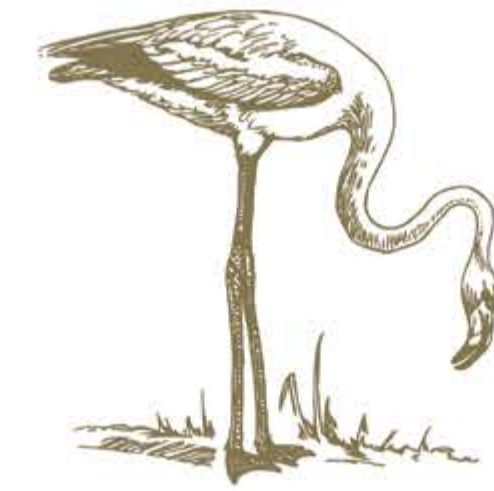


Welcome to
Germany
ISLAND





A LIFE OF WATER

I have sought a place of tranquil
I have sought for where serenity resides
I have travelled the seas in search of my soul
I have left the land behind to find my home
This beautiful place that seduces me
This mysterious place where I am embraced
I see my island, I see my home and I see my lagoon
This is where my heart is at peace, where my soul can be free to breathe and my mind will
roam in a beautiful sanctuary
This is where I walk on water
This is where the lagoon embraces me
I feel every kiss of the water as it touches my skin it is like nothing I have ever felt
I look beyond the horizon, I see a pink sky with the feathers of beautiful birds
I see the sun dancing on the surface of the water like wild fire
This is what many before me have searched for
This is where my soul resides
This is where I call my home
This is Germany Island

Take a Moment to Catch Your Breath

The Heart of Europe comprises 6 islands and is located at The World Islands, Dubai.

Imagine Maldives-like islands nearby Dubai Shoes, easily accessible by boat.

We will run a shuttle service every 15 minutes and water taxis, with pick-up points from Dubai Mainland.



The Heart of Europe's distance from mainland Dubai is 6 KM



Masterplan



The Heart of Europe

6
WORLD FIRSTS



Underwater Hotel with Gym and SPA



Dedicated Wedding Hotel



Floating and Underwater Living Experience



Dedicated 5-Star Family Hotel



Climate Controlled Raining Streets



Outdoor Snow Plaza

6
ISLANDS



6bn
USD Project Value



4,000+
Units to be Delivered



1,500+
Employees



4,000
Jobs to be Created



51+
Yearly Attractions



20
Hotels & Resorts



GERMANY

THE HEART OF EUROPE

LIFE SO BEAUTIFUL

Germany Island combines superior craftsmanship and smart technology with high quality finish to create pure perfection. Inspired by the Bauhaus style, the design interprets the style with a contemporary twist and simplistic design and technology.

A mixture of lagoon and beach villas provide the backdrop to Germany's inherent rich cultural heritage with modern concepts of sustainability also embedded in the beautiful design and experience. From the finest, traditional German food, fruits and beverages to well-known and niche festivals, Germany Island will embrace you with its own high standards of luxury lifestyle.



UNCOMPROMISED CREATION

Germany Island will be home to 15 beautiful and contemporary beachfront and 17 lagoon villas both with spectacular, uninterrupted waterfront views that envelop you in tranquillity and privacy. Floor to ceiling glass walls invite unfettered light and views of the beach into your villa. Renewable energy will also power the villas namely green energy and solar power.

The island will be constructed in the shape of a horseshoe ensuring each of the 32 exclusive villas has guaranteed views of the sea or lagoon and access to the sea and marine life in the Arabian Gulf.

There are three different types of Villas on Germany Island. Two types of beachfront villas (type A and A1) and the semi-detached lagoon villas. The 15 five-bedroom plus maid's beachfront villas are graced with an exterior pool deck, an infinity pool and direct access to your own well-manicured private beach. The 17 four-bedroom lagoon villas are nestled on the shorefront and with your own pool and access beyond to immerse yourself in the lagoon waters.

UNCOMPROMISED CREATION



THE LAGOON

A SANCTUARY OF WATER

This is a phenomenal feat built by human hand. A grand, horseshoe-shaped lagoon using the latest technology to pump in sea water to maintain a steady tide that will dance and sparkle in front of your villa.

With an expanse of water that is almost the size of a football field with striking crystal-clear waters that glitter in the sun and direct access from your lagoon villa. A few steps and you are swimming in the clear waters with uninterrupted views wrapped in a veil of tranquillity and sanctuary.





BEACH FRONT VILLA - TYPE A

AN ELEGANT RETREAT



REVEL IN FINERY



BE SEDUCED BY
UNDILUTED BEAUTY



STAND IN PURE MAGNIFICENCE



The background of the entire page is a close-up, high-resolution image of a light-colored wood grain. The grain lines are wavy and run diagonally from the top-left towards the bottom-right, creating a sense of movement and texture. The colors range from a pale cream to a warm, medium brown.

BEACH FRONT VILLA - TYPE A1

SET IN INTIMATE
LUXURY



BOLD AND TRULY BEAUTIFUL



BE CAPTIVATED BY
MAGICAL LIGHTS

**WITNESS TIMELESS
CRAFTSMANSHIP**





LAGOON VILLA

A CREATION FOR THE SENSES

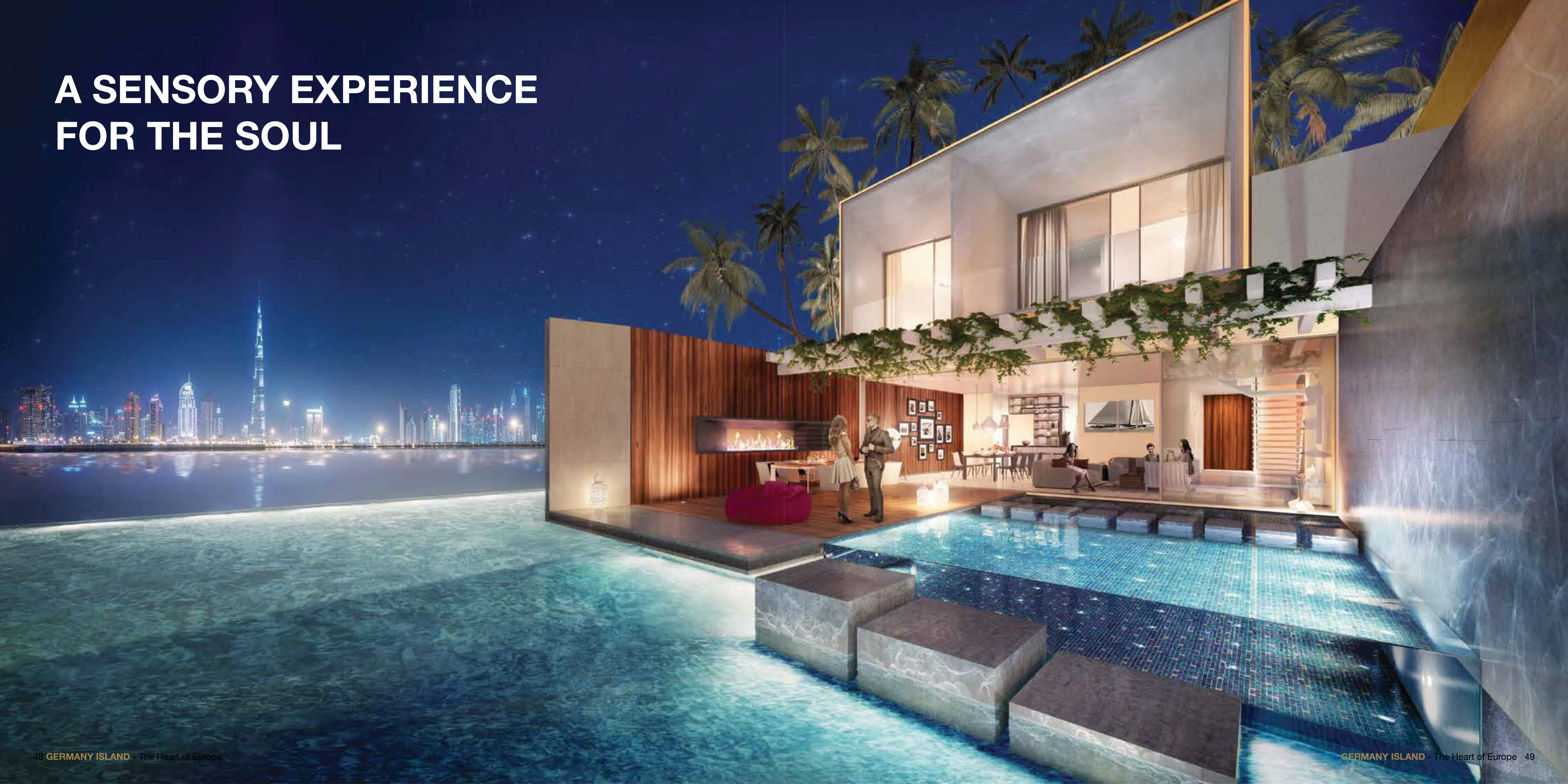


A PURE SANCTUARY

WAKE UP IN A SPECTACULAR VIEW



A SENSORY EXPERIENCE FOR THE SOUL



The image features a highly detailed, golden relief carving on a textured surface. The central focus is a large circular medallion containing symmetrical, swirling scrollwork and floral motifs. This central piece is surrounded by a wide, ornate border composed of repeating scroll and leaf patterns. The entire design is rendered in a warm, metallic gold color with visible highlights and shadows that emphasize the three-dimensional quality of the carving. The background of the surface is also covered in intricate, smaller-scale scrollwork, creating a rich, textured effect.

**A COLLECTION
OF FINE THINGS**

FORCES OF NATURE

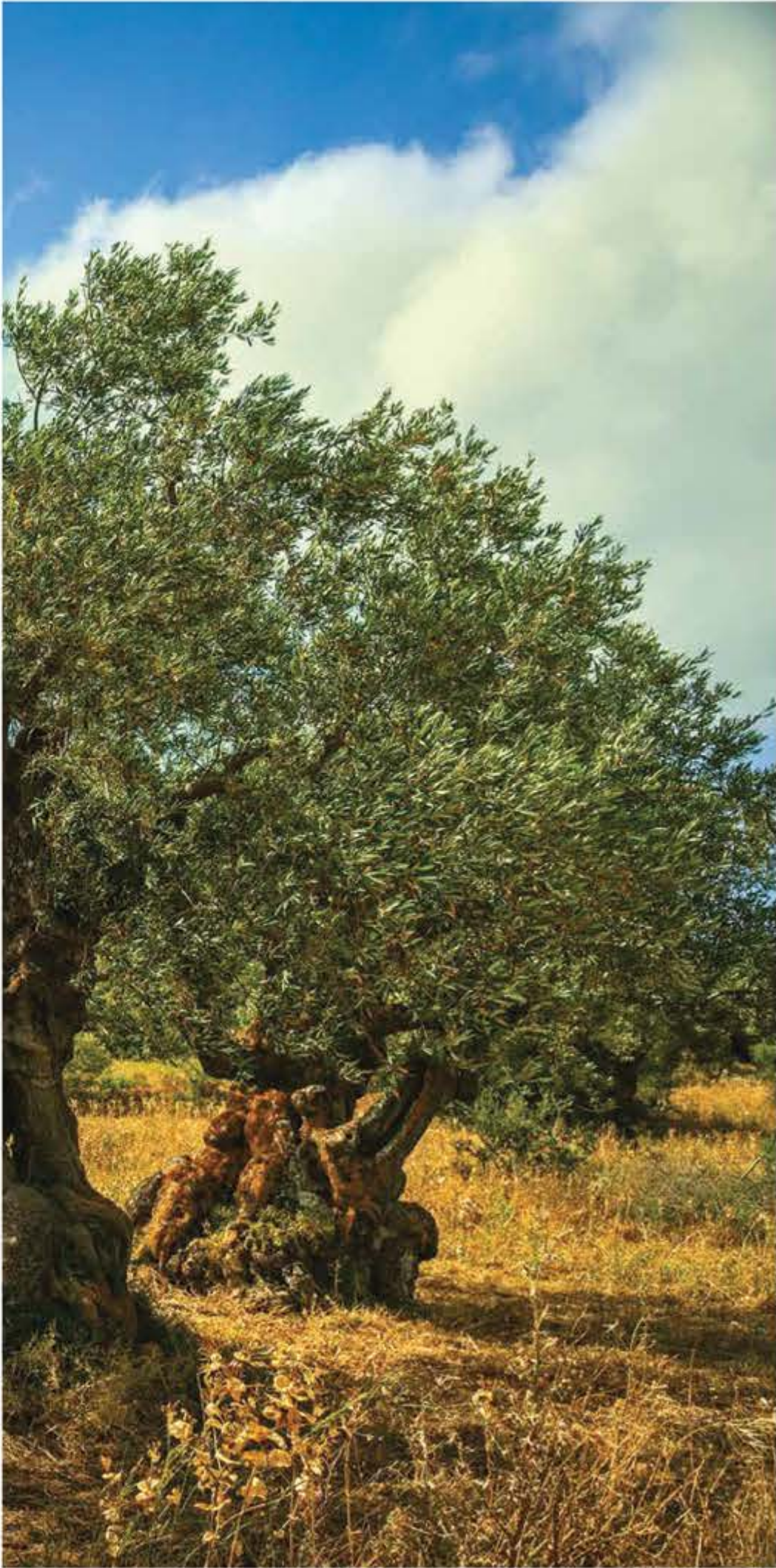
The Heart of Europe defies the impossible to pioneer new concepts. Where it doesn't exist, we build it, source it, invent it. This is the only place in the world where you can experience climate-controlled, outdoor streets with rain and snow, new coral reefs, underwater luxury living and the importing of ancient olive trees, some over 1,500 years old, from Andalusia in Southern Spain.

It is truly a magical destination making it the perfect place for a weekend getaway or holiday either as a guest or second home owner looking for a quick yet rewarding break just 20 minutes from shore. No two days can be the same if you want to explore the best that Europe has to offer.

RAIN ON DEMAND

Innovative technology and know how have successfully created the first climate-controlled streets in a resort. The weather is an important part of European culture and some apartments and suites will have a street view.

Looking out over narrow, cobbled streets, wondering whether to brave the weather, scoop up an umbrella and venture outside to feel cool rain on your skin as you walk through 300 metres of climate-controlled pedestrian walkways. A memorable moment in an island setting before returning to the mainland desert.



THE BEST OF GERMANY

Sample the best Germany has to offer and excite your taste buds and your senses. From delicious and authentic cuisine from across the German nation from Bavaria to Hamburg, such as Eintopf, Bratwurst, Spargel, Sauerbraten Schnitzel or Spätzle to renowned and niche festivals – Oktoberfest, Christmas Markets or Karneval.



AMAZING IS EVERYWHERE

There are wonders and wow moments wherever you find yourself at The Heart of Europe. Be captivated by outdoor snowfall and rain, be entertained by the underwater museum or take in the wonderful sights of spectacular nightly firework shows or the rush of beautiful corals, over 100,000 of them.

There will be exciting nightlife for all ages, indulge in your favourite activities and take to the water to sail, dive or jet ski and enjoy a complete European shopping experience with the best brands in the world.







FLOOR PLANS

GERMANY ISLAND PLAN



VILLA A
GROUND FLOOR PLAN



VILLA A
FIRST FLOOR PLAN



VILLA A1
GROUND FLOOR PLAN



VILLA A1
FIRST FLOOR PLAN



GERMANY BEACH VILLA (A& A1)

QUALITY SPECIFICATIONS

LIVING & DINING ROOM

Façade panoramic full-height glass windows and front terrace / Exclusive design built-in full-height and full-length bookcase including closed cabinets and TV nice / Marble flooring.

KITCHEN

Choice of matte finished kitchen cabinets with soft close function to doors and drawers / Natural stone worktops / Breakfast counter adjacent to dining area / Double under mounted bowl sink with single lever sink mixer / Glass splash back with natural stone skirting / Induction hob with touch control microwave and oven and a built-in canopy extractor / Integrated fridge and freezer / Integrated dishwasher / Large format natural stone tile flooring.

MASTER BEDROOM

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in full-height shelving / His and hers built-in natural veneered fitted wardrobes / Full en-suite bathroom with high end finishes and accessories / Marble flooring.

EN-SUITE MASTER BATHROOM

Shower with glazed screen and door / Separated WC and bidet room with glazed screen equipped with high end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / Free standing high end bathtub next to façade panoramic full-height glazing / Bespoke mirror cabinet with side and top lights / Wall to wall mirrors / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / high end mixers and faucets / High end bathroom accessories.

GUEST BEDROOM (GROUND FLOOR)

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in his and hers natural veneered fitted wardrobes / Gull en-suite bathroom with high end finishes and accessories / Marble flooring / Shower with glazed screen and door / Separated WC and bidet room with glazed screen equipped with high end ceramic wall mounted WC with soft close

function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / High end built-in bathtub next to façade panoramic full-height glazing / Bespoke mirror cabinet with side and top lights / Wall to wall mirror / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

BEDROOMS

Three additional bedrooms on the first floor (total with mater and guest is five bedrooms) / Panoramic full height glass windows and balcony / Built-in full-height his and hers hardwood fitted wardrobes / full bathrooms with high end finishes and accessories / Marble flooring.

POWDER ROOM (GROUND FLOOR)

Shower with glazed screen and door / High end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and hand shower / Bespoke mirror cabinet with side and top lights / Wall to wall mirror / large format high quality ceramic tiles to the floor / Large format high quality ceramic tiles to walls / High end mixers and faucets / High end bathroom accessories.

MAID’S ROOM

Dedicated maid’s room with independent external access / En-suite bathroom / Separated access towards kitchen / Built-in full-height wardrobe cabinets / ceramic tiles on floor and bathroom walls.

UTILITY ROOM

Separated utility room equipped with washer/dryer / Large format high quality ceramic floor tiles.

WALL FINISHES

Walls finished in high quality bright coated paint / Square edged skirting and architraves finished in bright satin coated paint /

Bulkheads with false ceilings to every compartment / Full height natural veneered fitted wardrobes in bedrooms and walk-in-closets.

DOOR FINISHES & IRONMONGERY

Natural veneered security entrance door and frames accommodated with security access system / Full height natural veneered acoustic internal doors and frames / Full metal design ironmongery and accessories / Tempered glass doors with full metal ironmongery and accessories / All external doors accommodated with automatic access control system.

ELECTRICAL DATA & FIRE SAFETY

Recessed energy efficient down lights accompanied with wall flooders connected with home automation system / High speed telephone data points in the entire villa with high end face plates / Light switches and sockets with high end face plates / Secure video entry door system linked to home automation system with remote and direct link to the owner and concierge service / Provisions for audiovisual system / Main supply operated smoke / heat detectors with battery back-up.

EXTERNAL ENVELOPE

Energy efficient envelope including closed and glazed surfaces and elements / Full height energy efficient external glazing with air tight double / triple rail sliding door systems / Balconies protected by tempered glass surfaces / High quality composite timber decking for swimming pool area.

EXTERNAL AREAS & LANDSCAPING

Private beach with direct access / sustainable soft landscaping with fully automated irrigation system and integrated natural stone hard landscaping/ Pump room with cooling and heating systems / High quality composite decking for swimming pool area.

DISCLAIMER:

The promoter retains the right to change any exterior & interior finishing materials, fixed furniture, white goods, electronics, technical equipment, hard & soft landscaping, features, swimming pools and/or any aspect of the above described villa for whatever reason, in its sole discretion.

SWIMMING POOL

Individual infinity edge swimming pool with water overflow trough / Shallow area for children or sunbathing / Built in Jacuzzi area / high end mosaic tiles on walls and floor.

EXTERNAL ILLUMINATION

Beach and landscaped area illuminated with floor flooders and low level integrated lighting features / High quality external illumination connected to home automation systems.

COMMUNAL AREAS

Exclusive boat accessible jetty.

SECURITY

24 hour on-site concierge service / Access to properties via audiovisual color entry system / Multi point locking to front entrance doors.

GREEN BUILDING

Efficient central air-conditioning system / Efficient lighting levels with high performance lamps for interior use and reduced consumption of energy / Domestic hot water generation from solar thermal collector system / External light sensors to avoid lights during non-essential and unoccupied times / Efficient sanitary ware for low water consumption / Improved indoor ventilation and air quality for better occupant comfort / Collection of condensate recovery from AC to re use for irrigation / Energy efficient equipment (white goods).

LAGOON VILLA

GROUND FLOOR PLAN



LAGOON VILLA



GERMANY LAGOON VILLA

QUALITY SPECIFICATIONS

LIVING & DINING ROOM

Façade panoramic full-height glass windows and front terrace / Marble flooring.

KITCHEN

Choice of matte finished kitchen cabinets with soft close function to doors and drawers / Natural stone worktops / Breakfast counter adjacent to dining area / Double under mounted bowl sink with single lever sink mixer / Glass splash back with natural stone skirting / Induction hob with touch control microwave and oven and a built-in canopy extractor / Integrated fridge and freezer / Integrated dishwasher / Large format natural stone tile flooring.

MASTER BEDROOM

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in full-height natural veneered fitted wardrobes / Full en-suite bathroom with high end finishes and accessories / Marble flooring.

EN-SUITE MASTER BATHROOM

Shower with glazed screen and door / Separated WC and bidet room with glazed screen equipped with high end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / High end built-in bathtub / Bespoke mirror cabinet with side and top lights / Wall to wall mirrors / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / high end mixers and faucets / High end bathroom accessories.

BEDROOMS

Three additional bedrooms on the first floor / Panoramic full height glass windows and balcony / Built-in full-height his and hers hardwood fitted wardrobes / full bathrooms with high end finishes and accessories / Marble flooring.

POWDER ROOM (GROUND FLOOR)

High end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate / Bespoke mirror cabinet with side and top lights / Wall to wall mirror / large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

MAID’S ROOM

Dedicated maid’s room with independent external access / En-suite bathroom / Separated access to kitchen / Built-in full-height wardrobe cabinets / ceramic floor and wall tiles in bathroom.

UTILITY ROOM

Closed utility area equipped with washer/dryer / High quality ceramic wall tiles / Built-in full-height natural veneered enclosure panelling matching with kitchen cabinet finishing.

WALL FINISHES

Walls finished in high quality bright coated paint / Square edged skirting and architraves finished in bright satin coated paint / Bulkheads with flase ceilings to every compartment / Full height natural veneered fitted wardrobes in bedrooms and walk-in-closets.

DOOR FINISHES & IRONMONGERY

Natural veneered security entrance door and frames accommodated with security access system / Full height natural veneered acoustic internal doors and frames / Full metal design ironmongery and accessories / Tempered glass doors with full metal ironmongery and accessories / All external doors accommodated with automatic access control system.

ELECTRICAL DATA & FIRE SAFETY

Recessed energy efficient down lights accompanied with wall flooders connected with home automation system / High speed telephone data points in the entire villa with high end face plates

/ Secure video entry door system linked to home automation system with remote and direct link to the owner and concierge service / Provisions for audiovisual system / Main supply operated smoke / heat detectors with battery back-up.

EXTERNAL ENVELOPE

Energy efficient envelope including closed and glazed surfaces and elements / Full height energy efficient external glazing with air tight double / triple rail sliding door systems / Balconies protected by tempered glass surfaces / High quality composite timber decking for swimming pool area.

EXTERNAL AREAS & LANDSCAPING

Sustainable soft landscaping with fully automated irrigation system and integrated natural stone hard landscaping / Pump room with cooling and heating systems / High quality composite decking for swimming pool area.

SWIMMING POOL

Individual infinity edge swimming pool with water overflow trough / Shallow area for children or sunbathing / high end mosaic tiles on walls and floor.

EXTERNAL ILLUMINATION

Landscaped area illuminated with floor flooders and low level integrated lighting features / High quality external illumination connected to home automation systems.

COMMUNAL AREAS

Exclusive boat accessible jetty.

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A close-up photograph of a palm frond, showing the intricate pattern of its leaflets. The frond is a vibrant green, with prominent yellow and light green stripes running diagonally across it, creating a dynamic, textured appearance. The lighting highlights the fine details of the leaf's structure.

DUBAI

Dubai – Why?

RENTAL YIELDS

Dubai offers rental income on average of **7.1%** which is one of the highest in the world

Source: www.globalpropertyguide.com



STRATEGY AND LOCATION

6,500 Direct flights connect to the world every week

Source: Dubai Airport

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



Golden Visa for Investors



City of Innovation



Ease of business set up



Zero Income Tax

100%

Foreign ownership;
Repatriation of capital
and profits



World-class infrastructure



Top 10 safest cities in the world



Stable currency



Highly attractive green &
sustainable plan.



High liquid property market



Flexible financing options



High capital appreciation



The
Heart
of
Europe

THE WORLD
DUBAI

THE HEART OF EUROPE
SALES GALLERY

The Heart of Europe
The World Islands
Dubai, United Arab Emirates

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