

# WEYBRIDGE GARDENS

F I V E

LEGACY EDITION



LEOS





# DUBAI'S PETAL PARADISE

Weybridge Gardens 5 redefines upscaled living in Dubailand with its petal-inspired architecture, seamlessly blending organic sophistication with contemporary grandeur. Drawing inspiration from Tuscany's celebrated hot springs, boasting an expansive infinity sky pool, cascading jacuzzis, and an array of world-class amenities. Comprising exclusive residences, each home features a private pool, epitomising an unparalleled, refined lifestyle.



# SKYLINE BLOOM



# BLOSSOM OF BRILLIANCE

Inspired by nature, Weybridge Gardens 5 celebrates blooming through its organic, petal-inspired design. The geometric façade mirrors natural forms, accentuated by subtle lighting that unites interior and exterior. Columnar structures and curved balconies symbolise growth, harmoniously blending with lush greenery. The 'Rebirth' rooftop, inspired by water and wood, creates a tranquil oasis with wellness facilities and stunning infinity sky pool.







WEYBRIDGE  
GARDENS  
FIVE

LEOS

ARRIVE IN STYLE  
Modern Elegance, Warm Welcome



# YOUR HOME IN DUBAILAND

Dubailand, spanning three million square feet, is a vibrant centre of residential communities, attractions and verdant spaces. Boasting theme parks, shopping centres and a prime location near major landmarks, it presents a dynamic lifestyle alongside exceptional investment opportunities, offering high returns and notable capital appreciation.



# STRATEGIC LOCATION



Weybridge Gardens 5 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.



# LOCATION MAP

1. AL HABTOOR POLO RESORT

10 minutes

2. IMG WORLDS OF ADVENTURE

12 minutes

3. GLOBAL VILLAGE

14 minutes

4. DUBAI INTERNATIONAL AIRPORT

22 minutes

5. DOWNTOWN DUBAI / BURJ KHALIFA

22 minutes

6. DUBAI MALL

22 minutes

7. DIFC

22 minutes

8. DUBAI FRAME

22 minutes

9. MALL OF THE EMIRATES

25 minutes

10. DWC AIRPORT

28 minutes

11. BURJ AL ARAB / JUMEIRAH

30 minutes

12. DUBAI MARINA

32 minutes

13. THE PALM JUMEIRAH

33 minutes





# MODERN DESIGN EXPERIENCE





WARM AND INVITING  
Tones in the Lobby

A woman with long, dark hair is shown from the waist up, wearing a light-colored, flowing dress. She is looking down and slightly to the right. The background is a soft, out-of-focus light blue. The text "VIBRANT LIVING LIFESTYLE" is overlaid in the center in a white, serif font.

VIBRANT  
LIVING  
LIFESTYLE





WEYBRIDGE  
GARDENS  
FIVE

BRITISH-INSPIRED  
Grandeur





WEYBR  
GARD

REFINED INTERIORS



A person wearing a wide-brimmed hat is seen from behind, floating in an infinity pool. The pool's edge is a thin line, and the water reflects the sky and the city skyline in the distance. The sky is filled with large, dramatic clouds, and the sun is low on the horizon, creating a warm, golden glow. The city skyline, including the Willis Tower, is visible on the left side of the frame.

# A WORLD OF AMENITIES

# GROUND FLOOR AMENITIES



# ROOFTOP AMENITIES





# SIGNATURE AMENITIES

1. Infinity rooftop pool
2. A Tuscany-inspired cascading jacuzzi
3. Sunbathing lounge with round outdoor daybeds
4. Baja shelf with in-water sunbeds
5. Outdoor shower areas
6. Outdoor seating areas
7. Sunken pool loungers
8. An outdoor cinema
9. A BBQ area
10. A pizzeria
11. Fully equipped gym
12. Changing rooms
13. Saunas and steam rooms
14. LEOS Dance Studio
15. LEOS Boxing Academy
16. Private parking
17. A lobby
18. A co-working space
19. A lounge area







MODERN FITNESS STUDIO  
With Sleek Design





SPACIOUS GYM  
With a Motivating Atmosphere





ORGANIZED AND STYLISH  
Changing Room Layout



A DISTINCT  
NARRATIVE  
AND DESIGN  
ETHOS







TUSCANY'S  
Cascading Jacuzzi









# INFINITY ROOFTOP OASIS

Weybridge Gardens 5 boasts an exclusive infinity rooftop and cascading jacuzzi, inspired by the tranquillity of Tuscany's hot springs.

With sweeping, unobstructed views and breathtaking sunsets, this serene retreat crowns the residence, offering a perfect blend of elegance and natural beauty.





INFINITY POOL WITH  
Panoramic Vistas





INFINITY ROOFTOP POOL





Sunken Pool Loungers and  
OUTDOOR CINEMA





REFRESHING  
Poolside Shower





BBQ AREA & PIZZERIA



# COMFORT AND RELAXATION



Elegant home design creates spaces that seamlessly combine sophistication, functionality, and timeless beauty.

It emphasizes balance, harmony, and understated luxury, with every detail thoughtfully curated for both aesthetics and comfort. This approach prioritizes refined materials, cohesive design, and practical layouts that enhance daily living.





# NATURE INSPIRED INTERIORS





SPACIOUS  
MASTER BEDROOM





KITCHENS



Warm and Calming  
BATHROOMS





SUNLIT LIVING SPACE  
With Premium Furnishings





Sophisticated Design with  
**BESPOKE DETAILS**





A SEAMLESS BLEND  
of Style and Comfort





CONTEMPORARY  
Elegance with Timeless Appeal



The background is a solid teal color. Overlaid on this is a large, detailed illustration of a flower, possibly a peony, in a lighter shade of teal. The flower has many layers of petals, some of which are curled and ruffled, creating a sense of depth and texture. The petals are arranged in a circular pattern, with some pointing outwards and others tucked in. The overall effect is a soft, monochromatic aesthetic.

# FLOOR LEVELS





## LEVELS 1 - 12

TYPICAL FLOOR UNITS

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

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# FLOOR PLANS





# STUDIO APARTMENTS



# STUDIO

UNIT 02 | TYPICAL UNIT TYPE 1A

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA

476.41 sq.ft.  
44.26 sq.m.

TOTAL INTERNAL AREA

370.92 sq.ft.  
34.46 sq.m.

TOTAL EXTERNAL AREA

105.49 sq.ft.  
9.80 sq.m.



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# STUDIO

UNIT 07 | TYPICAL UNIT TYPE 1B

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA

462.20 sq.ft.  
42.94 sq.m.

TOTAL INTERNAL AREA

371.03 sq.ft.  
34.47 sq.m.

TOTAL EXTERNAL AREA

91.17 sq.ft.  
8.47 sq.m.



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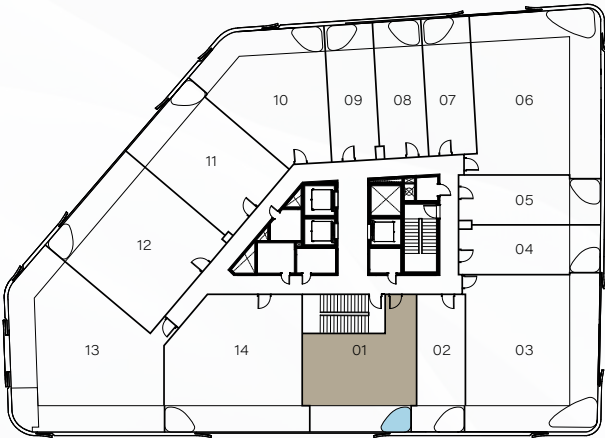
# 1 BEDROOM APARTMENTS



# 1 BEDROOM

UNIT 01 | TYPICAL UNIT TYPE 01

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA

851.21 sq.ft.  
79.08 sq.m.

TOTAL INTERNAL AREA

660.15 sq.ft.  
61.33 sq.m.

TOTAL EXTERNAL AREA

191.06 sq.ft.  
17.75 sq.m.



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# 1 BEDROOM

UNIT 10 | TYPICAL UNIT TYPE 02

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA

945.93 sq.ft.  
87.88 sq.m.

TOTAL INTERNAL AREA

691.37 sq.ft.  
64.23 sq.m.

TOTAL EXTERNAL AREA

254.57 sq.ft.  
23.65 sq.m.



DISCLAIMER

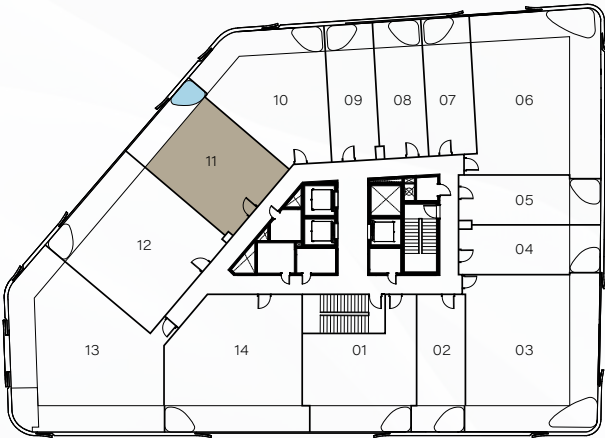
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# 1 BEDROOM

UNIT 11 | TYPICAL UNIT TYPE 03

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA

882.43 sq.ft.  
81.98 sq.m.

TOTAL INTERNAL AREA

707.94 sq.ft.  
65.77 sq.m.

TOTAL EXTERNAL AREA

174.48 sq.ft.  
16.21 sq.m.



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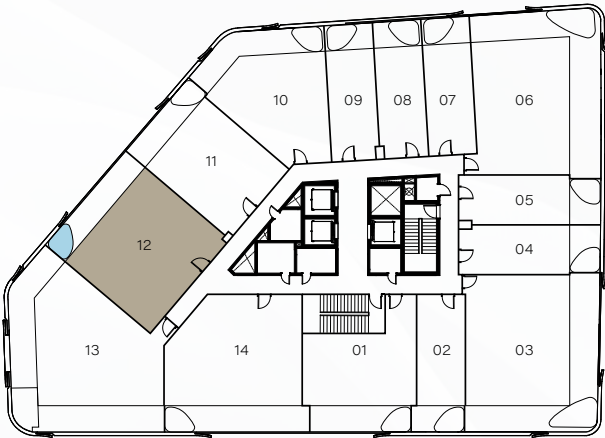
# 2 BEDROOM APARTMENTS



# 2 BEDROOM

UNIT 12 | TYPICAL UNIT TYPE 01

LEVELS 1 - 12  
FLOOR PLATE



**TOTAL AREA**  
1,150.66 sq.ft.  
106.90 sq.m.

**TOTAL INTERNAL AREA**  
924.40 sq.ft.  
85.88 sq.m.

**TOTAL EXTERNAL AREA**  
226.26 sq.ft.  
21.02 sq.m.



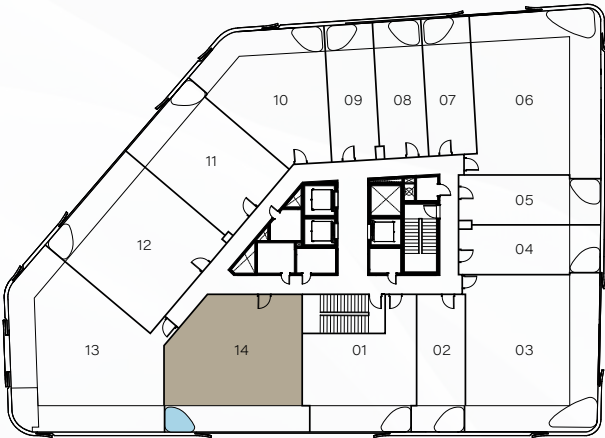
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# 2 BEDROOM

UNIT 14 | TYPICAL UNIT TYPE 02

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA

1,246.89 sq.ft.  
115.84 sq.m.

TOTAL INTERNAL AREA

969.18 sq.ft.  
90.04 sq.m.

TOTAL EXTERNAL AREA

277.71 sq.ft.  
25.80 sq.m.



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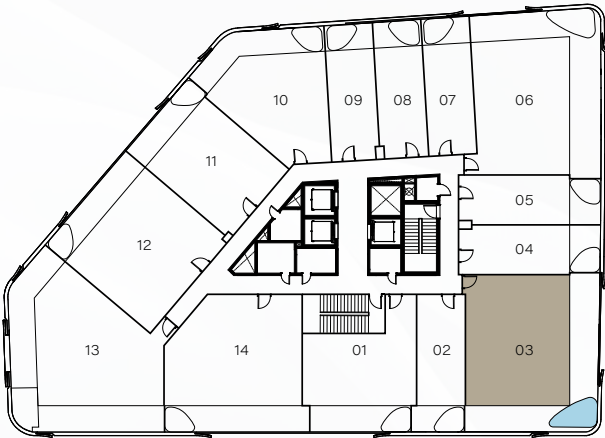
# 3 BEDROOM APARTMENTS



# 3 BEDROOM

UNIT 03 | TYPICAL UNIT TYPE 01

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA  
1,474.98 sq.ft.  
137.03 sq.m.

TOTAL INTERNAL AREA  
954.11 sq.ft.  
88.64 sq.m.

TOTAL EXTERNAL AREA  
520.87 sq.ft.  
48.39 sq.m.

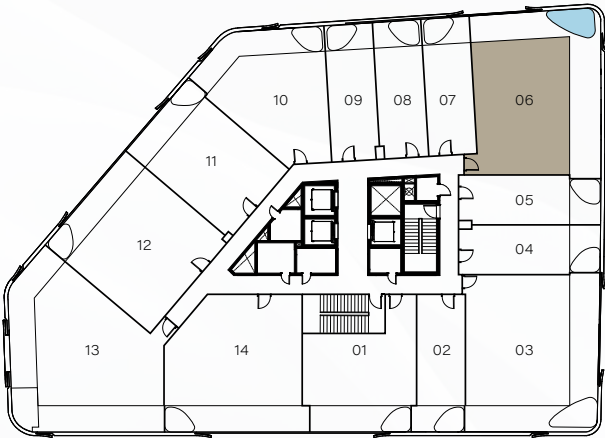


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# 3 BEDROOM

UNIT 06 | TYPICAL UNIT TYPE 02

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA  
1,480.36 sq.ft.  
137.53 sq.m.

TOTAL INTERNAL AREA  
920.85 sq.ft.  
85.55 sq.m.

TOTAL EXTERNAL AREA  
559.51 sq.ft.  
51.98 sq.m.



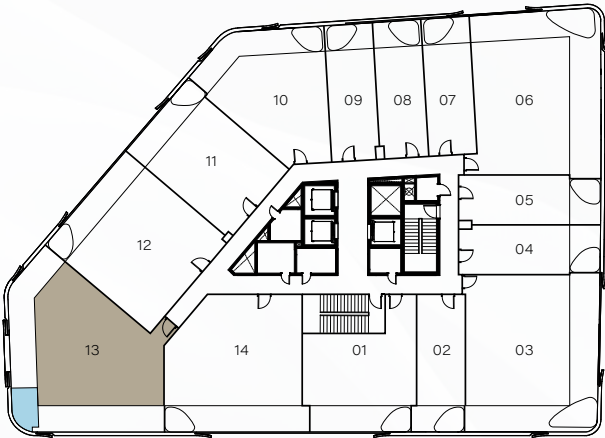
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# 3 BEDROOM

UNIT 13 | TYPICAL UNIT TYPE 03

LEVELS 1 - 12  
FLOOR PLATE



TOTAL AREA  
1,556.14 sq.ft.  
144.57 sq.m.

TOTAL INTERNAL AREA  
968.21 sq.ft.  
89.95 sq.m.

TOTAL EXTERNAL AREA  
587.92 sq.ft.  
54.62 sq.m.



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# COMMUNITY ATTRACTIONS





A low-angle shot of a roller coaster car as it descends a steep red track. The track is supported by a yellow metal framework. The car is filled with passengers, and the background is a clear, bright blue sky.

# IMG WORLDS OF ADVENTURE

12 minutes from Weybridge Gardens 5





## AL HABTOOR POLO RESORT

12 minutes from Weybridge Gardens 5



## GLOBAL VILLAGE

14 minutes from Weybridge Gardens 5





DESIGNED BY  
**LUD STUDIOS**

Weybridge Gardens 5, has been meticulously designed and created by British born design and engineering consultancy, LUD Studios.

LUD Studios is dedicated to creating innovative buildings which are contextually inspired, environmentally sustainable and enhance the quality of life for residents.

With a strong focus on design and sustainability, LUD Studios embraces new challenges and the opportunity to re-define design and construction methodologies to create award-winning architectural design and innovative living spaces.





## INTERNATIONAL AWARDS

Established in 2013, 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.

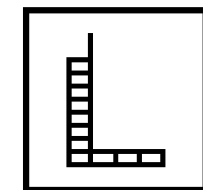
Our well-versed and adept team are passionate about quality and on-time delivery and are on hand to deliver best in class projects both locally and internationally. LEOS prides itself on being highly collaborative in building transparent and trustworthy relationships with individuals and businesses to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



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**LEOS**  
INTERNATIONAL



OFFICIAL PARTNER OF  
**AFC BOURNEMOUTH**  
PREMIER LEAGUE



# WEYBRIDGE GARDENS

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LEGACY EDITION

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