

WG  
WEYBRIDGE  
GARDENS





# WG

## WEYBRIDGE GARDENS

### AN URBAN RESIDENTIAL OASIS

Weybridge Gardens by LEOS Developments is a brand new residential community located in the vibrant district of Dubailand, one of Dubai's most popular addresses, close to a plethora of facilities and only a short drive from the city.

Designed and developed in the UK, Weybridge Gardens effortlessly combines timeless contemporary architecture with the very best in modern designs set in a beautiful urban oasis with every imaginable amenity at your fingertips.





**BUILDING CONFIGURATION**

Roof Amenities Floor  
11 Residential Floors  
4 Podium Parking Floors  
Ground Floor

**PARKING**

165 Covered Parking Spaces  
24 Surface Parking Spaces

**ELEVATORS**

2 Passenger Elevators  
1 Passenger / Service Elevator

**ANTICIPATED COMPLETION DATE**

Q2 2025



DUBAI INTERNATIONAL AIRPORT

DOWNTOWN DUBAI &  
BURJ KHALIFA

ACADEMIC CITY

BURJ AL ARAB

THE PALM JUMEIRAH

MALL OF THE EMIRATES

FALCON CITY OF WONDERS

DUBAI MARINA

JUMEIRAH VILLAGE CIRCLE

PALM JEBEL ALI

DUBAILAND



HADLEY  
HEIGHTS



WEYBRIDGE  
GARDENS

Sheikh Zayed Rd

Al Khail Rd

Al Ain Road

Sheikh Mohammed Bin Zayed Rd

Emirates Road

# LOCATION MAP & DISTANCES



DUBAILAND



**8 MINUTES**  
Academic City



**12 MINUTES**  
IMG Worlds of Adventure



**15 MINUTES**  
Falcon City of Wonders



**20 MINUTES**  
Global Village



**22 MINUTES**  
Downtown Dubai  
& Burj Khalifa



**25 MINUTES**  
Museum of the Future



**25 MINUTES**  
Dubai International  
Airport



**30 MINUTES**  
Jumeirah Beach



**30 MINUTES**  
Dubai Hills Mall



**40 MINUTES**  
The Palm Jumeirah





# DUBAILAND

Weybridge Gardens is strategically positioned in the vibrant area of Dubailand, just off Sheikh Mohammed Bin Zayed Road and offers excellent connectivity to all areas of the city.

Dubailand spans three million square feet and is divided into several districts. From theme parks and shopping malls to eco-tourism projects and residential communities, the area is in fact a city within a city.

Residents can enjoy everything from traditional Middle Eastern markets to world-renowned attractions and activities such as Global Village and IMG Worlds of Adventure.

Weybridge Gardens is also close to a variety of schools & colleges, medical centres & hospitals, sports and leisure facilities and shopping.

Dubailand is undoubtedly one of the city's most popular residential areas.



# A VIBRANT RESIDENTIAL COMMUNITY

Weybridge Gardens has been meticulously designed and developed to provide residents with an attractive modern-day community.



This community will set a new benchmark in the area for European quality standards, beautiful aesthetics and superb amenities.

Home to well-appointed studios and one bedroom apartments with spacious floor plan layouts and sunny terraces, Weybridge Gardens is designed with the needs of young professionals in mind, where residents and their guests can fully immerse themselves in a thriving community which offers something for all tastes and interests.





# BESPOKE CONTEMPORARY DESIGN

Synonymous with the art of modern living, Weybridge Gardens is an iconic residential community which embodies contemporary architecture, cutting-edge modern designs, beautiful living spaces and a diverse range of amenities.

Home to 187 residential properties designed across 11 storeys, Weybridge Gardens comprises studios and one bedroom apartments, four private parking podiums and a ground floor lobby with 24 hour security, concierge services and a co-working space.



All apartments are cleverly designed to offer spacious living areas which are modern and functional. Every detail was considered to provide investors, homebuyers and residents with exceptional value for money without compromising on quality.

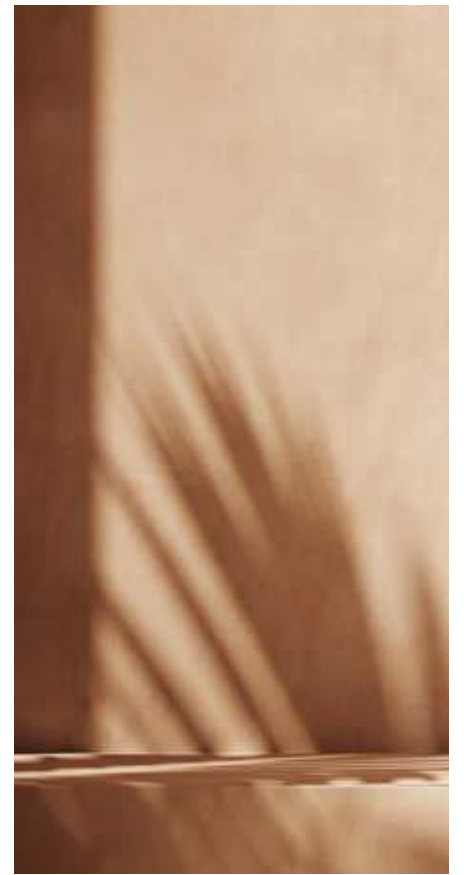




# NATURALISM

Elevate your living experience at our rooftop oasis, featuring an infinity pool, captivating landscapes and exquisite green features.

The beautiful rooftop area at Weybridge Gardens connects you with nature and world-class outdoor amenities.



# GEOMETRY AND FORM

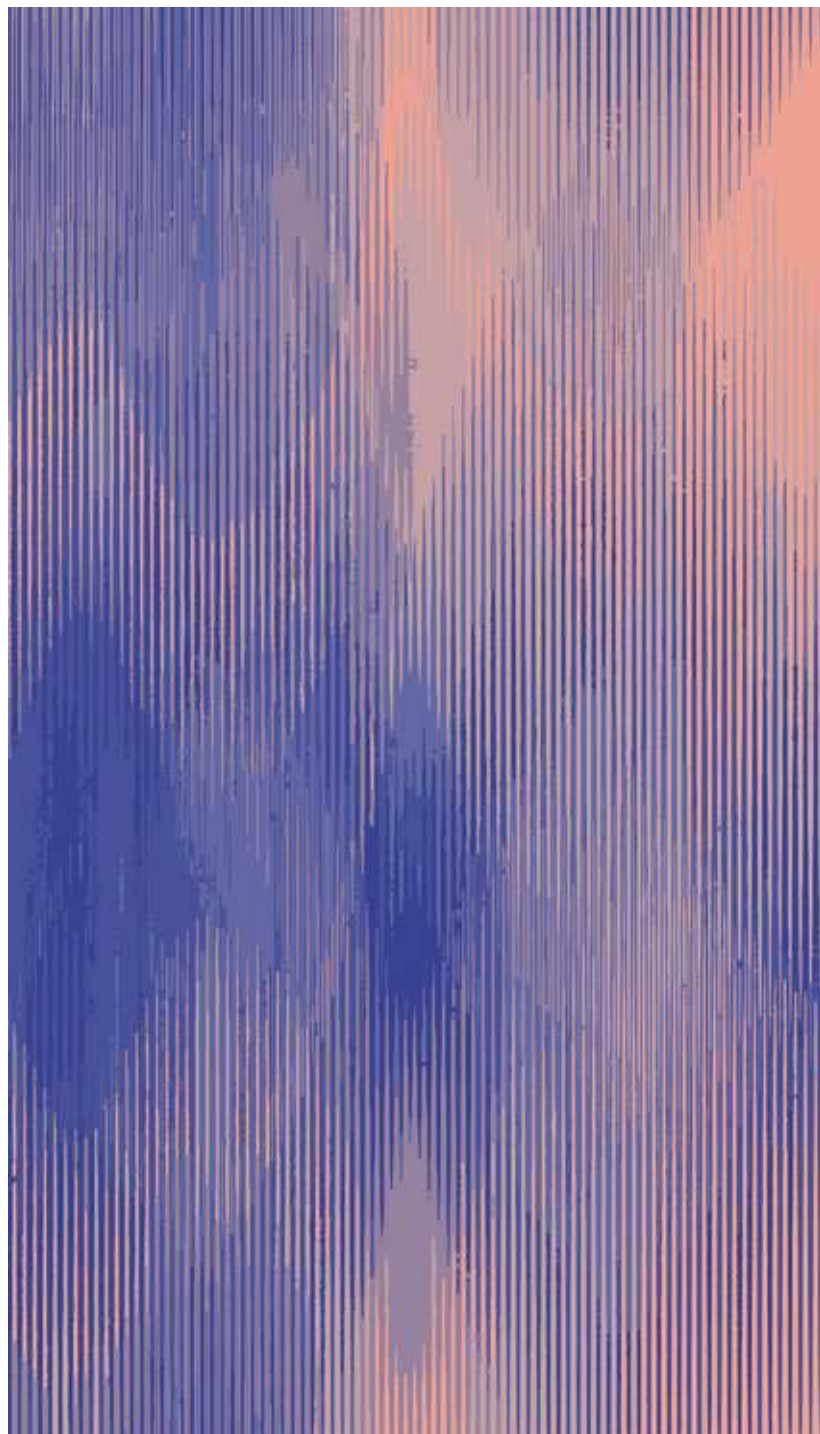
Embark on a journey through the poetic symphony of architectural geometry in your new residence. Revel in the unveiling of geometry's sublime beauty in our architectural design.





# EXPRESSIONISM

Expressionism, an artful style, prioritises emotion, symbolism and individuality over pure functionality. At Weybridge Gardens, this spirit is vividly captured in the lobby and co-working spaces, radiating a dynamic sense of movement and vitality.



# COLLECTIVISM

At Weybridge Gardens, collectivism played an integral part in the overall design. Creating interactive spatial experiences was of great importance to ensure a lifestyle experience and overarching sense of community both indoors and outdoors.





# KITCHENS

Beautiful open plan modern kitchens with neutral colour palettes provide the perfect environment for creating culinary delights and hosting family and guests.

Featuring quartz worktops, all kitchens offer custom-made cabinets with stainless steel sinks and some apartments incorporate a breakfast bar area.







# LIVING ROOMS

Residents will enjoy bright and sunny living rooms with high ceilings and premium quality porcelain floor tiles throughout. Expansive open plan living and dining areas offer a wealth of customisation ideas and connect directly to a beautiful sunny terrace.





## BEDROOMS

Studio apartments feature an open plan layout merging the living area with the bedroom which directly connects to the sunny private terrace.

One bedroom properties offer a separate, stand-alone private master bedroom with an ensuite bathroom and fully-fitted wardrobes. Direct access to the terrace is also provided from the master bedroom.





# BATHROOMS

Timeless modern bathrooms offer spacious walk-in showers with tiled shower enclosures and branded wash basins in ensuite bathrooms.







# TERRACES

All apartments feature spacious balconies which act as an extension of interior spaces to seamlessly merge inside with out. What's more, the expansive sunny balconies allow residents to create their own individual landscape to suit their preferences. Vertical gardens can also be incorporated on private terraces to grow a variety of herbs and fresh organic vegetables.



# WORLD CLASS AMENITIES

**Residents at Weybridge Gardens will be spoilt for choice when deciding how to spend their leisure time.**



The menu of lifestyle amenities on offer includes indoor and outdoor facilities which can be enjoyed all-year-round by residents and their guests.

From sports and leisure to wellness and F&B, there is something to suit all tastes and interests.











# ROOFTOP LIVING

One of the most iconic features which sets this residential community apart from others is its gorgeous rooftop terrace which spans the upper deck of the building and commands panoramic views of the surrounding area.

The rooftop at Weybridge Gardens is the perfect place to enjoy quality time with friends and family and it's essentially where life moves at your own pace.







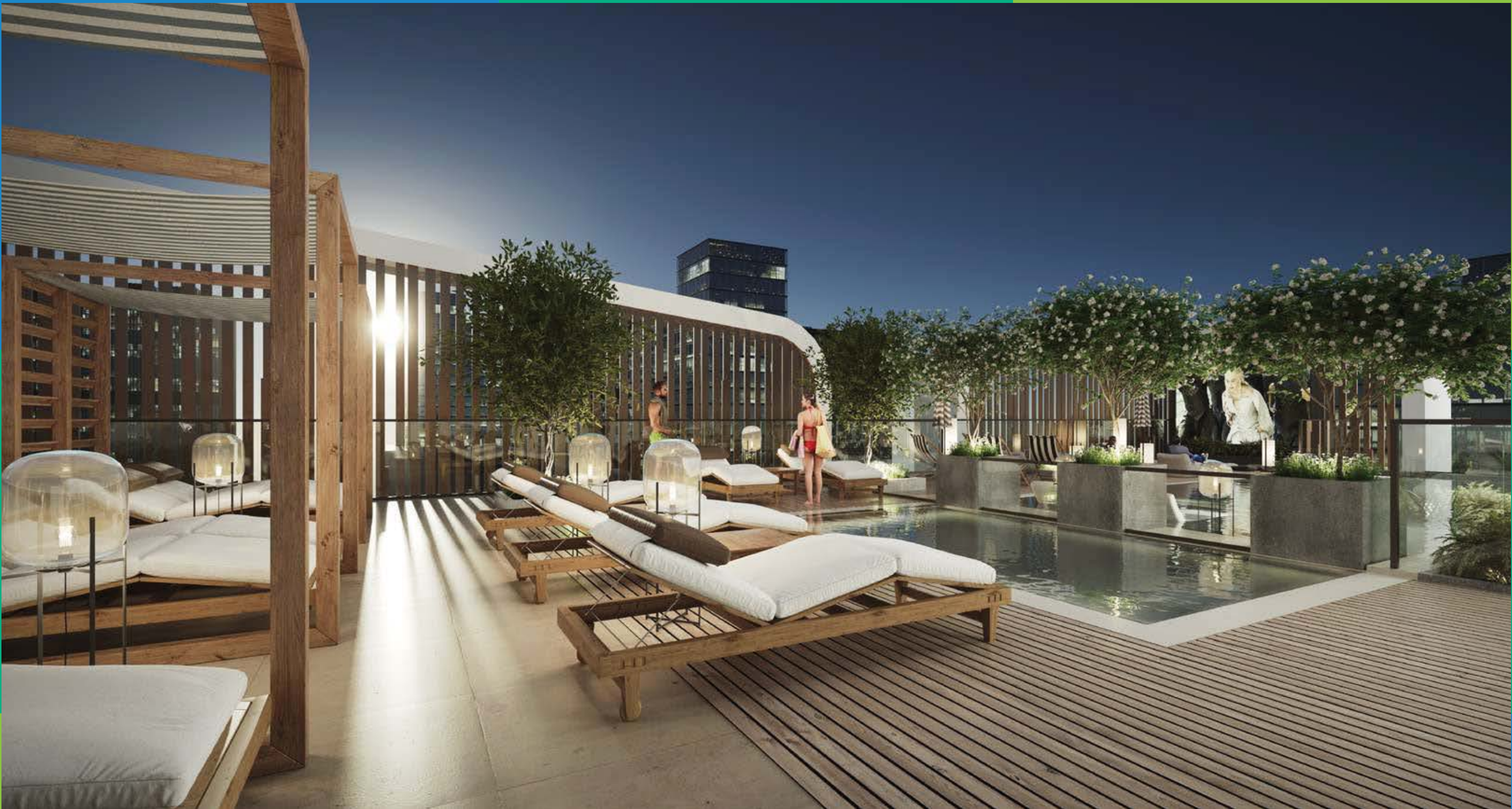




## SWIMMING POOL

Residents will enjoy a gorgeous rooftop infinity pool, perfect for both adults and children. The swimming pool is climate controlled which means it can be used 365 days a year. Surrounded by a lovely deck area with sunbeds, shaded cabanas and in-water loungers, the rooftop is the perfect place to take a dip or a leisurely swim and enjoy a plethora of amenities.





# AN OUTDOOR CINEMA

Balmy summer evenings and warm winter nights can be spent watching a series of blockbuster movies on the rooftop. During big sporting events you can even catch the latest action with live screening of big international tournaments.



# THEMED MOVIE NIGHTS

Unwind and indulge in themed movie nights at the outdoor cinema located on the rooftop. Watch movies from the pool or from comfortable bean bags and relaxed seating.







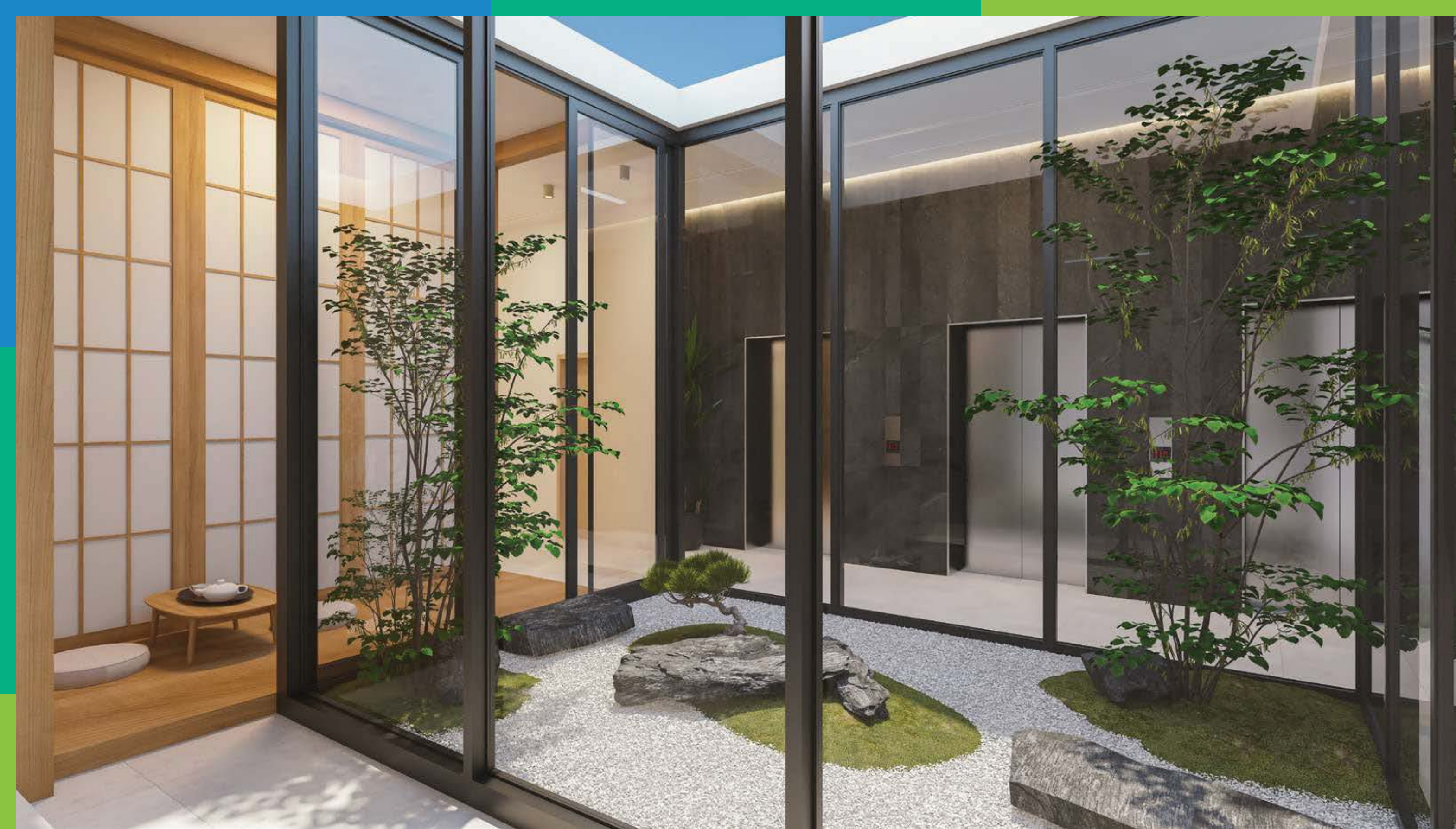
# AN URBAN FARM

A vertical garden has been created to bring the Weybridge Gardens community together and raise awareness about the importance of growing sustainable organic produce.

Our urban farm will grow fresh local vegetables and be one of the unique special features on our private residential rooftop.







## ZEN JAPANESE GARDEN

A serene space, perfect for yoga, stretching, meditation or reading to ensure invaluable you time in peace and tranquility.



# YOGA & MEDITATION SPACE

Residents at Weybridge Gardens will be able to enjoy a relaxing zen green space offering the ultimate in serenity.

Practice yoga, pilates and meditation in this peaceful outdoor space and connect with your inner self, body and mind.







## BELLA NAPOLI PIZZERIA

Everyone loves pizza and that's why we have incorporated our very own rooftop pizza oven and Italian themed area to transport you to the streets of Italy.

Bake the finest homemade pizzas the Italian way.











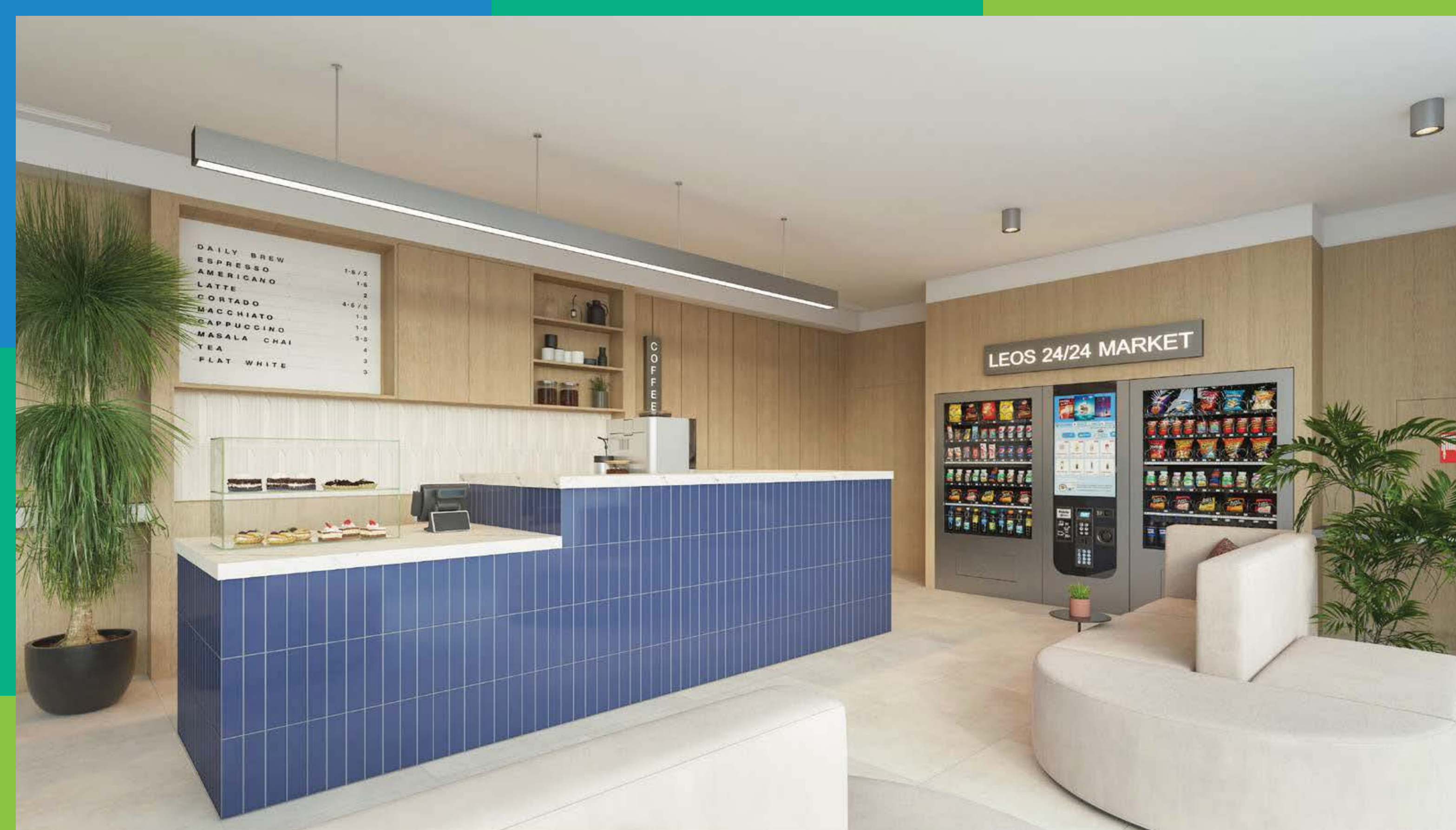
# COMO LOUNGE CAFÉ

Open for breakfast, lunch and dinner, Como Lounge Café serves a delicious range of fresh food to satisfy your cravings. From salads and wraps to juices and smoothies, this sociable eatery is a trendy hangout for residents and guests.

# CO-WORKING SPACE

Our co-working space is a cleverly designed space curated for residents and guests to enjoy the hot-desk working concept in a modern residential community. If you work from home or remotely and want home/work separation, this professional space ticks every box.





# AI SUPERMARKET

LEOS is a forward thinking developer and artificial intelligence is now a big part of our lives. At Weybridge Gardens you will find all daily essentials at our AI supermarket, located within our co-working space.





# HIMALAYAN TEA KIOSK

Offering thirst quenching iced teas and traditional herbal infusions, our Himalayan Tea Kiosk offers a variety of flavours and hot and cold beverages to start or end your day.



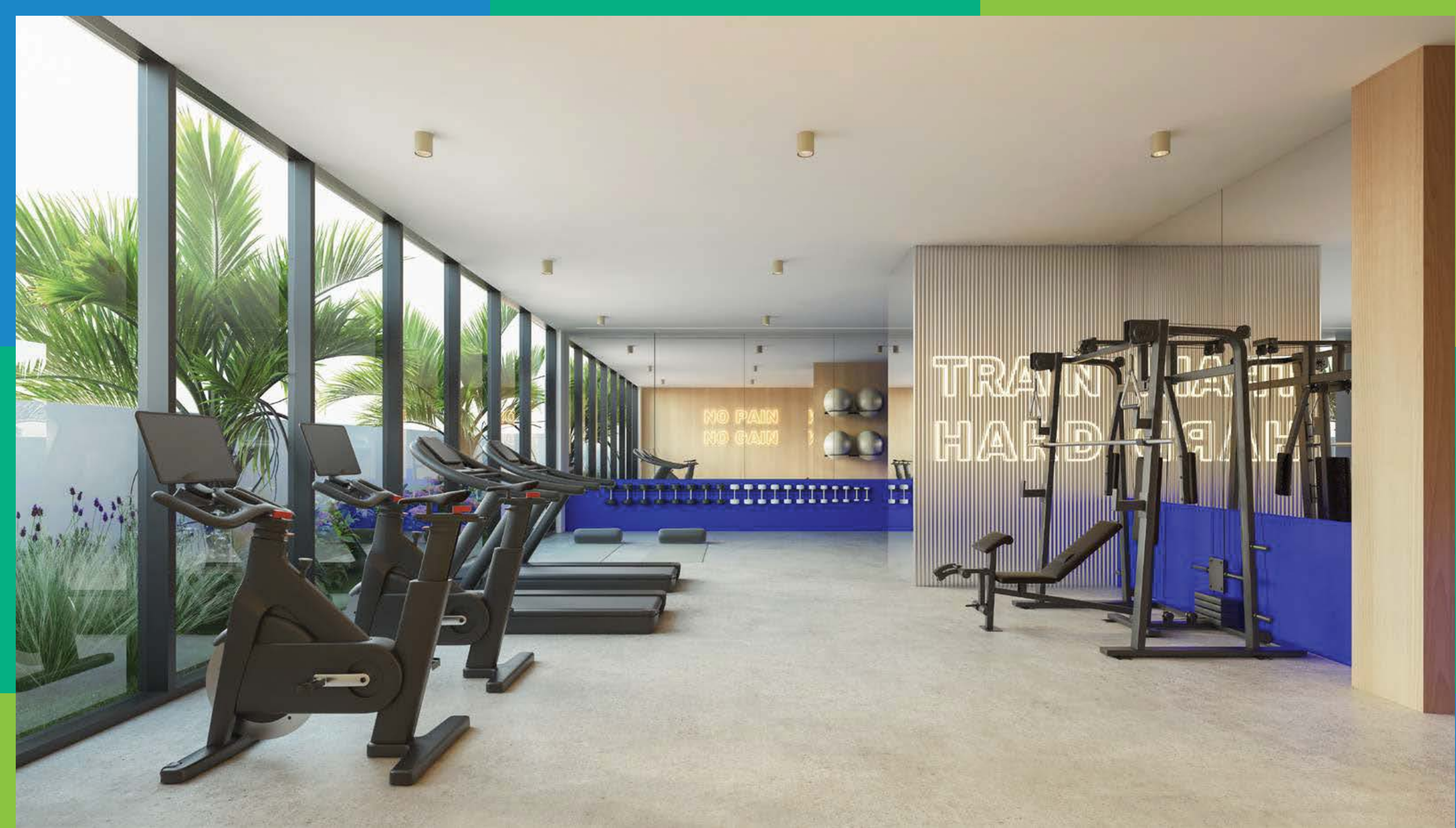
# SMOKE HOUSE BBQ

BBQs never tasted better than on a rooftop by the pool.

Smoke House BBQ is the perfect place for you and your friends to socialise and cook your own freshly cooked dishes while enjoying the panoramic views of the rooftop and the surrounding area.



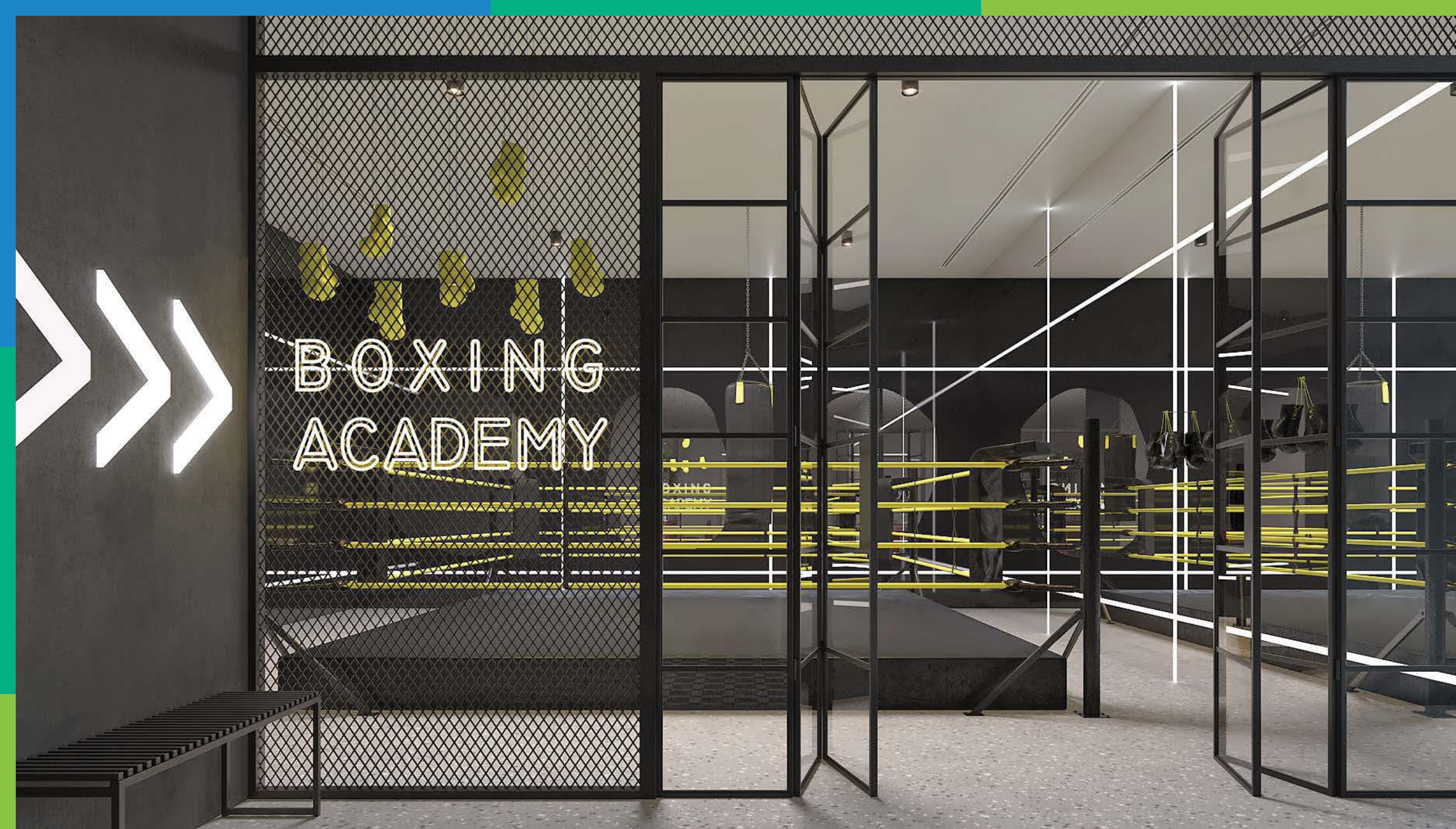




# A GYMNASIUM

A state-of-the-art gymnasium can be enjoyed all-year-round and features the latest equipment including cardio machines and weight training.





# LEOS BOXING ACADEMY

Let off steam and de-stress in LEOS' dedicated boxing academy. Whether you're an amateur or a pro, it's the perfect place to improve your technique, burn calories and build core strength.





# LEOS DANCE STUDIO

Open to children and adults, the LEOS dance studio hosts regular classes for beginners and experienced dancers to learn new routines with great music and experienced instructors. From salsa to hip hop, the choice is yours!





# LEOS DA VINCI ART ACADEMY

Bring out your inner artist and get creative in our Da Vinci Art Academy. Open all day everyday, this bright and airy space allows you to get into the zone and paint to your heart's desire.

Local artists will also host workshops to engage with Weybridge Gardens residents and help develop their skills.







## COMMUNITY SERVICES

At Weybridge Gardens residents will enjoy a modern spacious lobby with 24 hour security, private parking, guest valet parking and access to the Concierge by LEOS App.

The Concierge by LEOS App can be downloaded by residents to receive instant community updates and news, book amenities and get access to community related offers and discounts.





# LIFT LOBBIES

Contemporary well-designed lobbies welcome you at Weybridge Gardens and three elevators operate to all floors of the building.











## ROOFTOP LIVING

Life at Weybridge Gardens moves at your own pace.

Kick start your day with a gym workout or relax and unwind with an energising yoga session followed by a herbal infusion on the rooftop with stunning panoramic views of the area.

If you're a sun-worshipper, kick back and soak up the rays on the sunbeds and in-water loungers while reading your favourite book or listening to music or a podcast.

Afternoons on the rooftop are perfect for a swim or a dip in the gorgeous infinity pool, followed by cooking your favourite pizza at our Italian inspired pizza bar with oven.

If you love BBQs you can cook up a feast with your favourite dishes and enjoy golden hour and sunset while savouring your culinary creations.

After sunset the rooftop will come alive with beautiful ambient lighting and movies playing at the outdoor cinema.

## AMENITIES

### Outdoor Facilities

- A swimming pool
- A pool deck
- Beautiful cabanas
- In-water loungers
- Shaded seating areas
- Pool aerobics
- Kid's swimming experience
- Changing rooms & showers
- A Zen Japanese Garden
- Landscaped areas
- An urban farm
- An outdoor cinema
- Bella Napoli Pizzeria
- Smoke House BBQ
- Himalayan Tea Kiosk

### Indoor Facilities

- Como Lounge Café
- LEOS Da Vinci Art Academy
- LEOS Dance Studio
- LEOS Boxing Academy
- A state-of-the art gym
- A co-working space

### General Services

- A modern lobby
- 24 hour security
- Private parking
- Elevators to all floors
- An AI supermarket
- A multi-purpose events space
- Concierge by LEOS App



# FLOOR PLANS





# PROPERTY

## TYPES & SIZES

### 1ST - 11TH FLOOR

TYPES	UNITS
STUDIO	88



TYPES	UNITS
1 BEDROOM	99

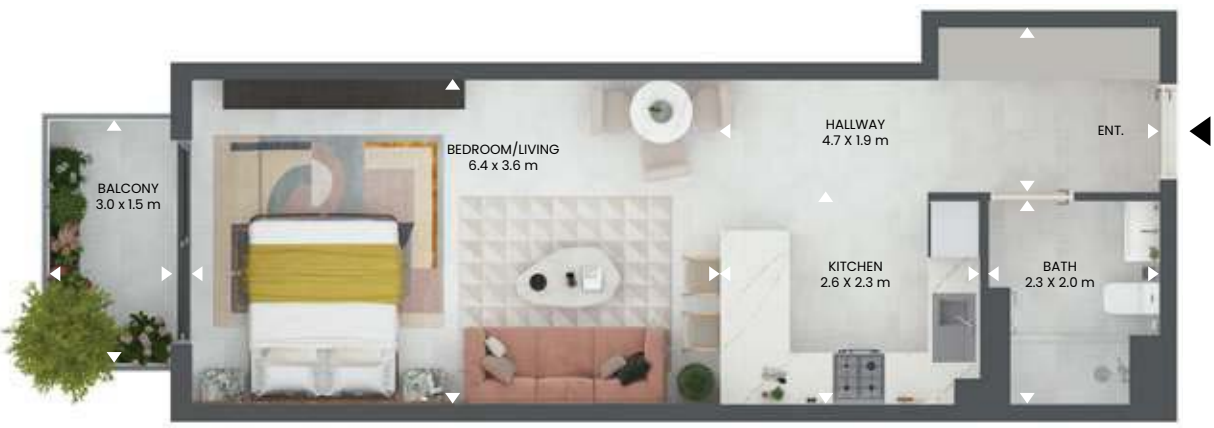




UNIT 02

STUDIO TYPE - A

TYPICAL UNIT TYPE



TOTAL AREA

545.73 SQ.FT.      50.70 SQ.M.

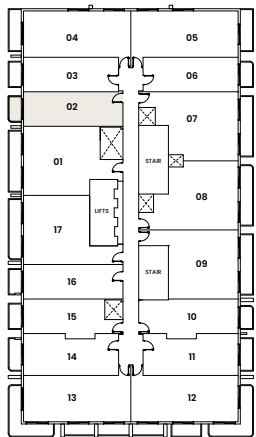
TOTAL INTERNAL AREA

496.86 SQ.FT.      46.16 SQ.M.

TOTAL EXTERNAL AREA

48.87 SQ.FT.      4.54 SQ.M.

FLOOR PLATE

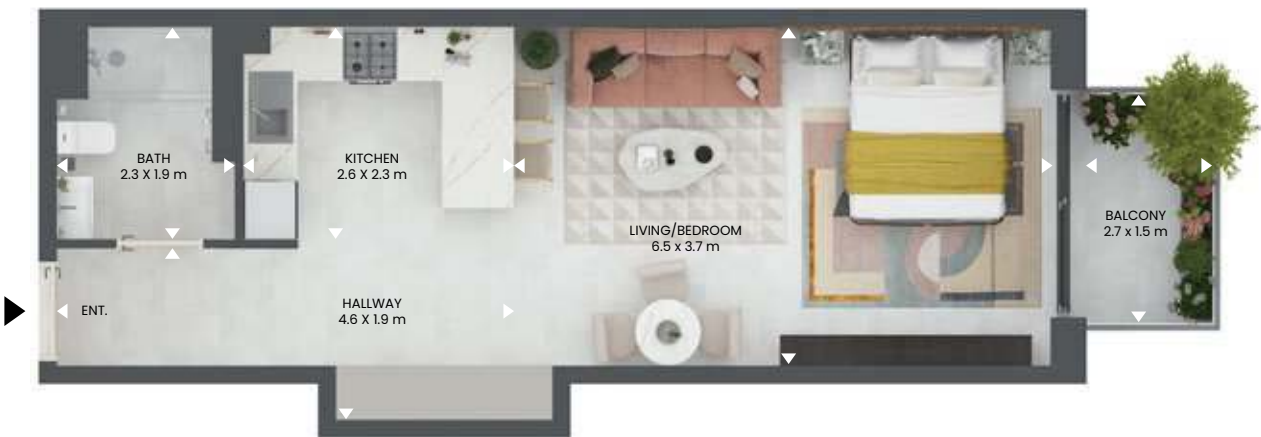


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UNIT 10

STUDIO TYPE - B

TYPICAL UNIT TYPE



TOTAL AREA

541.96 SQ.FT.      50.35 SQ.M.

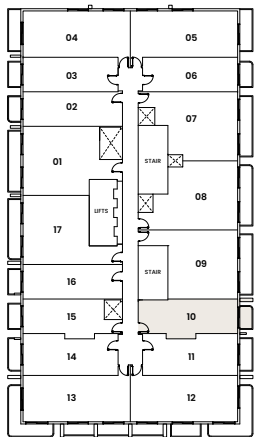
TOTAL INTERNAL AREA

497.72 SQ.FT.      46.24 SQ.M.

TOTAL EXTERNAL AREA

44.24 SQ.FT.      4.11 SQ.M.

FLOOR PLATE



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UNIT 11

STUDIO TYPE - C

TYPICAL UNIT TYPE



TOTAL AREA

601.70 SQ.FT. 55.90 SQ.M.

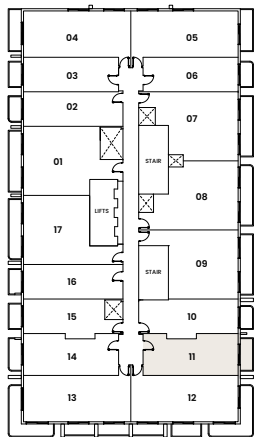
TOTAL INTERNAL AREA

538.09 SQ.FT. 49.99 SQ.M.

TOTAL EXTERNAL AREA

63.61 SQ.FT. 5.91 SQ.M.

FLOOR PLATE



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UNIT 15

STUDIO TYPE - D

TYPICAL UNIT TYPE



TOTAL AREA

475.66 SQ.FT. 44.19 SQ.M.

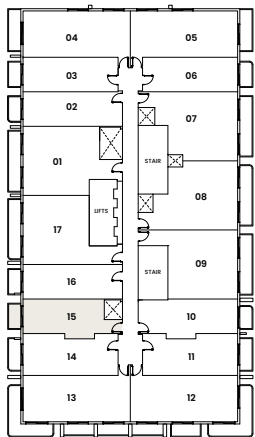
TOTAL INTERNAL AREA

426.47 SQ.FT. 39.62 SQ.M.

TOTAL EXTERNAL AREA

49.19 SQ.FT. 4.57 SQ.M.

FLOOR PLATE



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UNIT 16

STUDIO TYPE - E

TYPICAL UNIT TYPE



TOTAL AREA

527.75 SQ.FT.      49.03 SQ.M.

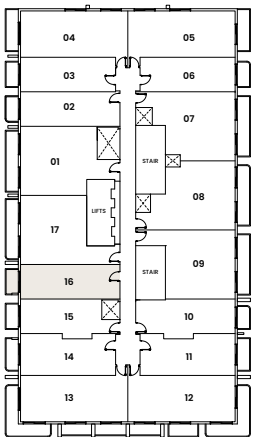
TOTAL INTERNAL AREA

479.10 SQ.FT.      44.51 SQ.M.

TOTAL EXTERNAL AREA

48.65 SQ.FT.      4.52 SQ.M.

FLOOR PLATE

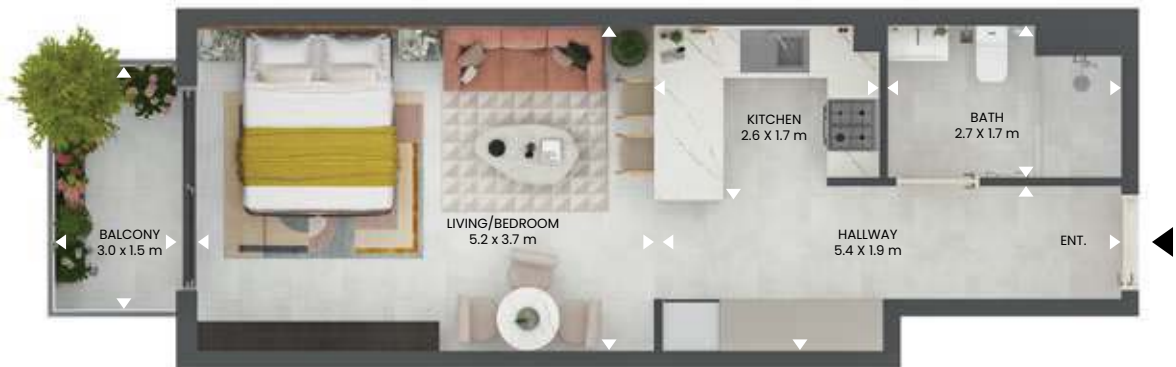


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UNIT 03

STUDIO TYPE - F

TYPICAL UNIT TYPE



TOTAL AREA

488.90 SQ.FT.      45.42 SQ.M.

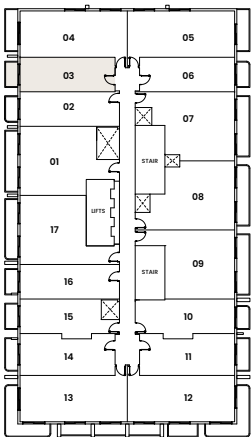
TOTAL INTERNAL AREA

439.71 SQ.FT.      40.85 SQ.M.

TOTAL EXTERNAL AREA

49.19 SQ.FT.      4.57 SQ.M.

FLOOR PLATE



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UNIT 01

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE

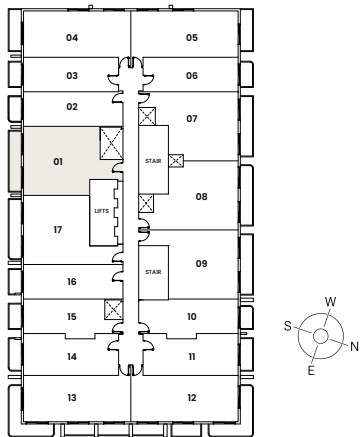


**TOTAL AREA**  
894.80 SQ.FT.    83.13 SQ.M.

**TOTAL INTERNAL AREA**  
776.62 SQ.FT.    72.15 SQ.M.

**TOTAL EXTERNAL AREA**  
118.19 SQ.FT.    10.98 SQ.M.

FLOOR PLATE



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UNIT 09

1 BEDROOM TYPE - B

TYPICAL UNIT TYPE

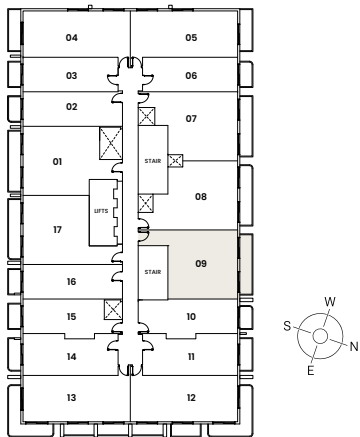


**TOTAL AREA**  
864.34 SQ.FT.    80.30 SQ.M.

**TOTAL INTERNAL AREA**  
747.02 SQ.FT.    69.40 SQ.M.

**TOTAL EXTERNAL AREA**  
117.33 SQ.FT.    10.90 SQ.M.

FLOOR PLATE



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UNIT 12

1 BEDROOM TYPE - C

TYPICAL UNIT TYPE



TOTAL AREA

1012.88 SQ.FT. 94.10 SQ.M.

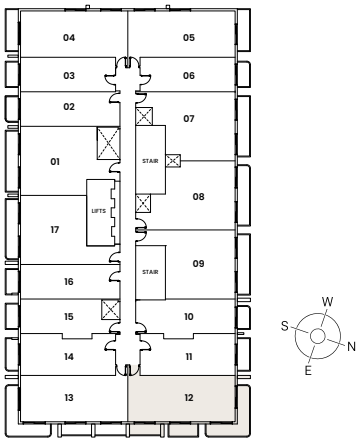
TOTAL INTERNAL AREA

735.18 SQ.FT. 68.30 SQ.M.

TOTAL EXTERNAL AREA

277.71 SQ.FT. 25.80 SQ.M.

FLOOR PLATE



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UNIT 17

1 BEDROOM TYPE - D

TYPICAL UNIT TYPE



TOTAL AREA

848.30 SQ.FT. 78.81 SQ.M.

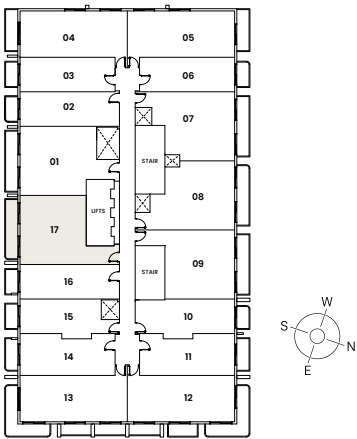
TOTAL INTERNAL AREA

732.05 SQ.FT. 68.01 SQ.M.

TOTAL EXTERNAL AREA

116.25 SQ.FT. 10.80 SQ.M.

FLOOR PLATE



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UNIT 07

1 BEDROOM TYPE - E

TYPICAL UNIT TYPE



TOTAL AREA

893.94 SQ.FT.      83.05 SQ.M.

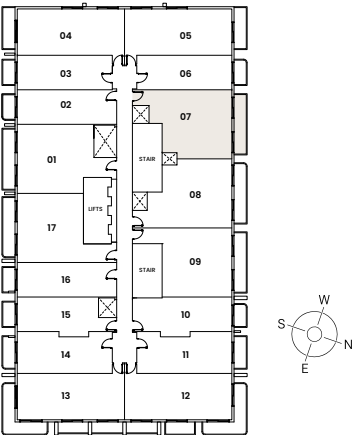
TOTAL INTERNAL AREA

775.76 SQ.FT.      72.07 SQ.M.

TOTAL EXTERNAL AREA

118.19 SQ.FT.      10.98 SQ.M.

FLOOR PLATE



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UNIT 05

1 BEDROOM TYPE - F

TYPICAL UNIT TYPE



TOTAL AREA

817.09 SQ.FT.      75.91 SQ.M.

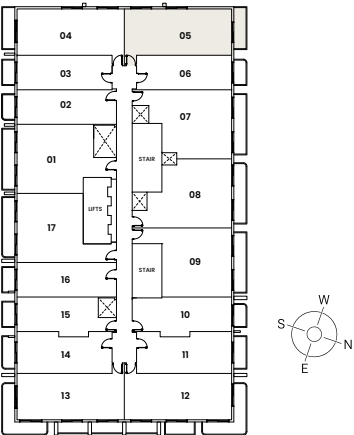
TOTAL INTERNAL AREA

733.78 SQ.FT.      68.17 SQ.M.

TOTAL EXTERNAL AREA

83.31 SQ.FT.      7.74 SQ.M.

FLOOR PLATE



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## MARK GASKIN

CHIEF OPERATING OFFICER  
MIDDLE EAST & ASIA



*A contemporary residential community with world-class amenities, Weybridge Gardens will set a new benchmark in Dubailand for timeless modern designs and attention to every detail throughout. From the smart interior floor plan layouts to the careful selection of high quality materials and finishes, we strive to create a young and vibrant residential community which people will aspire to live in.*

*At Weybridge Gardens we will incorporate a plethora of amenities to provide every imaginable facility within the community to meet residents daily needs and requirements, without having to leave. Dedicated to meeting and exceeding our client's expectations, delivery of this exceptional community will be in early 2025.*

*At LEOS we are dedicated to on-time delivery and providing the highest quality products and Weybridge Gardens will be no exception.*

## LEOS INTERNATIONAL

Established in 2012, LEOS is a renowned luxury property developer with a strong presence in the UK, the UAE and internationally. LEOS is committed to defining the art of living through high-level and innovative design, architecture and development. Experts in residential, commercial and mixed-use real estate, LEOS' professional scope spans land sourcing and analysis, funding, development management, construction, sales and asset management.

Our well-versed and adept team are passionate about quality and on-time delivery and are on hand to deliver best in class projects both locally and internationally. LEOS prides itself on being highly collaborative in building transparent and trustworthy relationships with individuals and businesses to deliver its shared vision and unlock social, economic and commercial value for our stakeholders and clients.

**Disclaimer:**

All images in this brochure are for illustration purposes only and are not contractual. The developer reserves the right to make modifications and adjustments at any time, without prior notice and at its sole discretion. If the developer substitutes any materials, they will be of similar or equal quality as the original materials. The developer is not liable for any damages resulting from the substitution, as long as the overall quality and functionality of the deliverables or services are not materially affected.











# WEYBRIDGE GARDENS

FOR MORE INFORMATION PLEASE CONTACT



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