

MARBELLA

RESORT HOTEL



Factsheet

The
Heart
of
Europe

THE WORLD
DUBAI

The Heart Of Europe



Set amongst the World Islands, The Heart of Europe is a self-sufficient upscale resort, leisure, and second home destination on six islands, just six kms off the shores of Dubai. By 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 breath taking experiences, from underwater living to the climate-controlled Raining Street. Choose among mansions, floating villas, and hotel suites to make it your own forever!

WHY THE HEART OF EUROPE?

6

WORLD FIRSTS



First Underwater Hotel with Gym and SPA



First Dedicated Wedding Hotel



First Floating and Underwater Living Experience



First Dedicated 5-Star Family Hotel



First Climate Controlled Rainy Streets



First 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.

MARBELLA Resort Hotel

The city of Marbella has many beautiful faces. Its heritage charms tell stories of Spain's past, while its elegant Golden Mile and Puerto Banús marina celebrate the glamour and prestige of the glitterati lifestyle. The energy of Spanish charisma flows through every moment. Marbella Resort Hotel captures all of this. To be here is to celebrate life.



A RARE BEAUTY

Time here is unhurried – it is a place to breathe in fresh sea air and enjoy time on the beach and in each other's company. The gastronomy and wines are faithful to Spain's rich flavours, passionately created and generously served. Masterful music fills the air, and sunset is a nightly wonder. In this intimate boutique hotel on the water's edge, you are so close to Dubai yet so far away, too.

FEATURES & AMENITIES

- Relaxed boutique hotel vibe
- Pristine beach and glorious sunset views
- Authentic spanish cuisine
- Lush mediterranean gardens
- Neighbouring the much-loved 'raining street'
- Soul-stirring performances
- Moorish style spa with thermal baths
- Après-ski restaurant views
- Coral diving experience

LAUNCH OFFER

100% NET ROI OVER 12 YEARS*

TOTAL 146 UNITS : 8 EXECUTIVE SUITES • 16 KING SUITES • 122 KING/TWIN DELUXE ROOMS
2 RESTAURANTS • 1 SPA • 2 EXTERIOR POOLS • 5 RETAIL SHOPS

Unit	Area Sq. ft.
King Deluxe / Twin Room	From 428 sqft to 826 sqft
King Suite	From 918 sqft to 1,615 sqft
Executive Suite	From 1,678 sqft to 2,197 sqft

AVERAGE PRICE PER SQFT

Deluxe Rooms	Suites
From AED 5,000 to AED 5,600	From AED 6,500 to AED 7,500

PAYMENT PLAN

Payment	Percentage	Timeline
1	20%	Immediate
2	20%	8 Months from first payment (March 2025)
3	20%	12 Months from first payment (July 2025)
4	20%	16 Months from first payment (November 2025)
5	20%	Upon Completion (December 2025)

*Terms & Conditions Apply



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Oro Suites



EXECUTIVE SUITE TYPE A



EXECUTIVE SUITE TYPE A1

Rosa Suites



KING SUITE TYPE A



KING SUITE TYPE A1

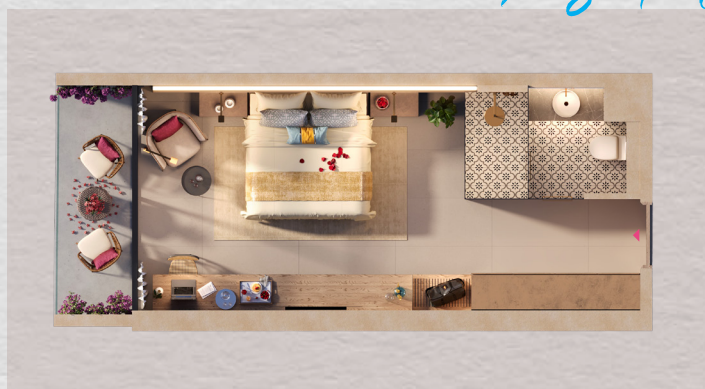


KING SUITE TYPE A2



KING SUITE TYPE A3

Azul Rooms



KING DELUXE



KING / TWIN DELUXE (CONNECTED)



A NEW RHYTHM FOR *The Region*



MARBELLA

RESORT HOTEL



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