

# HOTEL LONDON

— WORLD ISLANDS DUBAI —





LONDON ELEGANCE MEETS  
DUBAI LUXURY

INSPIRED BY LONDON  
DESIGNED FOR DUBAI



# HOTEL LONDON



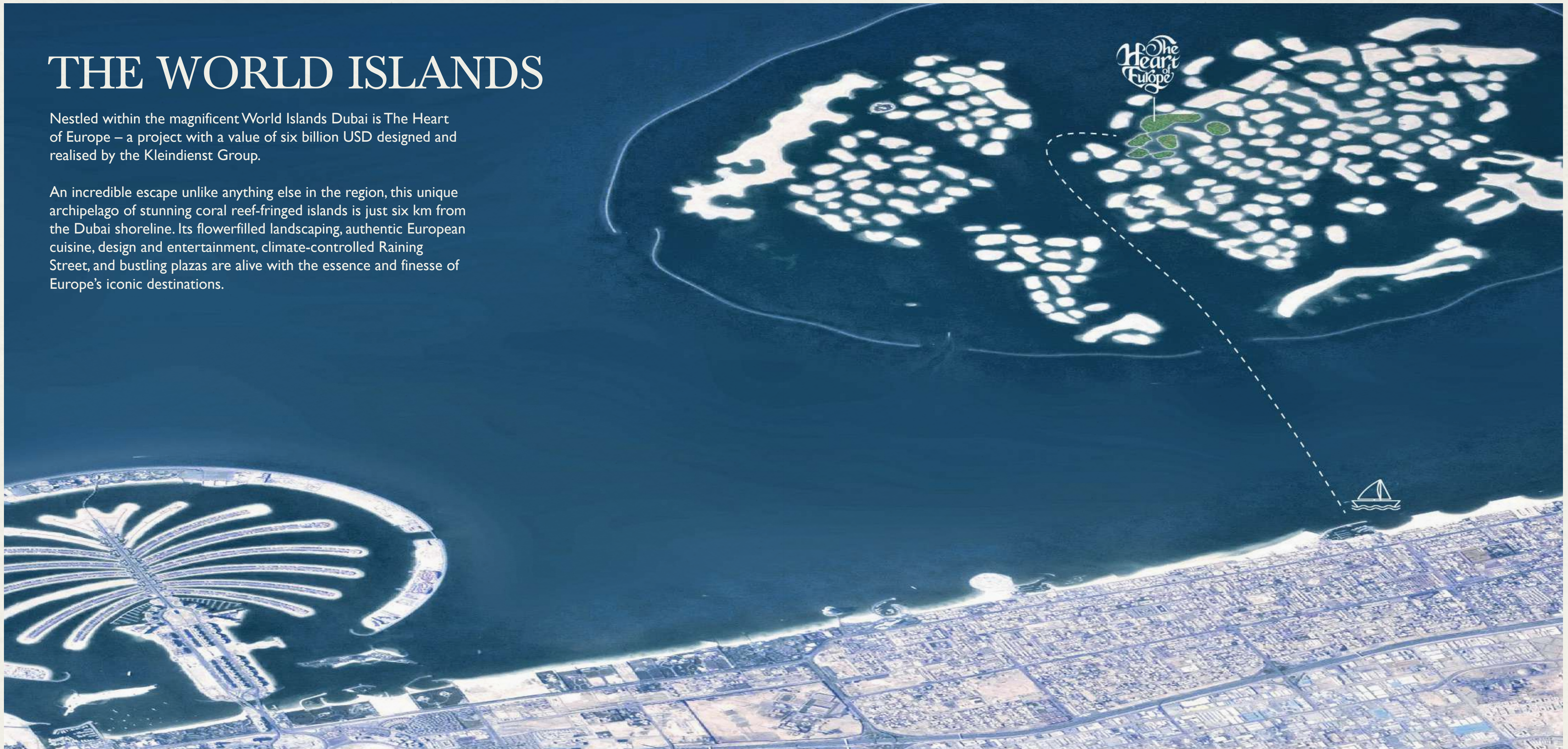
Welcome to the city one can never get bored of. Proudly built on the strongest foundations, London stands invincible, under a ceaseless canopy of rain and grey.

Enduring through time and history, the city boasts the most iconic landmarks, offering a true delight at every turn to those lucky enough to pass by. Hotel London mirrors this spirit: a poetic ode from the Thames to Dubai.

# THE WORLD ISLANDS

Nestled within the magnificent World Islands Dubai is The Heart of Europe – a project with a value of six billion USD designed and realised by the Kleindienst Group.

An incredible escape unlike anything else in the region, this unique archipelago of stunning coral reef-fringed islands is just six km from the Dubai shoreline. Its flowerfilled landscaping, authentic European cuisine, design and entertainment, climate-controlled Raining Street, and bustling plazas are alive with the essence and finesse of Europe's iconic destinations.



# HOTEL LONDON

WORLD ISLANDS DUBAI







## LONDON AMBIENCE

Discover a destination where the best of London's rich heritage is reimagined in Dubai's world-renowned landscape.

The charm of English traditions – from grand Victorian architecture to regal hospitality – harmonizes with Dubai's futuristic allure, creating an experience of breathtaking elegance.





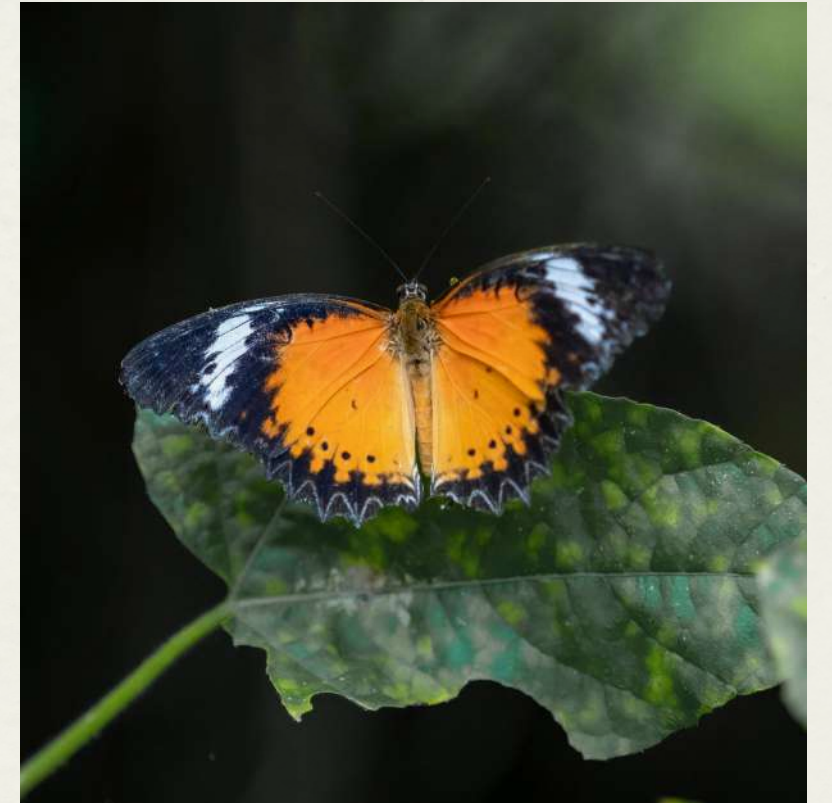
Relaxed Boutique Hotel Vibe



Authentic British Food



Retail Stores with Snow Plaza



Lush Mediterranean Gardens



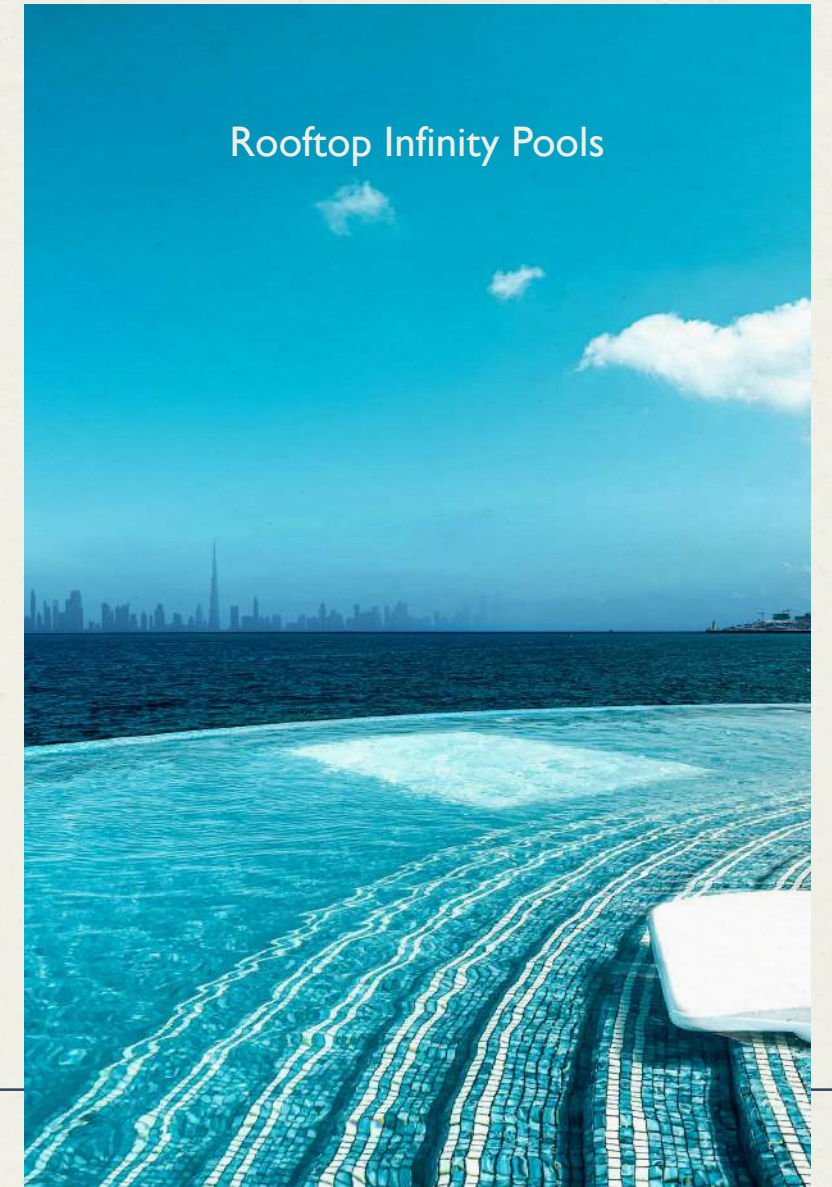
Classic High Tea



Real Rainy Street



James Bond Themed Bar



Rooftop Infinity Pools

# A STYLISH ARRIVAL

Every step of your arrival is crafted to make an impression. Begin with a VIP yacht or ferry service that brings you to the island in style, followed by a warm welcome blending timeless English charm with personalized service. This unforgettable journey sets the tone for a stay that embodies luxury, elegance, and lasting memories.





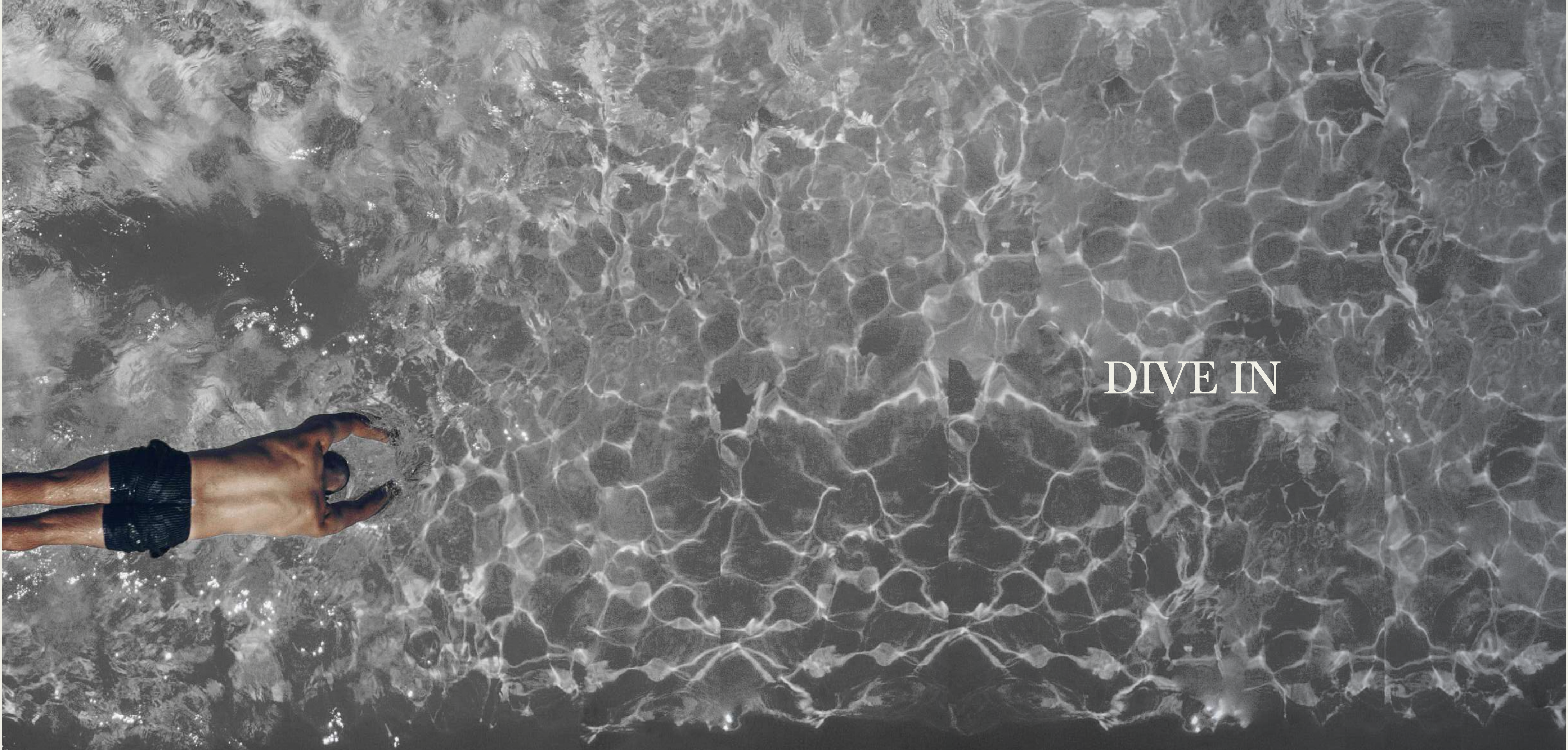
## FABULOUS STAY

Discover a blend of London's timeless charm and Dubai's modern luxury at Hotel London. Each room is designed with elegant English style and modern comforts, offering views of the Arabian Gulf or World Islands. Enjoy direct pool access, exclusive dining, and personalized service that brings the best of London's sophistication to Dubai. Hotel London is more than a stay—it's an immersive experience.

# THE ENGLISH CULTURE

Hotel London beautifully merges London's classic charm with Dubai's modern luxury. From English high tea and Raining Street to rooftop views of Dubai's skyline, this hotel delivers an elegant, cross-cultural experience in a stunning island setting.





DIVE IN

# SPECIFICATIONS

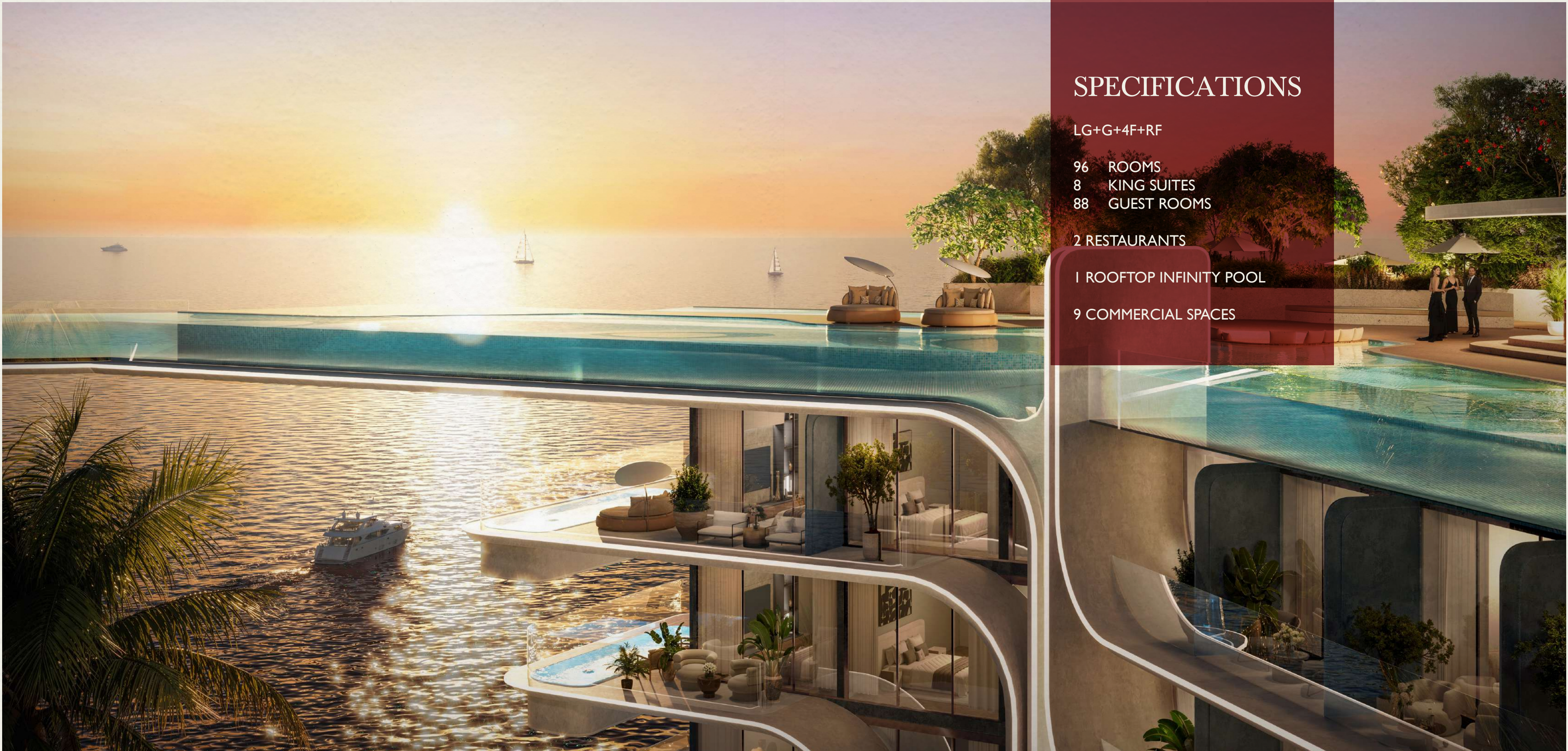
LG+G+4F+RF

96 ROOMS  
8 KING SUITES  
88 GUEST ROOMS

2 RESTAURANTS

1 ROOFTOP INFINITY POOL

9 COMMERCIAL SPACES





## COASTAL SERENITY

Indulge in a tranquil beach escape where the pristine shores of Dubai meet the refined grace of English elegance. Hotel London offers a seamless fusion of coastal beauty and sophisticated charm, providing guests with luxurious amenities, and uninterrupted views, creating a truly unique experience that embodies both British heritage and Dubai's vibrant allure.

# ELEVATED ESCAPE

The infinity pool at Hotel London offers a serene escape with panoramic views of Dubai's skyline, blending relaxation with breathtaking scenery. Perched atop the hotel, this rooftop gem invites guests to unwind in style, where cool waters meet endless horizons. Day or night, it's a captivating spot to lounge, soak in the sun, or enjoy a refreshing cocktail while savoring the fusion of British elegance and Dubai's vibrant landscape.







MEMORABLE  
EXPERIENCES

# WINTER WONDER

Step into a year-round winter wonderland, where delicate snowflakes drift gracefully through the air, recreating the nostalgic charm of a classic English winter amidst Dubai's warmth. Stroll through Snow Plaza, surrounded by festive lights and the scent of mulled spices, immersing yourself in a magical atmosphere that captures the beauty and coziness of winter in England—no matter the season.





## LONDON'S DRIZZLE

Step into the charm of a rainy London day in the heart of Dubai. Raining Street, a climate-controlled pathway, recreates London's iconic drizzle, adding nostalgia and tranquility. Stroll under umbrellas as soft rain immerses you in an authentic English ambiance—a refreshing and unforgettable experience within Dubai's vibrant landscape.

# LUXURY SHOPS

Discover the pinnacle of luxury shopping, where exclusive brands deliver the sophistication of London's iconic retail experience to Dubai's vibrant shores. Stroll through high-end boutiques and designer stores that capture the essence of London's famed shopping districts, offering curated collections and refined service. From bespoke fashion to unique accessories, every detail is crafted to provide an unparalleled shopping journey that melds British elegance with Dubai's cosmopolitan flair.



A long, elegantly set dining table in a restaurant. The table is covered with white linens and set with white plates, glassware, and silverware. A centerpiece of red flowers is visible. The background is dark and out of focus, suggesting a dimly lit dining room.

LUXURY STAY,  
LONDON GOURMET

# GREAT BRITISH FOOD

Hotel London offers British classics treats all day. Take a break for a delightful high tea and pastries any time you like. If you're in the mood for something more casual, head to our pub for great drinks and snacks.

For a special dinner, visit our upscale restaurant and try traditional comfort dishes. Or, relax with a drink at one of our stylish bars, all set against a backdrop of London's unique charm. From a quick bite to a fine dining experience, Hotel London has something for everyone to enjoy.





## ENGLISH PUB

Hotel London's English pub offers an authentic taste of Britain in the heart of Dubai, capturing the warm and inviting atmosphere of a traditional pub with a contemporary twist. Guests can enjoy classic British fare, from hearty fish and chips to savory pies, all paired with expertly crafted ales and signature cocktails. The ambiance is complete with cozy interiors, rich wood finishes, and vintage accents, making it an ideal spot to relax, socialize, and enjoy a little slice of London's pub culture—right on Dubai's stunning island retreat.

# SHAKEN NOT STIRRED

Experience the allure of 007 at Shaken Not Stirred, our exclusive James Bond-themed bar in the heart of London Island. Immerse yourself in sophisticated elegance, where every detail captures the essence of Bond's world.

Sip on expertly crafted martinis and cocktails while enjoying the sleek ambiance inspired by the iconic spy. Perfect for those who crave luxury, mystery, and intrigue, Shaken Not Stirred brings the ultimate Bond experience to life.







## THE QUEEN'S BALL

The grand ballroom at Hotel London is an exquisite venue designed to host unforgettable events in true British elegance. With a capacity for up to 500 guests, this versatile space is perfect for both intimate gatherings and lavish celebrations. It boasts refined décor, high ceilings, and state-of-the-art lighting, creating a sophisticated ambiance that's ideal for weddings, galas, and corporate functions. Overlooking Dubai's stunning skyline, the ballroom merges classic English charm with modern luxury, ensuring every event leaves a lasting impression.



YOUR LUXURY STAY



## TIMELESS THEMES

Each floor of Hotel London is a homage to the essence of London. Choose from rooms inspired by Notting Hill's eclectic charm, Kensington's refined sophistication, Mayfair's opulent elegance, and Westminster's regal heritage. Each room immerses you in the atmosphere of these iconic neighborhoods, designed for a bespoke stay.



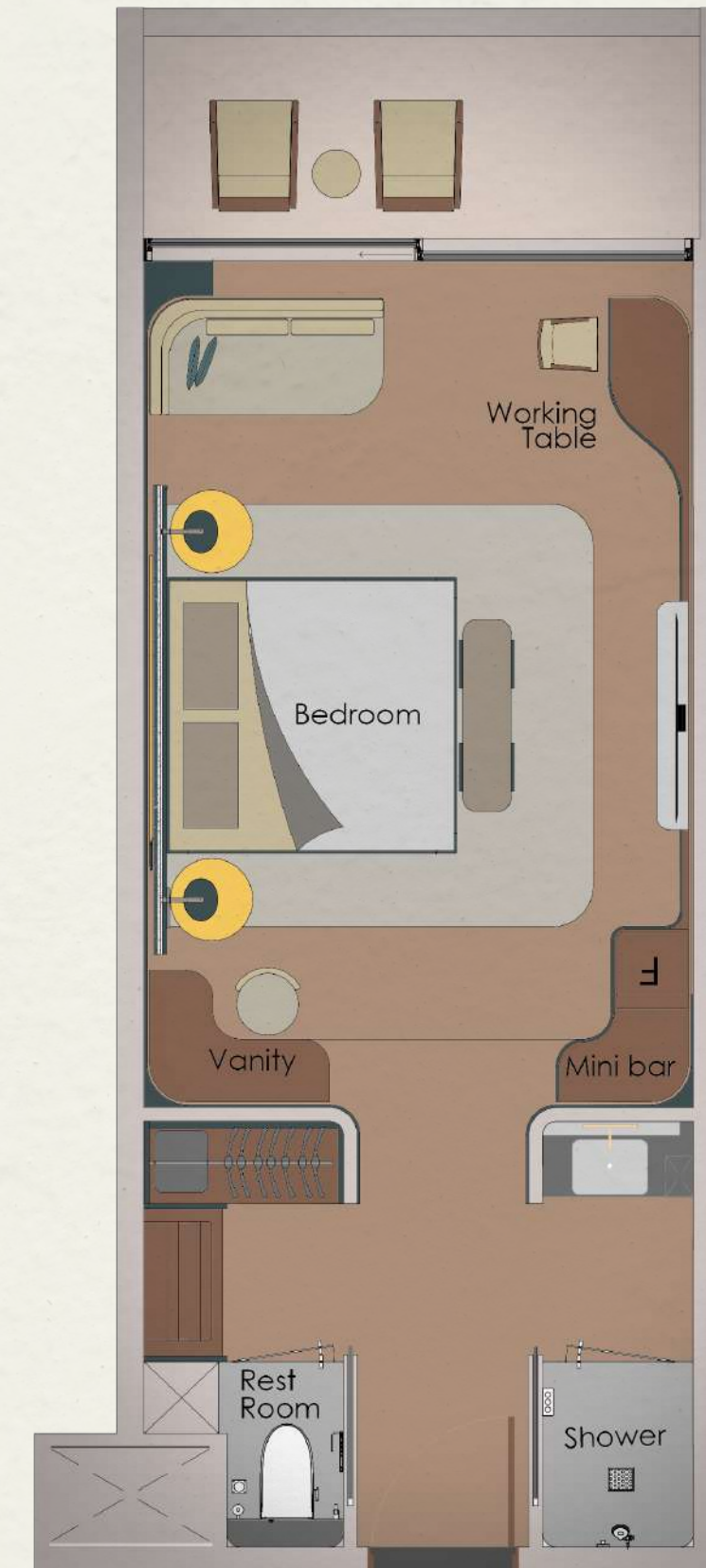
ROOM LAYOUTS

# KING/TWIN DELUXE

## SIZE RANGE

FROM 46.4m<sup>2</sup> to 49.7m<sup>2</sup>

FROM 499.4ft<sup>2</sup> to 534.9ft<sup>2</sup>





## SUITES

**SIZE RANGE**  
FROM 99.6m<sup>2</sup> to 106.2m<sup>2</sup>  
FROM 1,072ft<sup>2</sup> to 1,150.6ft<sup>2</sup>

A modern bedroom interior featuring a large bed with a light-colored headboard and a dark blue blanket. The bed is flanked by two bedside tables, each with a glowing lamp. A large window on the right side of the room offers a panoramic view of a city skyline at night, with several skyscrapers illuminated. A modern armchair and a matching ottoman are positioned near the window. The room is lit with warm, ambient lighting from the lamps and the city lights outside.

# FLOOR LAYOUT



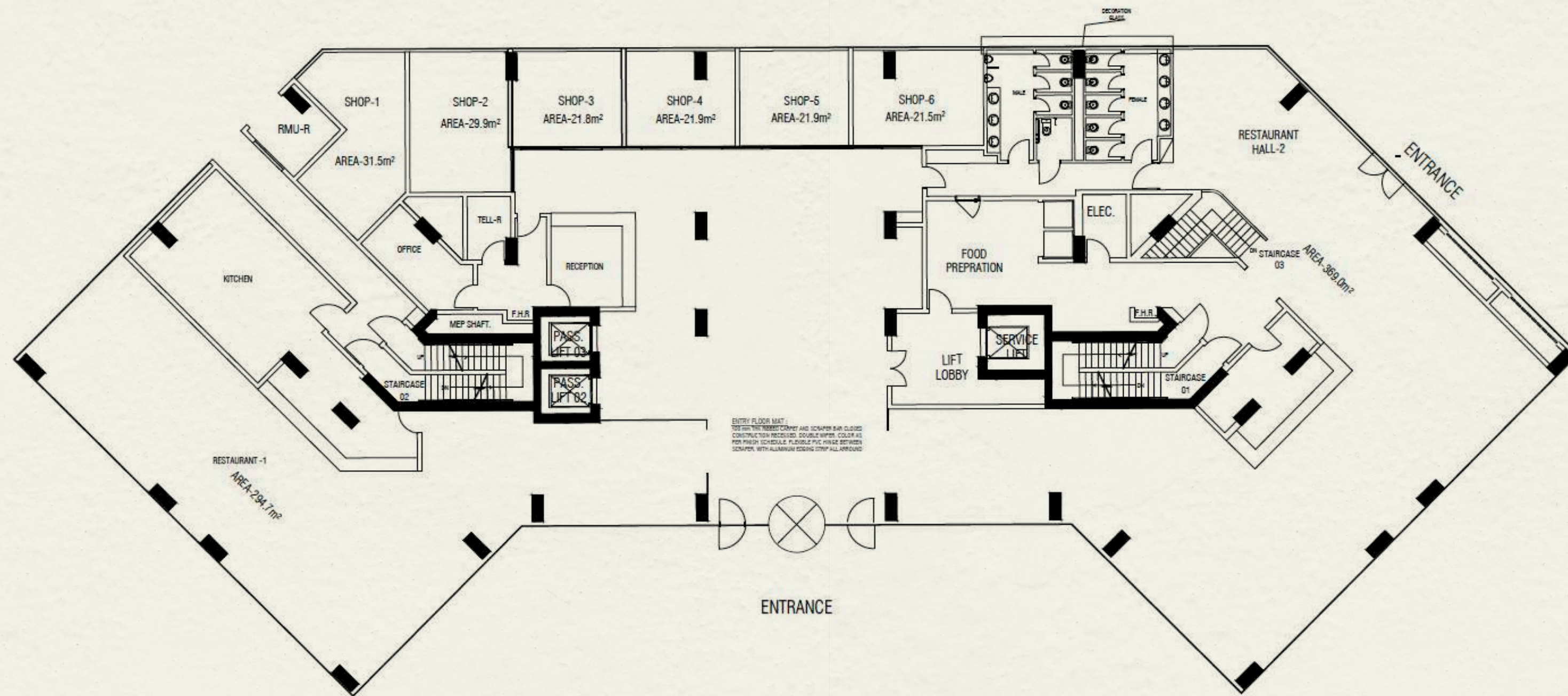
# LOWER GROUND FLOOR

## SIZE RANGE

FROM 46.4m<sup>2</sup> to 49.7m<sup>2</sup>

FROM 499.4ft<sup>2</sup> to 534.9ft<sup>2</sup>

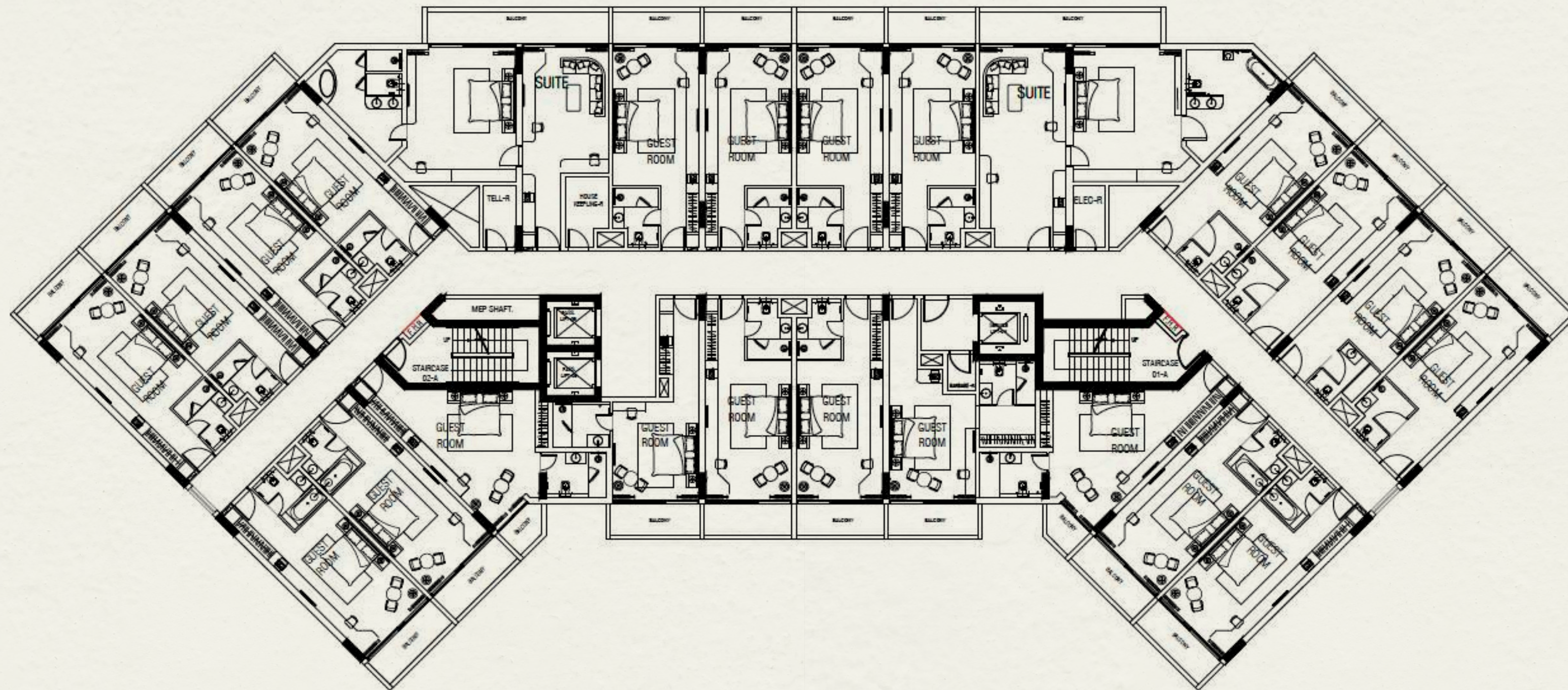




# GROUND FLOOR

## SIZE RANGE

FROM 46.4m<sup>2</sup> to 49.7m<sup>2</sup>  
 FROM 499.4ft<sup>2</sup> to 534.9ft<sup>2</sup>

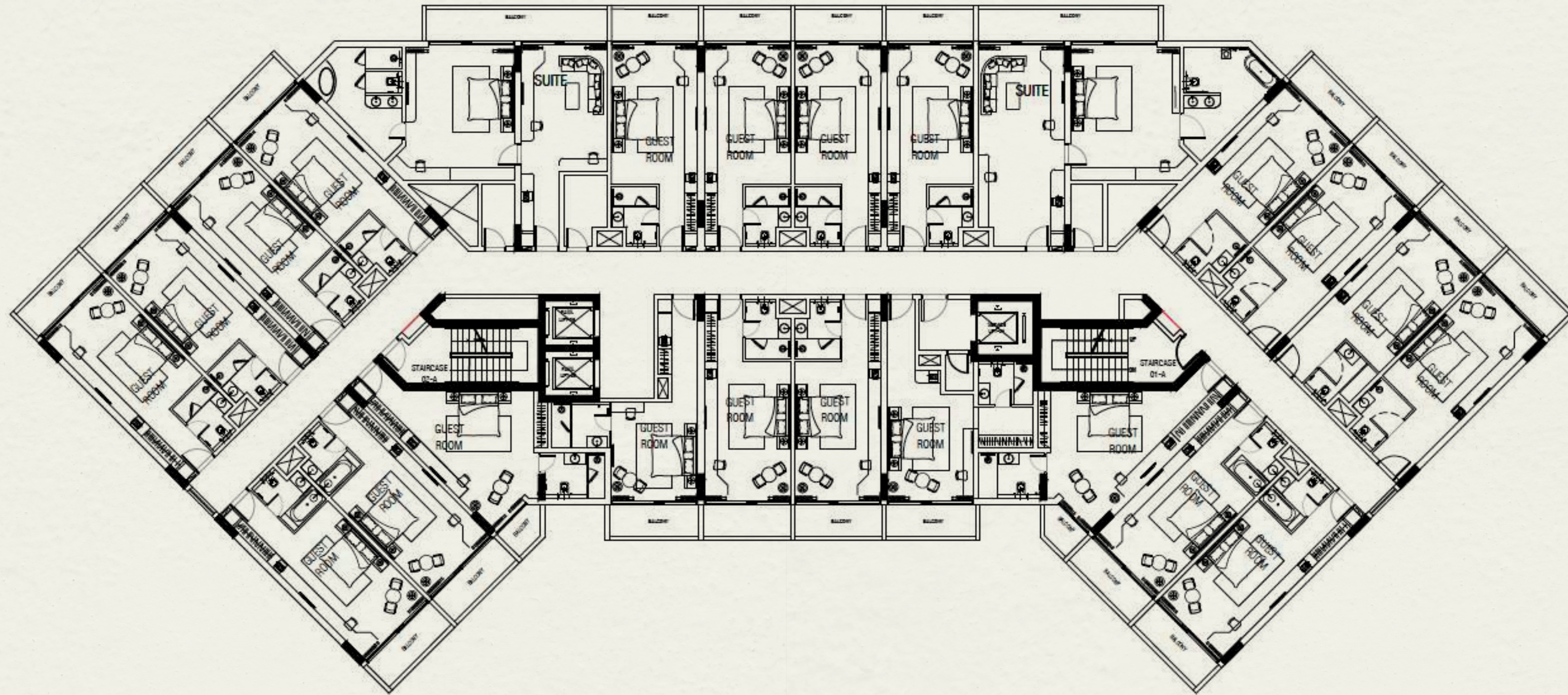


# FIRST FLOOR

## SIZE RANGE

FROM 46.4m<sup>2</sup> to 49.7m<sup>2</sup>

FROM 499.4ft<sup>2</sup> to 534.9ft<sup>2</sup>

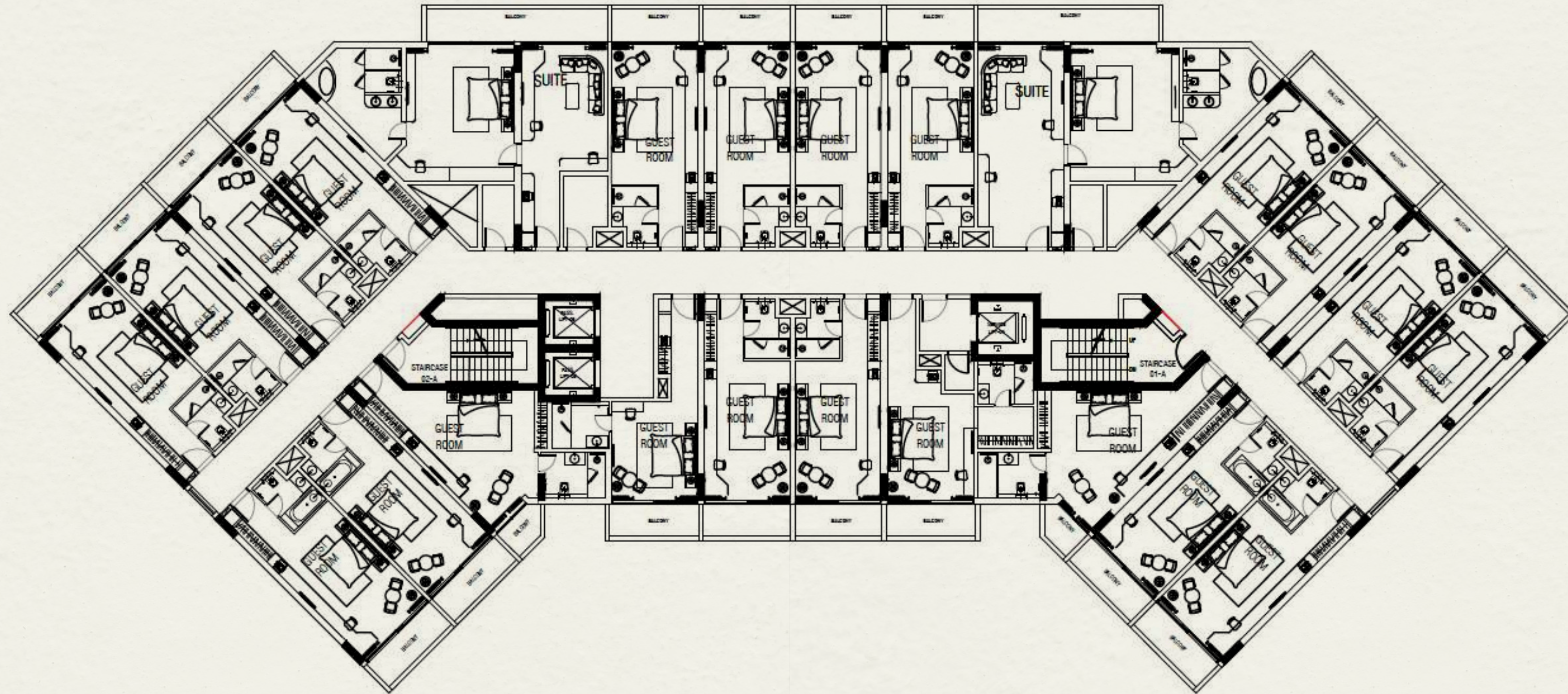


# SECOND FLOOR

## SIZE RANGE

FROM 46.4m<sup>2</sup> to 49.7m<sup>2</sup>

FROM 499.4ft<sup>2</sup> to 534.9ft<sup>2</sup>

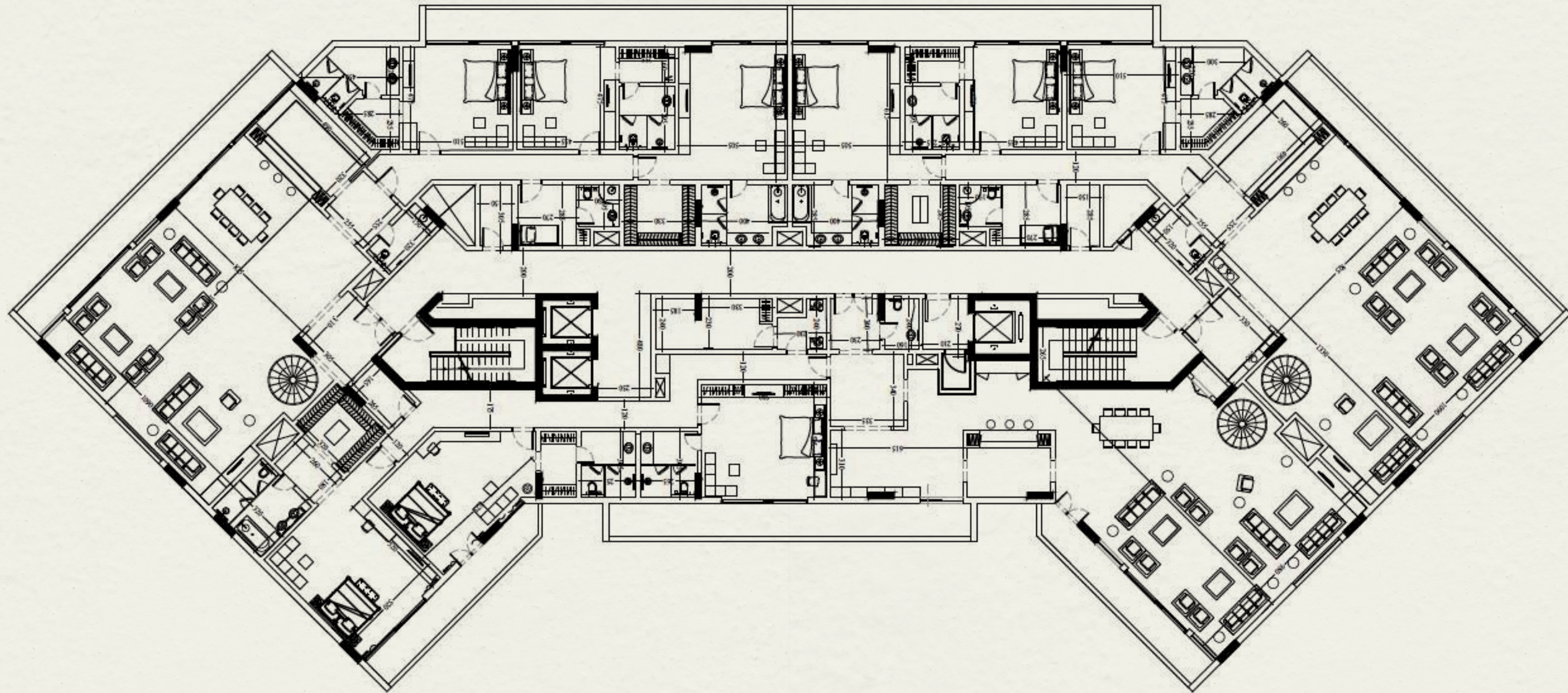


# THIRD FLOOR

## SIZE RANGE

FROM 46.4m<sup>2</sup> to 49.7m<sup>2</sup>

FROM 499.4ft<sup>2</sup> to 534.9ft<sup>2</sup>

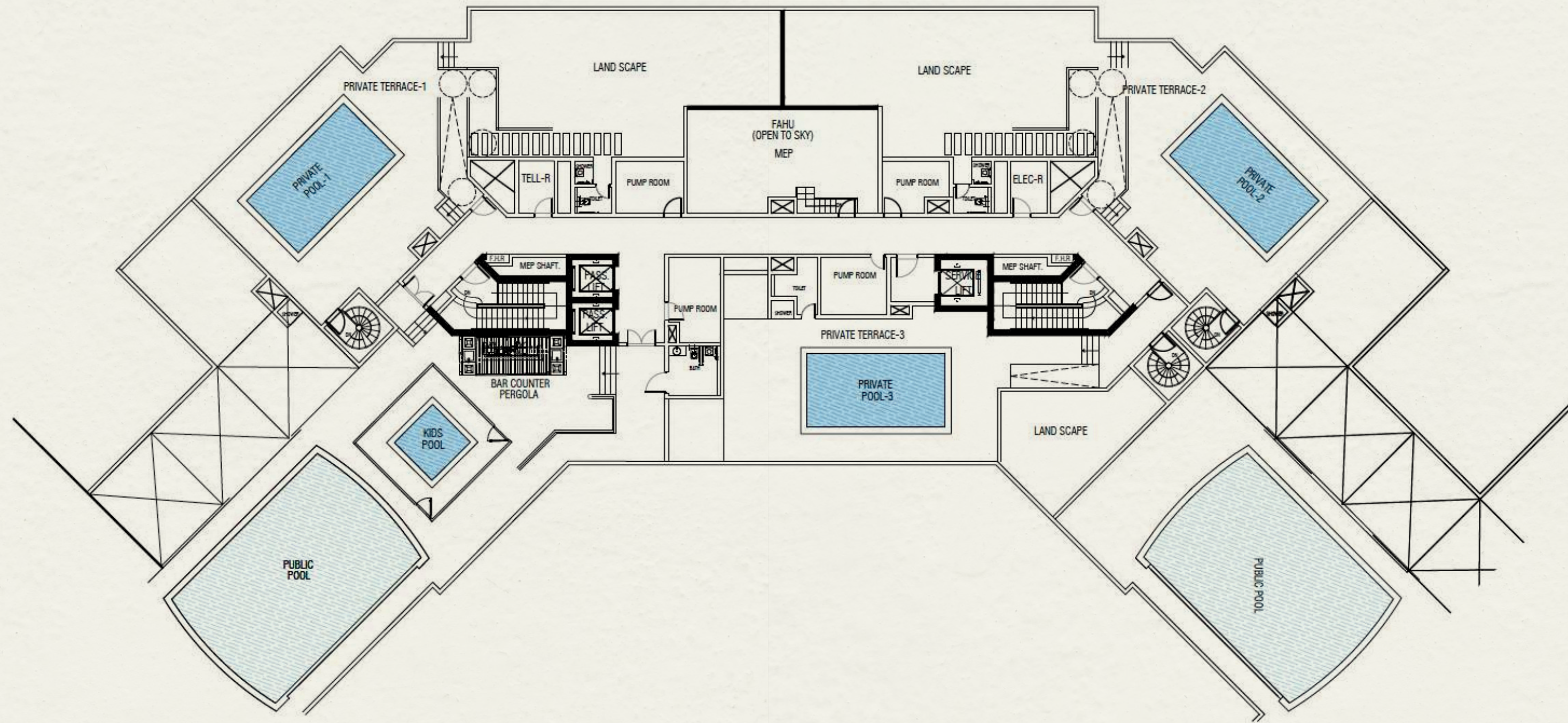


# FOURTH FLOOR

## SIZE RANGE

FROM 46.4m<sup>2</sup> to 49.7m<sup>2</sup>

FROM 499.4ft<sup>2</sup> to 534.9ft<sup>2</sup>



# ROOF

## SIZE RANGE

FROM 46.4m<sup>2</sup> to 49.7m<sup>2</sup>

FROM 499.4ft<sup>2</sup> to 534.9ft<sup>2</sup>

An aerial photograph of a tropical island resort. The island is lush with greenery and features several colorful buildings in shades of red, yellow, and blue. The water is a vibrant turquoise, and several small boats are visible. In the background, a city skyline is visible across the water, with the Burj Khalifa being the most prominent building. The sky is a deep blue with some light clouds.

IMPOSSIBLE MADE  
REALITY

# UNIQUE IN EVERYWAY

## 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.



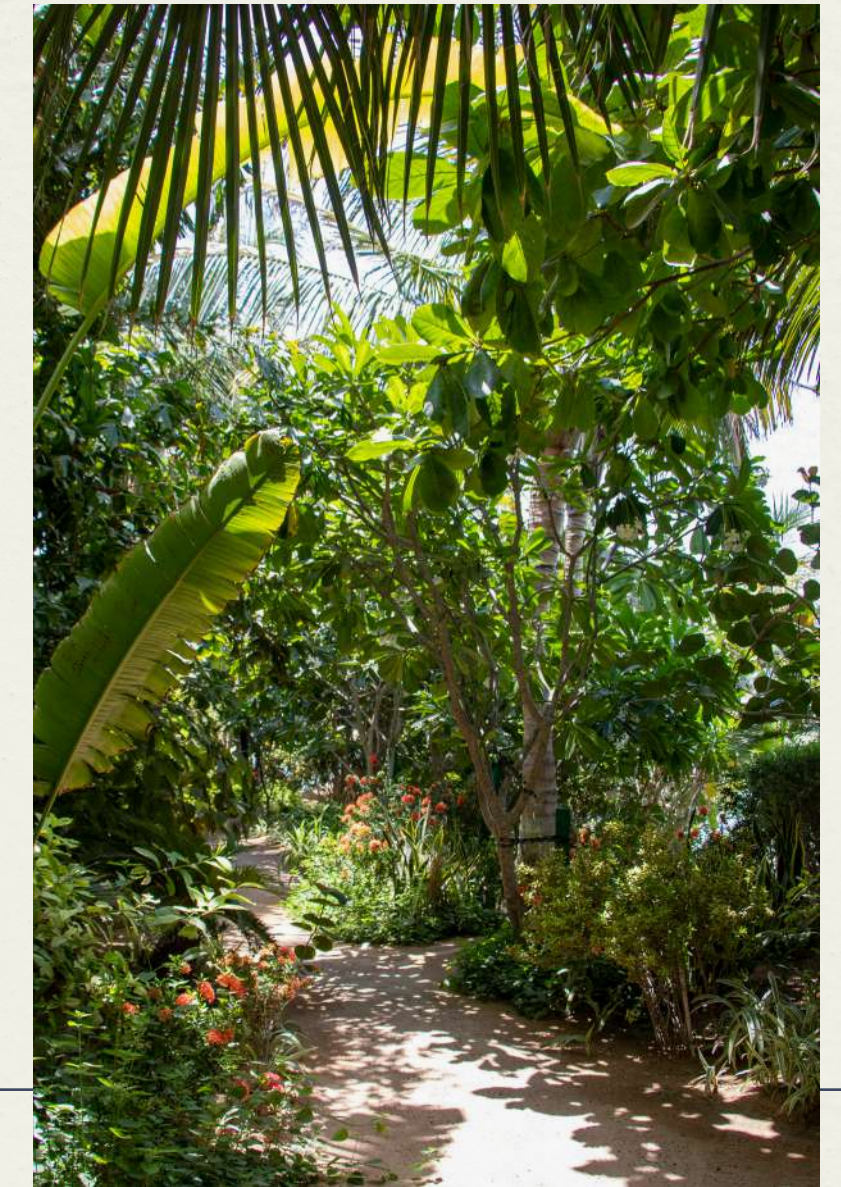
## COMMITTED TO SUSTAINABILITY

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



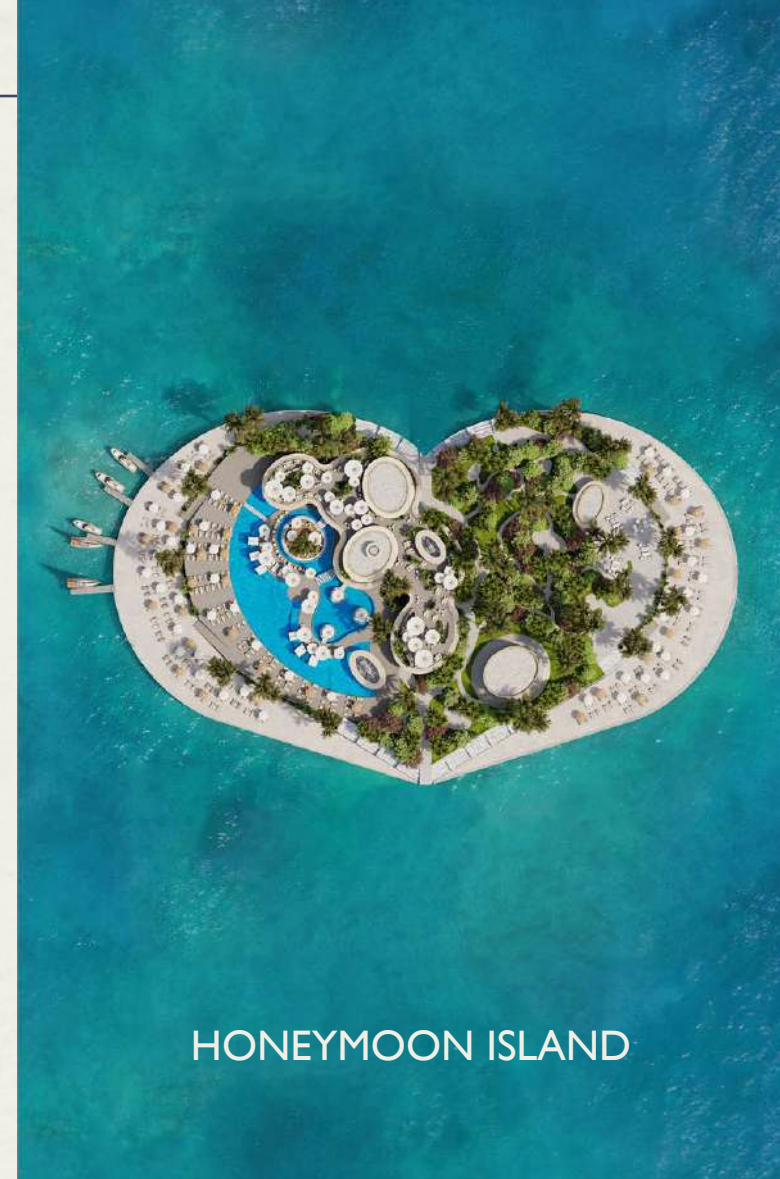


# BEST OF EUROPE IN DUBAI

CÔTE D'AZUR RESORT



HONEYMOON ISLAND



THE FLOATING VILLA



GERMANY ISLAND



PORTOFINO HOTEL



SWEDEN BEACH PALACE



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](http://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](http://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



## 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

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.