



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



# BELGRAVIA GARDENS

BUILDING III

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

Villas and Townhouses Community

Proposed  
Waterfront



TO ABU DHABI



TO DUBAI  
INTERNATIONAL  
AIRPORT

BUSINESS  
BAY

DOWNTOWN  
DUBAI

DUBAI INTERNATIONAL  
FINANCIAL CENTRE

E311 Sheikh Mohamed Bin Zayed

Proposed Waterfront

BUILDING IV

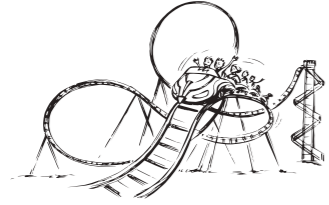
BUILDING I

BUILDING III

BUILDING II



# DRIVING DISTANCES



5 mins.  
IMG World of Adventure



10 mins.  
Global Village



10 mins.  
Silicon Central Mall



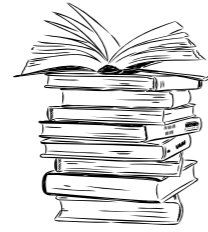
11 mins.  
Cityland Mall



11 mins.  
Habtoor Polo Club



12 mins.  
Al Barari



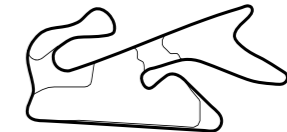
12 mins.  
Academic City



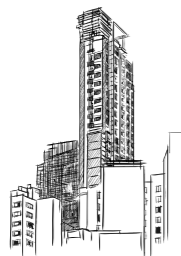
14 mins.  
Hamdan Sports Complex



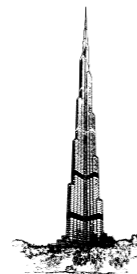
16 mins.  
Dubai Miracle Garden



20 mins.  
Dubai Autodrome



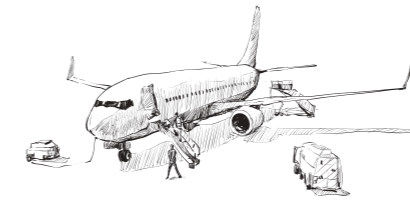
20 mins.  
Business Bay



20 mins.  
Downtown Dubai



25 mins.  
Dubai International  
Financial Centre (DIFC)

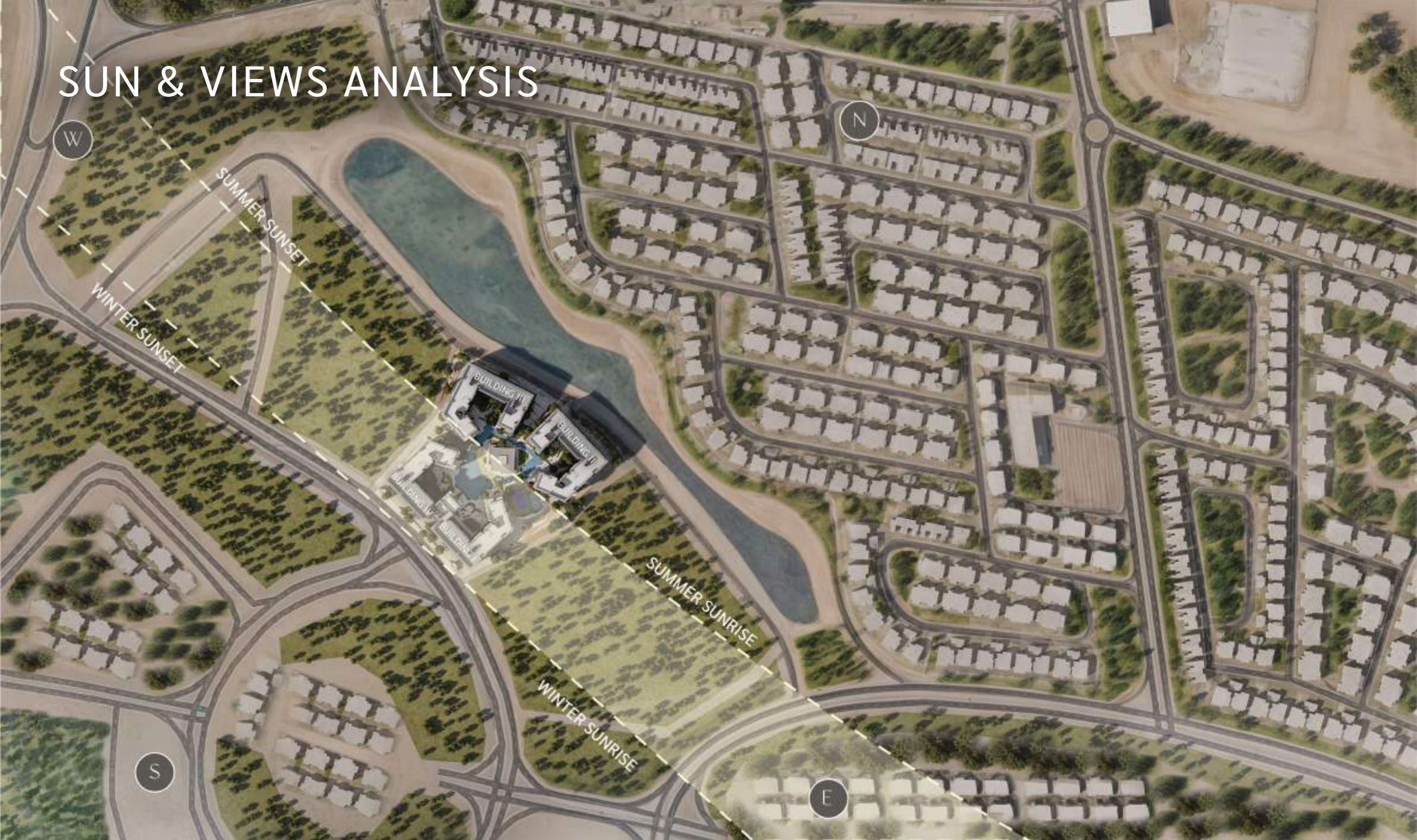


25 mins.  
Al Maktoum  
International Airport

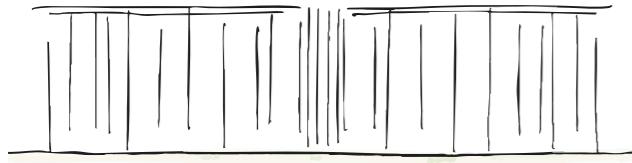


30 mins.  
Dubai International Airport

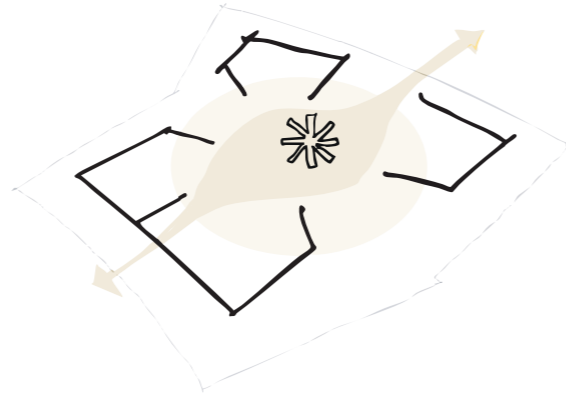
# SUN & VIEWS ANALYSIS



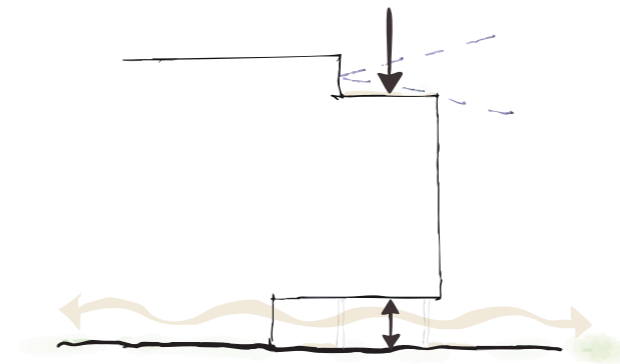
# DESIGN PRINCIPLES



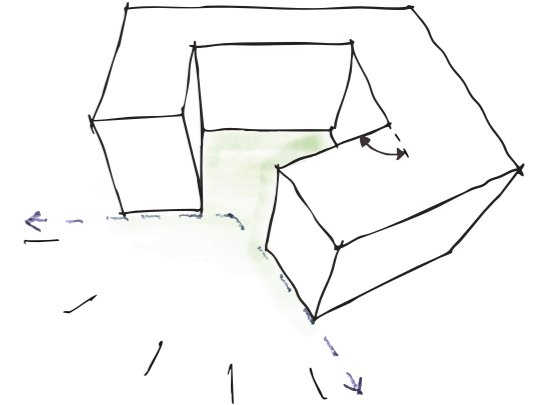
Highlighting tall features to balance wide spaces and make the design more eye-catching.



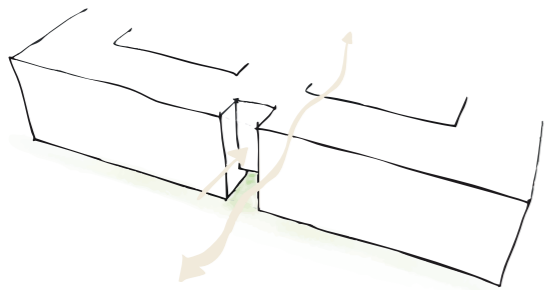
Creates a lively center that attracts people and keeps them moving around.



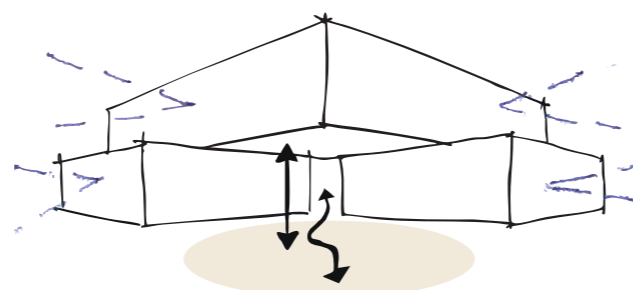
Makes the most of terrace views and draws attention to important entrances with open spaces.



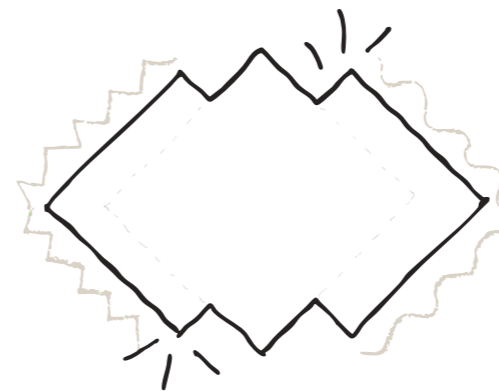
Improve courtyard apartments by giving them wider and better views.



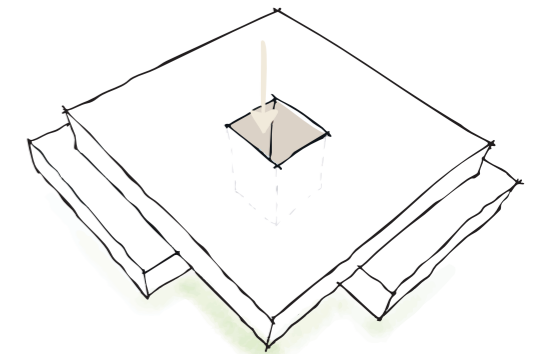
Indented shapes improve flow and reduce building mass.



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 III

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	6 units	from 427 sq. ft to 428 sq. ft
1 Bedroom	94 units	from 767 sq. ft to 809 sq. ft
2 Bedrooms	52 units	from 1,073 sq. ft to 1,241 sq. ft
2 Bedroom + Study	42 units	from 1,196 sq. ft to 1,620 sq. ft
3 Bedrooms	19 units	from 1,579 sq. ft to 2,538 sq. ft



## ELEVATORS

BUILDING III:

2 PASSENGER ELEVATORS

2 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





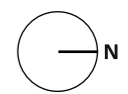
# AMENITIES

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



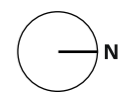
- 01 MAIN ENTRANCE
- 02 DROP-OFF AREAS
- 03 LOBBIES
- 04 LIFT LOBBIES
- 05 MOVE-IN TRUCK ZONES
- 06 ENTRANCE PAVILLION
- 07 VIEWING DECK
- 08 COURTYARDS
- 09 OUTDOOR KIDS PLAY
- 10 READING GARDEN
- 11 BARBIQUE DECK & OUTDOOR DINING
- 12 SUN LOUNGERS AREA
- 13 KIDS POOL
- 14 LAZY RIVER
- 15 URBAN BEACH
- 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 III GROUND FLOOR AMENITIES PLAN



- 01 DROP-OFF AREA
- 02 LOBBY ENTRANCE
- 03 LOBBY RECEPTION
- 04 LOBBY LOUNGE
- 05 LIFT LOBBIES
- 06 MALE CHANGE ROOMS
- 07 BATHROOM FOR PEOPLE OF DETERMINATION
- 08 FEMALE CHANGE ROOMS
- 09 INDOOR KIDS PLAY
- 10 OUTDOOR KIDS PLAY AREAS - VIBRANT FARM LAND
- 11 KIDS POOL
- 12 SUN LOUNGERS AREA
- 13 LEISURE POOL
- 14 LAZY RIVER
- 15 OUTDOOR FITNESS AREA
- 16 RIVER BRIDGE
- 17 JOGGING TRACK
- 18 BARBEQUE DECK & OUTDOOR DINING
- 19 READING GARDEN
- 20 COURTYARD
- 21 MOVE-IN TRUCK ZONE





CONDOMINIUMS  
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, some with small white flowers and buds. The background is a plain, light-colored wall. Long, soft shadows from an unseen object, possibly a window blind or a piece of furniture, are cast across the wall from the left side, creating a rhythmic pattern of light and dark bands. The overall lighting is warm and natural, suggesting a window view.

# 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

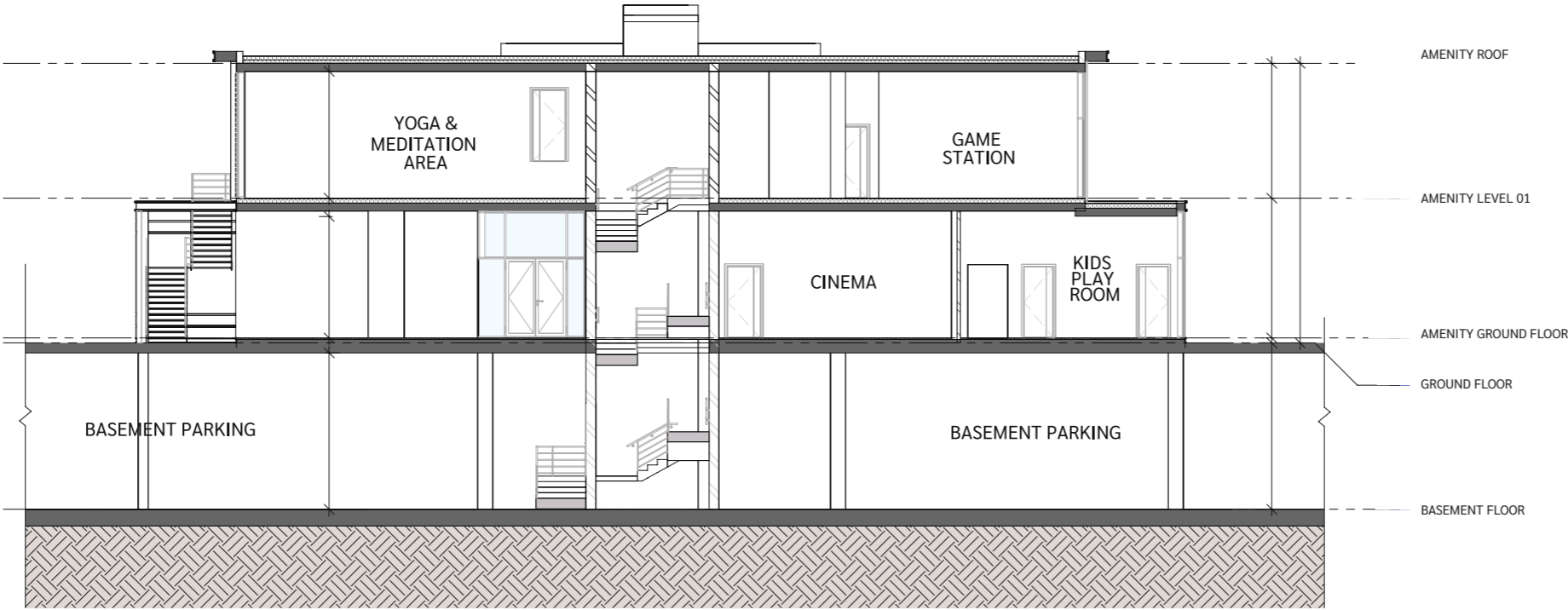
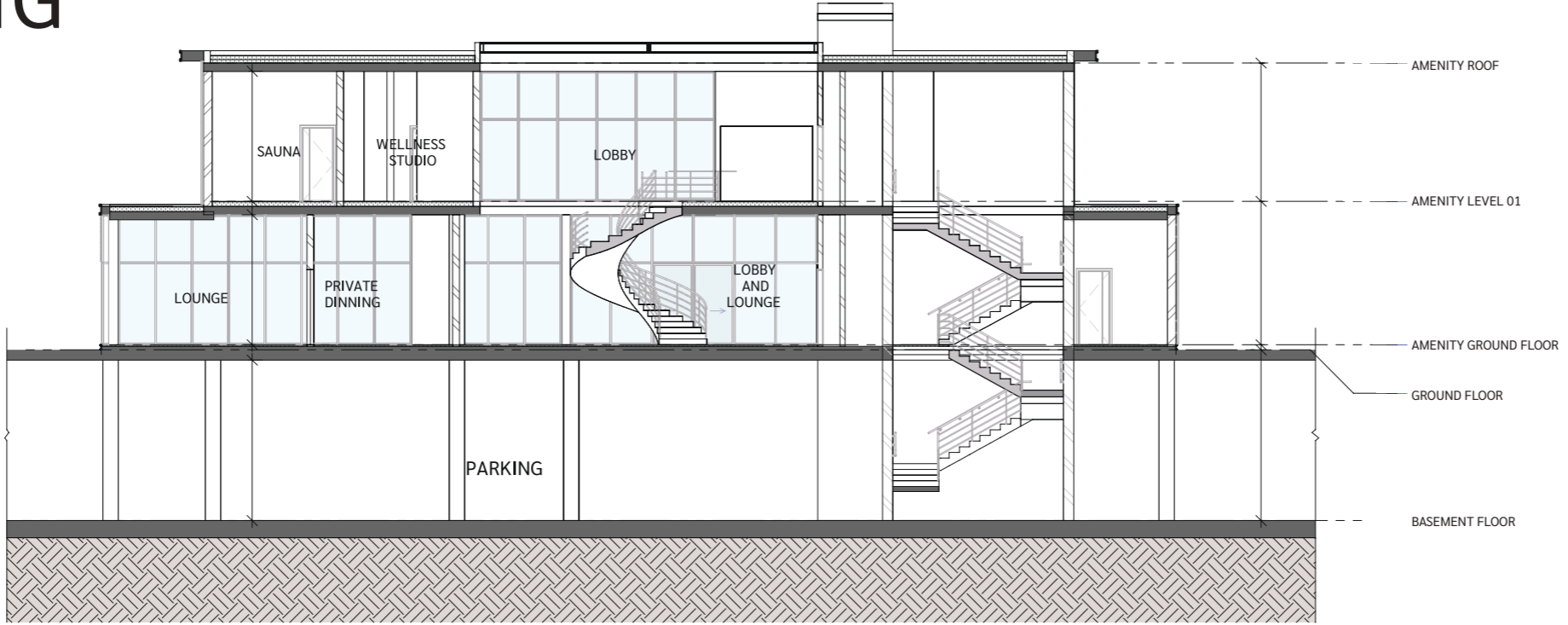


View from Building C



View from Building A

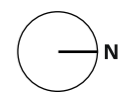
# CLUBHOUSE SECTIONING



# 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

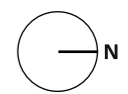


CINEMA

# 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



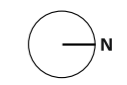


# FLOOR PLANS



## GROUND FLOOR PLAN

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

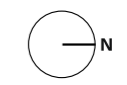


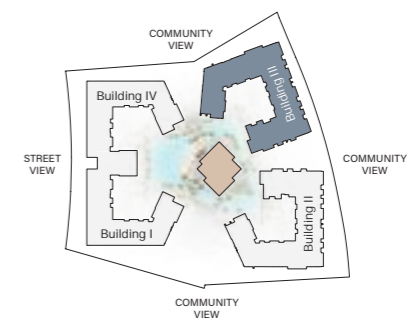




### 1<sup>st</sup> - 5<sup>th</sup> FLOOR TYPICAL PLAN

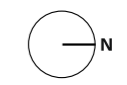
- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom





## 6<sup>th</sup> FLOOR PLAN

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



# STUDIO

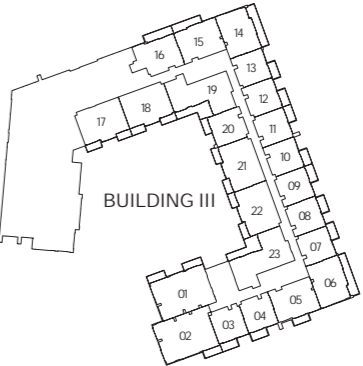
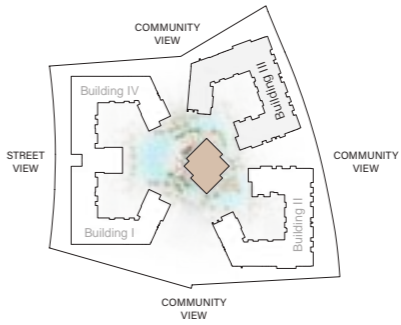
## TYPE A



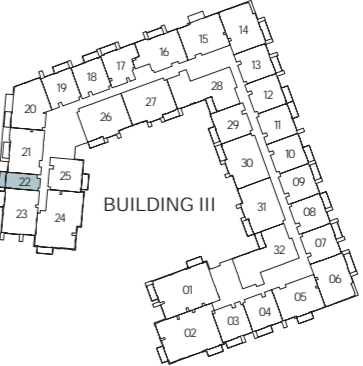
Internal Living Area : 359.95 sq. ft.

Outdoor Living Area : 67.60 sq. ft.

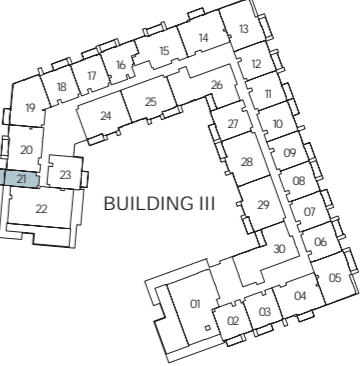
Total Living Area : 427.54 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor

# 1-BEDROOM

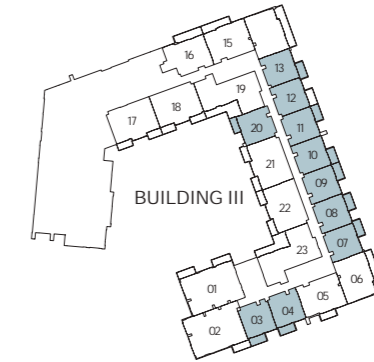
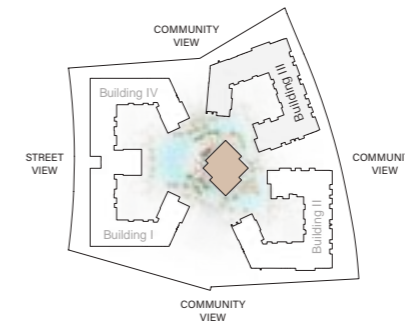
TYPE A



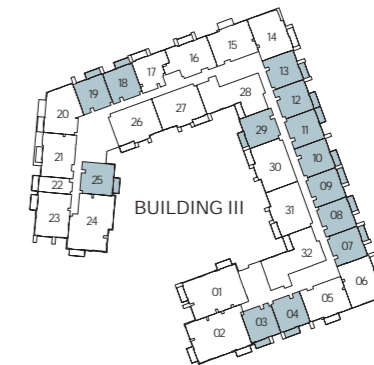
Internal Living Area : 729.36 sq. ft.

Outdoor Living Area : 68.89 sq. ft.

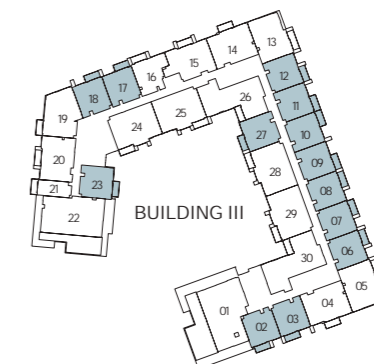
Total Living Area : 798.25 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor

# 1-BEDROOM

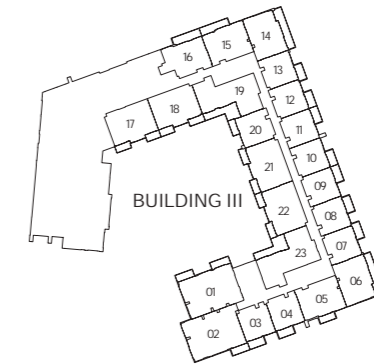
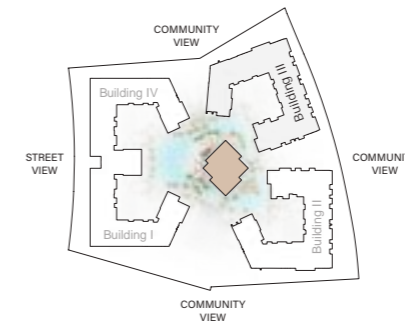
TYPE B



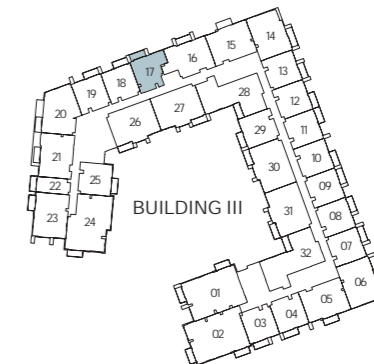
Internal Living Area : 698.47 sq. ft.

Outdoor Living Area : 71.36 sq. ft.

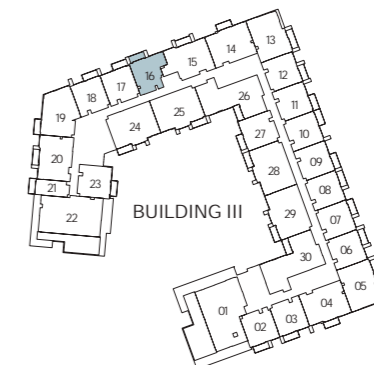
Total Living Area : 769.83 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor

# 2-BEDROOM

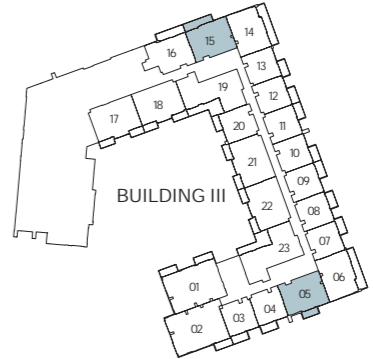
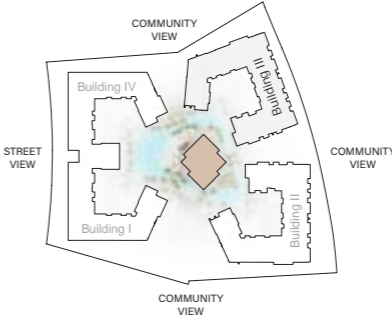
TYPE A



Internal Living Area : 1017.40 sq. ft.

Outdoor Living Area : 70.50 sq. ft.

Total Living Area : 1087.91 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor

# 2-BEDROOM

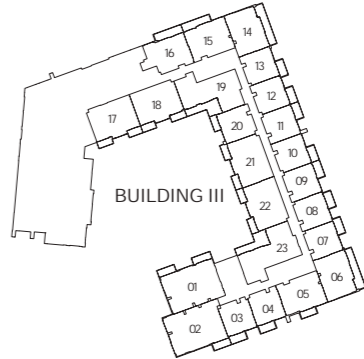
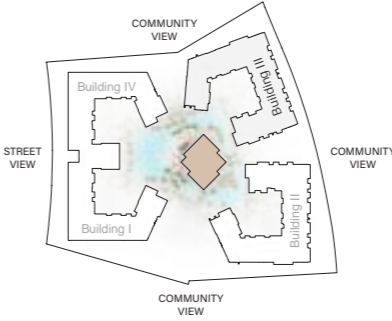
TYPE B



Internal Living Area : 1061.32 sq. ft.

Outdoor Living Area : 67.70 sq. ft.

Total Living Area : 1129.03 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor

# 2-BEDROOM

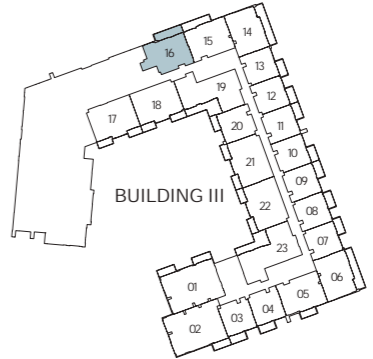
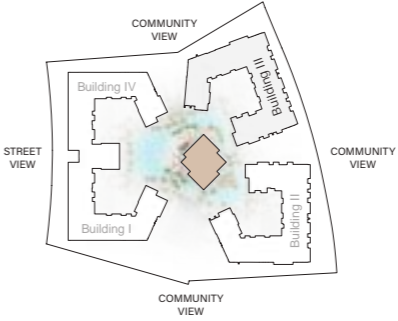
TYPE C



Internal Living Area : 1004.27 sq. ft.

Outdoor Living Area : 70.93 sq. ft.

Total Living Area : 1075.21 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor



# 2-BEDROOM

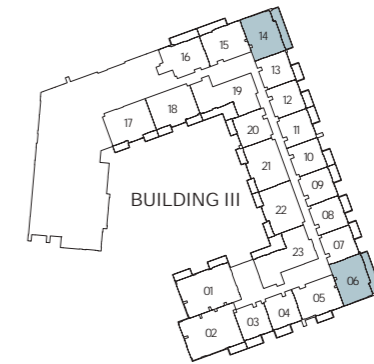
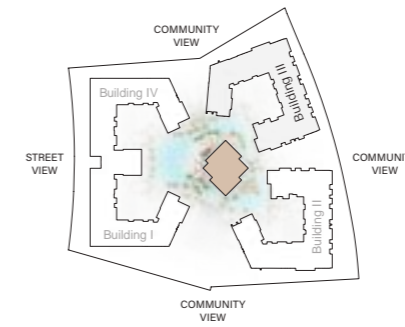
TYPE D



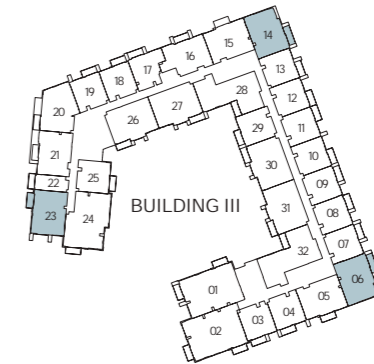
Internal Living Area : 1010.30 sq. ft.

Outdoor Living Area : 87.62 sq. ft.

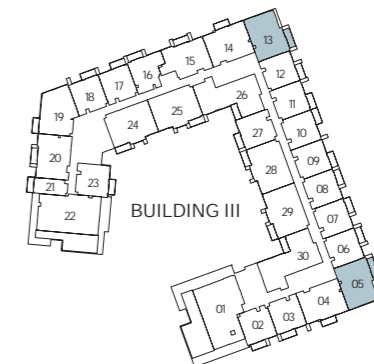
Total Living Area : 1097.92 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



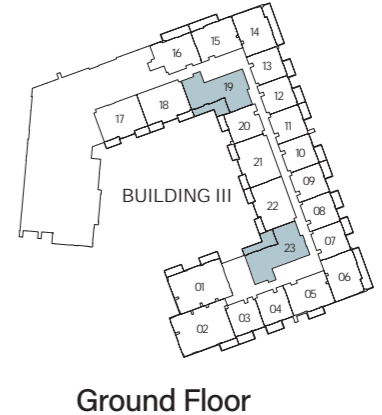
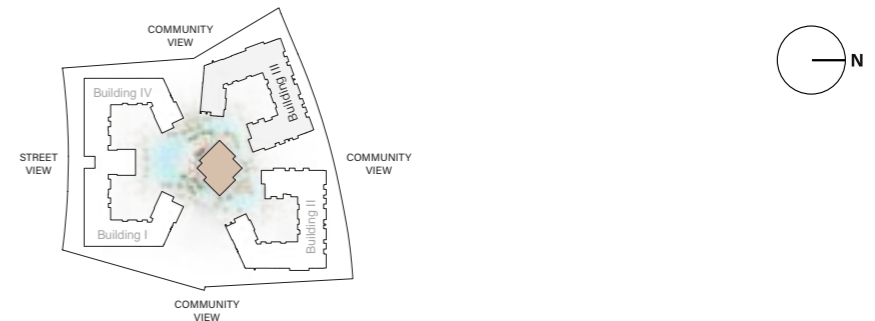
6<sup>TH</sup> Floor

# 2-BEDROOM + S

TYPE B



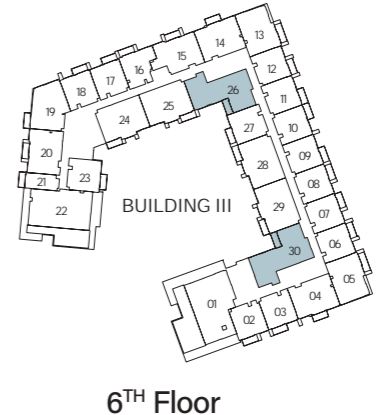
Internal Living Area : 1363.90 sq. ft.      Outdoor Living Area : 256.40 sq. ft.      Total Living Area : 1620.29 sq. ft.



Ground Floor



1ST - 5TH Floor



6TH Floor

# 3-BEDROOM

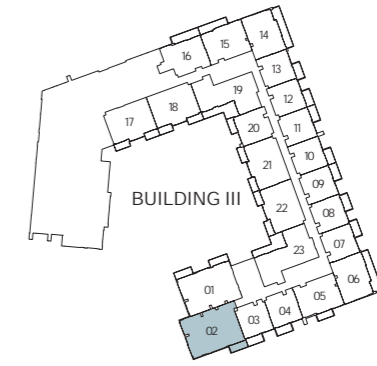
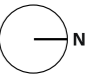
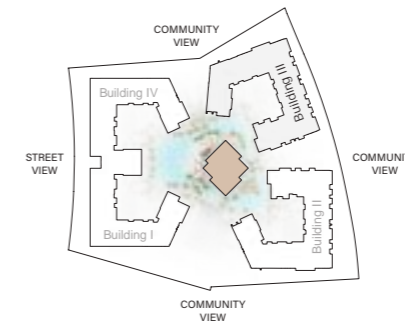
TYPE A



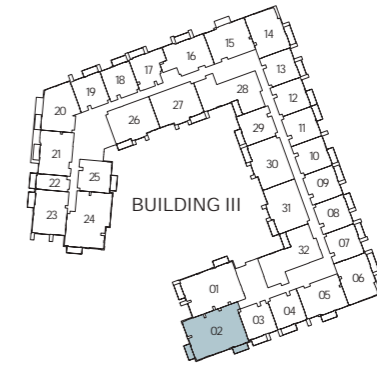
Internal Living Area : 1644.94 sq. ft.

Outdoor Living Area : 138.42 sq. ft.

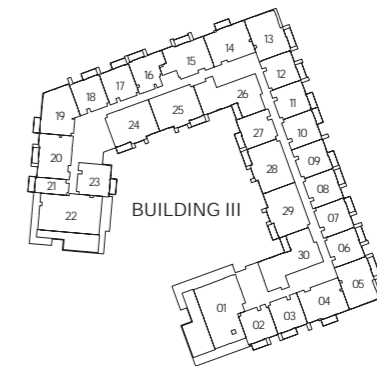
Total Living Area : 1783.36 sq. ft.



Ground Floor



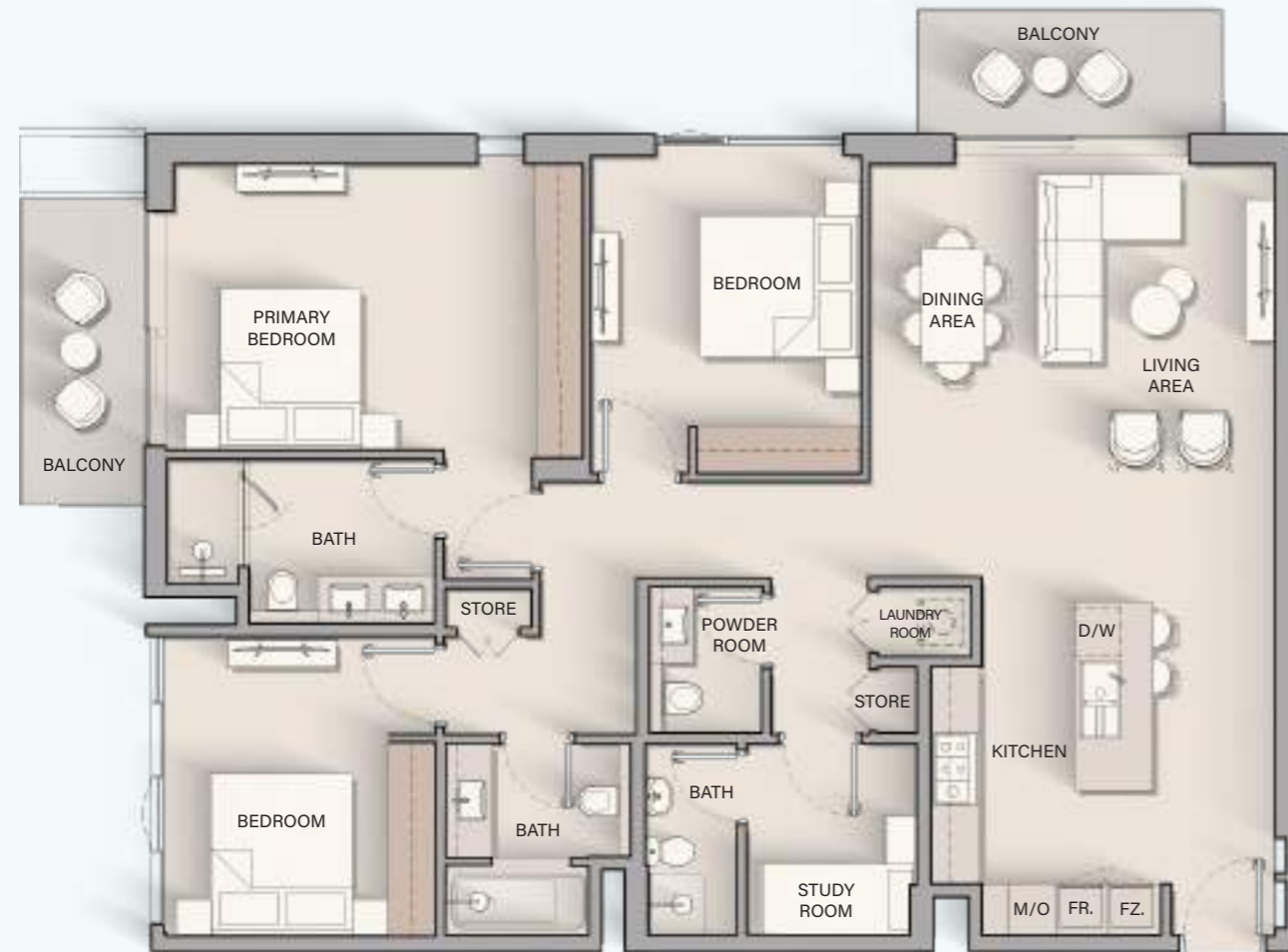
1ST - 5TH Floor



6TH Floor

# 3-BEDROOM

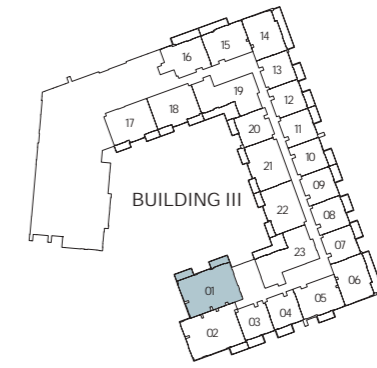
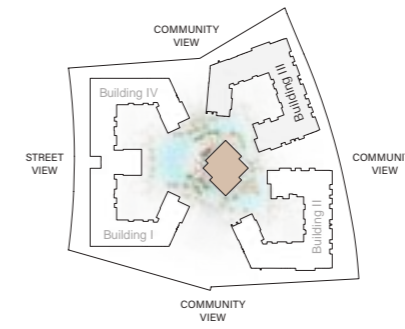
TYPE B



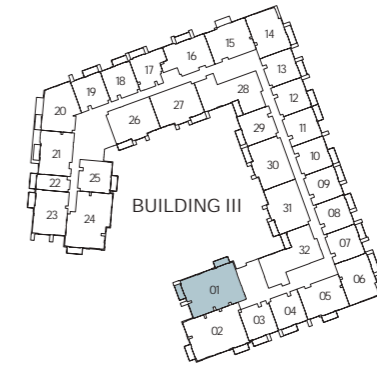
Internal Living Area : 1566.15 sq. ft.

Outdoor Living Area : 139.39 sq. ft.

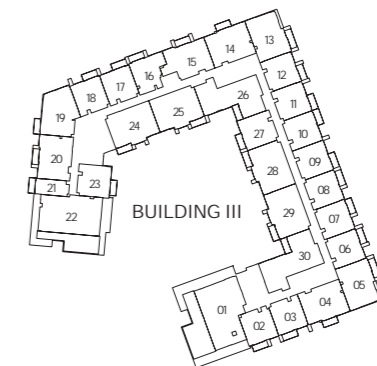
Total Living Area : 1705.54 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor

# 3-BEDROOM

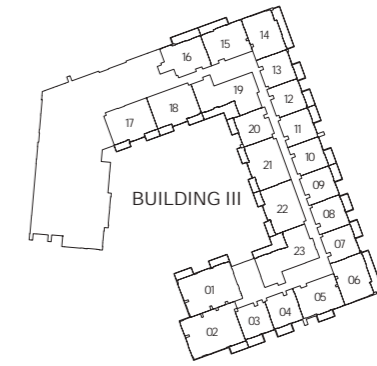
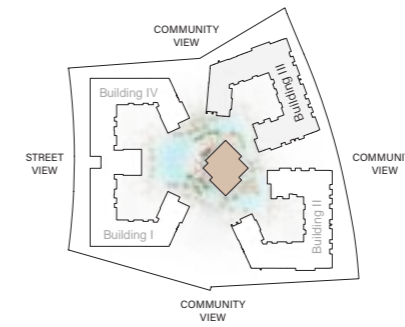
TYPE C



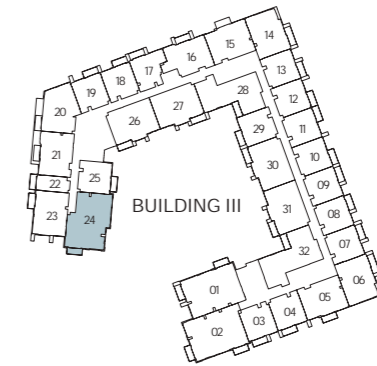
Internal Living Area : 1510.39 sq. ft.

Outdoor Living Area : 69.00 sq. ft.

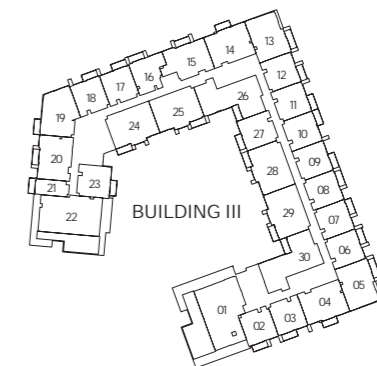
Total Living Area : 1579.39 sq. ft.



Ground Floor



1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor

# 3-BEDROOM

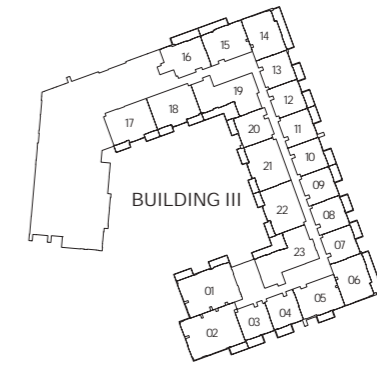
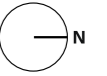
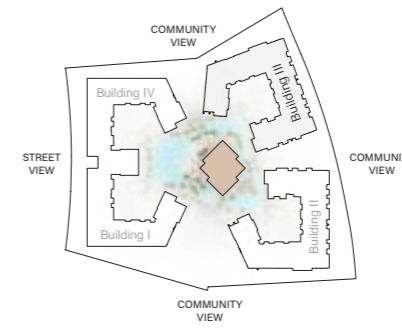
TYPE D



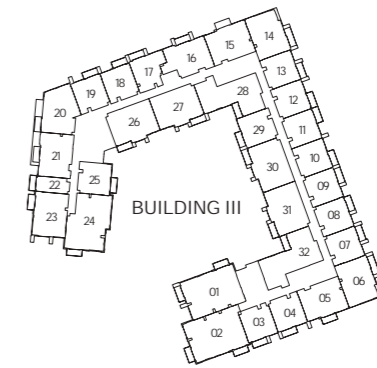
Internal Living Area : 1733.64 sq. ft.

Outdoor Living Area : 804.39 sq. ft.

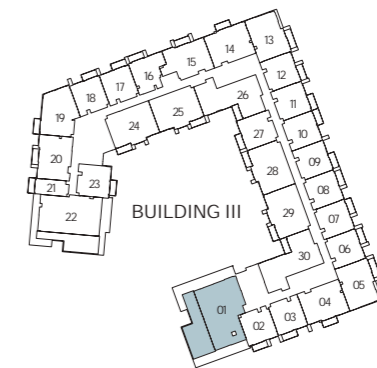
Total Living Area : 2538.02 sq. ft.



Ground Floor



1ST - 5TH Floor



6TH Floor

# 3-BEDROOM

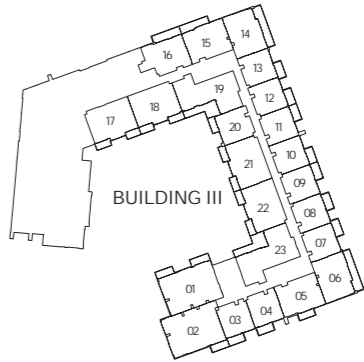
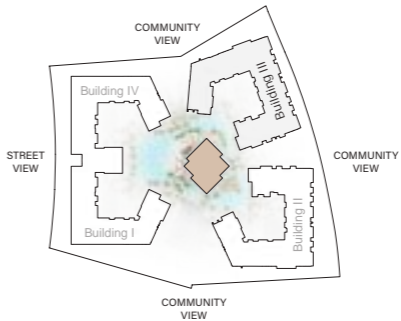
TYPE E



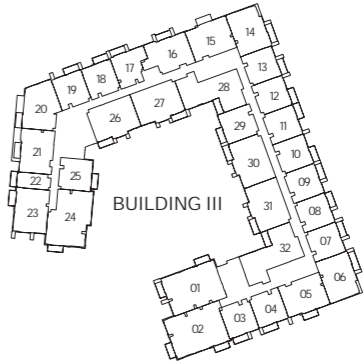
Internal Living Area : 1605.33 sq. ft.

Outdoor Living Area : 578.78 sq. ft.

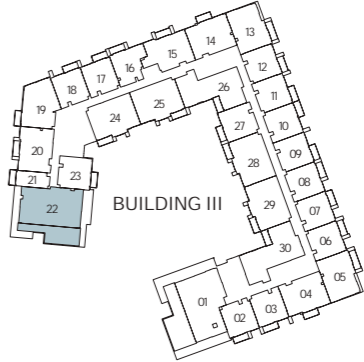
Total Living Area : 2184.11 sq. ft.



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



# PROJECT INTERACTIVE PAGE

To navigate the project interactive web page of Belgravia Gardens, click [HERE](#) or scan the QR code:



SCAN THE QR CODE





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# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION