

ARTIST

HOTEL



Fact Sheet

The
Heart
of
Europe

The Heart of Europe



Set amongst the World Islands off the coast of Dubai, The Heart of Europe project is a self-sufficient upscale resort and second-home destination, developed across six islands, just 15 minutes from Dubai mainland. The Heart of Europe blends the best of European culture, architecture, and hospitality with the innovation and luxury of the Emirates. Set against the white, sandy beaches of tropical islands, it delivers truly breathtaking experiences — from underwater living to the climate-controlled Raining Street. Sustainability is woven into every element of the destination, shaping a future-forward vision for island living. Whether you are looking for a prime residence, a floating villa or a hotel suite, you will find your perfect property here.

WHY INVEST WITH US?



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

Located just 15 minutes off the coast of Dubai in the Arabian Gulf, The World Islands is a man-made archipelago that reimagines the world in miniature, with each island inspired by its namesake.

— KLEINDIENST GROUP —

Established more than 40 years ago in Austria and Hungary, and present in Dubai since 2003, the Kleindienst Group is the largest European real estate company in Dubai. Built on three key pillars: luxury, innovation, and sustainability, the Kleindienst Group employs over 2,000 people across a diverse portfolio that includes property development, construction, hospitality, real estate brokerage, and corporate business centres. As with all projects at The Heart of Europe, we aim to redefine lifestyle hospitality and forward-thinking investment by blending immersive experiences with iconic design. At Kleindienst, we transform bold ideas into reality and lead the industry by turning tomorrow's trends into today's standards.

The Artist Hotel

The Artist Hotel is a living gallery which will house the largest curated art collection in the region. The space will host year-round artist residencies and serve as a platform for showcasing works created on-site by emerging talent. Here, visitors will discover well-known contemporary artists sharing space with upcoming creators, transforming the hotel into a dynamic cultural hub.



EXPERIENCE THE FUTURE OF ART

Guests will discover bold, never-before-seen installations that blur the line between art and experience. Alongside this sensory journey, they'll have the rare chance to invest in works by rising-star artists — adding cultural and financial value to their portfolio.

FEATURES & AMENITIES

- First ever five-star hotel for creators & artists.
- Music studio designed by NYC’s Denis Janson.
- Gallery-style studios & an exclusive art collection.
- High-end cafés and boutique retail spaces.
- 24 all-white blank canvas-like rooms.
- 48 luxurious rooms & suites with bespoke interiors.
- Three penthouses with panoramic views.
- Rooftop private gardens & secluded pools
- Rooftop Soho House social bar
- Unique climate-controlled rain & snow features.

LAUNCH OFFER

100% NET ROI OVER 12 YEARS*

TOTAL 75 UNITS • 24 ALL-WHITE KING/TWIN DELUXE ROOMS
48 BESPOKE ROOMS & SUITES • 3 PENTHOUSES • 3 PRIVATE ROOFTOP GARDENS
3 PRIVATE ROOFTOP POOLS • ROOFTOP INFINITY POOL • 5 BOUTIQUE RETAIL SPACES

Unit	Area Sq. Ft.	Pre-launch
Guest Rooms	From 560 sq ft to 650 sq ft	AED 1.2M - AED 1.41M
Suites	From 1,290 sq ft to 1,380 sq ft	AED 2.8M - AED 3.3M

*Price will change as per unit view

Payment	Percentage	Timeline
1	20%	Down Payment
2	20%	After 4 months from the date of sale
3	20%	After 8 months from the date of sale
4	20%	After 12 months from the date of sale
5	20%	On completion

*Terms & Conditions Apply

Rooms & Suites

GUEST ROOMS



SUITES



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creators to create masterpieces.*

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