

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 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 glittering constellation of 6 islands set against the backdrop of The World Islands Dubai. Our resorts and residences welcome guests as if to the home of a close friend, presenting a quintessential luxury lifestyle that is beyond imagination.



DISCOVER THE WORLD





THE WORLD
DUBAI

**A NEW SPACE
A NEW WAY
A NEW WORLD**





GERMANY
— ISLAND —

LIFE SO BEAUTIFUL

This is where superior craftsmanship meets beautiful perfection. Germany Island at The Heart of Europe has been created and brought to life with impeccable craftsmanship and quality that is synonymous with Germany the country.

Germany Island will embrace you with rich cultural heritage and diversity, with beautiful beachfront and lagoon villas and a collection of the finest traditional German foods, fruits and beverages. There will be grand events and entertainment throughout the year, from Christmas markets to the famous Schützenfest and Oktoberfest. All of this awaits you at Germany Island.



CRAFTED FROM EXCELLENCE

Germany Island will be home to 15 beautiful and contemporary beachfront and 17 lagoon villas, they will all offer amazing waterfront views and encase you with tranquility and privacy.

The villas stand magnificent in their architecture, created with a combination of Bauhaus style with modern, simplistic design and technology, which incorporates clean and bold lines. Floor to ceiling glass walls invite unfettered light and views of the beach into your villa. The villas will also be powered using green energy and solar power.

Germany Island will be constructed in the shape of a horseshoe, a deliberate plan to ensure that all 32 exclusive homes command uninterrupted views of the sea or the lagoon.

There are three different types of villas on Germany Island. Two types of beachfront Villas (type A and A1) and the semidetached 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 a lagoon and hold your very own private pool with lagoon access.

UNCOMPROMISED CREATION



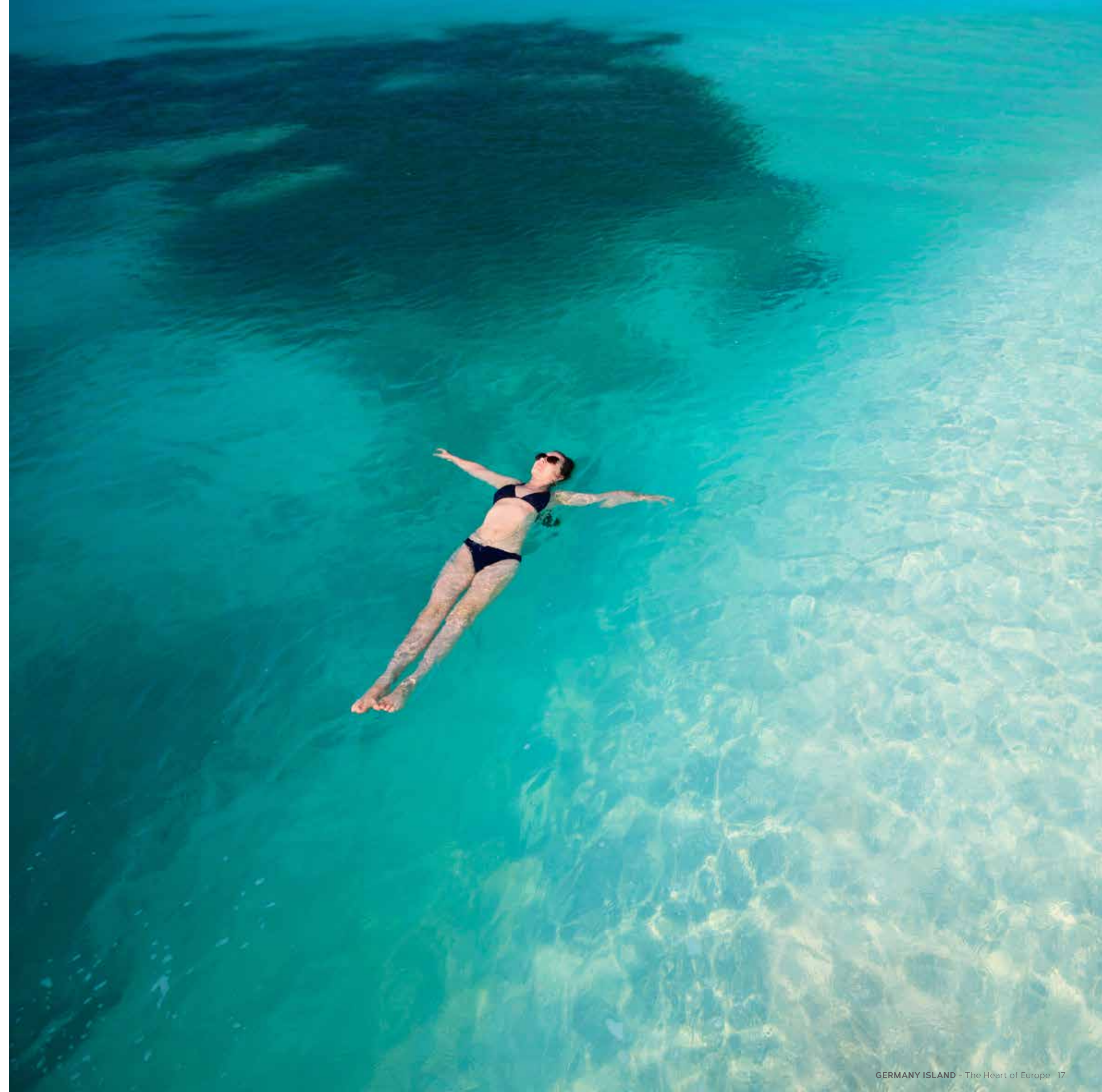
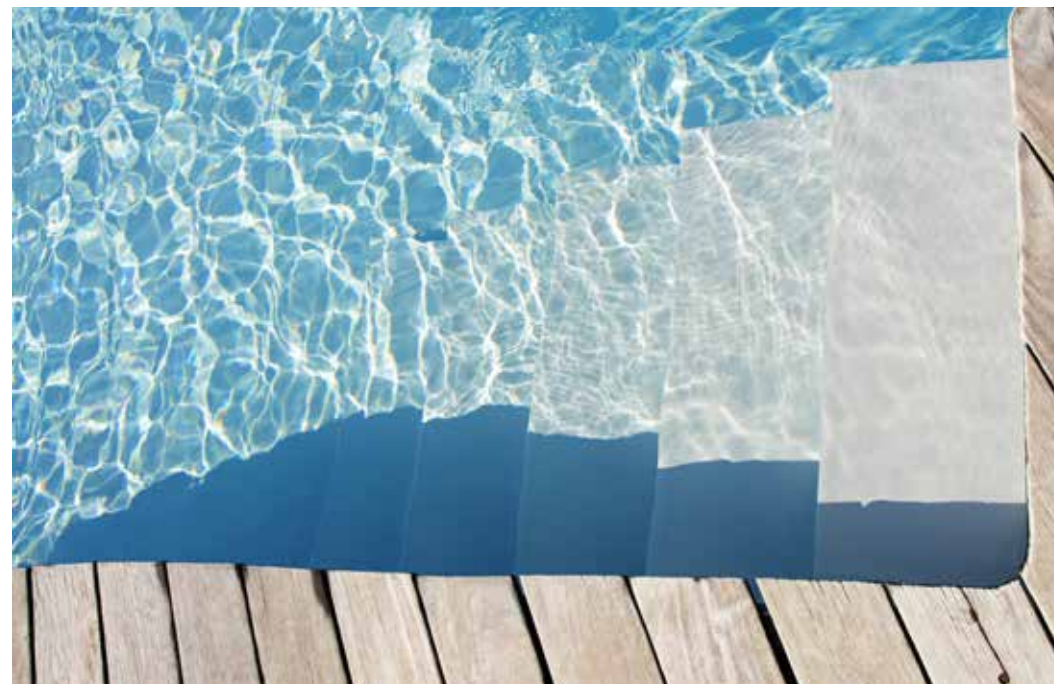
The background is an abstract, fluid pattern of wavy, layered colors. The palette includes deep purples, blues, and whites, creating a sense of depth and movement. The lines are organic and flowing, reminiscent of water or a topographical map.

THE LAGOON

A SANCTUARY OF WATER

This is an amazing feat of creation built by human hands. A grand and well-maintained lagoon, using the latest technology to pump sea water into the lagoon and maintain a steady tide that dances 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. You can step into the lagoon and swim in the clear waters with uninterrupted views of the sea and lose yourself in a tranquil sanctuary.





**BEACH FRONT
VILLA - TYPE A**

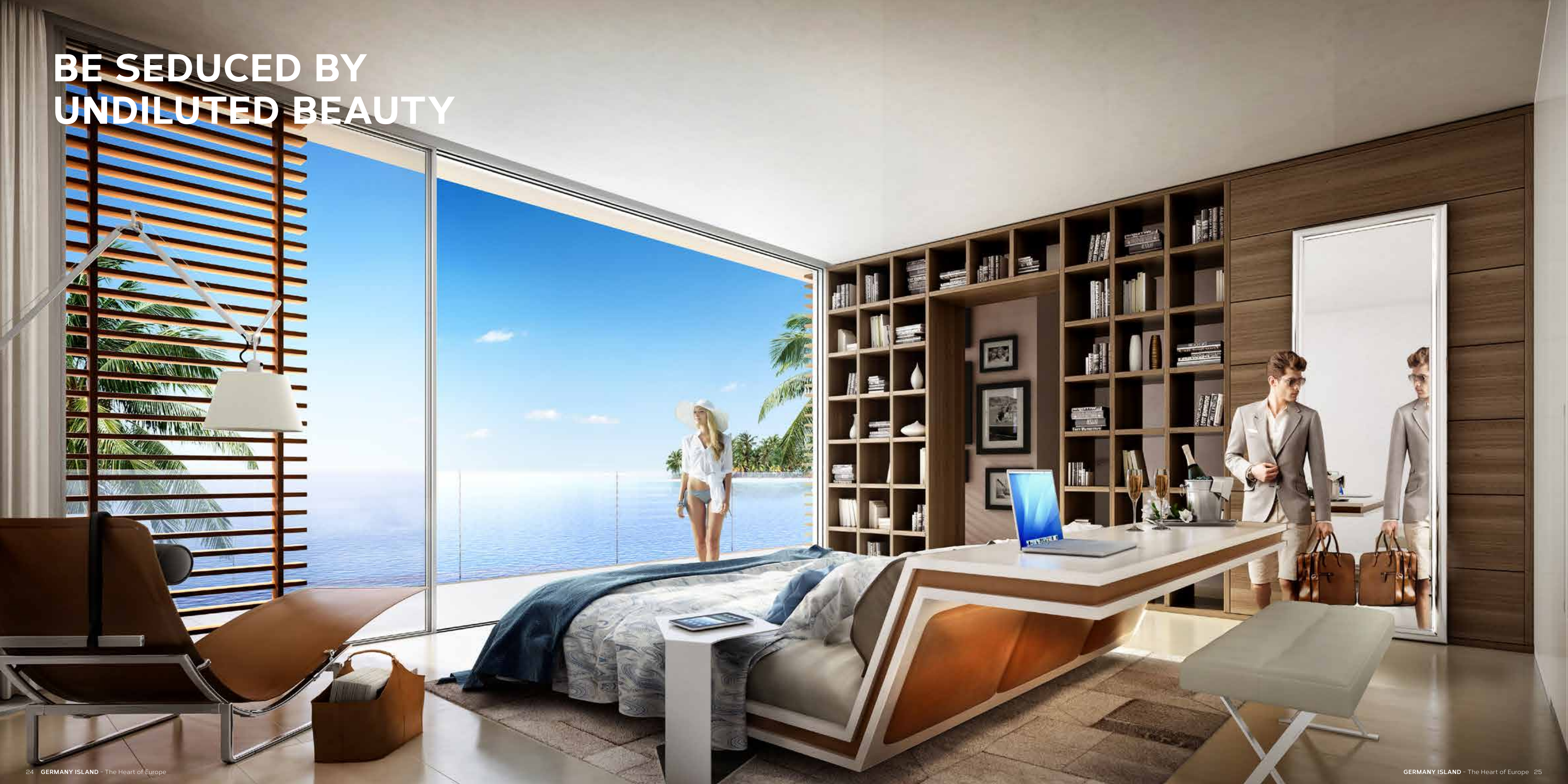
AN ELEGANT RETREAT



REVEL IN FINERY



BE SEDUCED BY
UNDILUTED BEAUTY



STAND IN PURE MAGNIFICENCE



The background of the entire page is a close-up, high-resolution image of a light-colored wood grain. The grain lines are wavy and run diagonally from the top-left towards the bottom-right, creating a sense of movement and texture. The colors range from a pale cream to a warm, golden-brown.

BEACH FRONT VILLA - A1

SET IN INTIMATE LUXURY



BOLD AND TRULY BEAUTIFUL



BE CAPTIVATED BY
MAGICAL LIGHTS



**WITNESS TIMELESS
CRAFTSMANSHIP**



The image features a background of a light-colored, marbled surface, possibly stone or marble, with intricate, flowing veins in shades of brown, tan, and grey. The overall texture is organic and complex. Overlaid on this background is the text "LAGOON VILLA" in a clean, white, sans-serif font, positioned in the lower right quadrant of the image.

LAGOON VILLA

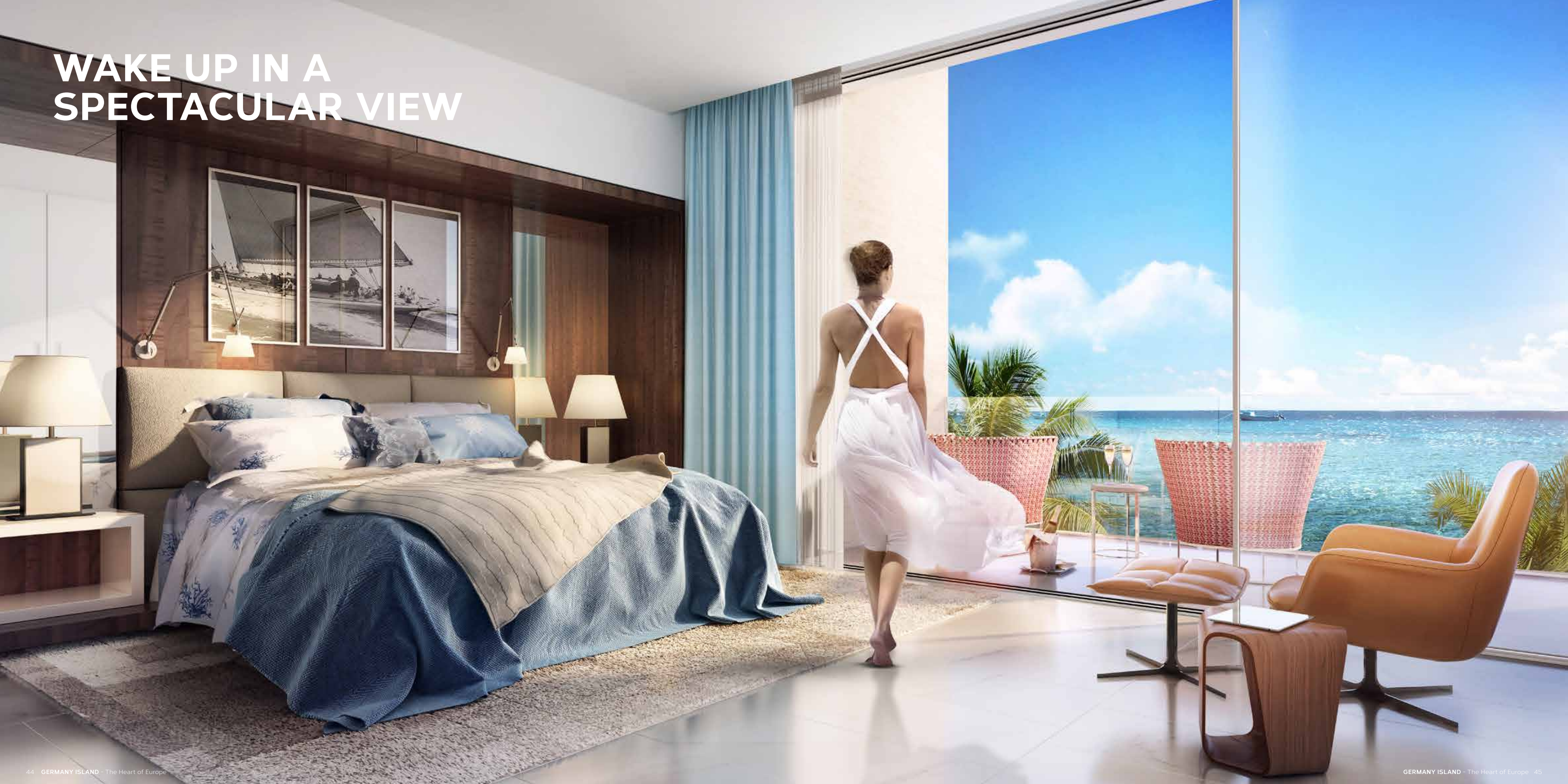
A CREATION FOR THE SENSES



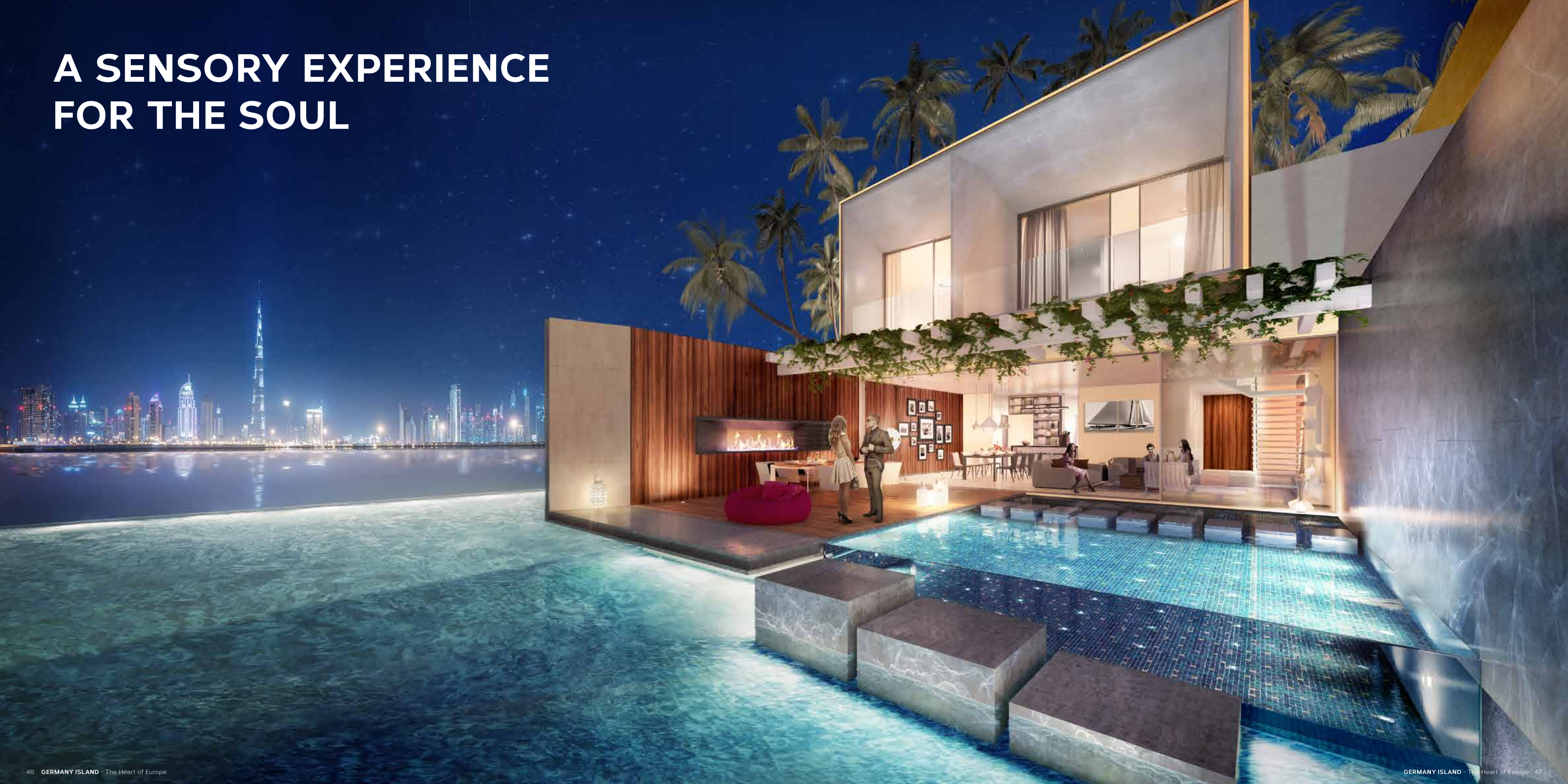
A PURE SANCTUARY



WAKE UP IN A SPECTACULAR VIEW



A SENSORY EXPERIENCE FOR THE SOUL

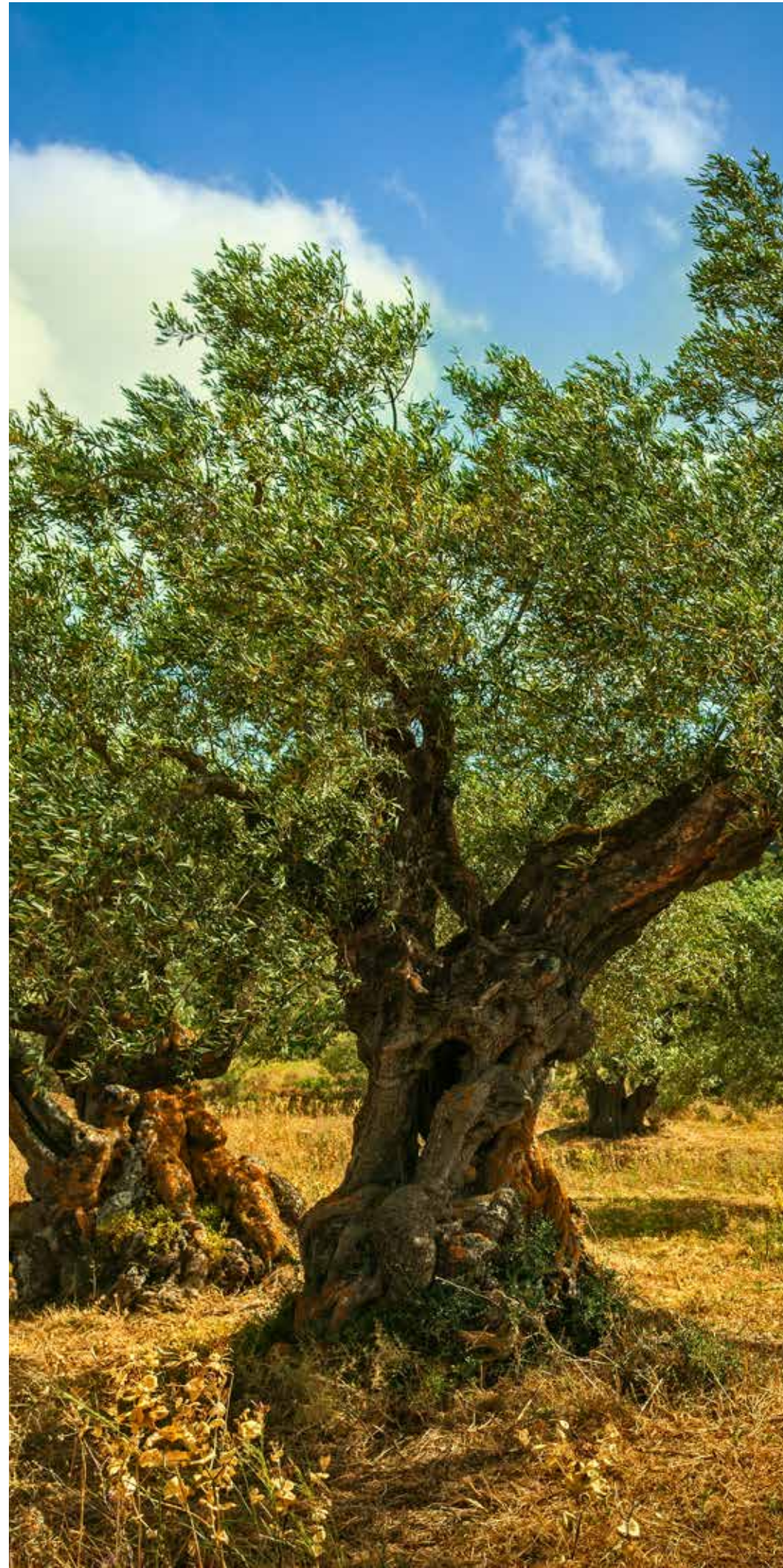




A COLLECTION
OF FINE THINGS

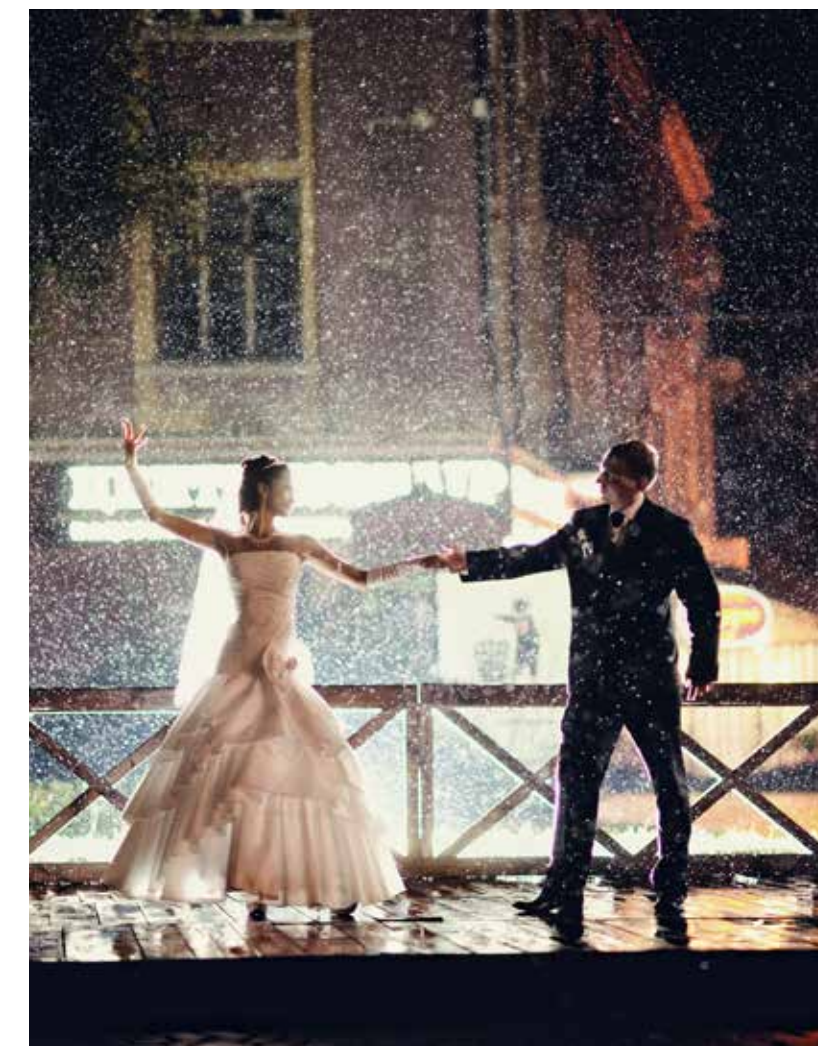
FORCES OF NATURE

The Heart of Europe defies the impossible, where it doesn't exist, we create it. With the world's first climate controlled resort, with rainy streets, a snow plaza and ancient Mediterranean trees finely aged up to 1,500 years old and imported from Andalucía in southern Spain, making The Heart of Europe a truly magical destination.



INTIMATELY GERMAN

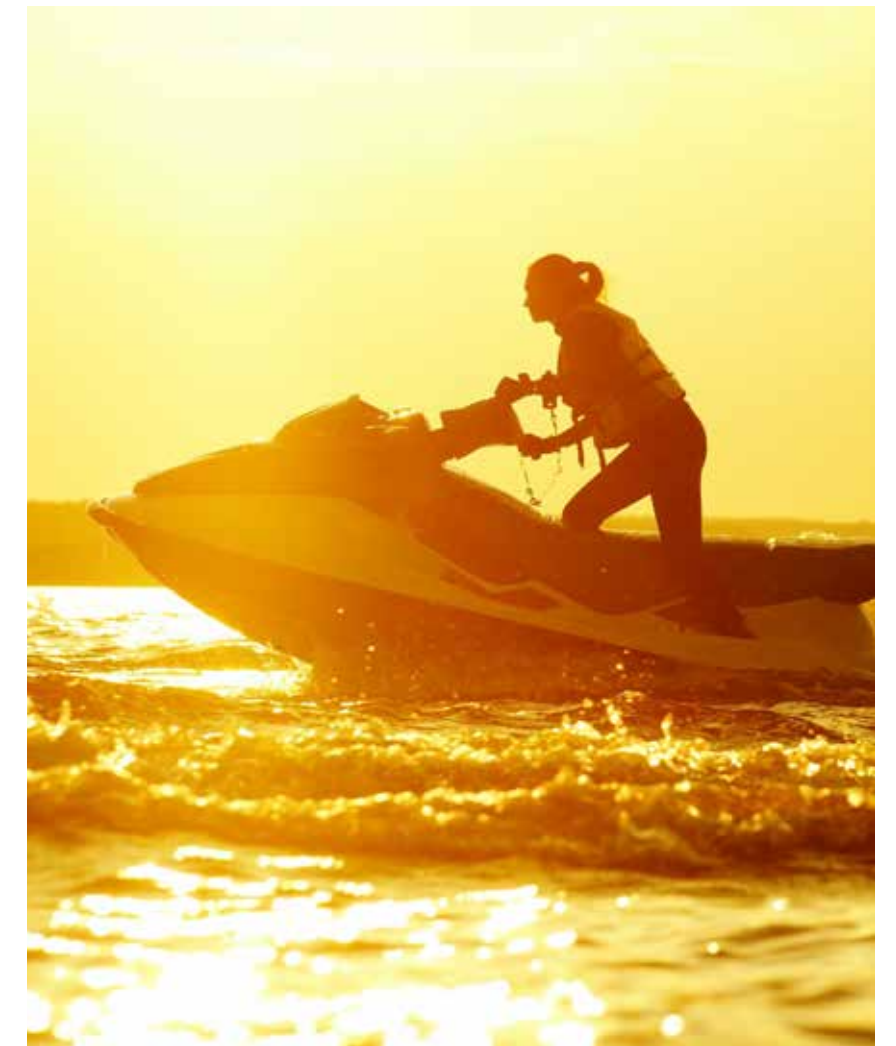
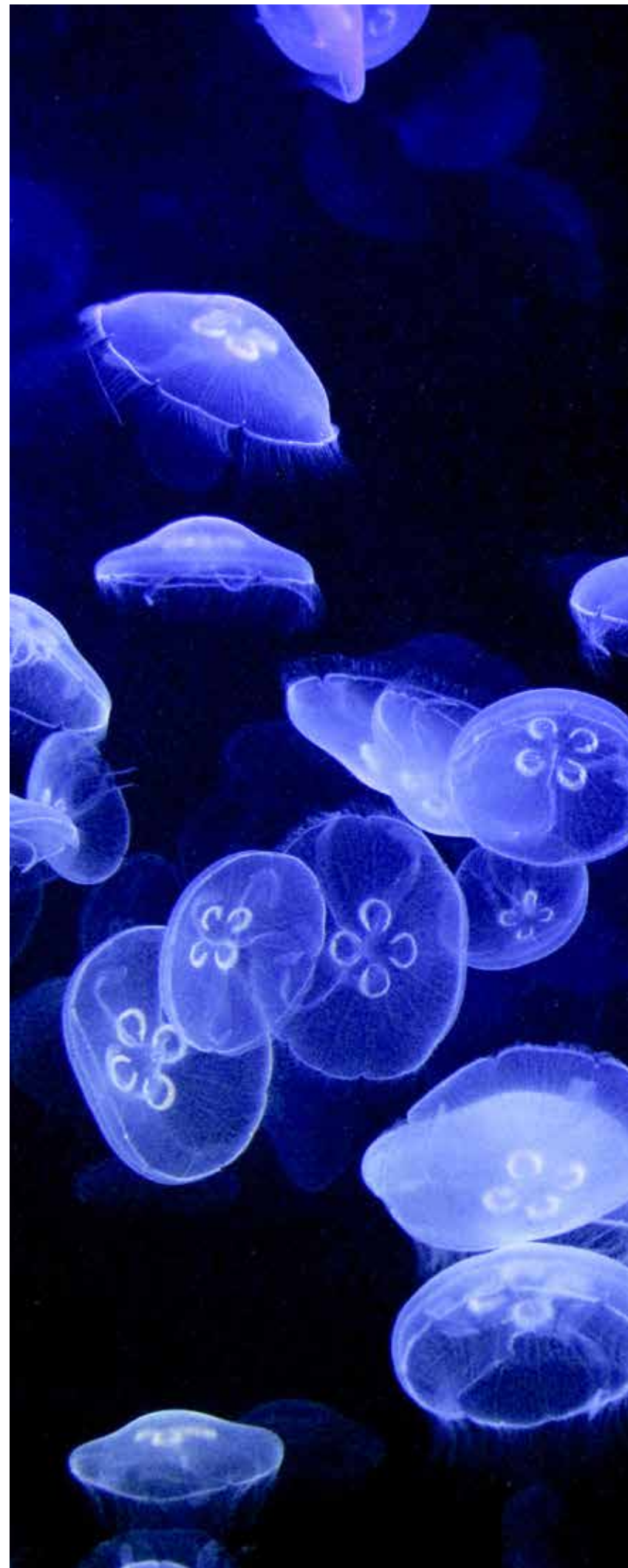
Sample the best that Germany has to offer and excite your taste buds and your senses. From delicious and authentic cuisine to the world renowned Oktoberfest, all of this will be part of the unique experience that you will delight in.

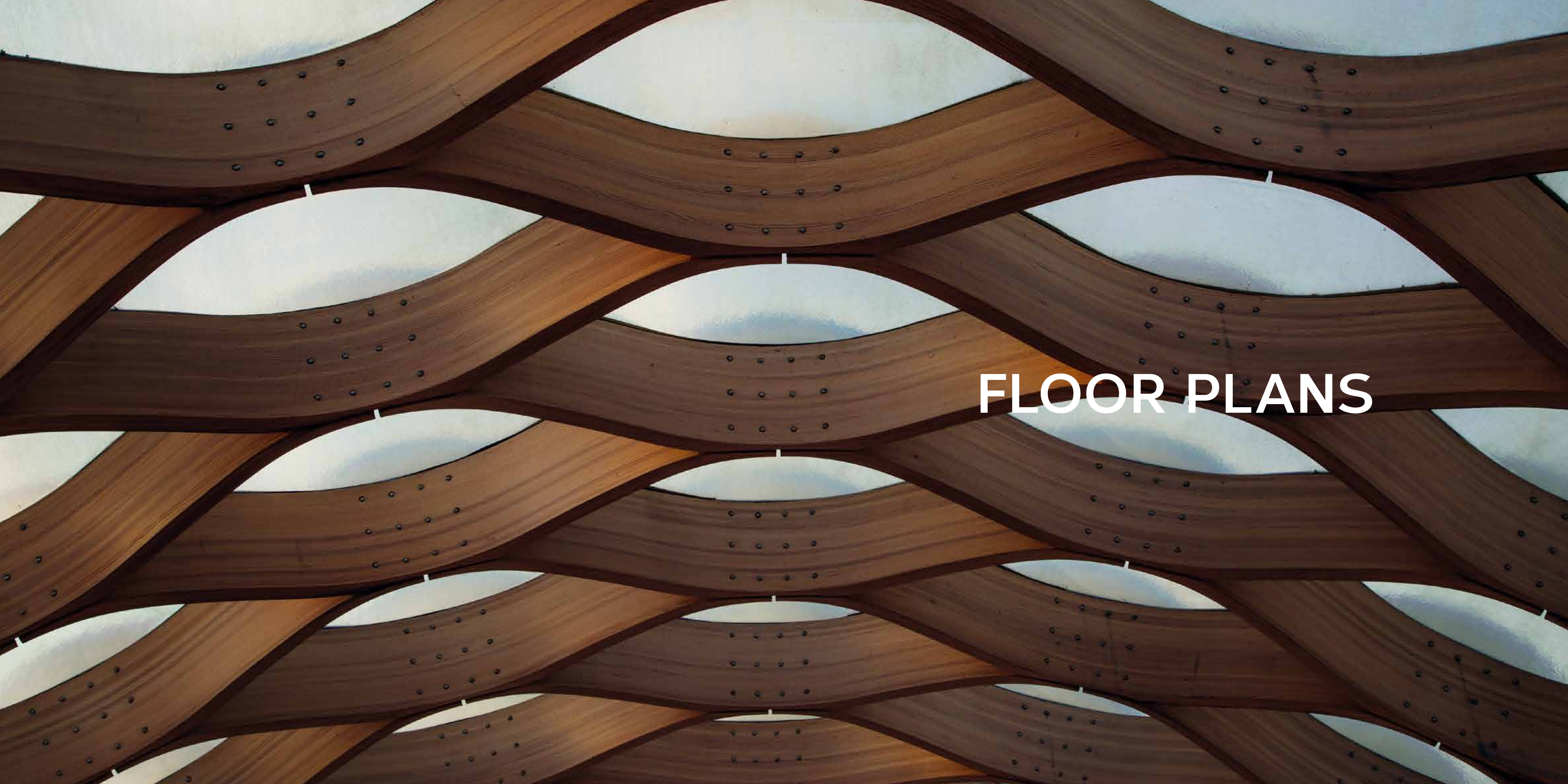


AMAZING IS EVERYWHERE

There are wonders and wow moments wherever you find yourself at The Heart of Europe. Be captivated and entertained by the grand circus and underwater museum, 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.







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



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 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	3,583.00 SQ.FT.
BUILT UP AREA	8,231.00 SQ.FT.
PLOT AREA	9,447.00 - 13,439.00 SQ.FT.



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 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).

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The image features a close-up, low-angle shot of a palm frond, with its numerous green leaflets radiating from the center towards the edges. The lighting is bright, creating a vibrant green color palette with some highlights and shadows that emphasize the texture of the leaves. The word "DUBAI" is printed in a clean, white, sans-serif font, centered horizontally and slightly above the vertical midpoint of the image.

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 14.2 million travellers in 2015.

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 offer the very best premium you can expect.



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



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



14.2 M

Over fourteen million tourists enjoyed and discovered the wonders of Dubai in 2015



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



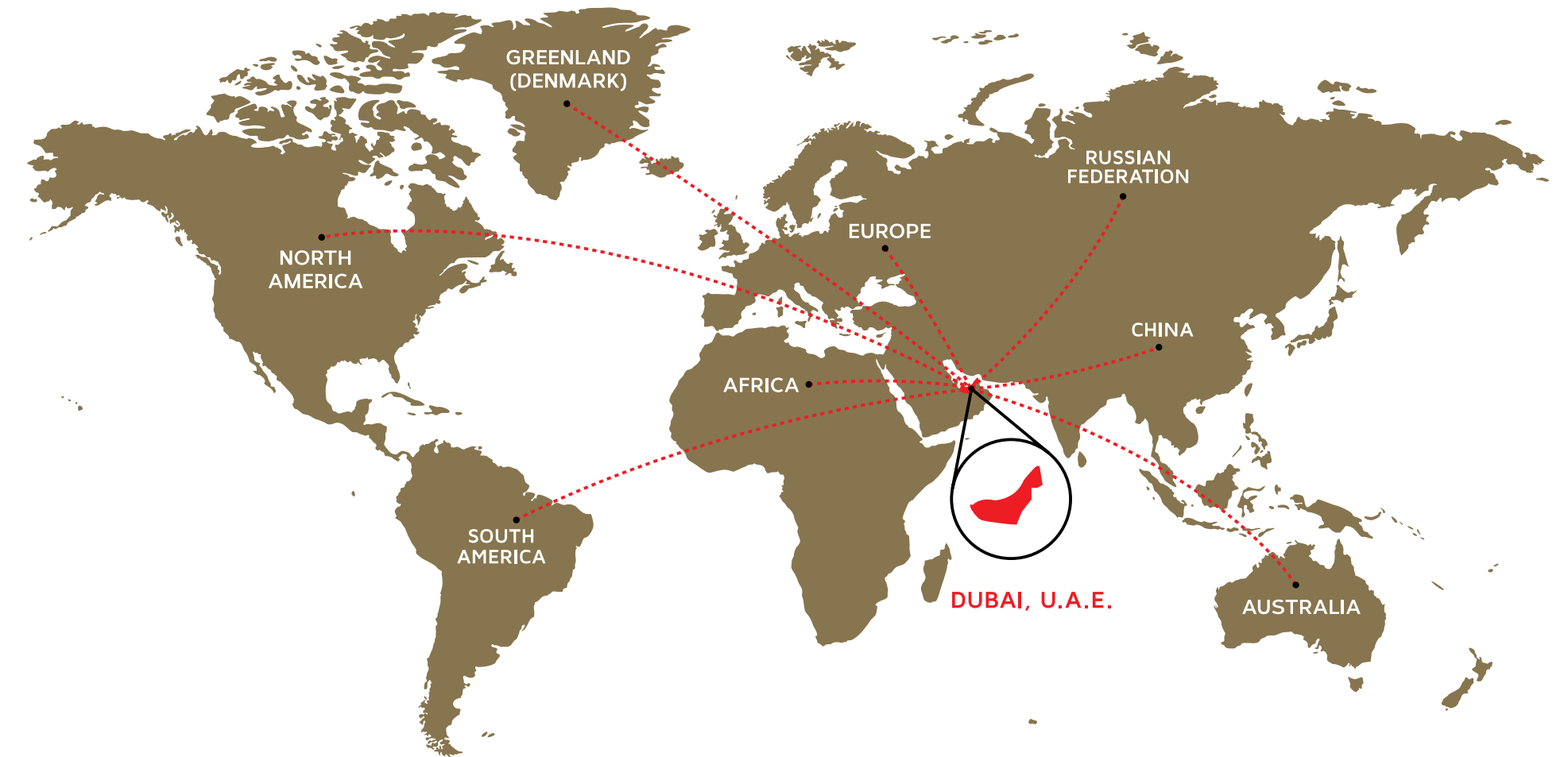
Multi-lane highways and a technologically advanced Metro, tram and public transport system



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

A BETTER PLACE



THE DEVELOPER

KLEINDIENST

GROUP

The Heart of Europe is brought to you by Kleindienst Group, an established real estate and property developer with global expertise spanning more than 30 years and known for creating and building some of the world's most innovative and beautiful structures. 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 Group 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 Group 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 mansions, 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 Group 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



THE WORLD
DUBAI

A DEVELOPMENT BY
KLEINDIENST

Our Brands



— THE FLOATING —
SEAHORSE
SIGNATURE EDITION



THE HEART OF EUROPE.

MEPM Sales

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