



INTERCONTINENTAL DUBAI

THE HEART OF EUROPE



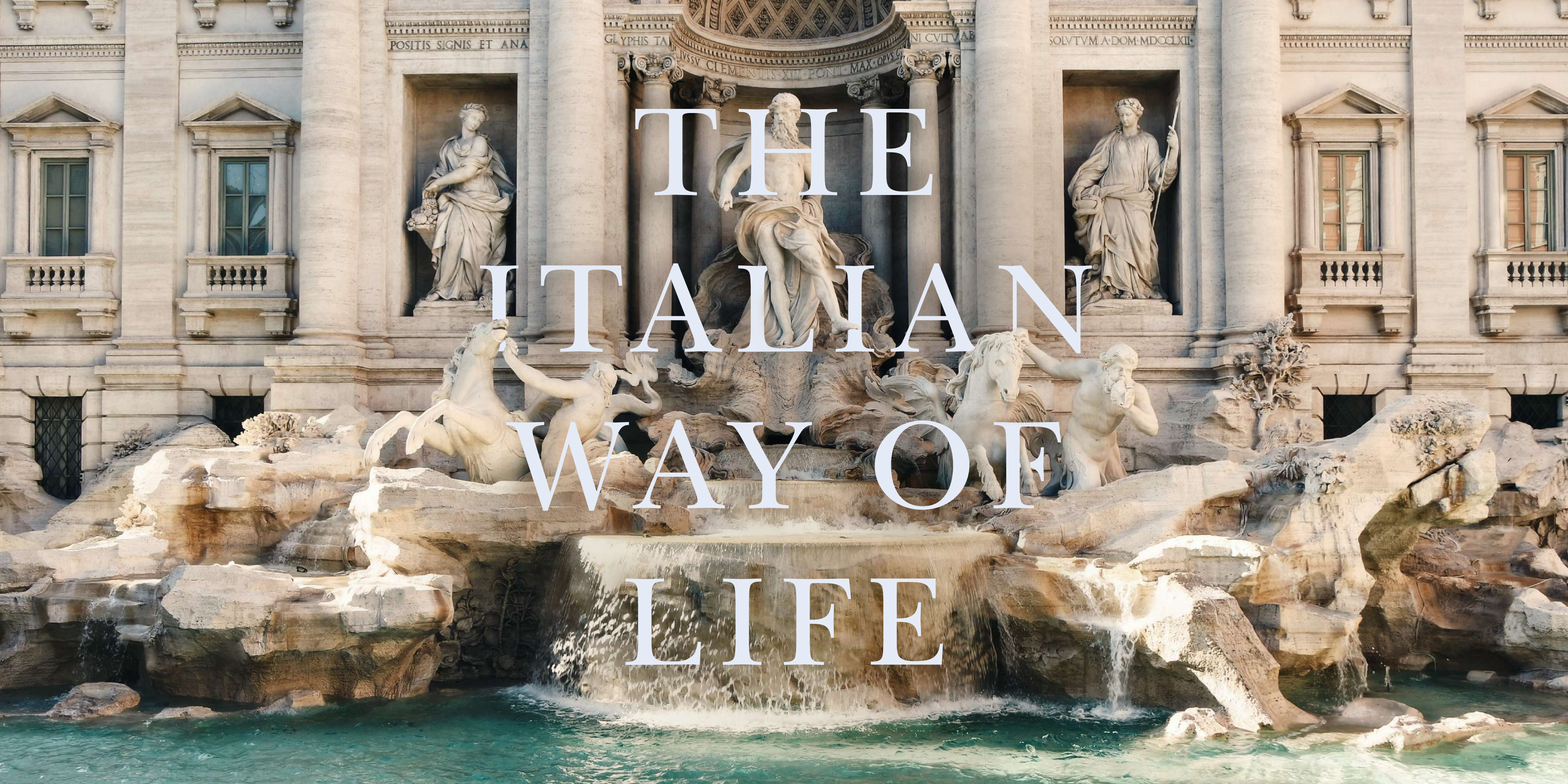
Italy.



Dubai.



You.



POSITIS SIGNIS ET ANA

GLYPHIS TA

NI CVTV AB

SOLVTVM A·DOM·MDCCLXII·

IN SVS CLEMENTIS XIII PONT MAX OPVS

THE
ITALIAN
WAY OF
LIFE



FEATURES & AMENITIES

- 9 restaurants – from fine dining to osteria-style casual dining and bars, including AQVA, Core Osteria, MODA & Al Quinto
- 2 Italian-Asian restaurants, including Japanese-Italian-themed RAWBATA rooftop dining
- Pinocchio Cucina – hands-on cooking studio for families and children
- Kingdom of Portofino Kids' Club – modelled after child-led Montessori learning methods
- Access to The Heart of Europe attractions – Snow Plaza, Raining Street & 50 annual celebrations
- Coral Nursery at the Coral Institute
- La Donna - an exclusive ladies' club and spa
- A state-of-the-art gym
- Lobby featuring 514 aquariums
- 700-metre private beach access
- Unique Snow Room
- Managed by a world-renowned five-star hospitality group



ROOMS

QUEEN SUITE
BELLISSIMA WING





QUEEN SUITE
BELLISSIMA WING



QUEEN SUITE
FELICITÀ WING





QUEEN SUITE
FELICITÀ WING



QUEEN SUITE
BATHROOM



QUEENS SUITE
ROOM LAYOUT



BELLISSIMA WING
FLOORPLAN

1st FLOOR



BELLISSIMA WING
FLOORPLAN

2nd FLOOR



BELLISSIMA WING
FLOORPLAN

3rd FLOOR



BELLISSIMA WING
FLOORPLAN

4th FLOOR



FELICITAS WING
FLOORPLAN

1ST FLOOR



FELICITAS WING
FLOORPLAN

2ND FLOOR



FELICITAS WING
FLOORPLAN

3rd FLOOR



FELICITAS WING
FLOORPLAN

4th FLOOR





UNIT	NET AREA	PRICE RANGE
BELLISSIMA WING		
QUEEN SUITE TYPE E	1,656.97 to 1,658.89 ft ²	AED 5,073,648.26 to AED 5,079,527.30
QUEEN SUITE TYPE C	2,260.74 ft ²	AED 6,922,385.88
FELICITÀ WING		
QUEEN SUITE TYPE E	1,681.63 to 1,793.00 ft ²	AED 5,149,157.18 to AED 5,490,178.25

PAYMENT PLAN	60% Down Payment 40% after 18 months or hotel completion
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THE DESTINATION

THE HEART OF EUROPE

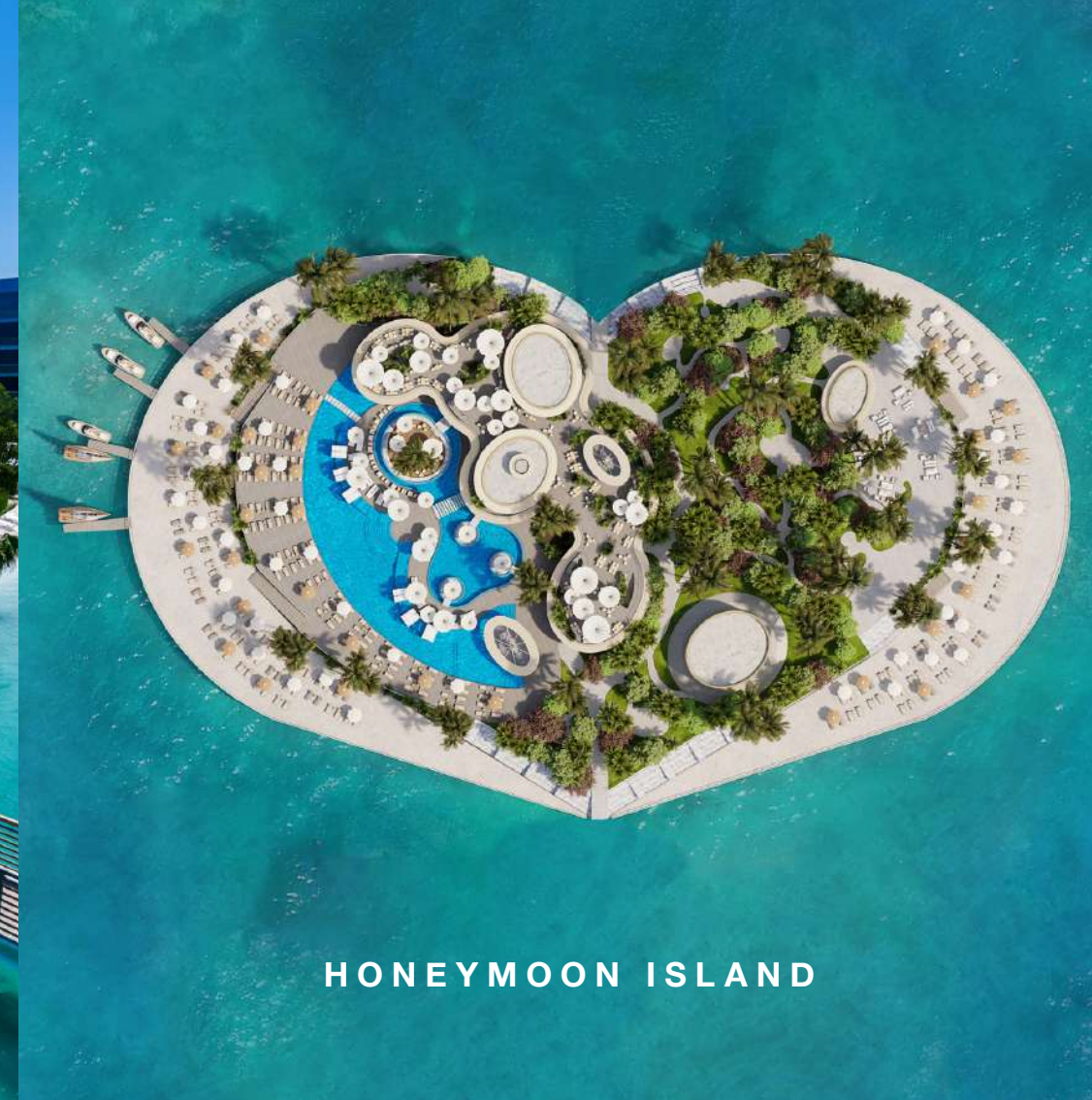
Each hotel within The Heart of Europe has its own story.

From underwater romance to alpine snowing charm, from island serenity to family fun.

Together, they form a singular destination where every stay feels new, and is part of something extraordinary.



CÔTE D'AZUR



HONEYMOON ISLAND



FLOATING VILLAS



UNDER THE CLOUDS



SWEDEN BEACH PALACE



MARBELLA RESORT HOTEL



OUR GROUP AT A GLANCE

Diversified Portfolio. Unified Vision.

HOSPITALITY

The Heart of Europe

Our flagship project is a pioneering second-home destination set across 6 coral-rich islands in The World Islands, Dubai. Home to the world's first underwater villas and climate-controlled street, The Heart of Europe redefines luxury living through innovation, sustainability and unforgettable experiences.

5,000

keys

133

floating villas

20

hotels and resorts

REAL ESTATE DEVELOPMENT

KLD Construction

Our construction firm, responsible for delivering the infrastructure, superstructures, and engineering that bring our developments to life.

- Full-service capabilities from land reclamation to landscaping
- Specialists in offshore, complex, and large-scale construction delivery

ABOUT US

Vision-led. Asset-backed.

Our story began with the launch of our property and investment company in **1985** in Austria and Hungary. What started in Europe has evolved into a diversified enterprise operating across multiple verticals and head-quartered in Dubai since **2003**, where we are the largest European developer in the UAE.

From groundbreaking island developments to marine engineering, renewable energy and corporate services, Kleindienst Group has transformed visionary thinking into a diverse portfolio of real estate, hospitality and marine ventures, all united by one goal: **to redefine what's possible.**

OUR IMPACT

Measured in Results.

2003

established in Dubai

500+

companies served through ABC

20

hotels and resorts

1,600+

employees across verticals

133

floating villas engineered

4

Austria Business Center (ABC) locations in Dubai

5,000+

keys

USD 6B+

total project value under The Heart of Europe

COMMERCIAL SPACES

Austria Business Center

Our business services division, offering fully serviced office solutions in Dubai's most strategic locations for over 500 companies.

- 4 prime locations across Dubai
- Flexible offices, coworking and virtual setups
- Seamless business setup backed by local expertise and global partnerships

MARITIME ENGINEERING

Kleindienst Shipyard

Our marine construction and vessel-building arm, dedicated to creating bespoke floating structures for life, leisure, and logistics.

4 Shipyards: Viking, Tug, Ferry and Coral

44 passenger boats and ferries

1st floating, smart Police Station

CONSULTANCY

Kleindienst Design

Our design management vertical that leads the coordinating and integration of our construction ventures, ensuring creative vision translates seamlessly into built reality.

- Integrated delivery of iconic concepts including underwater villas and climate-controlled streets
- Proven track record of managing complex design scopes

MIRUPAFSHIM. ADÉU. ՅՏԵՍՈՒԻԹՅՈՒՆՆ. SAĞ OL.
ДА ПАБАЧЭННЯ. AU REVOIR. TOT ZIENS. DOVIÐENJA.
ДОВИЖДАНЕ. DOVIÐENJA. NA SHLEDANOU. FARVEL.
TOT ZIENS. SEE YOU SOON. NÄGEMIST. NÄKEMIIN.
AU REVOIR. БՅԵՅՅԹԹՈՆ. AUF WIEDERSEHEN. ANTIO.
VISZONTLÁTÁSRA. BLESS. SLÁN. **ARRIVEDERCI.**
САУ БОЛ. UZ REDZĒŠANOS. VISO GERO. ÄDDI. ČAW.
LA REVEDERE. DOVIÐENJA. ДОВИДУВАЊЕ. НА ДЕТ.
DO WIDZENIA. ADEUS. LA REVEDERE. ДО СВИДАНИЯ.
ARRIVEDERCI. ДОВИЂЕЊА. DOVIDENIA. NASVIDENJE.
ADIÓS. HEJ DÅ. UF WIEDERLUEGE. GÜLE GÜLE.
ДО ПОБАЧЕННЯ. VALE. HWYL FAWR. MIRUPAFSHIM.