



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

The Heart of Europe

Project Presentation





**We build holiday homes,
And we bring them to life.**

OUR PORTFOLIO

KLEINDIENST



The Heart of Europe

A sustainable upscale hospitality, leisure and 2nd home destination, set over 6 islands with extraordinary amenities inspired by the best of Europe, 6 km from the shores of Dubai.

thoe.com



The Floating Seahorse

The world's first floating villa with an underwater living experience, set over 3 levels, a top sun deck, a sea level deck and an underwater level with views over the coral reefs and marine life.

thefloatingseahorse.com



JK Yachts

A fully integrated boat-building firm, specializing in developing luxury vessels and floating structures for The Heart of Europe, from R&D, concept, build, testing and launch.

kleindienst.ae



Austria Business Center

A global network of self-contained business premises with multi-lingual staff, strategically located in the world's top cities and optimal business locations, including Dubai.

austriabc.com

WHY KLEINDIENST



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



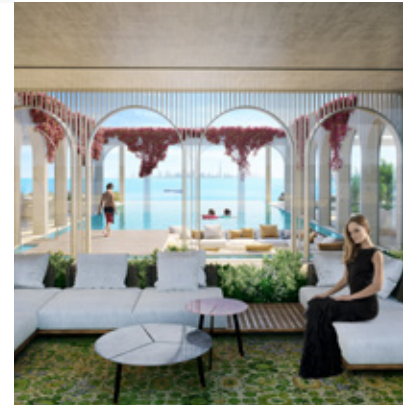
Kleindienst Group is the largest European real estate company in Dubai



Diverse portfolio of business and portfolio of products



Innovation, creating new concepts



Attractive investment opportunities - diversified portfolio

THE HEART OF EUROPE

A LOCATION THAT WILL TAKE YOUR BREATH AWAY

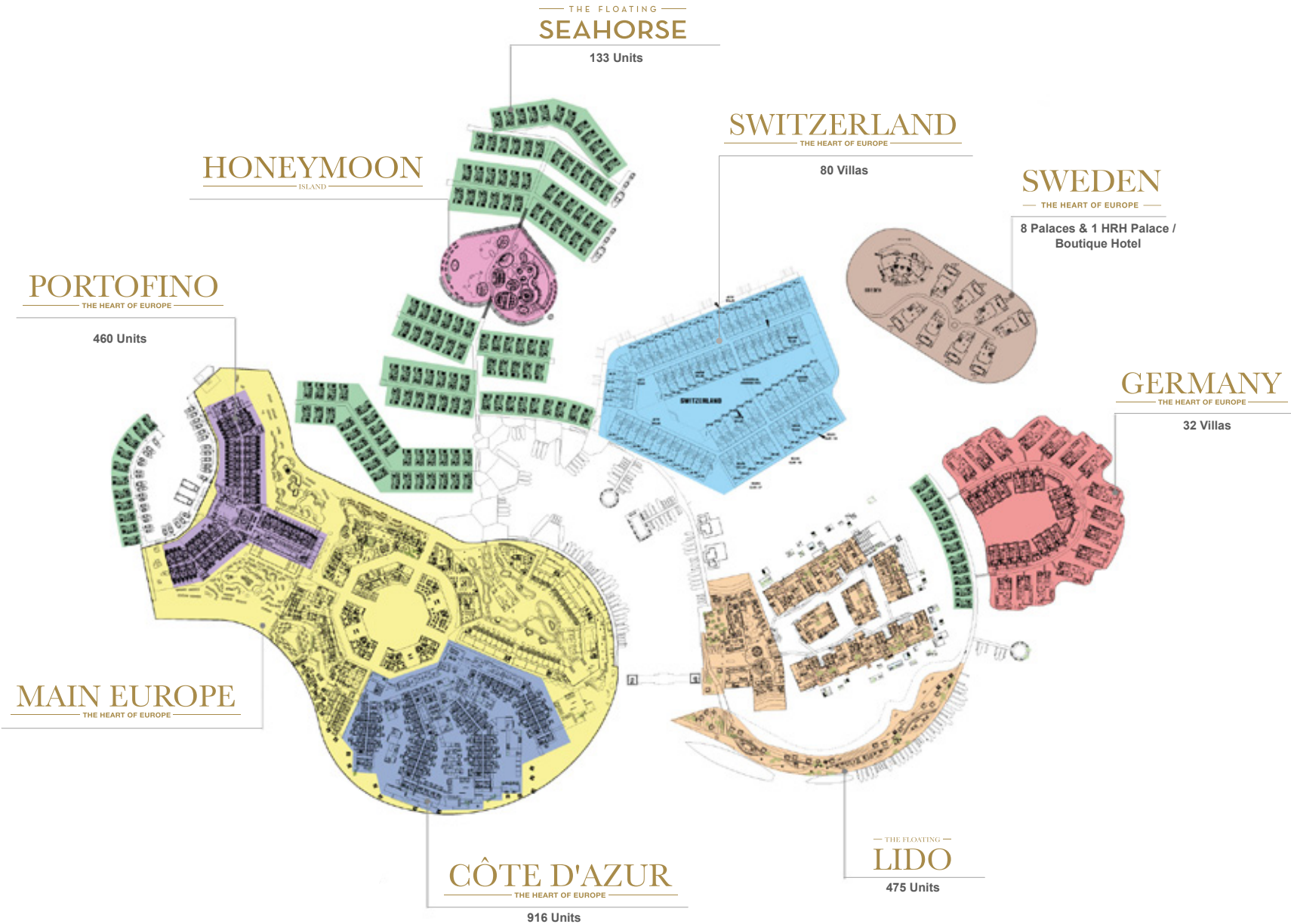


The Heart of Europe is a destination of 6 islands set against the backdrop of The World Islands, Dubai.

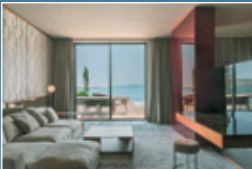
Visible from outer space, The World Islands is a collection of man-made islands that form a unique map of our planet. Surrounded by the Arabian Gulf, it attracts a stunning variety of marine life all year round.



THE HEART OF EUROPE MASTERPLAN



THE HEART OF EUROPE MASTERPLAN



Portofino



The Floating Seahorse



Sweden Beach Palace

Côte d'Azur

Honeymoon Island

The Floating Lido

Germany



THE HEART OF EUROPE A WORLD OF WONDERS



6

WORLD FIRSTS



First Underwater Hotel
with Gym and Spa



First Dedicated
Wedding Hotel



First Floating and
Underwater Living
Experience



First Dedicated
5-Star Family Hotel



First Climate-Controlled
Raining Street



First Outdoor
Snow Plaza

6

ISLANDS



5B
\$ Project Value



+ 4,000
Units To Be Delivered



+ 1,500
Employees



4,000
Jobs To Be
Created



+ 51
Yearly
Attractions



16
Hotels & Resorts



THE HEART OF EUROPE

THE BEST OF EUROPE IN SUSTAINABLE SETTINGS



European
festivals



Inclusion of
nature



European
climate



Coral reefs
& Marine life



Authentic & organic
European cuisine



Architecture
& Design



Zero discharge



Solar
panels



Irrigation



Sustainable
ferry



Recycling



No single-use
items



Smart Police
Station (SPS)



#DubaiCan

THE HEART OF EUROPE

DISCOVER A WORLD OF WONDERS



Spanish Olive Trees

100 to 1,500 years old



Smart Police Station

First in the world



Maldivian-like Islands

White sandy beaches



Raining Street

Climate controlled street



European Festivals

50+ annual events



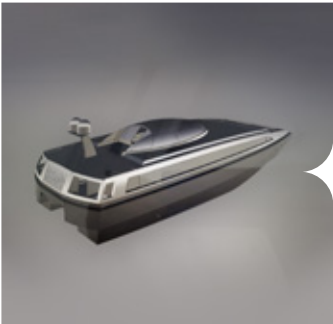
Sustainable Landscape

Zero pesticides & fungicides



Sustainable Ferry

Zero emission



Tropical Gardens

60+ plants species



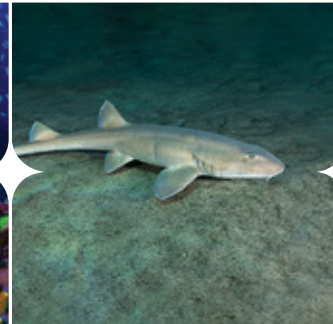
The Coral Institute

Develop coral reefs & marine life



Carpet Sharks

Arabian Gulf natives



An Eco-Approach

Zero discharge project



Solar Power

Homes using green energy



SWEDEN ISLAND shoreline will be home to 9 prestigious beach-front palaces inspired by the beautifully crafted and intricate structure of inverted Swedish Viking vessels.

The glass roof of each majestic residence will resemble the upturned hull of a Viking ship and inside each luxury abode, a stylish interior unfolds.



Panoramic glass roof



Gym and spa with northern lights ceiling



Snow and Sauna room



Furnished with Bentley Home



Party floor on top floor



7 Bedrooms



Private beach



Sustainable jungle





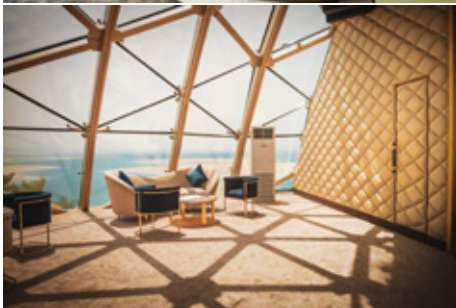
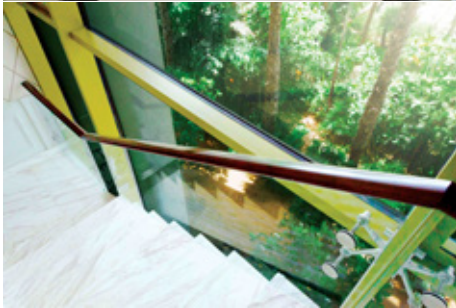
SWEDEN
— BEACH PALACE —

KLEINDIENST



SWEDEN

— BEACH PALACE —





GERMANY ISLAND offers 15 beachfront and 17 lagoon villas, each with stunning waterfront views, tranquility and privacy.

The villas stand magnificent in their architecture, created with a combination of Bauhaus style and bold design accents. Floor to ceiling glass walls invite unfettered light and views of the beach into your villa.

The villas will be solar powered and will have access to the beach and a blue water lagoon nestled at the core of the island.



32 villas



Private beach



200 m² lagoon



Bauhaus design



Tropical gardens



Solar powered



GERMANY
— THE HEART OF EUROPE —



PORTOFINO

— THE HEART OF EUROPE —



PORTOFINO HOTEL is an upscale family hotel located on Europe island. It will be the first hotel in the region to operate and cater exclusively to adults with children.

Portofino architecture is inspired by the Italian city of Portofino and its colorful facade and green hill in the backdrop. The hotel will offer suites with integrated kids bedrooms & playroom, a kid's club and a ladies club & spa, hanging gardens and the astonishing Villa Hadrian on its rooftop.



460 keys



Lobby with
514 aquariums



La Donna
(ladies club & spa)



Kingdom of
Portofino
(kids club)



Olympic size pool



Organic food



Private Marina



1st family-only
hotel In Dubai



PORTOFINO

— THE HEART OF EUROPE —



CÔTE D'AZUR resort is located on the prime beachfront of Europe island, within walking distance to the main attractions. It comprises 4 boutique hotels, named after the most famous coastal cities in the South of France: Monaco, Nice, Cannes, St. Tropez.



916 Keys



700m long beach



Cultural festivals



Sea and pool view suites



Champagne bar



Biggest hotel swimming pool in the Middle East



Discotheque



La Brasserie French Restaurant



Le Cabaret



Feng Shui garden



Raining street



Vibrant festivals and events



1 Resort

4 Boutique
Hotels

5 Star
Hotels

Monaco •
198 Keys

Grand Azur •

Nice •
264 Keys

Beach •

Cannes •
215 Keys

St. Tropez •
239 Keys





CÔTE D'AZUR
— THE HEART OF EUROPE —



HONEYMOON

ISLAND



HONEYMOON ISLAND offers guests an idyllic Maldives-like retreat. This resort is home to the iconic Floating Seahorse, white sandy beaches, an exotic forest, a lagoon bar and a 24/7 check-in desk.

This boutique upscale destination is connected to the Floating Seahorses by floating piers.



Pool access



Beach access



Private butler service



Massage on the beach



4 Restaurants and bar



Retail and shopping



Yoga on the beach



24/7 Dining & check-in



133 Floating Seahorse villas anchored along floating piers that connect to the island.

HONEYMOON

ISLAND



— THE FLOATING — SEAHORSE



THE FLOATING SEAHORSE is the world first floating villa with underwater living quarters, comprising 3 levels - underwater level, sea level and upper level.

133 Floating Seahorses villas will be built and most of them will be situated at Honeymoon island, a heart shaped island home to a lagoon pool and an exotic forest.



133 Keys



Sleeps up to 8 people



Coral reefs gardens & marine life



Furnished with Bentley Home



Underwater bedrooms



Private jacuzzi



Water hammock



Full home automation



— THE FLOATING —
SEAHORSE



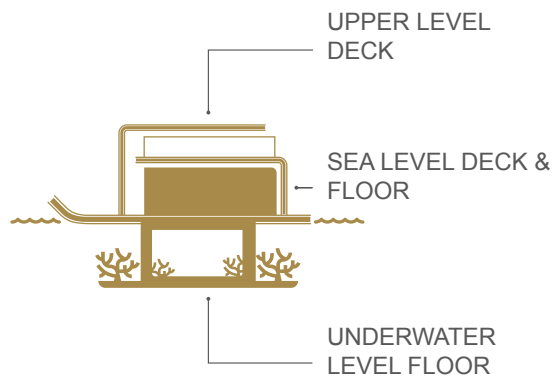
— THE FLOATING — SEAHORSE



A Masterpiece of Engineering and Design

13,000+ hours development process led by a team of international engineers and architects.

- Sustainable wall in living room
- Sustainable water hammock
- Coral reefs gardens & marine life from the Arabian Gulf
- 100 years warranty





Kleindienst Group partnered with Dubai Police to develop and unveil the world first floating Smart Police Station at the Gitex event in the presence of the UAE Ministry of Interior in October 2019.

The SPS provides unmanned, innovative, high performance e-police services to residents and visitors alike. It also uses solar energy and it relies on one floating solar panel for its power needs. Its underwater quarter will be an educational center about marine life and sustainability.

In addition to providing safety and security services, The Floating Seahorse SPS will also play a crucial role in promoting sustainability and marine life protection at the Heart of Europe development. A series of visits to the SPS are planned for UAE residents, schools and tourists to see first hand the positive impact Kleindienst is having on the marine ecosystem.



THE BEST OF EUROPE
ON SIX ISLANDS IN DUBAI
A FEW MILES AWAY, BUT WORLDS APART



DISCOVER OUR OTHER PROJECTS ON EUROPE ISLAND

9 highly differentiated boutique hotels offering the best of Europe in sustainable settings.



Marbella Hotel

Category: 5* | Keys: 115
Location: Europe Island



London Hotel

Category: 5* | Keys: 75
Location: Europe Island



Ibiza Hotel

Category: 5* | Keys: 380
Location: Europe Island



Hygge Hotel

Category: 5* | Keys: 96
Location: Europe Island



Tzar Hotel

Category: 5* | Keys: 373
Location: Europe Island



Munich Hotel

Category: 5* | Keys: 76
Location: Europe Island



Empress Elisabeth Hotel

Category: 7* | Keys: 1
Location: Europe Island



Artist Hotel

Category: 5* | Keys: 75
Location: Europe Island



Ikaria Hotel

Category: 5* | Keys: 177
Location: Europe Island



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

Josef Kleindienst
Chairman, Kleindienst Group



THE WORLD
DUBAI

THE HEART OF EUROPE
SALES GALLERY

The Heart of Europe
The World
Dubai, United Arab Emirates

800 EUROPE
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thoe.com

