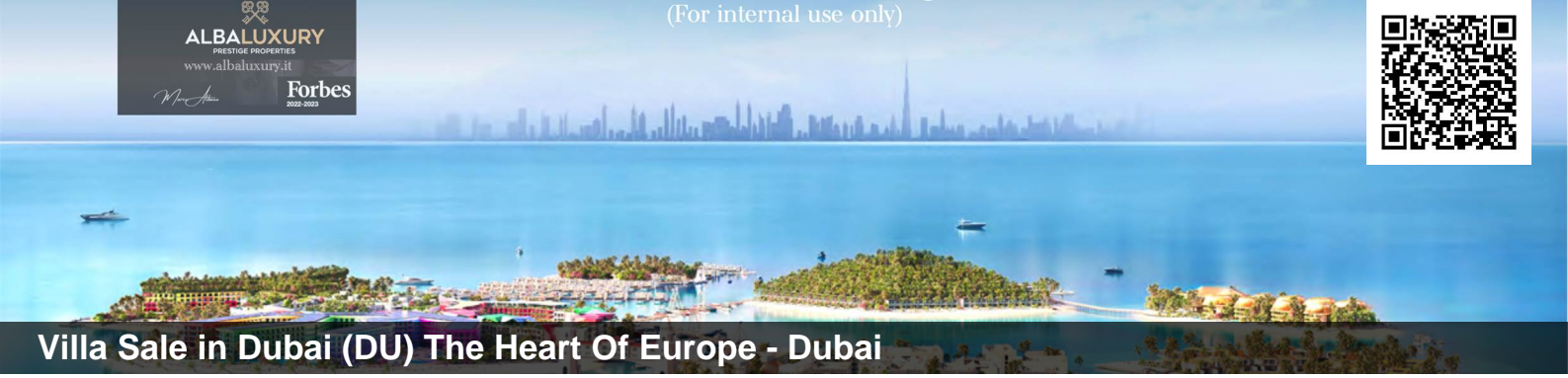




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(For internal use only)



Villa Sale in Dubai (DU) The Heart Of Europe - Dubai

The Heart Of Europe - Dubai

Located among the World Islands, The Heart of Europe is a self-sufficient luxury resort, leisure destination and second home on six islands just 6 km off the coast of Dubai.

We combine the best of European culture, architecture and hospitality with the luxury and innovation of the Emirates and the sandy white beaches of tropical islands. The Heart of Europe offers unprecedented experiences, from underwater life to climate-controlled Raining Street.

Choose between 1 and 7 BR and a wide selection of floor plans and options: Villas, floating villas and hotel suites. And let your investments give you the best returns.

Project Name , Heart of Europe

(This is the name of all clusters)

1. Sweden place (1 place available)
2. Portofino (available)
3. Germany Vila (available)
4. The floating seahorse (available)
5. 5-star resort on the Côte d'Azur (available)
6. Marbella resort (available)

INFORMATION		NUMBER		SQUARE METERS	
Ref.	Dubai 022	Rooms	5	Commercial	350
Type	Sale	Bedrooms	3	Garden	1000
Category	Villa	Bathrooms	2	Cellar	
Price	5,000,000.00	Balconies + Terraces	1	Balconies + Terraces	92
Annual Expense		Floor		Attic	
Year		Car Space		Tavern	
Energetic Class	A4 12.12	Box		Box	

FEATURES

Property Conditions	New	Rank	Elegant	Position	See
View	Sea View	Orientation	North West South East	Garden	Common



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Furniture	Possibility	Type living	Living room	Type of heating system	Air heating
Floors Living Room	Marble	Floors Bedrooms	Marble	Floors Kitchen	Marble
Floors Bathroom	Marble				

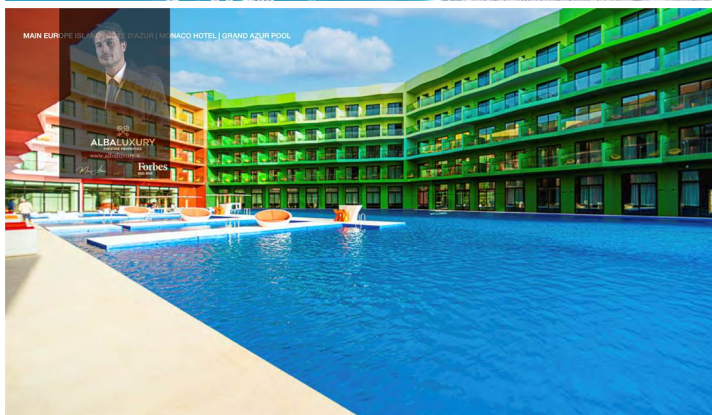
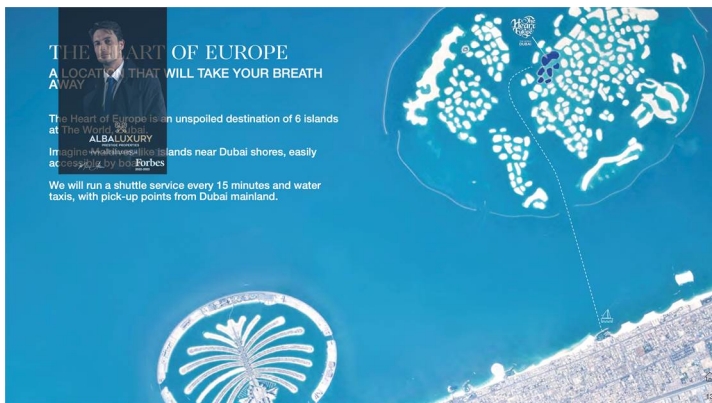
ACCESSORIES

Antitheft	Air conditioning	Double glazing	Swimming pool	Data network
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IMAGES

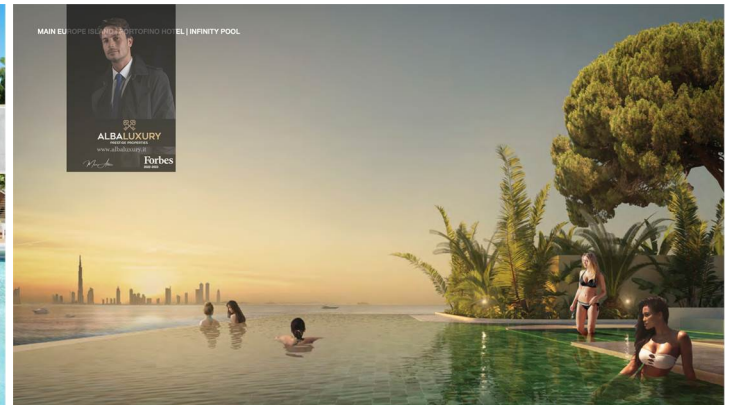
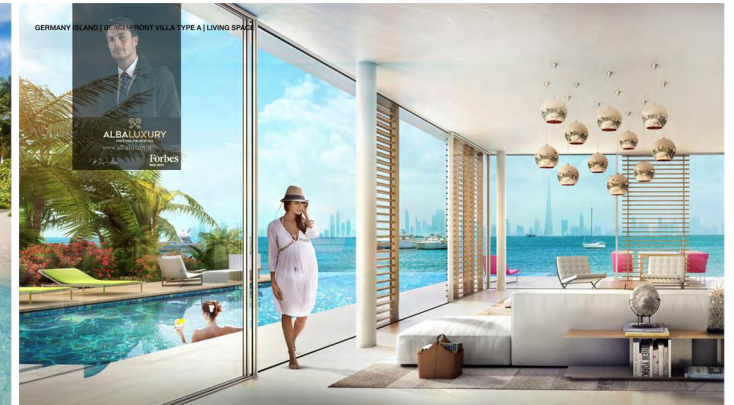


The Heart of Europe
DUBAI
We build holiday homes,
and we bring them to life.





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PORTOFINO
MASTER PLAN

Bellissima
Felicita
Dolce Vita

MAIN EUROPE ISLAND | PORTOFINO HOTEL
QUEEN SUITE A

QUEEN
SUITE A

Certain rooms will have a terrace while other will have a marine garden.

3 2 1 1

	SQM	SQFT
ROOM AREA	120.08	1294.83
COMMON AREA	42.83	459.09
TERRACE	91.57	985.65
TOTAL AREA	257.6	2772.57



THOE PRODUCT KNOWLEDGE



CÔTE D'AZUR
MASTER PLAN

Monaco (198 keys)
Nice (264 keys)
Cannes (216 keys)
St. Tropez (238 keys)

MAIN EUROPE ISLAND | CÔTE D'AZUR | NICE HOTEL
SUITE DE PRESTIGE TYPE 1

SUITE DE
PRESTIGE
TYPE 1

END SUITE UNIT

1 2 1 3 1

	SQM	SQFT
ROOM AREA	55.16 - 61.83	593.96 - 665.54
COMMON AREA	76	818
TERRACE	91.57	985.65
TOTAL AREA	170.57 - 174.19	1,806 - 1,875



THOE PRODUCT KNOWLEDGE



FLOOR
PLANS
GERMANY ISLAND

GERMANY ISLAND | LAGOON VILLA

LAGOON
VILLA

GROUND FLOOR

Terrace | Outdoor Lounge Area | Swimming Pool | Direct Lagoon Access | Private Garden | Guest Toilet | Living Room & Dining Room | Open Chef Kitchen | Staff Quarter

1 2 2 1 1

	SQM	SQFT
FLOOR AREA	147.99	1,591.87
BUILT-UP AREA	423.81	4,562
PLOT AREA	314.21	3,382

