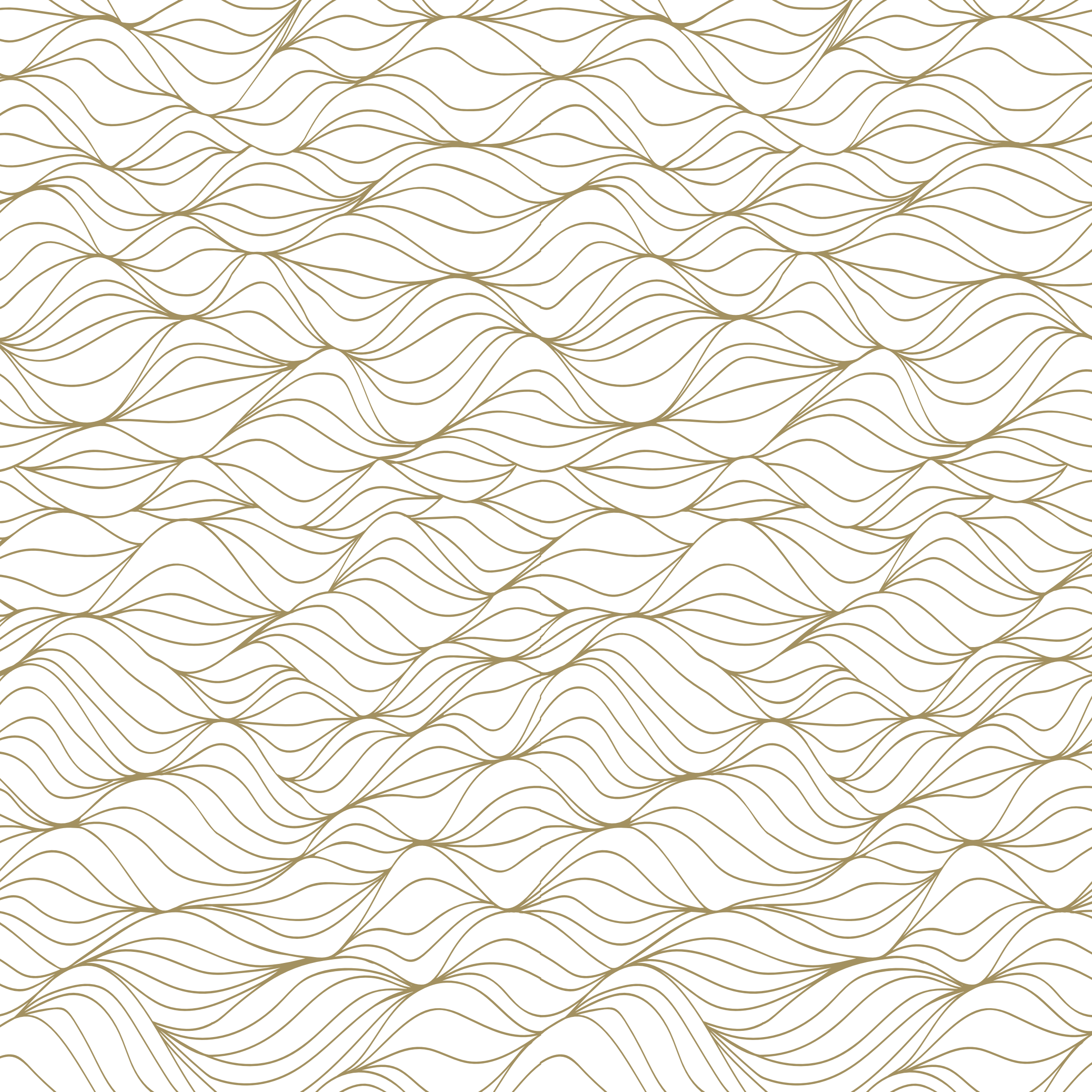
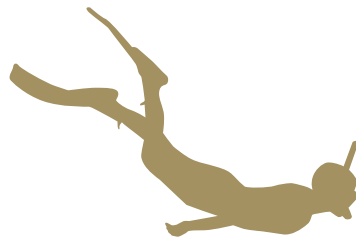


An underwater scene featuring a diver in the foreground and silhouettes of people on the surface. The diver is wearing a purple wetsuit, a blue oxygen tank, and yellow fins, swimming towards the right. The background shows a bright sun filtering through the water, creating rays of light. In the upper right corner, several silhouettes of people are visible on the surface, including a large dark shape that could be a boat or a large object. The bottom of the image is filled with vibrant coral reefs in shades of red, orange, and yellow.

WELCOME TO
The Côte d'Azur





DELIGHTFUL HEARTS

We have always sought freedom, a place to play and frolic in the sun
Our very own arena, where our hearts do not grieve, but where our souls
laugh with glee

Our very own world where we are carefree and never know despair
With wanton delight we laugh by the moonlight and by magic we dance in
the sun

We fill our bellies with such sweet things and we bathe in the beautiful
waters of the sea

We are lost in beauty and our hearts swell with delight and pleasure
The sky is filled with delightful colours and the waters teem with beautiful
creatures

Tell us your story, share your memories and your heart's desire and in return
we'll give you our coast

This beautiful blue coast, which mesmerises us, sets us free and tantalises
our souls

This is the coast of frolic, pleasure and freedom

This is Côte d'Azur

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**









THE CÔTE D'AZUR
HOTEL

BE REMARKABLY SPOILT

Welcome to the beautiful Blue Coast, welcome to The Côte d'Azur, a lavish high end 5-star luxury beach hotel. This is where contemporary living meets Mediterranean style, with superior rooms, suites and deluxe apartments.

The Côte d'Azur design was driven by beautiful modern Mediterranean architecture, that echos timeless style and feature some of southern Europe's most impressive architecture.

This amazing hotel will hold over 800 keys and The Côte d'Azur will be located on one of the prime beachfront stretch on Main Europe Island at The Heart of Europe which is close to the Main Gate and a short stroll to the majestic amphitheater.





SAIL BY DESIGN

The facades on the exterior of each hotel room is inspired by the sails of boats synonymous with Le Côte d'Azur, The Blue Coast in the south of France and the hotel holds over 640 sails at The Côte d'Azur.

These beautiful and colorful sails are at the very nature and essence of The Côte d'Azur, which welcomes on quest with an open embrace.









THE HOTEL RESORT

A HEAVENLY BEACH RETREAT



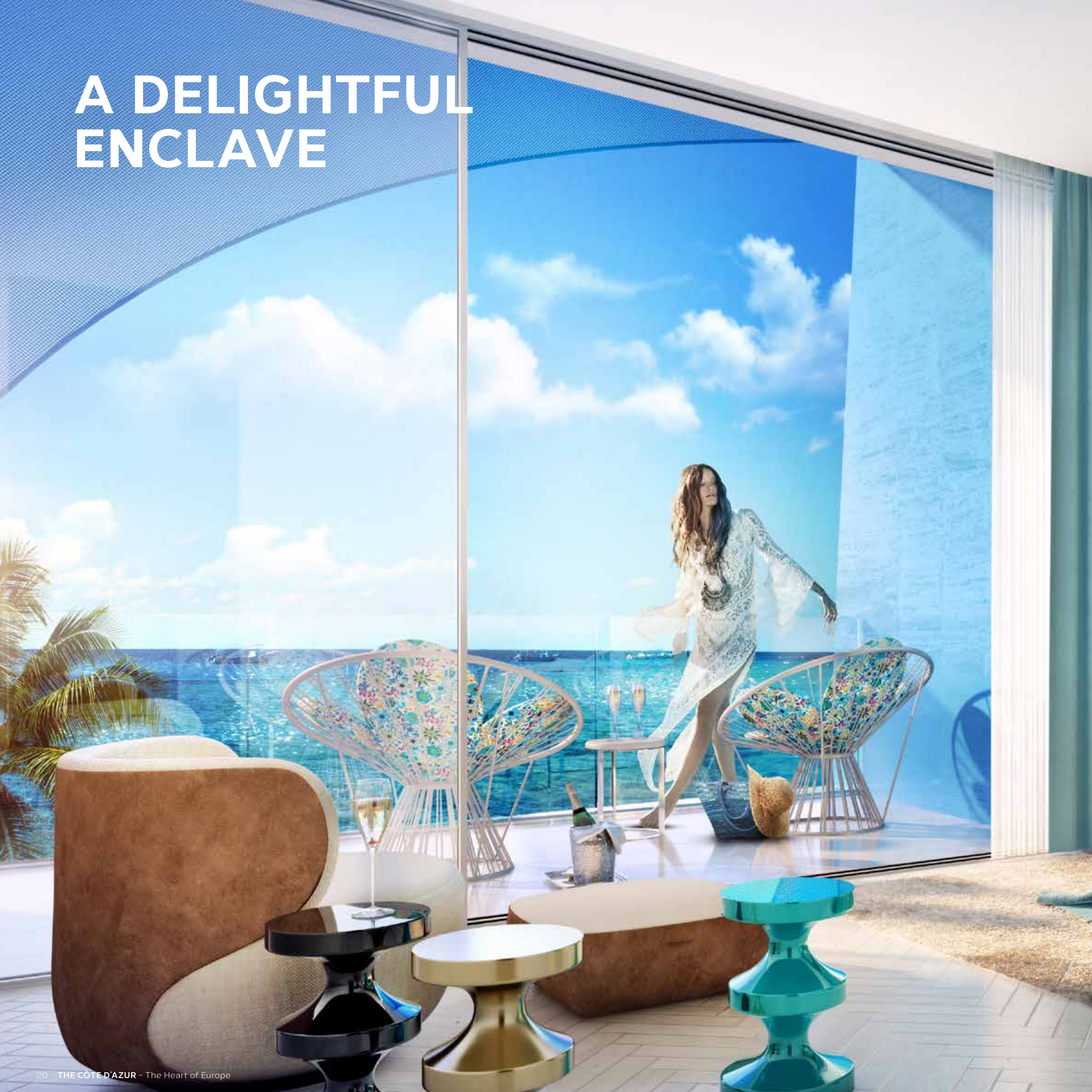


ESCAPE TO BEAUTIFUL FREEDOM





A DELIGHTFUL ENCLAVE







The image shows a close-up, top-down view of several thick, braided ropes or twines. The ropes are made of natural fibers, likely sisal or jute, and are a warm, golden-brown color. They are arranged in a somewhat chaotic but overlapping pattern, with some ropes in the foreground being more in focus than others in the background. The lighting is soft, highlighting the texture and individual strands of the fibers. The overall appearance is that of a high-quality, natural fiber product.

FLOOR PLANS

THE CÔTE D'AZUR MASTER PLAN



2136 - 2169

2080 - 2135

2044 - 2079

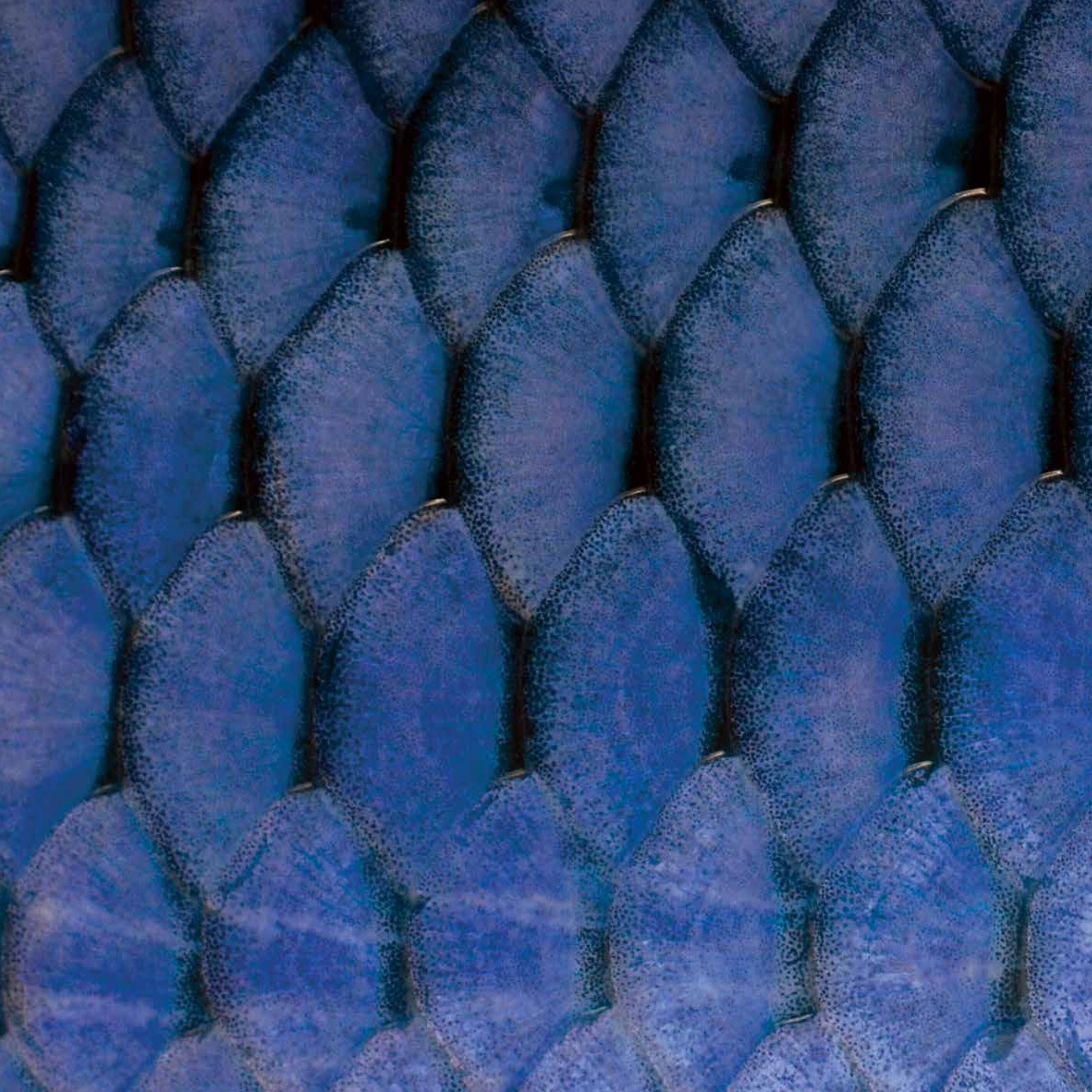
2001 - 2043

THE DELUXE SUITE





THE SUPERIOR DELUXE 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.





CRÈME DE LA CRÈME

Côte d'Azur will offer unique experience and each residence will command either breathtaking sea and Dubai skyline views or the adjacent European styled street, which will offer luxury boutiques, cafes, restaurants and much more.

The Côte d'Azur Hotel will be a sublime holiday destination for couples, families and groups and is perfectly located on the exhilarating island of Main Europe.

This is a world of fascination, with picturesque courtyards, landscaped gardens, a beautiful white sandy beach, clear waters, children's clubs and all manner of watersports including diving, snorkeling and sailing. If you fancy dining out, there are a variety of Mediterranean style beach cafes and restaurants that serve sumptuous meals and there's shopping to be done, with numerous luxury shops, making The Côte d'Azur a dream holiday destination.





AMAZING IS EVERYWHERE

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

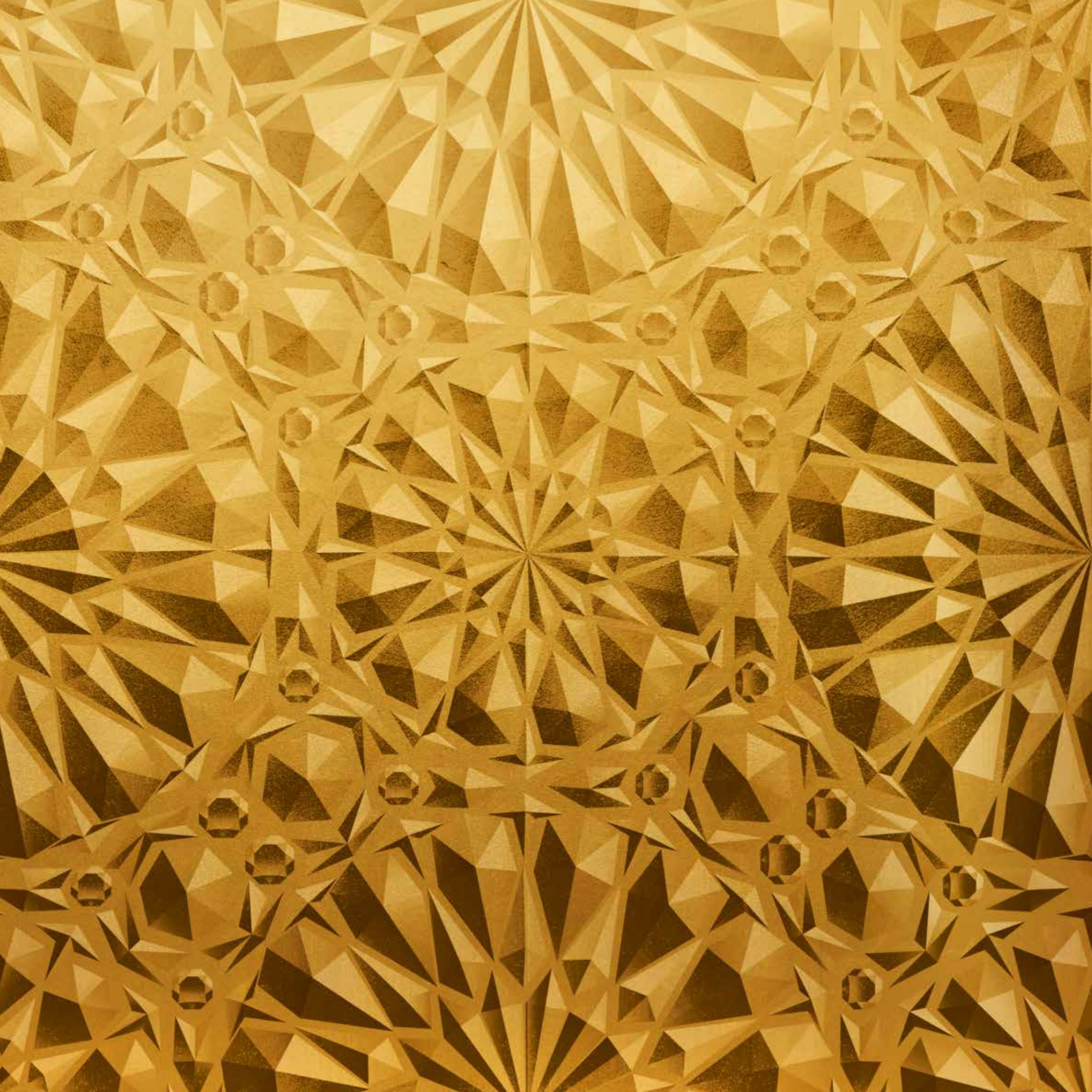
Be captivated and entertained by the grand circus and underwater museum, take in the wonderful sights of spectacular nightly firework shows or the rush of beautiful corals, over 100.000 of them, exciting nightlife for all ages. Indulge in your favourite activities and take to the water to sail, dive or jet ski and enjoy a complete European shopping experience with the best brands in the world.











The background is a complex, golden-brown geometric pattern. It consists of numerous small, interconnected triangles and polygons that create a low-poly, crystalline effect. Interspersed within this pattern are larger, repeating star-like shapes. Each star has eight points and a central circular element. The overall appearance is that of a textured, metallic surface, possibly gold or brass, with a repeating decorative motif.

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



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

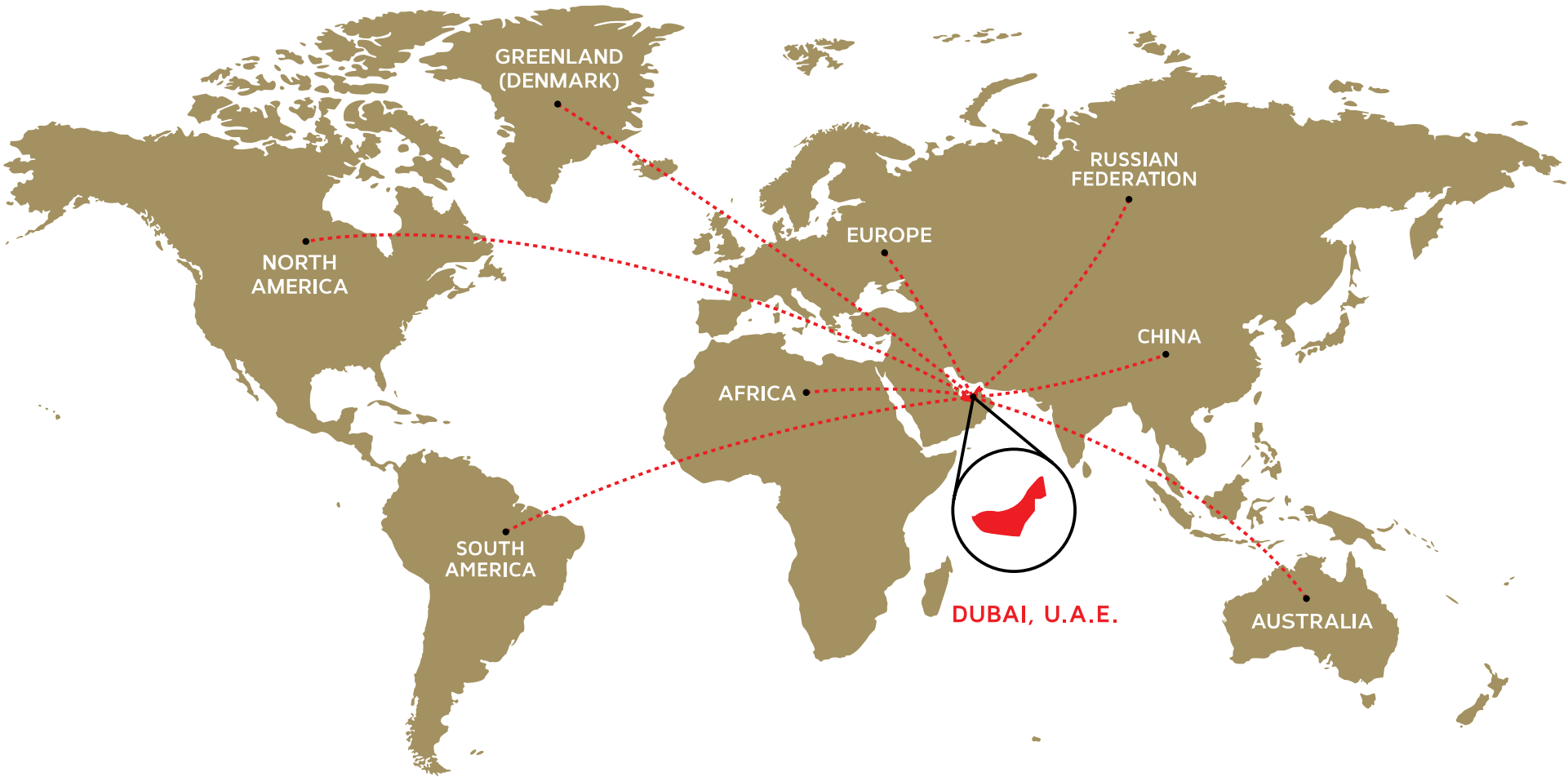


Multi-lane highways and a technologically advanced Metro, tram and public transport system



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 Property Sales

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