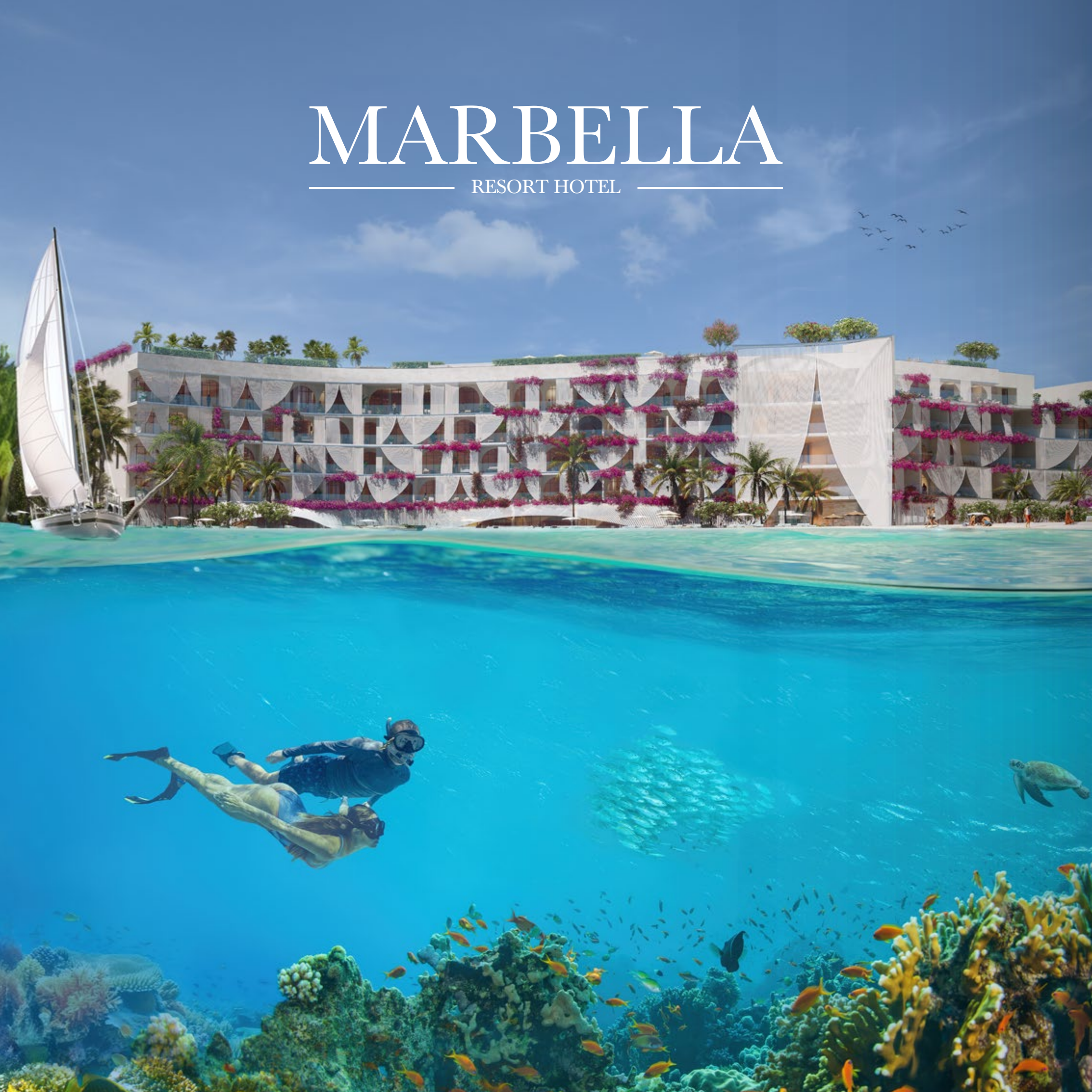
MARBELLA

RESORT HOTEL



LIFE IS BEAUTIFUL

INSPIRATION YOU CAN FEEL *Marbella*

Marbella

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.

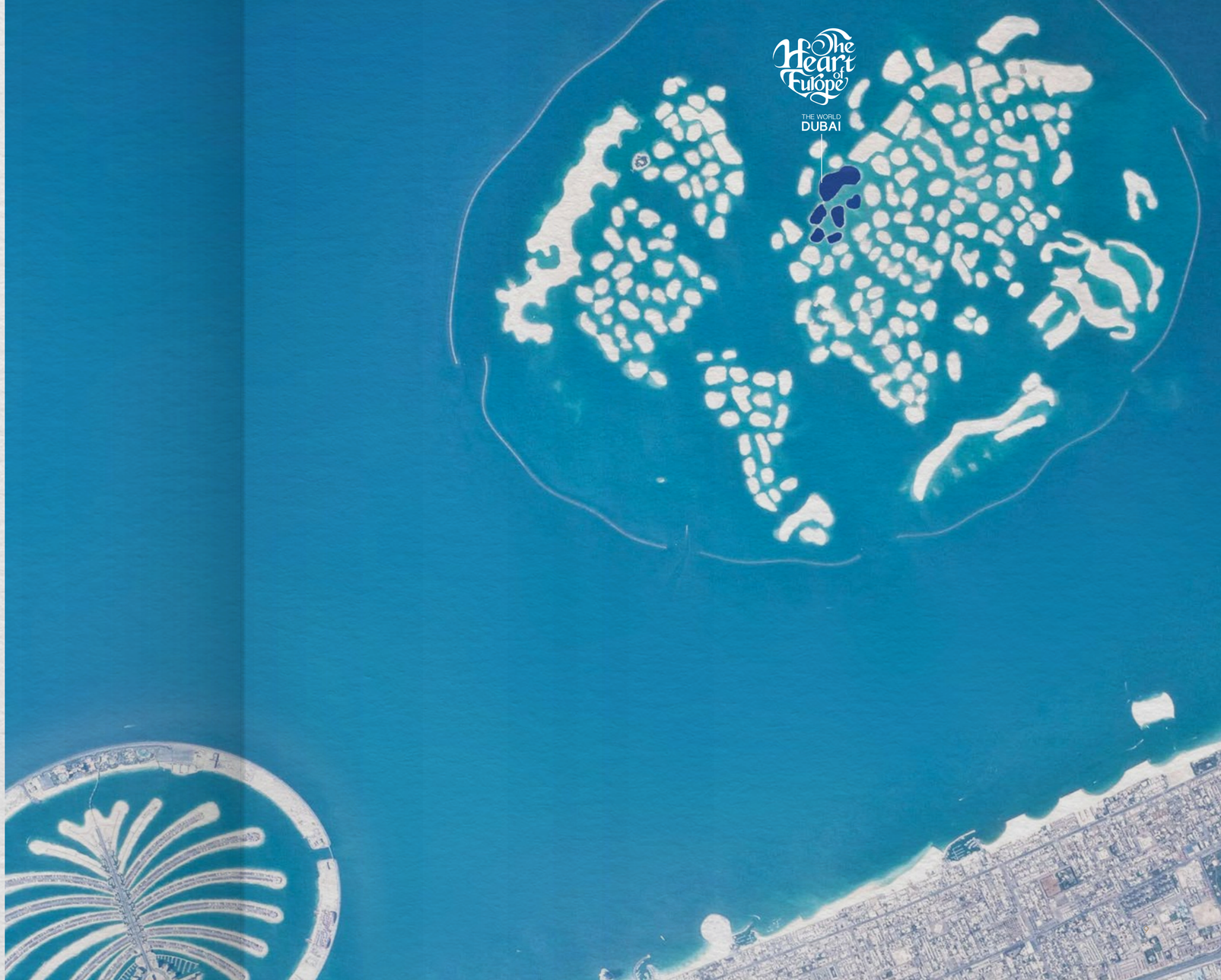
Marbella Resort Hotel captures all of this.
The energy of Spanish charisma flows through every moment.

To be here is to celebrate life.

A WORLD AWAY FROM EVERY DAY

Nestled within the magnificent World Islands Dubai is The Heart of Europe a project with a value of five billion USD designed and realised by the Kleindienst Group.

An incredible escape unlike anything else in the region, this unique archipelago of stunning coral reef-fringed islands is just six km from the Dubai shoreline. Its flower-filled landscaping, authentic European cuisine, design and entertainment, climate-controlled Raining Street, and bustling plazas are alive with the essence and finesse of Europe's iconic destinations.



MARBELLA
RESORT HOTEL

A POETIC PULSE

Marbella Resort Hotel

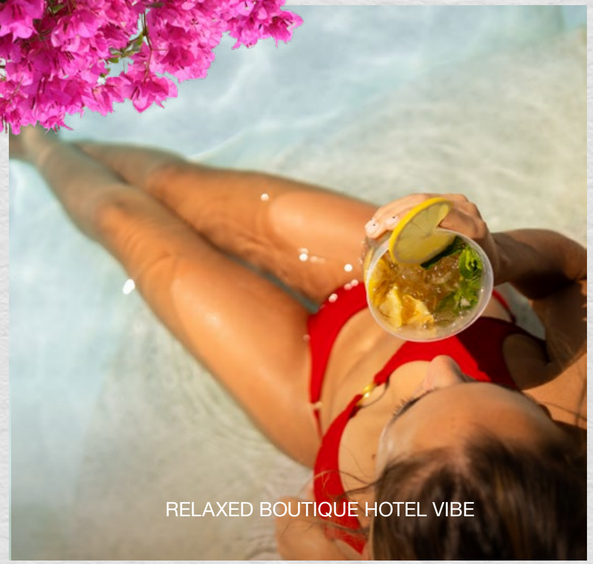
Marbella Resort Hotel

A RARE BEAUTY

Marbella Resort Hotel s design celebrates the grace of Andalucian arches, Moorish artistry, the mesmerising movement of the flamenco dancer, and the intricate detailing of traditional Spanish craft.

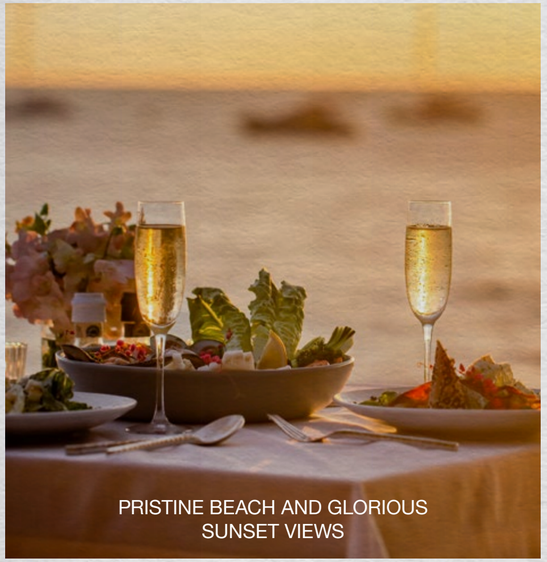
Time here is unhurried it is a place to breathe in fresh sea air and enjoy time on the beach and in each other s company. The gastronomy and wines are faithful to Spain s rich flavours, passionately created, and generously served. Masterful music fills the air, and sensual dance stirs the soul. The amber glow of the 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.



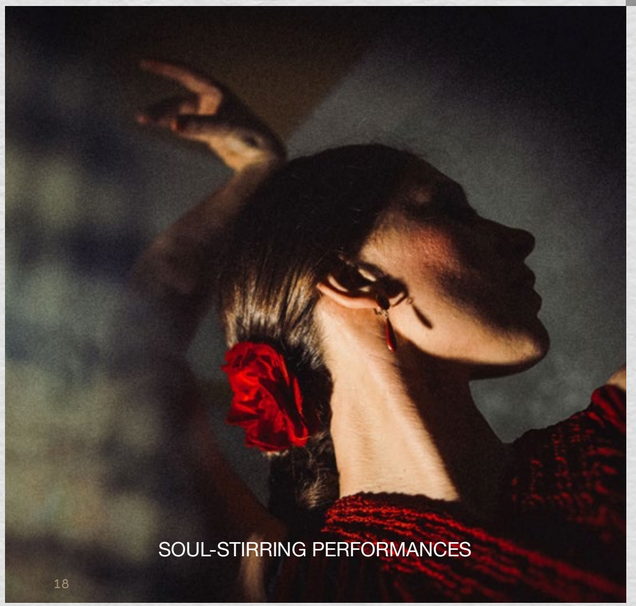
RELAXED BOUTIQUE HOTEL VIBE

AUTHENTIC SPANISH CUISINE



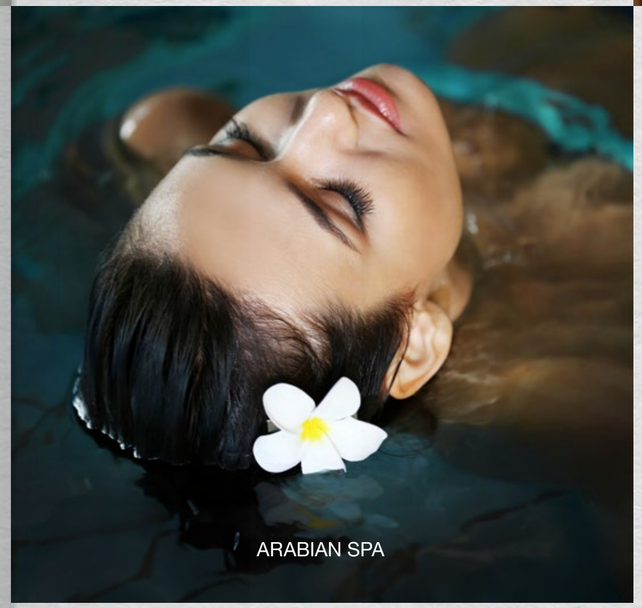
PRISTINE BEACH AND GLORIOUS SUNSET VIEWS

LUSH MEDITERRANEAN GARDENS

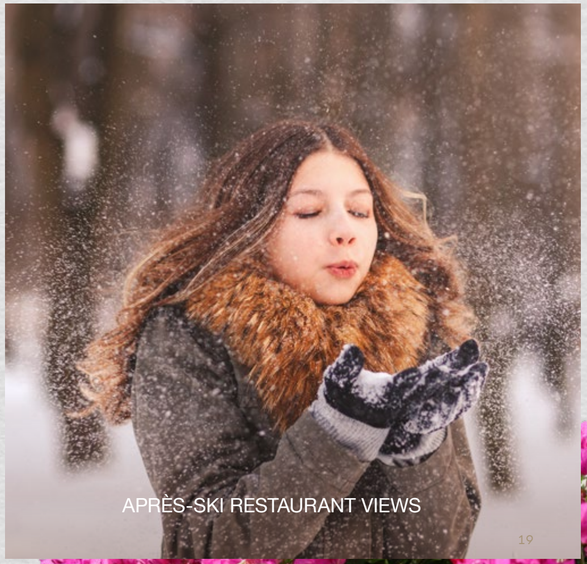


SOUL-STIRRING PERFORMANCES

NEIGHBOURING THE MUCH-LOVED ‘RAINING STREET’



ARABIAN SPA



APRÈS-SKI RESTAURANT VIEWS

Marbella Resort Hotel

IN IDYLLIC COMPANY

Indulge in the complete Marbella experience, where luxury extends beyond the ordinary, and where the thrill of sailing adds an extra dimension to your stay.

Your adventure begins here, where every aspect of your visit is designed to make your time with us truly exceptional.

Marbella Resort Hotel

SOULFUL BY NATURE

Spain is proudly expressive of its love of life. It s a wondrously diverse country of told and untold stories a fiesta of flavours, sights and sounds. Art is in the air as passion flows freely. People connect over finely crafted meals and deeply rooted performances. They celebrate beauty, sophistication, and passion. Marbella Resort Hotel is carried on this soulful energy.

Marbella Resort Hotel

A LOVE LETTER TO ESPAÑA

The cultural richness of Spain is a living icon. Passionate, colourful, and joyous, once experienced, it is never forgotten. Marbella Resort Hotel is inspired by all that defines the country s majesty. The sights, sounds, flavours and aromas that stimulate the senses and linger long in the mind.

This unique hotel on the beach, with 146 exquisite rooms and suites, is devoted to bringing that experience to life from the moment you first step into the hotel s flower-filled embrace. Intimate and elegant, it is a place for those who like to immerse in the exceptional.

SUNSETS YOU'LL NEVER FORGET

Pool and Beach

Pool and Beach

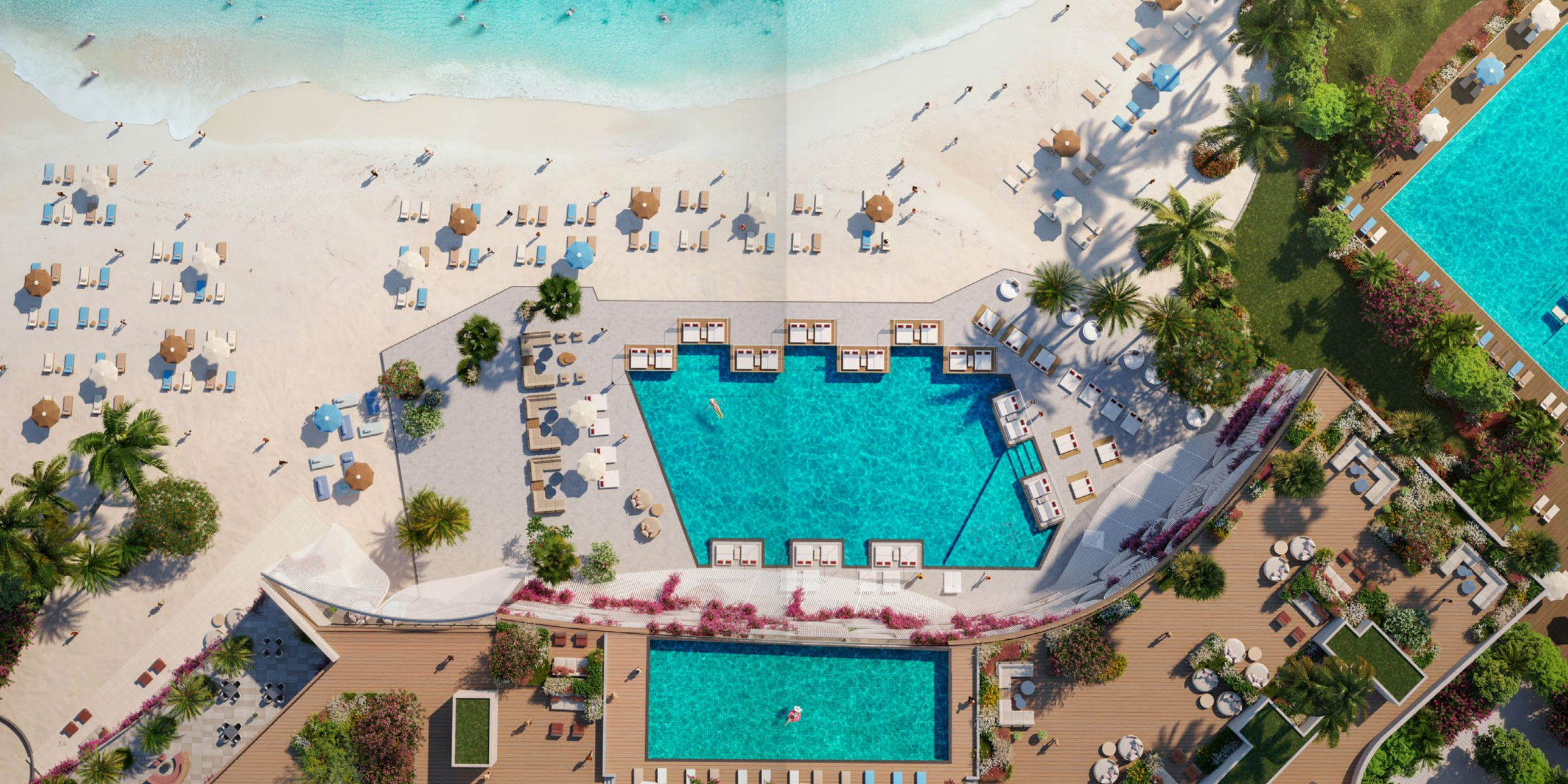
BE AT ONE WITH THE WATER

The Arabian Sea stretches out in front of the hotel. By chartering a yacht to explore the World Islands or joining other guests on a cruise, you get closer to the majestic beauty of this wondrous waterscape. World-class water sports equipment is available for adventures on the water and below its surface, diving the coral reefs.

Pool and Beach

A POOL WITH A VIEW

The large beachfront pool invites you to relax and unwind in lush surroundings, lounging in style, taking cooling dips, and enjoying poolside refreshments.



HARMONY AND TRANQUILITY

Arabian Spa

Arabian Spa

HEAVENLY HARMONY

Intricate moorish design details marry exemplary modern spa facilities in this haven of relaxation. Immerse yourself in the revitalising and rejuvenating qualities of our expert therapies using luxurious organic spa products.

DAY & NIGHT DELIGHT

Culinary Journeys

Culinary Journeys

A FIESTA OF FLAVOUR

Explore the culinary excellence of Spain s many regions, crafted by resident and guest chefs. This is a flavour-scape distinctive in its diversity. But whether it is a recreated recipe passed down the generations or a new take on the country s cuisine one thing unites every dish a passion for quality.

BOLD ELEGANCE

Rooted in Andalusian folkloric music tradition, Flamenco s fusion of song, dance and instrumentation is a seductive pull into the heart of Spanish storytelling.

Marbella Resort Hotel s Flamenco Bar showcases the captivating rhythms of song, guitar, dance, claps, and finger snaps. You will feel the freedom to lose yourself in music.

A SOUL-STIRRING REALITY

Experiences

Experiences

CONNOISSEURIAL CRAFT

On the hotel s Raining Street side, a line of independent, chic boutiques offers highly curated fashion, jewellery, gifts, and collectables the best of Spanish design and craft, both traditional and contemporary.

LUSH LANDSCAPING

The time-honoured principles of Feng Shui give the hotel's verdant garden an inherently magical balance. Ancient olive trees from Andalucia stand in splendour. All around, brightly coloured cascading bougainvillea flowers crown the hotel s balconies while their delicate perfume is carried on the breeze.

THE UNDERWATER GARDEN

Explore the stunning coral and tropical marine life just off our shore with a reef diving experience. Be guided into the open waters to immerse in the breath-taking scenery beneath the surface.

THE RAINING STREET

The Raining Street is the world s first-ever climate-controlled outdoor walkway. This one-kilometre-long promenade maintains a cooling temperature of 27 degrees at all times, inviting you to feel refreshed by its light rain showers or take shelter under its flamenco-inspired canopies.

APRÈS-SKI RESTAURANT

Après-Ski Restaurant invites you to unwind and revel in the elegance of après-ski culture. The restaurant serves dishes inspired by Europe s iconic winter sports destinations in with a chic and cozy ambience.

THE ART OF SIESTA

Rooms and Suites

Rooms and Suites

SANCTUARIES OF PRIVACY AND PEACE

The sultry tones of Spanish stone provide a mellow aesthetic to complement the luxurious comfort of Marbella Resort Hotel s fine rooms. The hot pinks and reds of bougainvillaea flowers frame the windows through which the vista is the sparkling ocean or The Raining Street and Après-Ski experience.

Oro Suites

EXECUTIVE SUITE TYPE A BEDROOM

Oro Suites
EXECUTIVE SUITE TYPE A
LIVING ROOM

Rosa Suites

KING SUITE TYPE A BEDROOM

Rosa Suites
KING SUITE TYPE A
LIVING ROOM

Rosa Suites
KING SUITE TYPE A1
LIVING ROOM

Azul Rooms
KING DELUXE

SPACIOUS SERENITY

Floorplans

MARBELLA

RESORT HOTEL

Masterplan

Oro Suites
EXECUTIVE SUITE TYPE A

SIZE
FROM 157 SQM TO 204 SQM
FROM 1,690 SQFT TO 2,197 SQFT

Oro Suites
EXECUTIVE SUITE TYPE A1

SIZE
156 SQM / 1,678 SQFT

Rosa Suites
KING SUITE TYPE A

SIZE
109 SQM / 1,173 SQFT

Rosa Suites
KING SUITE TYPE A1

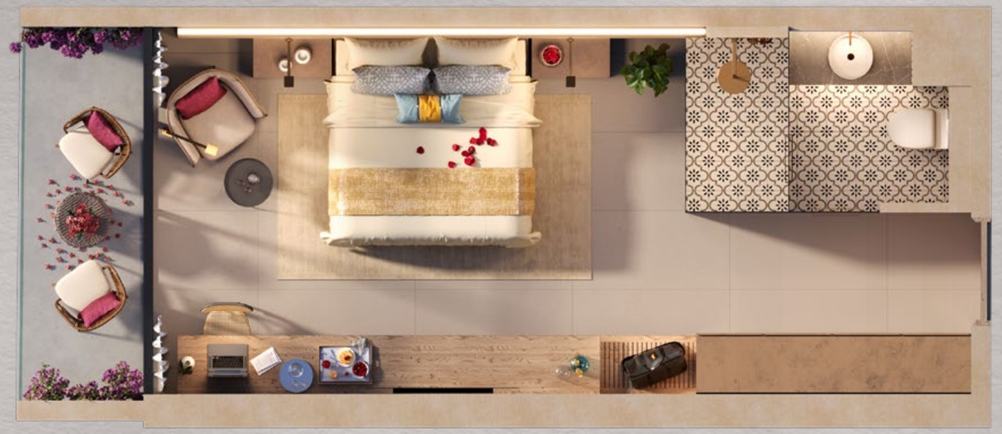
SIZE
150 SQM / 1,615 SQFT

Rosa Suites
KING SUITE
TYPE A2

SIZE
104 SQM / 1,115 SQFT

Rosa Suites
KING SUITE
TYPE A3

SIZE
85 SQM / 918 SQFT



Azul Rooms
KING DELUXE

SIZE
FROM 40 SQM TO 76 SQM
FROM 428 SQFT TO 818 SQFT

Azul Rooms
KING / TWIN DELUXE ROOM/

SIZE RANGE
FROM 43 SQM TO 77 SQM
FROM SQFT 460 SQFT TO 826 SQFT

THE DESTINATION
The Heart of Europe

The Heart of Europe

THE IMPOSSIBLE MADE REALITY

Explore the island destination just off the coast of Dubai the unrivalled, innovative premier tourist haven that is The Heart of Europe. It is a true celebration of the best of European culture, heritage, and lifestyle, complete with never-seen-before experiences and mind-blowing world firsts.

- First underwater hotel with a gym and spa
- First dedicated wedding hotel
- First floating and underwater living experience
- First dedicated 5-star family hotel
- First climate controlled raining streets
- First outdoor snow plaza

THE CORAL INSTITUTE

At the sub-sea level, we nourish and expand the marine habitat by re-growing the stunning coral reefs. The Coral Institute aims to cultivate over 100,000 corals from our nursery. This creates a sustainable habitat that attracts and protects a diverse range of aquatic life from the surrounding waters. Moreover, our commitment extends beyond coral restoration as we are proudly crafting 28 breathtaking coral reef locations for day and night diving experience.

The Heart of Europe

A EUROPEAN LANDSCAPE

The native European flora on the island includes ancient olive trees of over 1,500 years of age from Andalucía, Spain. In their new home, they flourish in optimal, controlled conditions and bring the lushness of their homelands to our islands.

The Heart of Europe

RAINING STREET

Roam through the cobbled streets while feeling rejuvenated by the light showers on the Raining Street all year round.

SNOW PLAZA

Witness the magic of snowfall in the outdoor plaza on Main Europe Island s Centre Plaza.

A COLLECTION OF FINE THINGS

Take in the wonderful sights of spectacular fireworks in the sky and incredible coral reefs in the oceanic depths. Charter a private yacht and set sail on the open sea. Let loose at one of the clubs. Get active on the water or in the gym and pools. And shop the best brands in the world.

There are wonders and wow moments to be found throughout The Heart of Europe.

UNIQUE IN EVERY WAY

EXCELLENCE IN INNOVATION

Innovation drives our entire approach to conceptualisation, design, and implementation.

The guest experience is founded on optimised usage of state-of-the-art technology from around the world to bring the uplifted hospitality quality of the future to Dubai today. The Heart of Europe is a masterclass in modernity.

COMMITTED TO SUSTAINABILITY

In recognition of the growing importance of environmentally responsible business practices, sustainability principles have been incorporated into every aspect of The Heart of Europe.

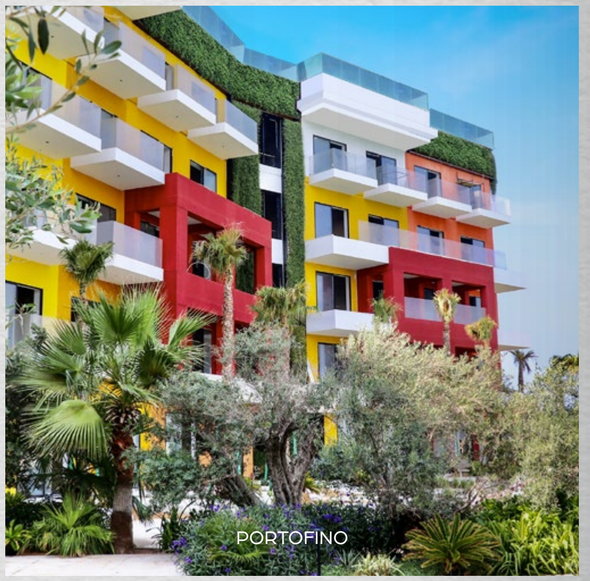
100% renewable energy powers the islands. Our coral nursery nourishes the marine landscape, and our operational standards reduce waste and microplastic pollution. Sustainability lives at the heart of The Heart of Europe.

FENG SHUI PHILOSOPHY

Our islands have been thoughtfully designed using ancient Feng Shui practices. Fluid lines, unobstructed views, and a combination of water features and carefully placed plants promote positivity and serenity in calming, harmonious spaces.

THE BEST OF EUROPE IN DUBAI

CÔTE D AZUR



PORTOFINO

HONEYMOON ISLAND

SWEDEN BEACH PALACE

THE FLOATING SEAHORSE

GERMANY

DUBAI
The jewel of Arabia

WHY DUBAI?

RENTAL YIELDS

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

Source: www.globalpropertyguide.com

DUBAI	UK	NEW YORK	SINGAPORE
7.1%	6.21%	4.78%	4.74%

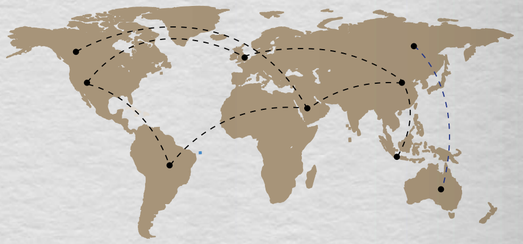
STRATEGIC LOCATION

Over 100 airlines and 260 destinations worldwide.

The world s biggest and fastest growing passenger and cargo hubs.

#1 airport for international passengers according to Airports Council International.

Source: dubaiairports.ae



The jewel of Arabia

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
- 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
  - Zero capital gains tax

About Kleindienst

Kleindienst Group is the largest European real estate company in Dubai

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

Diverse portfolio of businesses and products

Contributing to Dubai Tourism s target by adding 4,000 new hotel rooms

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

Innovatively creating new concepts

Aligned with The World Island s vision to bring sustainability, innovation, and the best of the world to Dubai

Exclusive ROI opportunities & 14 days free stay per year (Terms and conditions apply)

"A JOURNEY WHERE AUTHENTICITY MEETS LUXURY, WITH EVERY DETAIL WHISPERING THE SOUL OF SPAIN."

JOSEF KLEINDIENST
CHAIRMAN, KLEINDIENST GROUP

KLEINDIENST
GROUP

The Heart of Europe

THE WORLD
DUBAI

Location: Raining Street 1, World Islands, Dubai, UAE
Call 800 EUROPE (38 76 73) or +971 4 818 14 81 from abroad | sales@thoe.com | www.thoe.com

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