

WELCOME TO  
*The Côte d'Azur*  
MONACO



CÔTE D'AZUR  
MONACO





## DELIGHTFUL HEARTS

We have always sought freedom, a place to unwind and enjoy the finer things in life  
Our very own cocoon where our hearts know only happiness and our souls laugh with glee

Our very own world where we are carefree and full of life

With heavenly joy, we laugh in the moonlight and dance in the magical rays of the sun

We enjoy epicurean delights and bathe in the glittering waters of the sea

We are lost in beauty and our hearts swell with enchantment and pleasure

The sky is filled with delightful colours and the waters teem with beautiful creatures

(Tell us your story, share your memories and your heart's desire with us, and in return, we'll  
give you our coast)

This beautiful, mesmerizing blue coast sets us free and tantalizes our souls

This is the coast of wonder, pleasure, and freedom

**This is Côte d'Azur, this is Monaco.**







## CÔTE D'AZUR MONACO

# CÔTE D'AZUR MONACO

True to the spirit of the French Riviera, Côte d'Azur Monaco hotel has something distinctive to offer to everyone. Here, a chic, international sensibility is blended with a cool heritage. Have you ever imagined waking up in a hotel that never sleeps?

Start the day with an authentic French breakfast at La Brasserie de Monaco. Discover the best of beach life at Monaco Beach Club on Rainbow Beach. Relax in the sun and in the shade. Dance all day or chill in style at Grand Azur pool. Your partycation continues at Discothèque, the epic night club where you can burn the midnight oil in style – before heading back to Grand Azur again for live music. And when the sun sets, it is time to go back to your suite for turquoise dreams.

As the locals say, "Bienvenue à Monaco" !



# A JOURNEY ON THE FRENCH RIVIERA

Côte d'Azur Monaco offers you the best of the French Riviera: From premium suites and penthouses with ultimate smart automation services available at all times to the majestic balconies with panoramic views. Whether you are here for a day, a week, the full summer, or just a quick staycation, enjoy a fully connected lifestyle where entertainment and relaxation are always within walking distance: You are never more than a few steps from the Grand Azur swimming pool, the white sandy beach, the Monaco Marina or the hotel gardens.

This is the ultimate hideaway for the ultimate kind of vacation where one thing is more than certain: You will never want to leave this paradise again!







## PARTY ROOM

The Party Rooms at Monaco Hotel offer an experience like nowhere else on the planet, redefining living and recreational spaces beyond the conventional. Offering some of the best amenities and luxurious interiors designed with a contemporary style



# PARTY SUITES

Extending into the gorgeous outdoors, the carefully designed Party Suites feature an open plan concept with an awe-inspiring interior design based on modern European living. With the wonders of the glamorous Dubai skyline being visible from the private balconies, these suites provide a more than luxurious living space for the lucky residents.





Standard Room



Party Room



Dramatic  
Water Views



Party Rooms  
overlooking Grand Azur











LIFE SO BEAUTIFUL



# RAINBOW BEACH

Adding 800 meters of prime shoreline with hospitality at its core, Rainbow Beach is ready to chill and thrill The Heart of Europe. Dotted with bent palm trees and colourful beach furniture, the awe-inspiring destination will take its place alongside famous beaches such as Rio's Copacabana and Miami's South Beach as it adds a long stretch of pristine lifestyle to The Heart of Europe's 3,580 meters of white sandy beaches and the Emirate's celebrated coast.



# MONACO BEACH CLUB

Set along white sands lining the turquoise waterfront of one of the most festive beaches on the island, our exclusive Monaco Beach Club offers you the chance to unwind in stylish cabanas or on colourful sunbeds. Here, nestled amidst the heart of the Mediterranean summer, tasteful warmth meets the coolness of the French Riviera.





# GRAND AZUR

Measuring 12,000 square metres, it will not only be the eco-friendly-liest, but also the largest pool in the Middle East. With a perimeter of more than 1 kilometre and 14,000 cubic metres of sustainably desalinated water, Grand Azur is one of several of the Heart of Europe’s international firsts.



# CHAMPAGNE BAR

In our Champagne Bar, the sparkling sensations never dry up! Celebrating the French savoir-vivre, guests will be swept up in a whirl of gorgeous design, luxurious furnishings, high-class drinks, and an atmosphere that rivals the uplifting energy of the hotspots on the French Riviera. À votre santé!





# DISCOTHEQUE

Turning the nights into never-ending parties filled with excitement and pure joie-de-vivre, our Discothèque will have you dancing until the sun comes up! Grab your friends and be ready for an unforgettable time that surely will be one of the amazing highlights of your stay here at Côte d'Azur Monaco!



# LE BRASSERIE

This stylish 'good mood all day'-eatery offers pure joy and unparalleled epicurean delights in an inspiring Art Deco setting that's bound to astound the patrons. It's the new all-day Mediterranean brasserie where guests can start their day with a hearty authentic French breakfast or lunch and return mid-afternoon for delicious crêpes. In the evening, this hotspot entices with delicious cocktails and fresh oysters, so you and your friends can turn the night into day!





# LA CABARET

A theatre restaurant and bar inspired by the cabarets of 19th century Monaco, Le Cabaret is offering nights that never end. For starters, enjoy a cocktail, a serious spirit – or perhaps a magic potion? Next, it's 'lights, curtain, smoke and mirrors!' in the cabaret lounge as the French can-can dancers, acrobats and magicians lead you into a wondrous world that will leave you breathless and feeling like a child again.





# THE HEART OF EUROPE

## A location that will take your breath away

Located at The World, Dubai, The Heart of Europe consists of 6 islands

Enjoy islands inspired by Europe's most famous hotspots near Dubai's shores, easily accessible by boat

We will run a water taxi shuttle service every 15 minutes, with pick-up points from Dubai mainland



The Heart of Europe  
4 km from  
Dubai shores





# THE KEY PRINCIPLES OF THE HEART OF EUROPE

## Discover a world of wonders

### FENG SHUI

Côte d’Azur Monaco has been designed, constructed, and landscaped using ancient Feng Shui practices. Other projects have been thoughtfully designed to create a calming and harmonious space with fluid lines, unobstructed views, and a combination of water and plants carefully placed to promote the flow of positive energy.

### INNOVATION

Innovation is the driving force behind our entire approach to conceptualization, design, and implementation. Our entire guest experience is founded on the optimized usage of state-of-the-art technology from around the world for one purpose: To bring the best hospitality aspects of the future to Dubai – today!

### SUSTAINABILITY

With future global trends emphasizing the importance of environmentally responsible business practices, sustainability has been incorporated into every aspect of our project. From 100% renewable energy to banning microplastics and regulating water usage as well as waste management, our islands have been designed and built with the principle of sustainability at their core.



**Spanish Olive Trees**  
100 to 1,500 years old



**Smart Police Station**  
First in the world



**Maldivian-like Islands**  
White sandy beaches



**Climate Controlled Street**  
Rain and fresh breeze



**Sustainable Ferry**  
Zero emission



**Tropical Gardens**  
+60 plants species



**The Coral Institute**  
Develop coral reefs & fish



**European Festivals**  
+50 annual events



**Carpet Sharks**  
Arabian Gulf natives



**An Eco-Approach**  
Zero discharge project



**Sustainable Landscape**  
Zero pesticides & fungicides



**Solar Power**  
Homes using green energy





# THE BEST OF EUROPE

On six islands in Dubai



A few miles away, but worlds apart







DUBAI

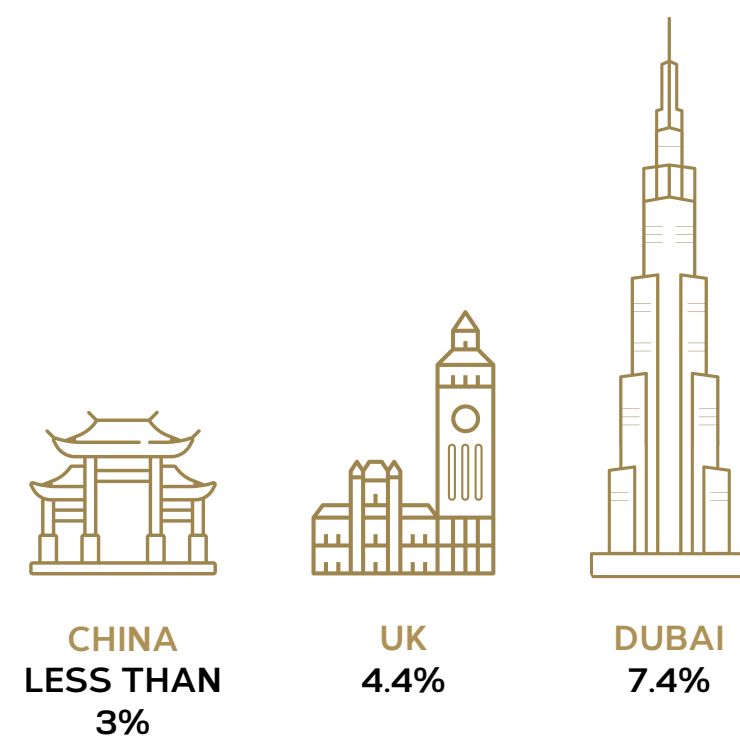


# WHY DUBAI

## RENTAL YIELDS

Dubai offers rental income on average of **7.4%** which is one of the highest in the world

Source: [www.globalpropertyguid.com/Asia/China](http://www.globalpropertyguid.com/Asia/China)



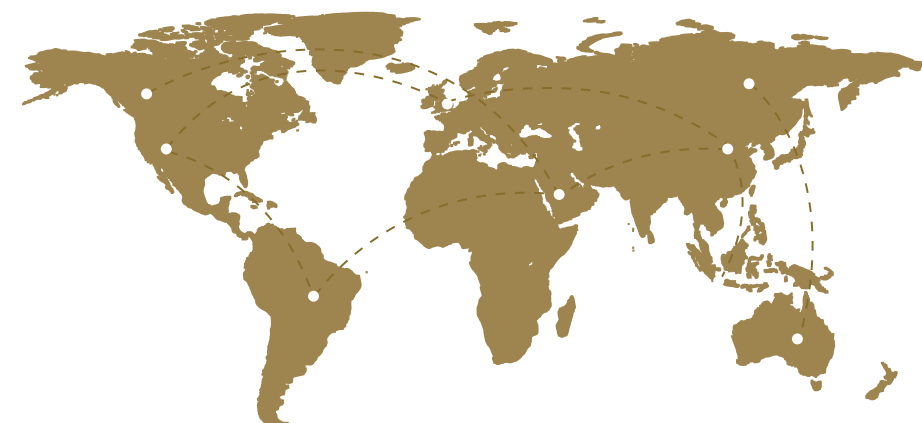
## STRATEGY AND LOCATION

**6,500** Direct flights connect to the world every week (in non Covid-19 times)

Source: Dubai Airport

**1/3** of the world's population live within **4 Hours** flight time from Duba

**2/3** of the world's population live within **8 Hours** flight time from Duba



Ease of business set up

**100%**

Foreign ownership;  
Repatriation of capital  
and profits



Safe and very sound



Highly attractive green &  
sustainable plan.  
Golden Visa or  
passport for investors



Open and free system



World-class infrastructure  
and outstanding Covid crisis  
management



Stable currency



High liquid property market

- Some of the highest rental yields in the world
- Strong capital appreciation
- Readily-available financing options
- Zero Income Tax







“ We do more than luxury.  
We do the impossible. ”

Josef Kleindienst

Chairman, Kleindienst Group

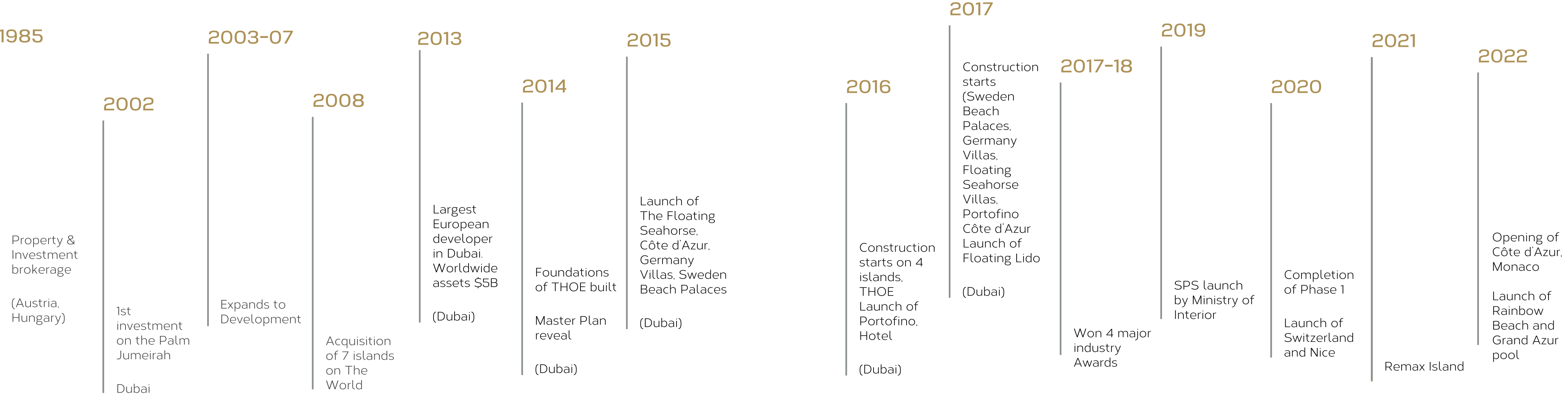




# KLEINDIENST

## KEY MILESTONES

The largest European developer in the UAE





# WHY KLEINDIENST



30

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



Diverse portfolio of business and portfolio of products



Innovation, creating new concepts



Attractive investment opportunities - diversified portfolio



With more than 1,500 employees



Contributing to DTCM target of adding 4,000 new hotel rooms by 2022zzzzz



In line with The World's vision to bring sustainability, innovation and the best of Europe to Dubai



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



60 / 40  
RETURN FOR LIFE\*

14 days free stay per year

\* Terms and conditions apply







