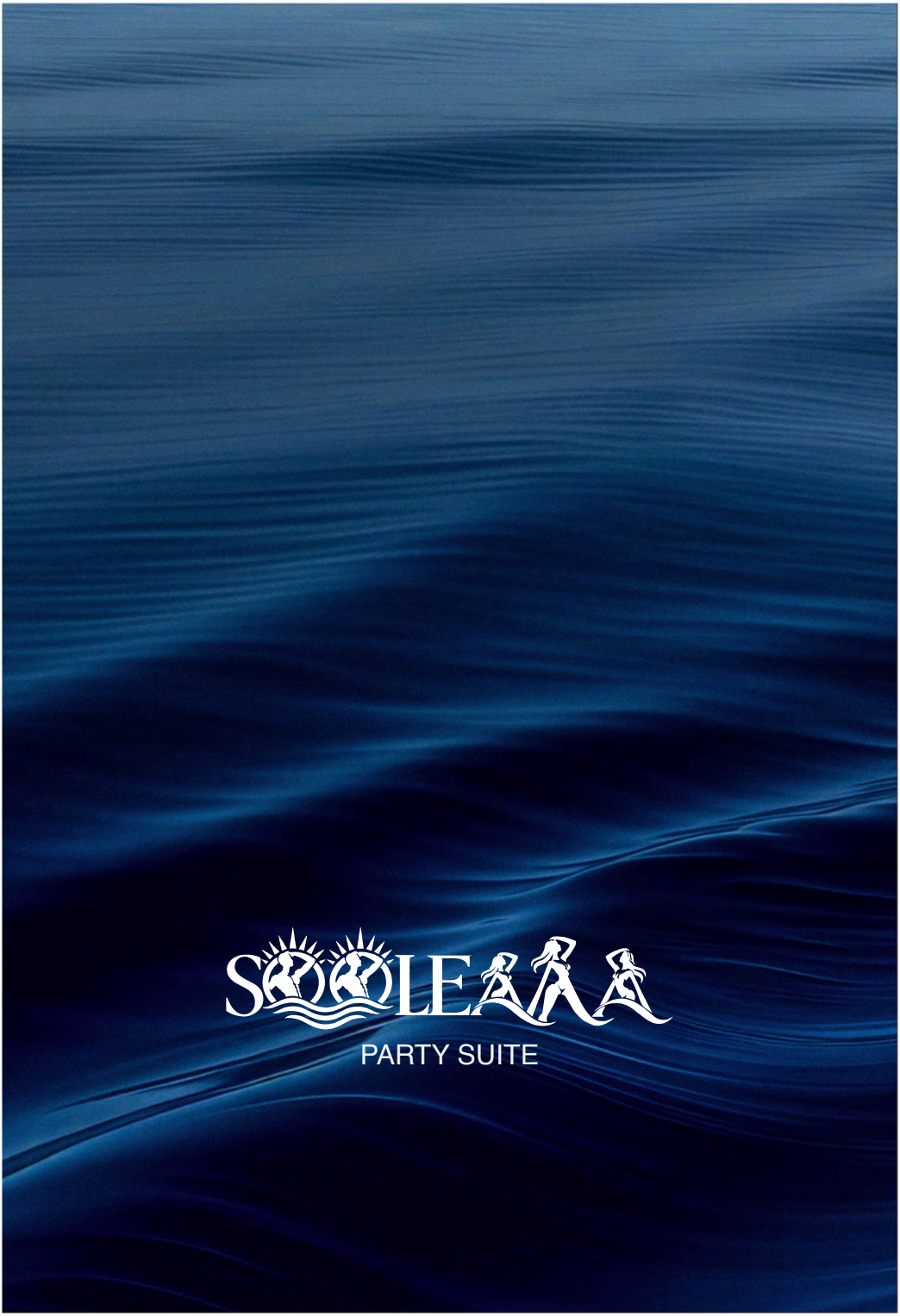

SOLEA
PARTY SUITE

THE HEART OF EUROPE



Just six kilometres off Dubai's coast, The Heart of Europe unfolds across six islands as an exclusive resort and second-home destination shaped by European culture, architecture and hospitality. Here, innovation is part of the experience, from underwater living and the climate-controlled Raining Street to Snow Plaza and 28 coral diving locations. Mansions, floating villas, hotel suites and party suites come together in one extraordinary island destination.





THE ENIGMA

THE UNITED ARAB EMIRATES

A country defined by transformation, the UAE has turned ambition into a way of life. From desert horizons to one of the world's most recognisable skylines, progress here is constant, confident and unmistakable.

For those drawn to rare experiences, reinvention and understated prestige, the Emirates offers a setting where every arrival feels like the beginning of something exceptional.

30 min
Dubai International Airport

30 min
Palm Jumeirah (10-min by boat)

22 min
Burj Khalifa / Dubai Mall

20 min
Jumeirah Beach

45 min
Al Maktoum International Airport



THE CITYSCAPE

DUBAI

Dubai is a global stage for modern luxury, bold architecture and cultural ambition. Here, value is measured not only by what is owned, but by how distinctly it is experienced.

To choose Dubai is to choose a city that rewards individuality, where exceptional living, global connectivity and a relentless appetite for the extraordinary come together.

THE WORLD ISLANDS

Set around 15 minutes off Dubai's coast in the Arabian Gulf, The World Islands form a collection of islands designed to recreate the world in miniature, with each island named after its corresponding country.

KLEINDIENST GROUP

Established 40 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 people across property development, construction, hospitality, brokerage and business centres, the Group continues to challenge convention through future-focused concepts at The Heart of Europe.





Beachfront Luxury REDEFINED

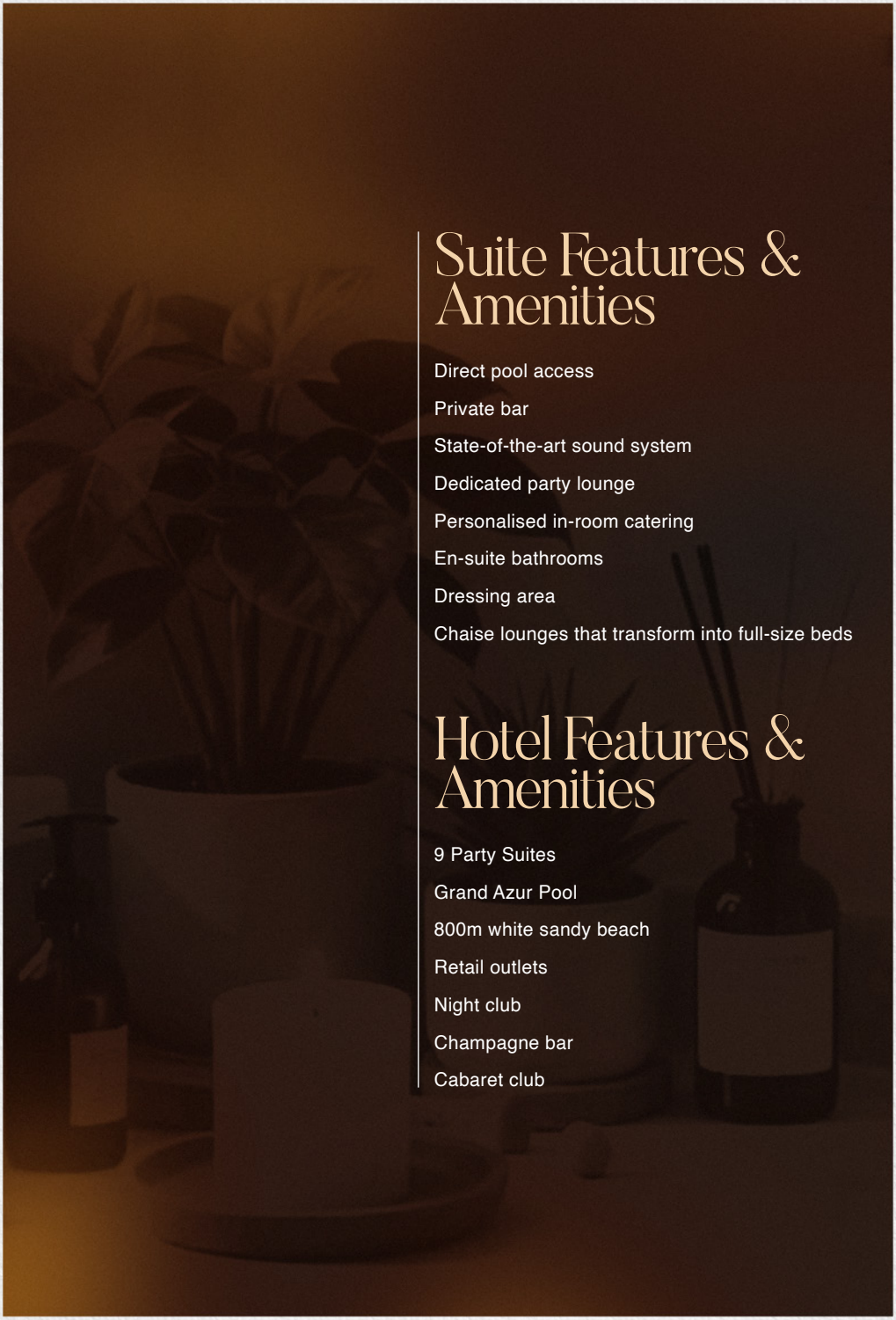


Nine exclusive ground-floor Soléa Party Suites bring contemporary interiors and effortless poolside living together in one private setting. Just steps from the main beach, owners can enjoy a private pool or views across the Grand Azur Pool, with direct pool access, a private bar, a state-of-the-art sound system, a dedicated party lounge, personalised in-room catering, en-suite bathrooms, a dressing area and chaise lounges that transform into full-size beds.




MOET





Suite Features & Amenities

Direct pool access

Private bar

State-of-the-art sound system

Dedicated party lounge

Personalised in-room catering

En-suite bathrooms

Dressing area

Chaise lounges that transform into full-size beds

Hotel Features & Amenities

9 Party Suites

Grand Azur Pool

800m white sandy beach

Retail outlets

Night club

Champagne bar

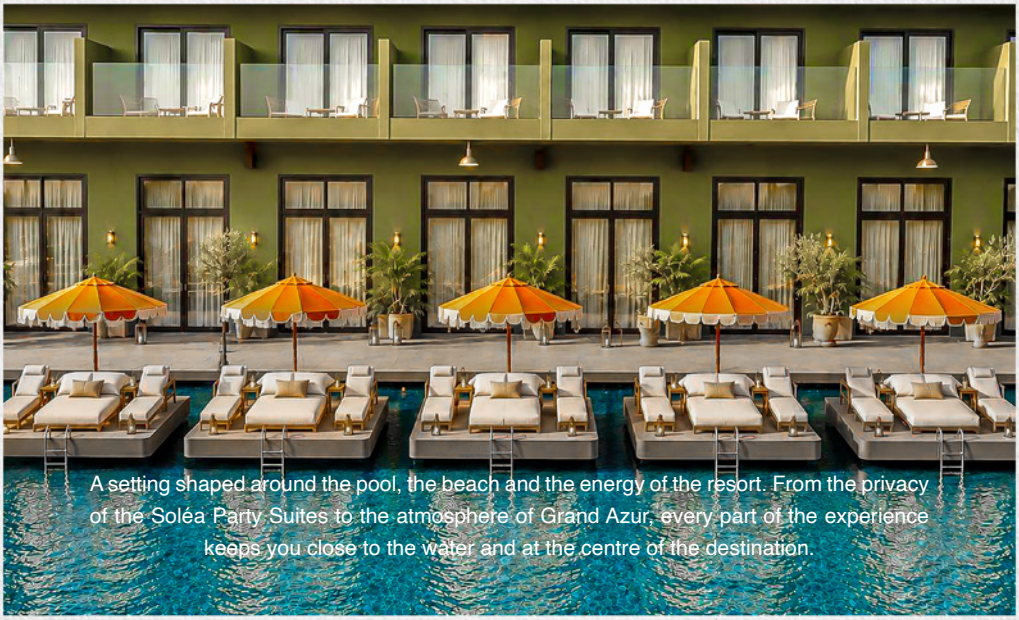
Cabaret club



Designed for private soirées and elevated VIP experiences, the Soléa Party Suites pair refined contemporary interiors with a setting made for celebration. Nine exclusive ground-floor suites place you moments from the main beach, with the choice of private pools or Grand Azur Pool views.

Direct pool access, a private bar, a state-of-the-art sound system and a dedicated party lounge set the tone, while personalised in-room catering, en-suite bathrooms, a dressing area and chaise lounges that transform into full-size beds complete the experience.





A setting shaped around the pool, the beach and the energy of the resort. From the privacy of the Soléa Party Suites to the atmosphere of Grand Azur, every part of the experience keeps you close to the water and at the centre of the destination.

Where the horizon becomes home.

KEY FEATURES

- 9 EXCLUSIVE GROUND-FLOOR PARTY SUITES
- PRIVATE POOL OPTIONS OR GRAND AZUR POOL VIEWS
- DIRECT POOL ACCESS
- PRIVATE BAR AND DEDICATED PARTY LOUNGE
- STATE-OF-THE-ART SOUND SYSTEM
- PERSONALISED IN-ROOM CATERING



THE AMENITIES AT THE

Soléa Party Suite

A stay shaped around effortless entertaining. From a private bar and dedicated party lounge to personalised in-room catering and direct pool access, every amenity is designed to keep the experience flowing from day into night.










exclusive

52 WEEKS. 52 PARTIES.

Across the year, Côte d'Azur comes alive with a calendar of European-inspired celebrations. From Carnival and St. Patrick's Day to film and music festivals, every season brings a different reason to gather. The year closes with Christmas markets filled with handmade gifts, seasonal treats and festive decoration.













SUITE FEATURES & AMENITIES

Direct pool access
Private bar
State-of-the-art sound system
Dedicated party lounge
Personalised in-room catering
En-suite bathrooms
Dressing area
Chaise lounges that transform into full-size beds

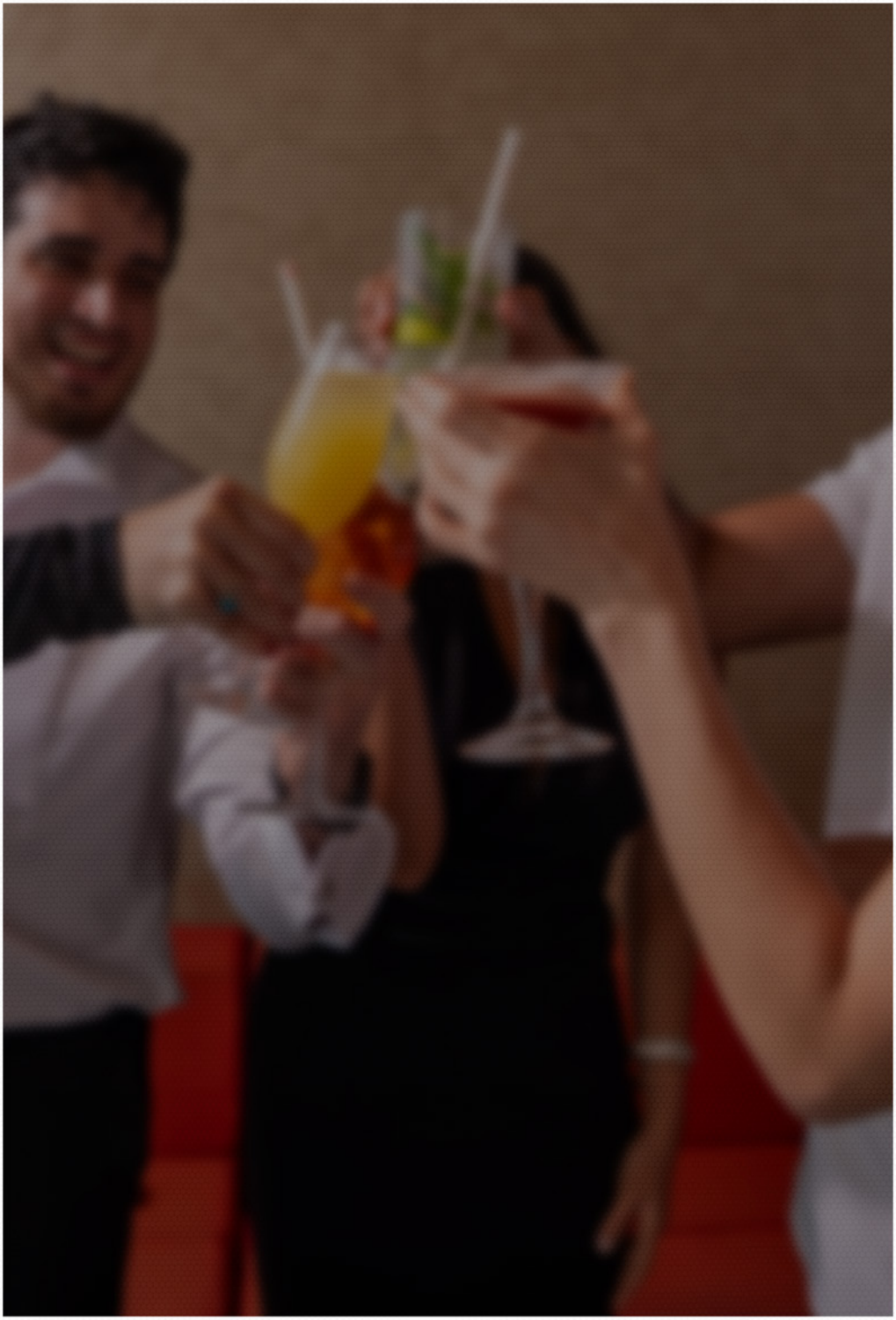
HOTEL FEATURES & AMENITIES

9 Party Suites
Grand Azur Pool
800m white sandy beach
Retail outlets
Night club
Champagne bar
Cabaret club



FEEL THE RUSH. LIVE THE MOMENT.

Elektra is a sleek 16.45m yacht built for life on the water. With a cruising speed of 34 knots and a maximum speed of 40 knots, she accommodates up to 12 guests for private parties or coastal exploration.







BOOKING PROCESS

RESERVATION / APPLICATION FORM

The Reservation Form outlines the basic terms of the sale, including the payment plan and the purchaser's personal information.

PAYMENT OF RESERVATION DEPOSIT

Upon receipt of the Reservation Deposit, the selected residence will be reserved for the purchaser.

SALES & PURCHASE AGREEMENT (SPA)

Upon receipt of the Sales and Purchase Agreement, the purchaser signs and returns the SPA to the developer, together with instructions for transferring the down payment to the escrow account.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Following registration of the unit, the Initial Agreement for Sale is issued in the purchaser's name. Land Department fees and administration costs apply at this stage.

SUBSEQUENT PAYMENTS

Subsequent payments are made in accordance with the payment plan and the terms and conditions of the SPA.




The Heart of Europe
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