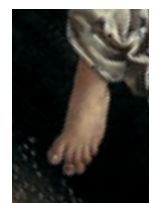
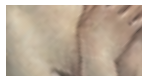
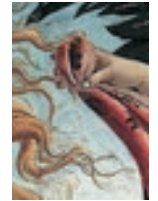


# PORTOFINO

FAMILY HOTEL



THE WORLD  
DUBAI





THE  
JOURNEY  
OF  
LOVE  
BEGINS





A CELEBRATION OF THE BEST EUROPEAN  
EXPERIENCES IN AN UNRIVALED HOLIDAY  
AND SECOND HOME DESTINATION.

**PORTOFINO**  
FAMILY HOTEL





# I ITALIANO INSPIRED

"The town's natural harbor. Colored facades with balconies, flower and restaurants meld with the sea. A pure love for the Italian villages. A tribute to the real Mediterranean atmosphere".

LETS  
**BEGIN**  
WITH A BOAT RIDE

It's the perfect opportunity to relax into your holiday or weekend away, as you are transported to another world reminiscent of the stunning Italian Riviera. As the sea laps the hull, you'll sail up to the magnificent Portofino Hotel on Main Europe island.

Designed by Italian architects and surrounded by glistening turquoise oceans, a breathtaking serviced marina will unfold before you. A playground of activities for children of any age. Guests and suite owners can moor their boats and yachts here for the duration of their stay and watch them bob in the water as if they were on the idyllic fishing village in Portofino, Italy. This is also where hotel shuttle boats, disembark their passengers direct into the care of the Italian staff, who provide a more than royal welcome.



Introducing one of the most exclusive and 'postcard worthy' destinations in the Heart of Europe - Portofino Hotel.

An  
*arrival*  
like no other







The Portofino Hotel Lobby - lush foliage welcomes your gaze, only interrupted by stunning Italian renaissance art



**Five star**

# *family*

**Resort**

As the first five-star, family-only hotel in the region, Portofino Hotel exudes contemporary Mediterranean architecture featuring 489 spacious sea view suites including rooftop villas with their own private plunge pools. More than just a hotel, this destination is home to a dedicated harbour, European style cafés, a luxurious wellness centre fit for a queen and an abundance of entertainment for the kids including beaches, a snow plaza, theatre and over 500 aquariums for them to discover the magical underwater world.

Whether guests are looking to sail across the waters on a yacht, soak up the Mediterranean lifestyle, splash in the pool with the kids or feast on culinary delights, they'll have everything at their fingertips at this highly sought-after family resort.



Dive into  
*serenity*



Amidst glistening turquoise waters, endless sun kissed sands and tropical greenery, Portofino Hotel is the ideal place to lay back, relax and soak up the Mediterranean sun.



5

SWIMMING POOLS  
4 OUTDOOR, 1 INDOOR

Featuring five breathtaking swimming pools (four outdoor and 1 indoor), the hotel also boasts an Olympic Pool that will feature awe-inspiring live performances, water ballet and synchronized swimming acts. With two pristine beaches that stretch on for miles, guests can choose between a refreshing open dip, sunset drink at the Pool Bar or an energetic fitness class at the fully equipped Water Sports Centre.



Mesmerizing synchronized ballerina performances in the Olympic pool

EXPLORE  
**ENDLESS**  
ENTERTAINMENT

There will never be a dull moment at Portofino Hotel thanks to a wide range of activities and entertainment.

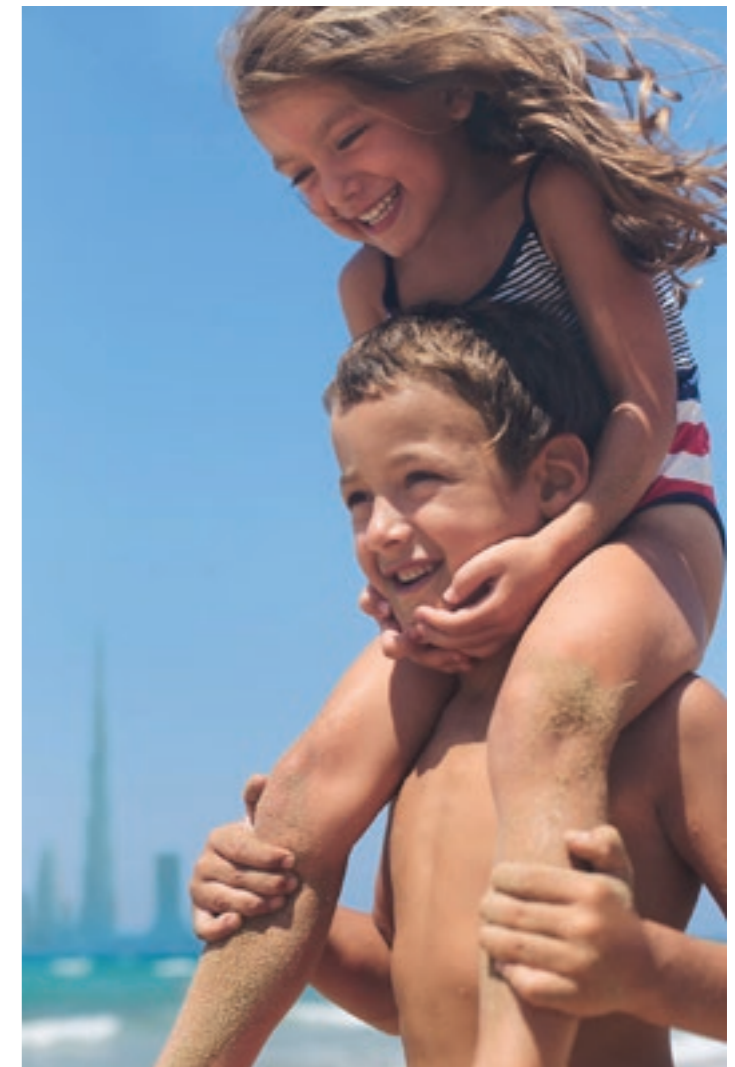




Kingdom of  
*portofino*  
Kid's Club

In the Kingdom of Portofino Kid's Club, kids can play for hours in the snow plaza building snowmen, creating snow angels and exploring their very own winter wonderland.

If it's the underwater world they want to explore, the hotel will host over 514 aquariums, representing the 514 fish species of marine life that occur in the UAE marine waters to educate and delight guests by bringing the ocean to life. Guests can also learn about the Marine Life Sciences Centre and how its fragmenting coral and will have grown 100,000 corals in the coral nursery by 2020.





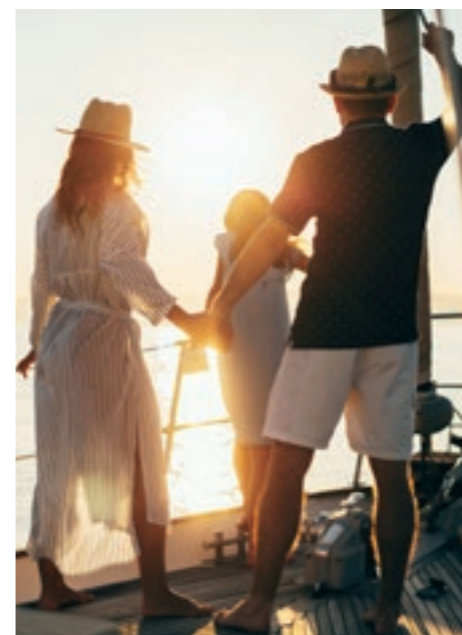
## Experience *mediterranean* wonders



For the whole family, the Castelo Theatre will be home to live stage shows, movie screening and concert performances with musical bands and entertainment acts for everyone to enjoy.

And that's not all, much like the tours in the original Italian Portofino, guests can also sail around the islands, go fishing with our team or enjoy a private boat tour. Overlooking beautiful tranquil waters, other fascinating islands, or just the breathtaking Dubai skyline. Guests can do this at any time of the day and even for iconic, Italian style, sunset aperitifs.

Back on dry land, go for a walk among olive and lemon trees, vines and vegetables. Much like the genuine Portofino gardens, this authentic experience, has views that will leave you speechless.





Indulge in the  
*finest  
cuisine*



Food for the  
*soul*



Order a Cappuccino in our lobby terrace, close your eyes, and be transported to Portofino's piazzetta itself.



For dining there will be a choice of mouthwatering Mediterranean restaurants: Acquario, Porto Beach Cabana, Don Giuseppe, La Piazzetta and Salone Lounge, all exceptional, with an Italian twist, and serving organic produce, spices and herbs picked locally from the region.

But that's not all, why not learn to cook like the masters. Enjoy some gourmet Italian cooking lessons with your friends or family and discover the secrets of the traditional Ligurian

dishes and homemade pasta.

And If guests want to end their night on the perfect note, they can relax in any of the six bars to enjoy an exquisite cocktail or shisha with a serene sunset view over the pool or beach.

Majestic

*dining*  
experiences



Dine across sea from the stunning Dubai skyline

Breathtaking  
*views*

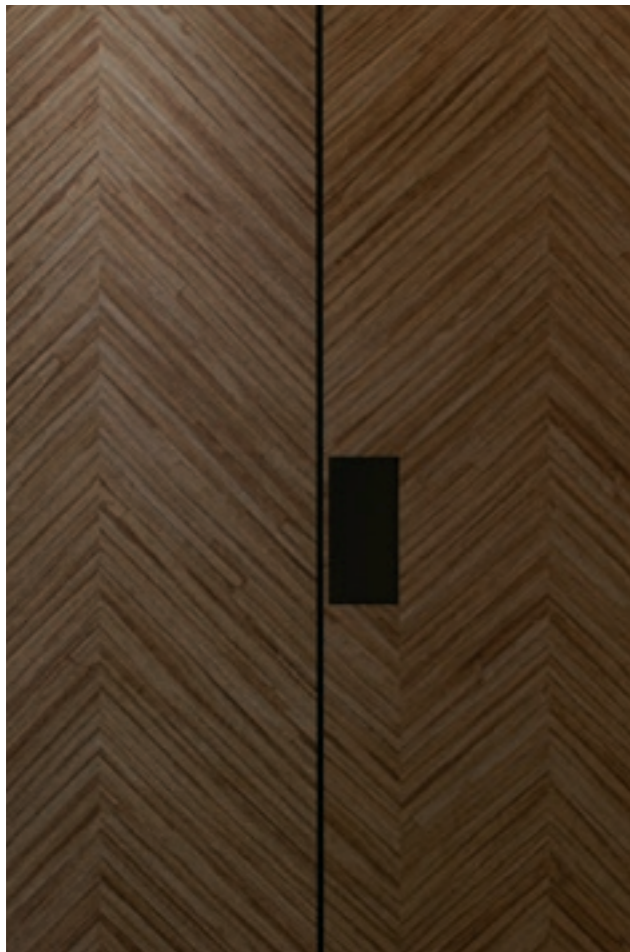


Sky Bar overlooking the stunning Dubai skyline

Unwind in rooftop  
*splendor*



The rooftop lounge, perfect for laidback socializing



# LIVE LAVISHLY

The interiors at Portofino Hotel have been designed to take your breath away.

Using ancient Feng Shui practices, every space has been thoughtfully designed, from the furniture to the homewares, to create an energy that is calming, relaxed and inviting.

Designed by Italian architects with the finest finishings, every room exudes Italian style with a modern, contemporary feel.



Fit for a  
*royal*

Featuring 471 Princess Suites (and 17 Queen Suites), each have their own sea view looking out across the glistening waters of the Arabian Gulf towards the breathtaking Dubai skyline.



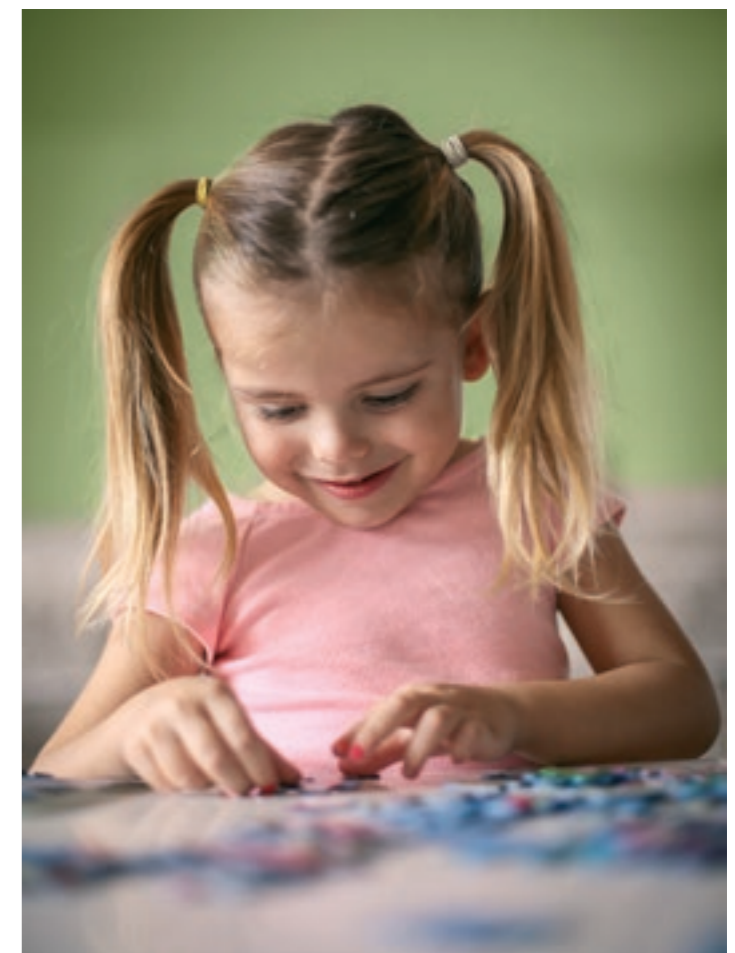
*relaxed*  
interiors



Suites for the whole  
*family*







Kids private en  
*suite*  
fun

A unique aspect to the suites are the suites within them just for the kids. Every suite can be closed off so that the kids can have adventures in their mini suite privately, while mum and dad get some peace and quiet.

A  
*backdrop*  
like no other





EVERY  
**DETAIL**  
CONSIDERED



Bathrooms are purposefully  
designed in calming aesthetics  
for the ultimate relaxing  
experience.

# LUXURY

## REIMAGINED



## VILLA ADRIANA

For a stay that takes luxury to a whole new level, guests can enjoy the Villa Adriana (Presidential Suite). A huge suite offering private rooftop infinity pools, Italian designed courtyards and an abundance of entertainment areas. Named after the famous Roman Emperor Hadrian, this villa pays homage to his generosity, ambition and passion for building amazing architecture across the Roman Empire.



Plunge in  
*privacy*



Entertain in  
*opulence*





# STAY IN SHAPE

If staying fit and healthy is a priority for guests, then this hotel won't disappoint.

With a range of fitness centres, guests can enjoy a morning class on the Yoga Terrace, a quick work out session at the unisex Vita Fitness Club or if the ladies are looking for a little more privacy, the hotel also features the La Donna Spa, a women-only space with its own indoor pool, beauty centre, and bar.

To refresh after a workout, the Health Bar is the ideal place to grab a delicious fresh juice, protein smoothie or healthy snack.



FIT FOR A  
QUEEN



# LA DONNA SPA



For a true escape from  
the hustle and bustle of the busy city,  
La Donna, our women's only spa,  
is the perfect solution.

Unlike any other spa in the region, it was specifically made for the needs of the women in the UAE and the region. Indulge in incredible private treatments and wind down in our relaxation areas overlooking the stunning Dubai skyline. It can even be booked for private events such as fashion shows and functions.

Portofino Hotel knows just how much a Mother deserves to be pampered. That's why they've developed a rejuvenating retreat where they can unwind, relax and rejuvenate in complete bliss.



Stunning

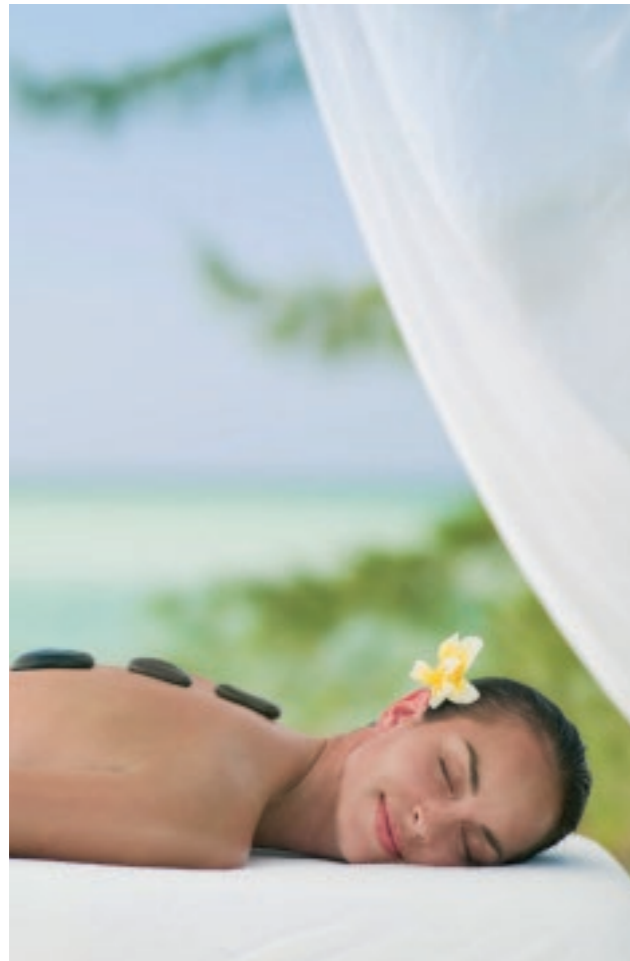
*vistas*

wherever you go



# *exclusively*

catering to every woman's needs



La Donna Spa is an exclusive space that caters to every woman's needs. Whether she's looking for an indulgent massage, a manicure, a relaxing yoga class, personal shopper or a caretaker for the kids, every Mother can soak up the serenity of this tranquil spa.

With a strong focus on promoting the health and wellness of busy Mums, the La Donna Spa also offers dedicated personal trainers, nutritionists and therapists. In close proximity to the Kids' Club, the Unisex Fitness Centre is a place where Mum's can stay active and energetic during their stay while their children are safely taken care of.

*la  
donna*  
Beauty Box





Swim in

*tranquil*  
privacy



No trip is complete without a spot of shopping, and Portofino Hotel makes that possible.

# BROWSE



THE  
BOUTIQUES

Whether guests want to browse designer pieces in the boutique retail outlets, take home a souvenir from the gift shop or simply meander through the quaint laneways of Calata Marconi Lane and Piazza Della Libertá Lane, there is something for the whole family.



# THE BEST OF EUROPE

The best of European experiences will be brought to guests as the hotel will feature 1km of 'rain and snow streets', a world first.

Guests can experience true European weather as they wander through the quaint cobbled stoned streets filled with Italian cafés and restaurants.

Not only that, guests can also enjoy a whole program of exciting European festivals, celebrations and events at The Heart of Europe –just a short Gondola ride away.





## Essence of *Europe*

Nestled within the magnificent World Islands Dubai, lies the Heart of Europe. A destination built by the Kleindienst Group (Europe's largest developer in Dubai) it's designed to offer the best of European experiences and culture for its guests.

That's what makes "The Heart of Europe" such an attractive investment opportunities for local and global investors. Offering new freehold, second-home luxury villas, palaces, chalets and hotel suites.

Made up of a cluster of six islands, the Heart of Europe is a USD 5 billion project that has been designed with both vacationers and stay-cationers in mind. Featuring a total of 13 hotels and resorts, 4000+ units and over

50+ attractions every year, this is truly a one-of-a-kind destination.

Capturing the very essence of European living, the space will feature quaint cobbled streets for casual strolls, bustling plazas for a spot of shopping and awe-inspiring architecture for Instagram worthy photos. Located just 4km from Dubai's mainland, it will also feature six 'world firsts' including an underwater floating living, outdoor snow plaza, dedicated wedding hotel, artificial raining streets, dedicated 5-star family hotel and an underwater hotel with a state-of-the-art gym and spa. In between world-class cultural events, guests can also enjoy a whole program of exciting European celebrations, festivals, and events.



# 6 WORLD FIRSTS

# 6 ISLANDS



FIRST UNDERWATER HOTEL WITH GYM AND SPA



FIRST DEDICATED WEDDING HOTEL



FIRST FLOATING AND UNDERWATER EXPERIENCE



FIRST DEDICATED 5 STAR FAMILY HOTEL



WORLD'S FIRST ARTIFICIAL RAINY STREETS



WORLD'S FIRST OUTDOOR SNOW PLAZA



5Bn  
USD PROJECT VALUE



4,000+  
UNITS TO BE DELIVERED



1,500+  
EMPLOYEES



4,000  
JOBS TO BE CREATED



50+  
YEARLY ATTRACTIONS



13  
HOTELS & RESORTS







100%

GUARANTEED ROI



# INTELLIGENT INVESTMENTS

The development will provide attractive investment opportunities for both local and global investors in Dubai's new freehold and become the second-home market for luxury villas, palaces, chalets and hotel suites.

Through increased capital appreciation it will also hold rental yields of 8 to 10% and guarantees in the Sales and Purchase Agreement of 100% ROI.

The second-home market is growing rapidly across the UAE and set to be worth an incredible AED 50 billion.

A "home away from home" experience, these properties are often used for weekend staycations where owners can drive or sail to and escape the hustle and bustle of the city.

The second-home market is in line with the growing trend towards investments in income-generating assets and offers strong rental yields due to the high number of tourists every year.



THE MOST EXCLUSIVE  
SECOND HOMES  
IN THE WORLD

An aerial photograph of Dubai, United Arab Emirates, showing the city's urban landscape and the Palm Jumeirah. The 'The Heart of Europe' project is highlighted with a white dashed line and a white dot. The project consists of a cluster of 300 man-made islands in the shape of a heart, located in the Arabian Gulf. The text 'The Heart of Europe' is written in a white, elegant script font, with 'of' in a smaller font between 'Heart' and 'Europe'. Below it, 'THE WORLD DUBAI' is written in a smaller, white, sans-serif font. A white line connects the text to the project location. A small white boat icon is positioned near the project location, with a white dashed line connecting it to the text 'The Heart of Europe is 4 KM from mainland Dubai'.

The Heart  
of  
Europe

THE WORLD  
DUBAI



The Heart of Europe  
is 4 KM from  
mainland Dubai

# BRINGING THE WORLD TO DUBAI

The World Islands Dubai is one of the most aspirational, imaginative and unique property developments to date. Situated in a truly breathtaking location surrounded by azure waters and marine life, this destination welcomes both residents and tourists to a whole new level of luxury.

Comprised of a collection of 300 man-made islands that map out the globe, this development is home to some of the most exclusive and private second homes, hotels, resorts, shopping and entertainment experiences the world has ever seen.

As a remarkable vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, the World Islands Dubai brings the best experiences from all corners of the globe to the region. Aligning with His Highnesses vision, Kleindienst is bringing the best of European experiences and cultures to the shores of Dubai through the spectacular The Heart of Europe Project.

# WE DO MORE THAN LUXURY

## WE DO THE IMPOSSIBLE

Josef Kleindienst Chairman, Kleindienst Group.

The Kleindienst Group is the largest European Real Estate developer in Dubai.

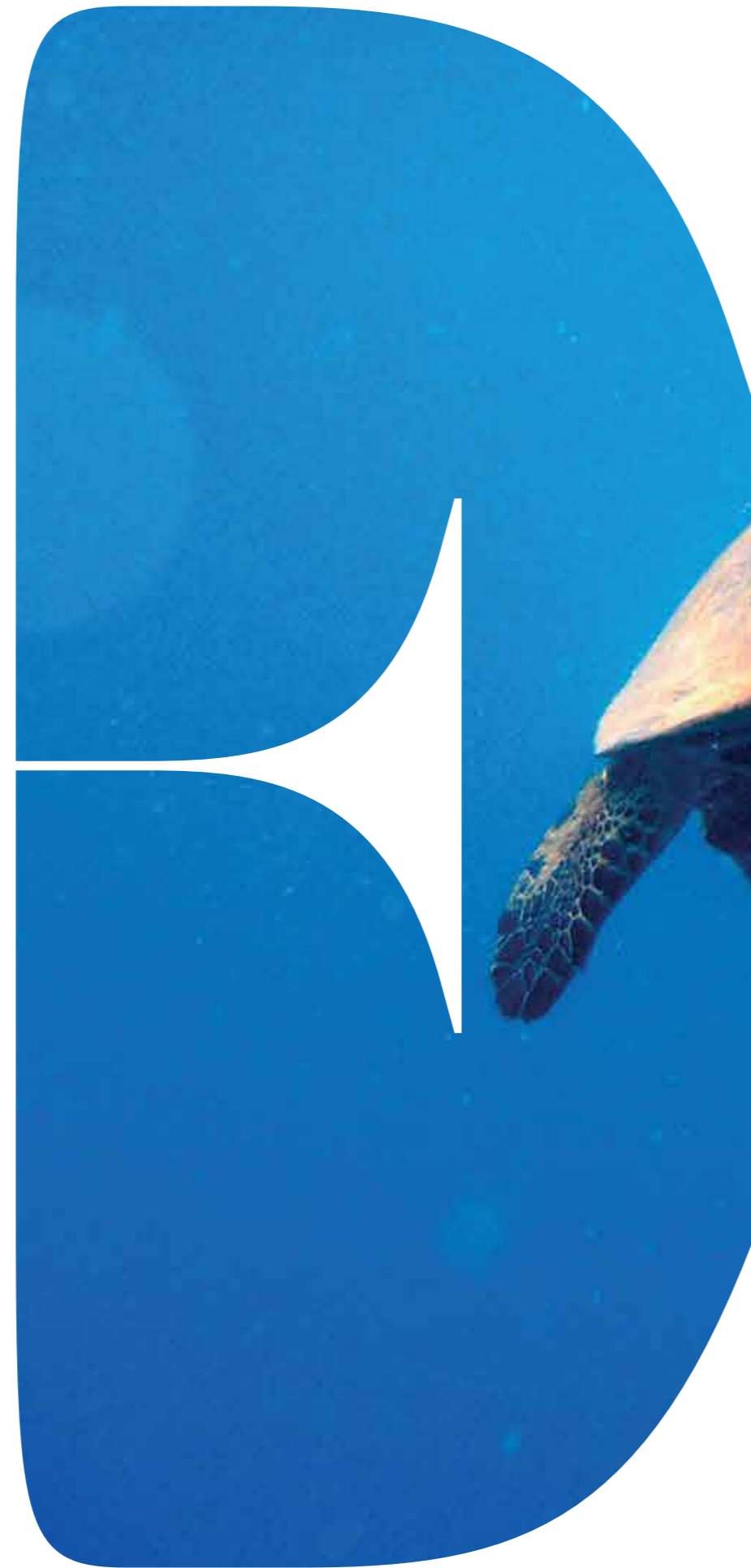
It prides its self in always pushing the boundaries and pioneering the most innovative concepts. And are particularly passionate about bringing the best European experiences and cultures to Dubai.

Established over 30 years ago in Austria and Hungary, they have been present in Dubai since 2003. Since then the Kleindienst Group has built a dedicated team of more than 1,500 employees and created a diverse portfolio of businesses within the property development, construction, hospitality, property brokerage and corporate business sectors.

Offering attractive investment opportunities with 100% guaranteed ROI, the Kleindienst Group are renowned for attracting both local and global wealth to the region. This is partially done through creating second home properties, that exude unparalleled hospitality and unexpected world firsts.

And as supporters of the UAE National Agenda 2021, the Kleindienst Group are committed to Dubai's vision in bringing the best global experiences to the emirate and helping the DTCM meet its goal of adding 40,000 new hotel rooms by 2020.





## AN ECO— APPROACH

When it comes to taking care of our environment The Heart of Europe are passionate pioneers. Knowing that even the smallest changes can make the biggest difference, they have implemented a range of sustainable solutions to ensure they are reducing environmental impact to preserve the future of our planet. This includes installing solar-powered electricity right throughout the hotel, to using only organic and UAE locally sourced produce for all of the restaurants and cafes.

Committed to a zero-discharge policy, they use filtrate water to remove micro plastics, recycle shower water for landscaping and lay down silicon discharge installations so irrigation water doesn't seep into the ocean. Dedicated to preserving our marine life, they have also built a dedicated Marine Life Science Centre to rehabilitate injured and sick turtles and grow new coral beds for the native marine life and fish to thrive.

# WHY DUBAI?

## AT A GLANCE



ONE OF THE FASTEST GROWING CITIES IN GDP RATES AS WELL AS DIVERSITY



FIRST COUNTRY IN THE MIDDLE EAST TO HOST A WORLD EXPO (EXPO 2020 DUBAI) APPROX. 25M EXPECTED VISITS



A MULTI-CULTURAL ECONOMY, 92% OF THE POPULATION ARE EXPATS



EASE OF BUSINESS SET UP



SAFE AND VERY SOUND



OPEN AND FREE SYSTEM



STABLE CURRENCY

0%

ZERO INCOME TAX



WORLD-CLASS INFRASTRUCTURE



HIGH LIQUID PROPERTY MARKET



STRONG CAPITAL APPRECIATION

100%

100% FOREIGN OWNERSHIP, REPATRIATION OF CAPITAL AND PROFITS



READILY-AVAILABLE FINANCING OPTIONS



SOME OF THE HIGHEST RENTAL YIELDS IN THE WORLD

224bn

ALMOST AED 224 BILLION IN PROPERTY INVESTMENTS FOR 2018

## A vision, realised

Dubai is a dynamic, cosmopolitan city that literally has it all. Pristine beaches, unique culture, five-star luxury living. As well as some of the best dining, leisure and entertainment experiences on the planet.

Home to an eclectic mix of over 200 nationalities and a growing population year by year, the region offers a unique and unforgettable experience for both residents and over 16 million tourists annually. Perfectly located, the city has access to over 2.2 billion consumers from both the East and West time zones with over 6,500 direct flights weekly connecting Dubai to the rest of the world. So if you combine its ideal location, distinguished luxury, with a secure lifestyle and stable economy, it's no wonder Dubai is one of the most sought-after business and residential destinations in the world.

THE  
FLOOR  
PLANS





# PRINCESS SUITE – A



	SQM	SQFT
ROOM AREA	58	626
COMMON AREA	13	140
TERRACE	6.8	74
<b>TOTAL AREA</b>	<b>78</b>	<b>840</b>

# QUEEN SUITE – A



Certain rooms will have a terrace while others will have a marine garden.

	SQM	SQFT
ROOM AREA	123.08	1324.83
COMMON AREA	42.93	462.09
MARINE GARDEN	91.57	985.65
<b>TOTAL AREA</b>	<b>257.6</b>	<b>2772.57</b>