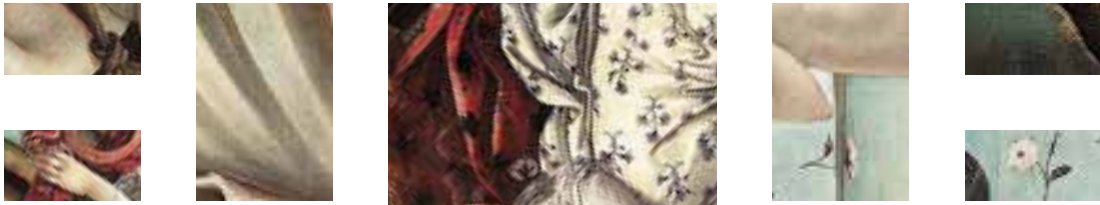




# PORTOFINO

FAMILY HOTEL

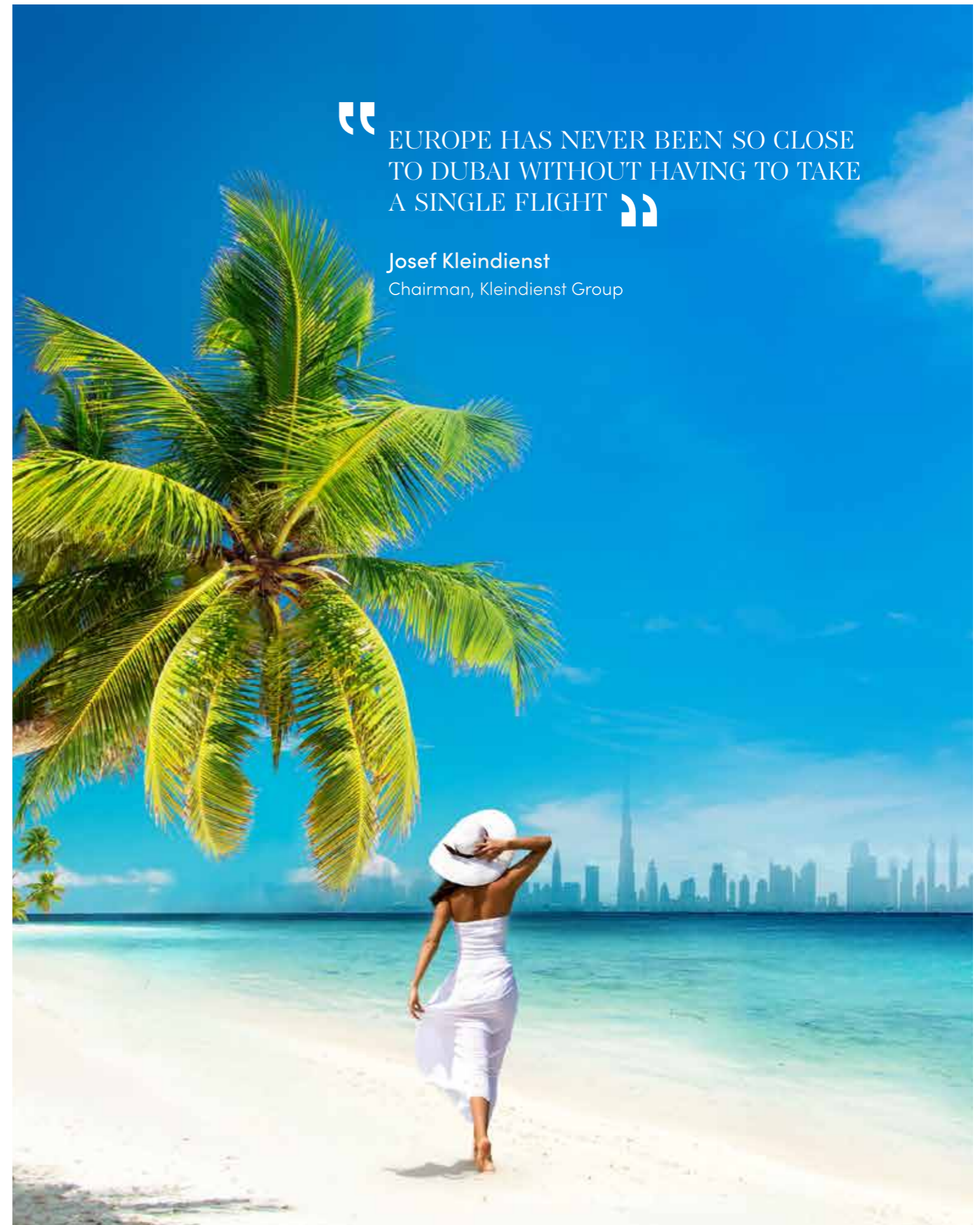


THE WORLD  
DUBAI

THE  
JOURNEY  
OF  
LOVE  
BEGINS

“EUROPE HAS NEVER BEEN SO CLOSE  
TO DUBAI WITHOUT HAVING TO TAKE  
A SINGLE FLIGHT”

**Josef Kleindienst**  
Chairman, Kleindienst Group







*discover the  
treasured  
islands*



# TAKE A MOMENT TO CATCH YOUR BREATH.

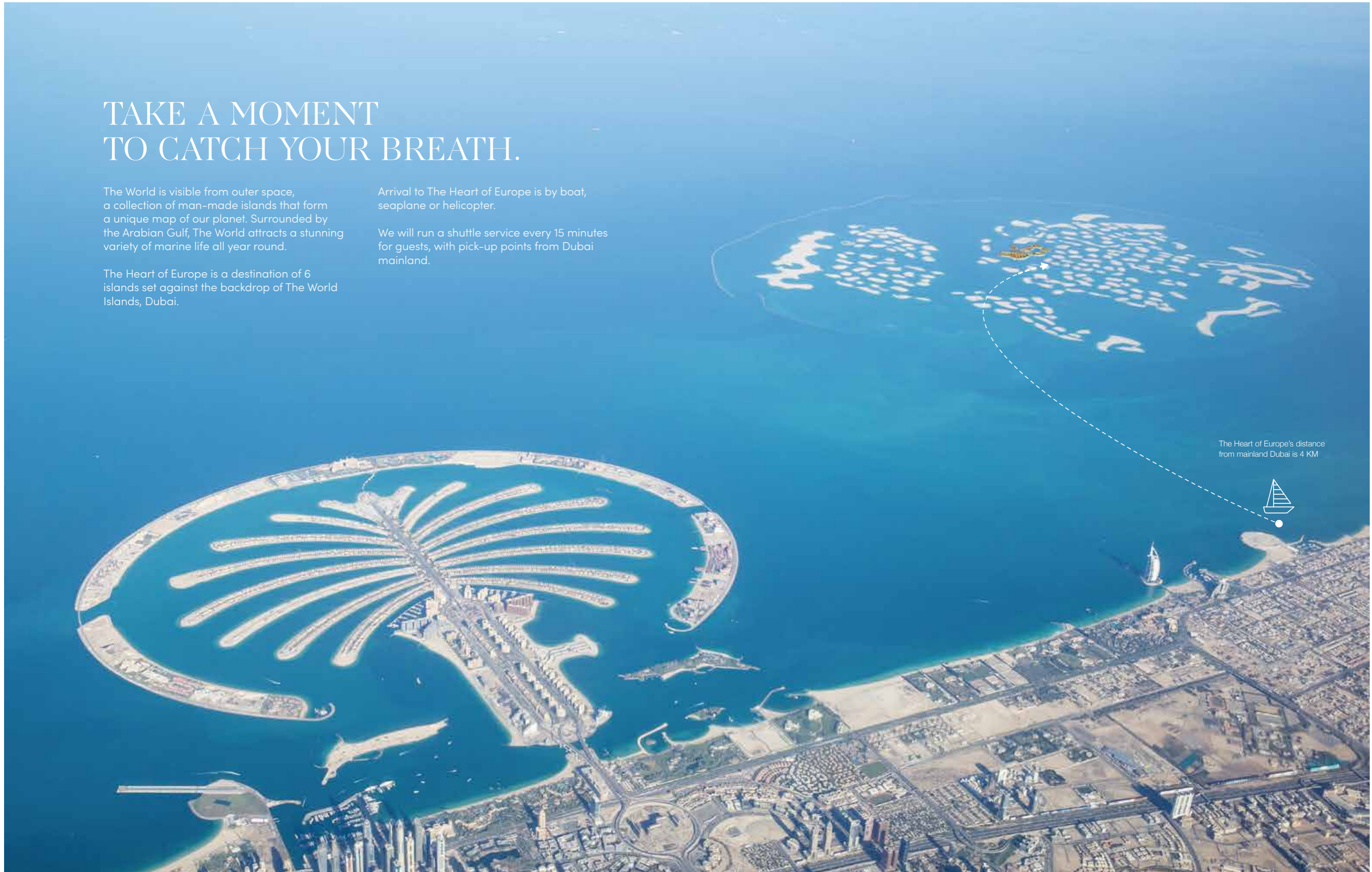
The World is visible from outer space, a collection of man-made islands that form a unique map of our planet. Surrounded by the Arabian Gulf, The World attracts a stunning variety of marine life all year round.

The Heart of Europe is a destination of 6 islands set against the backdrop of The World Islands, Dubai.

Arrival to The Heart of Europe is by boat, seaplane or helicopter.

We will run a shuttle service every 15 minutes for guests, with pick-up points from Dubai mainland.

The Heart of Europe's distance from mainland Dubai is 4 KM







A CELEBRATION OF THE BEST EUROPEAN  
EXPERIENCES IN AN UNRIVALED HOLIDAY  
AND SECOND HOME DESTINATION.

**PORTOFINO**  
FAMILY HOTEL







1st  
Five star family hotel  
in Dubai



455 keys



Sea views for  
all suites



3 wings  
Bellissima | Dolce Vita | Felicita



Inspired by  
Portofino in Italy



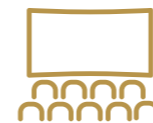
Caters to children  
of all ages



kingdom of Portofino  
(kids club)



La Donna  
Mothers spa & social lounge



Castello theatre



Organic food



Business centre



Vita fitness club



4  
Swimming pools &  
1 olympic size



2 Beach Access



Private Marina



514 Aquariums





*the  
destination is  
the journey*



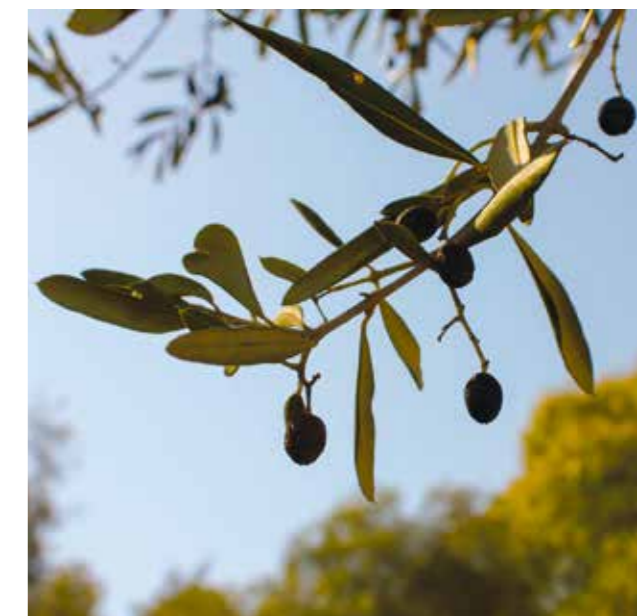


## Essence of *Europe*

Nestled within the magnificent World Islands Dubai, lies The Heart of Europe. This destination built by Kleindienst Group (Europe's largest developer in Dubai) is designed to offer the best of European experiences and culture for its guests. That's what makes 'The Heart of Europe' such an attractive investment opportunity for local and global investors. Offering new freehold, second-home luxury villas, palaces, chalets and hotel suites.

Made up of a cluster of six islands, The Heart of Europe is a USD 5 billion project that has been designed with both vacationers and stay-cationers in mind. Featuring a total of 13 hotels and resorts, 4000+ units and over 50+ attractions every year, this is truly a one-of-a-kind destination.

Capturing the very essence of European living, the space will feature quaint cobbled streets for casual strolls, bustling plazas for a spot of shopping and awe-inspiring architecture for Instagram-worthy photos. Located just 4km from Dubai's mainland, it will also feature six 'world firsts' including floating and underwater experiences, an outdoor snow plaza, dedicated wedding hotel, artificial raining streets, a dedicated 5-star family hotel and an underwater hotel with a state-of-the-art gym and spa. In between world-class cultural events, guests can also enjoy a whole program of exciting European celebrations, festivals, and events.





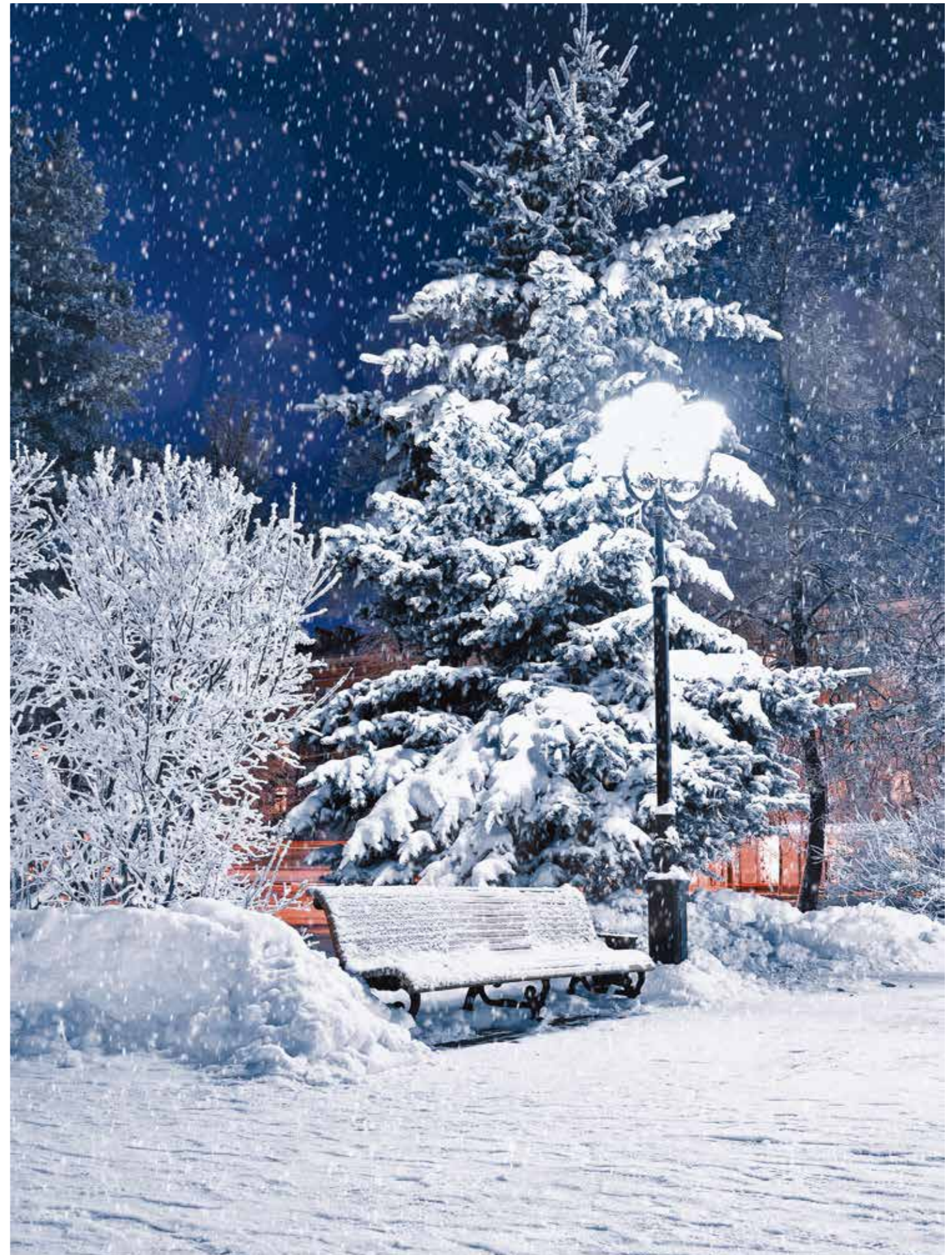


# THE BEST OF EUROPE

The best of European experiences will be brought to guests as the hotel will feature 1km of 'rain and snow streets', a world first.

Guests can experience true European weather as they wander through the quaint cobblestone streets filled with Italian cafés and restaurants.

Not only that, guests can also enjoy a whole program of exciting European festivals, celebrations and events at The Heart of Europe – just a short Gondola ride away.







# I ITALIANO INSPIRED

The town's natural harbor, colored facades with balconies, flowers and restaurants meld with the sea. A pure love for the Italian villages. A tribute to the real Mediterranean atmosphere.



LET'S  
**BEGIN**  
WITH A BOAT RIDE

It's the perfect opportunity to relax into your holiday or weekend away, as you are transported to another world reminiscent of the stunning Italian Riviera. As the sea laps the hull, you'll sail up to the magnificent Portofino Hotel on Main Europe island.

Designed by Italian architects and surrounded by glistening turquoise oceans, a breathtaking serviced marina will unfold before you. A playground of activities for children of any age. Guests and suite owners can moor their boats and yachts here for the duration of their stay and watch them bob in the water as if they were in the idyllic fishing village in Portofino, Italy. This is also where hotel shuttle boats disembark their passengers directly into the care of the Italian staff, who provide a more than royal welcome.



Introducing one of the most exclusive and 'postcard worthy' destinations in the Heart of Europe – Portofino Hotel.



An  
*arrival*  
like no other







The Portofino Hotel Lobby – lush foliage welcomes your gaze, only interrupted by stunning Italian Renaissance art





**Five star**

# *family*

**resort**

As the first five-star, family-only hotel in the region, Portofino Hotel exudes contemporary Mediterranean architecture featuring 489 spacious sea view suites including rooftop villas with their own private plunge pools. More than just a hotel, this destination is home to a dedicated harbor, European style cafés, a luxurious wellness center fit for a queen and an abundance of entertainment for the kids including beaches, a snow plaza, a theater and over 500 aquariums for them to discover the magical underwater world.

Whether guests are looking to sail across the waters on a yacht, soak up the Mediterranean lifestyle, splash in the pool with the kids or feast on culinary delights, they'll have everything at their fingertips at this highly sought-after family resort.





Dive into  
*serenity*



Amidst glistening turquoise waters, endless sun-kissed sands and tropical greenery, Portofino Hotel is the ideal place to lay back, relax and soak up the sun.



5

SWIMMING POOLS  
4 OUTDOOR, 1 INDOOR

Featuring five breathtaking swimming pools (four outdoor and one indoor), the hotel also boasts an Olympic pool that will feature awe-inspiring live performances, water ballet and synchronized swimming acts. With two pristine beaches that stretch on for miles, guests can choose between a refreshing dip, sunset drink at the pool bar or an energetic fitness class at the fully equipped water sports center.





Mesmerizing synchronized ballerina performances in the Olympic pool



EXPLORE  
**ENDLESS**  
ENTERTAINMENT

There will never be a dull moment at Portofino Hotel thanks to a wide range of activities and entertainment.





Kingdom of  
*portofino*  
Kid's Club



In the Kingdom of Portofino Kid's Club, kids can play for hours in the snow plaza building snowmen, creating snow angels and exploring their very own winter wonderland.

If it's the underwater world they want to explore, the hotel will host over 514 aquariums, representing the 514 fish species of marine life existing in the UAE waters. Guests can also learn about the Marine Life Science Centre coral fragmentation which will have grown 100,000 corals in the coral nursery by 2020.





## Experience *mediterranean* wonders



For the whole family, the Castelo Theatre will be home to live stage shows, movie screenings and concert performances with musical bands and entertainment acts for everyone to enjoy.

And that's not all, much like the tours in the original Italian Portofino, guests can also sail around the islands, go fishing with our team or enjoy a private boat tour. All of which will be overlooking beautiful tranquil waters, other fascinating islands, or just the breathtaking Dubai skyline. Guests can do this at any time of the day and even for iconic, Italian style, sunset aperitifs.

Back on dry land, go for a walk among olive and lemon trees, vines and vegetables. Much like the genuine Portofino gardens, this authentic experience has views that will leave you speechless.







Indulge in the  
*finest  
cuisine*



Food for the  
*soul*



Order a cappuccino in our lobby terrace, close your eyes, and be transported to Portofino's piazzetta itself.



For dining there will be a choice of mouthwatering Mediterranean restaurants such as Acquario, Porto Beach Cabana, Don Giuseppe, La Piazzetta and Salone Lounge. All exceptional, with an Italian twist, and serving organic produce, spices and herbs picked locally.

But that's not all, why not learn to cook like the masters. Enjoy some gourmet Italian cooking lessons with friends or

family and discover the secrets of traditional Ligurian dishes and homemade pasta.

And if guests want to end their day on the perfect note, they can relax in any of the six bars to enjoy an exquisite cocktail or shisha with a serene sunset view over the pool or beach.



Majestic

*dining*  
experiences



Dine across the sea from the stunning Dubai skyline



Breathtaking  
*views*



Sky Bar overlooking the beautiful Dubai skyline

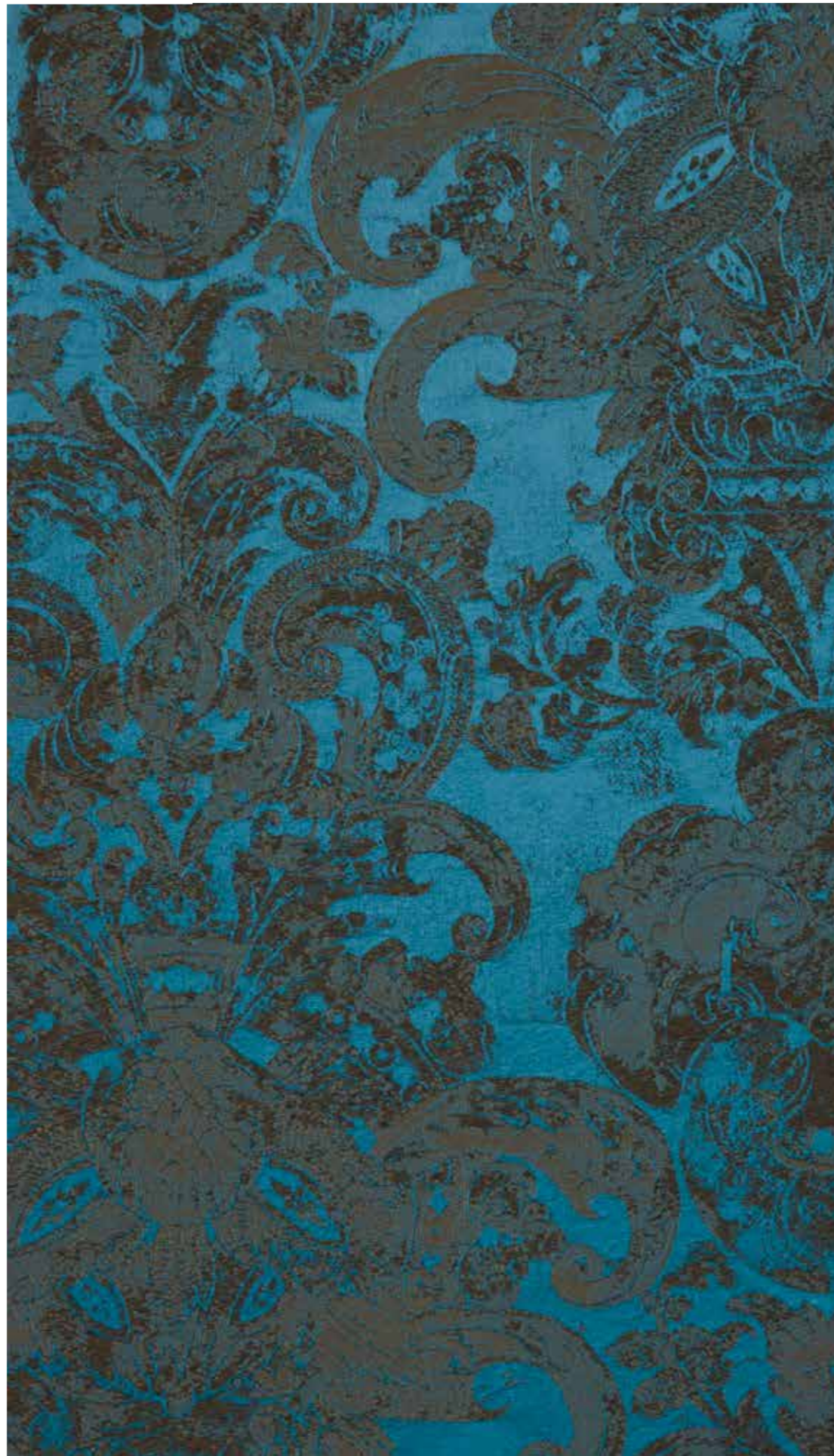


Unwind in rooftop  
*splendor*



The rooftop lounge, perfect for laidback socializing





# LIVE LAVISHLY

The interiors at Portofino Hotel have been designed to take your breath away.

Using ancient Feng Shui practices, every space has been thoughtfully designed, from the furniture to the homewares, creating an energy that is calming, relaxed and inviting.

Designed by Italian architects with the finest finishings, every room exudes Italian style with a modern, contemporary feel.





Fit for a  
*royal*

Featuring 471 Princess Suites (and 17 Queen Suites) each have their own sea view looking out across the glistening waters of the Arabian Gulf towards the breathtaking Dubai skyline.





*relaxed*  
interiors





Suites for the whole  
*family*





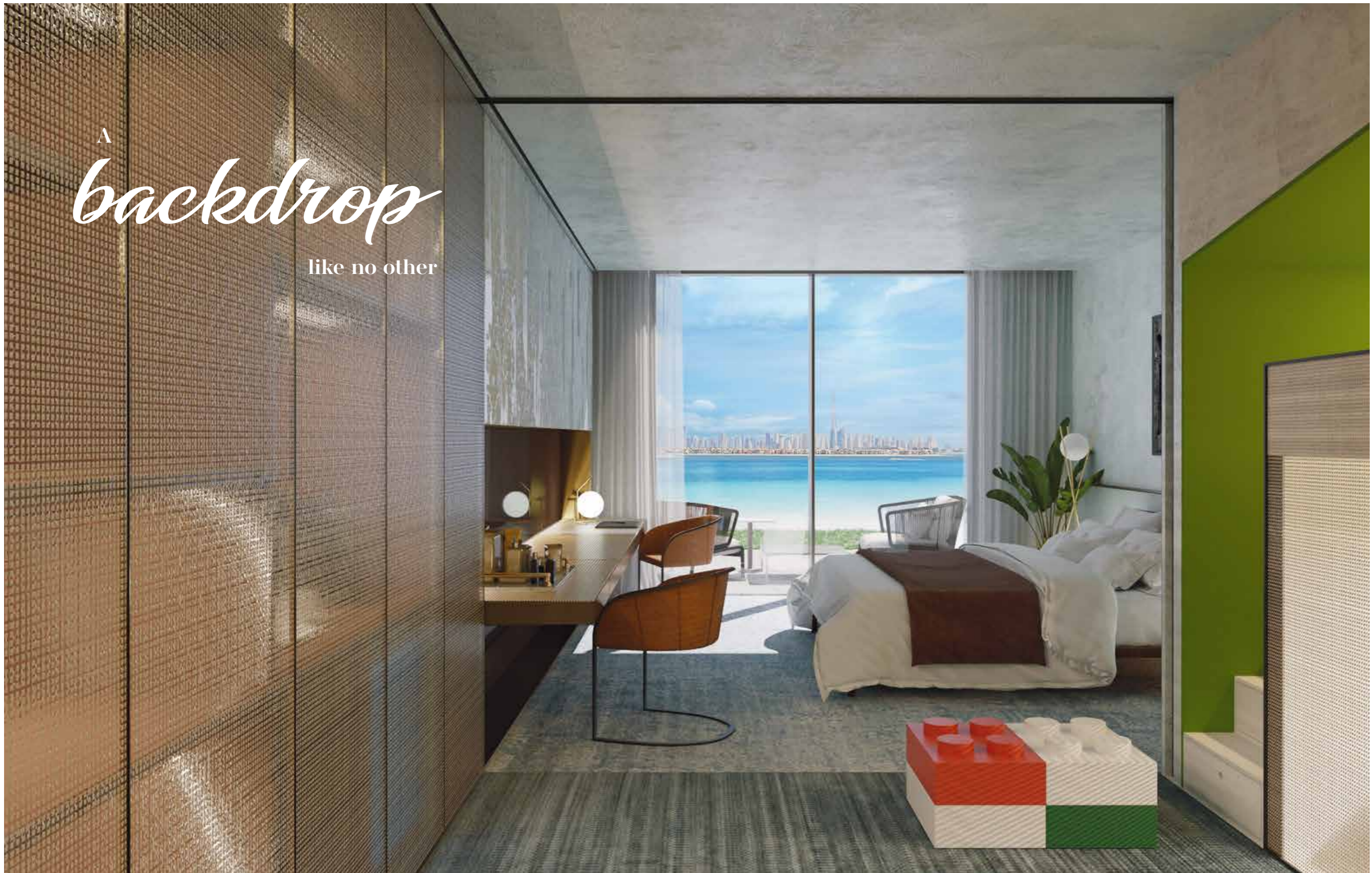


Kids private  
*suite*  
fun

A unique aspect to the suites are the 'mini' suites within them just for the kids. These can be closed off so they can have their own private adventures, while mom and dad enjoy some peace and quiet.



A  
*backdrop*  
like no other







EVERY  
**DETAIL**  
CONSIDERED



Bathrooms are purposefully  
designed in calming  
aesthetics for the ultimate  
relaxing experience.



# LUXURY

## REIMAGINED



## VILLA ADRIANA

For a stay that takes luxury to a whole new level, guests can enjoy the Villa Adriana (Presidential Suite). A huge suite offering private rooftop infinity pools, Italian designed courtyards and an abundance of entertainment areas. Named after the famous Roman Emperor Hadrian, this villa pays homage to his generosity, ambition and passion for building amazing architecture across the Roman Empire.





Plunge in  
*privacy*





Entertain in  
*opulence*







No trip is complete without a spot of shopping, and Portofino Hotel makes that possible.

# BROWSE



THE  
BOUTIQUES

Whether guests want to browse designer pieces in the boutique retail outlets, take home a souvenir from the gift shop or simply meander through the quaint laneways of Calata Marconi Lane and Piazza Della Libertá Lane, there is something for the whole family.



A silhouette of a woman in a yoga pose, holding her feet, set against a warm, golden sunset background. A large, white, abstract shape is overlaid on the image, framing the text.

# STAY IN SHAPE

If staying fit and healthy is a priority for guests, then this hotel won't disappoint.

With a range of fitness facilities, guests can enjoy a morning class on the Yoga Terrace, a quick workout session at the unisex Vita Fitness Club or if the ladies are looking for a little more privacy, the hotel also features the La Donna Spa, a women-only space with its own indoor pool, beauty center and bar.

To refresh after a workout, the Health Bar is the ideal place to grab a delicious fresh juice, protein smoothie or healthy snack.





FIT FOR A  
QUEEN



# LA DONNA SPA



For a true escape from the hustle and bustle of the busy city, La Donna, our women-only spa, is the perfect solution.

Unlike any other spa in the region, it was specifically made for the needs of the women in the UAE and the region. Indulge in incredible private treatments and wind down in our relaxation areas overlooking the stunning Dubai skyline. It can even be booked for private events such as fashion shows and functions.

Portofino Hotel knows just how much a mother deserves to be pampered. That's why they've developed a rejuvenating retreat where moms can unwind, relax and rejuvenate in complete bliss.



Stunning

*vistas*

wherever you go





# *exclusively*

catering to every woman's needs



La Donna Spa is an exclusive space that caters to every woman's needs. Whether she's looking for an indulgent massage, a manicure, a relaxing yoga class, personal shopper or a caretaker for the kids.

With a strong focus on promoting the health and wellness of busy moms, La Donna Spa also offers dedicated personal trainers, nutritionists and therapists. In close proximity to the Kids' Club, the unisex Fitness Centre is a place where moms can stay active and energetic during their stay while their children are safely taken care of.



*la  
donna*  
Beauty Box







Swim in

*tranquil*

privacy



# THE HEART OF EUROPE

## OTHER PROJECTS



### Tzar Hotel

**Category:** 5\*  
**Keys:** 373  
**Location:** Main Europe  
Island



### Munich Hotel

**Category:** 5\*  
**Keys:** 82  
**Location:** Main Europe  
Island



### Ibiza Hotel

**Category:** 5\*  
**Keys:** 469  
**Location:** Main Europe  
Island



### NORDIC HOTEL

**Category:** 5\*  
**Keys:** 122  
**Location:** Main Europe  
Island



### London Hotel

**Category:** 5\*  
**Keys:** 115  
**Location:** Main Europe  
Island



### Marbella Hotel

**Category:** 5\*  
**Keys:** 196  
**Location:** Main Europe  
Island



### Empress Elisabeth Hotel

**Category:** 7\* Experience  
**Keys:** 1  
**Location:** The Gate



### Amsterdam Hotel

**Category:** 5\*  
**Keys:** 115  
**Location:** Main Europe  
Island



### Icaria Hotel

**Category:** 5\*  
**Keys:** 220  
**Location:** Main Europe  
Island