

GERMANY

— THE HEART OF EUROPE —

Private Guided Tour



Germany

Bauhaus design in idyllic island settings

Germany island is a refined extreme water front villa resort inspired by a striking fusion between chic Bauhaus design and unspoiled Maldives islands settings.

The island is home to 32 villas, each comprising 2 floors with terraces and walls of windows, immersed in lush exotic gardens with bent palm trees and offering a rare waterfront experience with a choice of beachfront villas or lagoon villas.

The villas combine superior craftsmanship and smart technology in addition to the Kleindienst signature sustainability features such as solar panels, water conservation and irrigation and a zero discharge policy.



VILLA FEATURES



32 VILLAS



PRIVATE BEACH



200 M² LAGOON



SOLAR POWERED



17 LAGOON VILLAS



CORAL REEFS
GARDENS



EXOTIC GARDENS



BAUHAUS DESIGN



PRIVATE MARINA



ACCESS TO ATTRACTION
FACILITIES

The Heart of Europe Key Principles

Attention to details

- European themed interior design.
- Bathrooms with waterproofing layers to prevent water stagnation.
- Thermally insulated roof and façade walls.
- Tiles and floor materials thoroughly checked to prevent color variation.
- Immersive landscape areas with relaxation/recreational features.

Innovative design & Feng Shui

- Windows with double glazing to ensure acoustic and heat insulation.
- Electronic dimmer controls in living, dining and bedrooms.
- Solar powered water heating system.
- Green walls & roof gardens inspired by Europe.
- Projects constructed and landscaped using Feng Shui practices.

Craftsmanship

- Bathrooms horizontal surfaces with high resilience ensuring no chipping.
- Swimming pools decks with non-slippery materials.
- Carpentry works with timber & oak finish.
- Tempered glass used for balustrade and partition.
- 100 years life time.

Sustainability

- Pesticides and fungicides free gardens with 60+ plants species.
- Solar powered homes & swimming pools & rainy street.
- Coral Institute rehabilitates coral reefs and marine life from the Arabian Gulf.
- Car free environment & sustainable ferry.
- Zero discharge project.

Germany - Beach Villa Type A - 2 Floors

FIRST FLOOR
GROUND FLOOR



Ground Floor Area: 408.9 sq.m | 4,401 sq.ft
Total Built-up Area: 608.8 sq.m | 6,553 sq.ft
Total Plot Area: 926.7 sq.m | 9,975 sq.ft

Terrace | Outdoor Lounge Area | Swimming Pool | Private Beach | Private Garden | Guest Bedroom
En-suite Bathroom | Living Room & Dining Room | Chef Kitchen | Staff Quarter

Germany - Beach Villa Type A - 2 Floors

FIRST FLOOR
GROUND FLOOR



First Floor Area: 199.9 sq.m | 2,152 sq.ft

Master Bedroom | En-suite Bathroom & Viewing Deck | Bedroom 2 & En-suite Bathroom & Viewing Deck | Bedroom 4 & 3 with Viewing Decks & En-suite Bathroom

Germany - Beach Villa Type A1 - 2 Floors

FIRST FLOOR

GROUND FLOOR



Ground Floor Area: 431.8 sq.m | 4,648 sq.ft
Total Built-up Area: 764.7 sq.m | 8,231 sq.ft
Total Plot Area: 877.7 sq.m | 9,447 sq.ft

Terrace | Outdoor Lounge Area | Swimming Pool | Private Beach | Private Garden | Guest Bedroom
En-suite Bathroom | Guest Toilet | Living Room & Dining Room | Open Kitchen | Staff Quarter

Germany - Beach Villa Type A2 - 2 Floors

FIRST FLOOR

GROUND FLOOR



First Floor Area: 332.9 sq.m | 3,583 sq.ft

Master Bedroom | En-suite Bathroom & Viewing Deck | Bedroom 2 & En-suite Bathroom & Viewing
Deck | Bedroom 3 & En-suite Bathroom & Viewing Deck | Bedroom 4 & En-suite Bathroom & Viewing Deck

Germany - Lagoon Villa - 2 Floors

FIRST FLOOR

GROUND FLOOR



Ground Floor Area: 239.9 sq.m | 2,582 sq.ft
Total Built-up Area: 416.9 sq.m | 4,487 sq.ft
Total Plot Area: 340.9 - 326.9 sq.m | 3,519 sq.ft - 3,669

Terrace | Outdoor Lounge Area | Swimming Pool | Direct Lagoon Access | Private Garden
En-suite Bathroom | Guest Toilet | Living Room & Dining Room | Open Kitchen | Staff Quarter

Germany - Lagoon Villa - 2 Floors

FIRST FLOOR

GROUND FLOOR



First Floor Area: 176.9 sq.m | 1,905 sq.ft

Master Bedroom | En-suite Bathroom & Viewing Deck | Bedroom 2 & En-suite Bathroom & Viewing Deck | Bedroom 3 & En-suite Bathroom & Viewing Deck | Bedroom 4 & En-suite Bathroom & Viewing Deck

Germany



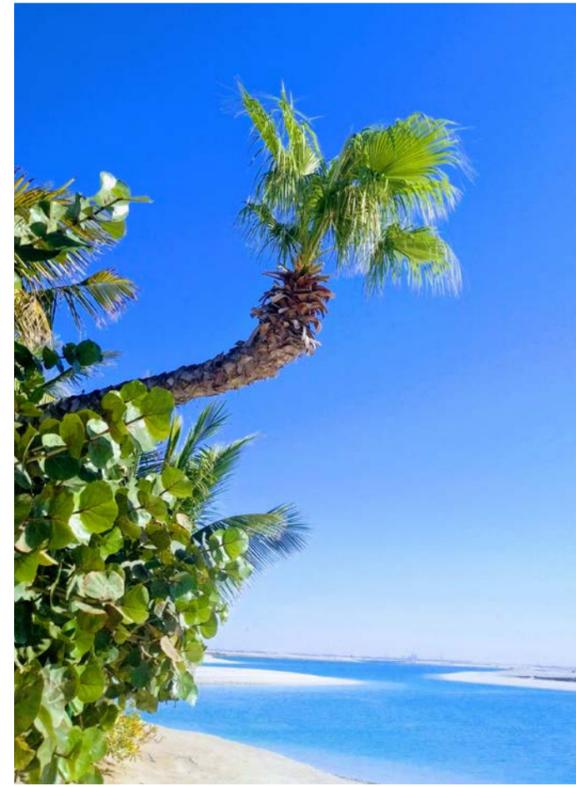
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