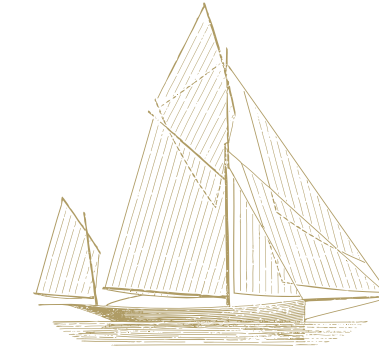


WELCOME TO

# Portofino

THE FAMILY HOTEL





## THE JOURNEY OF LOVE

For this is your throne, for this is your kingdom  
Your radiance and your beauty adorns us, like the sun's warm  
rays on a pleasant day  
Your presence is a blessing that embraces us, a joy that fills us  
and endears us

In this world, you reign in the sky and the seas  
With us you have found a place to call home, a new family  
bound by duty

Our love for you is like a sword for you to wield as thou will  
You arrive from the sea, us and you are cherished  
From the soles of your feet to the crown on your head  
This is your domain, this is your kingdom, this is your world

**This is Portofino**



## 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







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







PORTOFINO  
— THE FAMILY HOTEL —



## A ROYAL INTRODUCTION

From the sea you will sail into a beautiful marina and dock unto the walkway, where a porter awaits you with a warm welcome. With a few steps from the walkway you'll find yourself in the grand entrance and enchanting lobby.

Welcome to Portofino Hotel, where guests are treated like royalty and nothing is spared to make guests feel special at any time of day or night during their stay.

Portofino is an exclusive one of a kind 5-star deluxe family hotel, created with the needs of families in mind. The Portofino will be the first family hotel in the region to cater specifically for adults and children and offers a wide variety of quality children's facilities, including outdoor water related entertainment, a variety of lagoon inspired swimming pools, tailor-made clubs for different age groups and much more.

The Portofino is perfect for families with newly born babies (from 7 days old) right up to late teens and ensures that mums have the restful and relaxing holidays they deserve.

There are even appointed professional caretakers to mind the children, so mum and dad can have some alone time or even a date night. The variety of services for your cherished little ones include: The Baby Royal Club, The Toddler Royal Club, The Teen Royal Club.





# A ROYAL LANDING

The Portofino Hotel will have its own beautiful and fully services private marina where visitors and guests can dock their boats and yachts.

The hotel will be managed by one of the world's leading family hotel operators and will offer the ultimate in European hospitality and entertainment.

The Portofino will have around 450 amazing suites with Princess, Queen and Royal suites to choose from. All quarters will be graced with sea views and suites on the upper floors will have their own private rooftop plunge pools.







# THE HOTEL RESORT



# A FAMILY PARADISE





# A MONARCH'S ENTRANCE





SUBLIME  
BEAUTY





# ROYALLY ENTERTAINED





# REGAL QUARTERS THAT PAMPER THE SOUL





The image shows a close-up of a textured, brownish-orange surface, likely aged paper or parchment. The surface is characterized by a series of parallel diagonal lines running from the top-left towards the bottom-right. There are numerous small, irregular holes and indentations scattered across the surface, particularly along the diagonal lines. The overall appearance is that of an old, weathered document or book cover. The text 'FLOOR PLANS' is overlaid in white, bold, sans-serif font on the right side of the image.

# FLOOR PLANS



# PORTOFINO MASTER PLAN





# FLOOR PLAN



PRINCESS SUITE





A COLLECTION OF  
FINE THINGS



## FORCES OF NATURE

The Heart of Europe defies the impossible, where it doesn't exist, we build 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.





## YOU ARE MONARCHY DEFINED

The Portofino is a destination that offers an amazing experience that is sure to leave you feeling like monarchy. Guests staying at the hotel will have exclusive access to a variety of first class facilities and services to ensure that the whole family is pampered and entertained at all times.





## FIT FOR A QUEEN & KING

At Portofino, we say "The mother is queen", this magnificent resort will provide and cater for the mother's every need, to ensure that she feels right at home, pampered and relaxed and at all times.

The perfect haven for mums to enjoy a complete pampering of the mind body and soul. From spa and wellness treatments to beauty, health and fitness, the hotel caters to her every individual desire.

There is The Queen's Club, a 24-hour concierge and reception, baby sitting services, chauffer and travel booking services.

There will be a hosts of personal shoppers, beauticians, nutritionists, therapists and personal trainers to make their stay even more personalised to their needs.

There will be plenty to offer fathers complete relaxation and rich quality downtime. With direct access to the marina, it is the perfect spot for boat and marine enthusiast.





## FOR A PRINCE AND PRINCESS

This will be a dream holiday destination for children of all ages. Boys and girls will be catered for with a host of activities and attractions to keep them occupied and satisfied. From new-born babies to infants and teenagers, the hotel will provide parents with top class supervisors to take care of their children at all times.

The Portofino holds some excellent clubs for the children, the clubs include:

**The New-born Royal Club** for babies up to three months old.

**The Baby Royal Club**, for children up to two years old, a haven for the youngest family members with activities carefully selected to stimulate learning and fun.

**The Toddler Royal Club** for 2-5 years old, an exciting club for inquisitive little souls with a wealth of energy to burn, offering activities ranging from supervised art classes and soft play fun to story time, singing and much more.

**The Children's Royal Club**, for 5-11 years, older children have a host of activities, which offer fun, adventure and engagement.

**The Teen Royal Club**, for 12 years old and above. There will be gym quests to sporting challenges, this is the perfect club for competitive and fun-loving teenagers to make friends and takeaway fantastic holiday memories.

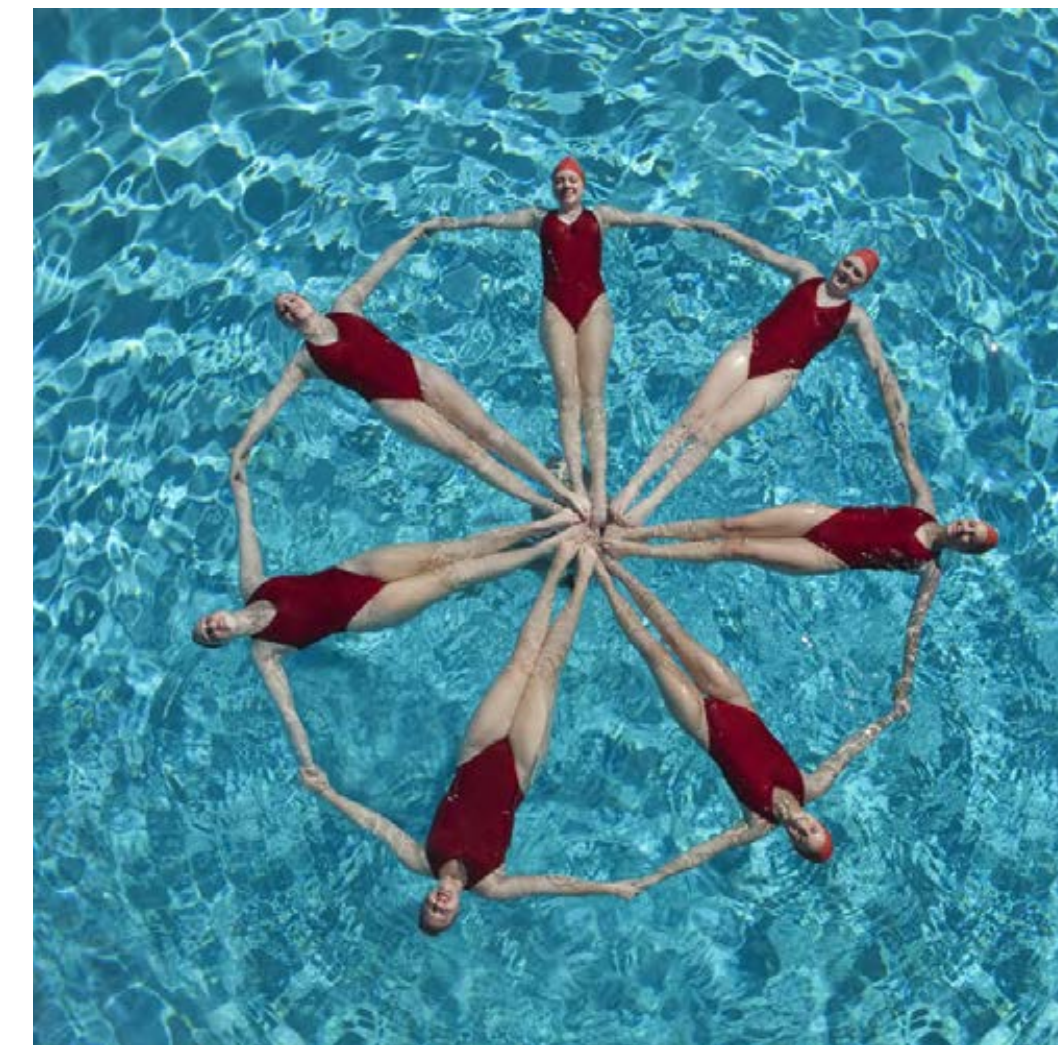




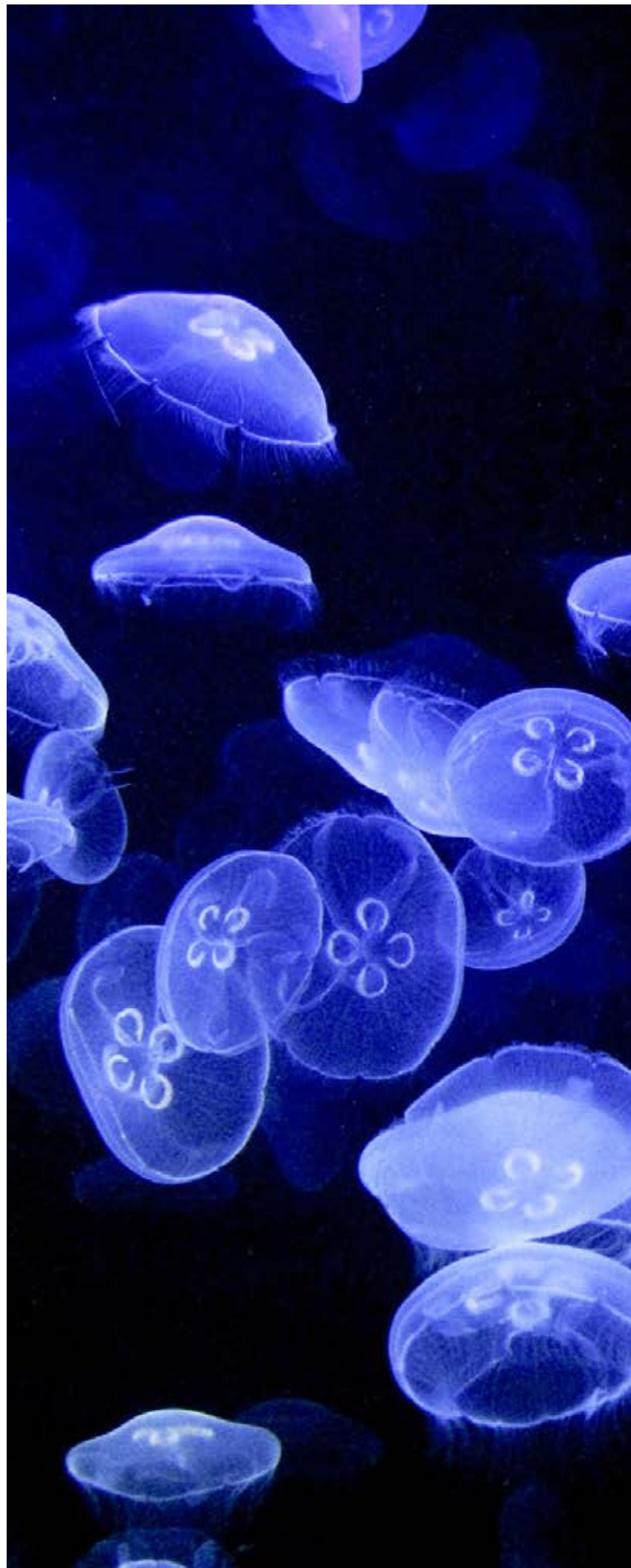
## AMAZING IS EVERYWHERE

There are wonders and wow moments wherever you find yourself at The Heart of Europe.

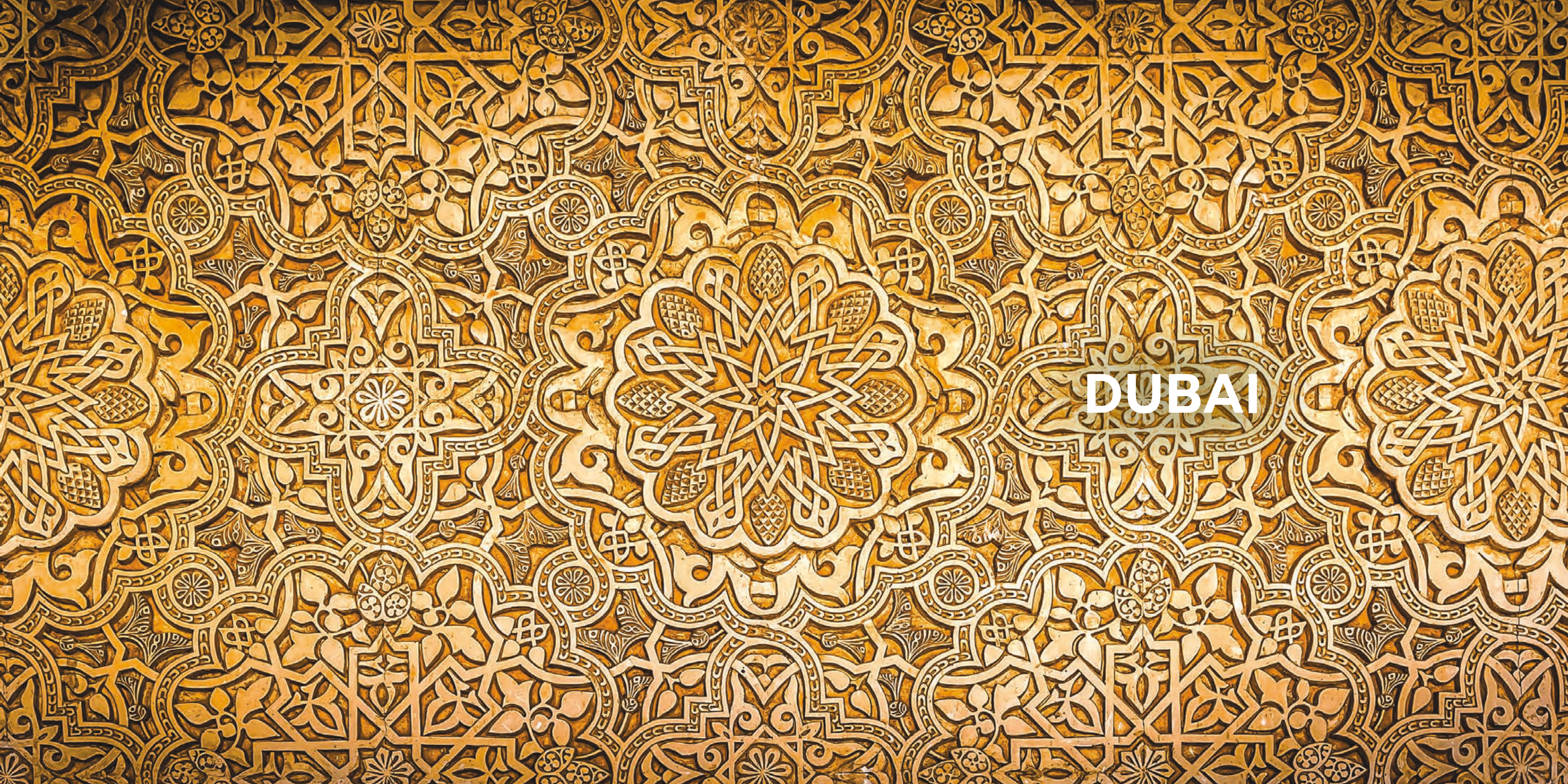
Be captivated and entertained by the grand circus and underwater museum, take in the wonderful sights of spectacular nightly firework shows or the rush of beautiful corals, over 100,000 of them, exciting nightlife for all ages. Indulge in your favourite activities and take to the water to sail, dive or jet ski and enjoy a complete European shopping experience with the best brands in the world.











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 offers 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



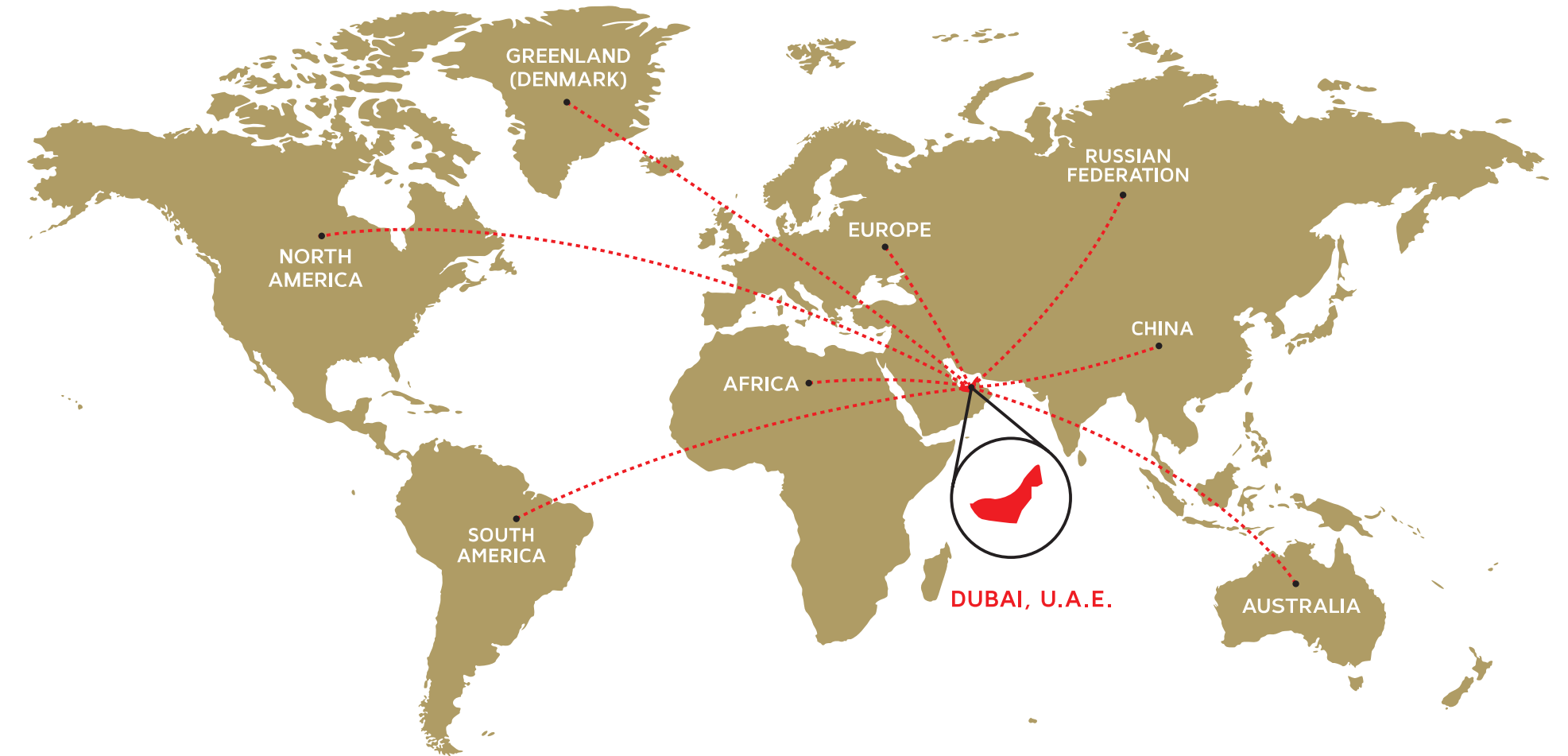
Multi-lane highways and a technologically advanced Metro, tram and public transport system



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.

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