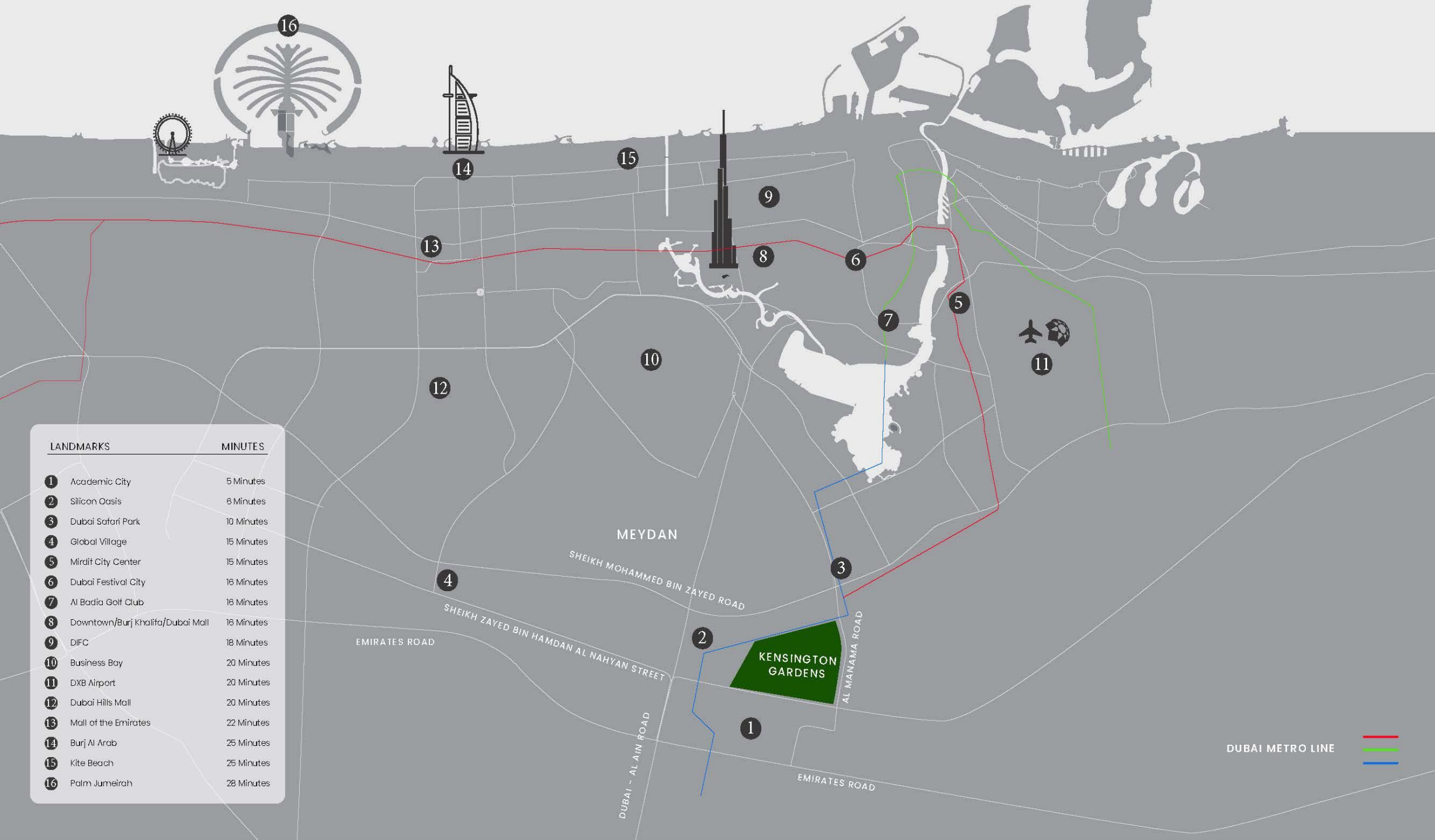


# REDEFINING BRITISH LUXURY ARCHITECTURE

## *Where Urban Living Meets Nature*

Nestled in the heart of Dubai, **Kensington Gardens** is a serene, boutique low-rise community located in the heart of Greenwood offering British architectural townhouses & villas with unparalleled open green spaces designed to enhance your family's well-being.

Located just 16 minutes from Downtown Dubai, this vibrant neighborhood combines the tranquility of nature with the convenience of urban living, strategically located with direct access to Dubai's main highways, E311 & E611 Kensington Gardens offers easy connectivity. Ensuring you're never far from city life while enjoying the serenity of a lush, green retreat.



LANDMARKS	MINUTES
1 Academic City	5 Minutes
2 Silicon Oasis	6 Minutes
3 Dubai Safari Park	10 Minutes
4 Global Village	15 Minutes
5 Mirdif City Center	15 Minutes
6 Dubai Festival City	16 Minutes
7 Al Badia Golf Club	16 Minutes
8 Downtown/Burj Khalifa/Dubai Mall	16 Minutes
9 DIFC	18 Minutes
10 Business Bay	20 Minutes
11 DXB Airport	20 Minutes
12 Dubai Hills Mall	20 Minutes
13 Mall of the Emirates	22 Minutes
14 Burj Al Arab	25 Minutes
15 Kite Beach	25 Minutes
16 Palm Jumeirah	28 Minutes

DUBAI METRO LINE



# GREENWOOD COMMUNITY

Spanning 3.95 million square meters, this sustainable urban neighborhood is designed for nature-inspired, active family living.

At its heart lies a serene 99,000 square meter Central Park, offering a green oasis within the development.



# GREENWOOD COMMUNITY

Greenwood features 460,000 square meters of open space, complemented by 12.5 kilometers of jogging and cycling tracks, yoga and meditation parks, a dog park, kids' play areas, and an outdoor gym.

The community is complete with retail and F&B outlets, a supermarket, a private school and kindergarten, healthcare services, and a hospital, all within a freehold development.



An aerial architectural rendering of the Kensington Gardens residential development. The image shows a large-scale urban plan with a central cluster of high-rise buildings and a surrounding area of lower-rise residential blocks. The layout is characterized by a grid of streets and green spaces, with a prominent circular road in the center. The background features a dense city skyline with numerous skyscrapers under a clear sky. A dark green callout box with white text is positioned on the left side of the image, pointing to a specific area within the development.

KENSINGTON  
GARDENS

# COMMUNITY AMENITIES

- Sustainable green neighborhood
- Yoga and meditation parks
- Dog parks
- 9,000 m2 Central Park
- 460,000 m2 of open space
- 12.5 KM of jogging and cycling tracks
- Water lagoons
- Kids play areas
- Outdoor gym
- Retail and F&B Outlets
- Supermarket
- Private School & Kindergarten
- Hospital and Healthcare Services



**NAKHEEL**

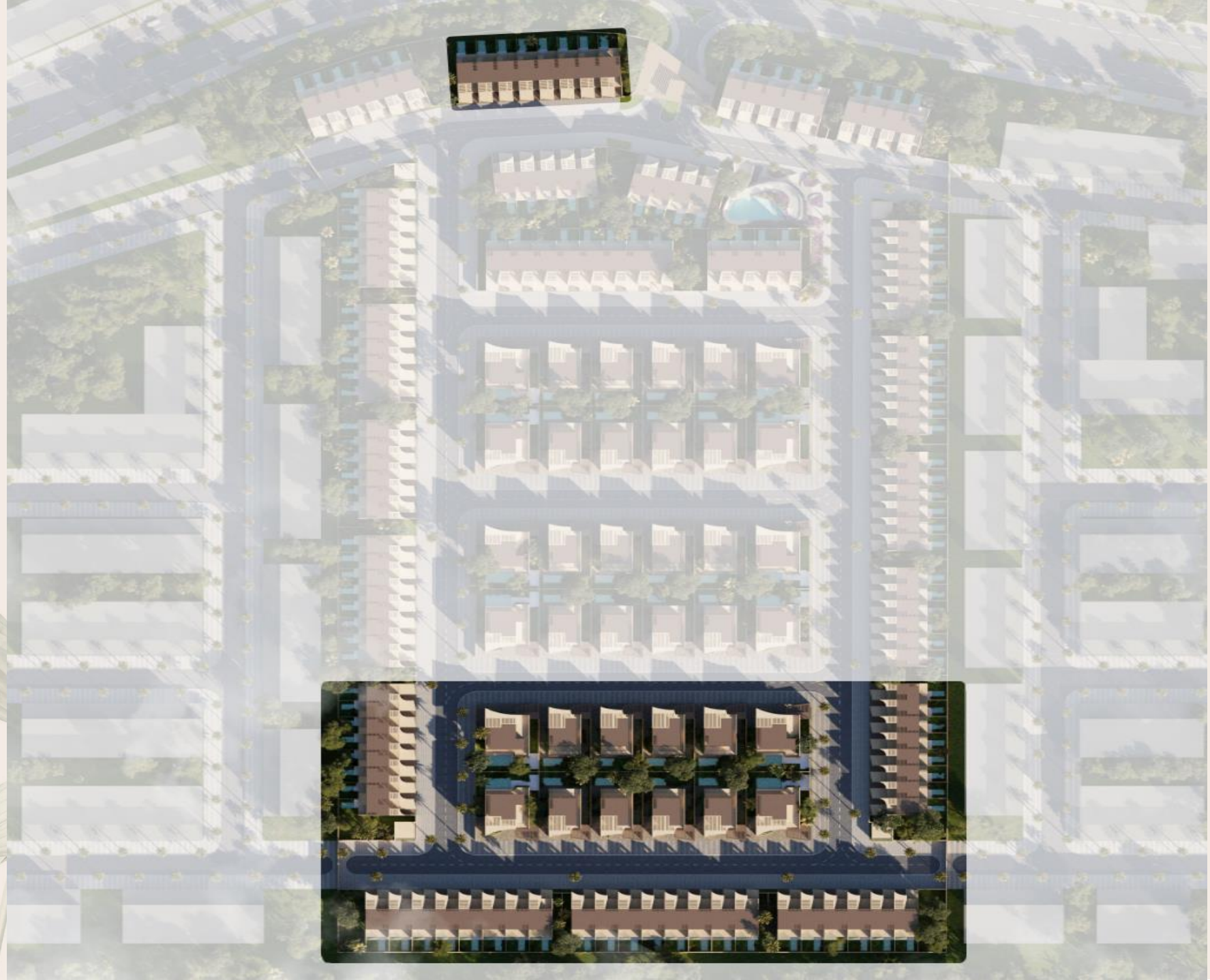
# KENSINGTON GARDENS



# WELCOME TO KENSINGTON GARDENS

Experience timeless British architecture in Dubai's newest green oasis offering 3, 4, & 5-bedroom townhouses, along with luxurious 6 & 7-bedroom standalone villas.

Designed for modern luxury, these homes combine refined British elegance with a focus on green, sustainable living. Set in serene surroundings, each residence offers a perfect harmony of sophistication and well-being, bringing you closer to nature while remaining just moments from the heart of Dubai.





# KENSINGTON GARDENS



3 & 4 BEDROOM + MAID  
TOWNHOUSE

# KENSINGTON GARDENS

5 BEDROOM + MAID  
TOWNHOUSE



# KENSINGTON GARDENS

6 BEDROOM + MAID  
VILLA



# KENSINGTON GARDENS

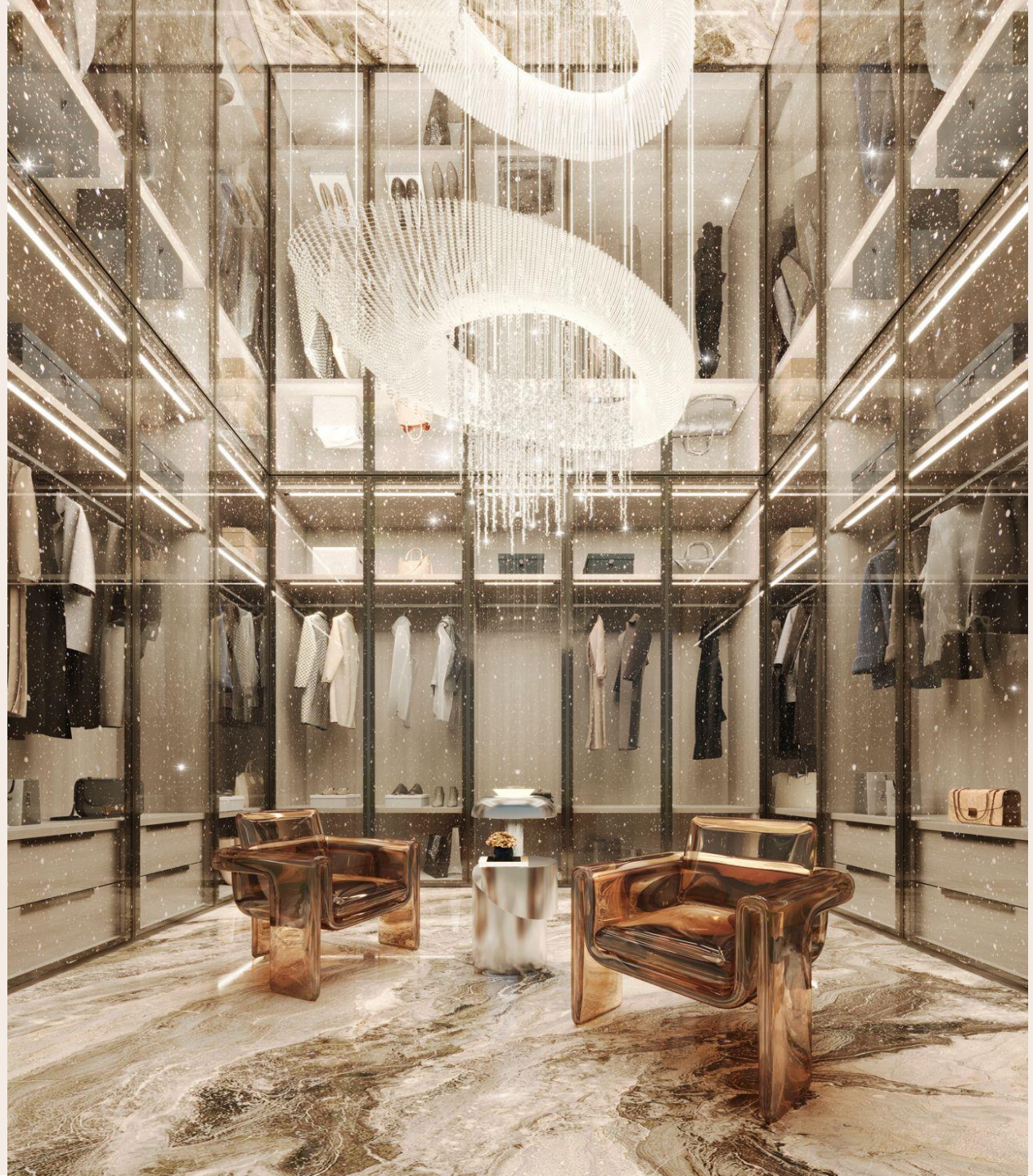


7 BEDROOM + MAID  
VILLA

# BRANDED LUXURY INTERIORS FROM WORLD-CLASS JEWELRY BRAND

Kensington Gardens offers luxury living with spacious homes featuring branded interiors from a world-class jewelry brand.

Blending timeless British architecture with exquisite craftsmanship, these residences exude sophistication and exclusivity.



# KENSINGTON GARDENS

UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDROOMS	PLOT SIZE RANGES	SALEABLE AREA	STARTING PRICE
3 Bedroom (+ Maid) Townhouse	16	3	1,601 - 3,322 sq.ft	2,719 - 2,765 sq.ft	3.2m AED
4 Bedroom (+ Maid) Townhouse	9	4	1,625 - 3,621 sq.ft	3,089 - 3,151 sq.ft	3.7m AED
5 Bedroom (+ Maid) Townhouse	22	5	1,860 - 4,129 sq.ft	3,665 - 3,726 sq.ft	4.39m AED
6 Bedroom (+ Maid) Stand alone - Villa	8	6	4,374 sq.ft	5,177 sq.ft	6.9m AED
7 Bedroom (+ Maid) Stand alone - Villa	4	7	5,272 sq.ft	6,203 sq.ft	8.5m AED

### Payment Plan

60% During Construction – 40% Upon Handover

### Anticipated Completion Date

Q4 2027