



— THE FLOATING —
SEAHORSE VILLA
SIGNATURE EDITION



We build holiday homes,
And we bring them to life

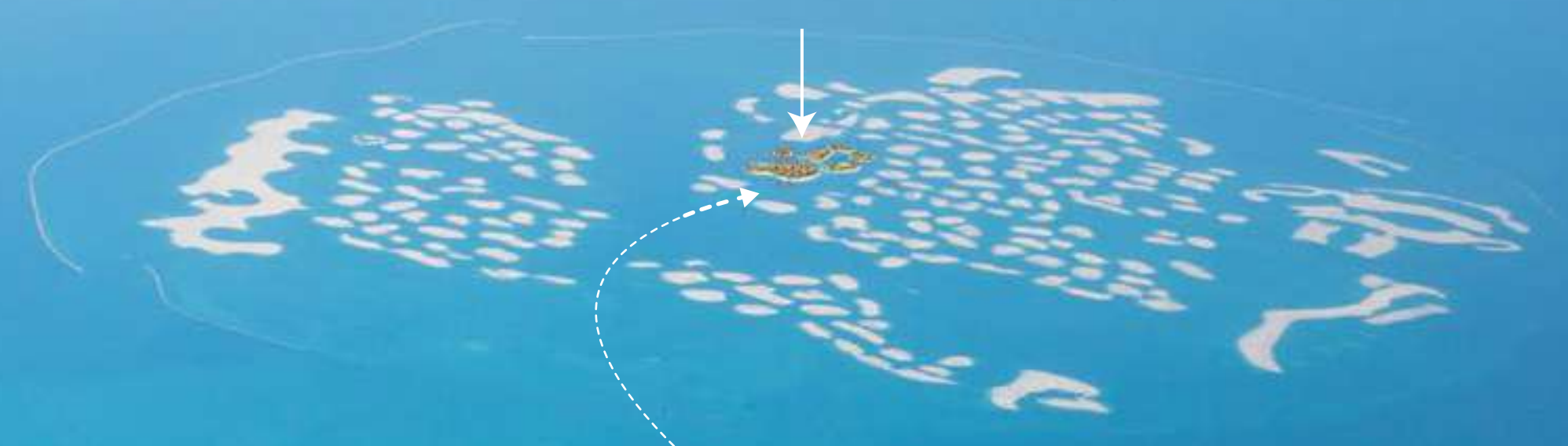
Take A Moment to Catch Your Breath.

The World is visible from outer space, a collection of manmade islands that form a unique map of our planet. Surrounded by the Arabian Gulf, The World attracts a stunning variety of marine life all year round.

The Heart of Europe is a destination of 6 islands set against the backdrop of The World Islands, Dubai.

Arrival to The Heart of Europe is by boat, seaplane or helicopter.

We will run a shuttle service every 15 minutes for guests, with pick-up points from Dubai mainland.



The Heart of Europe's distance from mainland Dubai is 6 KM



THE FLOATING

SEAHORSE VILLA

SIGNATURE EDITION

A Destination Beyond Imagination

A feat of innovation achieved by a marriage of engineering and imagination, The Floating Seahorse villas are an epitome of timeless design and craftsmanship spread across three levels including a spectacular underwater floor. As well as providing the world's first floating underwater experience the Floating Seahorse villas will be home to unique special features, state-of-the-art technology and outdoor climate-controlled areas.



A woman with long dark hair, wearing a white bikini, is floating in clear turquoise water. She is seen from the back, with her arms extended horizontally. In the background, there is a tropical island with many palm trees and a white sandy beach. Further back, a city skyline is visible under a blue sky with scattered white clouds. The overall scene is bright and serene.

THE EXCEPTIONAL AWAITS

7

WORLD FIRSTS



FIRST UNDERWATER HOTEL
WITH GYM AND SPA



FIRST DEDICATED
WEDDING HOTEL



FIRST FLOATING AND
UNDERWATER EXPERIENCES



FIRST CORAL INSTITUTE
IN THE REGION



FIRST DEDICATED 5 STAR
FAMILY HOTEL



FIRST ARTIFICIAL
RAINING STREET



FIRST OUTDOOR
SNOW PLAZA

6

ISLANDS



5Bn
USD PROJECT VALUE



4,000+
UNITS TO BE DELIVERED



2,067+
EMPLOYEES



4,000
JOBS TO BE
CREATED



51+
YEARLY
ATTRACTIONS



15
HOTELS & RESORTS



IMPOSSIBLE MADE REALITY

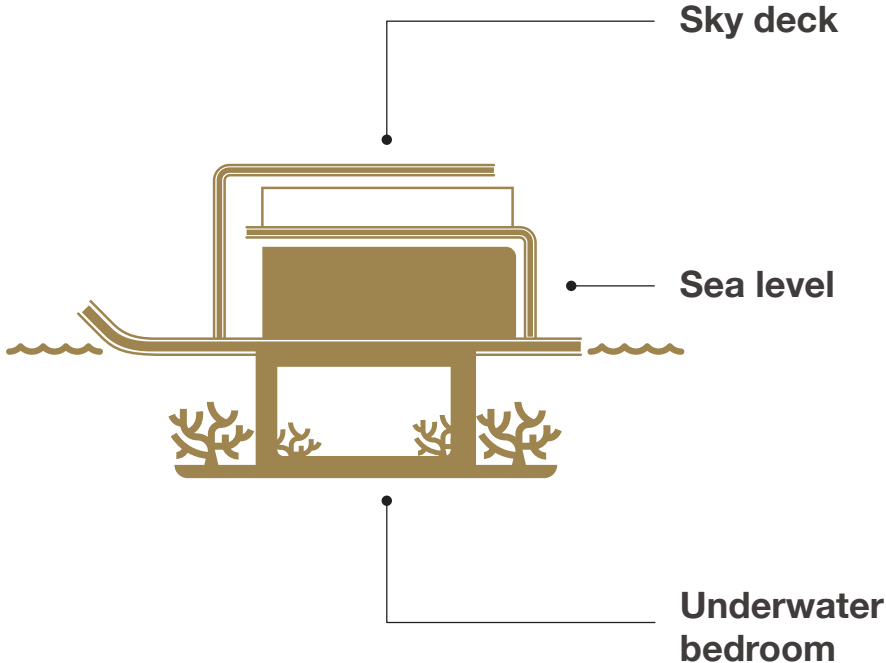
A feat of innovation achieved by a marriage of engineering and imagination, The Floating Seahorse is an epitome of timeless design and craftsmanship spread across three levels including a spectacular underwater floor.



A masterpiece of engineering and design

More than 20 thousand hours have been spent by our expert team of international engineers and architects to perfect the design of The Floating Seahorse.

- 4,004 square feet
- 3 levels
- Sleeps up to 8 people
- Coral garden
- Indoor/outdoor/underwater living and entertainment spaces



A luxury interior featuring a curved wall of large fish tank. The room is furnished with a white sofa, two beige armchairs, and two large, modern, white, faceted lamps. The walls are finished with dark wood paneling and recessed lighting. The ceiling has several recessed spotlights. The overall atmosphere is warm and sophisticated.

A NEW DEPTH OF LUXURY



A new dimension to luxury living

In the underwater deck the spectacular awaits, gaze out at your coral garden and enjoy the splendour of the rich sea life from the comfort of your bedroom



Underwater Bedroom | Night time

UNDERWATER SANCTUARY



Underwater Master Bedroom | Night time

A NEW VIEW OF DUBAI



ENCHANTING BY NIGHT



Embrace elegance on water on the sea-level deck, where the interior seamlessly blends with the outside. Take in the expansive Arabian Sea spread out before you as you relax on your private deck or lie back on the vast hammock and dip your toes into the inviting warm water below.



Sea Deck | Night time



Exhilarating sense of freedom

An oasis of tranquility awaits you on the climate-controlled sky deck. Unwind in your private jacuzzi soaking up the final rays of sun before it sets for another day over the spectacular Dubai skyline.



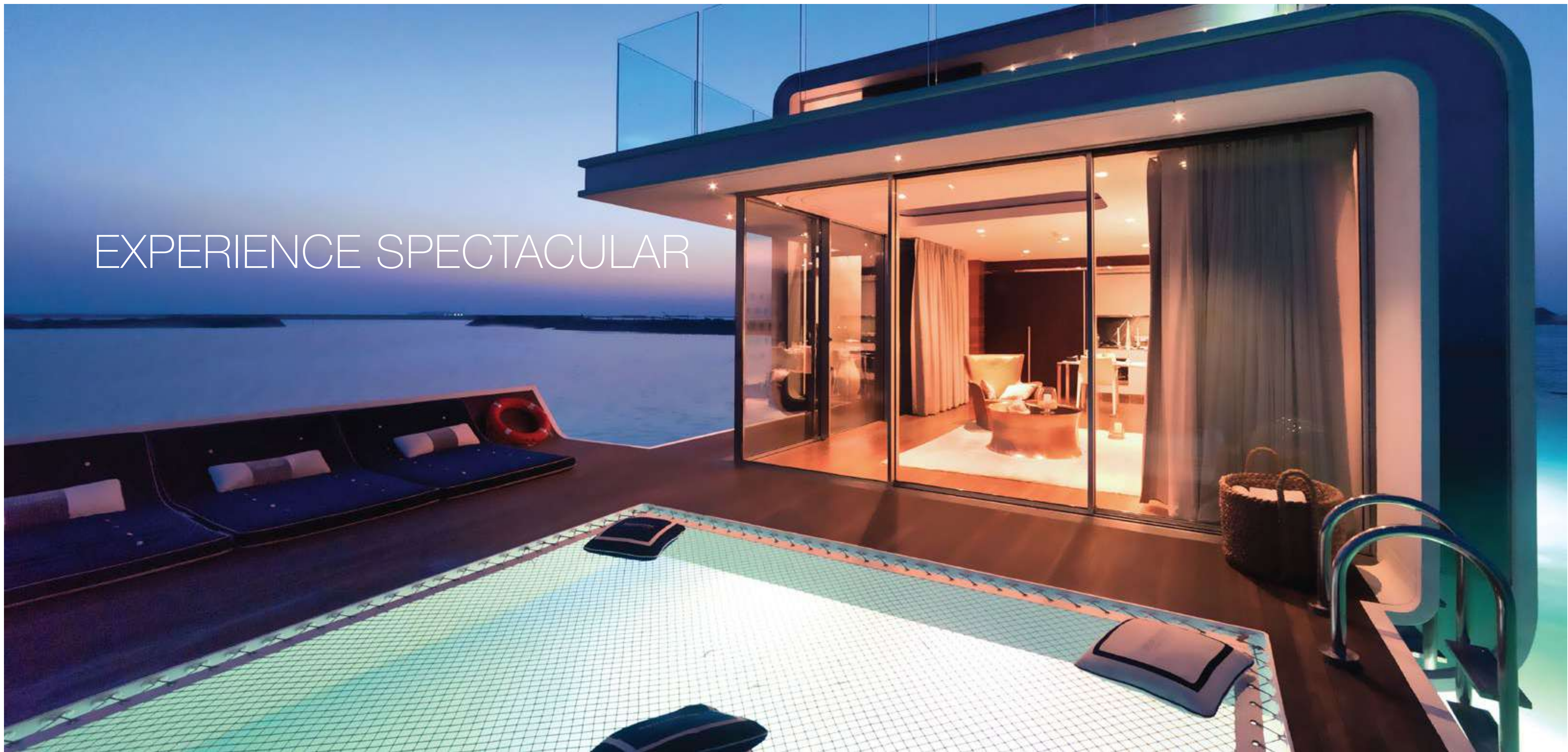
Sky Deck | Day time

LIVE UNFORGETTABLE EXPERIENCES

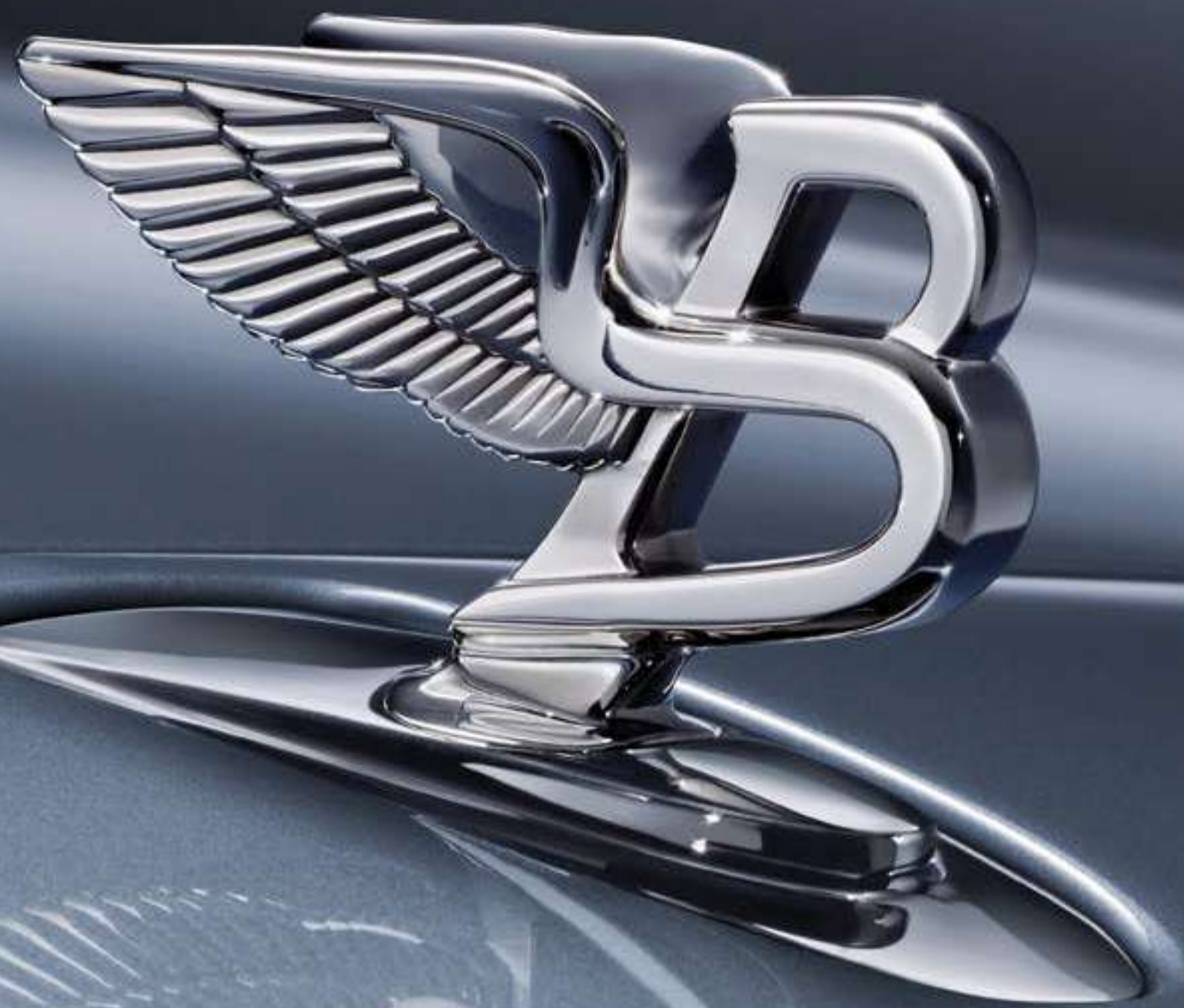


Sky Deck | Night time

EXPERIENCE SPECTACULAR



FURNISHED WITH
BENTLEY HOME



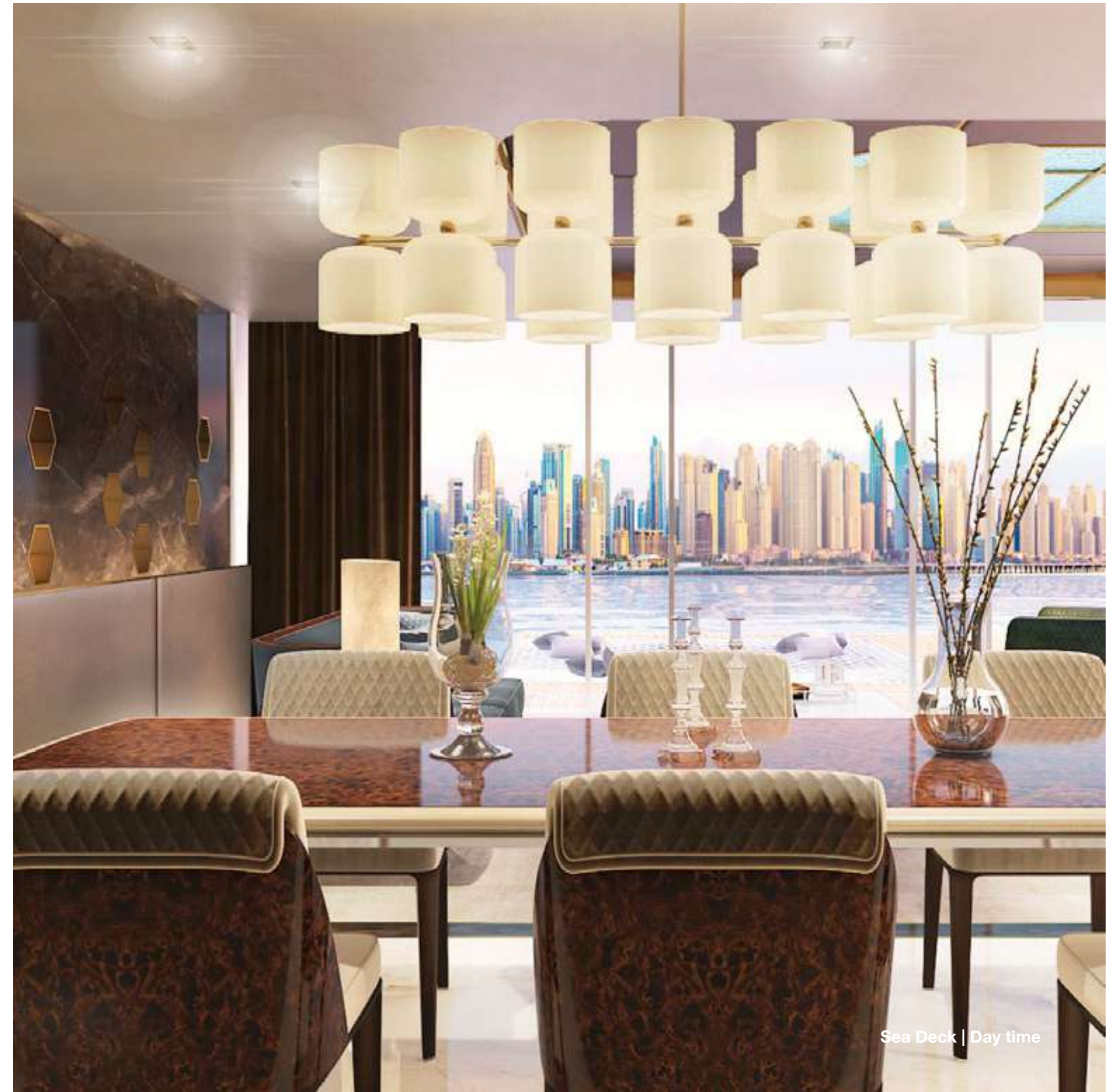
FLAWLESSLY FINISHED



Where the extraordinary meets the pinnacle of contemporary refinement

Exemplifying the superior craftsmanship and exacting design of Bentley motor car interiors, the Bentley Edition brings the refinement synonymous with the world's finest car interiors to the Floating Seahorse.

Discover a partnership of excellence, where innovation and imagination house a heritage of exquisite motoring craftsmanship and elegance.



Sea Deck | Day time



Live exquisitely

Bespoke material choices perfectly match form to function delivering elegant and sophisticated furniture that offers supreme comfort. Hand finished pieces embroidered with the Bentley emblem embodies the spirit and workmanship of Bentley motor cars, allowing you to live the way you drive.



Underwater Bedroom Bentley Home Furnishing



A design for the senses

Crafted with the finest marble the underwater bathrooms offer a sophisticated space and an indulgence for the senses.



Underwater En-suite Bathroom Bentley Home Finishing



Sea deck | Bentley Home Furnishing



Sky Deck | Lounge and Jacuzzi Space - Bentley Home Furnishing



Sky Deck | Dining Space - Bentley Home Furnishing



Honeymoon Island Master Plan

SKYLINE

SPA - SADOVAYA STREET

SPK - KUTUSOV STREET

SPM - MOSKAYA STREET

SPA - ADMIRAL STREET

SPB - BOLSHAYA STREET

SPG - GRIBOEDOV STREET

SPN - NEVSKY STREET

SPO - OCEANIA STREET

SPV - VASILEVSKY ST

SPA 01

SPA 02

SPA 03

SPA 04

SPA 05

SPA 06

SPA 07

SPA 08

SPA 09

SPA 10

SPA 11

SPA 12

SPA 13

SPA 14

SPA 13

SPK 01

SPK 02

SPK 03

SPK 04

SPK 05

SPK 06

SPK 07

SPK 08

SPK 09

SPK 10

SPK 11

SPK 12

SPK 11

SPK 09

SPK 07

SPK 05

SPK 03

SPK 01

SPK 02

SPK 03

SPK 04

SPK 05

SPK 06

SPK 07

SPK 08

SPK 09

SPK 10

SPK 11

SPK 12

SPK 11

SPK 09

SPK 07

SPK 05

SPK 03

SPM 01

SPM 02

SPM 03

SPM 04

SPM 05

SPM 06

SPM 07

SPM 08

SPM 09

SPM 10

SPM 11

SPM 12

SPM 12

SPM 10

SPM 08

SPM 06

SPM 04

SPM 02

SPM 01

SPM 02

SPM 03

SPM 04

SPM 05

SPM 06

SPM 07

SPM 08

SPM 09

SPM 10

SPM 11

SPM 12

SPM 11

SPM 09

SPM 07

SPM 05

SPM 03

SPM 01

SPA 01

SPA 02

SPA 03

SPA 04

SPA 05

SPA 06

SPA 07

SPA 08

SPA 09

SPA 10

SPA 11

SPA 11

SPA 09

SPA 07

SPA 05

SPA 03

SPA 01

SPA 01

SPA 02

SPA 03

SPA 04

SPA 05

SPA 06

SPA 07

SPA 08

SPA 09

SPA 10

SPA 11

SPA 11

SPA 09

SPA 07

SPA 05

SPA 03

SPA 01

SPV 01

SPV 02

SPO 01

SPO 02

SPO 03

SPO 04

SPO 05

SPO 06

SPO 07

SPO 08

SPO 09

SPO 10

SPO 11

SPO 12

THE ULTIMATE SPACE



The Floating Seahorse is the world's first luxury underwater living experience. Truly unique, each Floating Seahorse spans over 4,000 square feet across three levels and is home to state-of-the-art home automation and outdoor climate-control technologies.

Over 5,000 hours have been spent in the research and development and more than 15,000 hours have been invested in design and engineering of The Floating Seahorse. Over 200 specialist and professionals from 25 different countries have been involved in the project, to ensure that The Floating Seahorse is more than just a thing of beauty but it's also the ultimate space.

The Floating Seahorse - built to last over a 100 years.

The Floating Seahorse specifications

Underwater Deck

- En-suite master bedroom with floor to ceiling glass wall
- En-suite second bedroom with floor to ceiling glass wall
- Underwater view of sea and corals from both bedrooms

Sea Deck

- Fully furnished kitchen with appliances
- Dining area
- Living space with floor to ceiling sliding glass doors
- Outdoor sun bathing deck
- Marble finished guest bathroom
- Built-in over-water hammock

Sky Deck

- Dining and kitchenette area
- Sun lounge space
- Glass-bottom jacuzzi

Other features

- Full home automation system
- Indoor/outdoor climate control system
- Optional privacy screens

The Floating Seahorse is compliant with all relevant international and local authorities and marine classification requirements. Proudly designed and assembled in UAE.

Bentley furniture specifications

Bedrooms

- Leather or fabric Bentley logo embroidered beds
- Coffee tables walnut or chestnut wood veneered
- Diamond quilted fabric or leather logo embroidery ottoman seat
- Steel with gunmetal grey finishing curved sanded glass diffusor lamp

Sea Deck

- Wood veneered chestnut, burr walnut briar-root or ebony macassar with glossy brushed finishing dining table and chairs
- Wooden frame veneered ebony macassar, chestnut or burr walnut briar-root with glossy finishing and logo embroidered fabric sofa and arm set

Sky Deck

- Wood veneered chestnut, burr walnut briar-root or ebony macassar with glossy brushed finishing dining table and chairs
- Diamond quilted fabric or leather logo embroidery ottoman seat

Live Exquisitely





HONEYMOON ISLAND ISLAND

HONEYMOON

ISLAND

The remarkable island for honeymooners and romantic getaways is a charming Maldivian-inspired resort and is the exclusive home to the Floating Seahorses. Honemoon island delivers world-class facilities including white sandy beaches, fine dining, infinity-edged lagoon pools, lush landscape, water features and sports activities for a truly unforgettable experience.





The first island honeymoon destination in Dubai and the region will offer an idyllic romantic retreat offering privacy and seclusion as well as world-class F&B and amenities at the island resort. The Maldivian-inspired resort is home to white sandy beaches that stretch into coral-rich waters teeming with marine life. At its core, exploring the lush landscaped gardens reveals hidden private nooks and lagoon pools with breath-taking views.

This five-star destination is connected to the Floating Seahorses and Main Europe island at The Heart of Europe by floating jetties. For the adventurous, water sports activities, exclusive parties and festivals such as Russian Orthodox Christmas and Stars of White Nights await. For those looking for tranquillity and romance, private beaches, fine dining and dinner under the stars will create special memorable moments.



A celebration of the best European experiences in an unrivaled holiday home destination





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 MONACO de DUBAI

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 RAINY 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

Monaco de Dubai 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



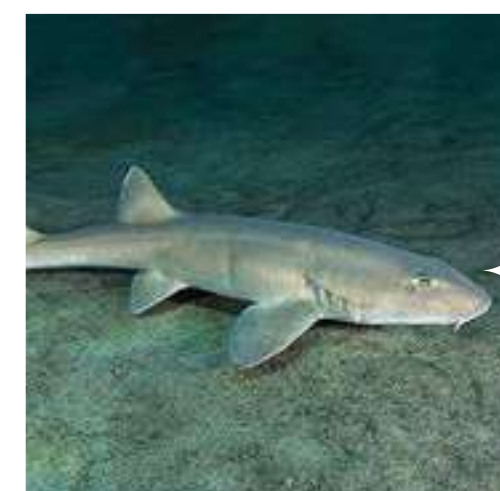
European Festivals

+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



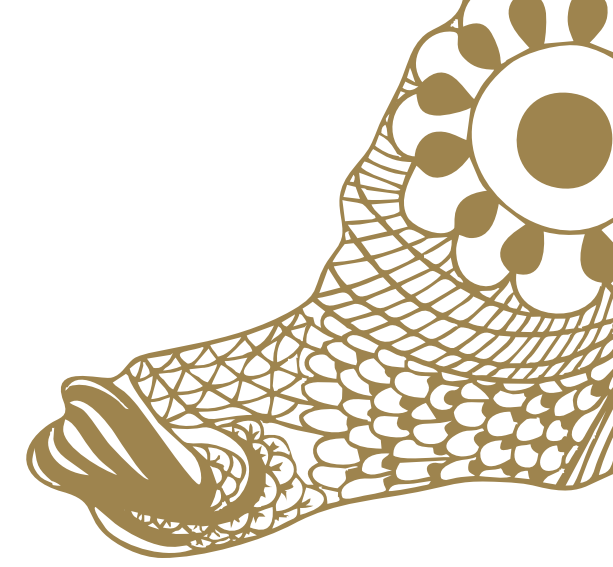
THE BEST OF EUROPE

On six islands in Dubai



A few miles away, but worlds apart





THE HEART OF EUROPE
SALES GALLERY

The Heart of Europe
The World, Dubai
Dubai, United Arab Emirates

800 EUROPE
+971 4 814 14 81
thoe.com

