



SOLEA
PARTY SUITE



The Heart of Europe is an exclusive resort and second-home destination on six islands, just six kilometers off Dubai's coast. It blends European culture, architecture, and hospitality with luxury and innovation. Highlights include underwater living, the climate-controlled Raining Street, a Snow Plaza, and 28 coral diving locations. Choose from mansions, floating villas, hotel suites, and party suites to make this paradise your own

THE WORLD ISLANDS

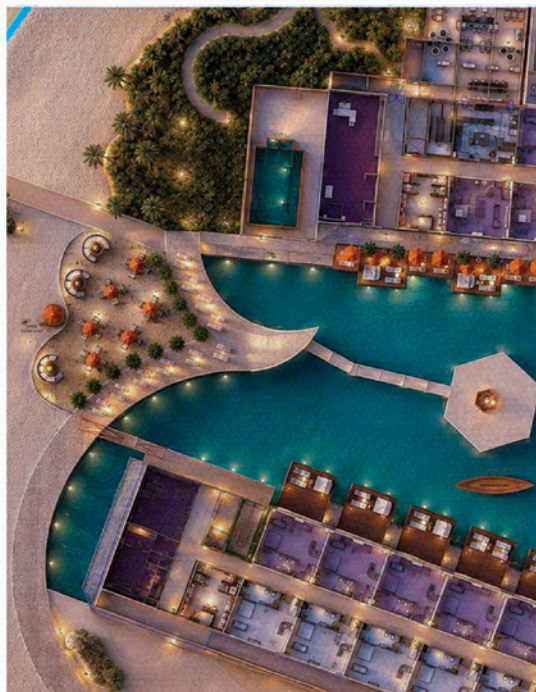
Sitting around 15 minutes off the coast of Dubai in the Arabian Gulf, the World Islands are a collection of smaller islands designed to replicate the world in miniature, with each island named after its corresponding country.

KLEINDIENST GROUP

Established 40 years ago in Austria and Hungary, has been in Dubai since 2003. As the largest European real estate company in Dubai, it employs over 1,500 people across property development, construction, hospitality, brokerage, and business centers. The Heart of Europe projects challenge industry norms, bringing future mega-trends to the present.



Offer luxurious, contemporary interiors, ideal for private soirées or VIP experiences. With nine exclusive ground-floor suites, guests are steps from the main beach, with options for private pools or Grand Azur pool views. Features include direct pool access, a private bar, a high-end sound system, a party lounge, in-room catering, en-suite bathrooms, and chaise lounges that convert into full-size beds.



SUITE FEATURES & AMENITIES

- Direct pool access
- A private bar
- State of the art sound system
- Dedicated party lounge
- Personalized 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
- Carbaret Club



Where the horizon becomes home.

Designed for private soirées, VIP experiences and effortless coastal living, Solea Party Suite brings the energy of the destination directly to your door.

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



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 Amenities at The

Solea Party Suite

This is your voyage of experiences, orchestrated by the finest sommeliers from the Pacific Rim to the Persian Gulf. Here, every amenity is a reminder of what it's like to thrive in a world of your own.





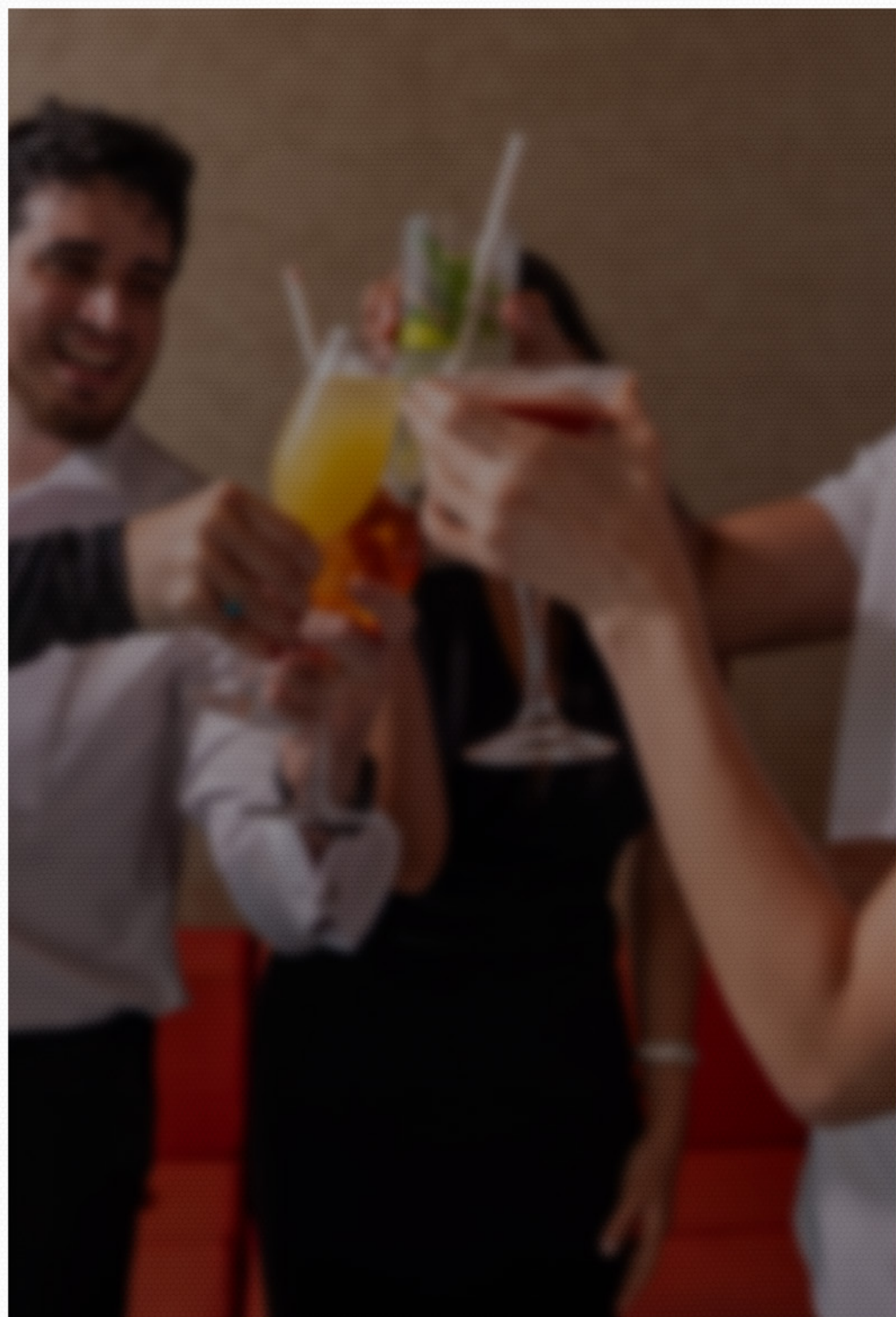


UNIT	AREA SQ. FT
PARTY SUITES	FROM 1,022 SQ FT 1,180 SQ FT

SERVICE CHARGE OF AED 18/- PER SQFT.
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STARTING PRICE 6.6 M
HANDOVER Q4 2027

PAYMENT PLAN
20% DOWN PAYMENT
20% IN 6 MONTHS
20% IN 12 MONTHS
20% IN 18 MONTHS
20% IN 24 MONTHS







FEEL THE RUSH. LIVE THE MOMENT.

The ELEKTRA yacht extends the Solea experience beyond the shoreline. At 16.45 metres, with a cruising speed of 34 knots and a maximum speed of 40 knots, it accommodates up to 12 guests for private parties or coastal exploration. A natural continuation of the celebration, from suite to sea.



TOTAL UNIT AREA	: 853 983 SQFT
COMMON AREA	: 170 196 SQFT
TOTAL AREA	: 1,022 1,180 SQFT

Disclaimer: All photos and illustrations in this brochure are for representative purposes only. In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions, and specifications mentioned are for reference and may change in accordance with the law and without prior notice. Nothing contained herein intends to constitute a legal offer, invitation to an offer, and/or commitment of any nature by the Company and does not form part of any legally binding agreement. All images are merely artistic conceptualizations and do not replicate the exact product and should not be relied upon as a definitive reference.

BOOKING PROCESS

RESERVATION / APPLICATION FORM

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

PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and return the SPA to the developer, along with instructions for transferring the down payment to the escrow account.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed, and a certificate of ownership, known as the Initial agreement of Sale, is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.







Call us from within the UAE on 800 EUROPE (38 76 73)

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