



BELGRAVIA GARDENS

BUILDING I

YOUR COMMUNITY,
DESIGNED



AT THE HEART OF IT ALL

Welcome to a self-sustaining community designed with you in mind—where every activity, moment of leisure, and connection is in perfect sync with the rhythm of your lifestyle. Here, you are the heart of it all. Belgravia Gardens is more than a place to live; it's a dynamic, welcoming community where convenience and connection come together. With stylish living spaces and thoughtfully designed shared areas, every aspect of this property is crafted to enhance your lifestyle, putting you at the heart of it all.



DUBAILAND

Spans approximately 278 sq. km and one of the largest mixed-use development in the world

These roads ensure that Dubailand is easily accessible, whether you're coming from within Dubai or from other parts of the UAE. The well-connected road network contributes to the growth and accessibility of the region.

- Sheikh Mohammed Bin Zayed Road (E311)
- Al Ain Road (E66)
- Emirates Road (E611)
- Dubai Bypass Road (E44)

A PRIME DESTINATION FOR RESIDENTS & TOURISTS

Dubailand is divided into 7 several districts of commercial, residential, and commercial spaces

- Dubai Sports City
- Dubailand Residential Complex
- Themed Entertainment Districts (Dubai Autrodrome, IMG Worlds of Adventure among others)
- Global Village
- Dubai Miracle Garden
- Dubai Golf City
- Arabian Ranches



E311 Sheikh Mohamed Bin Zayed Road

To Al Barari

To Silicon
Central Mall

E311 Sheikh Mohamed Bin Zayed Road



BELGRAVIA GARDENS



Villas and Townhouses Community



Proposed
Waterfront

Villas and Townhouses Community



TO ABU DHABI

BUSINESS BAY

DOWNTOWN DUBAI

DUBAI INTERNATIONAL FINANCIAL CENTRE



TO DUBAI INTERNATIONAL AIRPORT



E311 Sheikh Mohamed Bin Zayed

Proposed Waterfront

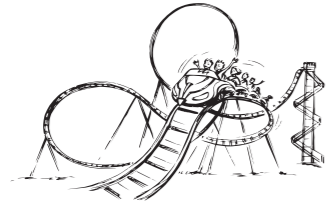
BUILDING IV

BUILDING I

BUILDING III

BUILDING II

DRIVING DISTANCES



5 mins.
IMG World of Adventure



10 mins.
Global Village



10 mins.
Silicon Central Mall



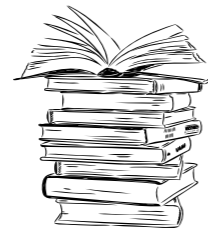
11 mins.
Cityland Mall



11 mins.
Habtoor Polo Club



12 mins.
Al Barari



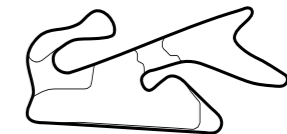
12 mins.
Academic City



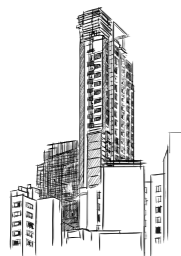
14 mins.
Hamdan Sports Complex



16 mins.
Dubai Miracle Garden



20 mins.
Dubai Autodrome



20 mins.
Business Bay



20 mins.
Downtown Dubai



25 mins.
Dubai International
Financial Centre (DIFC)



25 mins.
Al Maktoum
International Airport



30 mins.
Dubai International Airport

SUN & VIEWS ANALYSIS



W

N

S

E

SUMMER SUNSET

WINTER SUNSET

SUMMER SUNRISE

WINTER SUNRISE

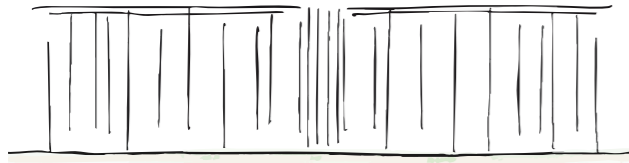
BUILDING III

BUILDING II

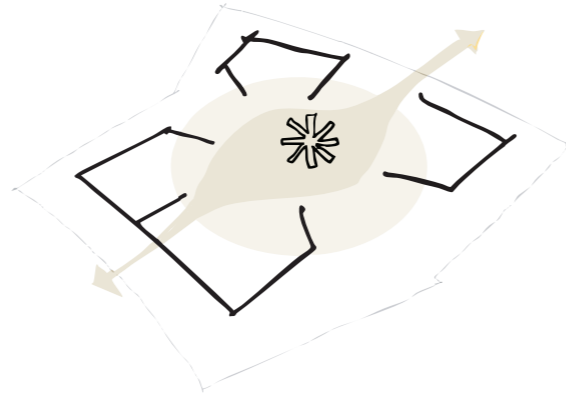
BUILDING IV

BUILDING I

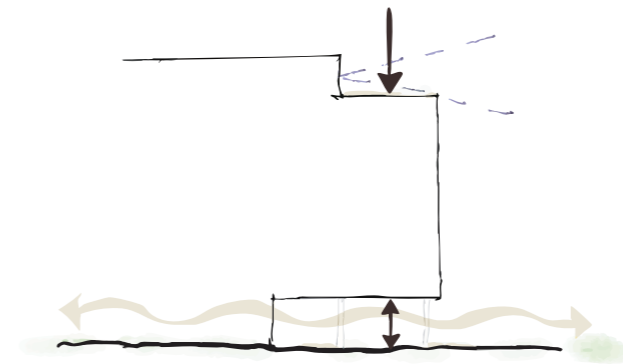
DESIGN PRINCIPLES



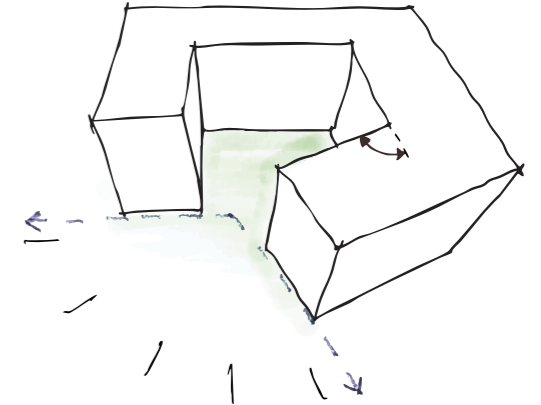
Highlighting tall features to balance wide spaces and make the design more eye-catching.



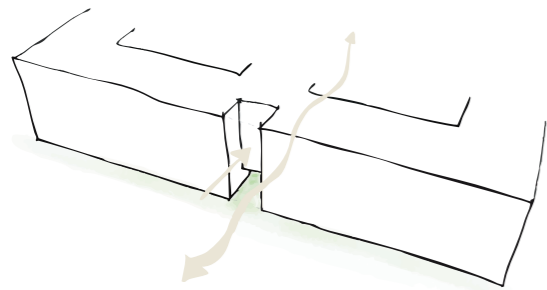
Creates a lively center that attracts people and keeps them moving around.



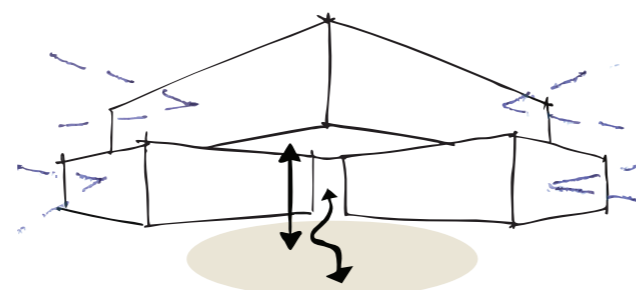
Makes the most of terrace views and draws attention to important entrances with open spaces.



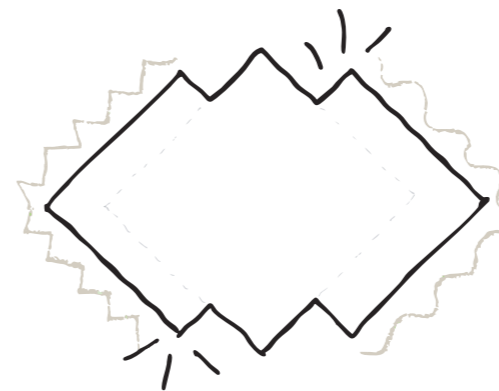
Improve courtyard apartments by giving them wider and better views.



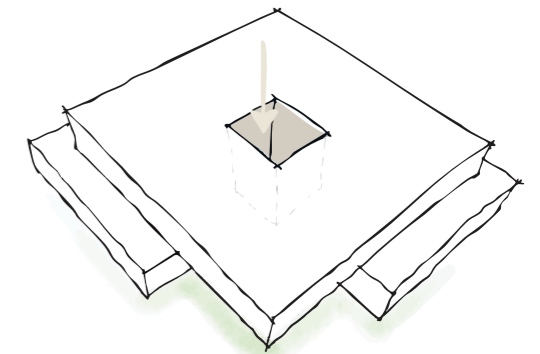
Indented shapes improve flow and reduce building mass.



An overhang creates a welcoming entrance and adds shade.

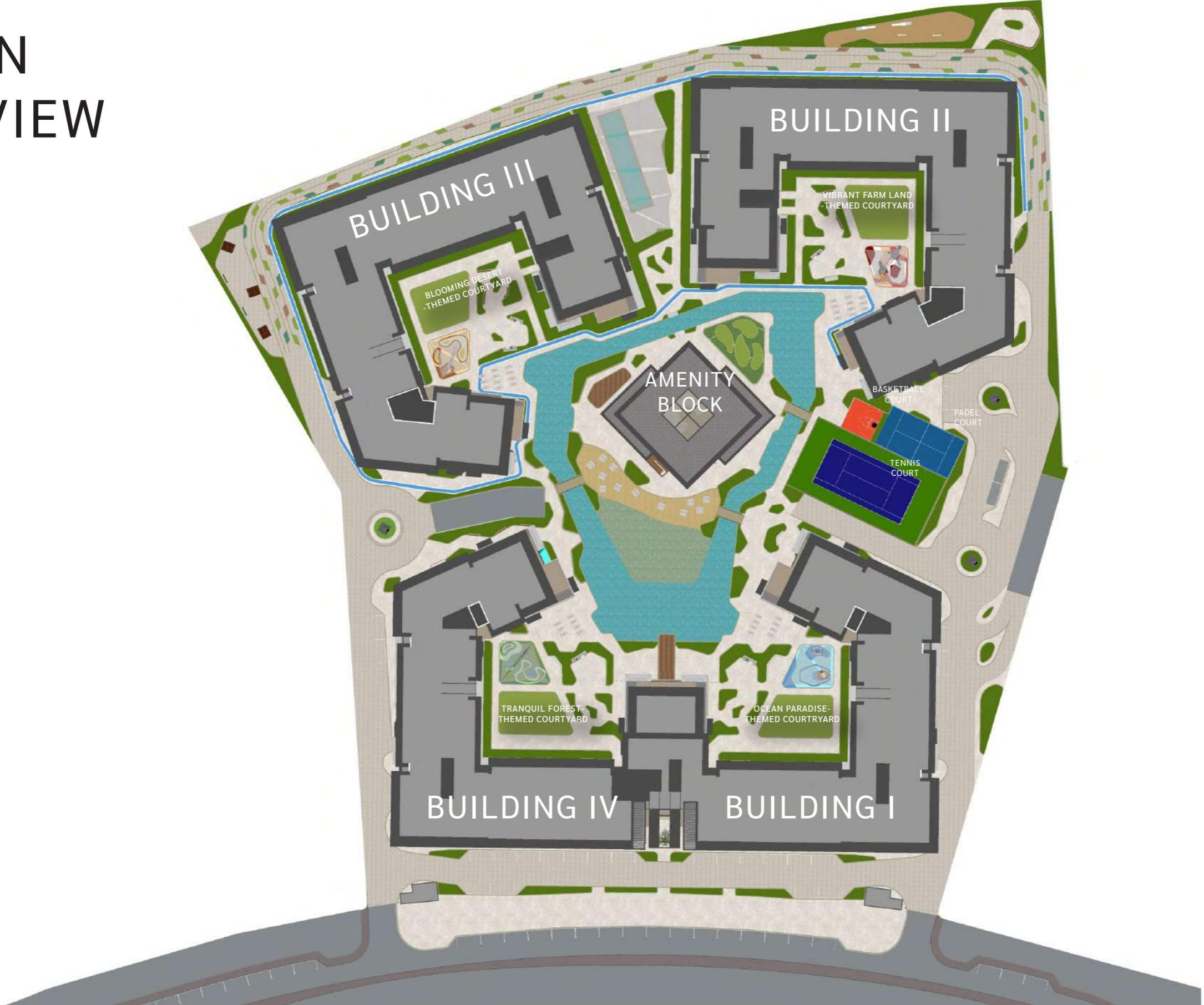


Amenities on all sides for a vibrant experience.



Natural light enhances the open feel of the lobby.

DESIGN OVERVIEW



ARCHITECTURAL SECTIONS



ELEVATIONS

MAIN ENTRANCE AND RETAIL SECTION



BUILDING IV STREET LEVEL

BUILDING I STREET LEVEL

BUILDING III ENTRANCE LEVEL

BUILDING IV ENTRANCE LEVEL



ELEVATIONS

BUILDING ENTRANCES AND DROP-OFF

BUILDING I ENTRANCE LEVEL

BUILDING II ENTRANCE LEVEL

BUILDING I ENTRANCE LEVEL

BUILDING II ENTRANCE LEVEL

ELEVATIONS

BACKSIDE LEVEL



BUILDING II BACKSIDE LEVEL

BUILDING III BACKSIDE LEVEL



BUILDING CONFIGURATION



UNIT TYPES AND SIZES

BUILDING I

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	6 units	From 482 sq. ft to 489 sq. ft
1 Bedroom	55 units	From 766 sq. ft to 807 sq. ft
2 Bedrooms	56 units	From 1,062 sq. ft to 1,177 sq. ft
2 Bedroom + Study	27 units	From 1,195 sq. ft to 1,625 sq. ft
3 Bedrooms	22 units	From 1,687 sq. ft to 2,544 sq. ft



ELEVATORS

BUILDING I:

3 PASSENGER ELEVATORS

3 SERVICE/PASSENGER ELEVATORS

ANTICIPATED SERVICE CHARGE

AED 15 PER SQ.FT.

OWNERSHIP

FREEHOLD

ANTICIPATED COMPLETION DATE

Q3 2028

PARKING

STUDIO, 1 AND 2 BEDROOM: 1 PARKING SPACE

3 BEDROOM: 2 PARKING SPACES



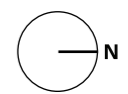
A family of three is captured in a joyful moment, running through shallow water at sunset. The mother, in the foreground, has her arms outstretched. The father is behind her, also with arms outstretched, and a young child is perched on his shoulders. The scene is bathed in the warm, golden light of the setting sun, creating a soft, hazy atmosphere. The background shows gentle waves of the ocean under a sky with wispy clouds.

AMENITIES

Belgravia Gardens is designed to elevate modern living, offering a seamless blend of comfort, wellness, and style. With thoughtfully crafted spaces and enriching experiences, it provides an ideal setting for residents to relax, connect, and thrive in a vibrant community.

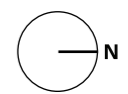
MASTER PLAN GROUND FLOOR AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 DROP-OFF AREAS
- 03 LOBBIES
- 04 LIFT LOBBIES
- 05 MOVE-IN TRUCK ZONES
- 06 ENTRANCE PAVILLION
- 07 VIEWING DECK
- 08 COURTYARDS
- 09 OUTDOOR KIDS PLAY
- 10 READING GARDEN
- 11 BARBIQUE DECK & OUTDOOR DINING
- 12 SUN LOUNGERS AREA
- 13 KIDS POOL
- 14 LAZY RIVER
- 15 URBAN BEACH
- 16 URBAN BEACH LOUNGE
- 17 CLUBHOUSE
- 18 OUTDOOR FITNESS AREA
- 19 MINI-GOLF
- 20 RIVER BRIDGE
- 21 TENNIS COURT
- 22 PADEL COURT
- 23 HALF-BASKETBALL COURT
- 24 SHADED LAP POOL
- 25 SERENITY ZONE
- 26 DOG PARK
- 27 SKATE PARK
- 28 KIDS SPLASH PAD
- 29 JOGGING TRACK
- 30 ACCESS TO BASEMENT PARKING



BUILDING I & IV GROUND FLOOR AMENITIES PLAN

- 01 DROP-OFF AREAS
- 02 COMMUNITY MAIN ENTRANCE
- 03 LOBBY ENTRANCE
- 04 LOBBY RECEPTION
- 05 LOBBY LOUNGE
- 06 LIFT LOBBIES
- 07 ENTRANCE PAVILLION
- 08 VIEWING DECK
- 09 READING GARDEN
- 10 BARBEQUE DECK & OUTDOOR DINING
- 11 COURTYARD
- 12 OUTDOOR KIDS PLAY AREAS - OCEAN PARADISE
- 13 OUTDOOR KIDS PLAY AREAS - TRANQUIL FOREST
- 14 SUN LOUNGERS AREA
- 15 KIDS POOL
- 16 KIDS SPLASH PAD
- 17 INDOOR KIDS PLAY
- 18 INDOOR KIDS PLAY & NAP STATION
- 19 FEMALE CHANGE ROOMS
- 20 MALE CHANGE ROOMS
- 21 BATHROOM FOR PEOPLE OF DETERMINATION
- 22 OUTDOOR SEATING AREAS
- 23 LAZY RIVER
- 24 URBAN BEACH
- 25 URBAN BEACH LOUNGE
- 26 MOVE-IN TRUCK ZONE





CARDIZ
BELGRAVIA

DROP-OFF AREA

ELLINGTON



BELORAVIA GARDENS

CAFÉ

RESTAURANT

MAIN ENTRANCE



RETAIL AND F&B



LOBBY RECEPTION & LOUNGE



VIEWING DECK



URBAN BEACH



LEISURE POOL



LAZY RIVER



BBQ DECK & OUTDOOR DINING



KIDS PLAY AREA



KIDS NAP STATION



SPORTS COURTS

A still life photograph featuring a light-colored, textured ceramic vase in the lower right corner. Several dark, thin branches of cherry blossoms are arranged in the vase, with some open white flowers and many buds. The background is a plain, light-colored wall. On the left side, long, soft shadows from an unseen object are cast across the wall, creating a rhythmic pattern of light and dark bands. The overall lighting is warm and natural, suggesting a window nearby.

CLUBHOUSE

The centerpiece of Belgravia Gardens is the two-level clubhouse. The lower level includes various social and recreational spaces, while the upper floor offers fitness, wellness, and relaxation areas, including a Japanese-inspired ganbanyaku room.

CLUBHOUSE ELEVATIONS

View from Building D and Building C entrances

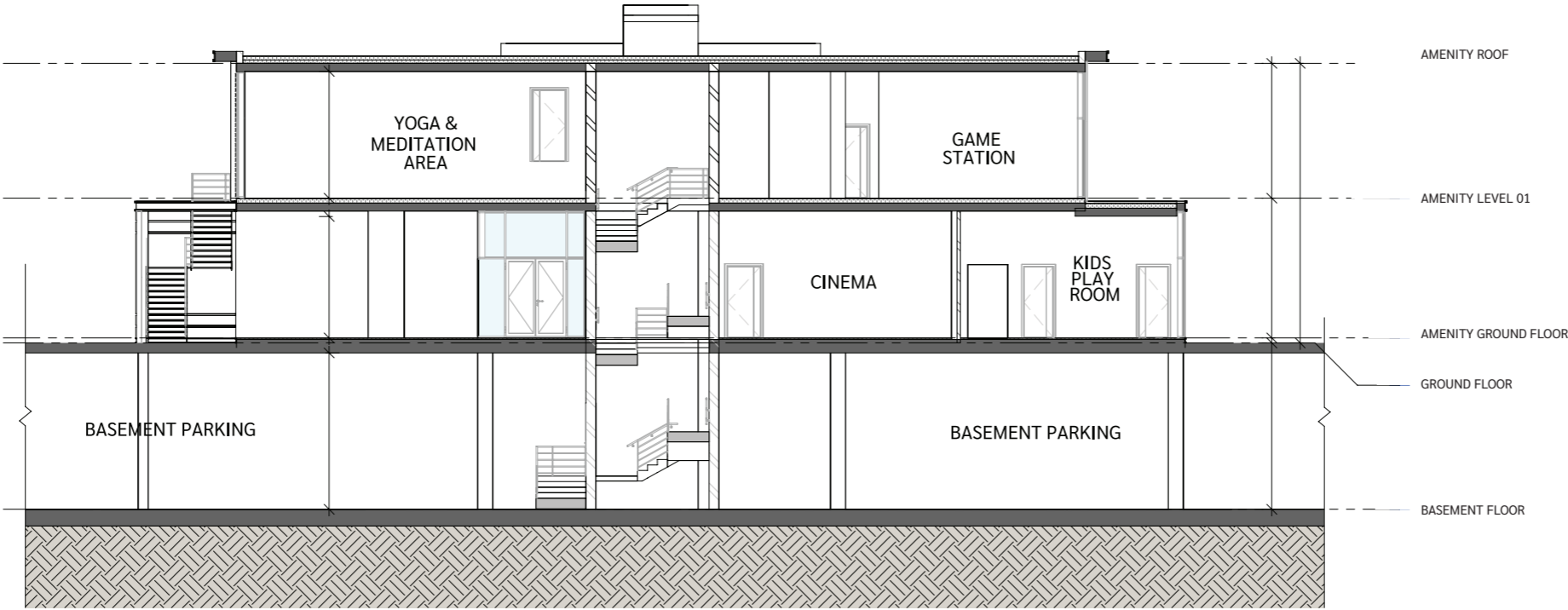
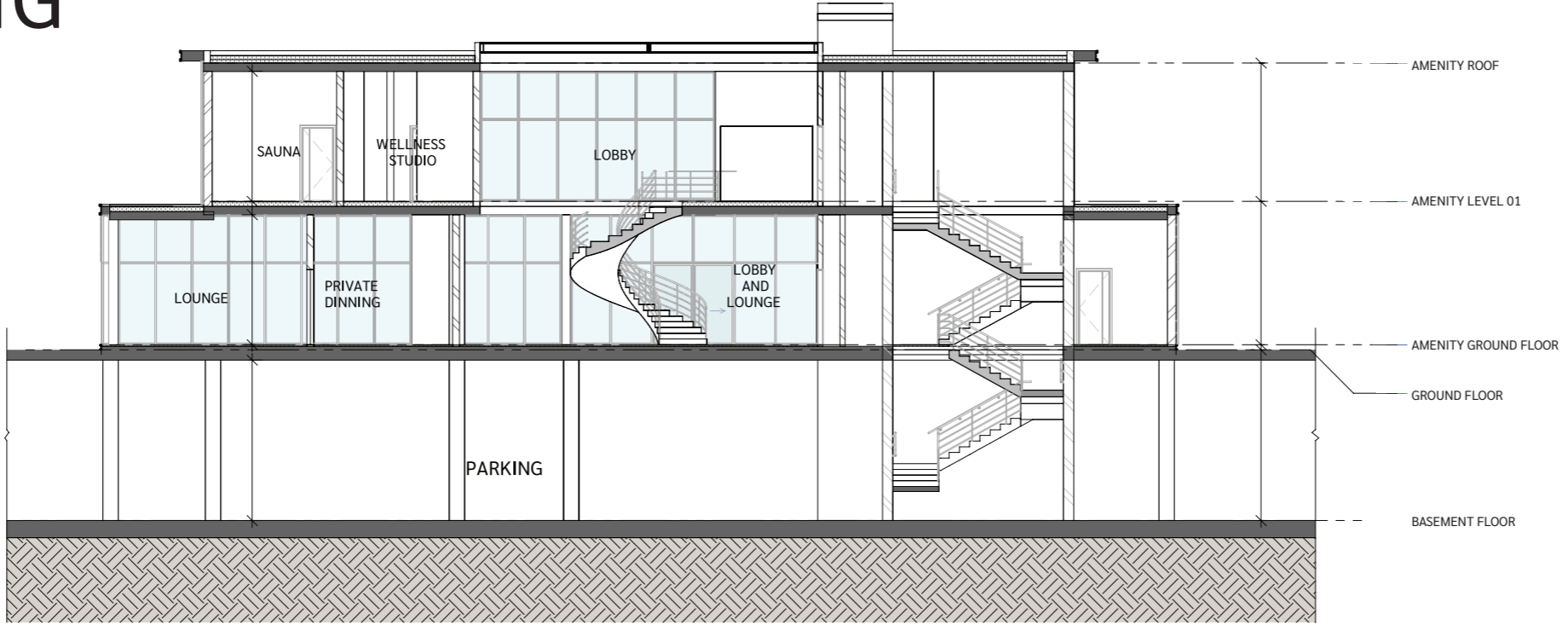
View from Building B



View from Building C

View from Building A

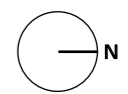
CLUBHOUSE SECTIONING



CLUBHOUSE LOWER LEVEL AMENITIES PLAN



- 01 OUTDOOR TERRACES
- 02 CLUBHOUSE ENTRANCES
- 03 GALLERY
- 04 ACCESS TO UPPER LEVEL CLUBHOUSE
- 05 BOOTH SEATING
- 06 MALE CHANGE ROOM
- 07 BATHROOM FOR PEOPLE OF DETERMINATION
- 08 FEMALE CHANGE ROOM
- 09 JUICE BAR & SHOW KITCHEN
- 10 PRIVATE DINING
- 11 CLUBHOUSE GALLERY
- 12 MAJLIS LOUNGE
- 13 CLUB LOUNGE
- 14 PHONE BOOTHS
- 15 CO-WORKING HUB
- 16 KIDS WASHROOM & NURSING STATION
- 17 KIDS PLAY AREA
- 18 CINEMA ROOM
- 19 MINI-GOLF
- 20 OUTDOOR FITNESS AREA
- 21 RIVER BRIDGE
- 22 LAZY RIVER
- 23 URBAN BEACH LOUNGE
- 24 URBAN BEACH





CLUBHOUSE EXTERIOR



CLUBHOUSE



MAJLIS



CO-WORKING HUB



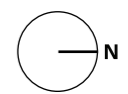
PRIVATE DINING



CINEMA

CLUBHOUSE UPPER LEVEL AMENITIES PLAN

- 01 GAMES STATION
- 02 YOGA & PILATES STUDIO
- 03 FITNESS JUICE BAR
- 04 FITNESS STUDIO
- 05 FEMALE WELLNESS STUDIO
- 06 FEMALE SAUNA
- 07 FEMALE GANBANYOKU ROOM
- 08 FEMALE STEAM ROOM
- 09 MALE STEAM ROOM
- 10 MALE GANBANYOKU ROOM
- 11 MALE WELLNESS STUDIO
- 12 MALE SAUNA
- 13 BATHROOM FOR PEOPLE OF DETERMINATION
- 14 ACCESS TO LOWER LEVEL CLUBHOUSE





FITNESS STUDIO



GAME STATION



RESIDENCES

Each home is thoughtfully designed to offer modern living with open layouts, premium finishes, and ample natural light. Whether you're looking for a cozy studio, a comfortable one-bedroom, or a more expansive two or three-bedroom apartment, Belgravia Gardens provides a perfect living space for individuals, couples, and families alike.



LIVING & DINING

KITCHEN



MASTER BEDROOM





BEDROOM



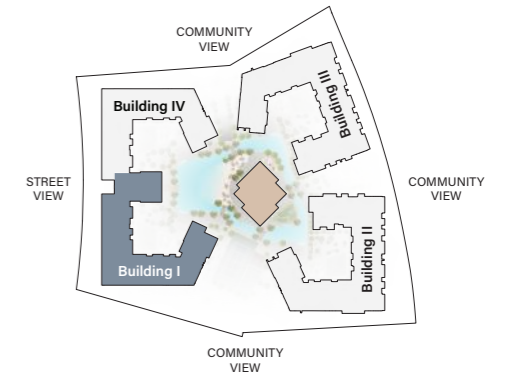
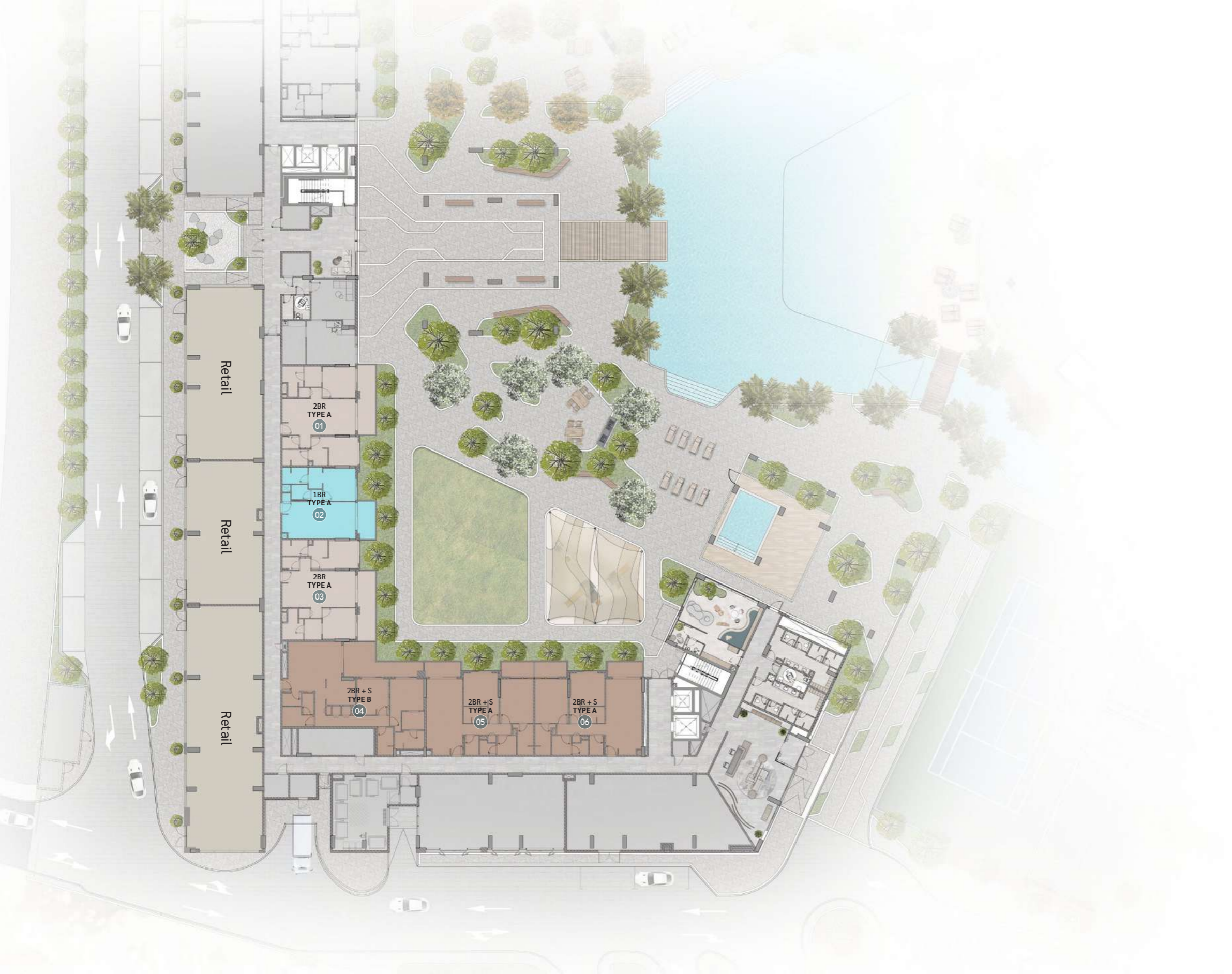
BATHROOM

POWDER ROOM



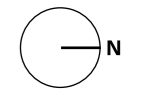


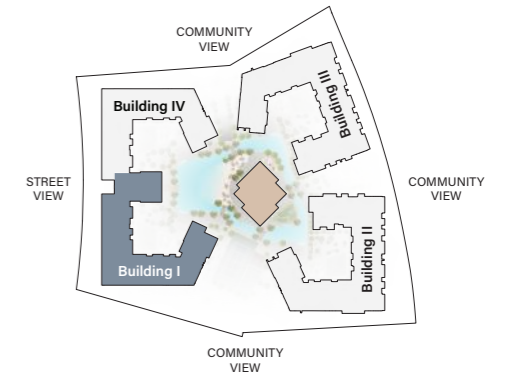
FLOOR PLANS



GROUND FLOOR PLAN

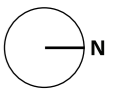
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S

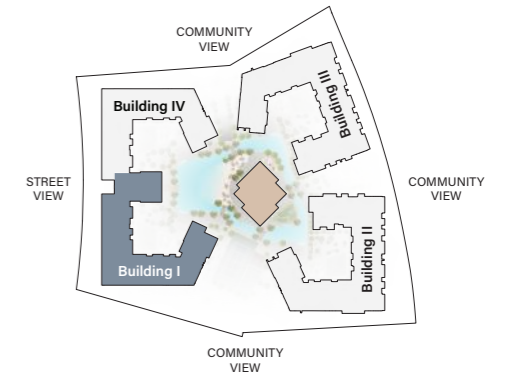




1st - 5th FLOOR TYPICAL PLAN

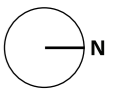
- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom





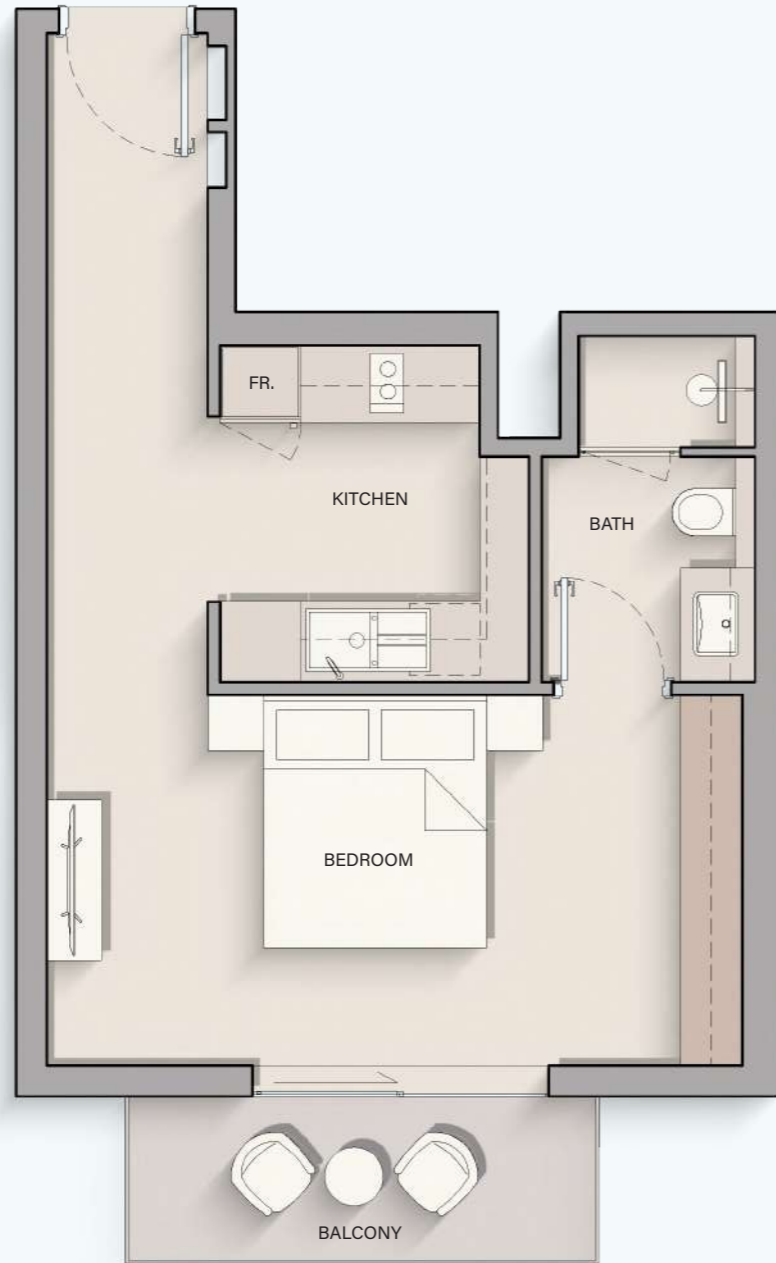
6th FLOOR PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom



STUDIO

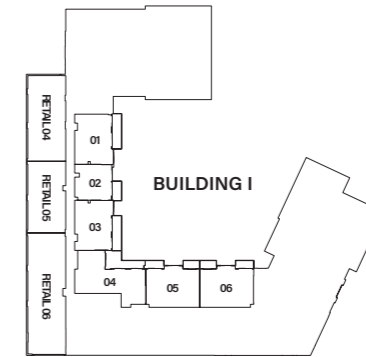
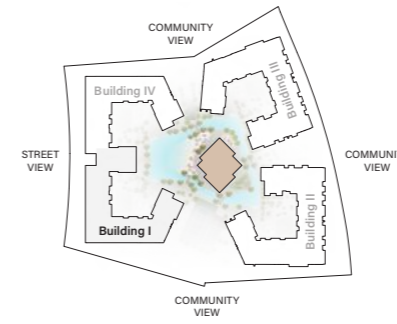
TYPE B



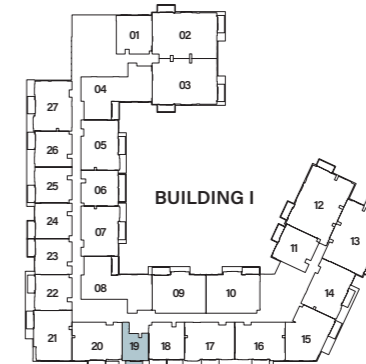
Internal Living Area : **425.07 sq. ft.**

Outdoor Living Area : **57.37 sq. ft.**

Total Living Area : **482.44 sq. ft.**



Ground Floor

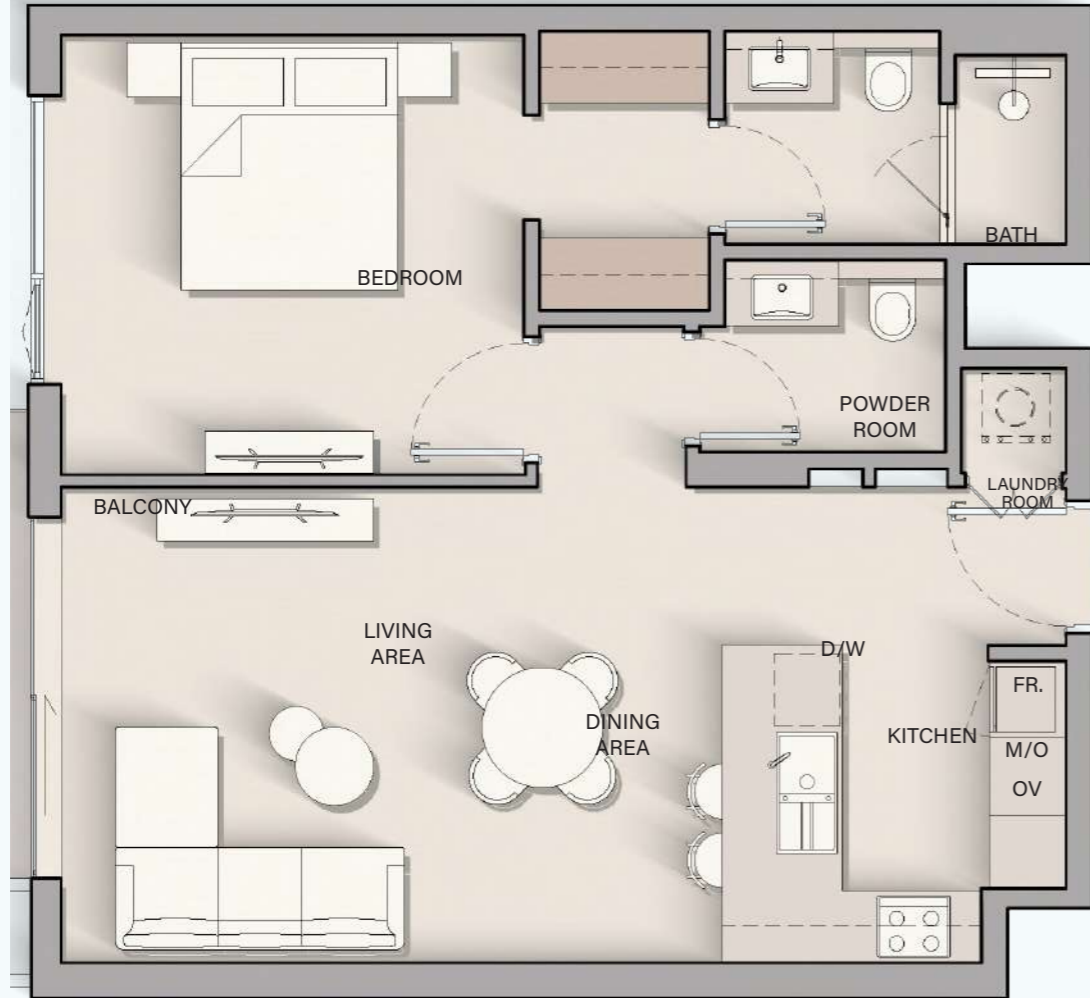


1ST - 5TH Floor

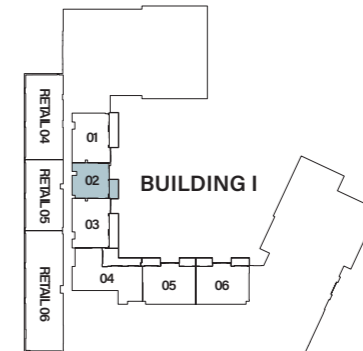
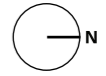


6TH Floor

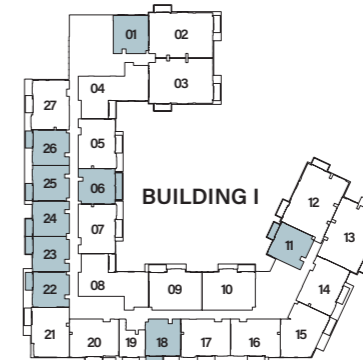
1-BEDROOM TYPE A



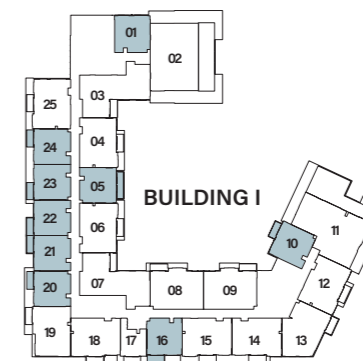
Internal Living Area : **697.39 sq. ft.** Outdoor Living Area : **71.58 sq. ft.** Total Living Area : **768.97 sq. ft.**



Ground Floor



1ST - 5TH Floor



6TH Floor

2-BEDROOM

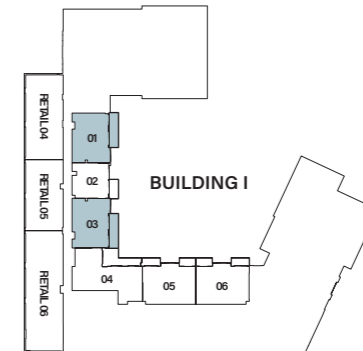
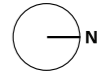
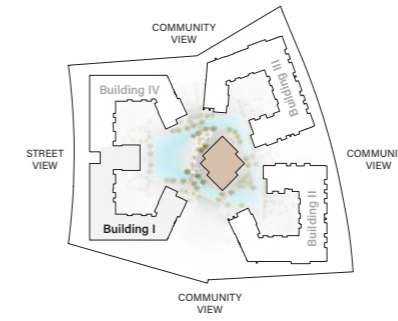
TYPE A



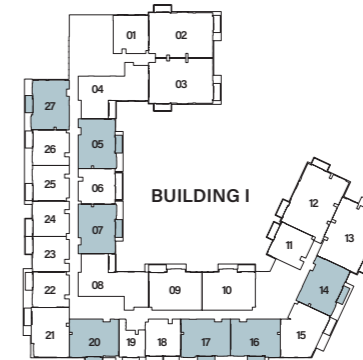
Internal Living Area : **1002.55 sq. ft.**

Outdoor Living Area : **67.49 sq. ft.**

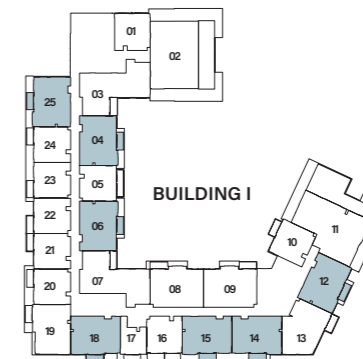
Total Living Area : **1070.04 sq. ft.**



Ground Floor



1ST - 5TH Floor



6TH Floor

2-BEDROOM

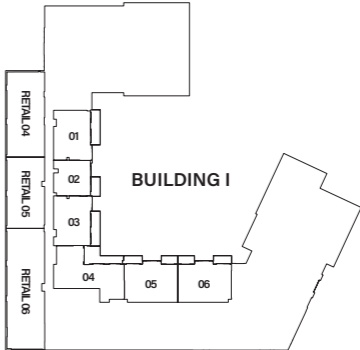
TYPE B



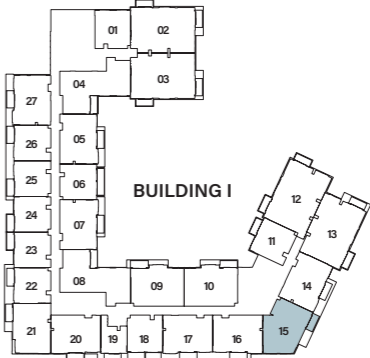
Internal Living Area : 1060.35 sq. ft.

Outdoor Living Area : 66.41 sq. ft.

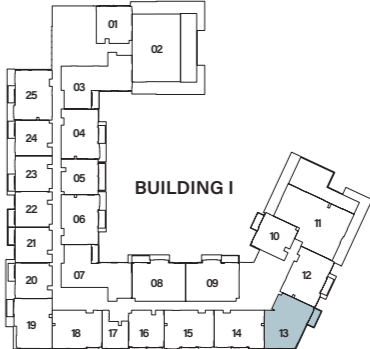
Total Living Area : 1126.77 sq. ft.



Ground Floor



1ST - 5TH Floor



6TH Floor

2-BEDROOM

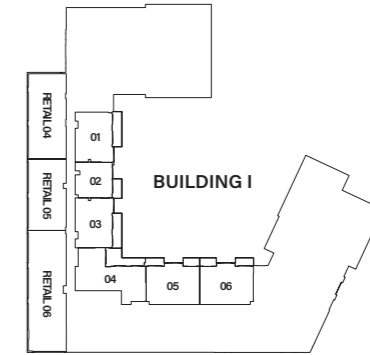
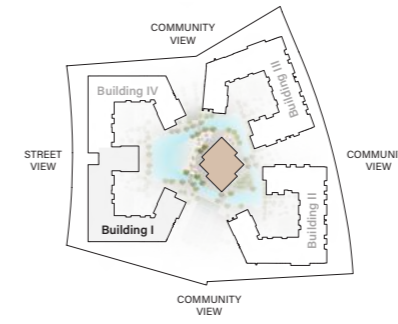
TYPE D



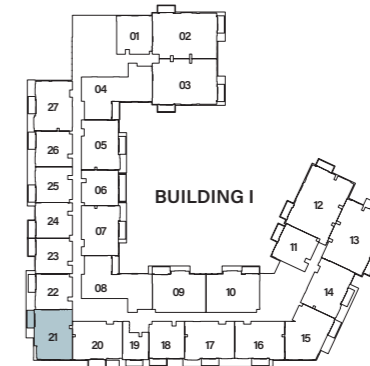
Internal Living Area : **1004.38 sq. ft.**

Outdoor Living Area : **72.01 sq. ft.**

Total Living Area : **1076.39 sq. ft.**



Ground Floor



1ST - 5TH Floor



6TH Floor

2-BEDROOM + S

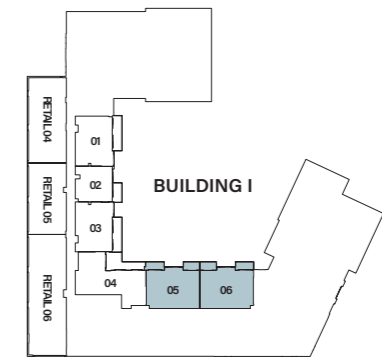
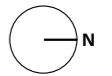
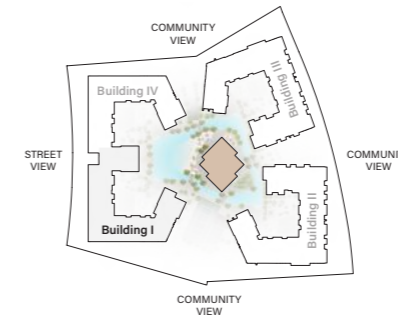
TYPE A



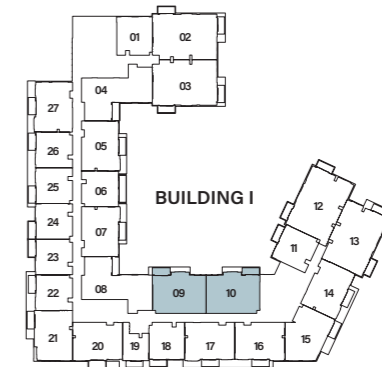
Internal Living Area : **1128.60 sq. ft.**

Outdoor Living Area : **66.31 sq. ft.**

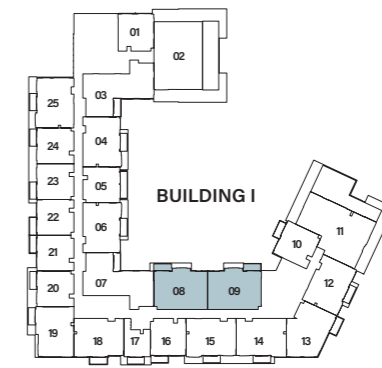
Total Living Area : **1194.90 sq. ft.**



Ground Floor



1ST - 5TH Floor



6TH Floor

2-BEDROOM + S

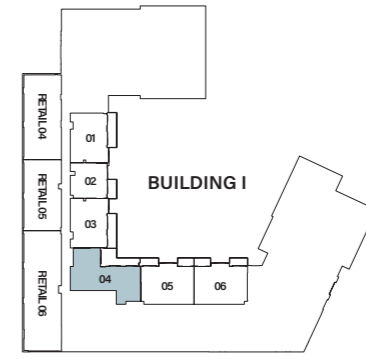
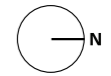
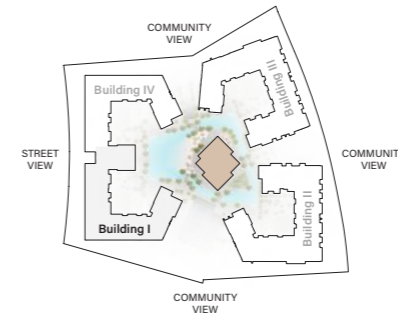
TYPE B



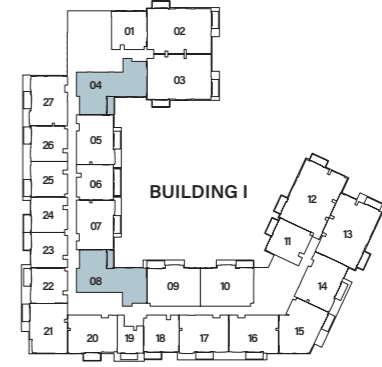
Internal Living Area : **1366.91 sq. ft.**

Outdoor Living Area : **72.01 sq. ft.**

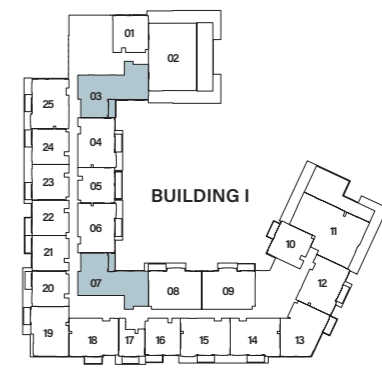
Total Living Area : **1438.92 sq. ft.**



Ground Floor



1ST - 5TH Floor



6TH Floor

3-BEDROOM

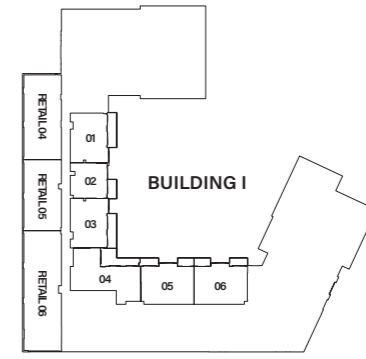
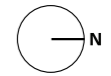
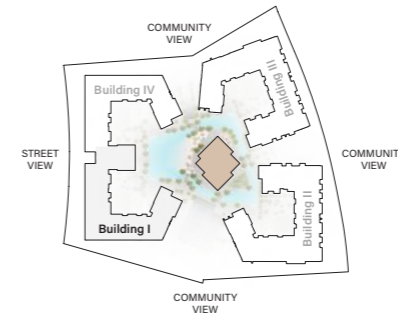
TYPE A



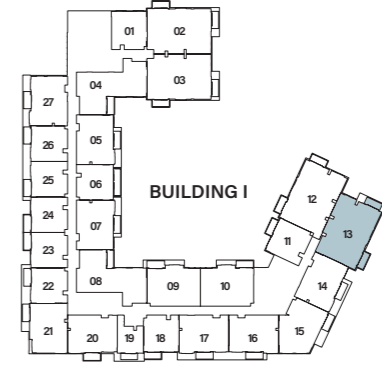
Internal Living Area : 1558.94 sq. ft.

Outdoor Living Area : 128.52 sq. ft.

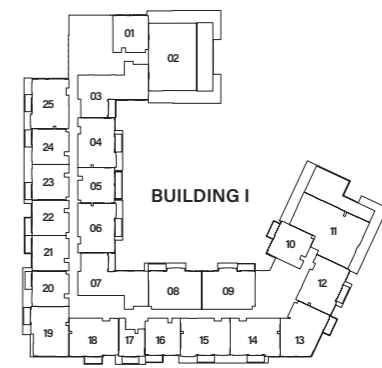
Total Living Area : 1687.46 sq. ft.



Ground Floor



1ST - 5TH Floor



6TH Floor

3-BEDROOM

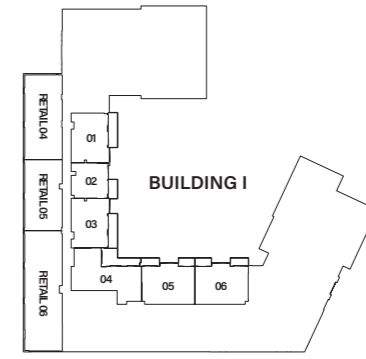
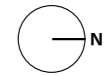
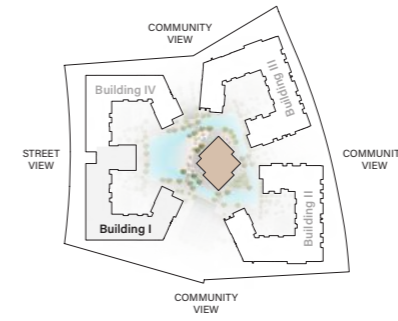
TYPE B



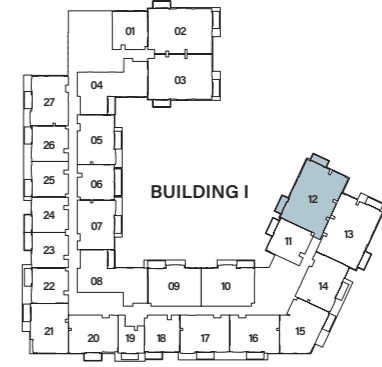
Internal Living Area : 1605.11 sq. ft.

Outdoor Living Area : 129.60 sq. ft.

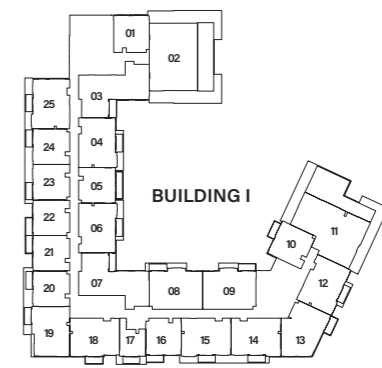
Total Living Area : 1734.71 sq. ft.



Ground Floor



1ST - 5TH Floor



6TH Floor

3-BEDROOM

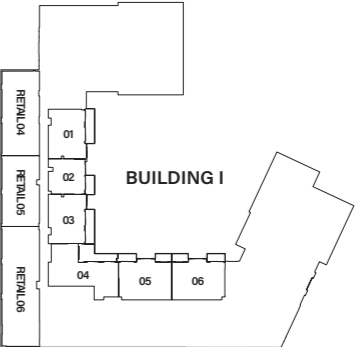
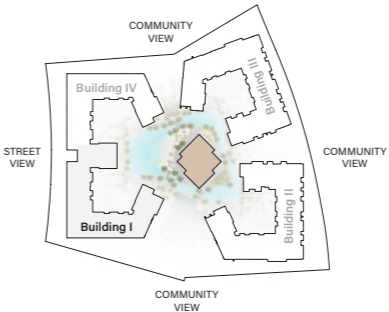
TYPE C



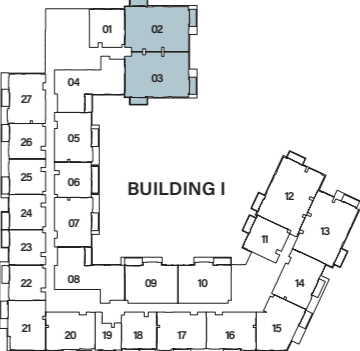
Internal Living Area : 1560.98 sq. ft.

Outdoor Living Area : 129.71 sq. ft.

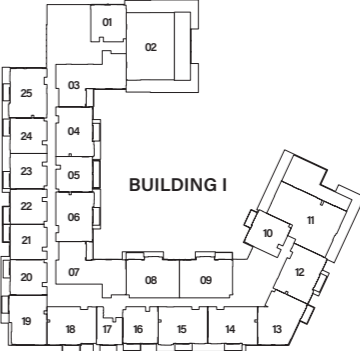
Total Living Area : 1690.69 sq. ft.



Ground Floor



1ST - 5TH Floor



6TH Floor

3-BEDROOM

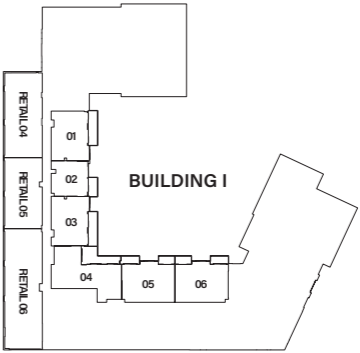
TYPE D



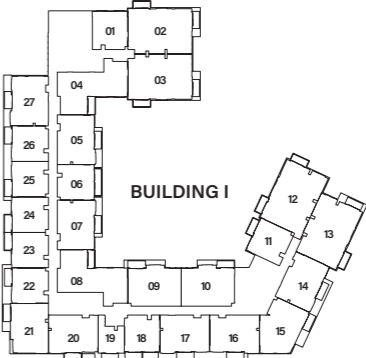
Internal Living Area : 1720.18 sq. ft.

Outdoor Living Area : 823.87 sq. ft.

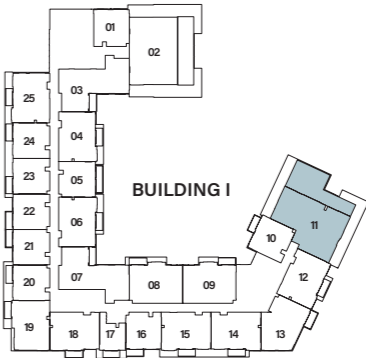
Total Living Area : 2544.05 sq. ft.



Ground Floor



1ST - 5TH Floor



6TH Floor

3-BEDROOM

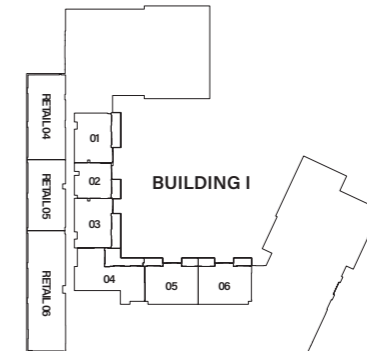
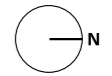
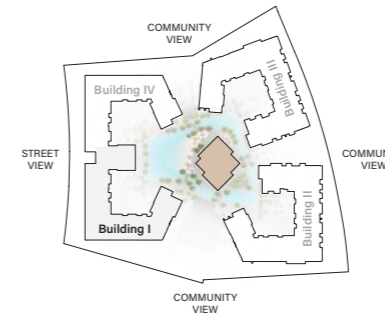
TYPE F



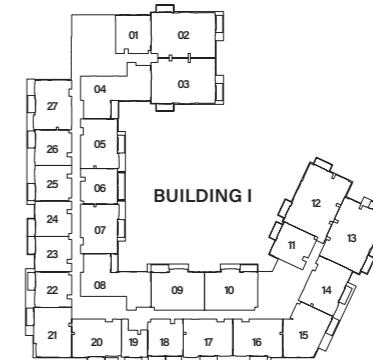
Internal Living Area : **1775.08 sq. ft.**

Outdoor Living Area : **590.51 sq. ft.**

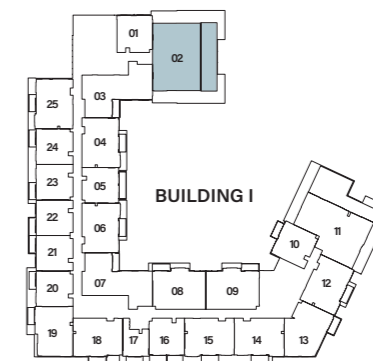
Total Living Area : **2365.58 sq. ft.**



Ground Floor

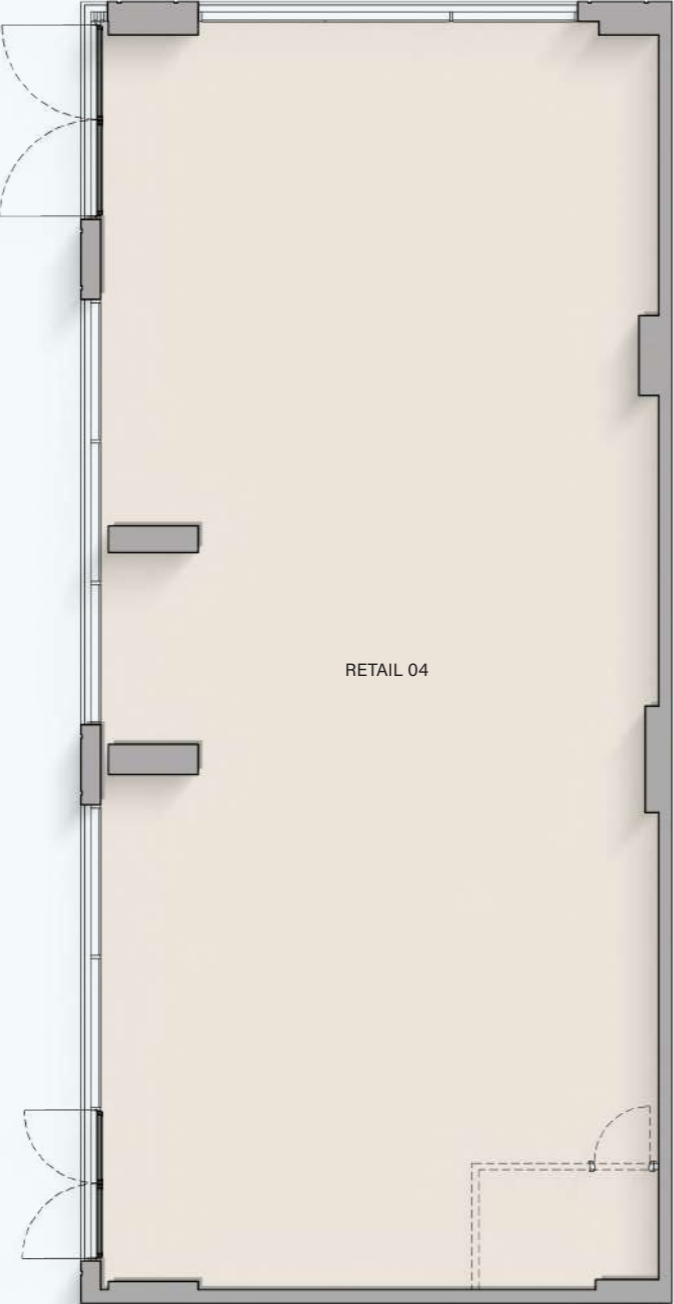


1ST - 5TH Floor

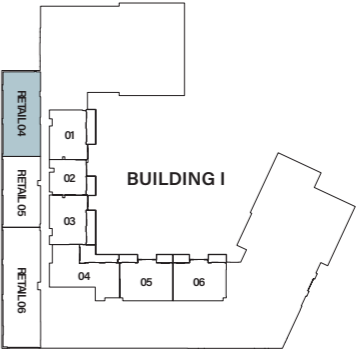


6TH Floor

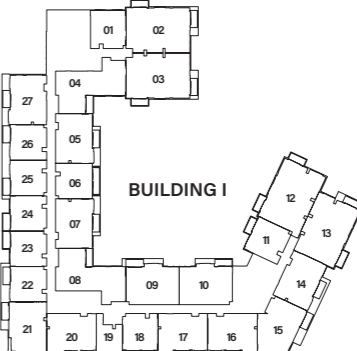
RETAIL-4



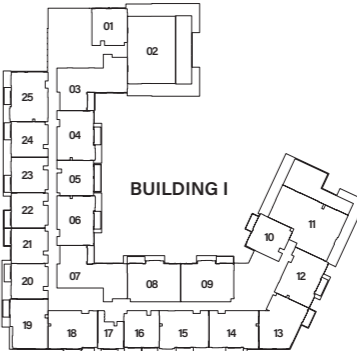
Internal Retail Area : 1743.32 sq. ft.



Ground Floor

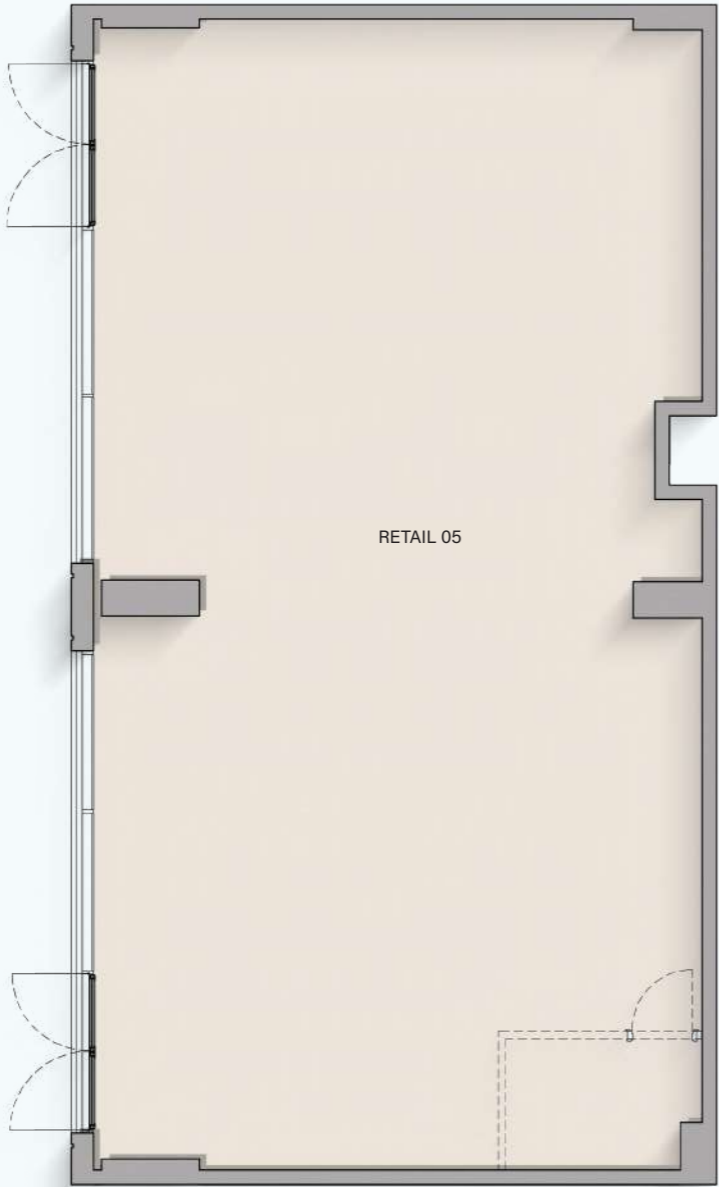


1ST - 5TH Floor



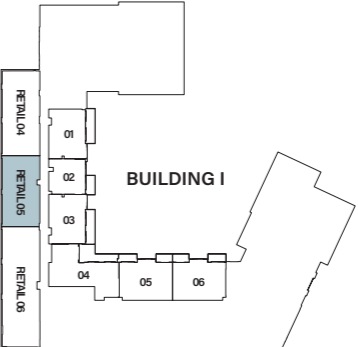
6TH Floor

RETAIL-5

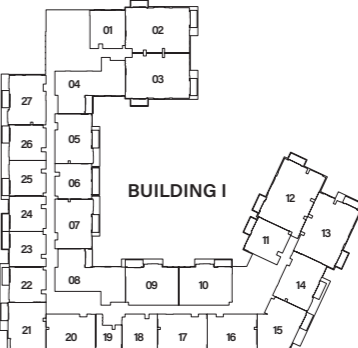


RETAIL 05

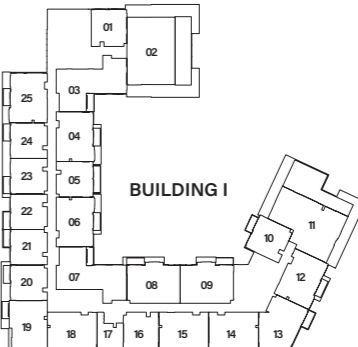
Internal Retail Area : 1453.24 sq. ft.



Ground Floor



1ST - 5TH Floor

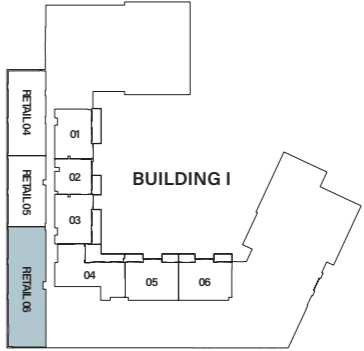


6TH Floor

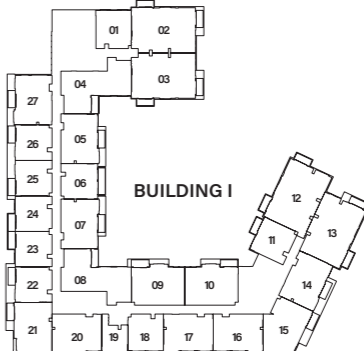
RETAIL-6



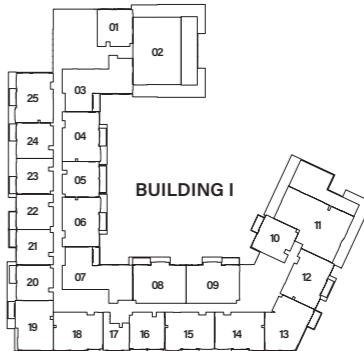
Internal Retail Area : 2461.28 sq. ft.



Ground Floor



1ST - 5TH Floor



6TH Floor

PAYMENT PLAN

20% at the time of booking

10% 60 days after the reservation date

10% 120 days after the reservation date

5% 240 days after the reservation date

5% 360 days after the reservation date

5% On completion of 20% construction of the project

5% On completion of 30% construction of the project

5% On completion of 40% construction of the project

5% On completion of 50% construction of the project

30% On completion