

Welcome to
Germany
ISLAND







A LIFE OF WATER

I have sought a place of tranquil
I have sought for where serenity resides
I have traveled the seas in search of my soul
I have left the land behind to find my home
This beautiful place that seduces me
This mysterious place where I am embraced
I see my island, I see my home and I see my lagoon
This is where my heart is at peace, where my soul can be free to
breathe and my mind will roam in a beautiful sanctuary
This is where I walk on water
This is where the lagoon embraces me
I feel every kiss of the water as it touches my skin it is like nothing I
have ever felt
I look beyond the horizon, I see a pink sky with the feathers of
beautiful birds
I see the sun dancing on the surface of the water like wild fire
This is what many before me have searched for
This is where my soul resides
This is where I call my home
This is Germany Island

Take A Moment to Catch Your Breath.

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

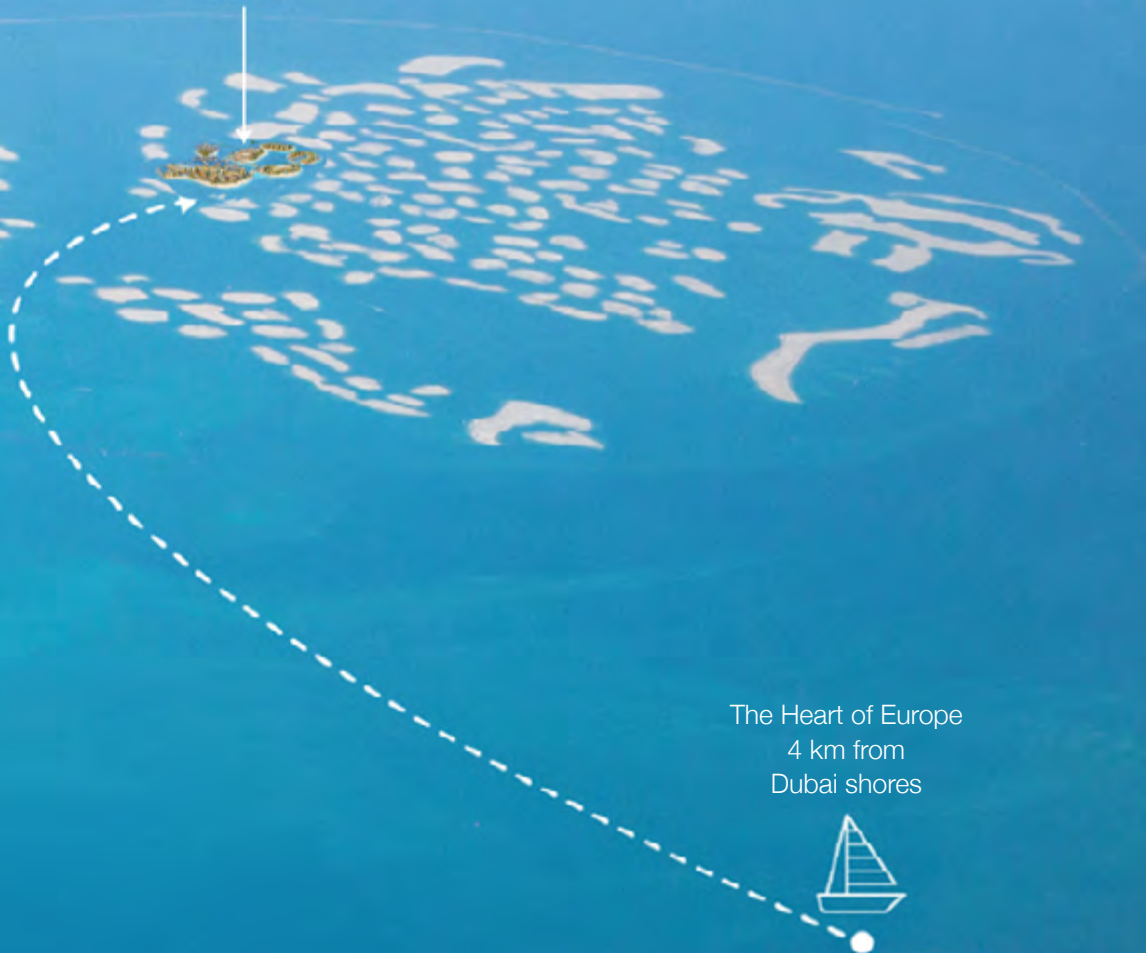
Imagine Maldives-like islands nearby Dubai shores, easily accessible by boat.

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



The Heart of Europe

THE WORLD
DUBAI



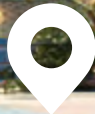
The Heart of Europe
4 km from
Dubai shores



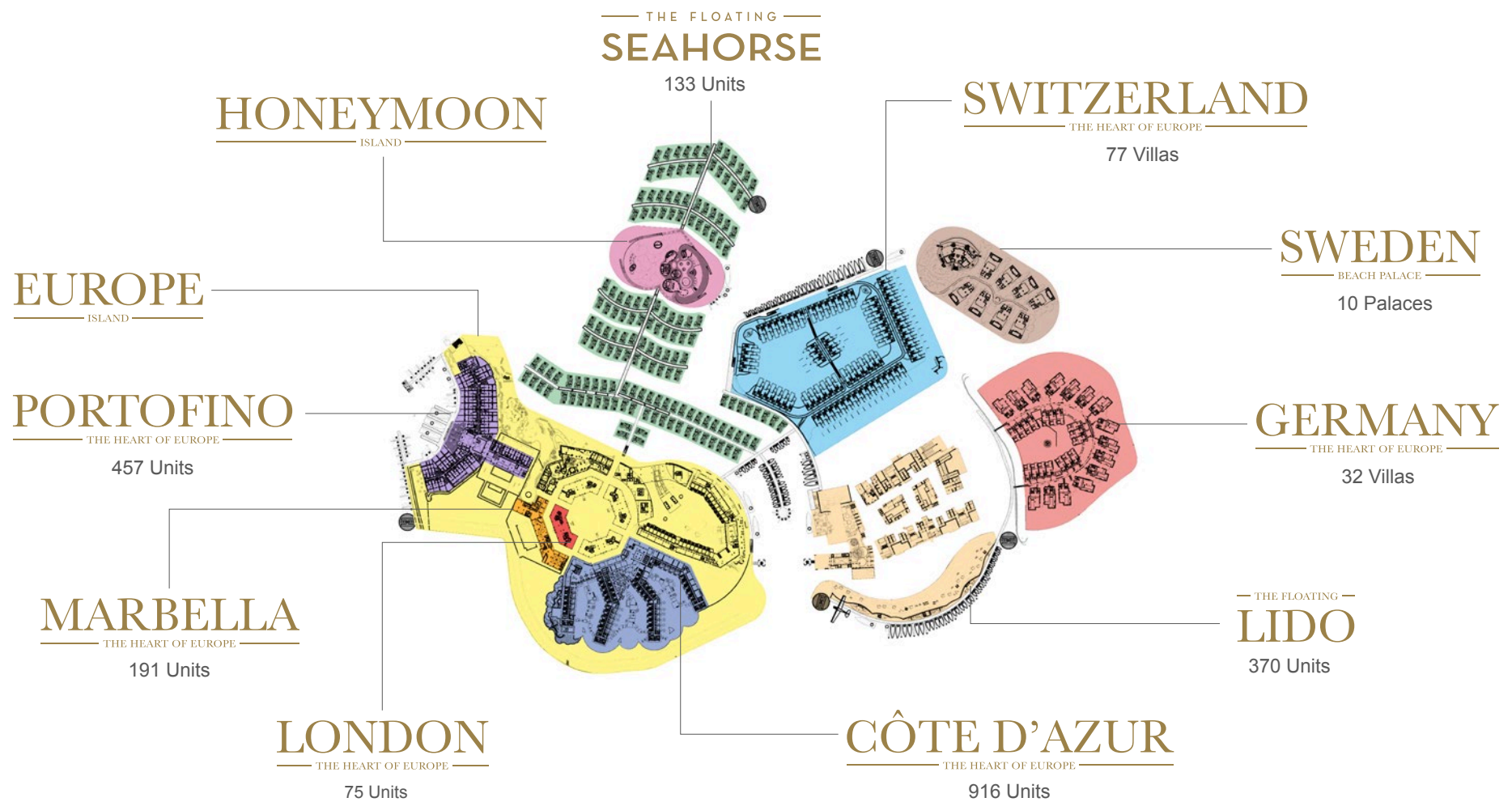




GERMANY ISLAND



Masterplan



The Heart of Europe

6

WORLD FIRSTS



First Underwater Hotel
with Gym and SPA



First Dedicated
Wedding Hotel



First Floating and
Underwater Living
Experience



First Dedicated
Family Hotel



World's First Artificial
Raining Street



World's First Outdoor
Snow Plaza

5bn

USD Project Value

4,000+

Units to be Delivered

1,500+

Employees

4,000

Jobs to be Created

50+

Yearly Attractions

13

Hotels & Resorts

6

Islands





GERMANY
— ISLAND —

LIFE SO BEAUTIFUL

Germany Island combines superior craftsmanship and smart technology with high quality finish to create pure perfection. Inspired by the Bauhaus style, the design interprets the style with a contemporary twist and simplistic design and technology.

A mixture of lagoon and beach villas provide the backdrop to Germany's inherent rich cultural heritage with modern concepts of sustainability also embedded in the beautiful design and experience. From the finest, traditional German food, fruits and beverages to well-known and niche festivals, Germany Island will embrace you with its own high standards of luxury lifestyle.





UNCOMPROMISED CREATION

Germany Island will be home to 15 beautiful and contemporary beachfront and 17 lagoon villas both with spectacular, uninterrupted waterfront views that envelop you in tranquillity and privacy. Floor to ceiling glass walls invite unfettered light and views of the beach into your villa. Renewable energy will also power the villas namely green energy and solar power.

The island will be constructed in the shape of a horseshoe ensuring each of the 32 exclusive villas has guaranteed views of the sea or lagoon and access to the sea and marine life in the Arabian Gulf.

There are three different types of villas on Germany Island. Two types of beachfront villas (type A and A1) and the semi-detached lagoon villas. The 15 five-bedroom plus maid's beachfront villas are graced with an exterior pool deck, an infinity pool and direct access to your own well-manicured private beach. The 17 four-bedroom lagoon villas are nestled on the shorefront and with your own pool and access beyond to immerse yourself in the lagoon waters.



UNCOMPROMISED CREATION





The background is an abstract, fluid pattern of wavy, layered colors. The palette includes various shades of blue, teal, and purple, with some lighter, almost white, areas. The lines are smooth and organic, creating a sense of movement and depth, similar to a topographical map or a cross-section of a geological formation.

THE LAGOON

A SANCTUARY OF WATER

This is a phenomenal feat built by human hand. A grand, horseshoe-shaped lagoon using the latest technology to pump in sea water to maintain a steady tide that will dance and sparkle in front of your villa.

With an expanse of water that is almost the size of a football field with striking crystal-clear waters that glitter in the sun and direct access from your lagoon villa. A few steps and you are swimming in the clear waters with uninterrupted views wrapped in a veil of tranquillity and sanctuary.









**BEACH FRONT
VILLA - TYPE A**

AN ELEGANT RETREAT



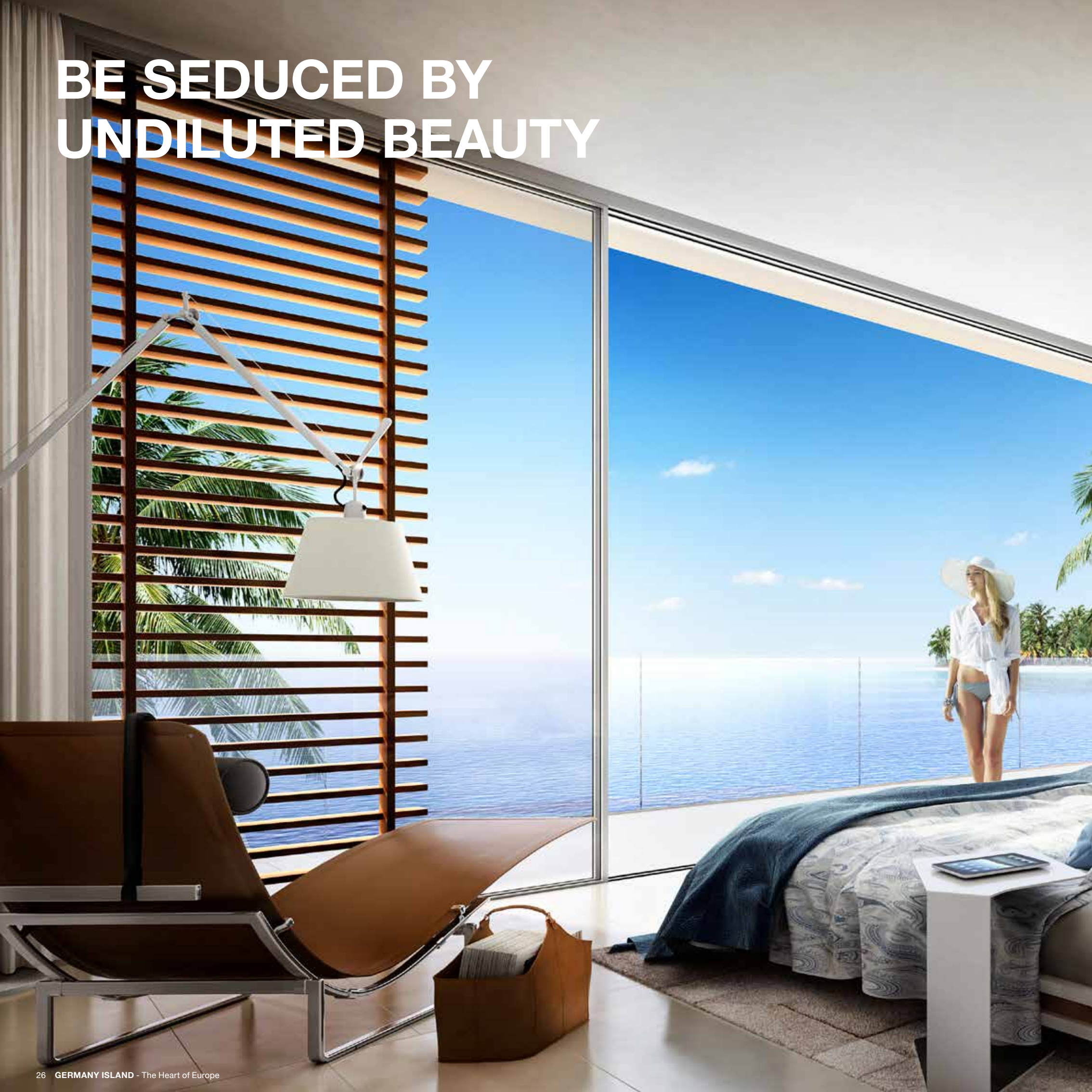


REVEL IN FINERY





BE SEDUCED BY UNDILUTED BEAUTY





STAND IN PURE MAGNIFICENCE







BEACH FRONT VILLA - A1

SET IN INTIMATE LUXURY





BOLD AND TRULY BEAUTIFUL





BE CAPTIVATED BY MAGICAL LIGHTS





WITNESS TIMELESS CRAFTSMANSHIP







The image features a close-up, high-resolution view of a marbled surface, likely a stone or marble countertop. The background is a complex pattern of veins in shades of light grey, beige, and brown, with some darker, more prominent veins running diagonally across the frame. The texture appears slightly grainy and natural. Overlaid on this background is the text "LAGOON VILLA" in a bold, white, sans-serif font, centered horizontally and vertically. The text is clear and stands out against the busy, multi-colored background.

LAGOON VILLA

A CREATION FOR THE SENSES





A PURE SANCTUARY



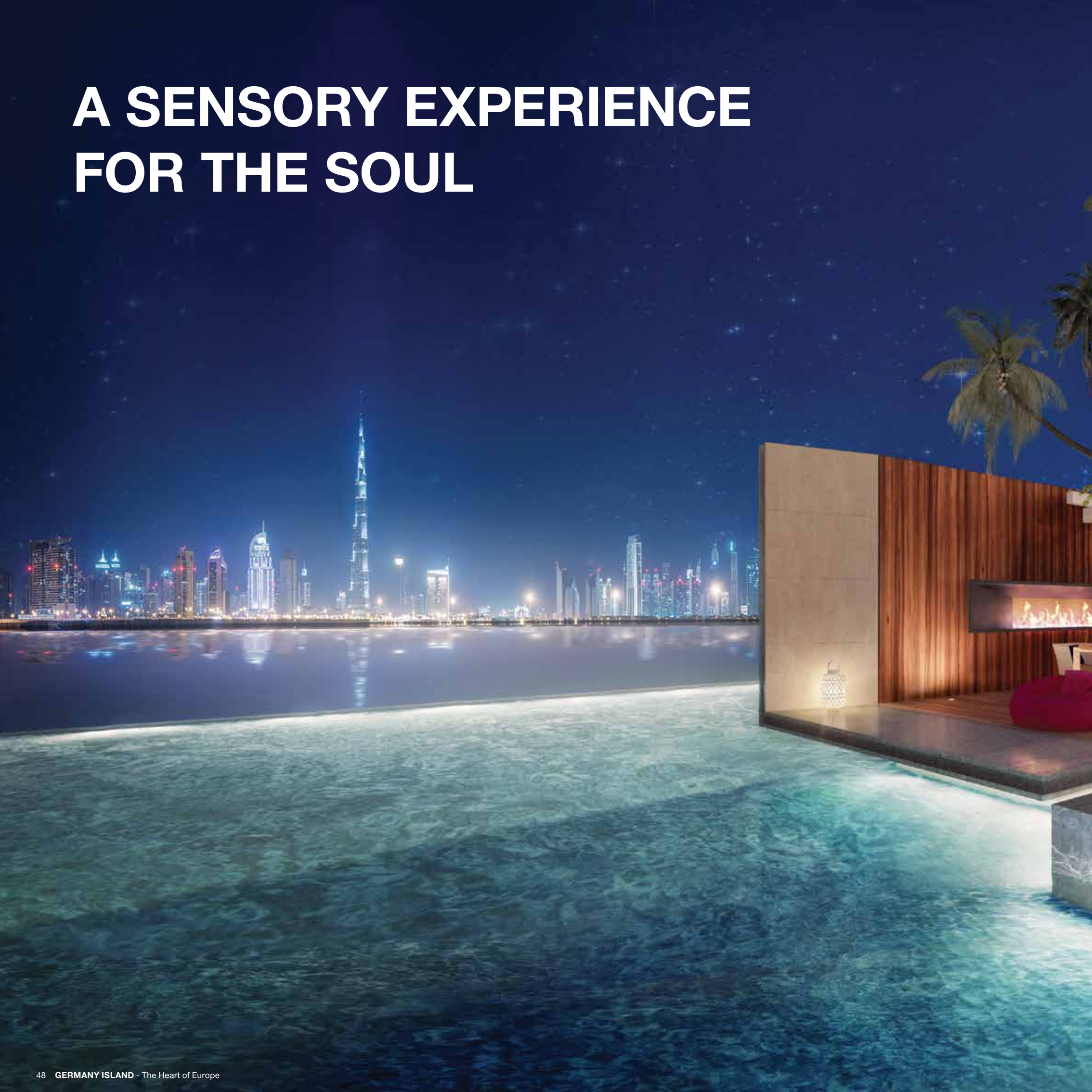


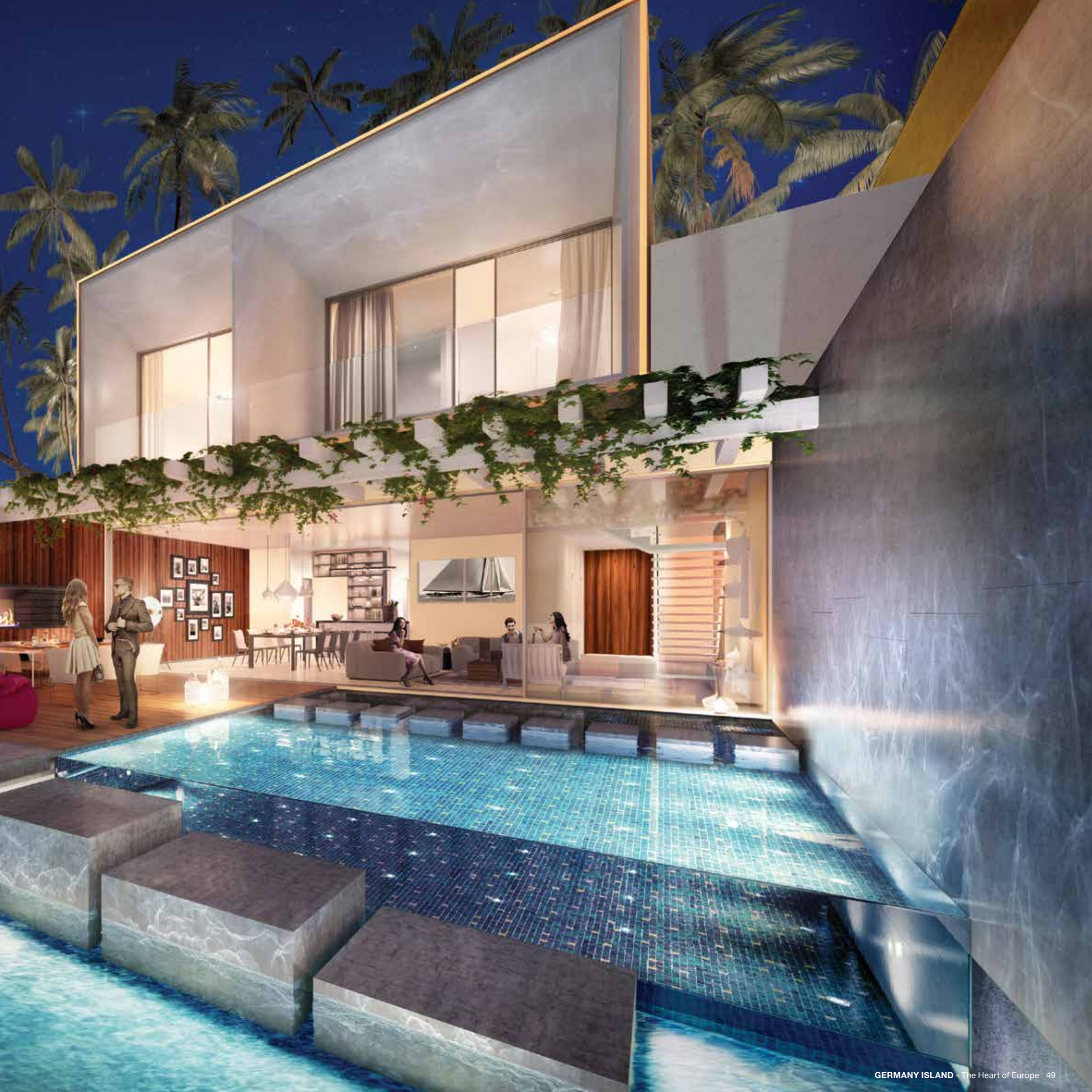
WAKE UP IN A SPECTACULAR VIEW





A SENSORY EXPERIENCE FOR THE SOUL









**A COLLECTION
OF FINE THINGS**

FORCES OF NATURE

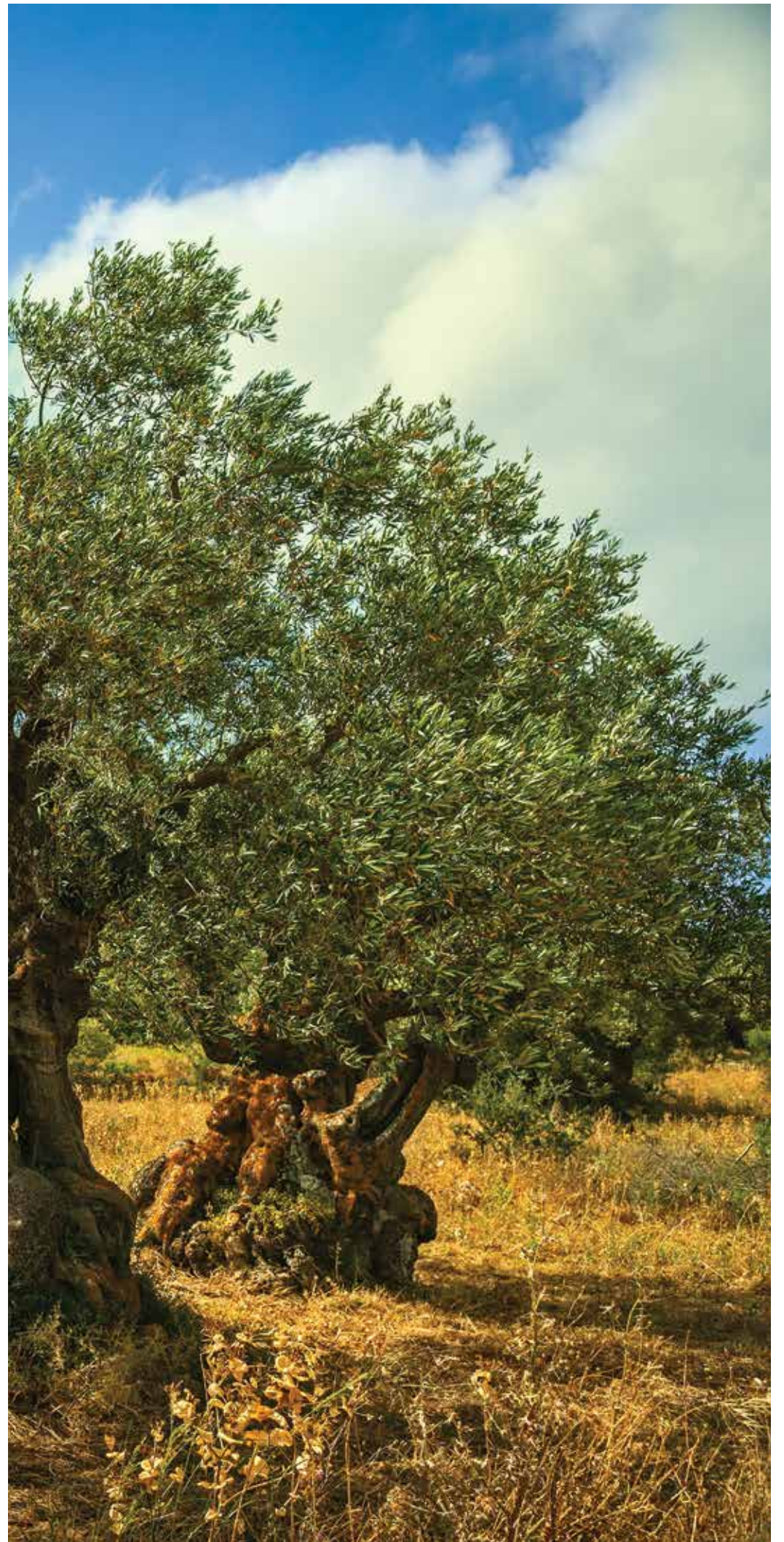
The Heart of Europe defies the impossible to pioneer new concepts. Where it doesn't exist, we build it, source it, invent it. This is the only place in the world where you can experience climate-controlled, outdoor streets with rain and snow, new coral reefs, underwater luxury living and the importing of ancient olive trees, some over 1,500 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 some apartments and suites will have a street view.

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 300metres of climate-controlled pedestrian walkways. A memorable moment in an island setting before returning to the mainland desert.





THE BEST OF GERMANY

Sample the best Germany has to offer and excite your tastebuds and your senses. From delicious and authentic cuisine from across the German nation from Bavaria to Hamburg, such as Eintopf, Bratwurst, Spargel, Sauerbraten Schnitzel or Spätzle to renowned and niche festivals – Oktoberfest, Christmas Markets or Karneval.





AMAZING IS EVERYWHERE

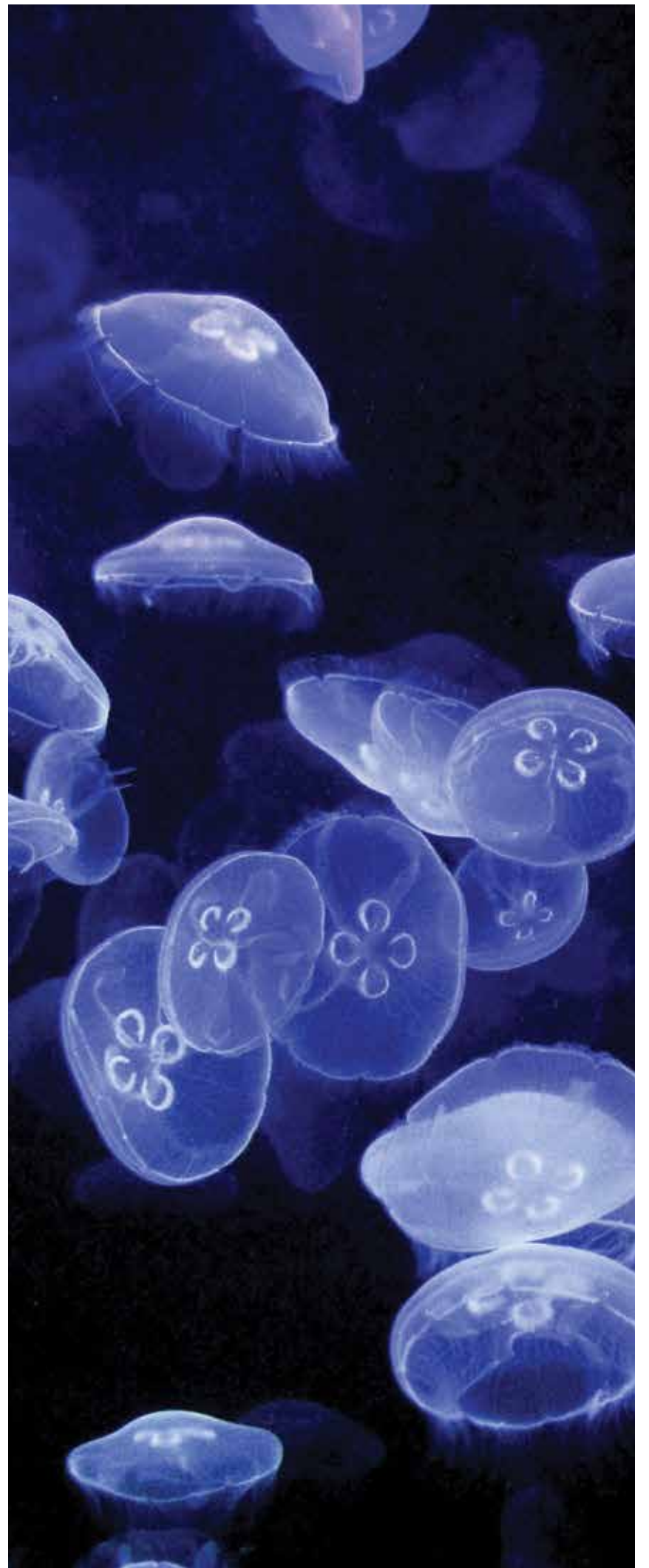
There are wonders and wow moments wherever you find yourself at The Heart of Europe. Be captivated by outdoor snowfall and rain, be entertained by the underwater museum or take in the wonderful sights of spectacular nightly firework shows or the rush of beautiful corals, over 100,000 of them.

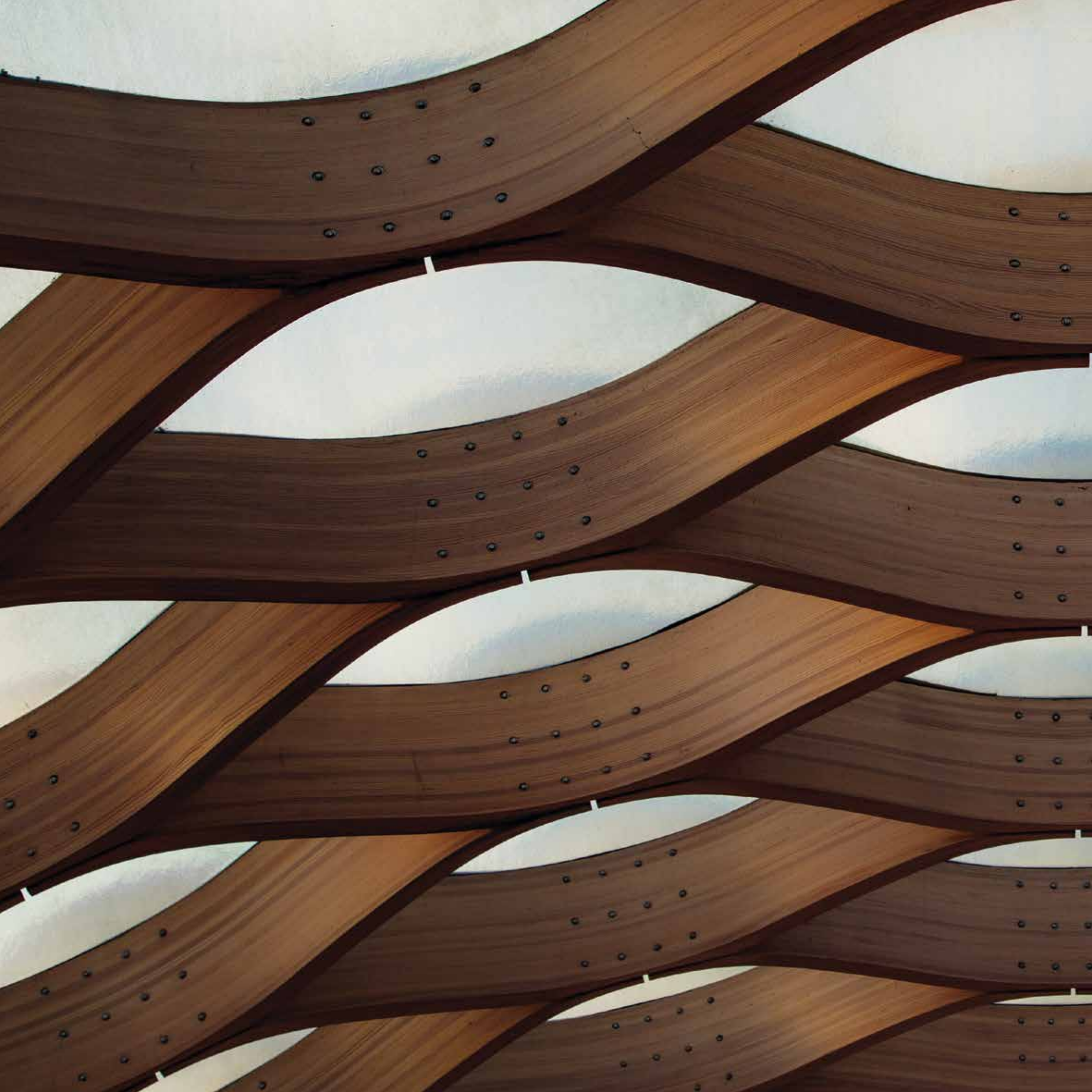
There will be exciting nightlife for all ages, indulge in your favourite activities and take to the water to sail, dive or jet ski and enjoy a complete European shopping experience with the best brands in the world.











A close-up photograph of a wooden lattice structure. The structure consists of multiple curved wooden beams that interlock to form a series of irregular, roughly circular openings. The wood has a warm, reddish-brown tone and a visible grain. Small, dark circular holes are spaced along the length of the beams. The background is a bright, clear blue sky. The text "FLOOR PLANS" is overlaid in the center in a bold, white, sans-serif font.

FLOOR PLANS

GERMANY ISLAND PLAN



VILLA A

GROUND FLOOR PLAN

AREAS

BEDROOM 01	380.00 SQ.FT.
MAID'S ROOM	187.00 SQ.FT.
LIVING & DINING	753.00 SQ.FT.
KITCHEN	190.00 SQ.FT.
FLOOR SIZE	4,401.00 SQ.FT.
BUILT UP AREA	6,553.00 SQ.FT.
PLOT AREA	9,975 - 10,997 SQ.FT



VILLA A

FIRST FLOOR PLAN

AREAS

BEDROOM 02	348.00 SQ.FT.
BEDROOM 03	170.00 SQ.FT.
BEDROOM 04	178.00 SQ.FT.
MASTER BEDROOM.....	532.00 SQ.FT.
FLOOR SIZE.....	2,152.00 SQ.FT.
BUILT UP AREA	6,553.00 SQ.FT.
PLOT AREA	9,975.00 - 10,997.00 SQ.FT



VILLA A1

GROUND FLOOR PLAN

AREAS

BEDROOM 01	333.00 SQ.FT.
MAID'S ROOM	156.00 SQ.FT.
LIVING & DINING	804.00 SQ.FT.
FLOOR SIZE	4,648.00 SQ.FT.
BUILT UP AREA	8,231.00 SQ.FT.
PLOT AREA	9,447.00 - 13,439.00 SQ.FT.



VILLA A1

FIRST FLOOR PLAN

AREAS

BEDROOM 02	348.00 SQ.FT.
BEDROOM 03	308.00 SQ.FT.
BEDROOM 04	285.00 SQ.FT.
MASTER BEDROOM.....	532.00 SQ.FT.
FLOOR SIZE.....	3,583.00SQ.FT.
BUILT UP AREA	8,231.00 SQ.FT.
PLOT AREA	9,447.00 - 13,439.00 SQ.FT.



GERMANY BEACH VILLA (A & A1)

QUALITY SPECIFICATIONS

LIVING & DINING ROOM

Façade panoramic full-height glass windows and front terrace / Exclusive design built-in full-height and full-length bookcase including closed cabinets and TV niche / Marble flooring.

KITCHEN

Choice of matte finished kitchen cabinets with soft close function to doors and drawers / Natural stone worktops / Breakfast counter adjacent to dining area / Double under mounted bowl sink with single lever sink mixer / Glass splash back with natural stone skirting / Induction hob with touch control microwave and oven and a built-in canopy extractor / Integrated fridge and freezer / Integrated dishwasher / Large format natural stone tile flooring.

MASTER BEDROOM

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in full-height shelving / His and hers built-in natural veneered fitted wardrobes / Full en-suite bathroom with high end finishes and accessories / Marble flooring.

EN-SUITE MASTER BATHROOM

Shower with glazed screen and door / Separated WC and bidet room with glazed screen equipped with high end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / Free standing high end bathtub next to façade panoramic full-height glazing / Bespoke mirror cabinet with side and top lights / Wall to wall mirrors / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

GUEST BEDROOM (GROUND FLOOR)

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in his and hers natural veneered fitted wardrobes / Full en-suite bathroom with high end finishes and accessories / Marble flooring / Shower with glazed screen and door / Separated WC and bidet room with glazed screen equipped with high end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / High end built-in bathtub next to façade panoramic full-height glazing / Bespoke mirror cabinet with side and top lights / Wall to wall mirror / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers

and faucets / High end bathroom accessories.

BEDROOMS

Three additional bedrooms on the first floor (total with master and guest is five bedrooms) / Panoramic full height glass windows and balcony / Built-in full-height his and hers hardwood fitted wardrobes / Full bathrooms with high end finishes and accessories / Marble flooring.

POWDER ROOM (GROUND FLOOR)

Shower with glazed screen and door / High end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and hand shower / Bespoke mirror cabinet with side and top lights / Wall to wall mirror / Large format high quality ceramic tiles to the floor / Large format high quality ceramic tiles to walls / High end mixers and faucets / High end bathroom accessories.

MAID'S ROOM

Dedicated maid's room with independent external access / En-suite bathroom / Separated access towards kitchen / Built-in full-height wardrobe cabinets / Ceramic tiles on floor and bathroom walls.

UTILITY ROOM

Separated utility room equipped with washer/dryer / Large format high quality ceramic floor tiles.

WALL FINISHES

Walls finished in high quality bright coated paint / Square edged skirting and architraves finished in bright satin coated paint / Bulkheads with false ceilings to every compartment / Full height natural veneered fitted wardrobes in bedrooms and walk-in-closets.

DOOR FINISHES & IRONMONGERY

Natural veneered security entrance door and frames accommodated with security access system / Full height natural veneered acoustic internal doors and frames / Full metal design ironmongery and accessories / Tempered glass doors with full metal ironmongery and accessories / All external doors accommodated with automatic access control system.

ELECTRICAL DATA & FIRE SAFETY

Recessed energy efficient downlights accompanied with wall flooders connected with home automation system / High speed telephone data points in the entire villa with high end face plates / Light switches and

sockets with high end face plates / Secure video entry door system linked to home automation system with remote and direct link to the owner and concierge service / Provisions for audiovisual system / Main supply operated smoke /heat detectors with battery back-up.

EXTERNAL ENVELOPE

Energy efficient envelope including closed and glazed surfaces and elements / Full height energy efficient external glazing with air tight double / triple rail sliding door systems / Balconies protected by tempered glass surfaces / High quality composite timber decking for swimming pool area.

EXTERNAL AREAS & LANDSCAPING

Private beach with direct access / Sustainable soft landscaping with fully automated irrigation system and integrated natural stone hard landscaping / Pump room with cooling and heating systems / High quality composite decking for swimming pool area.

SWIMMING POOL

Individual infinity edge swimming pool with water overflow trough / Shallow area and for children or sunbathing / Built in Jacuzzi area / High end mosaic tiles on walls and floor.

EXTERNAL ILLUMINATION

Beach and landscaped area illuminated with floor flooders and low level integrated lighting features / High quality external illumination connected to home automation systems.

COMMUNAL AREAS

Exclusive boat accessible jetty.

SECURITY

24 hour on-site concierge service / Access to properties via audiovisual color entry system / Multi point locking to front entrance doors.

GREEN BUILDING

Efficient central air-conditioning system / Efficient lighting levels with high performance lamps for interior use and reduced consumption of energy / Domestic hot water generation from solar thermal collector system / External light sensors to avoid lights during non-essential and unoccupied times / Efficient sanitary ware for low water consumption / Improved indoor ventilation and air quality for better occupant comfort / Collection of condensate recovery from AC to re use for irrigation / Energy efficient equipment (white goods).

DISCLAIMER:

The promoter retains the right to change any exterior & interior finishing materials, fixed furniture, white goods, electronics, technical equipment, hard & soft landscaping, features, swimming pools and/or any aspect of the above described villa for whatever reason, in its sole discretion.

LAGOON VILLA

GROUND FLOOR PLAN

AREAS

KITCHEN	204.00 SQ.FT.
MAID'S ROOM	164.00 SQ.FT.
LIVING & DINING	721.00 SQ.FT.
FLOOR SIZE	2,582.00 SQ.FT.
BUILT UP AREA	4,487.00 SQ.FT.
PLOT AREA	3,519.00 - 3,669.00 SQ.FT.



LAGOON VILLA

FIRST FLOOR PLAN

AREAS

BEDROOM 01	255.00 SQ.FT.
BEDROOM 02	332.00 SQ.FT.
BEDROOM 03	327.00 SQ.FT.
MASTER BEDROOM.....	378.00 SQ.FT.
FLOOR SIZE.....	1,905.00 SQ.FT.
BUILT UP AREA	4,487.00 SQ.FT.
PLOT AREA	3,519.00 - 3,669.00 SQ.FT.



GERMANY LAGOON VILLA

QUALITY SPECIFICATIONS

LIVING & DINING ROOM

Façade panoramic full-height glass windows and front terrace / Marble flooring

KITCHEN

Choice of matte finished kitchen cabinets with soft close function to doors and drawers / Natural stone worktops / Breakfast counter adjacent to dining area / Double under mounted bowl sink with single lever sink mixer / Glass splash back with natural stone skirting / Induction hob with touch control microwave and oven and a built-in canopy extractor / Integrated fridge and freezer / Integrated dishwasher / Large format natural stone tile flooring.

MASTER BEDROOM

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in full-height natural veneered fitted wardrobes / Full en-suite bathroom with high end finishes and accessories / Marble flooring.

MASTER EN-SUITE BATHROOM

Shower with glazed door / Separated WC and bidet room with glazed door, equipped with high end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / High end built-in bathtub / Bespoke mirror cabinet with side and top lights / Wall to wall mirrors / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

BEDROOMS

Three additional bedrooms on the first floor / Panoramic full height glass windows and balcony / Built-in full-height his and hers hardwood fitted wardrobes / Full bathrooms with high end finishes and accessories / Marble flooring.

POWDER ROOM (GROUND FLOOR)

High end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate / Bespoke mirror cabinet with side and top lights/ Wall to wall mirrors / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

MAID'S ROOM

Dedicated maid's room with independent external access / En-suite bathroom / Separate access to kitchen / Built-in full-height wardrobes cabinets / Ceramic floor and wall tiles in bathroom.

UTILITY AREA

Closed utility area equipped with washer/dryer / High quality ceramic wall tiles / Built-in full-height natural veneered enclosure paneling matching with kitchen cabinet finishing.

WALL FINISHES

Walls finished in high quality bright coated paint / Square edged skirting and architraves finished in bright satin coated paint / Bulkheads with false ceilings to every compartment / Full height natural veneered fitted wardrobes in bedrooms and walk-in-closets.

DOOR FINISHES & IRONMONGERY

Natural veneered security entrance door and frames accommodated with security access system / Full height natural veneered acoustic internal doors and frames / Full metal design ironmongery and accessories / Tempered glass doors with full metal ironmongery with accessories / All external doors accommodated with automatic access control system.

ELECTRICAL DATA & FIRE SAFETY

Recessed energy efficient downlights accompanied with wall flooders connected with home automation system / High speed telephone data points in the entire villa with high end face plates / Light switches and sockets with high end face plates / Secure video entry door system linked to home automation system with remote and direct link to the owner and concierge service / Provisions for audiovisual system / Main supply operated smoke/heat detectors with battery back-up .

EXTERNAL ENVELOPE

Energy efficient envelope including closed and glazed surfaces and elements / Full height energy efficient external glazing with air tight double/triple rail sliding door systems / Balconies protected by tempered glass bannisters / High quality composite timber decking for swimming pool area.

EXTERNAL AREAS & LANDSCAPING

Sustainable soft landscaping with fully automated irrigation system and integrated natural stone hard landscaping / Pump room with cooling and heating systems / High quality composite decking for swimming pool area.

SWIMMING POOL

Individual infinity edge swimming pool with water overflow trough / Shallow area and for children or sunbathing / High end mosaic tiles on walls and floor.

EXTERNAL ILLUMINATION

Landscaped area illuminated with floor flooders and low level integrated lighting features / High quality external illumination connected to home automation systems.

COMMUNAL AREAS

Exclusive boat accessible jetty.

SECURITY

24 hour on-site concierge service / Access to properties via audiovisual color entry system / Multi point locking to front entrance doors.

GREEN BUILDING

Efficient central air conditioning system / Efficient lighting levels with high

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DUBAI

INVEST IN EXCELLENCE

Dubai is one of the world's key points of connection. One-third of the global population lives within a four-hour flight. Dubai itself is consistently ranked as one of the world's most globalised cities. It is home to people of many nations, the world's busiest airport by international passengers served, and the world's largest man-made harbour.

The city has developed significantly over the last 40 years and is a magnet for international visitors, attracting 15.8 million travellers in 2017.

Where once there was sand, now there is one of the world's most modern urban landscapes, linked by multi-lane highways and a technologically advanced Metro and tram system. The city is a thriving centre for business. 70% of Fortune 500 companies have their regional base in Dubai and it regularly tops the World Bank's annual report for Ease of Doing Business in the Arab world.

There is no better place to invest in property and The Heart of Europe offers the very best premium you can expect.



One-third of the global population lives within a four-hour flight from Dubai



Fortune 500

70% of Fortune 500 companies have their regional base in Dubai and it regularly tops the World Bank's annual report for Ease of Doing Business in the Arab world



Dubai has the world's busiest airport by international passengers served

15.8 M



Nearly sixteen million tourists enjoyed and discovered the wonder of Dubai in 2017



The city has developed significantly over the last 40 years. Where once there was sand, now there is one of the world's most modern urban landscapes



Multi-lane highways and a technologically advanced Metro, tram and public transport system



EXPO 2020

The Expo 2020 edition is expected to lure 25 million visitors over 6 months. The event is likely to generate around \$23 billion





The Heart of Europe

THE WORLD
DUBAI

MARKETING & MEDIA ENQUIRIES

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THE HEART OF EUROPE
SALES GALLERY

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KLEINDIENST