

SWEDEN

— BEACH PALACE —



CHAPTER 1





Own the beach the sea and the corals

Sweden Island's shoreline will boast 10 prestigious beach-front palaces inspired by the beautifully crafted and intricate structure of inverted Swedish Viking vessels.













A tropical paradise covered in lush green landscapes that reach out to the beautiful beachfront.







Exotic and beautiful coloured birds have been known to sing in this paradise.















Beauty is
defined







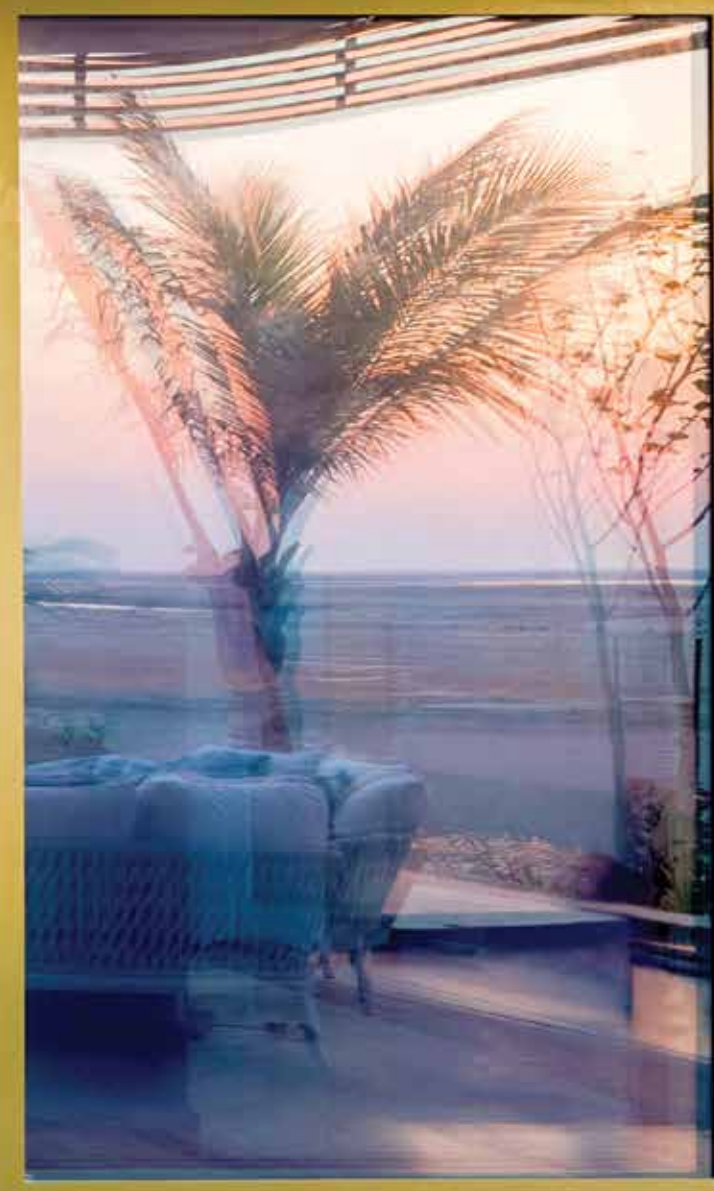
Nº 6

Palace number 6 comes with a beautifully crafted Riva boat and a powerful Bentley motorcar as complimentary, both are beautiful statements no matter how you choose to travel.







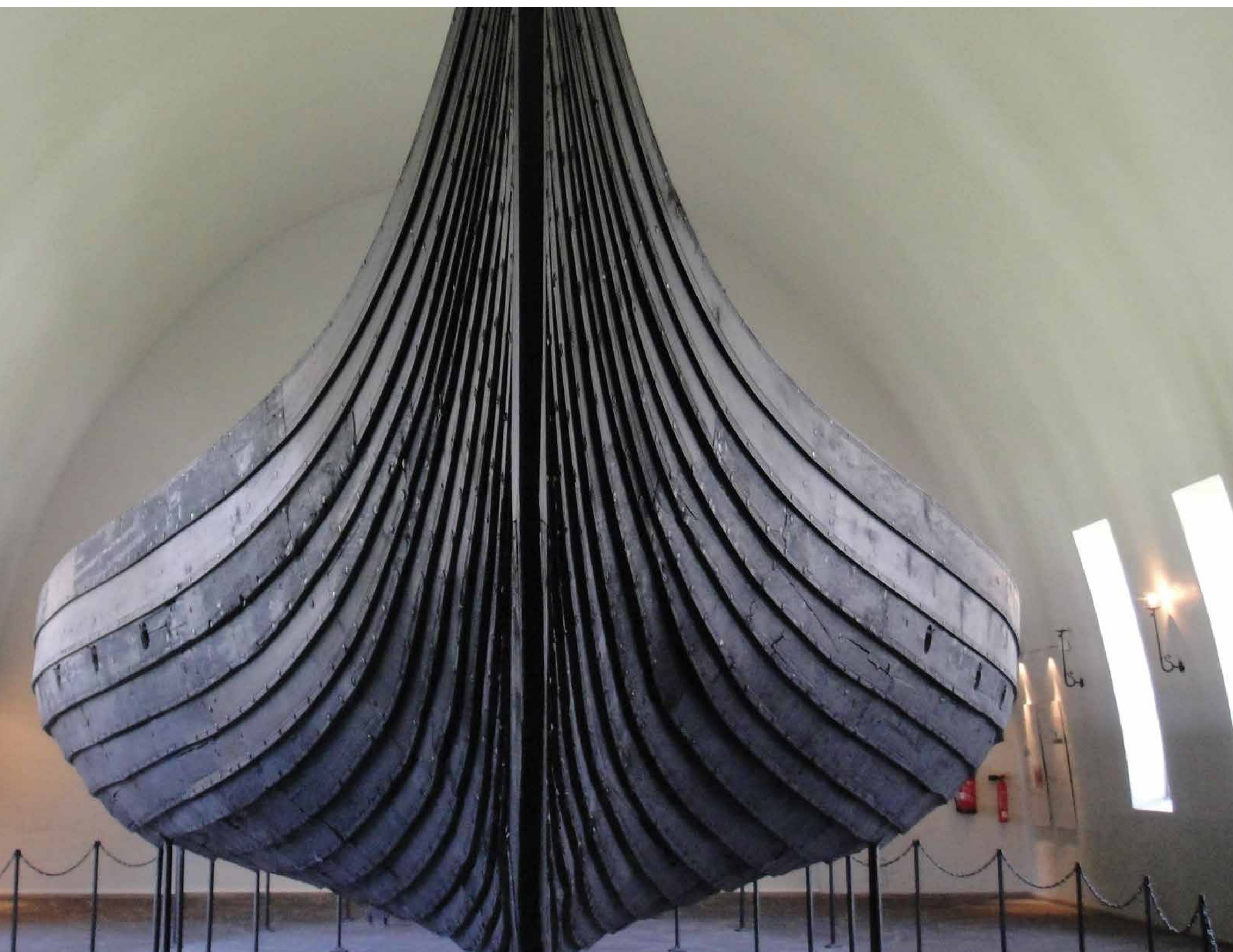


CHAPTER 2

Inspired by legend

Legend has it that 10 Viking ships set out from their native homeland in search of new land and adventure. All 10 ships were lost in the Arabian sea and this is a resurrection of their beautiful craftsmanship.









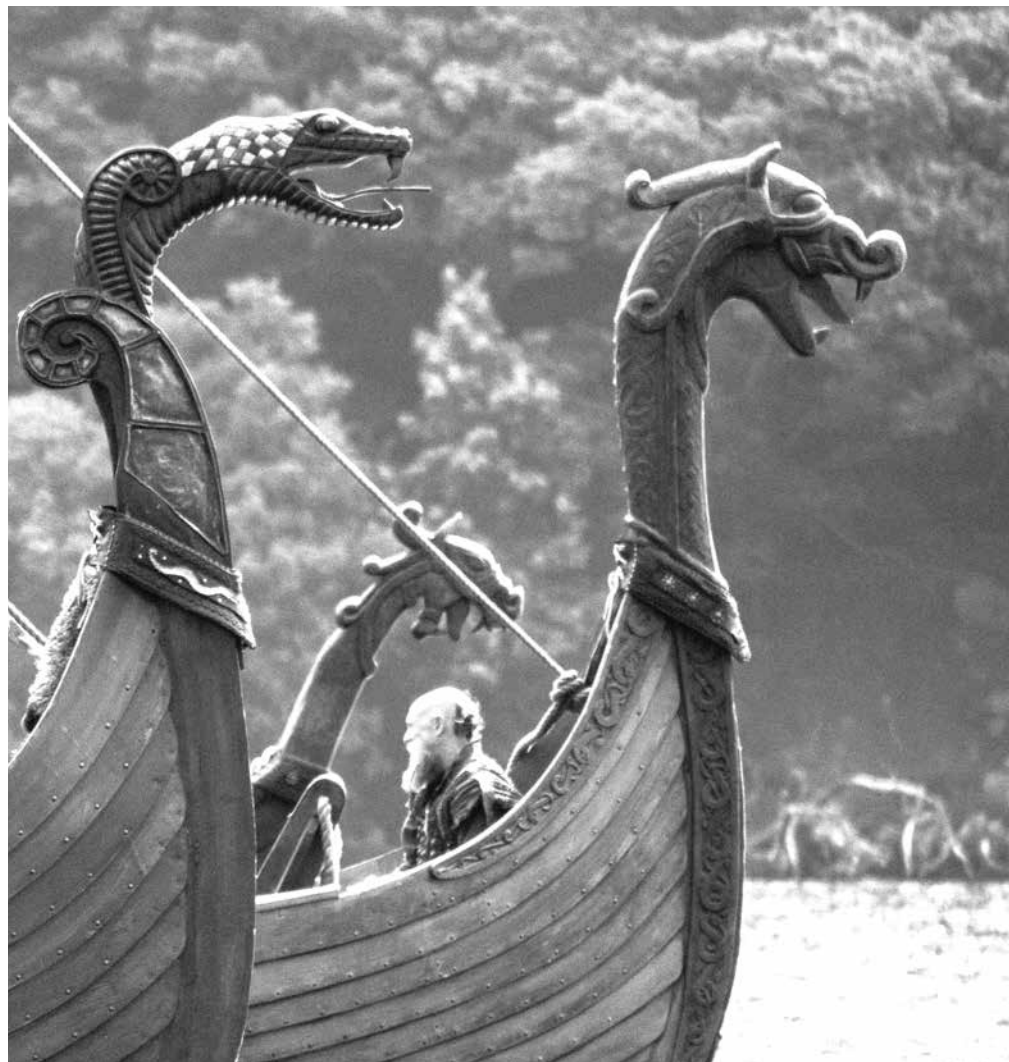










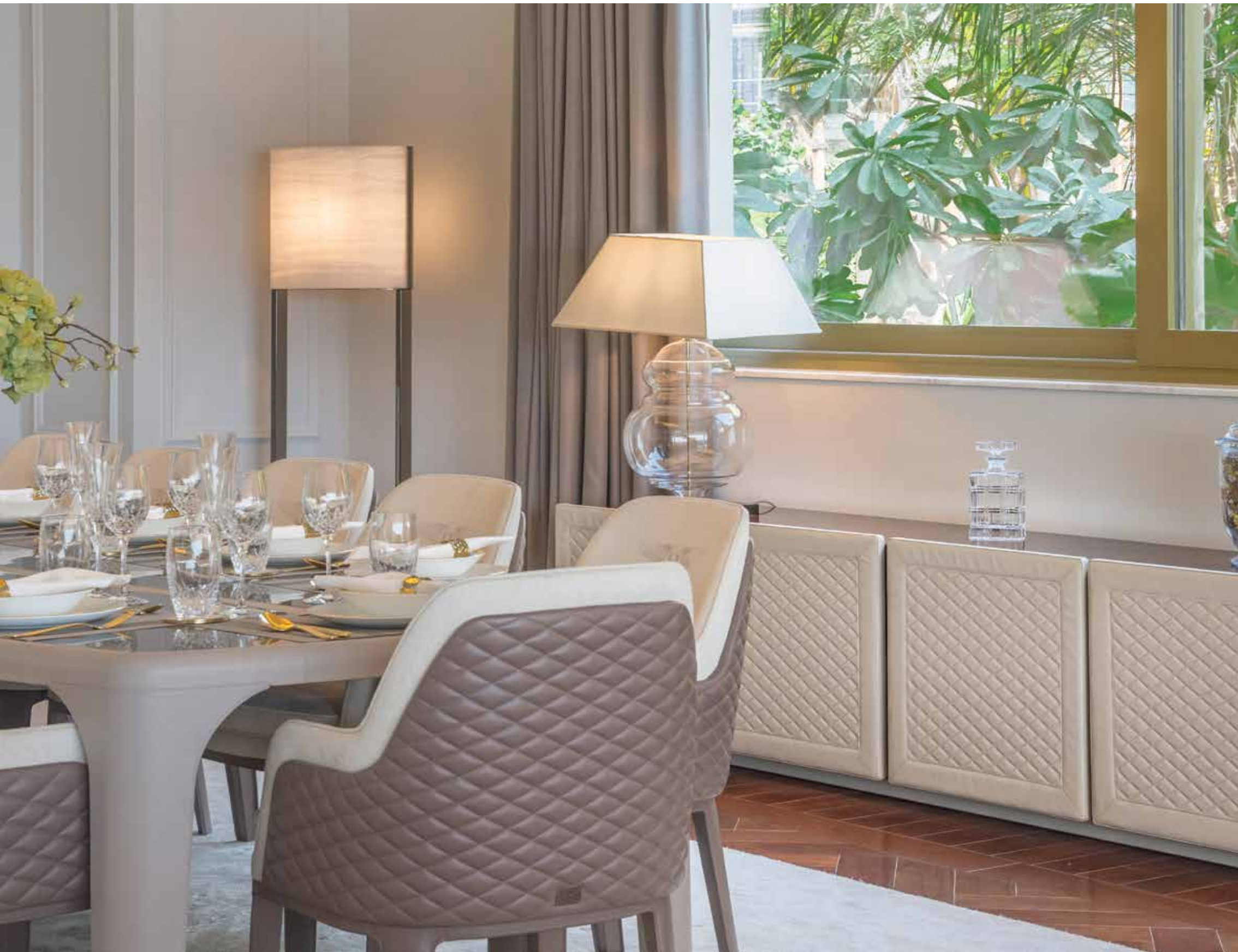


An aerial photograph of a large, curved glass structure, likely a roof, set against a deep blue background. The structure is composed of many small, rectangular panels that create a textured, grid-like appearance. The lighting is bright, causing some areas to appear overexposed and white, while others are in deep shadow, highlighting the curvature and the individual panels. The overall effect is one of a vast, open, and modern architectural design.

The glass roof of each majestic residence will resemble
the upturned hull of a Viking ship



CHAPTER 3





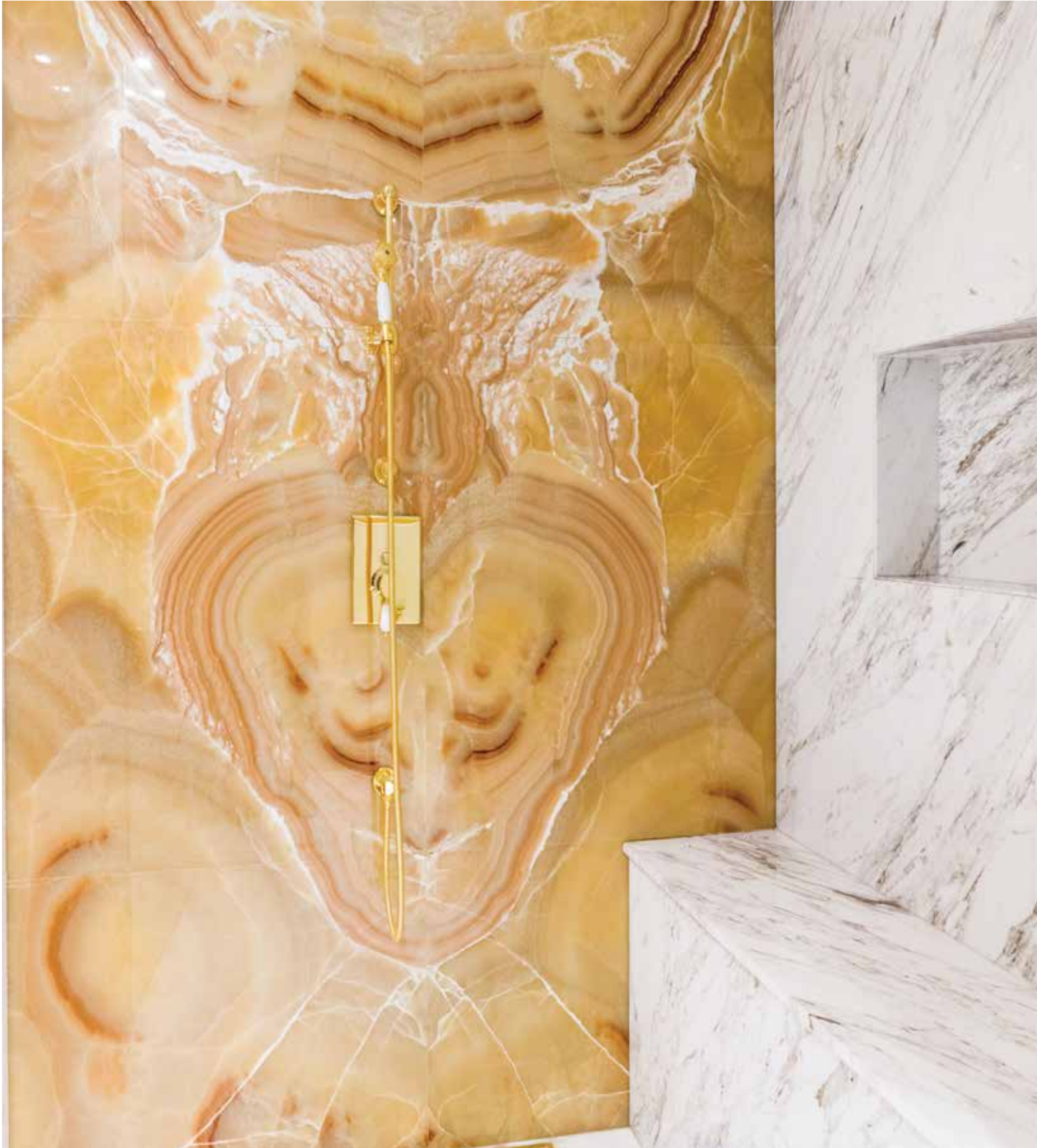
Crafted in excellence

Across all 7 floors of the palace including the “Viking sky terrace”, every detail has been considered to ensure that the experience living here is unforgettable.



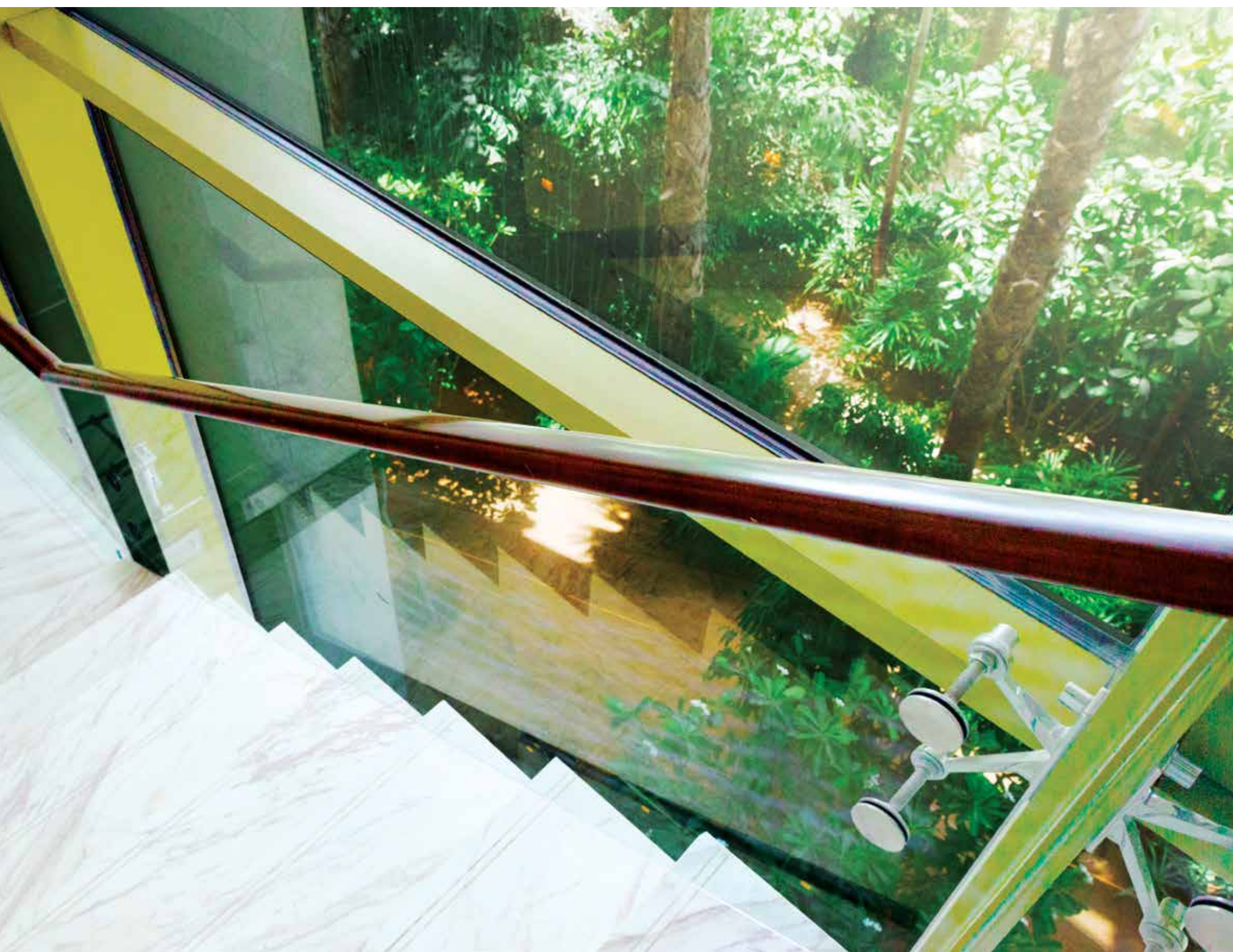






Art is
all about
craftsmanship





































CHAPTER 4





The Bentley touch

Combining traditional and modernist interior with hand crafted furniture inspired by materials and luxurious finishes synonymous with Bentley car interiors.









Discover
the art of
class









CHAPTER 5





Dine exquisitely

If you are to eat, then eat well.





















CHAPTER 6



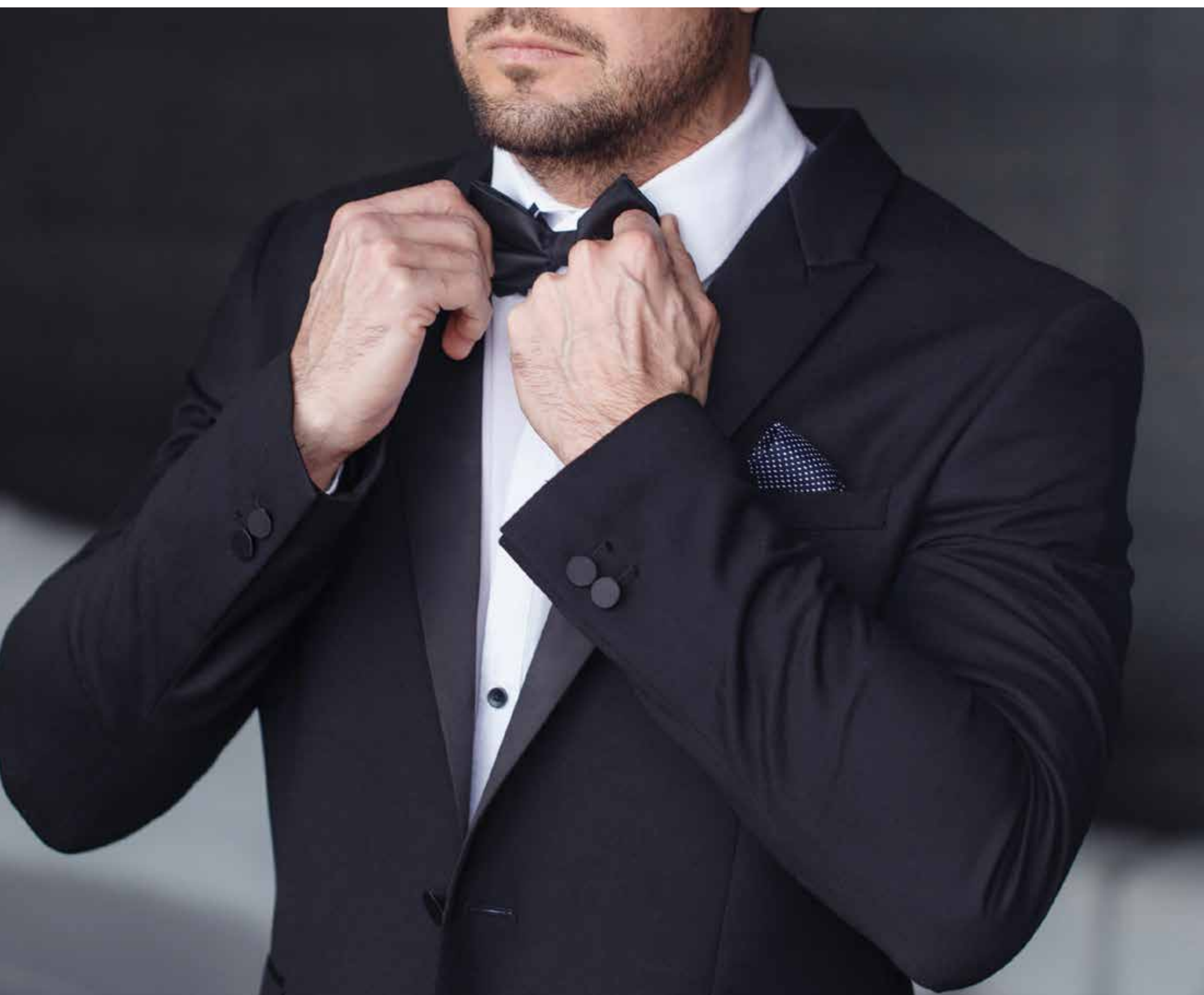


When night falls

From beautiful coral gardens, pearl diving adventures, to unforgettable dinner parties, the palace has it all.























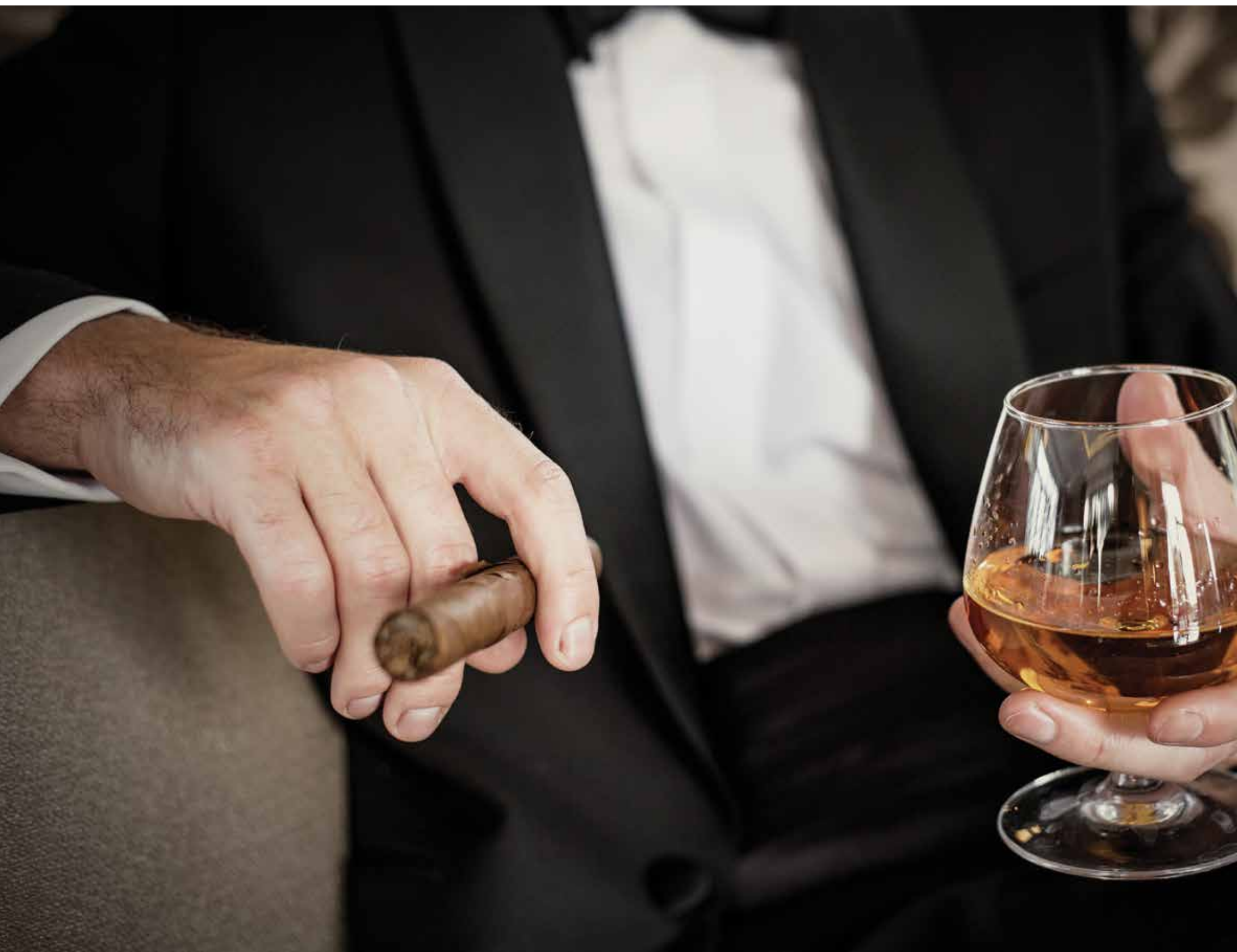














I like the night

Without the dark, we'd never see the stars







The
Heart
of
Europe

THE WORLD
DUBAI

DEVELOPMENT BY
KLEINDIENST

SWEDEN

— BEACH PALACE —

A Private Guided Tour





Sweden

A kingdom of second homes

With just 10 extraordinary beachfront palaces, each with their own private white sandy beach and exotic lush gardens, Sweden Island offers the ultimate privacy and relaxation in palatial settings.

The ambience will be refined and exclusive, with carefully curated events exclusive to the residents. Each estate is a fairytale Maldivian castle offering enchanting sea views.

Influenced by the Swedish architecture and lifestyle, the Palaces offer 6 floors enveloped in a private, secluded exotic garden with the surrounding unspoiled beach, 7 bedrooms, a sauna and a snow room and a grand reception room with a striking wall of windows on the top floor offering mesmerising views of the seascape and the islands.



PALACE FEATURES


TOP FLOOR PARTY ROOM
WITH GLASS ROOF


ROOF DECK &
360° VIEWS


MATERIALS SOURCED
FROM EUROPE


7 BEDROOMS


SNOW AND
SAUNA ROOMS


CORAL REEFS
GARDENS


PRIVATE BEACH
& OCEAN


EXOTIC GARDENS


BENTLEY
HOME
FURNISHED BY
BENTLEY HOME


PRIVATE GYM
AND SPA

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.
- Landscaping & jungles inspired by Europe and the Maldives.
- Projects constructed and landscaped using Feng Shui practices.

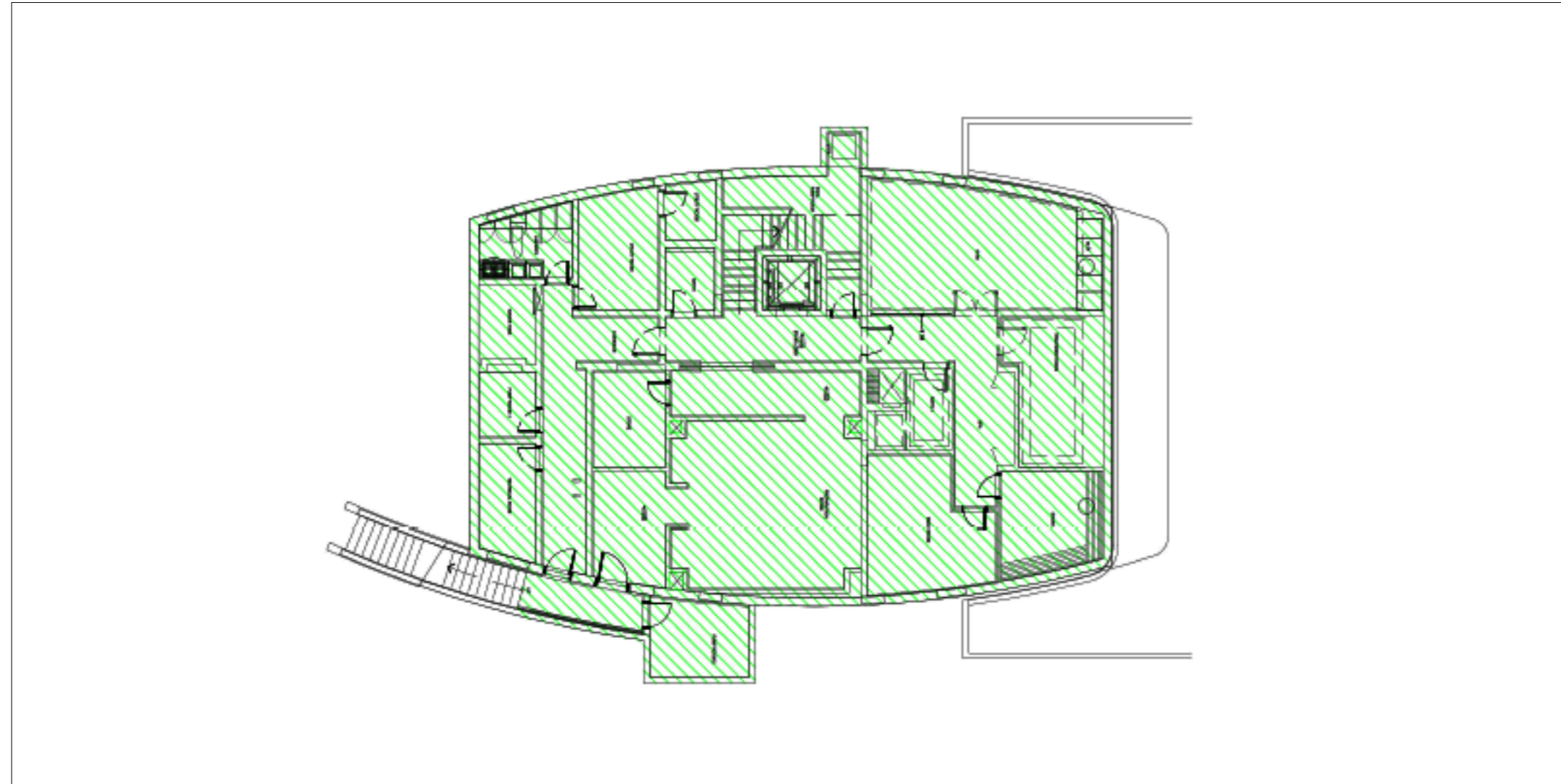
Craftsmanship

- 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 & Raining Street (CO2 free).
- Coral Institute rehabilitates coral reefs and marine life from the Arabian Gulf.
- Car free environment & sustainable ferry.
- Zero discharge project.

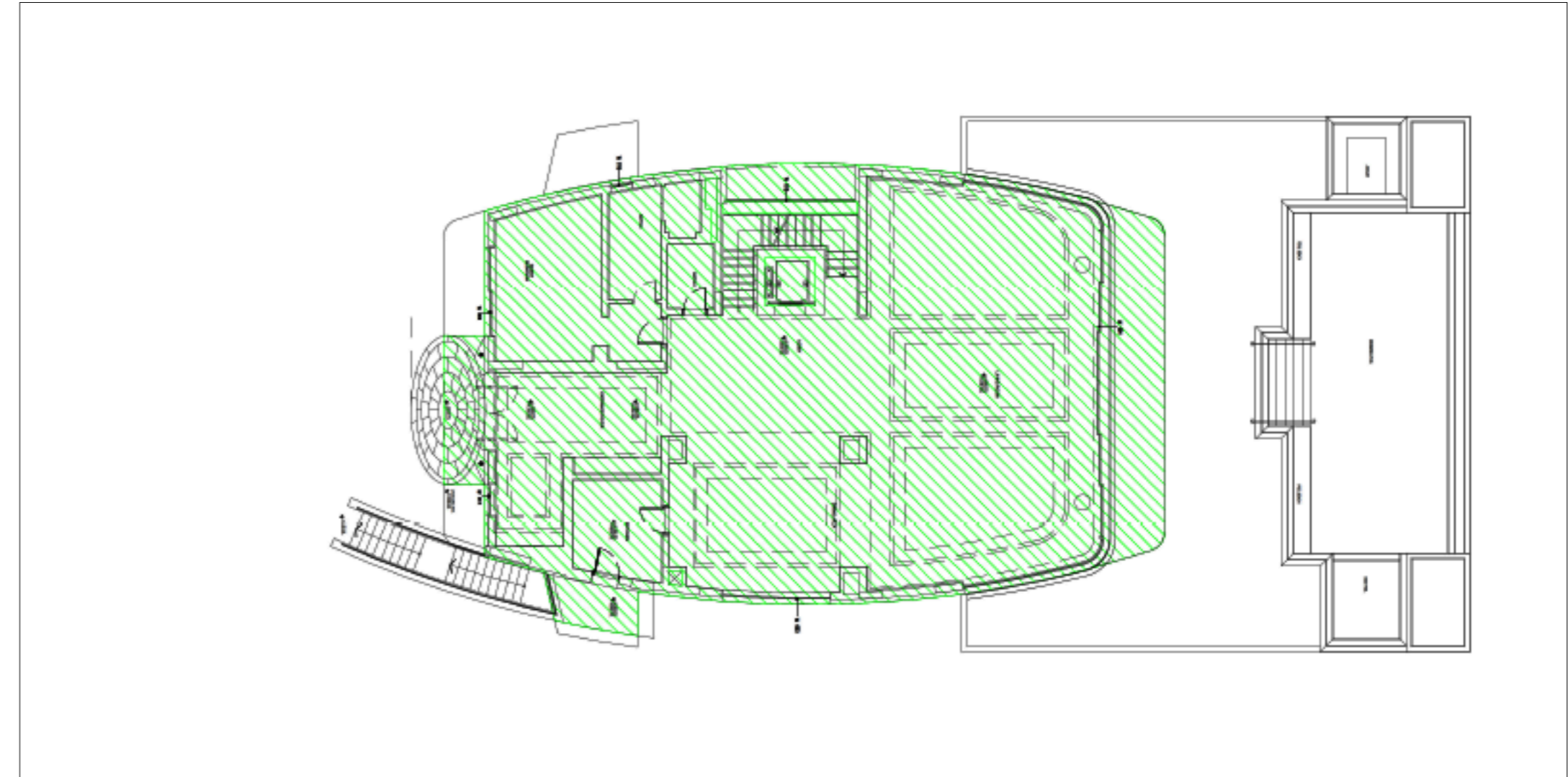
SWEDEN BEACH PALACE - 6 FLOORS



Lower Ground Floor Area: 349 sq.m | 3,753 sq.ft
Total Built-up Area: 1,927.17 sq.m | 20,743 sq.ft
Total Plot Area: tbc sq.m | tbc sq.ft

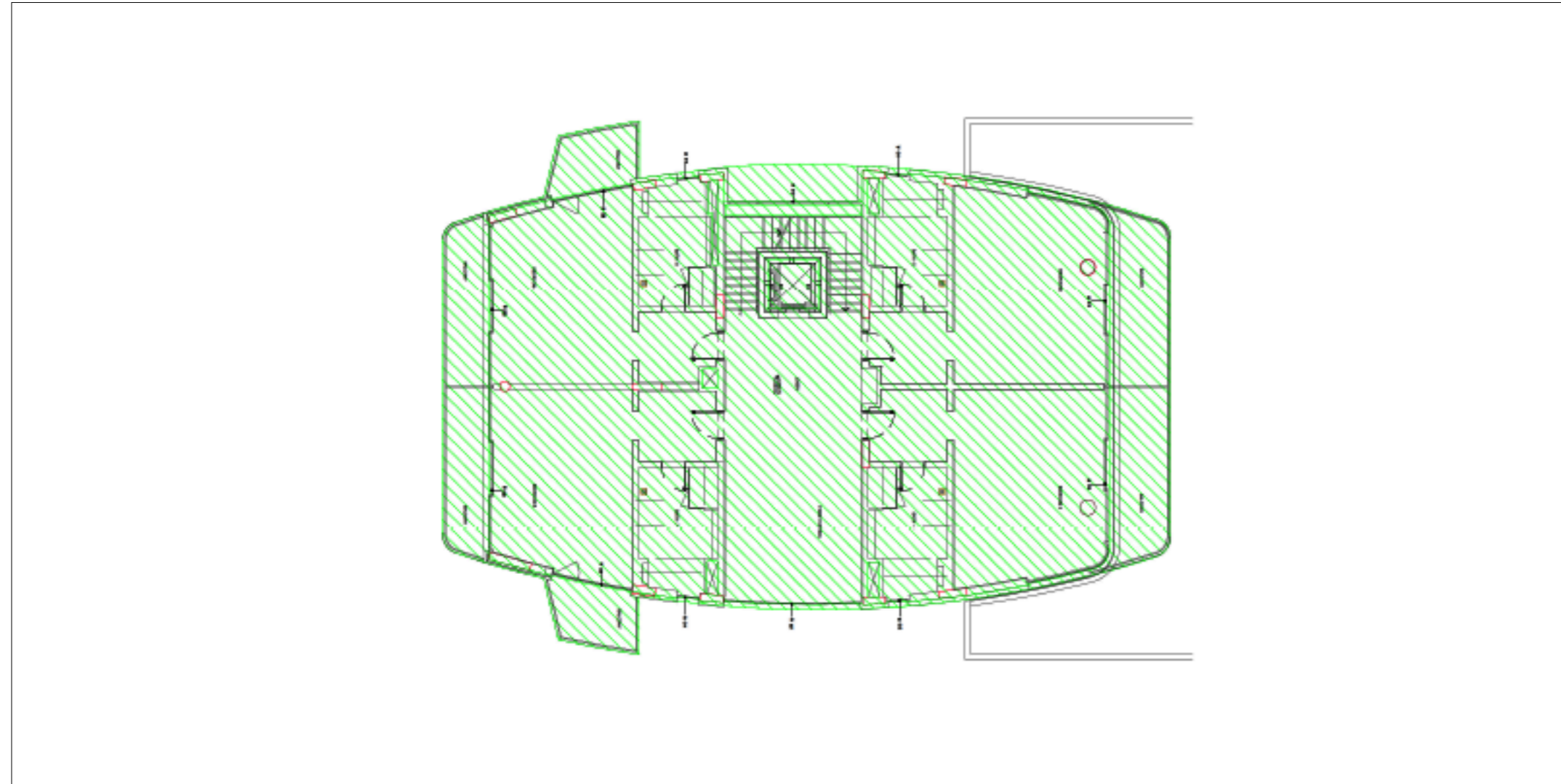
Gym | Massage Room | Sauna | Snow Room | Gym Bathroom | Chef Kitchen | Storage Rooms | Staff Q uarter

SWEDEN BEACH PALACE - 6 FLOORS



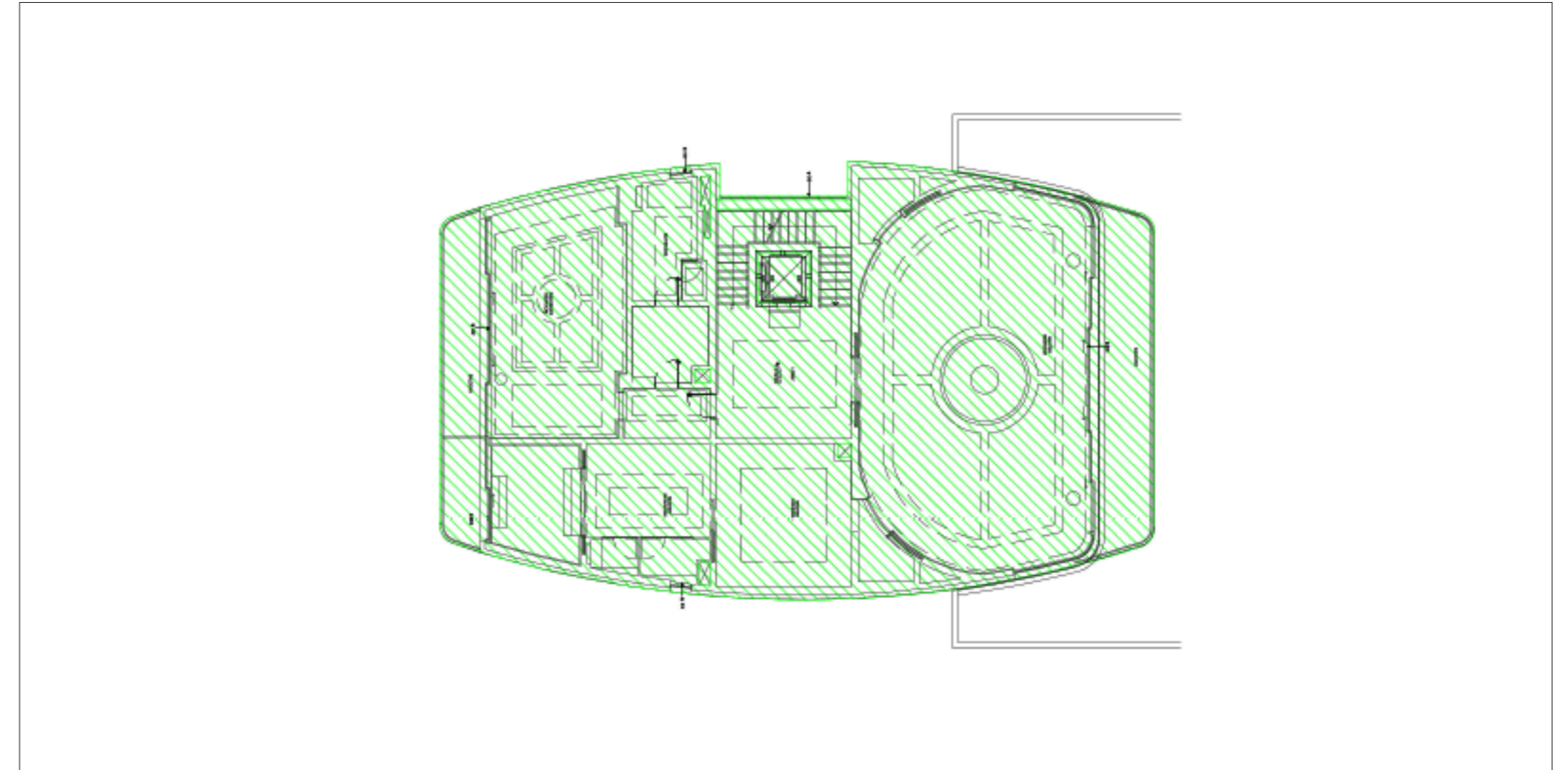
Ground Floor Area: 363 sq.m | 3,907 sq.ft

Terrace | Outdoor Lounge Area | Infinity Swimming Pool | Kids' Pool | Jacuzzi | Private Beach | Private Garden | Guest Bedroom | En-suite Bathroom | Guest Toilet | Living Room & Dining Room | Serving Kitchen | Elevator | Double Staircases



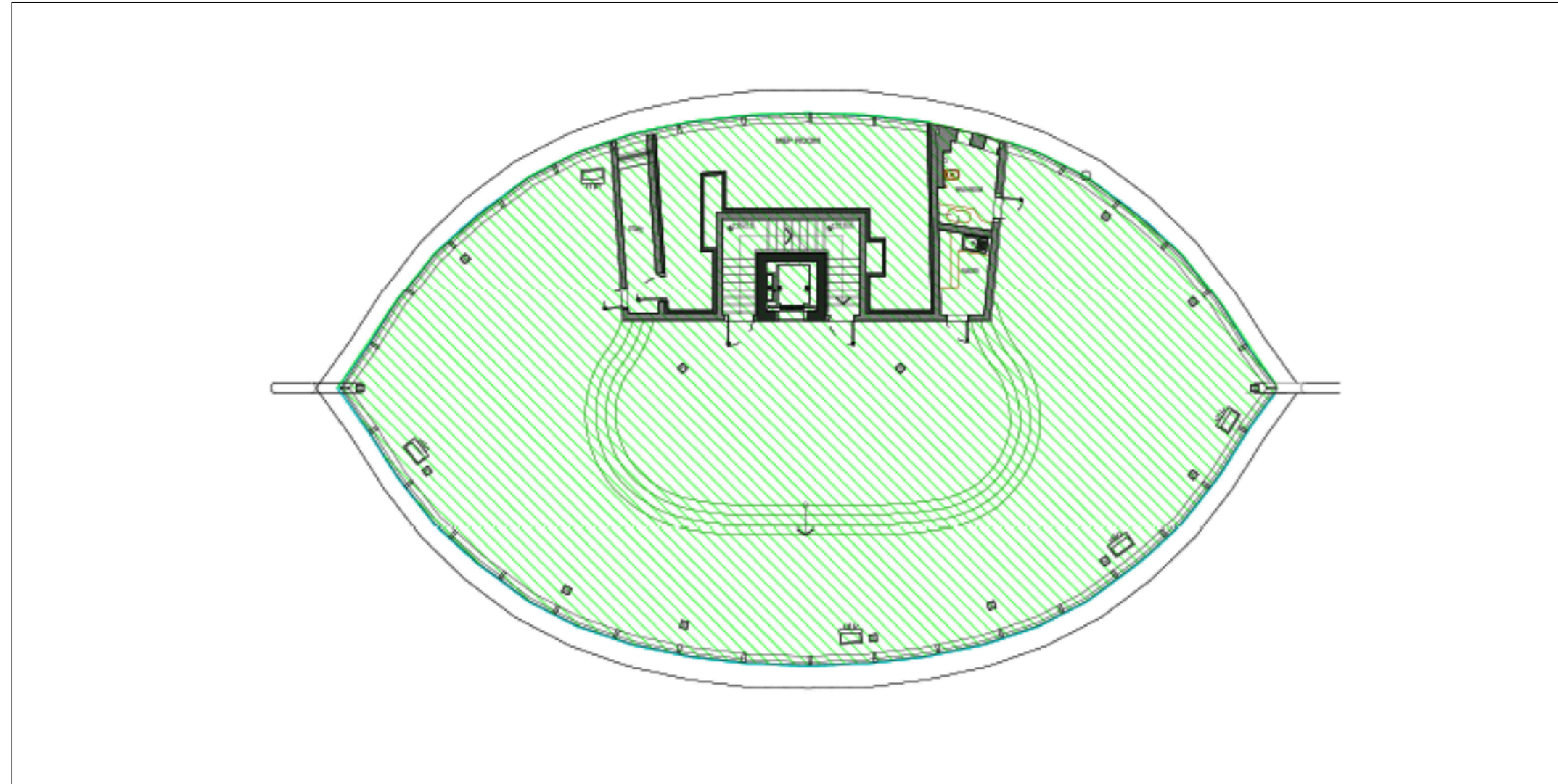
Mezzanine Floor Area: 381 sq.m | 4,097 sq.ft

Bedroom 2 | En-suite Lounge Area & Bathroom & Walk-in Closet & Viewing Deck | Bedroom 3 | En-suite Bathroom & Walk-in Closet & Viewing Deck | Bedroom 4 | En-suite Bathroom & Walk-in Closet & Viewing Deck | Bedroom 5 | En-suite Bathroom & Walk-in Closet & Viewing Deck | Lounge Area | Elevator | Double Staircases



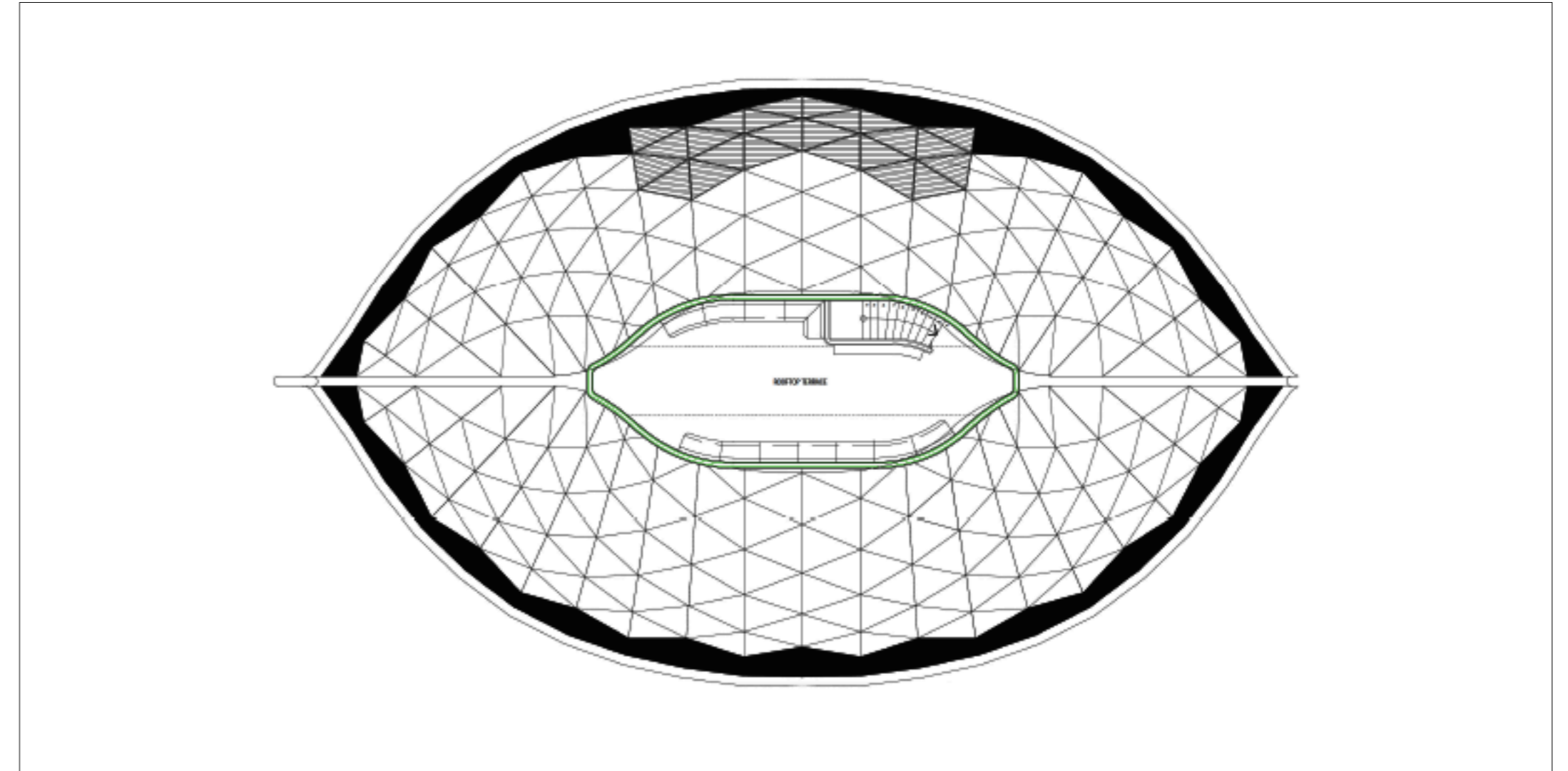
First Floor Area: 362 sq.m | 3,899 sq.ft

Master Bedroom | En-suite Lounge Area & Bathroom & 2 Walk-in Closets & Jacuzzi & Viewing Deck | Bedroom 7 | En-suite Bathroom & Walk-in Closet & Viewing Deck | Lounge Area | Elevator | Double Staircases



Top Floor Area: 473 sq.m | 5,088 sq.ft

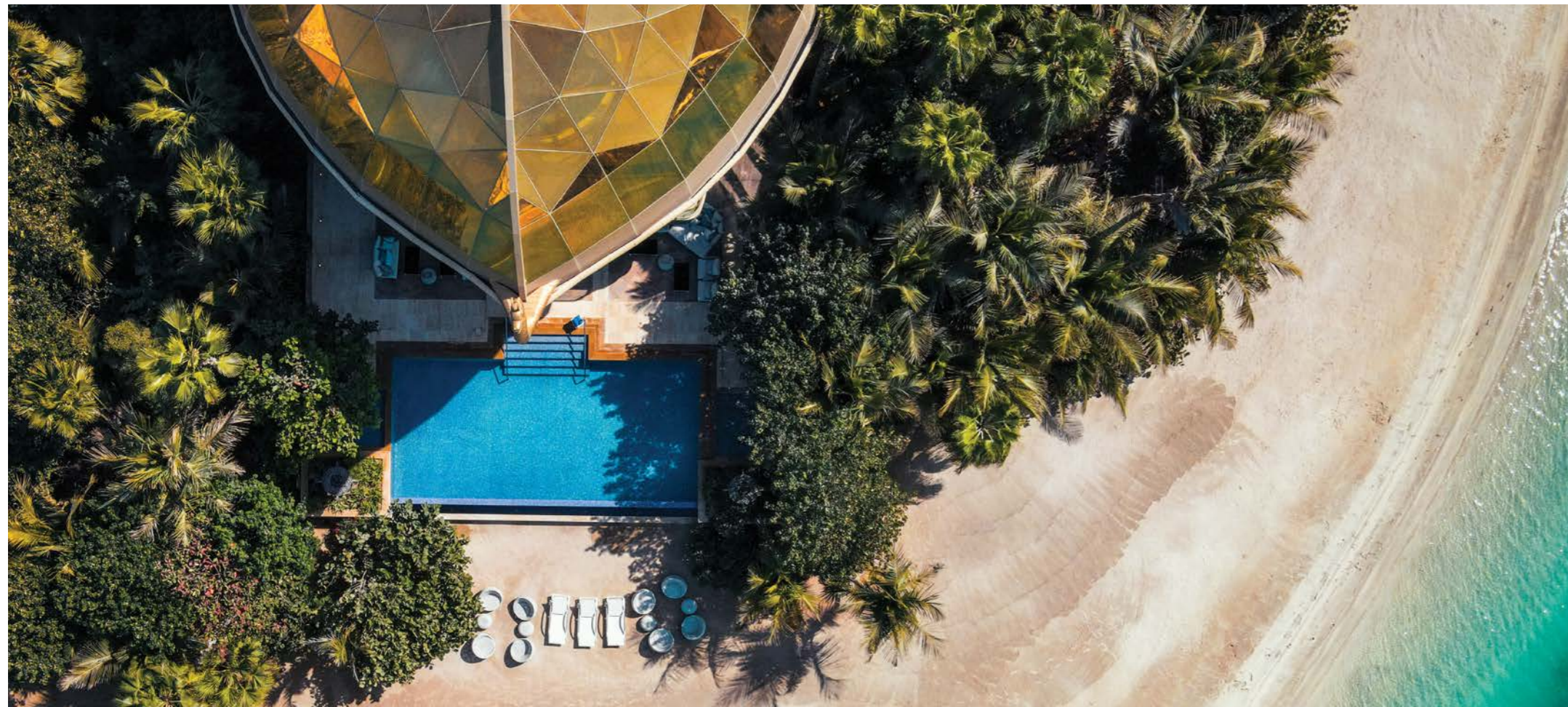
Party & Chill out full floor | Guests Capacity 300 | Floor to Ceiling Windows | Vaulted Ceiling | Design Inspired by Swedish Viking Vessel
360* Views | Pantry | Guest Bathroom | Elevator | Double Staircases | Access to Roof Deck



Roof Deck Area: 77 sq.m | 827 sq.ft

360* Views | Outdoor Majilis | Wooden Floors | Vessel Hull Shaped Deck

SWEDEN BEACH PALACE



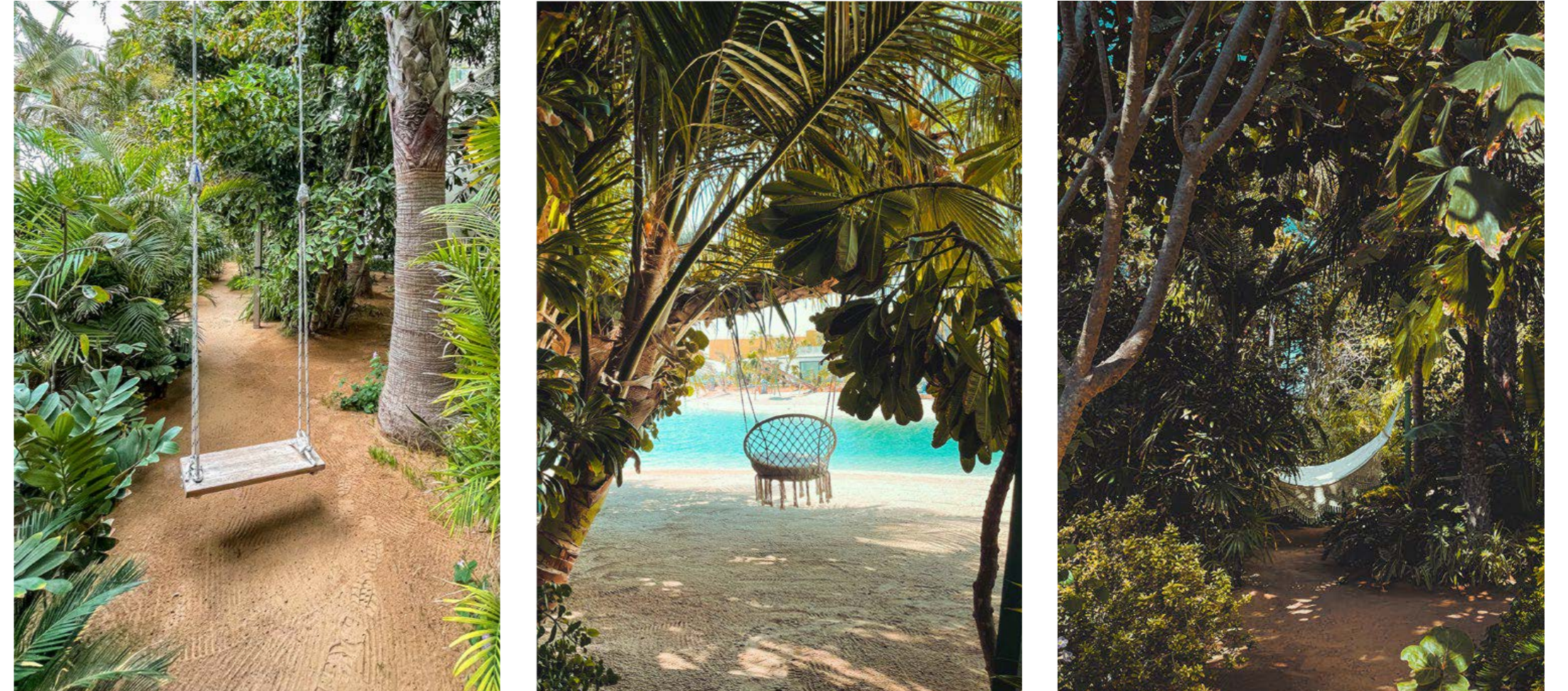
SWEDEN BEACH PALACE



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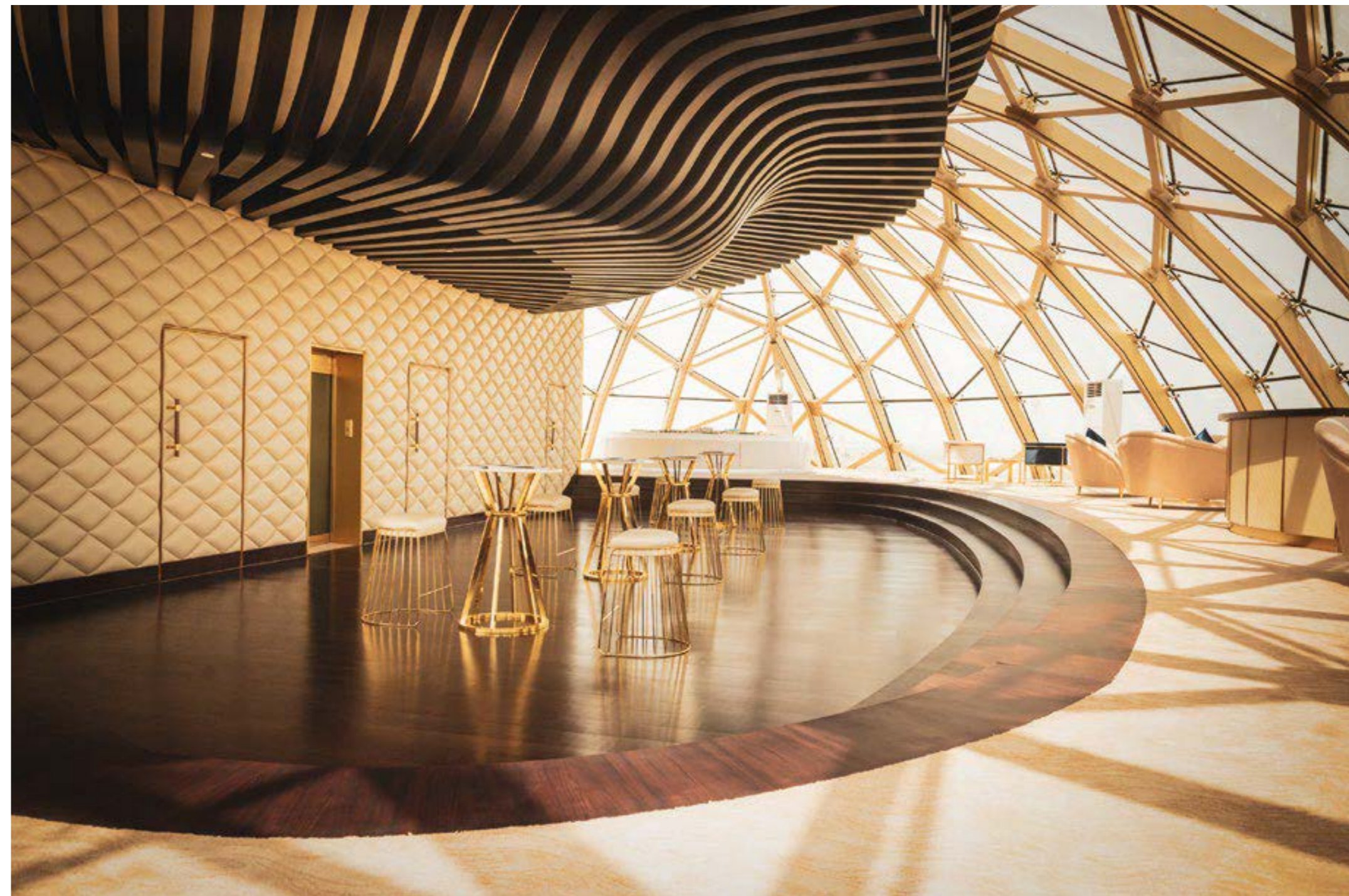
SWEDEN BEACH PALACE



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SWEDEN BEACH PALACE JUNGLE FACTSHEET

Vision for The Heart of Europe

The Heart of Europe project draws inspiration from the Vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the United Arab Emirates, and ruler of Dubai. He is an advocate of innovation and sustainable development.

The Heart of Europe is a sustainable project full of innovation. Once completed, it will deliver a number of innovations, including seven world firsts.

The project is a second home and upscale hospitality resort destination comprising of 6 coral reefs rich man made islands off the shores of Dubai at the World islands, the most sustainable project in the world: a zero discharge project.

The Heart of Europe is pushing the boundaries for a real estate developer by designing and building with sustainability in mind above and beyond regulations in place.

Sustainability plans and successes year to date

With sustainability at its core, the Heart of Europe will deploy sustainable landscaping that will be pesticide free, fungicide free and will be showered with recycled water. The island is also committed to be totally car free, use clean energy and will eventually offer sustainable water transportation to the guests

The Heart of Europe was designed with a zero-discharge and zero micro-plastics policy to ensure the protection of the Arabian Gulf and species of marine life that reside around the six islands.

Organic food will be served across the destination's restaurants and cafes and the 24/7 room service offerings, adding health and wellness to the incredible beauty of the islands.

The island will host magnificent hanging gardens on the façade of the Portofino inspired hotel with an astonishing 100,000 plants. It will also offer sustainable entertainment with zero emissions and with no harm to nature such as hologram circus and synchronized swimming shows.



The Coral Institute is an in-house research and development centre that will create new coral reefs and help expand the marine eco-system and help rebalance the underwater environment. This is part of Kleindienst Group's Corporate Social Responsibility (CSR) programme and in line with its vision of sustainable development.

Floating solar panels will be built to provide energy for the destination and plants will be covering up to 15% of some of the islands to compensate for the Co2 that is produced by the guests. Coral reefs plantations are also developed with the principle to offset the carbon footprint of human kind.

Landscaping

Exotic jungles

Private landscaped gardens for privacy with over 67 species of plants, trees and shrubs.

Plants are organized in micro-jungles that look natural with only small trails allowing for movement.

Concept was originally tested successfully at Sweden island where the micro-jungle thrived.

Concept was then rolled out to other islands, Germany and Switzerland.

Other islands, Main Europe, will have a combination of tropical plants and authentic plants and olive trees from Andalucia, a Southern region in Spain.

All landscaping at The Heart of Europe is pesticide and fungicide free.

	Palms
1 -	Washingtonia robusta (African Fan Palm)t
2 -	Cocos nucifera (Coconut Palm)
3 -	Ravenala madagascariensis (Treveller's Palm)
4 -	Caryota mitis (Fishtail Palm)
5 -	Areca lutescens (Areca Palm)
6 -	Rhaphis excelsa (Lady Palm)
7 -	Chamaerops humilis (European Fan Palm)
8 -	Carpentaria acuminata (Carpentaria Palm)
9 -	Phoenix roebelenii (Miniature Date Palm)
10 -	Cycas revoluta (Japanese Sago Palm)



11 -	Copernicia prunifera (Wax Palm)
12 -	Livistona chinensis (Chinese Fan Palm)
13 -	Pritchardia pacifica (Fiji Fan Palm)
14 -	Veitchia merrillii (Christmas Plam)
	Trees
1 -	Plumeria obtusa (Frangipani)
2 -	Delonix regia (Flame Tree)
3 -	Ficus nitida (Indian Laurel Tree)
4 -	Ficus amstel "King" (Amstel King Tree)
5 -	Terminalia catappa (Indian Almond)
6 -	Bauhinia purpurea (Purple Orchid Tree)
7 -	Hibiscus tiliaceus (Sea Hibiscus)
8 -	Callistemon viminalis (Bottle Brush)
9 -	Cocoloba uvifera (Sea Grapes)
10 -	Manilkara zapota (Chicko tree)
11 -	Bucida buceras (Black Olive Tree)
12 -	Peltophorum inerme (Yellow Flame Tree)
	Shrubs & Vines
1 -	Acalypha wilkesiana (Copperleaf)
2 -	Bougainvillea spectabilis (Paper Flower)
3 -	Bougainvillea Pink Pixie (Paper Flower)
4 -	Caesalpinia pulcherrima (Peacock Flower)
5 -	Carissa macrocarpa (Natal Plum)
6 -	Cestrum nocturnum (Night Queen)
7 -	Musa paradisiaca (Banana)
8 -	Codiaeum variegatum 'Petra' (Croton petra)
9 -	Pseuderanthemum atropurpureum (Purple False Eranthemum)
10 -	Dodonaea viscosa (Hopbush)
11 -	Canna indica (African arrowroot)
12 -	Canna indica purpurea (African arrowroot)



13 -	<i>Ixora coccinea</i> (Flame of the Woods)
14 -	<i>Ixora chinensis</i> (Jungle Flame)
15 -	<i>Lecophyllum frutescens</i> (Texas Sage)
16 -	<i>Hamelia patens</i> (Firebush)
17 -	<i>Jatropha pandurifolia</i> (Spicy Jatropha)
18 -	<i>Adenium obesum</i> (Desert Rose)
19 -	<i>Ficus carica</i> (Fig Tree)
20 -	<i>Vitis vinifera</i> (Grapes Vine)
	Ground Covers
1 -	<i>Agapanthus africanus</i> (African Lily)
2 -	<i>Alternanthera ficoidea</i> (Joseph's coat or copperleaf)
3 -	<i>Alternanthera amoena</i> (Joseph's coat or Bloodleaf)
4 -	<i>Iresine lindenii</i> (Red Blood Leaf)
5 -	<i>Asparagus sprengeri</i> (Asparagus Fern)
6 -	<i>Dianella tasmanica</i> (Tasman Flax-lily)
7 -	<i>Pennisetum setaceum</i> (Fountain Grass)
8 -	<i>Pennisetum setaceum rubrum</i> (Purple Fountain Grass)
9 -	<i>Crinum asiaticum</i> (Seashore Lily)
10 -	<i>Cyperus alternifolius</i> (Umbrella Papyrus)
11 -	<i>Hymenocallis littoralis</i> (Spider Lily)
12 -	<i>Euphorbia milii</i> (Christ Plant)
13 -	<i>Catharanthus roseus</i> (Upright Vinca)
14 -	<i>Pandanus veitchii</i> (Variegated Screw Pine)
15 -	<i>Pandanus baptistii</i> (Gold-striped Screw Pine)
16 -	<i>Rhoeo discolor</i> (Boatlily)
17 -	<i>Sansevieria trifasciata</i> (Snake Plant)
18 -	<i>Setcreasea purpurea</i> (Purple Heart)
19 -	<i>Zamia furfuracea</i> (Cardboard Palm)
20 -	<i>Aloe vera</i> (Medicinal Aloe)
21 -	<i>Agave angustifolia</i> ((Caribbean agave)



All the jungles contain a feast of 60+ exotic plants including specimen trees such as the giant banana leaf tree, bent palm trees and walking trails leading to the palaces. The jungles are fully sustainable. We are not using fungicides and pesticides; We are using an underground irrigation system that disperses desalinated and recycled water.

They have been developed by landscaping company Jardim Vista.