

HOTEL LONDON

— WORLD ISLANDS DUBAI —



LONDON ELEGANCE REDEFINED IN DUBAI



INSPIRED BY LONDON
TAILORED FOR DUBAI



HOTEL LONDON



Welcome to the city that epitomises timeless charm. London—resilient, historic, and iconic—stands as a paragon of sophistication. Hotel London encapsulates this spirit, blending London’s elegance with the vibrancy of Dubai.

THE WORLD ISLANDS

Situated just six kilometres from Dubai's coast lies The Heart of Europe, a project valued at \$6 billion, where unparalleled luxury finds its home.

This extraordinary archipelago boasts coral reefs, European-inspired landscaping, and world-class attractions, including the famed Raining Street. It is a destination where dreams are realised.



HOTEL LONDON

— WORLD ISLANDS DUBAI —







LONDON AMBIENCE

Immerse yourself in an atmosphere where London's esteemed heritage intertwines with Dubai's vibrancy. Relish iconic British charm infused with contemporary flair:

- Authentic British Cuisine
- Rooftop Glass Bottom Infinity Pool
- Raining Street Experience
- Roof Top Bar with views of the Dubai Skyline
- Boutique Hotel Comforts



Relaxed Boutique Hotel Vibe



Authentic British Food



Retail Stores with Snow Plaza



Lush Mediterranean Gardens



Classic High Tea



Real Rainy Street



Themed Bar



Rooftop Infinity Pools

A STYLISH ARRIVAL

Arrive as a connoisseur of style aboard a VIP yacht, setting the stage for a truly exceptional stay. Our impeccable service marries the grace of British tradition with bespoke attention to detail, ensuring an unforgettable welcome.





HOTEL LOBBY



HOTEL CORRIDOR



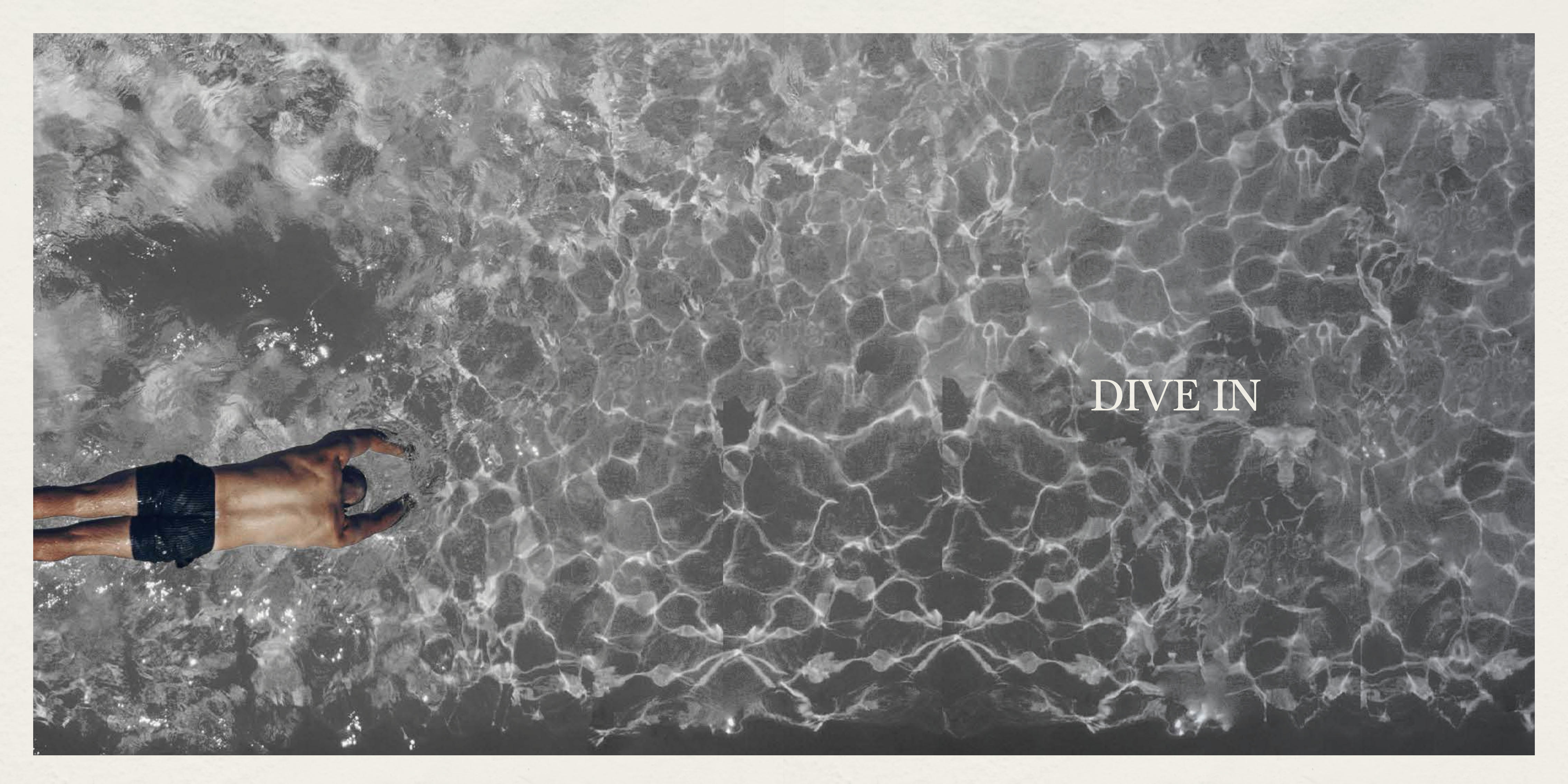
FABULOUS STAY

Discover accommodation where the timeless sophistication of London meets the luxurious comforts of Dubai. Delight in captivating views, and tailor-made amenities designed to create a stay that is nothing short of exceptional.

ENGLISH CULTURE

From the genteel charm of English high tea to cocktails on a rooftop overlooking Dubai's glittering skyline, Hotel London offers an immersive experience that celebrates the essence of English tradition in an extraordinary island setting.



A black and white photograph capturing a person diving into water. The person is seen from the waist down, wearing dark swim trunks, with their arms extended forward and legs trailing behind. The water's surface is highly textured with ripples and reflections, creating a complex, organic pattern. The text "DIVE IN" is printed in a white, serif, all-caps font, positioned in the upper right quadrant of the image. The overall composition is dynamic and emphasizes the act of diving.

DIVE IN

SPECIFICATIONS

7 FLOORS (LG+G+4F+RF)

96 STYLISH ROOMS

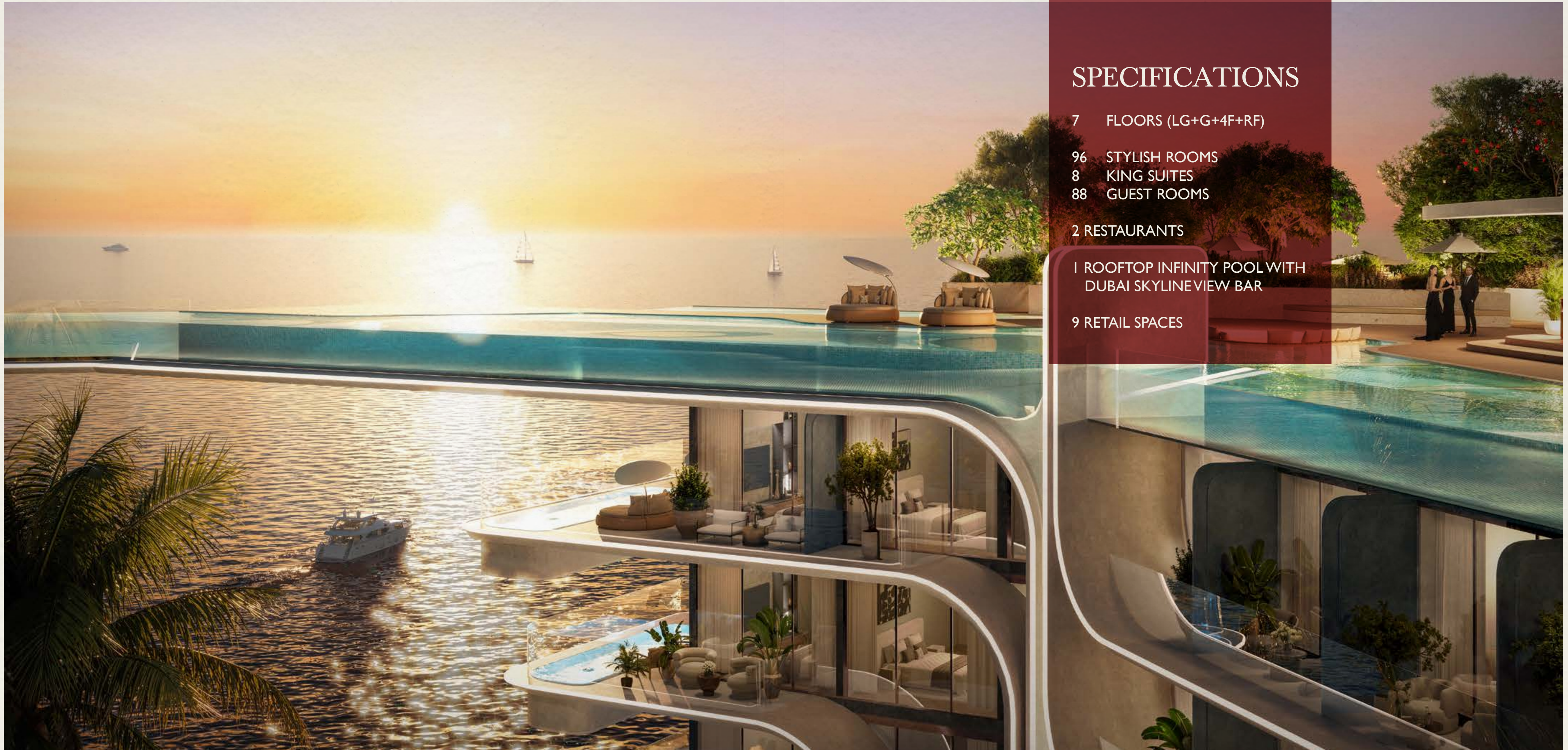
8 KING SUITES

88 GUEST ROOMS

2 RESTAURANTS

1 ROOFTOP INFINITY POOL WITH
DUBAI SKYLINE VIEW BAR

9 RETAIL SPACES





COASTAL SERENITY

Experience Dubai's pristine waters and sandy beaches.
Hotel London is nestled in The Heart of Europe
surrounded by lagoons.

ELEVATED ESCAPE

Perched atop the hotel, the rooftop infinity pool offers breath-taking views of Dubai's skyline. Whether basking in the sun or enjoying an evening cocktail, this is a haven where you'd expect to mingle with the stars.



MEMORABLE
EXPERIENCES

WINTER WONDER

Enter a winter sanctuary where snowflakes fall gracefully, evoking the nostalgic charm of an English winter amidst Dubai's warmth. Snow Plaza enchants with festive lights, seasonal scents, and a magical ambiance that captivates the soul.





FESTIVE PLAZA

Every December, the Festive Plaza becomes a dazzling winter wonderland. With sparkling lights, Christmas trees, and seasonal delights, it's a magical space to celebrate the joy of the season. Shop for unique treasures and enjoy festive entertainment, creating cherished holiday memories.

LUXURY SHOPS

Step into designer shopping boutiques and high-end retailers, where London's legendary retail culture finds its place amidst Dubai's cosmopolitan energy. Every detail is curated to cater to the most discerning of tastes.





LONDON'S DRIZZLE

Delight in the gentle embrace of a rain shower along the climate-controlled Raining Street. Meander with an umbrella in hand and allow the soft rain to transport you to the cobbled streets of London.

LUXURY STAY,
LONDON GOURMET

GREAT BRITISH FOOD

Indulge in the finest British fare, from the hearty dishes of the traditional pub to exquisite high tea served with an air of elegance. For an unforgettable evening, savour our gourmet creations, each dish a celebration of British culinary heritage.





ALL DAY DINING



ENGLISH PUB

A warm and inviting haven awaits in our quintessentially British pub. Enjoy classic dishes, fine ales and English interiors, where every detail evokes the spirit of London's renowned public houses.

SHAKEN NOT STIRRED

Our rooftop Dubai Skyline view bar, **Shaken Not Stirred**, offers an experience steeped in sophistication and intrigue. Sip meticulously crafted martinis, inspired by the world of stylish icons.





THE QUEEN'S BALL

Celebrate in grandeur at The Queen's Ball, our magnificent ballroom. With a capacity for up to 500 guests, it provides a majestic setting for any occasion, from weddings to gala events.



YOUR
LUXURY
STAY



TIMELESS THEMES

Choose from rooms that evoke the essence of London's most iconic neighbourhoods, from the eclectic charm of Notting Hill to the refined sophistication of Kensington. Every detail is designed for truly memorable experience.

A wide-angle photograph of a modern, luxurious bedroom. The room features a large bed with a light-colored headboard and a patterned headboard, dressed in white linens and a dark green throw. Two bedside tables with gold lamps flank the bed. In the foreground, a light-colored sofa and ottoman are arranged on a patterned rug. To the left, a round marble table with two chairs is positioned near a large window that opens onto a balcony with a glass railing and potted plants. The room has a dark wood parquet floor and a large, textured white wall behind the bed.

KENSINGTON SUITE

BEDROOM



The image shows a sophisticated living room with a curved, dark green velvet sofa adorned with white and patterned cushions. In the foreground, a round marble-top table with a brass base holds a brass tray with a bottle and glasses. Two modern chairs with ribbed backs and brass legs are positioned near the table. A large, multi-tiered brass pendant light hangs from the ceiling. The room features a large abstract painting on the wall and a floor-to-ceiling window that looks out onto a city street with balconies. A floor lamp with a brass and white shade stands near the window. To the right, a white and wood sideboard holds a television and other decorative items. The floor is made of light-colored wood in a herringbone pattern.

KENSINGTON SUITE

LIVING ROOM



KENSINGTON DELUXE



MAYFAIR SUITE

BEDROOM



MAYFAIR SUITE

LIVING ROOM



MAYFAIR DELUXE

ROOM LAYOUTS





KENSINGTON DELUXE

SIZE RANGE

FROM 46.4m² to 49.7m²
FROM 499.4ft² to 534.9ft²



KENSINGTON SUITE

SIZE RANGE

FROM 99.6m² to 106.2m²
FROM 1,072ft² to 1,150.6ft²



MAYFAIR DELUXE

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FLOOR LAYOUT



NOTTING HILL FLOOR



KENSINGTON FLOOR



MAYFAIR FLOOR



WESTMINSTER FLOOR

An aerial photograph of a man-made island in Dubai, United Arab Emirates. The island is characterized by vibrant, multi-colored buildings in shades of red, orange, yellow, green, and blue. It is surrounded by clear, turquoise water, and a few small boats are visible. In the far distance, the Dubai skyline is visible against a bright blue sky with scattered clouds. The text "IMPOSSIBLE MADE REALITY" is overlaid on the right side of the image in a white, serif font.

IMPOSSIBLE MADE
REALITY

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.



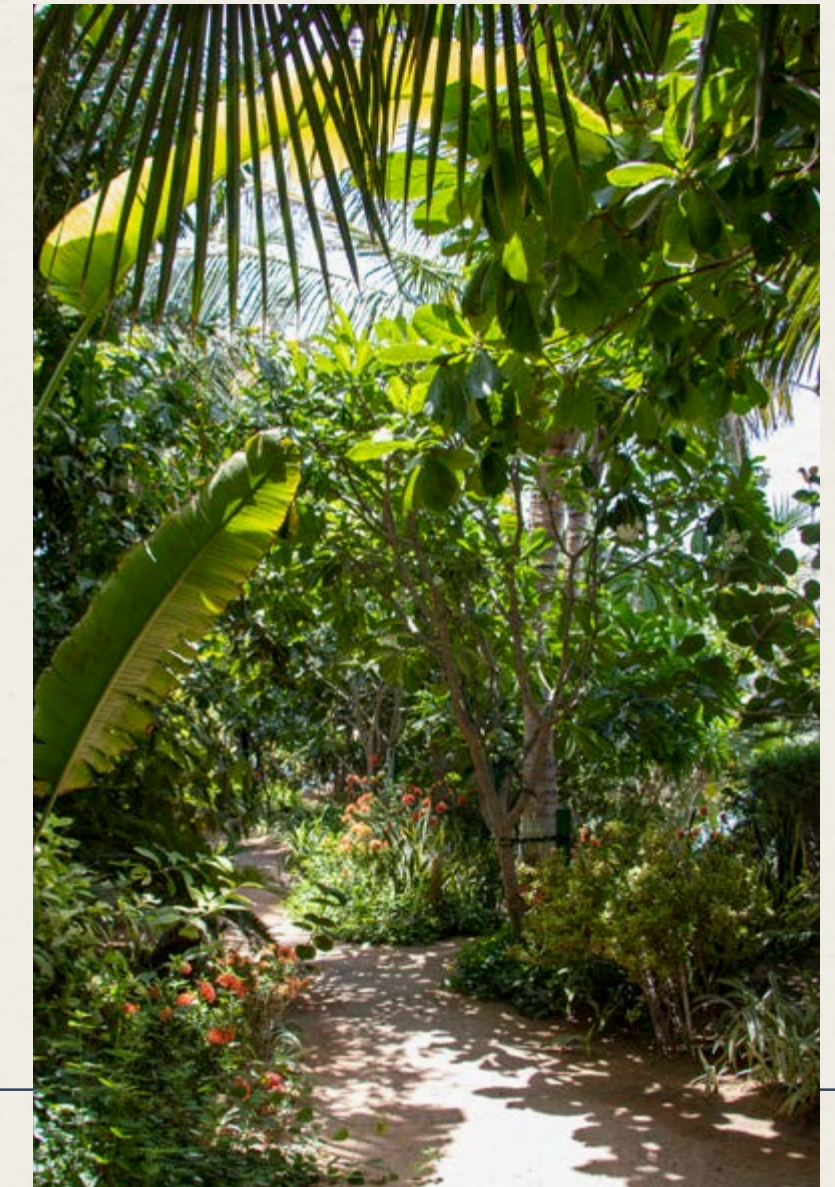
COMMITTED TO SUSTAINABILITY

In recognition of the growing importance of environmentally responsible business practises, 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.



BEST OF EUROPE IN DUBAI

CÔTE D'AZUR RESORT



HONEYMOON ISLAND



THE FLOATING VILLA



PORTOFINO HOTEL



SWEDEN BEACH PALACE



GERMANY ISLAND



DUBAI
THE JEWEL OF ARABIA



RENTAL YIELDS

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



DUBAI
7.1%

Source: www.globalpropertyguide.com



UK
6.21%



NEW YORK
4.78%

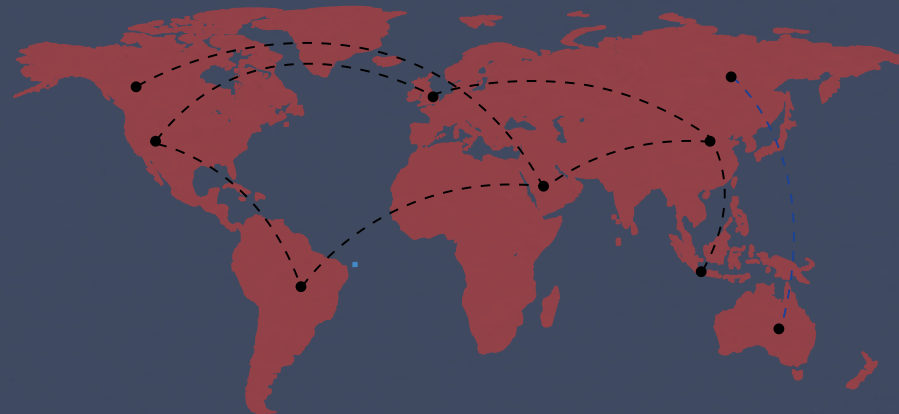


SINGAPORE
4.74%

WHY DUBAI?

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

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 committed to pushing the boundaries of achievement, pioneering new concepts in real estate and hospitality to deliver excellence. 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 over its diverse portfolio of businesses which include property development, construction, hospitality, property brokerage, and corporate business centres.

Kleindienst pushes the boundaries of innovation, creating new concepts such as Dubai's second-home real estate market in a touristic destination, as well as exceptional hospitality attractions and world firsts. Kleindienst Group offers unique investment opportunities, attracting local and global wealth and bolster the country's economic, commercial and touristic aims. Kleindienst Group is committed to Dubai's vision to bring the best global experiences to the Emirate.

HOTEL LONDON

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