

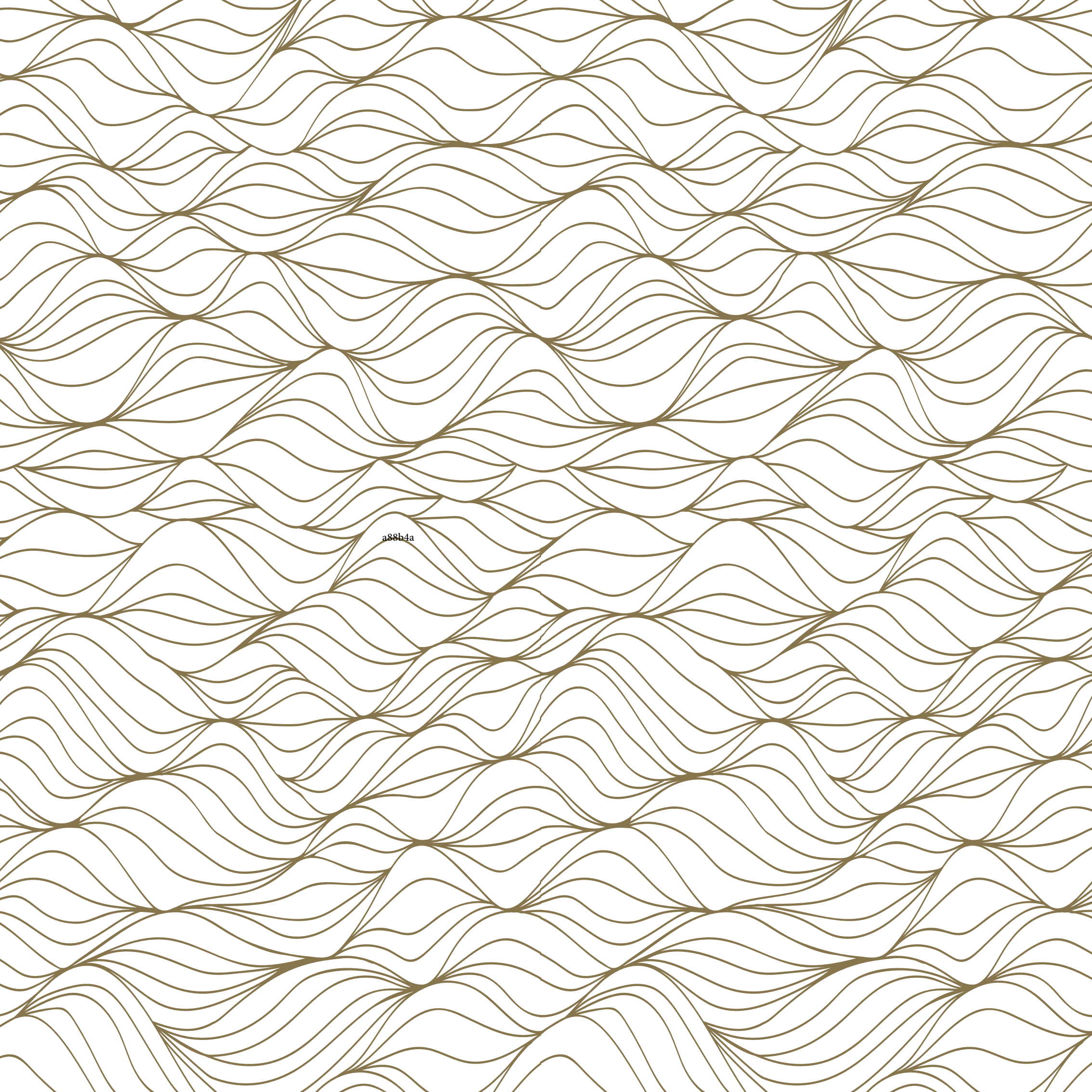
An underwater photograph of a scuba diver in a purple wetsuit and yellow fins swimming over a vibrant coral reef. The water is clear blue, and sunlight rays penetrate from the surface. In the upper right, silhouettes of people and a boat are visible near the surface.

WELCOME TO  
*The Côte d'Azur*

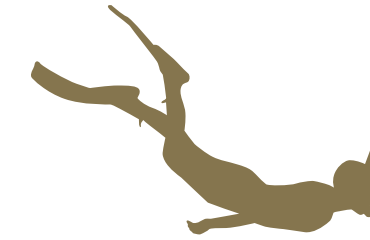
The  
Heart  
of  
Europe

THE WORLD  
DUBAI





as8b4a



## DELIGHTFUL HEARTS

We have always sought freedom, a place to play and frolic in the sun  
Our very own arena, where our hearts do not grieve, but where our souls  
laugh with glee

Our very own world where we are carefree and never know despair  
With wanton delight we laugh by the moonlight and by magic we dance in  
the sun

We fill our bellies with such sweet things and we bathe in the beautiful  
waters of the sea

We are lost in beauty and our hearts swell with delight and pleasure  
The sky is filled with delightful colours and the waters teem with beautiful  
creatures

Tell us your story, share your memories and your heart's desire and in return  
we'll give you our coast

This beautiful blue coast, which mesmerises us, sets us free and tantalises  
our souls

This is the coast of frolic, pleasure and freedom  
**This is Côte d'Azur**







# THE HEART OF EUROPE

A location that will take your breath away

The Heart of Europe comprises 6 islands and it is located at The World, Dubai.

Imagine Maldives-like islands nearby Dubai shores, easily accessible by boat.

We will run a shuttle service every 15 minutes and water taxis, with pick-up points from Dubai mainland.



THE WORLD  
DUBAI

The Heart of  
Europe  
4 km from  
Dubai shores





# CÔTE D'AZUR

CÔTE D'AZUR

The spirit of the French Riviera, right here in Dubai. Côte d'Azur is not just a second home but an authentic holiday destination. This stunning beachfront resort gives you access to the best of Mediterranean beach and boat lifestyle.

Home to 4 different Mediterranean city-themed hotels, each with unique amenities and dining options. From the exclusive marina to cultural festivals to the beach club and over a dozen of dining options, explore all they have to offer from the comfort of your Dubai beachfront second home.





**7**  
WORLD FIRSTS



First Underwater Hotel  
with Gym and Spa



First One Key  
Wedding Hotel



First Floating and  
Underwater Living  
Experience



First Dedicated  
5-Star Family Hotel



First Climate-Controlled  
Raining Street



First Outdoor  
Snow Plaza



First Coral Institute  
in the region

**6**  
ISLANDS



**5B**  
\$ Project Value



**+4,000**  
Units To Be Delivered



**+1,500**  
Employees



**4,000**  
Jobs To Be  
Created



**+51**  
Yearly  
Attractions



**15**  
Hotels & Resorts





# CÔTE D'AZUR MASTER PLAN

**1** Resort

**4** Boutique  
Hotels

**3** World-Class  
Assets

Raining Street ●

**Monaco** ●  
198 Keys

Grand Azur pool ●

**Nice** ●  
304 Keys

Rainbow Beach ●

**Cannes** ●  
215 Keys

**St. Tropez** ●  
199 Keys







916 Keys Resort



Rainbow Beach



Squash Court



Pool Access



Retail and Shopping



Sea and Pool View Suites



Underwater Museum

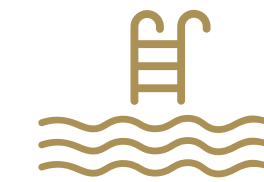


Gym



3

Blue Lagoons Pool



1

Swimming Pool





Billiards



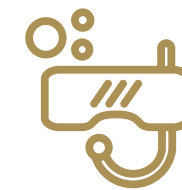
Entertainment Hall



Table Tennis



Prayer Area



Pearl Diving



Bowling Hall



Sunrise and Sunset Yoga



Raining Street



Access to Snow Plaza



Short Walk to the Amphitheatre





THE BEACH  
HOTEL RESORT



## LET YOUR JOURNEY BEGUIN...

Welcome to the French Riviera and the Côte d'Azur. Inspired by the vibrant playground of the rich and famous in the South of France, the lavish five-star beach resort will be located on the prime beachfront of Europe Island.

Côte d'Azur resort comprises of 4 five-star hotels, all named after the most famous and picturesque cities of the French Riviera: Monaco, Nice, Cannes and St. Tropez.

The Côte d'Azur design was driven by beautiful, modern Mediterranean architecture that echoes timeless style and features some of Southern Europe's most impressive architecture.

Located right on the white sandy beach, this vibrant resort will play host to 916 units including spacious Suites and corner Deluxe Suites all with balconies and panoramic views of the pool and the Arabian Gulf.





## FORCES OF NATURE

The Heart of Europe defies the impossible to pioneer new concepts. Where it doesn't exist, we build it, source it, invent it. This is the only place in the world where you can experience climate controlled, outdoor streets with rain and snow, new coral reefs, underwater luxury living and the importing of ancient olive trees, some over 400 years old, from Andalusia in Southern Spain.

It is truly a magical destination making it the perfect place for a weekend getaway or holiday either as a guest or second home owner looking for a quick yet rewarding break just 20 minutes from shore. No two days can be the same if you want to explore the best that Europe has to offer.

## RAIN ON DEMAND

Innovative technology and know-how have successfully created the first climate-controlled streets in a resort. The weather is an important part of European culture and lifestyle with some apartments and suites overlooking the iconic Raining Street.

Looking out over narrow, cobbled streets, wondering whether to brave the weather, scoop up an umbrella and venture outside to feel cool rain on your skin as you walk through the 1 kilometre long climate-controlled pedestrian walkway lined up with restaurants and retails. A memorable European experience on a magical island in Dubai before returning to the shores.





## CRÉME DE LA CRÉME

Côte d'Azur will offer unique experiences and each suite will command either a breathtaking view of the sea or Dubai skyline or the adjacent Raining Street and its European styled luxury boutiques, cafes, restaurants in addition to world-class assets such as the Rainbow Beach, Monaco Beach Club and authentic festivals from European countries.

Côte d'Azur resort will offer a journey along the French Riviera and its picturesque coastal cities, lined up with restaurants and anchorage areas, palm trees and the spectacular pristine beachfront with white sand and colorful lounge chairs.

This is an authentic journey to the Mediterranean, familiar to those who have traveled to the South of France and experienced its picturesque architecture, lush gardens, white sandy beaches, clear azur waters, the vibrant night life, the waters sports including snorkeling around the coral reefs teeming with marine life, and sailing from door to shore.





## AMAZING IS EVERYWHERE

There are wonders and wow moments wherever you find yourself at The Heart of Europe.

You will be captivated and entertained by the marine life, the wonderful sights of spectacular nightly firework shows, or the exciting lifestyle of Rainbow Beach from sunrise to sunset. Indulge in your favourite activities and take to the water to sail, dive and enjoy a complete European shopping experience with some of the most unique European brands.

## OVERVIEW OF FACILITIES

- Sea view suites, all with balconies
- Grand Azur pool view suites, all with balconies
- Rainbow Beach access
- Monaco Beach Club
- Fitness Facilities
- Spas and Gyms
- Squash Court
- Billiards Club
- Authentic French restaurants
- Retail shops
- Raining Street
- Snow Plaza
- Anchorage areas...

## RESTAURANTS

- Le Marché
- La Provence
- A Champagne and piano bar
- La Boulangerie
- Beach Club
- La Brasserie
- Le Cabaret...





























A close-up photograph of a thick, braided rope. The rope is made of multiple strands of natural fiber, likely sisal or jute, which are twisted together to form a sturdy, textured cord. The color is a warm, golden-brown or tan, with some darker spots and fraying visible at the joints between strands. The lighting is soft, highlighting the individual fibers and the overall texture of the rope. The rope is coiled or laid out in a way that creates a sense of depth and texture.

**FLOOR PLANS**





## Côte d'Azur - Deluxe Suites

Total Area: 57 sq.m | 457-480 sq.ft

Viewing Deck | Outdoor Lounge Area | Bedroom | En-suite Bathroom





## Côte d'Azur - Deluxe Superior Suites

Total Area: 114 sq.m | 1,228 sq.ft

4 Viewing Decks | Outdoor Lounge Area | Bedroom | En-suite Bathroom

Living Room & Dining Area | Guest Bathroom





A COLLECTION  
OF FINE THINGS





**DAY 1** FLOATING SEAHORSE VILLA

A floating epitome of timeless design, innovation and craftsmanship, spread across 3 levels including a spectacular underwater or, which provides amazing indoor and outdoor living and entertainment experience.



**DAY 4** CÔTE D'AZUR

This 5 star boutique hotel features lagoon swimming pools, exotic gardens, white sandy beaches, a yacht-filled harbour, fine dining restaurants and sumptuous sports and entertainment facilities. For an evening romantic walk move on to the rainy street just a few steps away.

**A RICH CALENDAR OF EUROPEAN EXPERIENCES**

Discover the best of Europe everyday at the Heart of Europe



**DAY 7** LA DONNA SPA

For a true escape from the hustle and bustle of the busy city, La Donna Spa, our women's only spa is the perfect solution.



**DAY 15** HONEYMOON ISLAND

Re-shaped to resemble a heart, this charming resort will offer couples an idyllic romantic retreat.



**DAY 22** SNOW PLAZA

Witness the magic of snowfall in the outdoor plaza in Main Europe Island Centre Plaza, the world's first climate controlled resort.



**DAY 38** CORAL DIVING

More than 100,000 corals planted from our very own coral institute will attract a huge variety of underwater life.



**DAY 27** KIDS CLUB

Kids can play for hours in our dedicated kids club creating snowmen in the snow plaza or exploring the wonderful species of the sea.



**DAY 51** RAINING STREET

Walk through cobbled streets and feel the refreshment of light rain in the world's first climate-controlled resort.

Travel around Europe one experience a day!

DAY 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51



# THE KEY PRINCIPLES OF THE HEART OF EUROPE

Discover a world of wonders

## FENG SHUI

Côte d'Azur has been designed, constructed and landscaped using ancient Feng Shui practices.

Other projects have been thoughtfully designed to create a calming and harmonious space with fluid lines, unobstructed views and a combination of water and plants carefully placed to promote positivity.

## INNOVATION

Innovation drives our entire approach to conceptualization, design, and implementation.

Our entire guest experience is founded on optimized usage of state-of-the-art technology from around the world to bring the best aspects of hospitality of the future, to Dubai, today.

## SUSTAINABILITY

With future global trends emphasizing the importance of environmentally responsible business practices, sustainability has been incorporated into every aspect of our project.

From 100% renewable energy down to banning microplastics and regulating water usage and waste management, our islands have been designed and built with sustainability at the core.



## Spanish Olive Trees

100 to 1,500 years old



## Smart Police Station

First in the world



## Maldivian-like Islands

White sandy beaches



## Climate Controlled Street

Rain and fresh breeze



## Sustainable Ferry

Zero emission



## Tropical Gardens

+60 plants species



## The Coral Institute

Develop coral reefs & fish



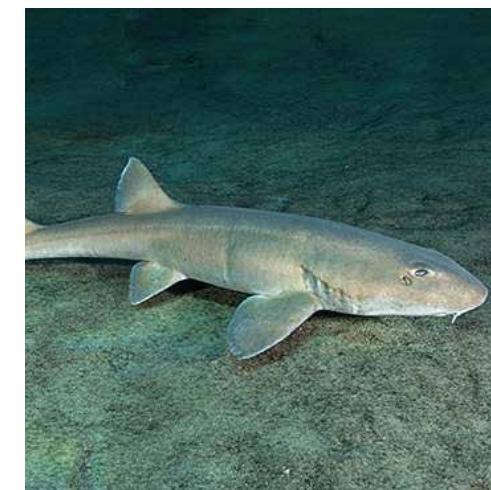
## European Festivals

+50 annual events



## Carpet Sharks

Arabian Gulf natives



## An Eco-Approach

Zero discharge project



## Sustainable Landscape

Zero pesticides & fungicides



## Solar Power

Homes using green energy





# THE BEST OF EUROPE

On six islands in Dubai



A few miles away, but worlds apart





The background is a complex, golden, low-poly geometric pattern. It features a repeating motif of star-like shapes with multiple points, interspersed with smaller circular elements. The overall effect is a shimmering, textured surface with a rich, warm gold color palette.

DUBAI

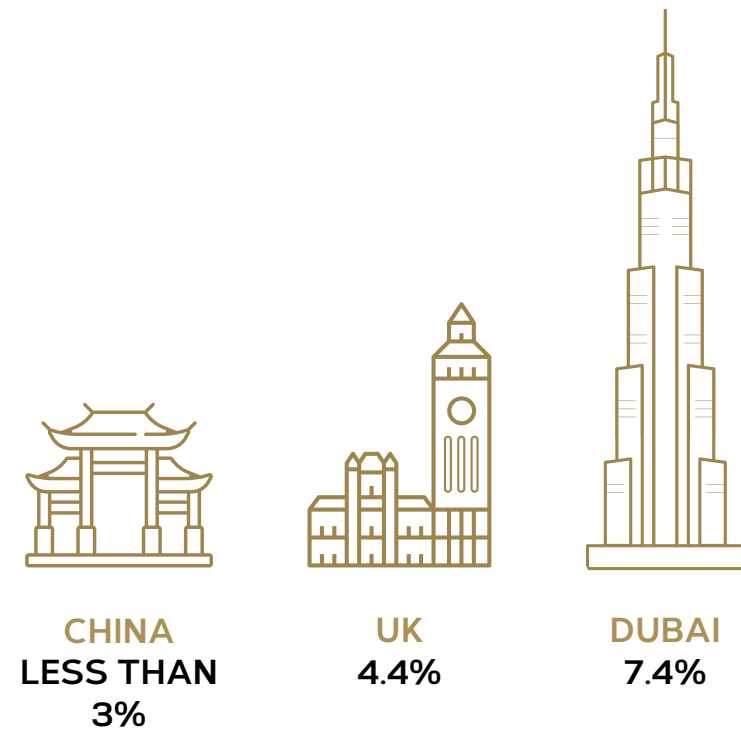


# WHY DUBAI

## RENTAL YIELDS

Dubai offers rental income on average of **7.4%** which is one of the highest in the world

Source: [www.globalpropertyguid.com/Asia/China](http://www.globalpropertyguid.com/Asia/China)



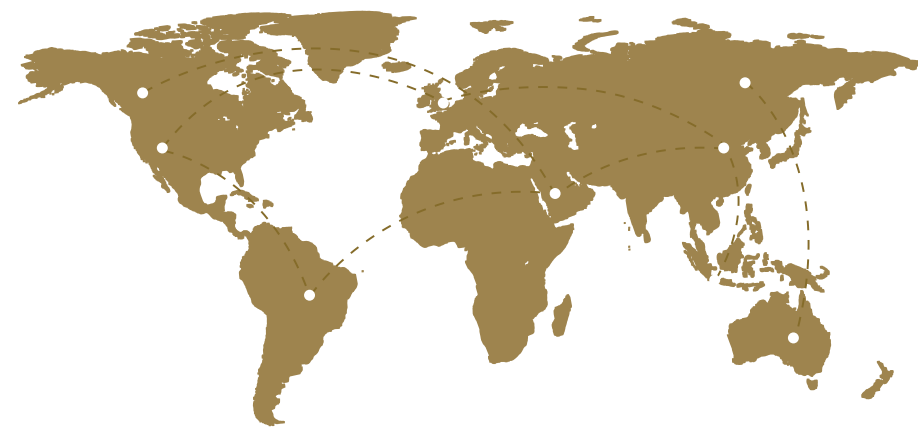
## STRATEGY AND LOCATION

**6,500** Direct flights connect to the world every week (in non Covid-19 times)

Source: Dubai Airport

**1/3** of the world's population live within **4 Hours** flight time from Dubai

**2/3** of the world's population live within **8 Hours** flight time from Dubai



- EXPO 2020**
- Ease of business set up**
- 100%** Foreign ownership; Repatriation of capital and profits
- Safe and very sound**
- Highly attractive green & sustainable plan. Golden Visa or passport for investors**
- Open and free system**
- World-class infrastructure and outstanding Covid crisis management**
- Stable currency**
- High liquid property market**

- Some of the highest rental yields in the world
- Strong capital appreciation
- Readily-available financing options
- Zero Income Tax





# KLEINDIENST



“ We do more than luxury.  
We do the impossible. ”

Josef Kleindienst

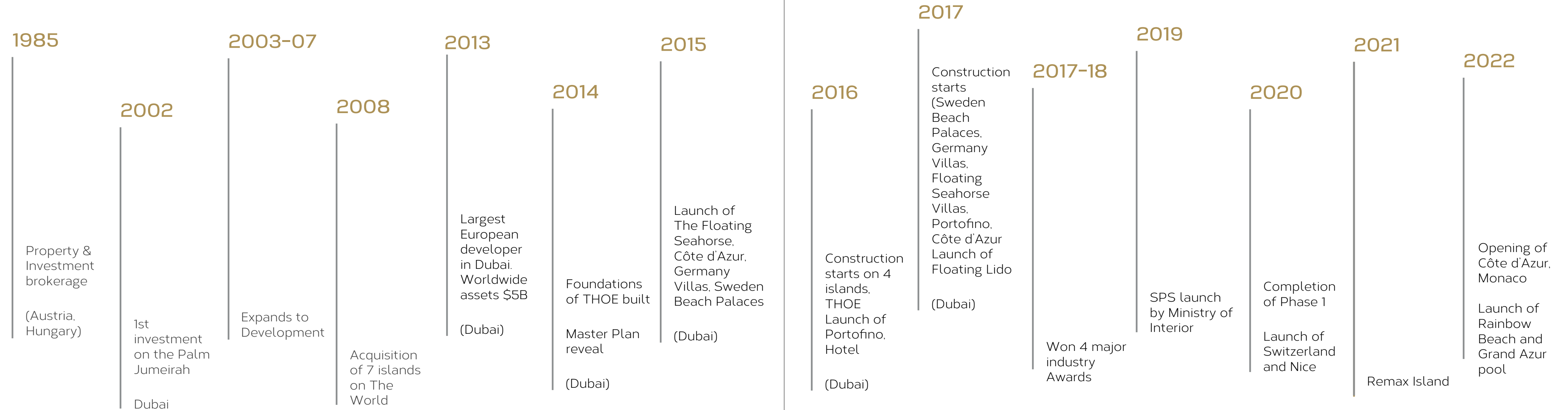
Chairman, Kleindienst Group





# KLEINDIENST KEY MILESTONES

The largest European developer in the UAE





# WHY KLEINDIENST



30

Established over 30 years ago in Austria and Hungary and present in Dubai since 2003



Kleindienst Group is the largest European real estate company in Dubai



Diverse portfolio of business and portfolio of products



Innovation, creating new concepts



Attractive investment opportunities - diversified portfolio



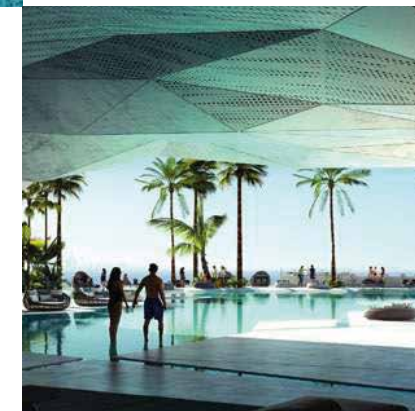
With more than 1,500 employees



Contributing to DTCM target of adding 4,000 new hotel rooms by 2021



In line with The World's vision to bring sustainability, innovation and the best of Europe to Dubai



Hospitality and second home real estate market with proven high level of demand worldwide



60 / 40 RETURN FOR LIFE\*

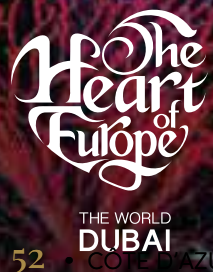
14 days free stay per year

\* Terms and conditions apply









**THE HEART OF EUROPE**  
SALES GALLERY

The Heart of Europe  
The World  
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**800 EUROPE**

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