

HOTEL LONDON

— WORLD ISLANDS DUBAI —

Fact Sheet



The
Heart
of
Europe

THE HEART OF EUROPE



Set amongst the World Islands off the coast of Dubai, The Heart of Europe Projects is a self-sufficient upscale resort and second home destination developed across six islands, just six km offshore. Combining the best of European culture, architecture, and hospitality with the luxury and innovation of the Emirates and the white, sandy beaches of tropical islands, The Heart of Europe offers breathtaking experiences, from underwater living, to the climate- controlled Raining Street. Whether you are looking for a prime residence, a floating villa or a hotel suite, you will find your perfect property here.

WHY THE HEART OF EUROPE?

6

WORLD FIRSTS



Underwater
Hotel with Gym
and SPA



Dedicated
Wedding Hotel



Floating and
Underwater Living
Experience



Dedicated 5*
Family Hotel



Climate-controlled
Rainy Streets



Outdoor
Snow Plaza



6Bn

USD Project Value



4,000+

Bedrooms to be
delivered



6,000

Jobs to be
created



51+

Yearly
Attractions



28

Coral Reefs
For Day & Night
Diving



20

Hotels & Resorts



6

Islands



THE WORLD ISLANDS

Sitting around 15 mins off the coast of Dubai in the Arabian Gulf, the World Islands are a collection of smaller islands designed to replicate the world in miniature, with each island named after its corresponding country.

KLEINDIENST GROUP

Established more than 30 years ago in Austria and Hungary, and present in Dubai since 2003, the Kleindienst Group is the largest European real estate company in Dubai with more than 1,500 employees over its diverse portfolio of businesses which include property development, construction, hospitality, property brokerage, and corporate business centres.

As with everything at The Heart of Europe, our projects are designed to challenge convention in the industry and exceed expectations. Kleindienst normalizes the unexpected and brings the future mega-trends in the industry to the present.

HOTEL LONDON

Welcome to the hotel inspired by the city one can never get bored of. Hotel London reflects this dynamic spirit, creating a poetic bridge from the Thames to Dubai, this five-star addition features 96 luxurious rooms, inviting guests to experience a rather elegant action-packed stay with a wraparound rooftop infinity pool overlooking the Dubai skyline, classic tearooms, a sophisticated English pub in a contemporary setting as well as a 500 people ballroom for events that aim to make a mark in the Dubai calendar. Additionally, the boutique hotel embraces eco-friendly innovations, incorporating solar energy, waste-free systems and other sustainable technologies to honor London’s heritage with a modern vision.



LONDON AMBIANCE

Mind the gap as you step into the boat to experience the best of London in this island location. Between the Central Plaza and the iconic Raining Street, Hotel London is a place to savor the best of British food from an English pub to the classic high-tea, and to indulge in the finest fashion and beauty brands. Let the acoustic music and the Dubai skyline take your breath away - all from the legendary James Bond bar overlooking the rooftop infinity pool.

FEATURES & AMENITIES

- Modern boutique five-star hotel
- European-like winter experience on the central snow plaza and raining street
- Fine dining with pub, high-tea, pool bar and gastronomic restaurant
- Luxury store fronts
- Unique Rooftop infinity pool with cutting-edge cooling technologies
- Pristine beach and sunset views with Dubai skyline

LAUNCH OFFER

100% NET ROI OVER 12 YEARS* & INCLUSIVE OF FURNITURE

TOTAL 96 UNITS • 8 SUITES • 88 KING/TWIN DELUXE ROOMS
2 RESTAURANTS • ROOFTOP POOL • 9 RETAIL SHOPS • BALLROOM FOR 500 GUESTS

Unit	Area Sq. Ft.	Pre-launch	Post-launch
Guest Rooms	From 561 sq ft to 650 sq ft	AED 2.5M - AED 3.1M	AED 2.8M - AED 3.5M
Suites	From 1,286 sq ft to 1,380 sq ft	AED 5.6M - AED 6.6M	AED 6.5M - AED 7.6M

*Price will change as per unit view

PAYMENT PLAN

Payment	Percentage	Timeline
1	20%	Immediate
2	20%	Second Installment (June 2025)
3	20%	Third Installment (December 2025)
4	20%	Fourth Installment (June 2026)
5	20%	Final Installment (December 2026)

*Terms & Conditions Apply

ROOMS & SUITES - FLOOR PLANS

KING DELUXE / TWIN ROOMS



SUITES



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TRADITIONS MEET TOMORROW



THE WORLD
DUBAI

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