



BIENVENUE À
NICE

CÔTE D'AZUR
NICE
HOTEL





EXPERIENCE
THE MAGIC
OF NICE



DISCOVER THE SPIRIT OF NICE

Welcome to Nice, a lively and breathtakingly beautiful city in the southern region of France. Located on the Mediterranean coast, Nice features a magnificent coastline, pleasant weather, and a distinctive culture. From its picturesque beaches and bustling markets to its vibrant festivals, Nice has something to offer for everyone. Among its many cultural events, the world-renowned Nice Carnival is not to be missed, featuring a lively spectacle of music, dance, and art.





THE ESSENCE OF EUROPE

Nestled within the magnificent World Islands Dubai, is The Heart of Europe, a destination visualised by the Kleindienst Group. Just 6 km from the Dubai shoreline, this never-seen before, USD 5 billion-dollar destination will feature charming cobbled streets, bustling plazas, authentic culinary experiences, world-class entertainment and awe-inspiring architecture, all capturing the essence of European living.



CÔTE D'AZUR
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MEDITERRANEAN MAGNETISM

With its mix of modern glamour, year-round sunshine, vibrant party life and a stunning beachfront location, there's no place quite like Côte d'Azur Hotel.

The first ever five-star party hotel on an island in Dubai, Côte d'Azur Hotel is an iconic, adult-only beach resort, attracting a crowd of trendy party-goers. Located 6km from Dubai's shores, the luxurious contemporary Mediterranean style hotel has 916 keys featuring premium rooms and sumptuous suites.

Home to four five-star boutique hotels named after famous coastal hotspots in the south of France – Monaco, Nice, Cannes and St Tropez, this happening hideaway is where you can dance, dine, swim and party your way.

Live "la bonne vie" every day at Côte d'Azur Hotel.



Spacious suites with panoramic sea views



The largest pool in the Middle East



European cultural events and culinary experiences



Access to the Instagram-worthy 'rainy street'



Beach clubs, parties, and music festivals



Sailing, diving, and watersports activities



A 700m white sandy beach



Boutique retail outlets





ENDLESS
SUMMER VIBES

SUN, SEA & A LITTLE SAVOIR-FLAIRE

Renowned for its bustling street markets, indulgent cuisine, over-the-top attitude and all-night beach parties, Nice, Côte d'Azur is for those who like to live the high life.

Transporting you straight to the French Riviera, this vibrant, fun, and unapologetically bold hotel with 264 keys is the perfect place to experience never-ending yacht and pool parties, carnivals, exhilarating watersports, and trendy boutiques.

Step into a world of colours, scents and new discoveries in our marketplace. A feast for the senses.





Grand Azur



MAKE A SPLASH

At the heart of this island escape, you'll find The Middle East's largest, first-of-its-kind swimming pool, Grand Azur. Get your laps in before breakfast, swim up to the pool bar for a cocktail, dance the night away with the hottest DJ line-up and bask in Dubai's year-round glorious weather.



Poolside
paradise

THE FUN NEVER STOPS

Nice offers some of the best nightlife and entertainment experiences at Côte d'Azur Hotel. Choices of different experiences vary from relaxing pool bars and live music to electrifying beach clubs and carnivals. There's never a dull moment at this vibrant hotel.





Relish in the
sun and fun



Wild & Free

SAIL AWAY IN STYLE

Take in the beauty of The Arabian Sea with some of Dubai's most exciting and exhilarating watersports activities. From afternoon jet-skiing, sunset sailing and luxury yacht chartering to open water swims.

You can spend hours exploring the waterfront of The Côte d'Azur in Dubai.





Infinite
waves of fun

CAPTIVATING CORAL REEF

Explore the stunning coral and tropical marine life with our unique coral reef diving experience. Professional diving instructors guide you into the open waters to experience the breathtaking underwater scenery.



WANDER THE MARCHÉS FOR LOCAL DELICACIES

Take a stroll through the cobbled streets of our traditional marketplace - the ideal arena for a little local flavour and vibrant energy. Pick up some fresh produce and perfectly baked pastries, or explore an array of high-vibe restaurants, open-air brunch spots, ice-cream parlours, and authentic French cuisine.







UNLEASH YOUR FASHIONISTA

Fancy a little shopping? Whether you are looking for chic fashion brands or bespoke jewellery, you can be sure to take home a little piece of France with every visit.





Shop your
heart out



RAIN, RAIN, COME AGAIN

Want to cool down after exploring the marketplace? Then why not go for a refreshing walk under a light shower of rain? Boasting the world's first-ever raining street, this one-kilometre-long, climate-controlled pathway maintains a cool temperature of 27 degrees so you can splash and play at The Heart of Europe.

GARDENS OF GOOD FORTUNE

The development of Côte d'Azur Nice Hotel incorporates traditional Feng Shui techniques and a beautiful themed garden. Similarly, other projects have been designed with the utmost care to achieve a serene and harmonious atmosphere, featuring smooth lines, unobstructed scenes, and a strategic combination of water and greenery to enhance positivity.





STAY. PLAY.
REPEAT.



EXCLUSIVE HIDEAWAY

With spacious balconies, and contemporary interiors, every room can be your own relaxing sanctuary or an A-list party haven. Each room features fashionable finishings and floor-to-ceiling windows.





ÉTOILES ROOM





NISSA LA BELLA SUITE







SUITE DE PRESTIGE

TYPE 1







Private Quarters



SUITE DE PRESTIGE

TYPE 2



SALON PRIVÉ



FLOOR PLANS



CÔTE D'AZUR MASTER PLAN

Monaco
(198 keys)

Nice
(264 keys)

Cannes
(215 keys)

St. Tropez
(239 keys)





ÉTOILES ROOM

From 482 sq.ft to 725 sq.ft
From 44.78 m² to 67.35 m²



NISSA LA BELLA SUITE GROUND FLOOR

2,375 sq.ft
220.64 m²



SUITE DE PRESTIGE TYPE 1

From 1,836 sq.ft to 1,875 sq.ft
From 170.57 m² to 174.19 m²



SUITE DE PRESTIGE TYPE 2

From 1,836 sq.ft to 1,875 sq.ft
From 170.57 m² to 174.19 m²



THE HEART
OF EUROPE

THE IMPOSSIBLE MADE REALITY

Explore the unrivalled, innovative and premier tourist destination that is The Heart of Europe. A true celebration of the best European culture, heritage and lifestyle with never-seen-before experiences and mind-blowing world firsts.



First underwater hotel with a gym and spa



First dedicated wedding hotel



First floating and underwater living experience



First dedicated 5-star family hotel



World's first climate controlled raining streets



World's first outdoor snow plaza



5bn
USD project value



4,000+
Units to be delivered



1,500+
Employees



4,000
Jobs to be created



50+
Annual events & attractions



20
Hotels and resorts



6
Islands

The Heart of Europe



SNOW PLAZA

Witness the magic of snowfall in the outdoor plaza on Main Europe Island's Centre Plaza.





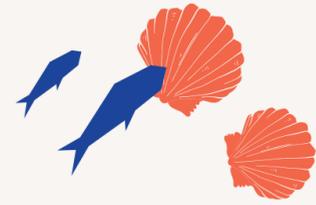
The Heart of Europe



RAINING STREETS

Roam through the cobbled streets while feeling rejuvenated by the light showers on the raining street all year round.

The Heart of Europe



CORAL NURSERY

At the sub-sea level, we are expanding the marine habitat by re-creating the stunning coral reefs. At The Coral Institute, our goal is to cultivate over 100,000 corals from our own nursery. This project aims to create a sustainable habitat that is attracting a diverse range of aquatic life and fish to the surrounding waters.





EUROPEAN LANDSCAPE

Unique European flora include ancient olive trees over 1,500 years old from Andalucía, Spain which have been meticulously planted, transforming the islands into a lush paradise.



The Heart of Europe



A COLLECTION OF FINE THINGS

There are wonders and wow moments wherever you find yourself at The Heart of Europe.

Be captivated and entertained by the grand circus and underwater museum. Take in the wonderful sights of spectacular fireworks, exciting nightlife for all ages or the rush of beautiful corals, 100,000 of them!

Indulge in your favourite activities and take to the water to sail, dive or jet ski and enjoy a complete European shopping experience with the best brands in the world.

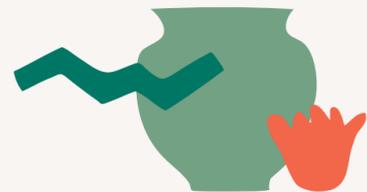


UNIQUE IN EVERY WAY



EXCELLENCE IN INNOVATION

Innovation drives our entire approach to conceptualization, design, and implementation. Our entire guest experience is founded on optimized usage of state-of-the-art technology from around the world to bring the best aspects of hospitality of the future, to Dubai, today.



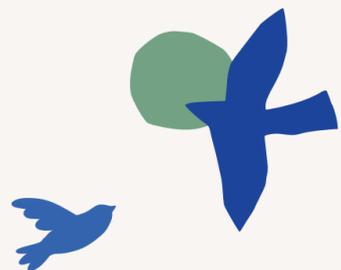
COMMITMENT TO SUSTAINABILITY

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



FENG SHUI PHILOSOPHY

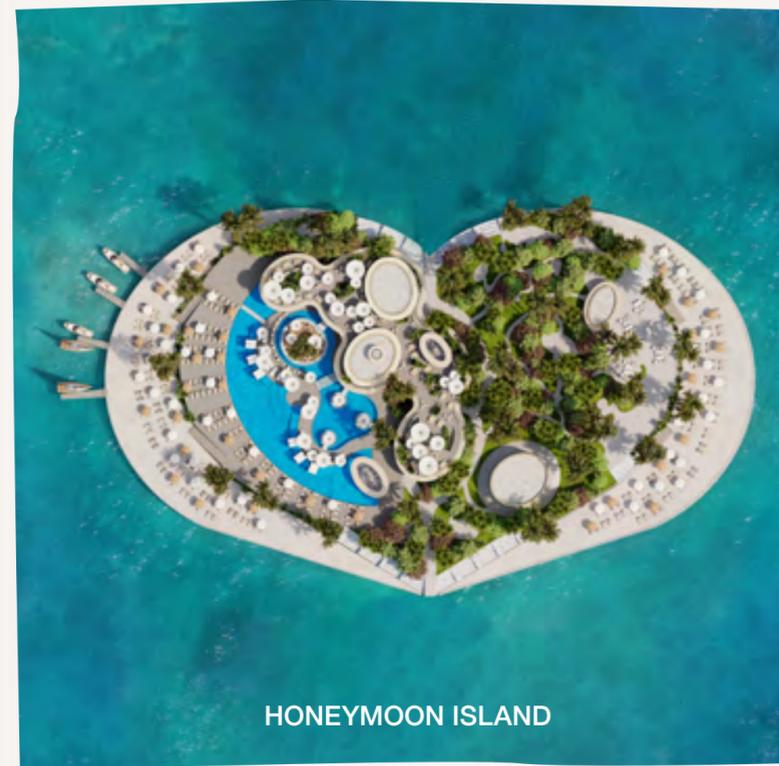
Our projects have been thoughtfully designed using ancient Feng Shui practices to create a calming and harmonious space with fluid lines, unobstructed views and a combination of water and plants carefully placed to promote positivity and serenity.



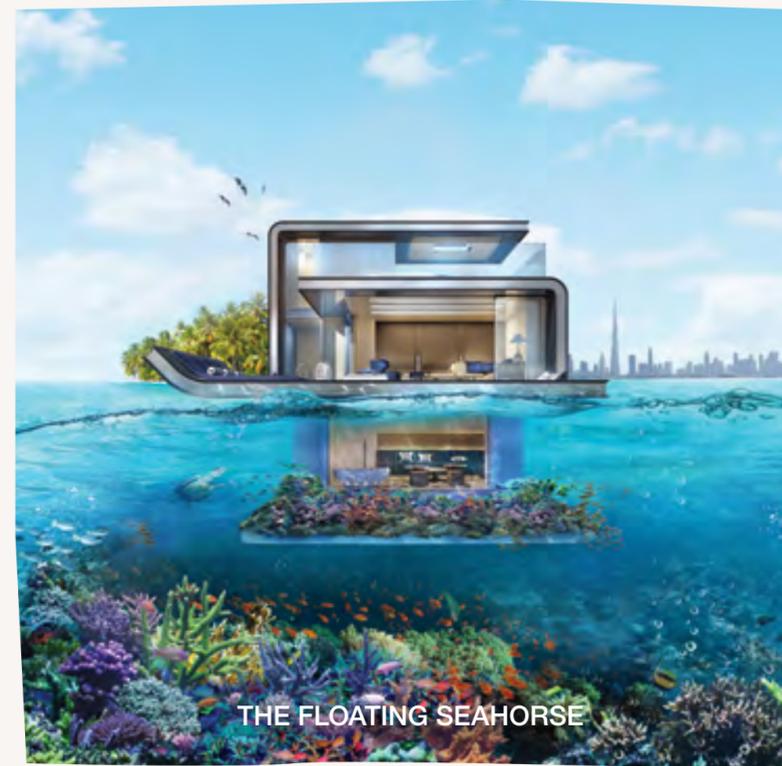
THE BEST OF EUROPE IN DUBAI



CÔTE D'AZUR



HONEYMOON ISLAND



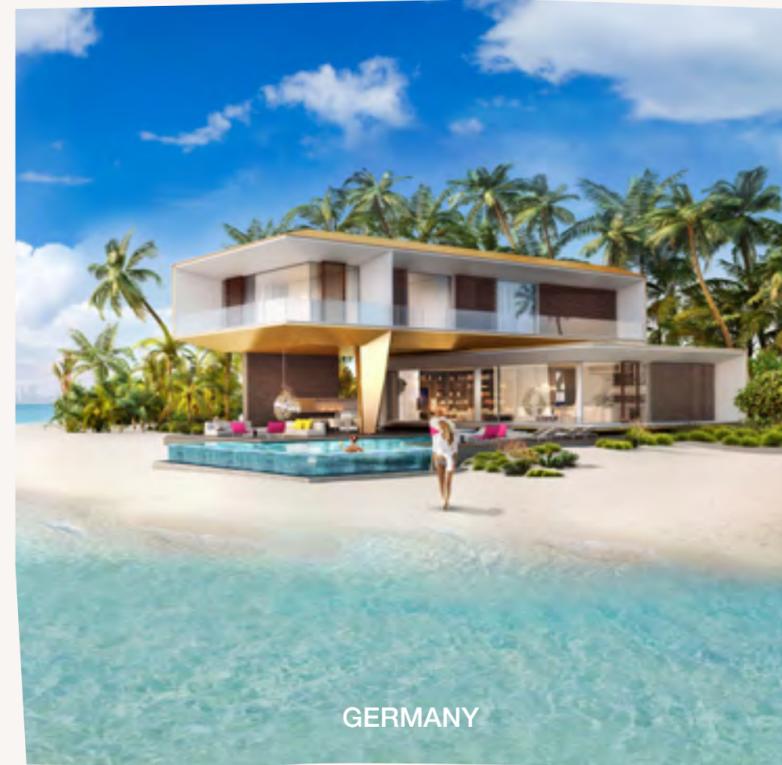
THE FLOATING SEAHORSE



PORTOFINO



SWEDEN BEACH PALACE



GERMANY



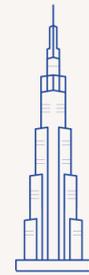
Dubai,
The jewel of Arabia

WHY DUBAI?

RENTAL YIELDS

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

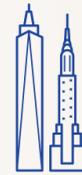
Source: www.globalpropertyguide.com



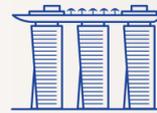
DUBAI
7.1%



UK
6.21%



NEW YORK
4.78%



SINGAPORE
4.74%

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: dubaairports.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

WHY KLEINDIENST?



30 

Established over 30 years ago in Austria and Hungary and present in Dubai since 2003



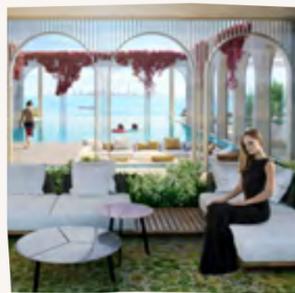
Kleindienst Group is the largest European real estate company in Dubai



Diverse portfolio of business and products



Innovation, and creating new concepts



Attractive investment opportunities



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



Exclusive ROI opportunities & 14 days free stay per year (Terms and conditions apply)



With more than 1,500 employees

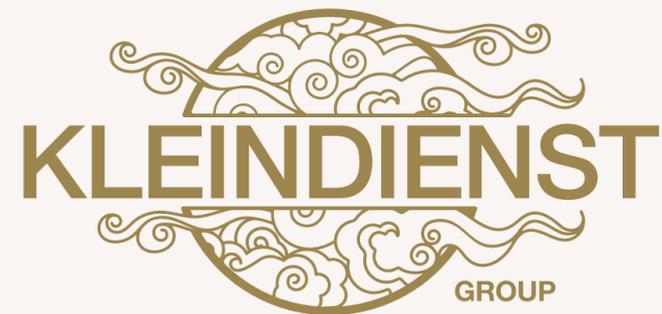


Contributing to Dubai Tourism's target by adding 4,000 new hotel rooms



“A PLACE WHERE YOU CAN
EXPERIENCE THE
AUTHENTICITY AND CULTURE
OF THE MEDITERRANEAN
IN DUBAI”

Josef Kleindienst
Chairman, Kleindienst Group





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The Heart of Europe

THE WORLD DUBAI