

MM

MONACO

CÔTE D'AZUR  
MONACO  
HOTEL



MAGNETIC



# ATTRACTION



A FEELING

LIKE NEVER BEFORE...

A VIBE

THAT IS UNMATCHED...

AN ISLAND

LIKE NO OTHER...

SURRENDER  
TO THE SPECTACULAR  
AT CÔTE D'AZUR,  
**MONACO**  
HOTEL



# GET PULLED RIGHT IN



TO THE HEART OF EUROPE. A location that will take your breath away, The Heart of Europe comprises 6 islands and it is located at The World, Dubai. Imagine Maldives-like islands nearby Dubai shores, easily accessible by boat. We will run a shuttle service every 15 minutes and water taxis, with pick-up points from Dubai mainland.



CÔTE D'AZUR  
MONACO  
HOTEL





Tranquil views. Buzzing night life.  
Island lifestyle, away from it all.  
Minutes from Dubai's centre.  
Earn rental income. Stay when you want.

The best of both worlds.  
Right here in Côte d'Azur Monaco.

# OPPOSITES ATTRACT

CHECK IN LOUD



CÔTE D'AZUR MONACO  
IS A HOTEL LIKE NO  
OTHER. REFLECTING  
FRENCH RIVIERA'S  
PASSIONATE SPIRIT  
AND EASY GLAMOUR.

Start the day with an authentic French breakfast at the La Brasserie; discover the best of beach life at Monaco Beach Club on Rainbow Beach – dine smart or barefoot.

Relax in the sun and in the shade; dance all day or chill in style at Grand Azur pool.

Your party continues at The Grand Monaco Room. As the sun sets ramp up the style and head to the Champagne Bar; and then make a grand entry into the glittering Discotheque where you can party till dawn, before heading back to your suite for turquoise dreams.

Tchin tchin! Let the party begin!

# LOVE THIS ISLAND



Is it the air? The sandy beach? The mesmerizing views? Côte d'Azur Monaco oozes a raw energy that pulls you in, from the moment you step on the shore. Expect majestic balconies, rainy street, panoramic sea views, racing hearts.

Owners have will have access to the Beach Club and can opt-in for the beach anchorage service to park their yachts or boats. The giant blue pool, floating decks, the Raining Street, snorkelling, coral reefs and marine life, and a dozen of authentic Mediterranean dining options; it's all waiting for you.

Stay for a week or the full season – create memories that you keep coming back to!



# TICK TALK

- Sun & Sand
- Breathtaking Views
- Island Lifestyle
- Super-sized Sustainable Swimming Pool
- The Longest Private Beach
- Climate-controlled Street
- Exclusive Marina
- 5-star Hotel
- Holiday Home
- Investment with Guaranteed Returns
- Electric Party Vibes



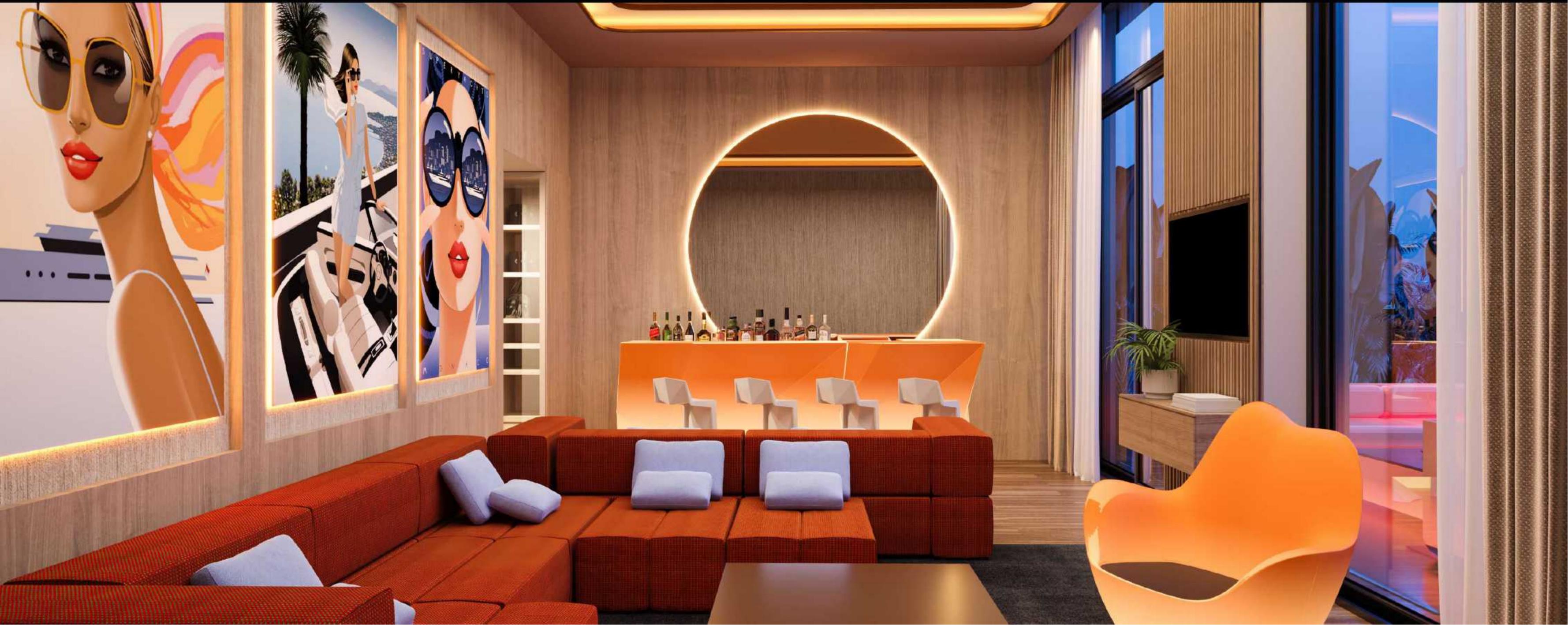
# THE HOTEL THAT NEVER SLEEPS

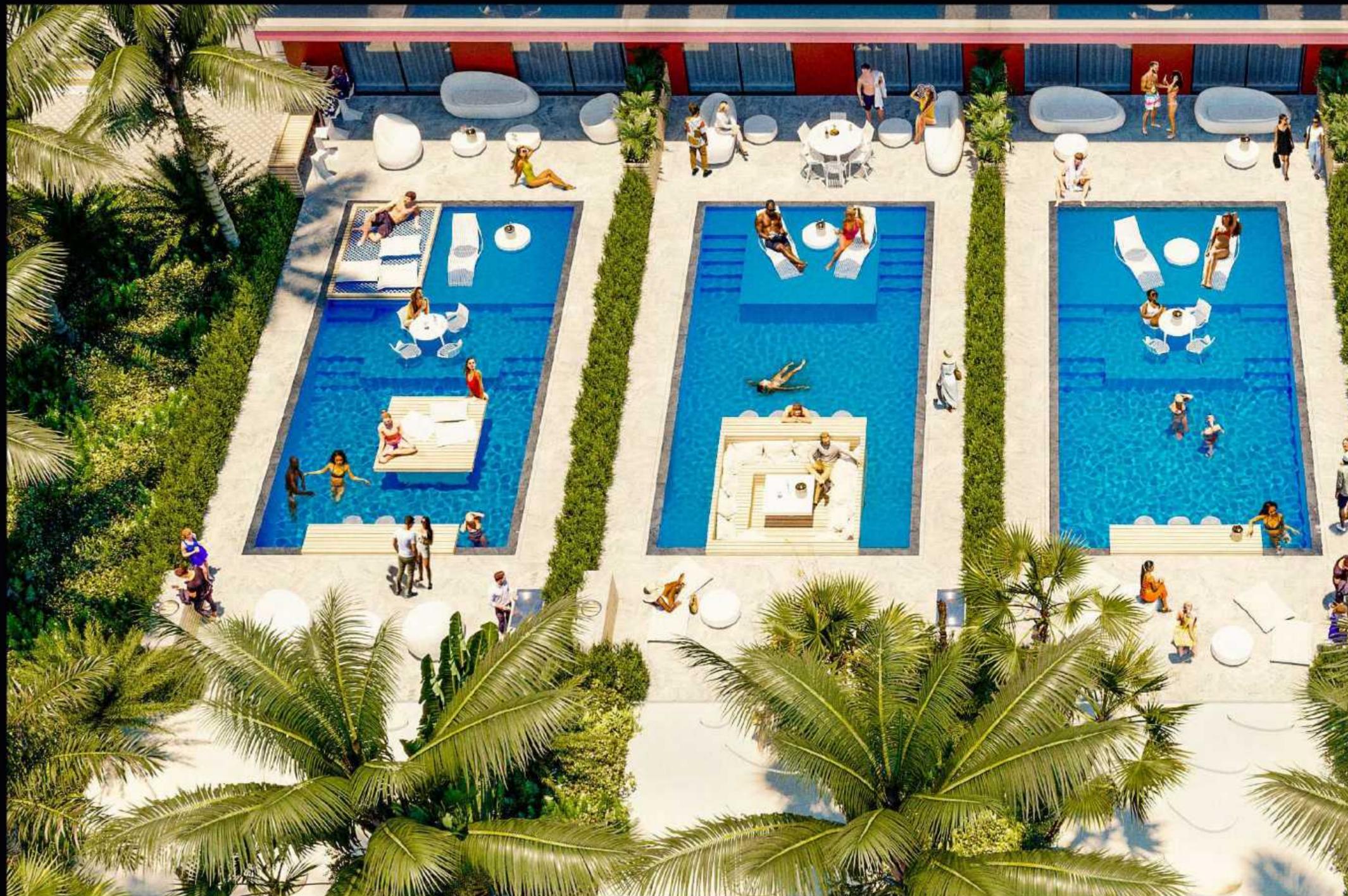
The party continues in your room! The Party Rooms at Côte d'Azur Monaco offer an experience like nowhere else on the planet, redefining living and recreational spaces beyond the conventional. Offering some of the best amenities and luxurious interiors designed with a contemporary style.



# BLING IT IN

Check in to a Party Suite and amp it up to the next level. Enter a world of glamour and intrigue. Careful design has extended outdoor and open plan living for guests to feast on the wonders of the glamorous Dubai skyline. An awe-inspiring interior design based on European modern living provides a luxurious living space that oozes style and sophistication.





# MONACO LA MER SUITE THE PARTY CONTINUES

The party never stops at Côte d'Azur Monaco.  
You continue to party from sun-down to sun-rise and then hit the  
private pool and beach access right next to the La Mer Suite.

STICK  
WITH **HIGH-OCTANE**



**NO** FILTERS  
NEEDED



# POWERFULLY ATTRACTIVE ROI



THE HEART OF  
EUROPE  
4 KM FROM  
DUBAI SHORES

Own your apartment in Côte d'Azur Monaco, the one-of-a-kind luxury beachfront resort with guaranteed returns. This is your premium Dubai holiday home that you can keep coming back to every year, while enjoying guaranteed rental income. You can sit back and relax, as the Heart of Europe team offers you a seamless, automated ownership experience.

- > 2 weeks of complimentary stay annually
- > World-class facility
- > Dedicated Owners Desk
- > Guaranteed Net ROI of 100%, over 12 years

A SECOND HOME  
THAT PAYS FOR ITSELF



# RAINBOW BEACH

## ESCAPE TO THE ENDLESS SHORE

Rainbow Beach at the Heart of Europe is one of the longest beaches in Dubai. The whole stretch will be dotted with fabulous restaurants and cafes. Guests can look forward to carefully crafted F&B outlets, beach resto-bars and swimming pools along the stretch. The sandy haven is a feat of engineering built with world-class, sustainable principles. Rainbow Beach is all set to take its place alongside famous beaches such as Rio's Copacabana and Miami's South Beach offering a highly sought-after lifestyle.

Welcome to the longest stretch of uninterrupted, private beach in Dubai.





MONACO

BEACH

CLUB SERIOUS ABOUT  
CHILLING!

In the heart of the Mediterranean summer, Monaco Beach Club has something special to offer to everyone. Here, tasteful warmth meets the French Riviera coolness.

Unwind in stylish cabanas or on colorful sunbeds, set along white sands lining the turquoise waterfront of one of the most festive beach on the island.





# GRAND AZUR DIVE INTO EPIC

Spanning an area of 12,000 sq.m., Grand Azur includes four connected blue water lagoons, shaped as rolling waves, with a white edge that emulates the Mediterranean's natural froth. Grand Azur lagoons link and weave between Côte d'Azur's premium boutique hotels.

Grand Azur is the largest and most sustainable pool in the Middle East. Here guests can come together to lounge, relax and celebrate under the French Riviera sun. When by the pool, you will be at the heart of our bustling beach club, with live music, adjustable floating decks, bar, all day a la carte menu and spa facilities at your fingertips.



THE BIGGEST  
HOTEL SWIMMING POOL  
IN THE MIDDLE-EAST



# LE GLITTER AND GLAMOUR CABARET

Never ending nights. Le Cabaret is a theatre restaurant bar inspired by the cabarets of 19th century Monaco filled with shimmers and magic. Upon arrival you are taken to enjoy a cocktail, a serious spirit or perhaps a magic potion, then you are ushered to your seats in the cabaret lounge.

Next... lights, curtain smoke and mirrors as the 'French can-can' dancers with stunning costumes, acrobats or magicians lead you into a world of shimmers and magic and make-believe featuring swords, shiny blades, doves, cards and other surprises.



CAN YOU FEEL  
THE BUZZ TONIGHT?



# DISCOTHEQUE

THE RHYTHM  
OF THE NIGHT



TURN IT UP.  
PLAY IT LOUD!  
THE PARTY NEVER  
STOPS AT  
THE DISCOTHEQUE.



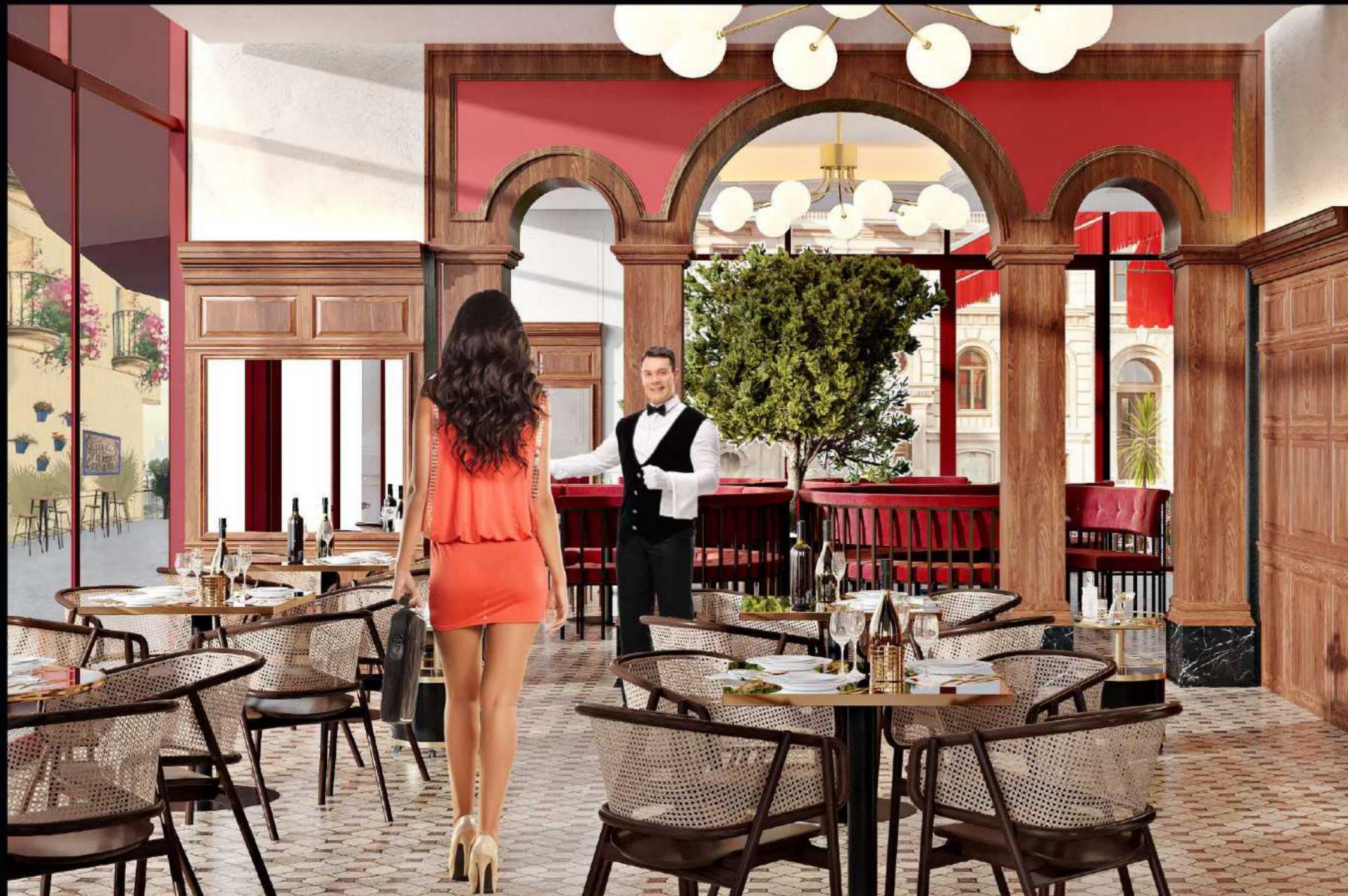
**CHAMPAGNE  
BAR**



# LA BRASSERIE DE MONACO

## CLASSIC CHICHIS & COCKTAILS

The stylish good mood all day place. Chichis means delights, Cocktails means joy. La Brasserie de Monaco means both of these and many more surprises in an authentic Art Deco set up. It's the new all-day Mediterranean brasserie where you start with an authentic French breakfast or lunch and return mid-afternoon for crêpes and in the evening for cocktails, fresh oysters and chatting round the clock.



# UNIQUE IN EVERY WAY

These are a few ways in which Côte D'Azur Monaco is truly distinct from the rest.

## THE AURA OF FENG SHUI



Côte d'Azur Monaco has been designed, constructed and landscaped using ancient Feng Shui practices.

Other projects have been thoughtfully designed to create a calming and harmonious space with fluid lines, unobstructed views and a combination of water and plants carefully placed to promote positivity.

## THE EXCELLENCE IN INNOVATION



Innovation drives our entire approach to conceptualization, design, and implementation. Our entire guest experience is founded on optimized usage of state-of-the-art technology from around the world to bring the best aspects of hospitality of the future, to Dubai, today.

## THE COMMITMENT TO SUSTAINABILITY



With future global trends emphasizing the importance of environmentally responsible business practices, sustainability has been incorporated into every aspect of our project. From 100% renewable energy to banning microplastics and regulating water usage and waste management, our islands have been designed and built with sustainability at the core.

- Spanish Olive Trees, 100 to 1,500 years old
- Smart Police Station - First in the world
- Maldivian-like white sandy beaches
- Climate Controlled Street Rain and fresh breeze
- Sustainable Ferry - Zero emission
- Tropical Gardens 60+ plants species
- The Coral Institute develops coral reefs & fish ecosystems
- European Festivals 50+ annual events
- Arabian Carpet Sharks
- An Eco-Approach Zero discharge project
- Sustainable Landscaping - Zero pesticides & fungicides
- Solar Powered Homes using green energy

# THE BEST OF EUROPE



CÔTE D'AZUR



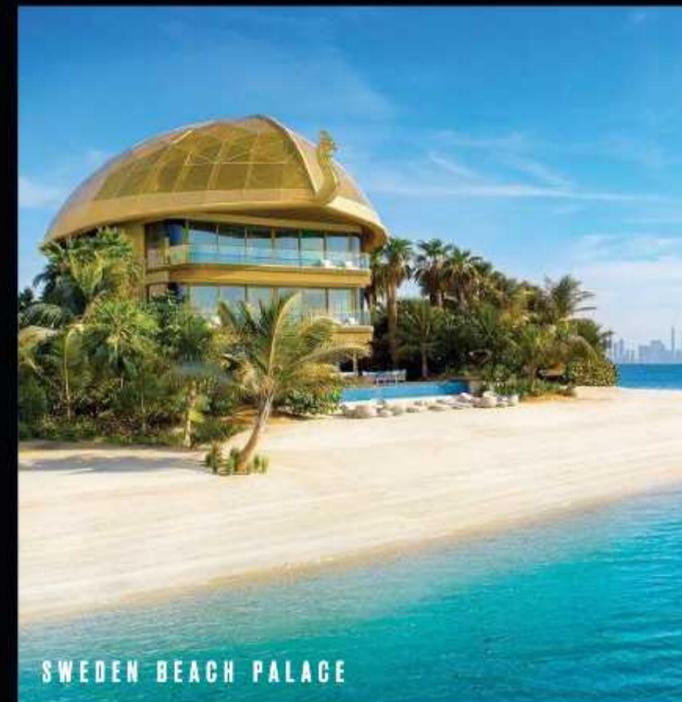
HONEYMOON ISLAND



THE FLOATING SEAHORSE



PORTOFINO



SWEDEN BEACH PALACE



GERMANY



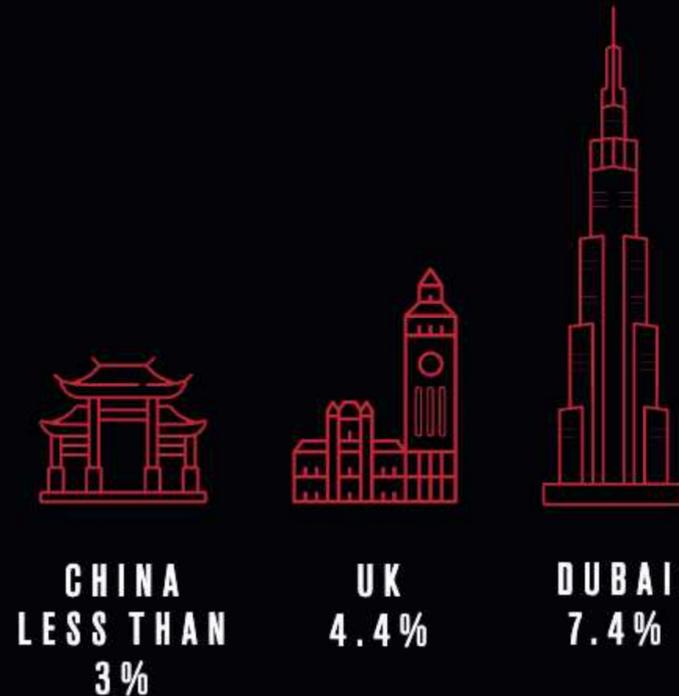
DUBAI

# WHY DUBAI?

## RENTAL YIELDS

Dubai offers rental income on average of 7.4% which is one of the highest in the world

Source: [www.guidepropertyguide.com/Asia/China](http://www.guidepropertyguide.com/Asia/China)



## STRATEGIC LOCATION

- 6500 Direct flights connect to the world every week
- 1/3 of the world's population live within 4 Hours flight time from Dubai
- 2/3 of the world's population live within 8 Hours flight time from Dubai

Source: Dubai Airport



## BUSINESS SENSE

-  100% foreign ownership; repatriation of capital and profits
-  Safe and secure environment
-  Golden Visa
-  Open and free system
-  World-class infrastructure and outstanding Covid crisis management
-  Stable currency pegged to USD
-  UAE GDP increased by 4.1% compound annual growth rate ("CAGR") between 2015-2019 better than most developed countries
-  Dubai expected to achieve over 70% population growth from 2020 through 2040
-  Highly liquid property market
  - Some of the highest rental yields in the world
  - Strong capital appreciation
  - Readily-available financing options
  - Zero Income Tax



**“THE HOTEL  
THAT NEVER SLEEPS  
AND WHERE THE PARTY  
NEVER STOPS.”**

**Josef Kleindienst**  
Chairman, Kleindienst Group





# KEY THE LARGEST EUROPEAN DEVELOPER IN THE UAE MILESTONES

1985	Property & Investment brokerage (Austria, Hungary)	2016	Construction starts on 4 islands, THOE Launch of Portofino Hotel (Dubai)
2002	1st investment on the Palm Jumeirah (Dubai)	2017	Construction starts Sweden Beach Palaces, Germany Villas, Floating Seahorse Villas, Portofino, Côte d'Azur Launch of Floating Lido (Dubai)
2003-07	Expands to Development (Dubai)	2017-18	Won 4 major industry Awards
2008	Acquisition of 7 islands on The World, Dubai	2019	Dubai Smart Police Station SPS launch by Ministry of Interior
2013	Largest European developer in Dubai. Worldwide assets \$5B (Dubai)	2020	Completion of Phase 1 launch of Côte d'Azur Monaco
2014	Foundations of THOE built Master Plan reveal (Dubai)	2021	Partnered with RE/MAX to create RE/MAX ISLAND
2015	Launch of The Floating Seahorse, Côte d'Azur, Germany Villas, Sweden Beach Palaces (Dubai)	2022	Opening of Côte d'Azur Monaco Launch of Rainbow Beach and Grand Azur pool

# WHY KLEINDIENST?



30

Established over 30 years ago in Austria and Hungary and present in Dubai since 2003



Kleindienst Group is the largest European real estate company in Dubai



With more than 1,500 employees



Contributing to DTCM target of adding 4,000 new hotel rooms by 2025



Diverse portfolio of business and portfolio of products



Innovation, creating new concepts



Attractive investment opportunities - diversified portfolio



In line with The World's vision to bring sustainability, innovation and the best of Europe to Dubai



Hospitality and second home real estate market with proven high level of demand worldwide



60 / 40  
RETURN FOR LIFE\*

14 days free stay per year

\* Terms and conditions apply

MONACO  
CÔTE D'AZUR

STAY ATTRACTED





THE HEART OF EUROPE / THE WORLD DUBAI, UNITED ARAB EMIRATES

800 EUROPE (38 76 73) or call +971 4 818 14 81 from abroad.