1,984,252
4 Bedrooms Sky Villa (with Private Pool)	3	1,798 - 1,886 sq.ft	3.2m	AED 2,249,006



Payment Plan
50% During Construction – 50% Upon Completion



Anticipated Completion
Date Q2 – 2027

STRATEGIC LOCATION

Weybridge Gardens 4 enjoys a prime location with excellent accessibility to Dubai’s major highways, E311 and E611, offering seamless connections to key destinations such as Downtown Dubai, Dubai Marina, and both city airports. With the addition of the new metro line, residents benefit from effortless connectivity to Dubai’s prime locations, making Dubailand a top choice for modern urban living.



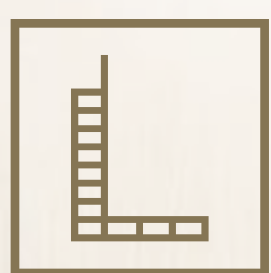
DISCLAIMER

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. The final built-up areas may vary from the official measurements issued by the 3rd party survey 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.

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