



A new chapter IN SUBURBAN LIVING

In a city that never slows down, this one does. LEOS Royal brings back what Dubai has been missing - space to breathe, air to think, and a sense of balance that turns a house into a lifetime address.

A Landmark GREEN COMMUNITY

A rare community that combines architectural distinction, open space, and long-term value - built for families who prefer calm luxury over noise.

Over **16,000 Trees**

define the landscape - not as a backdrop, but as the essence of the masterplan. Botanical parks, water corridors, and shaded trails create a calm environment designed for real living.



A Rare Community, MEASURED IN SPACE AND SILENCE

LEOS Royal is built for families who want more than square footage - who value design, light, and the rhythm of a neighbourhood that feels human again. Here, every detail is intentional, and every amenity serves a purpose.



PET-FRIENDLY PARKS
AND SHADED TRAILS



SWIMMABLE CRYSTAL
LAGOONS



WELLNESS CLUBHOUSE
AND FITNESS HUB



SPORTS FACILITIES AND
JOGGING TRACKS



RETAIL PROMENADE
AND CAFÉS



INTERNATIONAL COM-
MUNITY SCHOOL



BOTANICAL AND
ROSE GARDENS



Price Range

3 - 7 Bedroom Villas And Townhouses
Starting From AED 3.6 million

Average Size

BUA
~4,000 sq.ft

Plot Size
~3,800 sq.ft

Homes with real proportions, privacy, and clarity - designed for people who live with purpose, not performance.

Flexible Payment Plan

60% during construction 40% on completion

Handover: Q4 2028

Booking: 5% EOI secures early access before public release



Why Invest with WAVES

Exclusive Unit Access - Priority allocation on select villas before public release

Boutique Advisory - Personal, transparent, and investment-driven approach

Tailored Guidance - From project insight to final handover, handled end-to-end

Trusted Brand - WAVES represents clarity, integrity, and consistent results

OWN A LANDMARK
Surrounded by Nature

Register your interest today and secure exclusive launch access.

[Submit Your EOI Today](#)