



# 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

  
BELGRAVIA GARDENS



Villas and Townhouses Community

Villas and Townhouses Community

E311 Sheikh Mohamed Bin Zayed Road



Proposed  
Waterfront



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



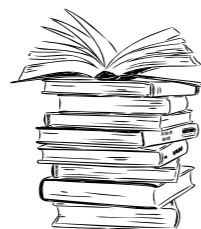
11 mins.  
Cityland Mall



11 mins.  
Habtoor Polo Club



12 mins.  
Al Barari



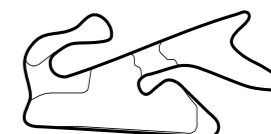
12 mins.  
Academic City



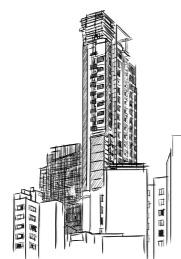
14 mins.  
Hamdan Sports Complex



16 mins.  
Dubai Miracle Garden



20 mins.  
Dubai Autodrome



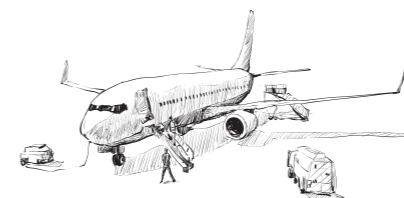
20 mins.  
Business Bay



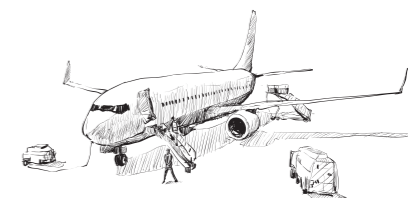
20 mins.  
Downtown Dubai



25 mins.  
Dubai International  
Financial Centre (DIFC)



25 mins.  
Al Maktoum  
International Airport

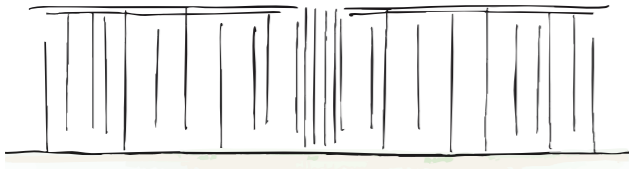


30 mins.  
Dubai International Airport

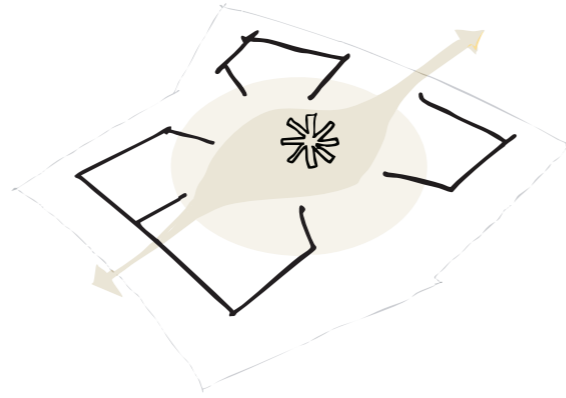
# SUN & VIEWS ANALYSIS



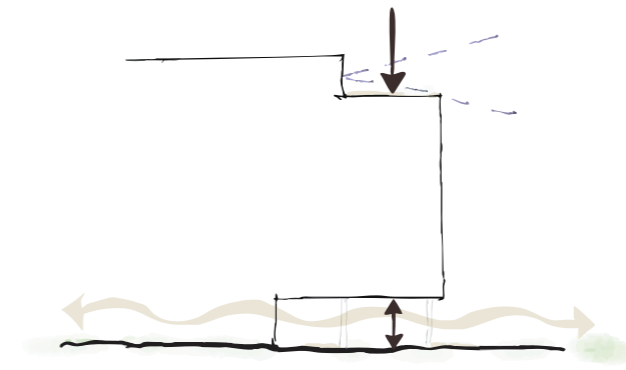
# DESIGN PRINCIPLES



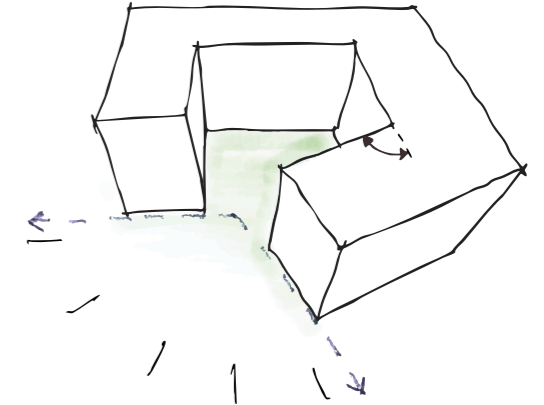
Highlighting tall features to balance wide spaces and make the design more eye-catching.



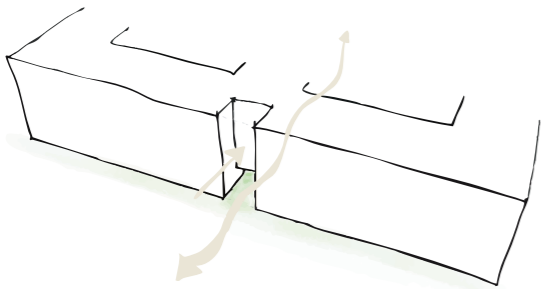
Creates a lively center that attracts people and keeps them moving around.



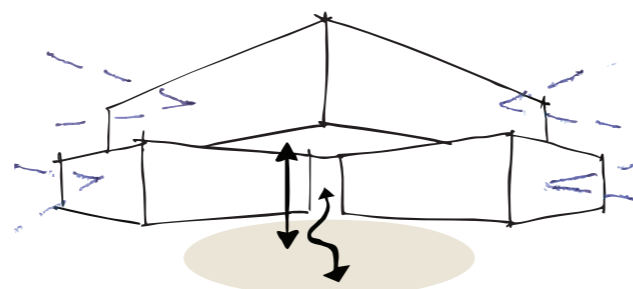
Makes the most of terrace views and draws attention to important entrances with open spaces.



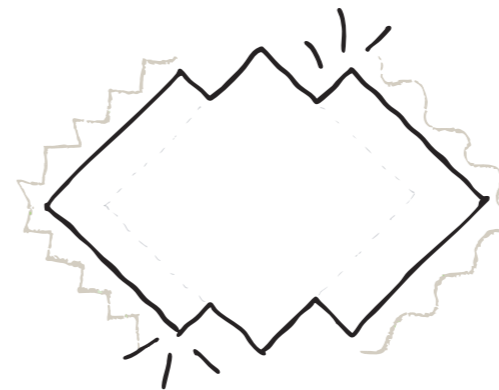
Improve courtyard apartments by giving them wider and better views.



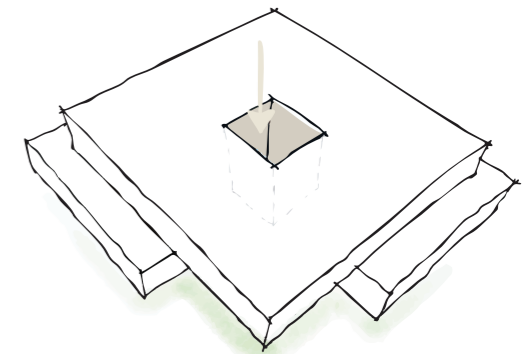
Indented shapes improve flow and reduce building mass.



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 1

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





# AMENITIES

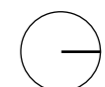
Belgravia Gardens is designed to elevate modern living, offering a seamless blend of comfort, wellness, and style. With thoughtfully crafted spaces and enriching experiences, it provides an ideal setting for residents to relax, connect, and thrive in a vibrant community.

# MASTER PLAN

## GROUND FLOOR

### AMENITIES PLAN

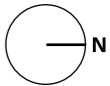
- 01 MAIN ENTRANCE
- 02 DROP-OFF AREAS
- 03 LOBBIES
- 04 LIFT LOBBIES
- 05 MOVE-IN TRUCK ZONES
- 06 ENTRANCE PAVILLION
- 07 VIEWING DECK
- 08 COURTYARDS
- 09 OUTDOOR KIDS PLAY
- 10 READING GARDEN
- 11 BARBIQUE DECK & OUTDOOR DINING
- 12 SUN LOUNGERS AREA
- 13 KIDS POOL
- 14 LAZY RIVER
- 15 URBAN BEACH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





GARDENS  
BELGRAVIA

DROP-OFF AREA

ELLINGTON



BELGRAVIA 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 bottom right corner. Several dark, slender branches of cherry blossoms emerge from the vase, adorned with small, delicate white flowers and buds. The background is a light, neutral-toned wall. Long, sharp, diagonal shadows from an unseen object stretch across the wall from the left side, creating a rhythmic pattern of light and shadow. The overall mood is serene and minimalist.

# 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

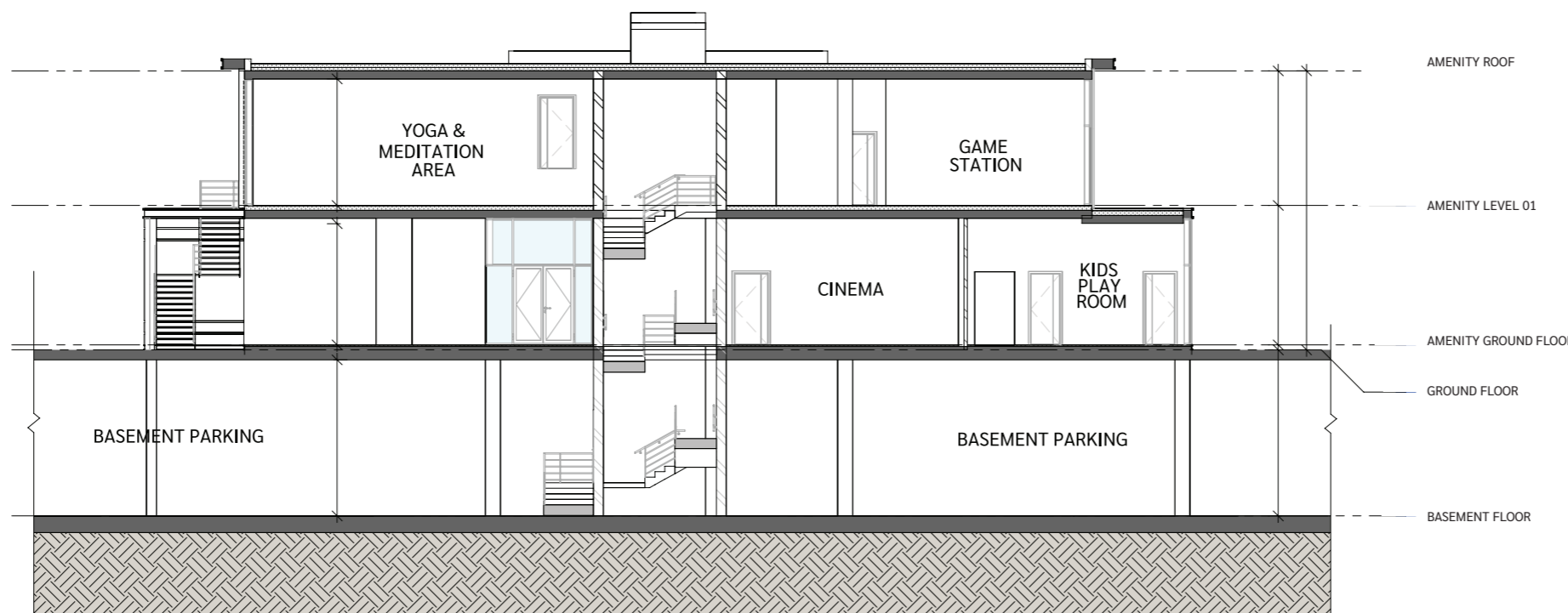
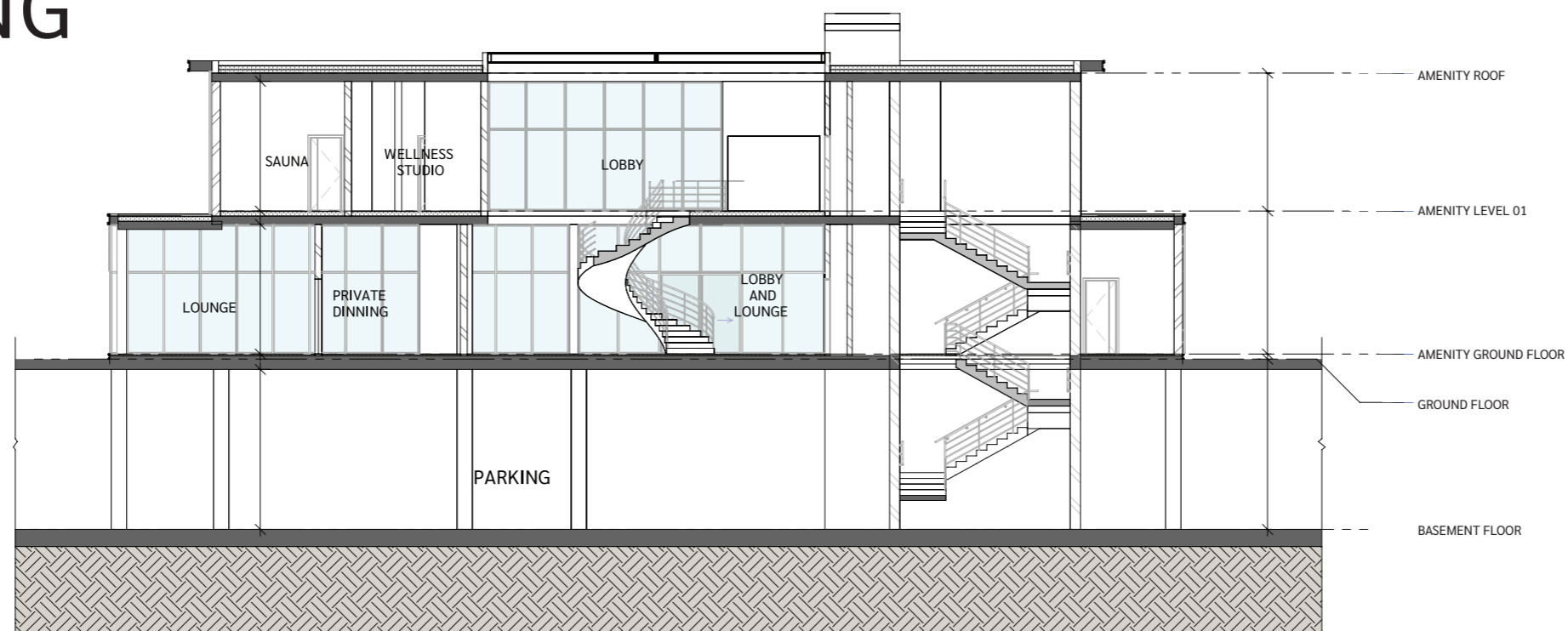


View from Building C

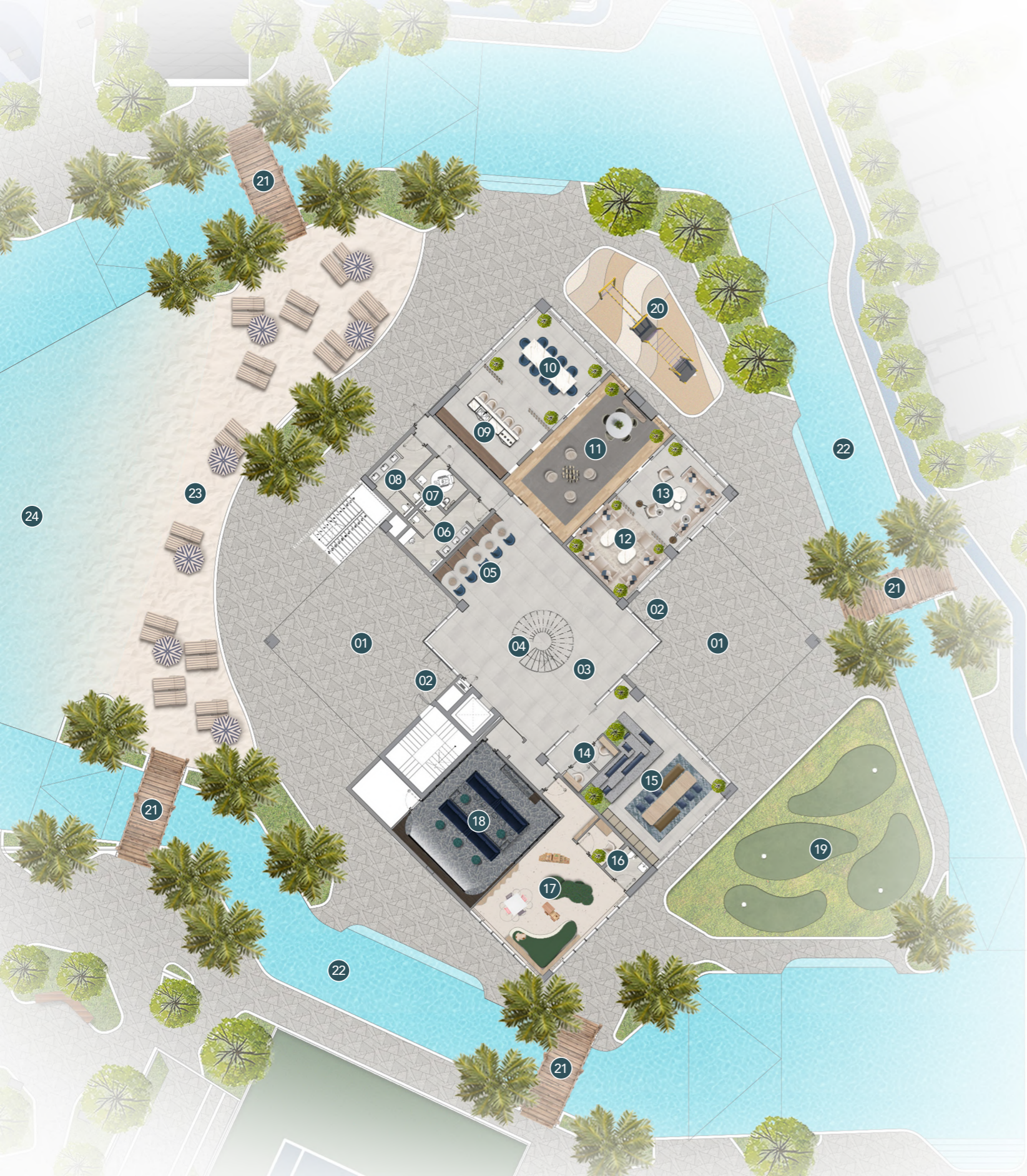


View from Building A

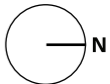
# CLUBHOUSE SECTIONING



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

CLUBHOUSE EXTERIOR

A wide-angle photograph of a modern, minimalist clubhouse interior. The space is characterized by a large, central glass partition with a complex, wavy, metallic pattern that reflects the surrounding environment. This partition divides the room into two main areas. In the foreground, three sleek, metallic, hourglass-shaped chairs are arranged on a polished, light-colored floor. To the left and right of the central partition, there are built-in wooden shelves with glass doors, displaying various decorative items like vases and framed art. In the background, two large potted trees stand on either side of a dining area with several chairs and a table. Large windows with horizontal blinds are visible behind the trees, letting in natural light. The ceiling is high and features a grid of recessed lighting. The overall design is clean, modern, and sophisticated.

CLUBHOUSE



MAJLIS



CO-WORKING HUB



PRIVATE DINING

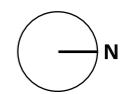


CINEMA

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





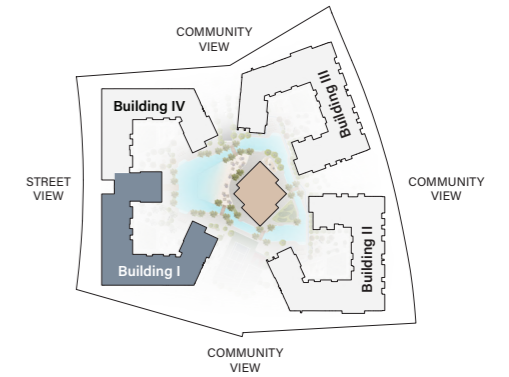
BATHROOM

# POWDER ROOM






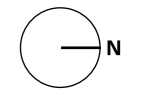


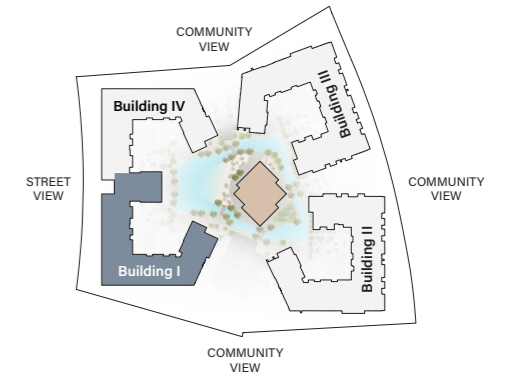
# FLOOR PLANS



# GROUND FLOOR PLAN

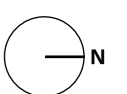
-  1 - Bedroom
-  2 - Bedroom
-  2 - Bedroom + S

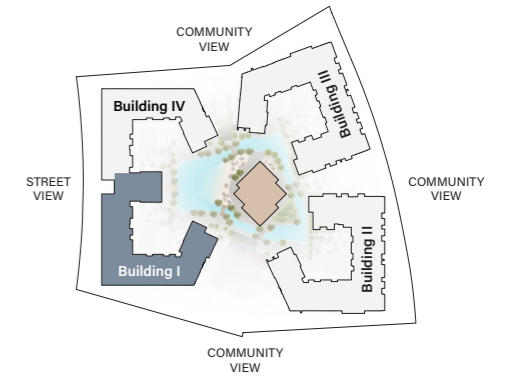




# 1<sup>st</sup> - 5<sup>th</sup> FLOOR TYPICAL PLAN

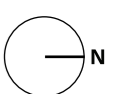
- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom





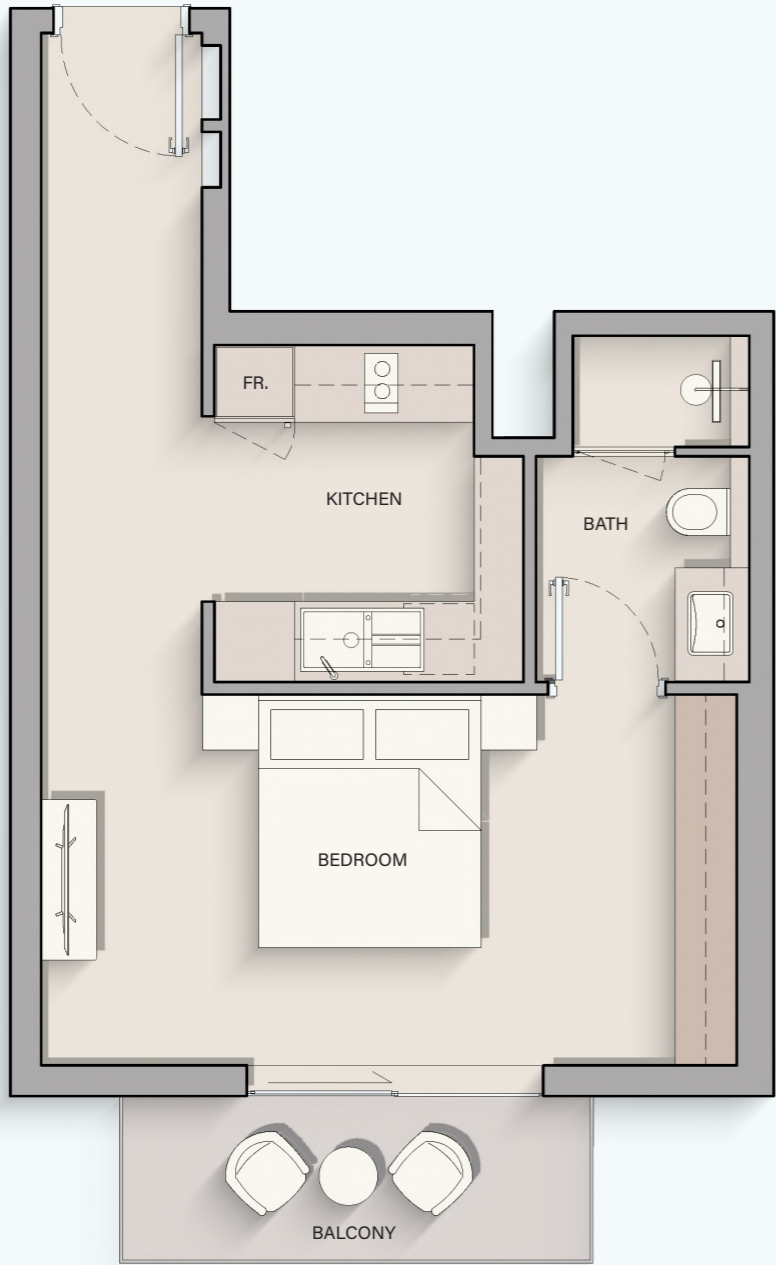
# 6<sup>th</sup> FLOOR PLAN

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

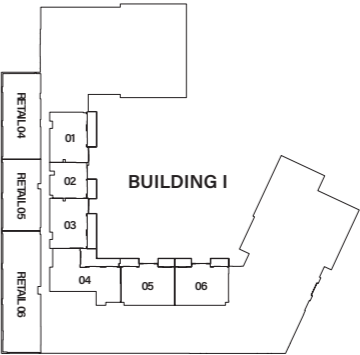


# STUDIO

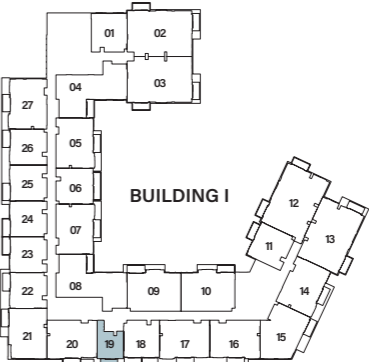
TYPE B



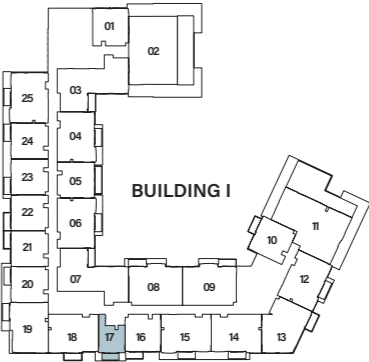
Internal Living Area : **425.07 sq. ft.**      Outdoor Living Area : **57.37 sq. ft.**      Total Living Area : **482.44 sq. ft.**



Ground Floor



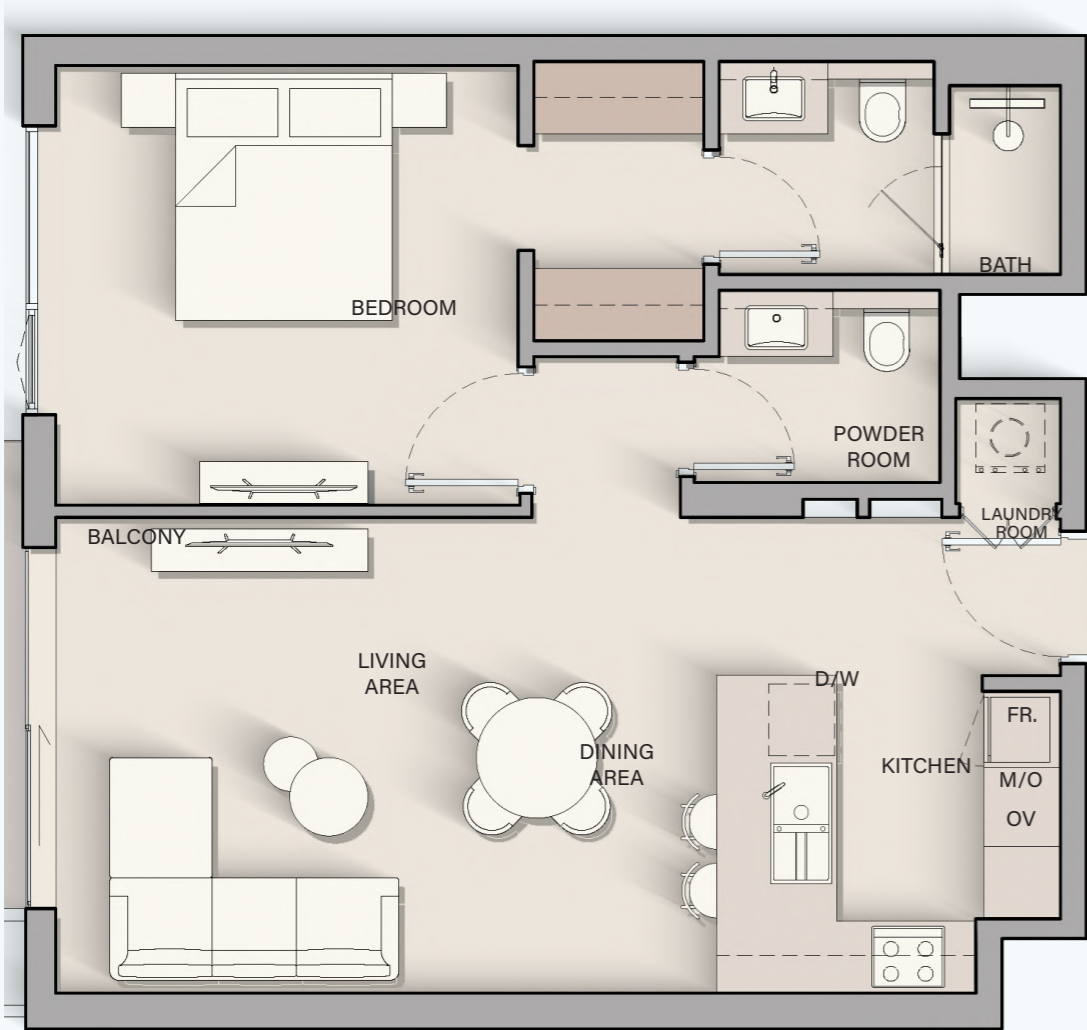
1<sup>ST</sup> - 5<sup>TH</sup> Floor



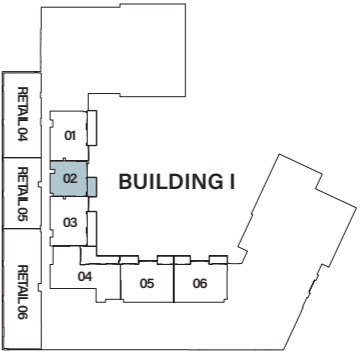
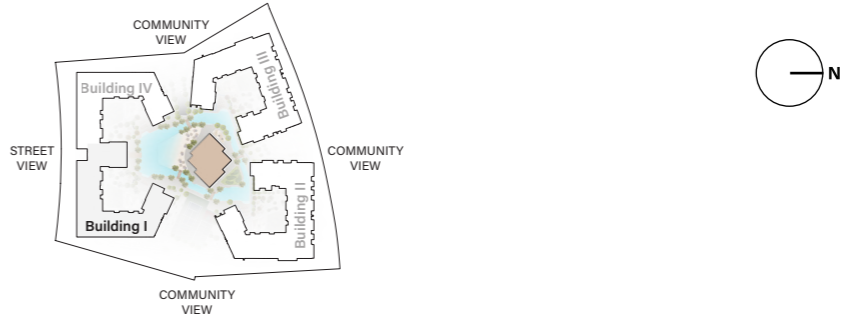
6<sup>TH</sup> Floor

# 1-BEDROOM

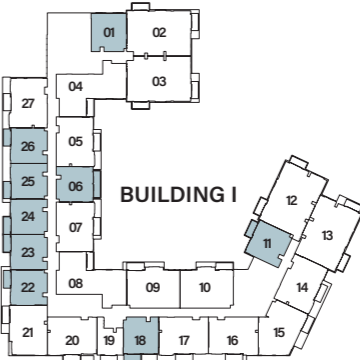
## TYPE A



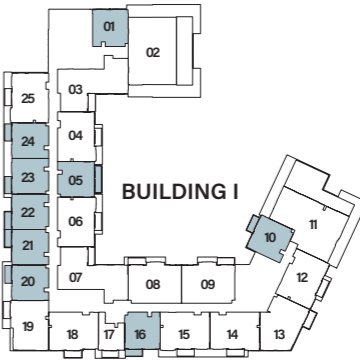
Internal Living Area : **697.39 sq. ft.** Outdoor Living Area : **71.58 sq. ft.** Total Living Area : **768.97 sq. ft.**



Ground Floor



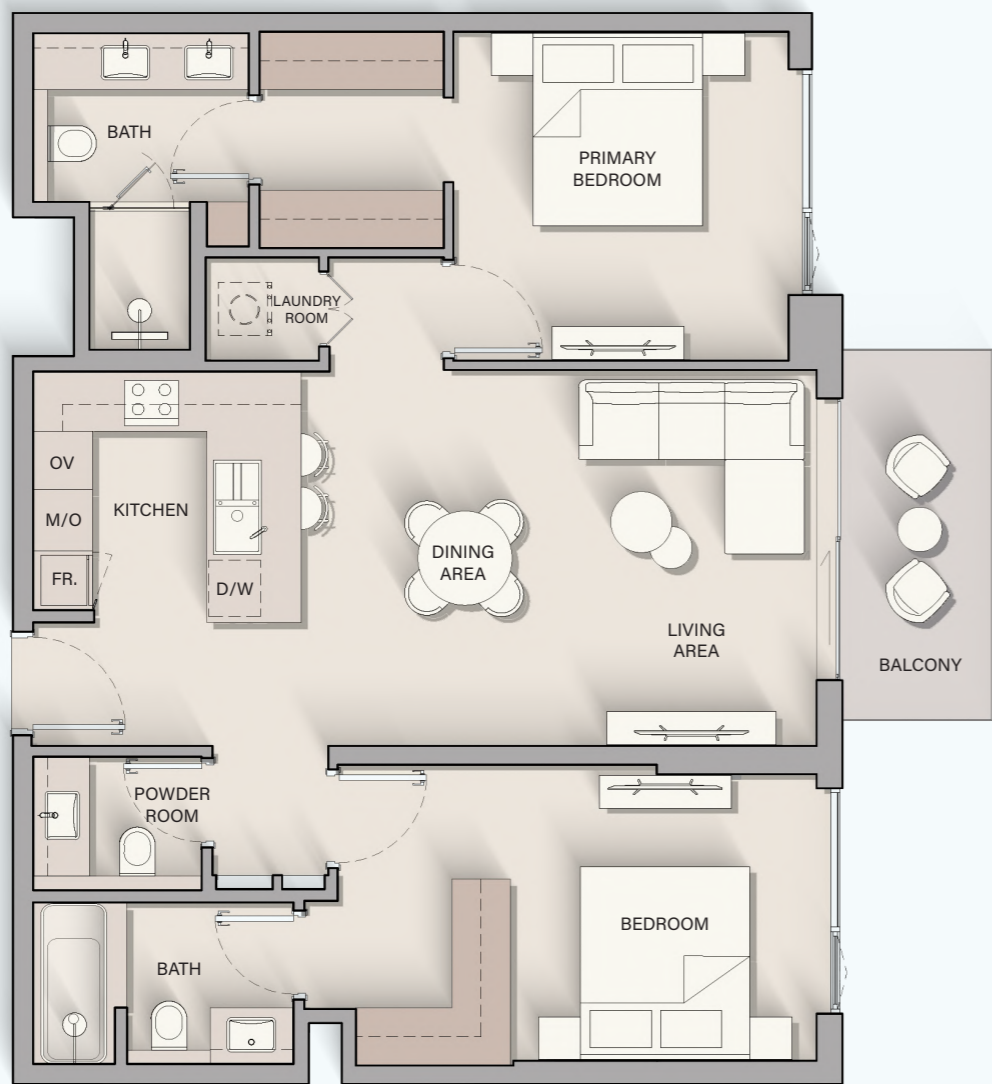
1<sup>ST</sup> - 5<sup>TH</sup> Floor



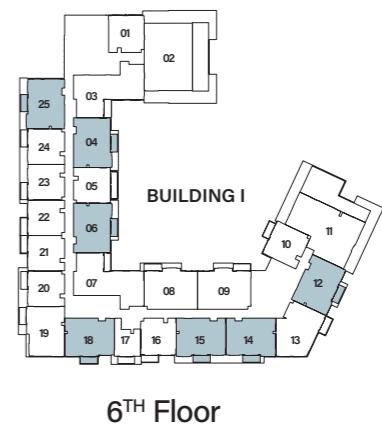
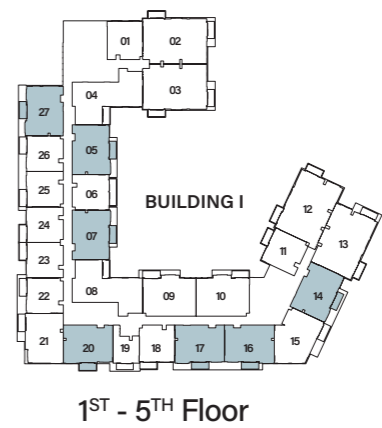
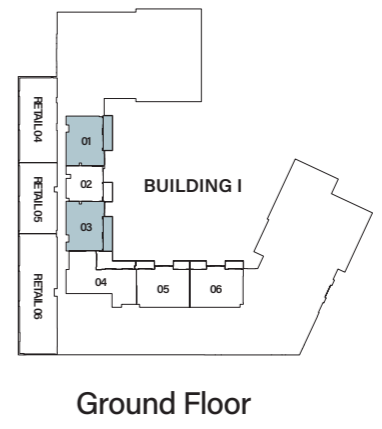
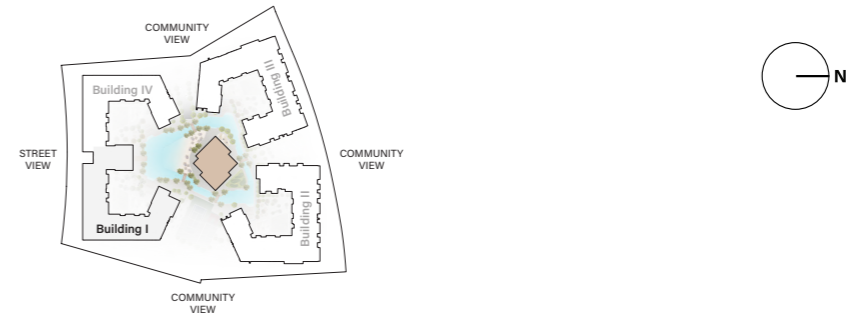
6<sup>TH</sup> Floor

# 2-BEDROOM

TYPE A



Internal Living Area : **1002.55 sq. ft.**      Outdoor Living Area : **67.49 sq. ft.**      Total Living Area : **1070.04 sq. ft.**

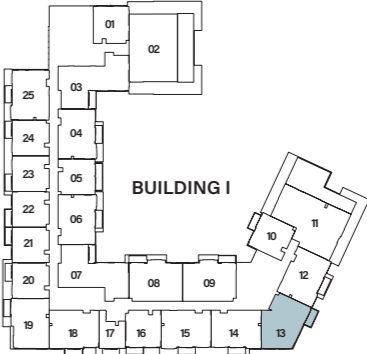
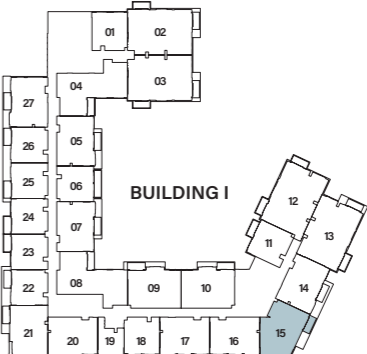
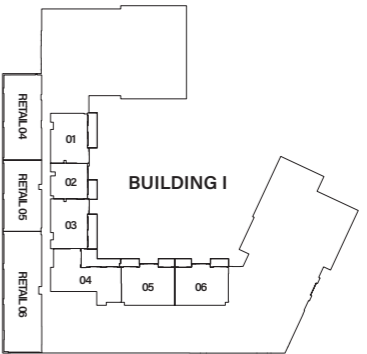


# 2-BEDROOM

TYPE B



Internal Living Area : 1060.35 sq. ft.      Outdoor Living Area : 66.41 sq. ft.      Total Living Area : 1126.77 sq. ft.

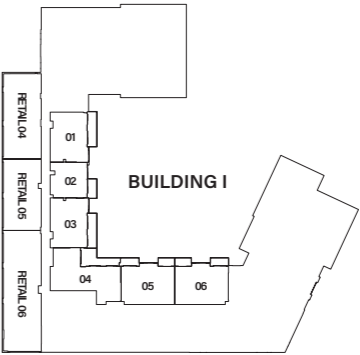
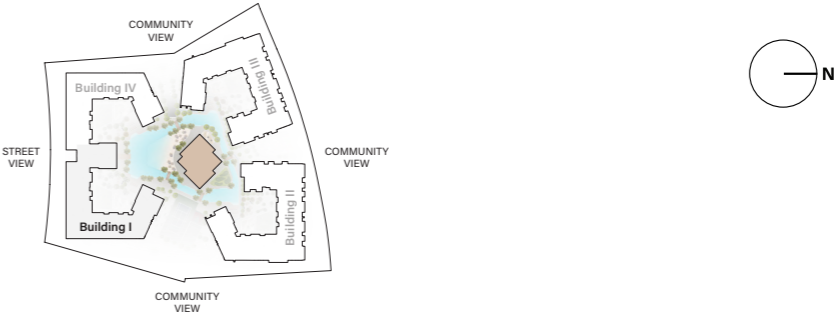


# 2-BEDROOM

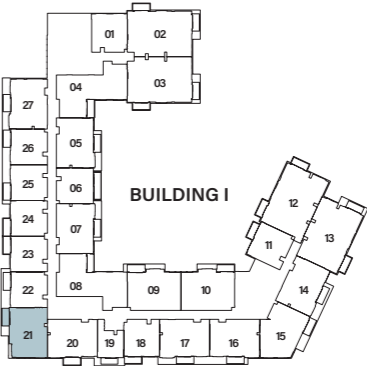
TYPE D



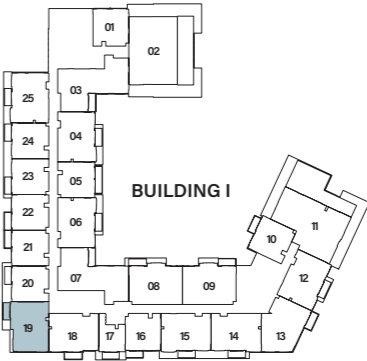
Internal Living Area : **1004.38 sq. ft.**      Outdoor Living Area : **72.01 sq. ft.**      Total Living Area : **1076.39 sq. ft.**



Ground Floor



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



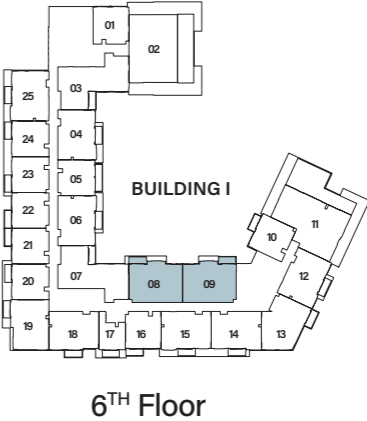
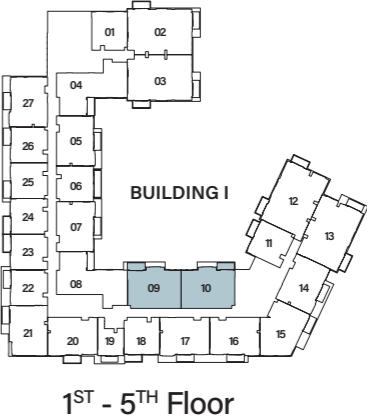
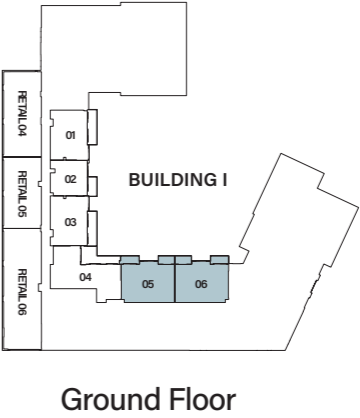
6<sup>TH</sup> Floor

# 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.**

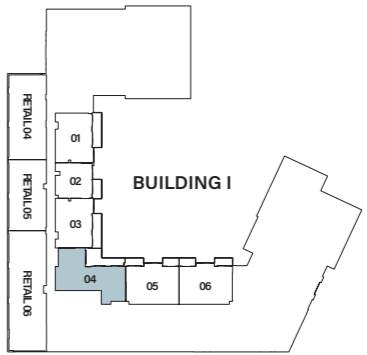
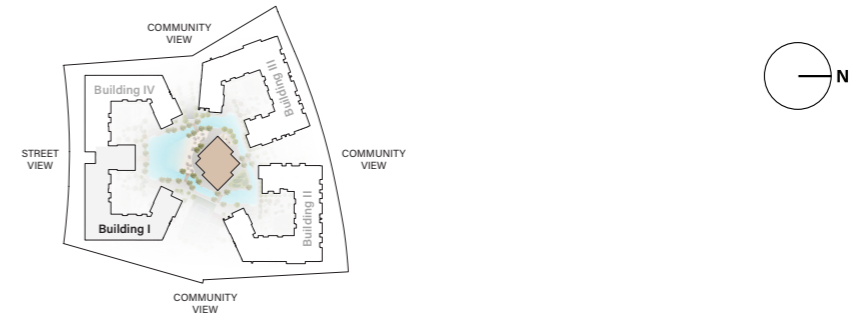


# 2-BEDROOM + S

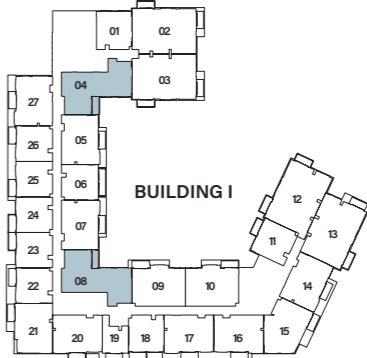
TYPE B



Internal Living Area : **1366.91 sq. ft.**      Outdoor Living Area : **72.01 sq. ft.**      Total Living Area : **1438.92 sq. ft.**



Ground Floor



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



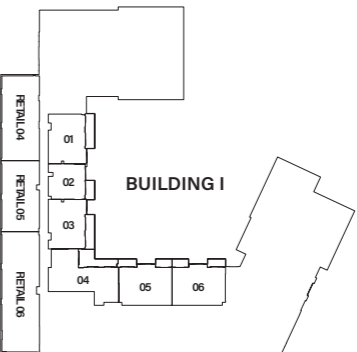
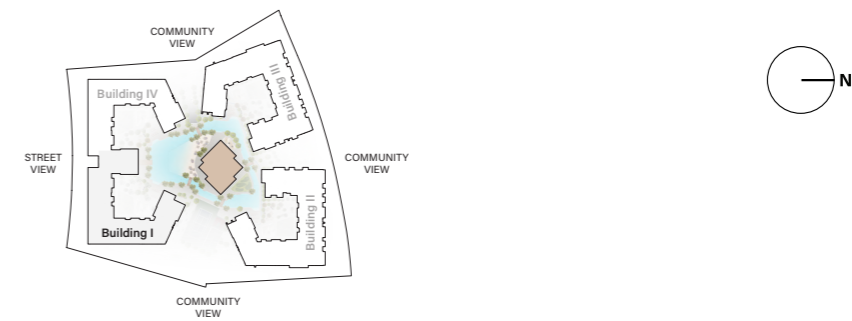
6<sup>TH</sup> Floor

# 3-BEDROOM

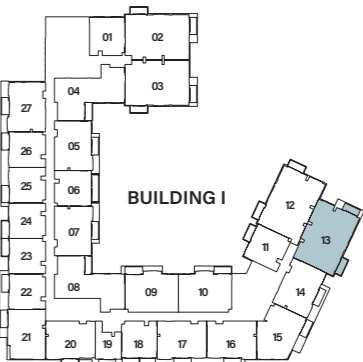
## TYPE A



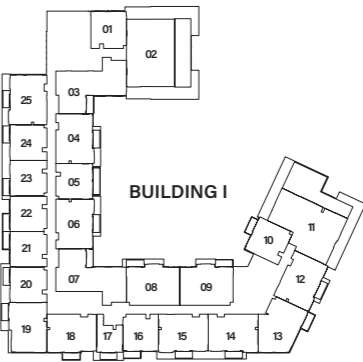
Internal Living Area : 1558.94 sq. ft.      Outdoor Living Area : 128.52 sq. ft.      Total Living Area : 1687.46 sq. ft.



Ground Floor



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



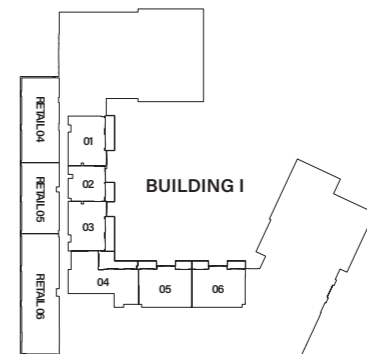
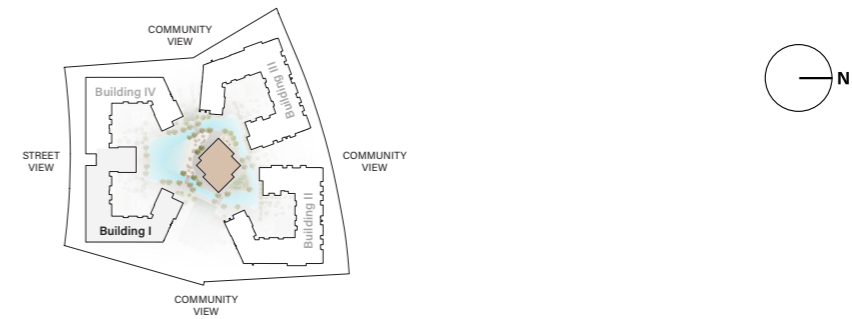
6<sup>TH</sup> Floor

# 3-BEDROOM

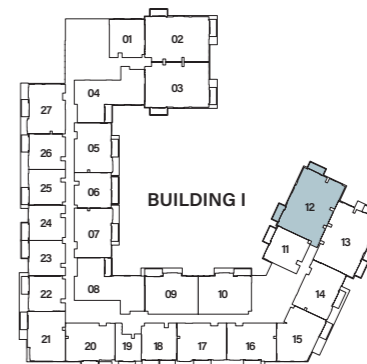
## TYPE B



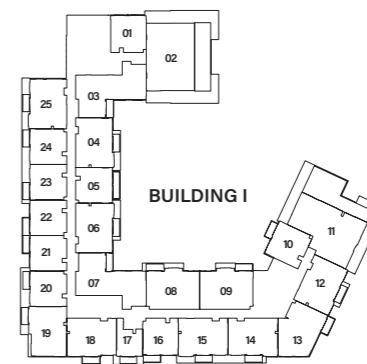
Internal Living Area : **1605.11 sq. ft.**      Outdoor Living Area : **129.60 sq. ft.**      Total Living Area : **1734.71 sq. ft.**



Ground Floor

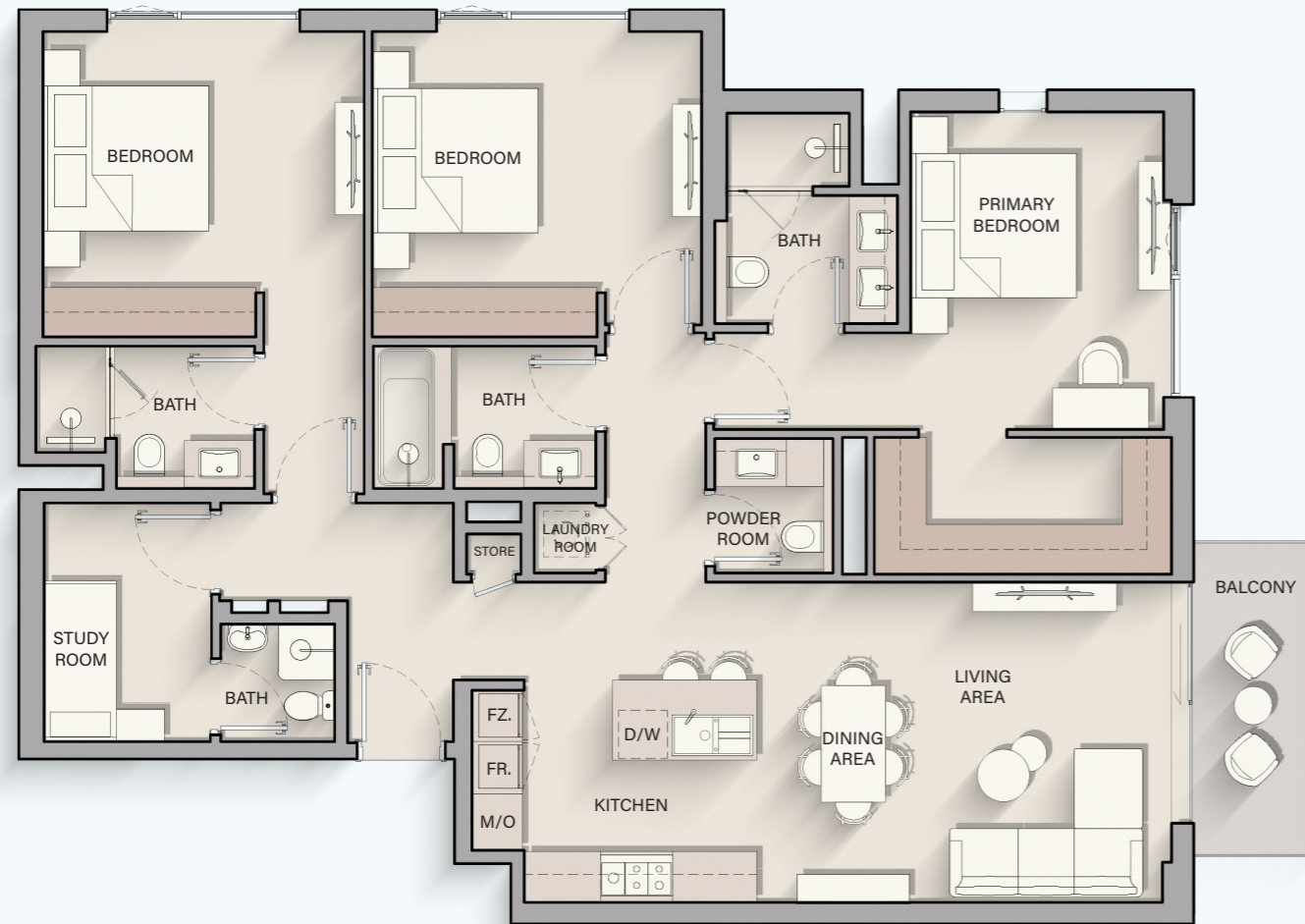


1<sup>ST</sup> - 5<sup>TH</sup> Floor



6<sup>TH</sup> Floor

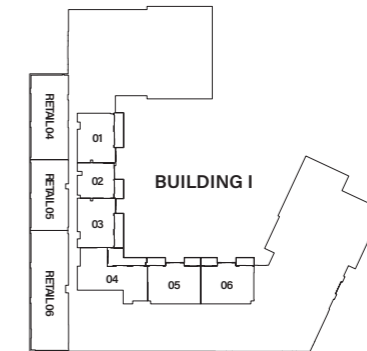
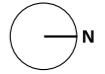
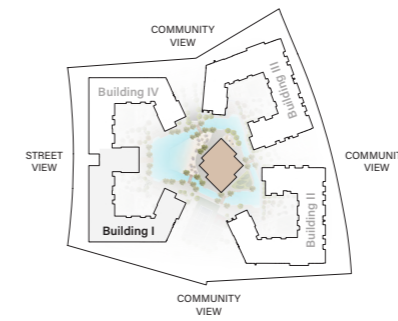
## TYPE C



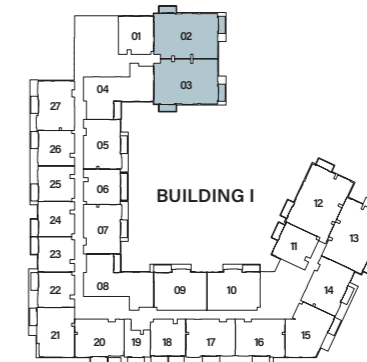
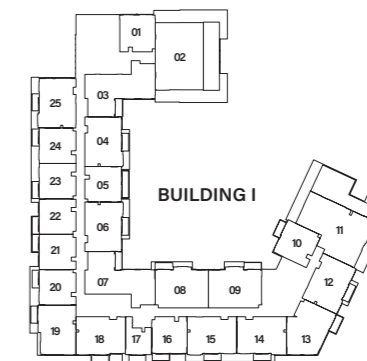
Internal Living Area : **1560.98 sq. ft.**

Outdoor Living Area : **129.71 sq. ft.**

Total Living Area : **1690.69 sq. ft.**



## Ground Floor

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

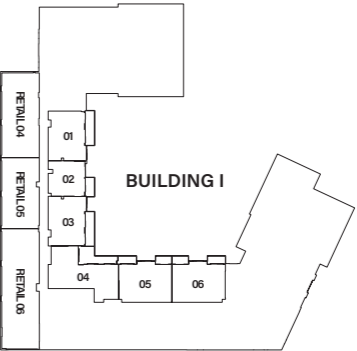
## 6<sup>TH</sup> Floor

# 3-BEDROOM

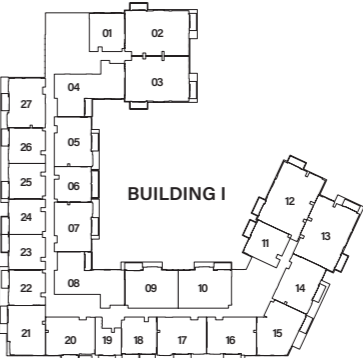
TYPE D



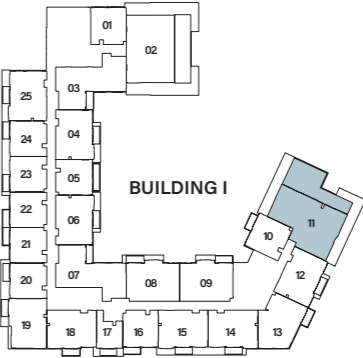
Internal Living Area : 1720.18 sq. ft.      Outdoor Living Area : 823.87 sq. ft.      Total Living Area : 2544.05 sq. ft.



Ground Floor



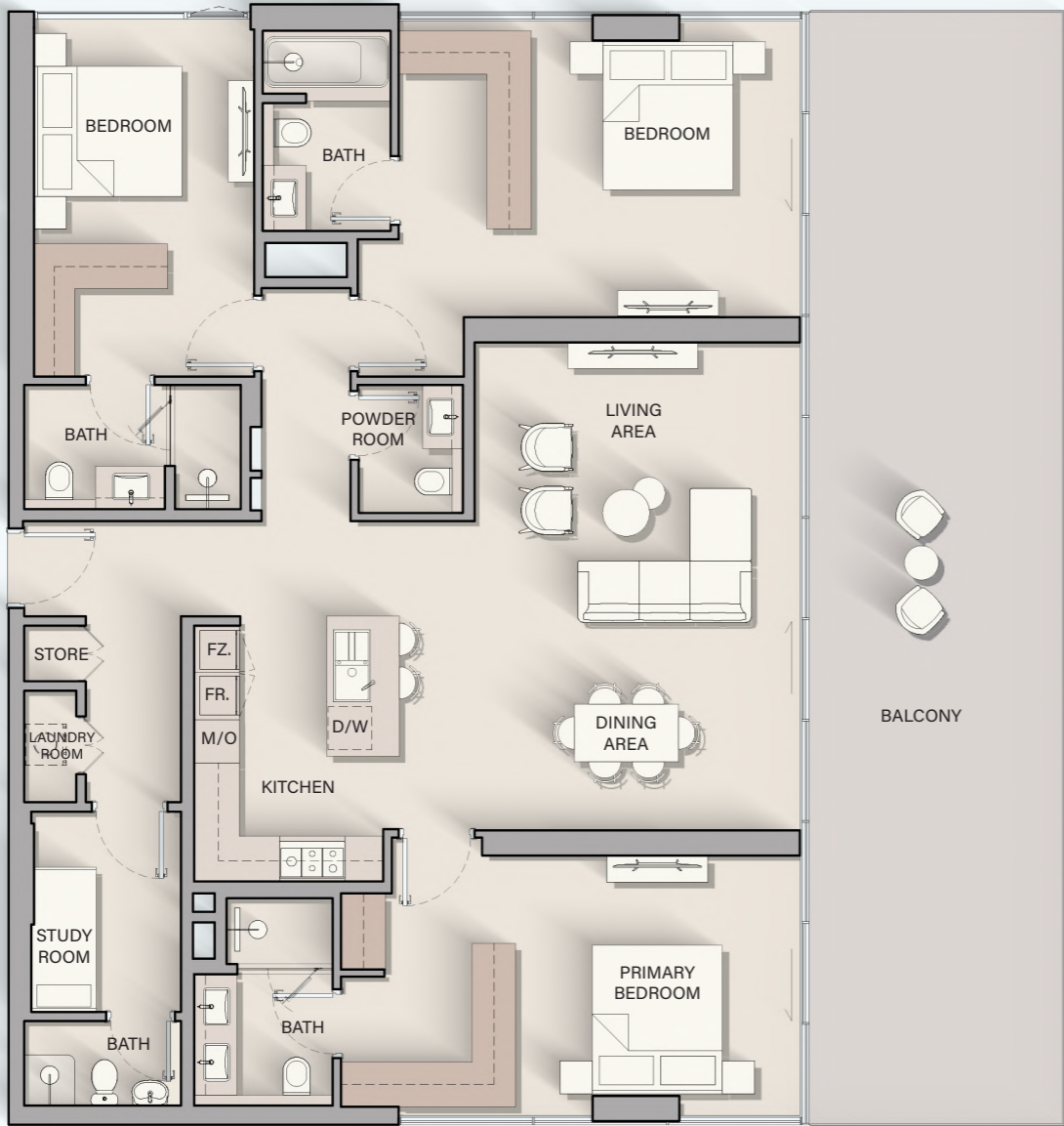
1<sup>ST</sup> - 5<sup>TH</sup> Floor



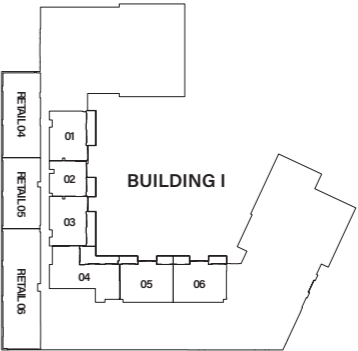
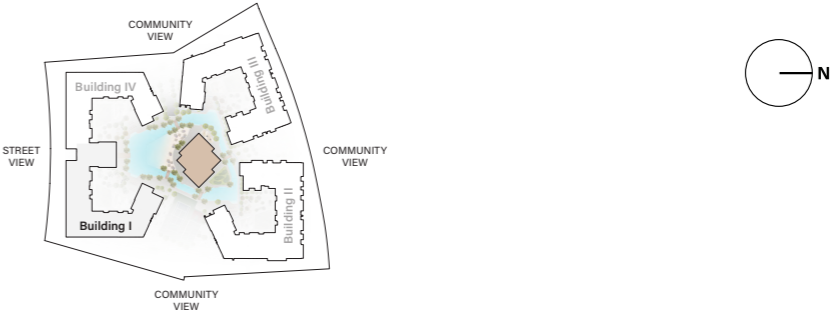
6<sup>TH</sup> Floor

# 3-BEDROOM

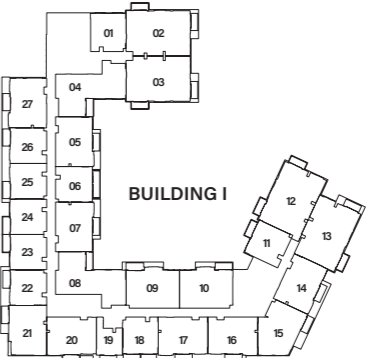
## TYPE F



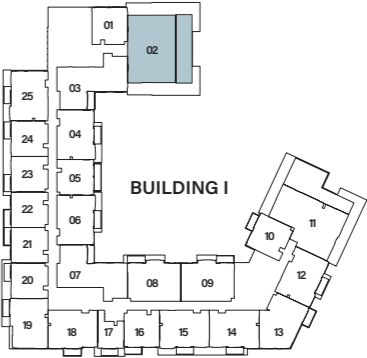
Internal Living Area : 1775.08 sq. ft.      Outdoor Living Area : 590.51 sq. ft.      Total Living Area : 2365.58 sq. ft.



Ground Floor



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

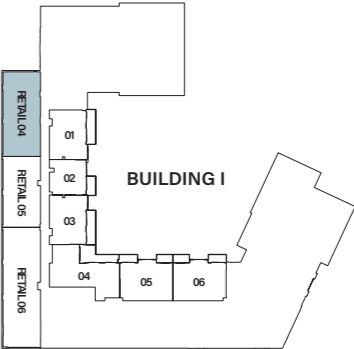


6<sup>TH</sup> Floor

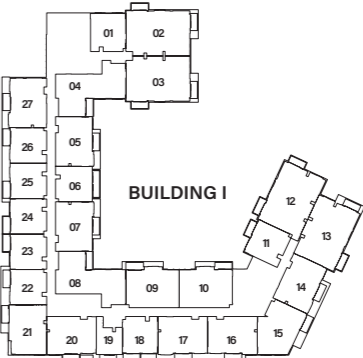
# RETAIL-4



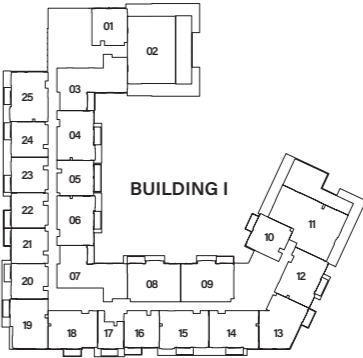
Internal Retail Area : 1743.32 sq. ft.



Ground Floor

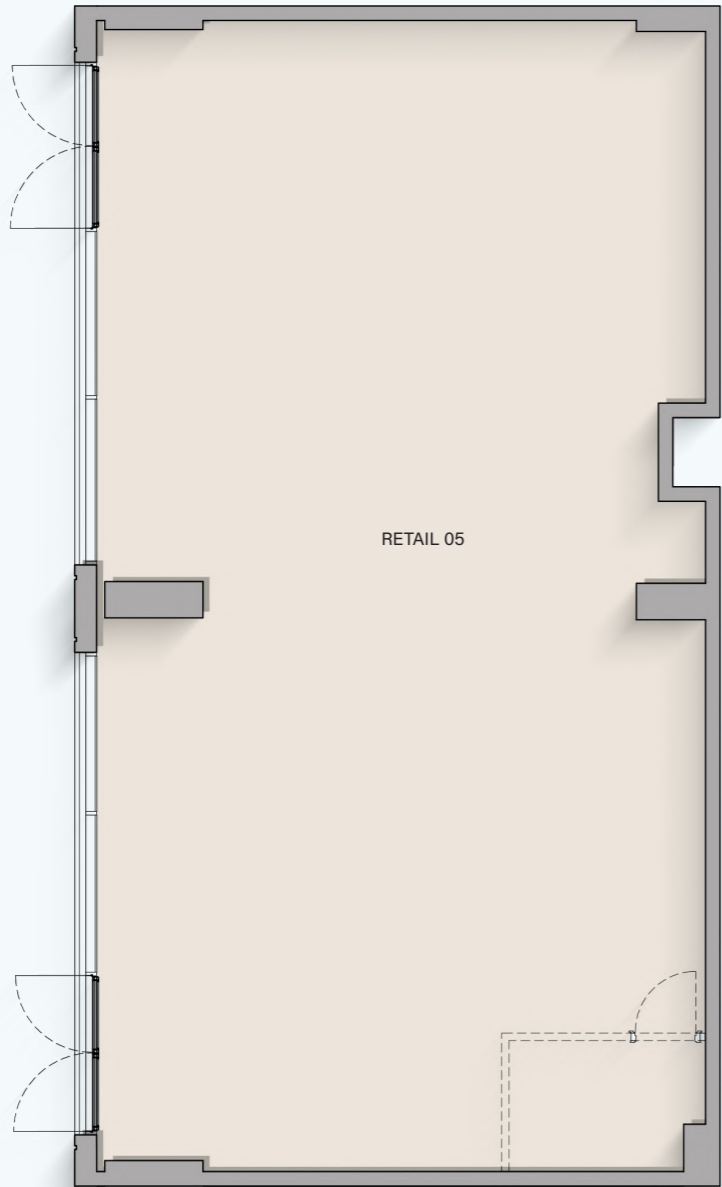


1<sup>ST</sup> - 5<sup>TH</sup> Floor

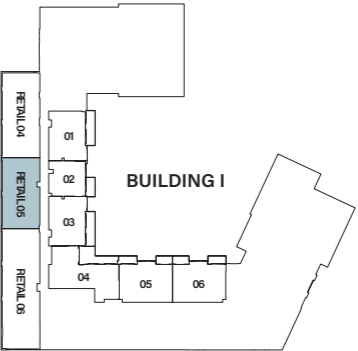


6<sup>TH</sup> Floor

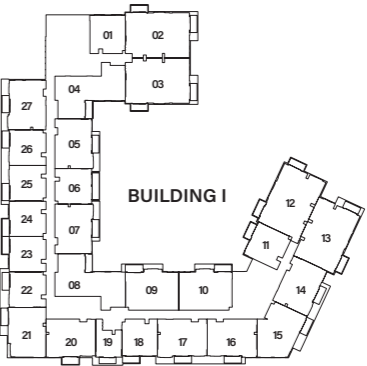
# RETAIL-5



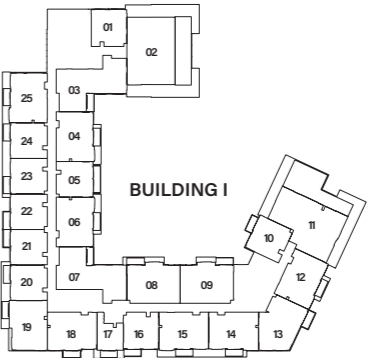
Internal Retail Area : 1453.24 sq. ft.



Ground Floor



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

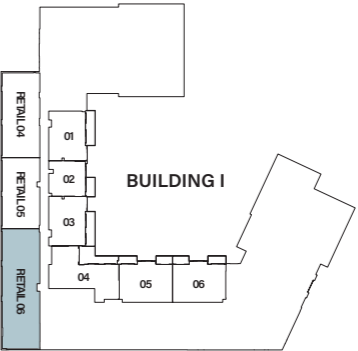


6<sup>TH</sup> Floor

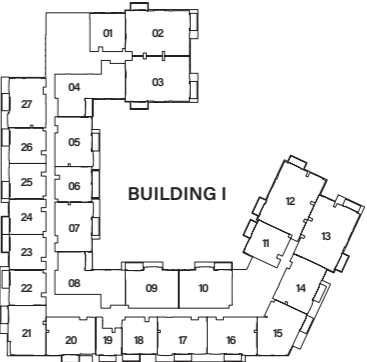
# RETAIL-6



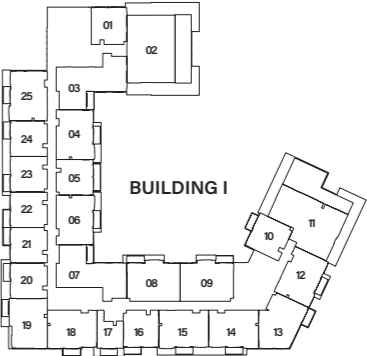
Internal Retail Area : 2461.28 sq. ft.



Ground Floor



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



6<sup>TH</sup> 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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