



Unfolding Life's Treasures



GERMANY
— I S L A N D —



The Heart of Europe

Islands Master Plan

Welcome to GERMANY ISLAND

Germany Island at The Heart of Europe will be reflective of the very best in German architecture and culture. The island will capture the very essence of a luxury modern day German inspired lifestyle.

The trademark “Made in Germany” is recognised worldwide as a label for high quality products / value for money and Germany’s global reputation extends to great inventions created by famous Germans. The appreciation of fine food, traditional beverages and a cornucopia of festive holiday recipes is a part of the cultural heritage brought into the twenty first century.

Germany Island at The Heart of Europe will be home to beautiful beach villas and lagoon properties where guests and residents can enjoy a plethora of themed events and entertainment throughout the year. From carnivals and Christmas markets to the popular Schützenfest and Oktoberfest, the island will embrace the rich cultural heritage and diversity which Germany and its people are renowned for.

German cuisine is as diverse as the regions in which it is made and during key events on the annual calendar, Germany Island will serve some national and regional specialities including: Eintopf, Bratwurst, Spargel, Sauerbraten, Kartoffelpuffer, Schnitzel, Brezel, Spätzle, Knödel, Apfelstrudel and the finest German beverages.

Embark on a culinary tour of discovery and get a taste of Germany’s diversity at The Heart of Europe!



Germany VILLAS

Germany Island forms part of The Heart of Europe, an iconic collection of six distinctive islands, located on The World, 4km off the coast of Dubai. The resort is a truly unique, one of a kind luxury lifestyle destination which offers unparalleled levels of hospitality.

Germany Island will be home to 15 contemporary villas and 17 lagoon properties, all of which will offer stunning waterfront views. Designed by European architects, all properties will be characterised by modern German architecture and premium quality fixtures and fittings.

German architecture has a long, rich and diverse history and The Heart of Europe is combining a Bauhaus style with modern, functionalist design which incorporates clean lines, floor to ceiling windows and the highest specifications throughout. The minimalist style properties will be powered using green energy and solar power, thanks to leading German technology.

The island will be shaped like a hourseshoe to ensure that all 32 exclusive residences command uninterrupted views. The 15 six bedroom beach villas feature their own exterior pool deck, an infinity pool and direct access to their own pristine private beach. The 17 lagoon properties will offer four bedrooms and a lagoon style private pool and garden.

There are three different types of villas available on Germany Island: two different types of beach villas (one which has more outdoor living areas and one with more interior living accommodation) and semi-detached lagoon style villas. Germany Island is ideally located adjacent to Sweden and Monaco Island with inter-connecting bridges. What makes Germany so appealing is that it offers total privacy and tranquility, while still being within easy reach of hotels, shops and facilities on other islands at The Heart of Europe.



LUXURY BEACH VILLAS

(TYPE A)





LIVE RIGHT ON
THE BEACHFRONT

ENJOY BREATHTAKING
VIEWS



ENTERTAIN
AL FRESCO



EXCLUSIVE BEACHFRONT VILLAS

(TYPE A1)



LIVE THE OUTDOOR
MEDITERRANEAN
LIFESTYLE



ENJOY SUPERB
DUBAI SKYLINE VIEWS



EXPERIENCE
THE BEST IN MODERN
GERMAN DESIGN



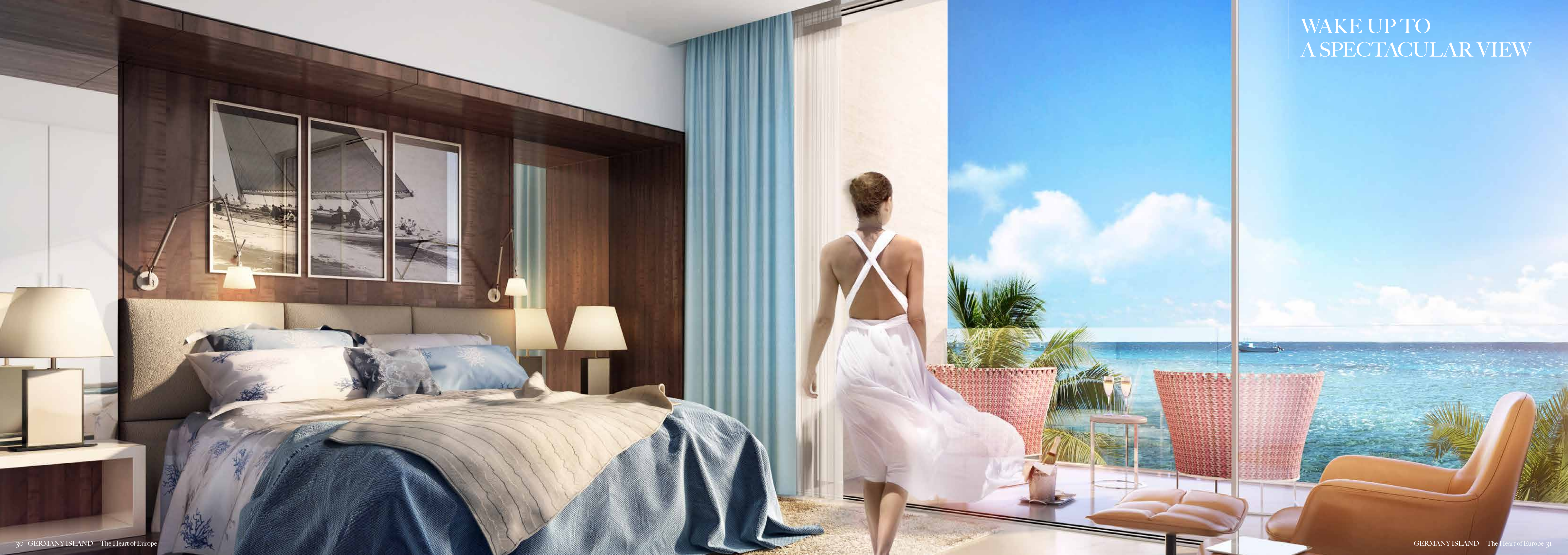
CONTEMPORARY LAGOON VILLAS





REVEL IN
LAGOON LIVING

WAKE UP TO
A SPECTACULAR VIEW



ENTERTAIN OUTDOORS
IN A UNIQUE SETTING



GERMANY ISLAND PLAN



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.

VILLA A
GROUND FLOOR PLAN



VILLA A
FIRST FLOOR PLAN



VILLA A1
GROUND FLOOR PLAN



VILLA A1
FIRST FLOOR PLAN



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 performance lamps for interior use and reduced consumption of energy / Domestic 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 indoor 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



LAGOON VILLA FIRST FLOOR PLAN





Unfolding Life's Treasures

THE HEART OF EUROPE

The Heart of Europe in Dubai is the world's only island destination that brings together the very best of European designs, heritage and hospitality in a truly breathtaking and unique setting. More than just a destination, The Heart of Europe will offer a lifestyle like no other and be a beautiful tranquil haven that captures the very essence of European living to create a memorable vacation experience that goes beyond the imagination.

The Heart of Europe is a cluster of six islands on The World in Dubai. A global landmark, made up of 300 islands reclaimed from the sea in the shape of the world map, this engineering wonder is an iconic collection of private and resort islands, located 4km off the coast of Dubai.

The Heart of Europe is based on destinations across Europe, spread over the islands of Germany, Monaco, Sweden, Switzerland, St Petersburg and Main Europe, each of which boast a unique design. The islands are a celebration of the continent's artistic and cultural treasures, with each one capturing a different facet of Europe's culture, character and ambience.

Home to some of the world's most exclusive homes, luxury hotels, shops, boutiques, marinas, white sandy beaches, cafes, restaurants and a variety of premium quality entertainment for all age groups and individual interests, The Heart of Europe will be one of the most idyllic island holiday retreats in the world.

The project will set a new benchmark for sustainability and innovation – incorporating green features, solar power and state-of-the-art technology. The Heart of Europe is set to become one of the world's most environmentally and forward thinking destinations.



THE WORLD

- The world's only man-made island destination shaped as the world map in the middle of a tranquil haven.
- In 2003 The World was announced by His Highness Sheikh Mohammed bin Rashid Al Maktoum, Dubai Ruler and Vice President of the UAE.
- Nakheel Properties appointed as Master Developer.
- Approx 300 small islands reclaimed from the sea.
- Spans 9km in width by 7km in length and 4km from the Dubai coast.
- The World adds an additional 232km of beachfront to Dubai's natural 67km coastline.
- The development has been formed by placing 320 million cubic metres of sand and 34 billion tonnes of large rocks.
- The world covers millions of sq. ft.
- The Heart of Europe is made up of six islands.
- The World and The Heart of Europe merges magnificent history, culture, art and traditions into one unparalleled island destination – truly bridging the gap between the east and the west.
- The average distance between islands is 100 metres and water depth is 15 metres on average.
- There are six openings in the breakwater allowing for water flow and circulation.
- 54km of new rocky reef marine habitat has been added, due to the fact that the area is bursting with marine life.
- The entire project spans approximately 9km in width by 7km in length.
- The development is visible to the naked eye from space.



The Heart of Europe

KEY FEATURES

- The world's first outdoor climate controlled areas with rain and snow lined streets.
- The currency on the islands will be the Euro.
- European inspired streets, plazas, marinas and boardwalks.
- A selection of European themed five, six and seven star hotels.
- The Mont Royal Hotel – a five star luxury hotel exclusively for adults with children.
- A plethora of outdoor activities including watersports, snorkelling, diving, sailing etc.
- Unique European food and beverage concepts and an exciting shopping/retail experience.
- A wide range of luxury European boutiques and designer shops.
- A permanent circus operated by a leading European brand.
- One of the most adventurous underwater worlds surrounded by a beautiful lagoon setting.
- An underwater museum which will showcase the best of Dubai's heritage.
- Exotic wildlife and marine life– guests can get up close and personal to a variety of different species.
- 10 different varieties of ancient Mediterranean olive trees.
- An annual calendar of events and activities including some of Europe's most talented street performers, artists and musicians.



CLIMATE CONTROLLED STREETS

The Heart of Europe in Dubai will be home to the world's first climate controlled streets.

Areas of the islands will use state-of-the-art German technology and the outdoor climate boulevard has been designed by Germany's Fraunhofer Institute, one of the world's leading environmental science research organisations who have been developing this technology since 2009.

The system works by redirecting return air from buildings and hotels to air vents lining the streets. Water will then be filtered from the condensation pipe to produce the effect of rain. Instead of blowing cold air on our visitors to bring the temperature down from 50 to 27 degrees in the summer we will use rain and snow. As cold air is heavier than hot air, this will enable people to walk outdoors all-year-round.

This exciting concept has not been seen in Dubai before and our guests will be able to experience true European seasonal weather at The Heart of Europe!



The Developer

KLEINDIENST

The Heart of Europe is brought to you by Kleindienst, an established real estate and property developer with global expertise spanning more than 30 years. The company is proud to be the biggest European real estate company in Dubai and has an exclusive international property portfolio in some of the world's most coveted locations, having made real estate investments in a number of countries including Austria, Dubai, Germany, Hungary, Italy, Luxembourg, Pakistan, Seychelles and South Africa.

Within the UAE, Kleindienst owns industrial, commercial and residential sites at Dubai World Central, Dubai Investments Park, Jumeirah Village, Dubai Waterfront and The World. It also owns residential buildings in Discovery Gardens as well as apartments and villas in Dubai Marina, Burj Dubai, The Palm and Jebel Ali.

Kleindienst is also seed investor to the exclusive Seychelles Eden Island Development, a similar size project to The Heart of Europe, which is home to an infinite number of luxurious villas, sophisticated maisons, stylish apartments and deep-water marina. Eden Island really is a taste of island paradise offering a luxurious residential marina development in the heart of the Seychelles islands, with each property complete with its own private mooring and an array of restaurants and bars, boutique shops, supermarkets and various service outlets for guests and visitors to the island.

Kleindienst has also created a number of highly successful stand alone brands:

- The Heart of Europe
- JK Properties
- Austria Business Center
- ABC Business Center
- Kleindienst Development Sales
- European Business Center

KLEINDIENST



KLEINDIENST

Developer number in RERA: 1065 | Project number: 1671



THE HEART OF EUROPE

Areco Tower, 20th Floor, Dubai Media City, Dubai, UAE

T: +971 4 818 1481 | F: +971 4 454 2310 | E: sales@thoe.com | Call: 800 EUROPE

www.thoe.com