



LEOS ROYAL

THE WORLD'S FIRST AI GREEN LIVING COMMUNITY

DRAFT DOCUMENT
STRICTLY FOR INTERNAL USE ONLY



LEOS

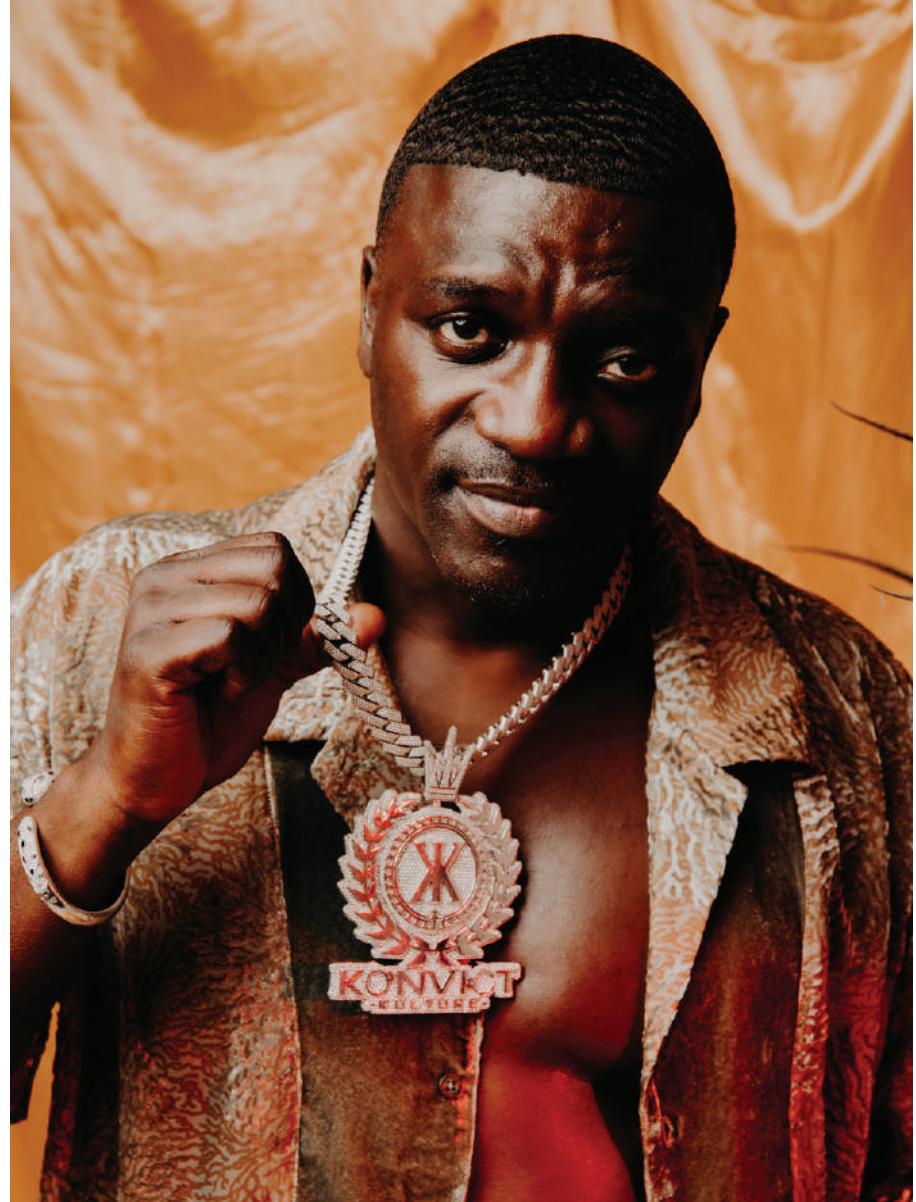
PROJECT PERFORMER *AKON*

At our grand launch event, we were honoured to welcome legendary global music icon Akon as our distinguished guest.

The world-renowned American R&B star known for chart-topping hits such as “Lonely,” “Smack That,” and “Right Now” has earned multiple international awards and remained a dominant force on global music charts for years. His live performances are celebrated at major world-class events, admired for his unmistakable voice and extraordinary command of the stage.

His presence at our launch marked more than a performance; it was a bespoke, world-class audiovisual experience created exclusively for our esteemed guests.

A moment of shared prestige with a global superstar elevating the launch into a truly iconic gathering for the region’s most discerning audience.



PROJECT PARTNER

Rio Ferdinand

In partnership with Rio Ferdinand, former England captain and one of football's most visionary athletes turned entrepreneur LEOS Royal brings together performance intelligence, elite wellness and sustainable living at the highest level. With his guidance, the community's sport, recovery and living spaces have been shaped by winning discipline, holistic well-being and a seamless integration of nature and technology.

Looking ahead, we share a unified ambition: to build the future together. A future where Dubai's vision of innovation, longevity, and sustainable progress becomes a lived experience. A future where LEOS and Rio combine design, technology, and human performance to shape communities that inspire stronger lives, smarter choices, and a deeper connection to the world we leave for the next generation.



PROJECT PARTNER

Jason Derulo

In partnership with Jason Derulo, a global performer, creative entrepreneur, and forward-thinking innovator, LEOS Royal enters a new era of intelligent living. His vision and leadership elevate the project, guiding a community shaped by performance, digital creativity, and an advanced approach to modern lifestyle design. Through his influence, every aspect of the development reflects precision, purpose, and a seamless connection between people and the world around them.

Together, we share a focused ambition to build the future. A future where AI innovation reshapes the real estate landscape globally, creating communities that are smarter, more intuitive, and deeply connected. A future where LEOS and Jason unite design, technology, and human potential to set new benchmarks for sustainable progress and redefine how communities live, thrive, and evolve.





VISION WHERE *THE FUTURE* REFLECTS

The future does not rise. It unfolds softly, like light on water.

LEOS ROYAL is a vision shaped by reflection, a place where architecture listens, where water breathes, where every surface holds a moment of tomorrow. It is not built to impress, but to express: serenity, clarity, and the quiet power of presence.

Here, progress is no longer noise; it is resonance. The city's rhythm slows, and life begins to move in light.



THE WORLD'S FIRST
AI-POWERED COMMUNITY

*Draft document strictly for internal use only.

A REVOLUTION IN URBAN LIVING



*Draft document strictly for internal use only.



LEOS ROYAL

PHILOSOPHY *THE ART* OF REFLECTION

The world moves fast. LEOS ROYAL moves deep.

Its philosophy is drawn from the meeting of two elements, water and light, each alive, each impossible to contain. Canals weave through the masterplan like veins of calm. Rainfall becomes ritual, waterfalls become language, and reflection becomes the architecture of emotion.

To live here is to inhabit the space between motion and stillness, to find beauty not in what stands out, but in what endures.



*Draft document strictly for internal use only.



LEOS ROYAL

DESIGN AND ARCHITECTURE *BEYOND* FORM

This is not architecture you observe. It is architecture that responds to sun, to shadow, to you.

Every line at LEOS ROYAL has been drawn with intention. Curves flow like the desert wind. Glass captures the shimmer of dawn. Each villa, each public space, is a sculpted dialogue between structure and silence.

Water is not decoration. It is material. Rain cools the air. Waterfalls breathe light into stone. The community itself becomes a living organism flowing, adapting, alive.



LEOS ROYAL

*Draft document strictly for internal use only.



*Draft document strictly for internal use only.

THE COMMUNITY

Street view



AI CENTRAL WATERFALL

Water is not decoration. It is material.

*Draft document strictly for internal use only.



*Draft document strictly for internal use only.

SIGNATURE CANAL VILLAS
Water is not decoration. It is material.

WELLNESS AND COMMUNITY

A SANCTUARY FOR THE SENSES

Wellness here is not confined to a spa or studio. It is the air you breathe, the light that surrounds you, the rhythm of a world in balance.

Walk beside reflective canals at dawn. Breathe in the mist that drifts from falling water. Find silence beneath the movement of rain.

At LEOS ROYAL, spaces do not demand energy. They return it to you. Every step restores, every moment renews. This is living as harmony — elegant, effortless, eternal.



THE AI WELLNESS ARENA
Amenities designed for future

*Draft document strictly for internal use only.



AI COMMUNITY CENTRE
Here, connection is not forced. It happens naturally.

*Draft document strictly for internal use only.

COMMUNITY AMENITIES

*CONNECTION
THROUGH
DESIGN*

A community shaped not by walls, but by openness.

*Draft document strictly for internal use only.

The background of the slide features a dynamic, abstract pattern of blue and white liquid-like waves. The waves are smooth and fluid, creating a sense of movement and depth. The color palette is a gradient of blues, from light cyan to deep navy, with white highlights that emphasize the ripples and curves of the liquid.

The heart of LEOS ROYAL beats softly. It hums in the laughter echoing across the clubhouse terrace, in the footsteps tracing bridges over silver water, in the quiet exchange of glances at the café by the canal.

Here, connection is not forced. It happens naturally. Retail promenades flow into gardens; educational spaces open into the landscape. Wellness, play, and reflection are woven seamlessly together.

SOPHISTICATED COMMUNITY AMENITIES



AI Wellness Arena



AI Reflection Club



AI Atelier Street



AI Aurora Walk



AI Halo Port



AI Rhythm Lounge



AI Family Discovery
Hub



AI COMMUNITY CENTRE

Here, connection is not forced. It happens naturally.

Draft document strictly for internal use only.



THE AI CLUBHOUSE
The pulse of community

*Draft document strictly for internal use only.



THE AI HALO PORT
Air taxi stations

*Draft document strictly for internal use only.



THE AI AURORA GARDEN WALK

Enhancing nature through ecological intelligence and climate-responsive design.

*Draft document strictly for internal use only.



*Draft document strictly for internal use only.

THE AI RHYTHM LOUNGE

Where space, sound, and light gently evolve to match your mood.

STRATEGIC LOCATION

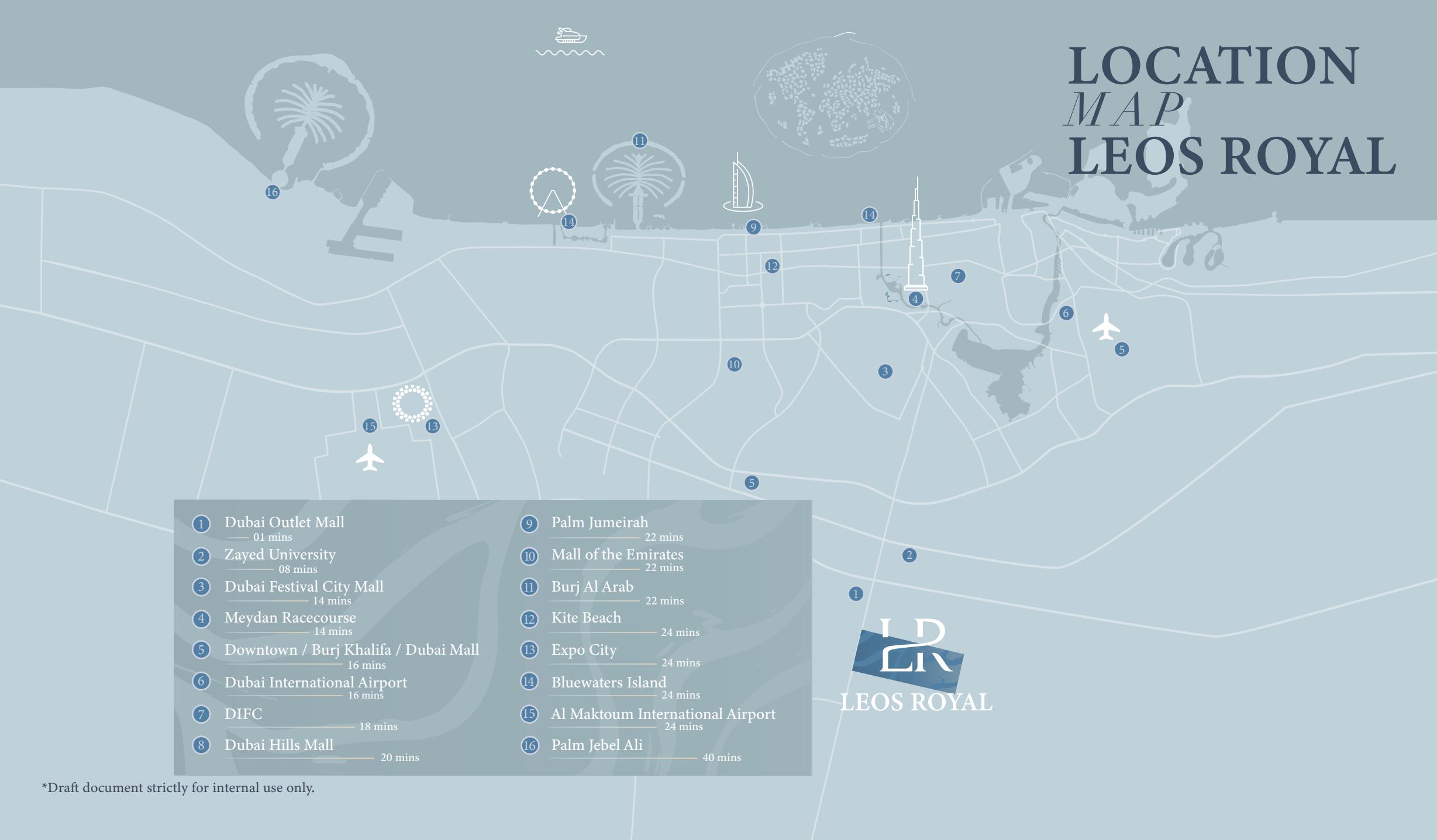
*PERFECTLY
CONNECTED
PEACEFULLY
APART*

16 Minutes from Downtown Dubai and Dubai International Airport. Connected directly to Al Ain road, yet quietly removed from its pace.

LEOS ROYAL sits at the edge of movement, close enough to feel the city's pulse, far enough to hear your own heartbeat.

From here, the skyline glimmers like a memory, and the horizon feels infinite once more.

LOCATION MAP LEOS ROYAL

- 
- Map showing the location of Leos Royal relative to various landmarks in Dubai. The map includes icons for a boat, palm trees, a sailboat, a tower, a beach, and an airplane. The landmarks are numbered 1 through 16, with their names and estimated travel times to Leos Royal.
- ① Dubai Outlet Mall — 01 mins
 - ② Zayed University — 08 mins
 - ③ Dubai Festival City Mall — 14 mins
 - ④ Meydan Racecourse — 14 mins
 - ⑤ Downtown / Burj Khalifa / Dubai Mall — 16 mins
 - ⑥ Dubai International Airport — 16 mins
 - ⑦ DIFC — 18 mins
 - ⑧ Dubai Hills Mall — 20 mins
 - ⑨ Palm Jumeirah — 22 mins
 - ⑩ Mall of the Emirates — 22 mins
 - ⑪ Burj Al Arab — 22 mins
 - ⑫ Kite Beach — 24 mins
 - ⑬ Expo City — 24 mins
 - ⑭ Bluewaters Island — 24 mins
 - ⑮ Al Maktoum International Airport — 24 mins
 - ⑯ Palm Jebel Ali — 40 mins



LEOS ROYAL



*Draft document strictly for internal use only.

LR
LEOS ROYAL

MASTERPLAN

A *LIVING* CANVAS

Villas and townhouses form a constellation of calm. Each home mirrors the next not in shape, but in spirit fluid, reflective, alive.

Waterways thread through the landscape, tracing silver lines that catch the light of dawn. Public spaces open like courtyards of air; paths curve like thought.

From above, the masterplan resembles art in motion a choreography of geometry, nature, and reflection.

This is a community that doesn't simply exist in time. It creates its own rhythm.



JASON DERULO

PROJECT PARTNER

One of the world's most influential global performers, with over 42 million followers on YouTube and more than 38 million on Instagram. His chart topping hits, futuristic creativity, and powerful stage presence have earned him billions of streams and a fanbase that reaches every corner of the world. By partnering with LEOS Royal, he brings unmatched star power to the community, blending luxury living with artistic innovation and modern technology. It creates a lifestyle shaped by global culture, high energy creativity, and the influence of a true international icon.



RIO FERDINAND

PROJECT PARTNER

One of the world's most respected football icons, a six time Premier League champion, Champions League winner, and former England captain whose influence reaches far beyond sport. With 1.5 million followers on YouTube and more than 6.6 million on Instagram, he commands a global audience that looks to him for leadership, performance insight, and modern wellness inspiration. His partnership with LEOS Royal brings a powerful blend of credibility, discipline, and future focused living to the community, shaping spaces built around intelligent wellbeing and long term human performance. Residents connect with the mindset of a true international figure whose career embodies excellence, resilience, and continuous growth.



AKON

PROJECT PERFORMER

One of the most influential global music icons of the modern era, a multi platinum artist and visionary producer whose sound has shaped international R and B and pop culture. With over 16 million followers on YouTube and more than 11 million on Instagram, his global reach spans every continent and his music continues to attract billions of streams worldwide. His involvement with LEOS Royal elevates the project's international presence, aligning the community with world class talent and creative excellence. Akon's legacy of innovation, cultural impact, and global resonance reinforces LEOS Royal as a destination where artistry, technology, and elevated living come together at the highest level.



DISTRICT 2

DISTRICT 1

LEOS ROYAL

The community

*Draft document strictly for internal use only.

DISTRICT 1

DISTRICT 1

The canals community



THE ALORA (TH TYPE D2, D3, D4 & D5)
3 bedroom townhouses

THE ALORA (TH TYPE D1)
3 bedroom townhouses

THE WURAYAH (TH TYPE E2, E3, E4 & E5)
4 bedroom townhouses

THE WURAYAH (TH TYPE E1)
4 bedroom townhouses

THE SHAWKA (VILLA C1, C2, C3 & C4)
5 bedroom villas

THE HAVASU (VILLA D1 & D2)
6 bedroom villas

THE TAVARO (VILLA E1 & E2)
7 bedroom villas



THE ALORA

3 bedroom townhouses

DISCLAIMER:

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

*Draft document strictly for internal use only.



THE ALORA
Front view

*Draft document strictly for internal use only.



THE ALORA
Garden view

*Draft document strictly for internal use only.



THE WURAYAH

4 bedroom townhouses

DISCLAIMER:

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

*Draft document strictly for internal use only.



THE WURAYAH
Front view

*Draft document strictly for internal use only.



THE WURAYAH
Garden view

*Draft document strictly for internal use only.



THE SHAWKA

5 bedroom villas

DISCLAIMER:

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

*Draft document strictly for internal use only.



THE SHAWKA
Front view

*Draft document strictly for internal use only.



THE SHAWKA
Garden view

*Draft document strictly for internal use only.



THE HAVASU

6 bedroom villas

DISCLAIMER:

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

***Draft document strictly for internal use only.**



*Draft document strictly for internal use only.

THE HAVASU
Front view



THE HAVASU
Garden view

*Draft document strictly for internal use only.



THE TAVARO

7 bedroom villas

DISCLAIMER:

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

*Draft document strictly for internal use only.



THE TAVARO
Front view

*Draft document strictly for internal use only.



*Draft document strictly for internal use only.

THE TAVARO
Garden view

DISTRICT 2



*Draft document strictly for internal use only.



LEOS ROYAL

DISTRICT 2

The community



THE SHAWKA (VILLA C1 & C2)
5 bedroom villas

THE RAFISAH (VILLA A & A2)
6 bedroom villas

THE HATTA (VILLA B & B2)
7 bedroom villas

THE SHAWKA

5 bedroom villas

DISCLAIMER:

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

***Draft document strictly for internal use only.**



THE SHAWKA
Front view

*Draft document strictly for internal use only.



THE SHAWKA
Garden view

*Draft document strictly for internal use only.



THE RAFISAH

6 bedroom villas

DISCLAIMER:

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

*Draft document strictly for internal use only.



THE RAFISAH
Front view

*Draft document strictly for internal use only.



THE RAFISAH
Garden view

*Draft document strictly for internal use only.



THE HATTA *7 bedroom villas*

DISCLAIMER:

All plans and 3D visualizations are based on conceptual design and are shown for illustration purposes only. Unit layouts are indicative, not to scale, and subject to change without prior notice. All dimensions, if shown, are approximate and exclude all wall finishes and construction tolerances. Furnishings & accessories shown are for representation only. Unit location and/or orientation on the masterplan may change as required by the master developer or zoning authority to comply with regulatory requirements. The final plot sizes and built-up areas may vary from the official measurements issued by the 3rd party surveying company accredited by the Dubai land department. The developer reserves the right to make any changes on any part of this document if & when they deem necessary.

***Draft document strictly for internal use only.**



THE HATTA
Front view

*Draft document strictly for internal use only.



THE HATTA
Garden view

*Draft document strictly for internal use only.

INTERIOR THE *LIGHT* WITHIN

Inside each home, light takes form. It moves across stone and glass like water, softly shaping every surface, every silence.

Spaces unfold in rhythm open, fluid, calm.
Textures breathe. Materials speak in whispers of reflection and warmth: pale timber, brushed metal, silk, and air. Nothing shouts. Everything resonates.
Here, luxury is not seen it is felt.
A quiet dialogue between serenity and design, between who you are and how you live.



*Draft document strictly for internal use only.

TOWNHOUSES
Living and dining room



*Draft document strictly for internal use only.



TOWNHOUSES
Kitchen and dining room



*Draft document strictly for internal use only.

TOWNHOUSES
Living room and garden



*Draft document strictly for internal use only.

TOWNHOUSES
Master bedroom en-suite



*Draft document strictly for internal use only.

VILLAS
Living room and garden



SIGNATURE VILLAS
Living and dining room

*Draft document strictly for internal use only.



*Draft document strictly for internal use only.



SIGNATURE VILLAS
Kitchen and garden



*Draft document strictly for internal use only.

SIGNATURE VILLAS
Living room and garden



*Draft document strictly for internal use only.



SIGNATURE VILLAS
Staircase and master bedroom en-suite



*Draft document strictly for internal use only.

SIGNATURE VILLAS
Master bedroom



SIGNATURE VILLAS
Master bedroom dressing room

*Draft document strictly for internal use only.



SIGNATURE VILLAS
Canal view

*Draft document strictly for internal use only.

RETAIL, LIVING *EDUCATION AND HEALTHCARE*

1. DUBAI OUTLET MALL

1 MINUTES AWAY

2 DUBAI MALL

16 MINUTES AWAY

3. DUBAI HILLS MALL

20 MINUTES AWAY

4. MALL OF EMIRATES

22 MINUTES AWAY



WHY INVEST IN DUBAI?



TAX-FREE INVESTMENT

There are no property taxes, capital gains taxes, or income taxes on real estate.



GOLDEN VISA ELIGIBILITY

Investing in real estate can make you eligible for a UAE Golden Visa, starting from AED 2 Million.



SAFE AND HAPPY CITY

Dubai has a secure environment and a vibrant, thriving lifestyle for residents and visitors alike.



INVESTOR FRIENDLY MARKET

Dubai's real estate is regulated by RERA, ensuring transparency and security for investors.

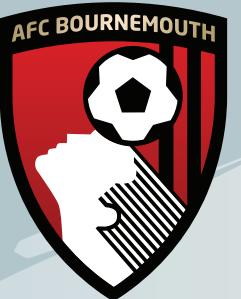


STABLE ECONOMY, STRONG GOVERNANCE

Dubai provides a politically stable, safe environment with a visionary long-term growth plan.



LEOS
INTERNATIONAL



OFFICIAL PARTNER OF
AFC BOURNEMOUTH
PREMIER LEAGUE



*Draft document strictly for internal use only.





LEOS

INTERNATIONAL AWARDS

Established in 2013, LEOSS is a renowned luxury property developer with a strong presence in the UK, the UAE and internationally. LEOSS 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, LEOSS' 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.





DESIGNED BY LUD STUDIOS

LEOS Royal, 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.

*Draft document strictly for internal use only.

