



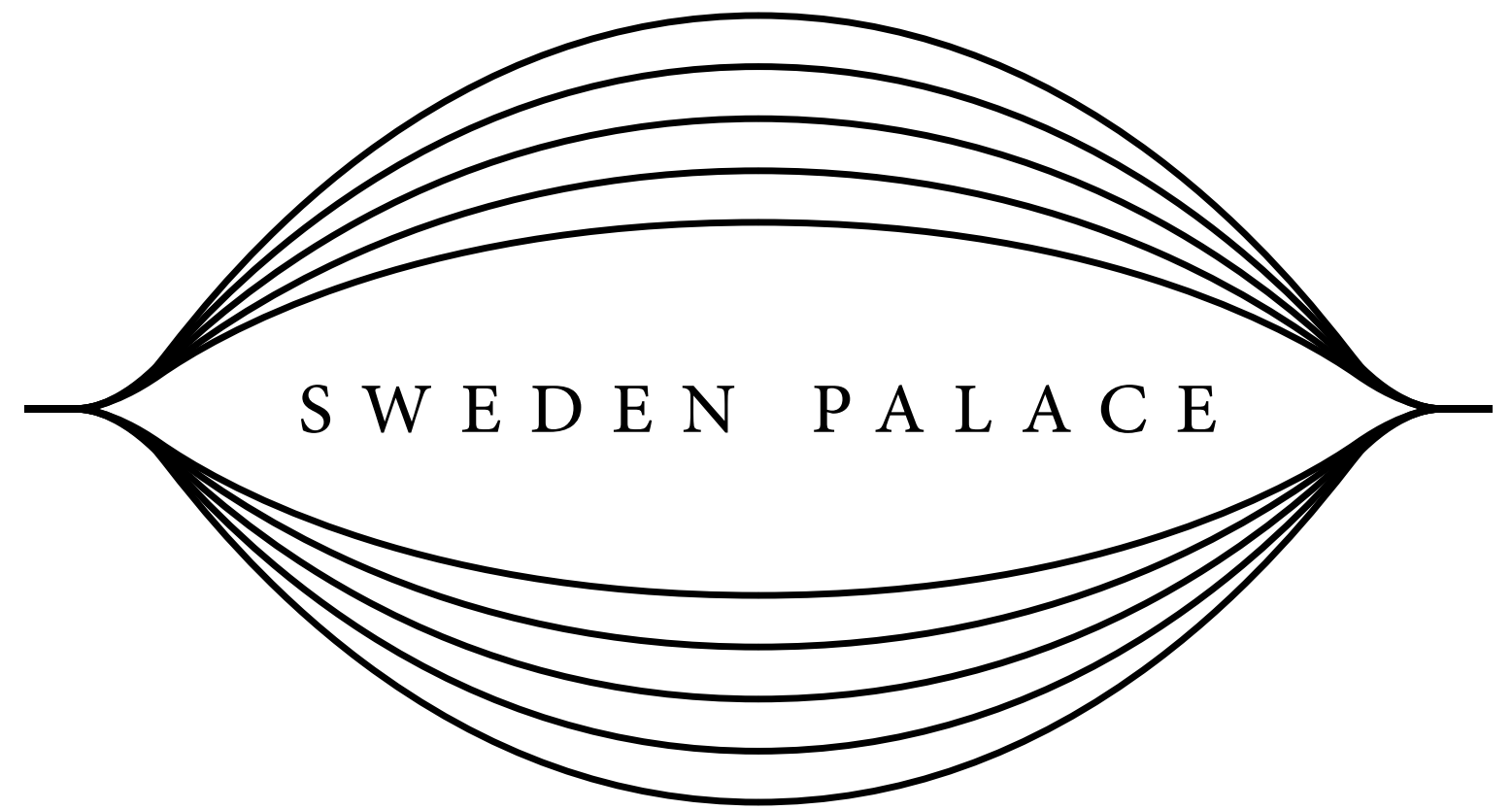
SWEDEN PALACE

A DEVELOPMENT BY
KLEINDIENST



BENTLEY

HOME



SWEDEN PALACE

SWEDEN PALACE

Elegant. Exquisite. Extraordinary.

The Passage of a King

As I sail through the deep waters of shadows and mist
As I stand at the helm of my majestic vessel, I soar above it all
I am a lion, a wild dragon, a beast in man's form
I am the ancient, I am the new, I am the king
The drums thunder, the skies turn black and the water siren sings her song of seduction
The horns will blast long and hard into every soul, as the guard
of honour stands ready for my arrival
I will set the ocean and the rain on fire, I will let them know that I have arrived
I will fly close to the sun and it will not burn me. It will shower me in golden rays
of light and crown me king of this world
My palace awaits my presence, an old place of deep wonder and magic
A palace where I keep captive the snow and the sun and they bow before me
A place where dreams are swallowed by reality and reality is a spirit in my palm
Where I walk on water and bathe in flames, here humanity meets immortality.
Call it what thou will
Where my throne is a kingdom and all the creatures, man and beast come to pay an homage
This is my mountain on the world, this my palace.
Sweden palace

ELEGANT

Magnificent Majesty

Escape the pace of the city and discover your personal throne in a private ocean kingdom. Celebrate a life unimagined and a wealth unmatched on the golden sands of Sweden Island.





A Sanctuary for the Senses

Beyond the privately owned back of
your Sweden Palace, you are surrounded
by beautiful marine life of the Arabian
Peninsula.





EXQUISITE



The Majesty of Magnitude

In each capacious Sweden Palace, the interior follows the clean lines of sophisticated Scandinavian design. Entertain or relax in a sumptuous 1,231 SQ.FT. living area featuring natural stone flooring and panoramic views of the epic cityscape.

The Beauty Is In
The Detail



Luxuriate in the richness of handmade furniture and interior designs inspired by the techniques, materials and time-honoured craftsmanship synonymous with Bentley car interiors.



Dine and Delight

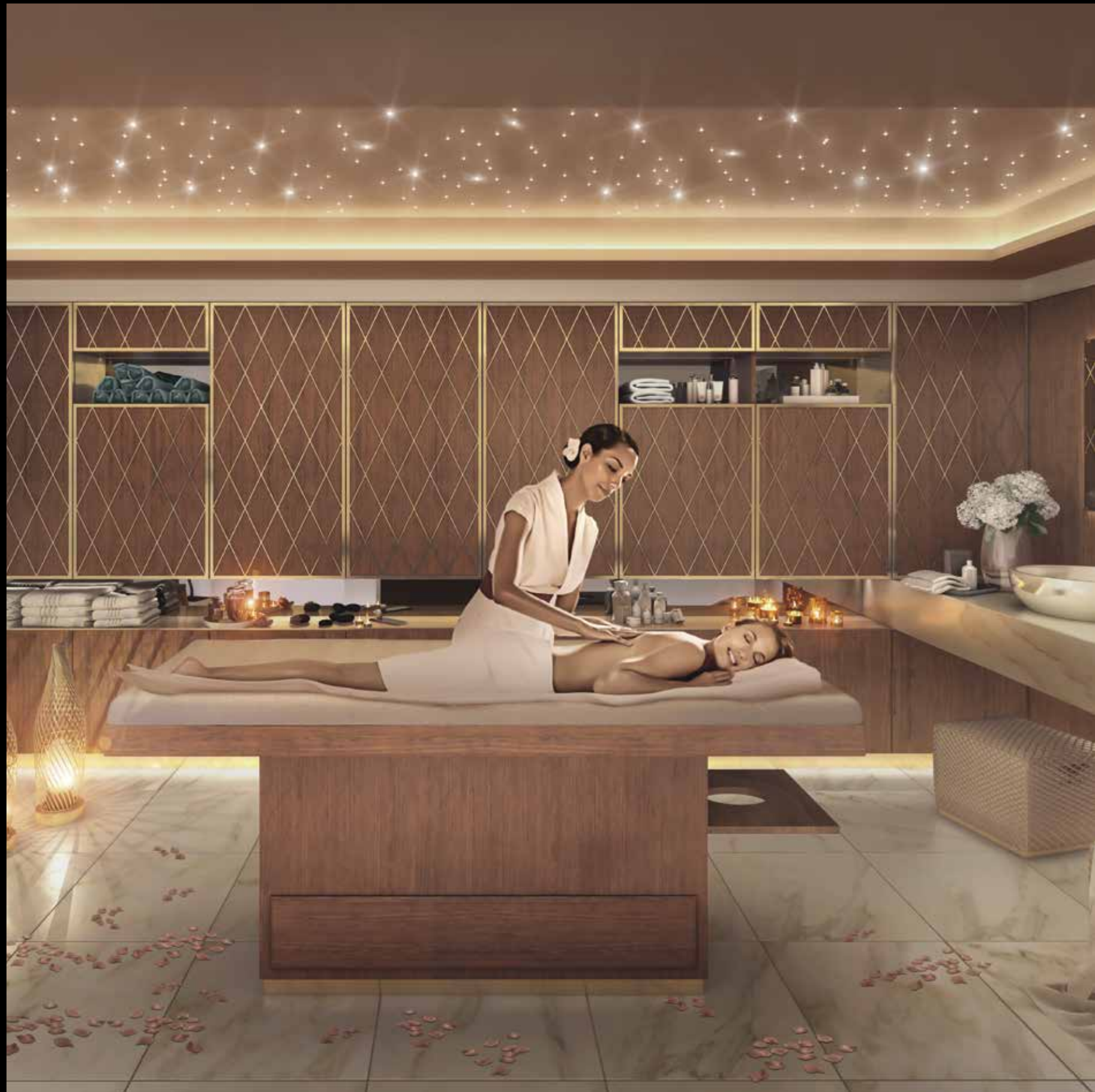
The table is set for a dining experience fit for the most discerning guests. A dining room that opens into a 379 SQ.FT kitchen featuring glossy cabinets, natural stone worktops and integrated white goods from Miele, savour dishes served against uninterrupted views of the captivating Indian Ocean.



The Epicentre of Rejuvenation



From a solid marble bath with high-end faucets that gives way to the infinite azure ocean, to distinctive 200 SQ.FT sauna and snow rooms that recreate the ultimate snow-covered Swedish spa, sink into the ultimate bliss in your own personal haven.





Resplendent Relaxation

Retire to an elegant boudoir of seclusion and calm, where muted tones, soft furnishings and a private balcony complete with jacuzzi create a 374 SQ.FT. sanctuary.





Opulent down to the finest detail, the master bedroom features a His and Hers changing room equipped with full height fitted wardrobes, a wall integrated midnight beverages bar and panoramic wrap-around windows.



The Finishing Touches

EXTRAORDINARY



An Extra Dimension

The state-of-the-art 3,651.00 SQ.FT. roof terrace can be customised to bespoke requirements. Host intimate gatherings from a private party area, or admire the night's sky from a tranquil chill-out zone.

The Throne Room

Gaze at the stars from your very own luxurious roof terrace, set right in the crown of the Sweden Palace roof.



THE MASTER PLAN



Sweden Island
Master Plan

LOWER GROUND FLOOR | 358.66 sqm - 3,860.62 sqft



MEZZANINE FLOOR | 385.24 sqm - 4,146.72 sqft



GROUND FLOOR | 641.06 sqm - 6,900.37 sqft



FIRST FLOOR | 374.38 sqm - 4,029.83 sqft



PARTY ROOF | 567.35 SQM - 6,106.95 SQFT



ROOF TOP TERRACE | 81.11 SQM - 873.07 SQFT



THE WORLD

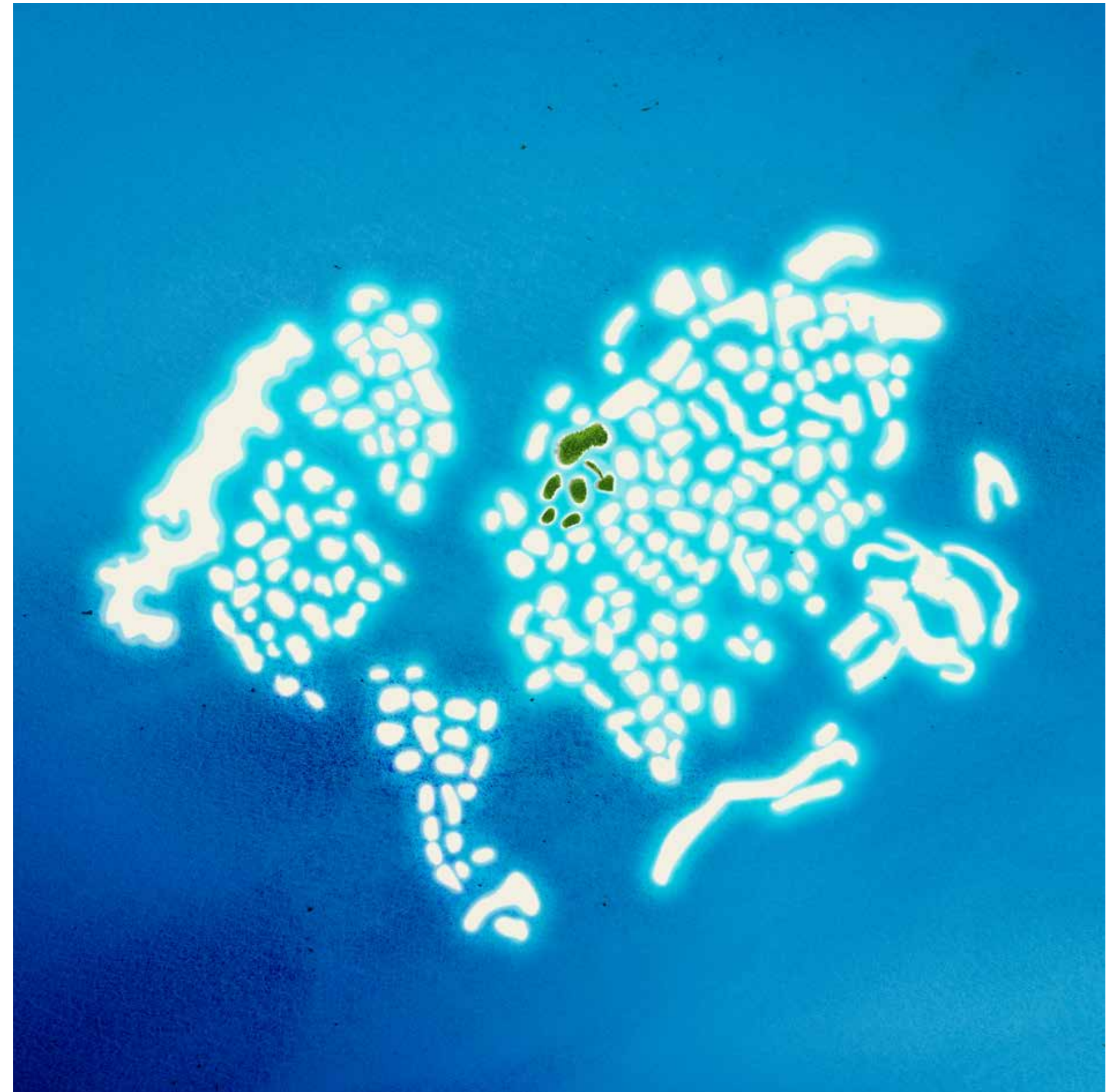
A New Space, A New Way, A New World.

A New World

An expansive artificial archipelago just off the coast of Dubai, The World is a one-of-a-kind destination set to become the Middle East's most sought after retreat.

Built to resemble a world map, the cluster of 300 islands bring the magnificent diversity of history, art and traditions from around the globe to the shores of our growing metropolis, providing the ultimate cultural escape to discerning explorers.

The Heart of Europe is a glittering constellation of 6 islands set against the backdrop of The World Islands Dubai. Our resorts and residences welcome guests as if to the home of a close friend, presenting a quintessential luxury lifestyle that is beyond imagination.





An Archipelago of Discovery

The Heart of Europe, the contemporary European resort spans a spectacular six million square feet across six islands. Capturing the best of Europe's rich heritage, exhilarating entertainment and regionally inspired architecture the destination is a unique merging of east and west.

The Essence of Europe

At The Heart of Europe, experience a destination that presents the best of European luxury, quality, hospitality and entertainment. Explore the world's largest aquarium, stroll through St Tropez style marinas, discover over 100,000 natural corals and enjoy the shade of 1,500 year old Mediterranean trees.





Find yourself transported to a European winter with the world's first outdoor climate controlled streets. Cooling raindrops and delicate snowflakes will turn every day into a unforgettable adventure.

The First Frost



A King's Delight

Inmerse yourself in beautiful Swedish culture and celebration, such as St. Martin's Day, National Day Walpurgis Eve, St. Lucia and Crawfish parties and savour Swedish delicatesses and treats such as sour herring, meatballs, Raggmunk, toast Skagen and even more.

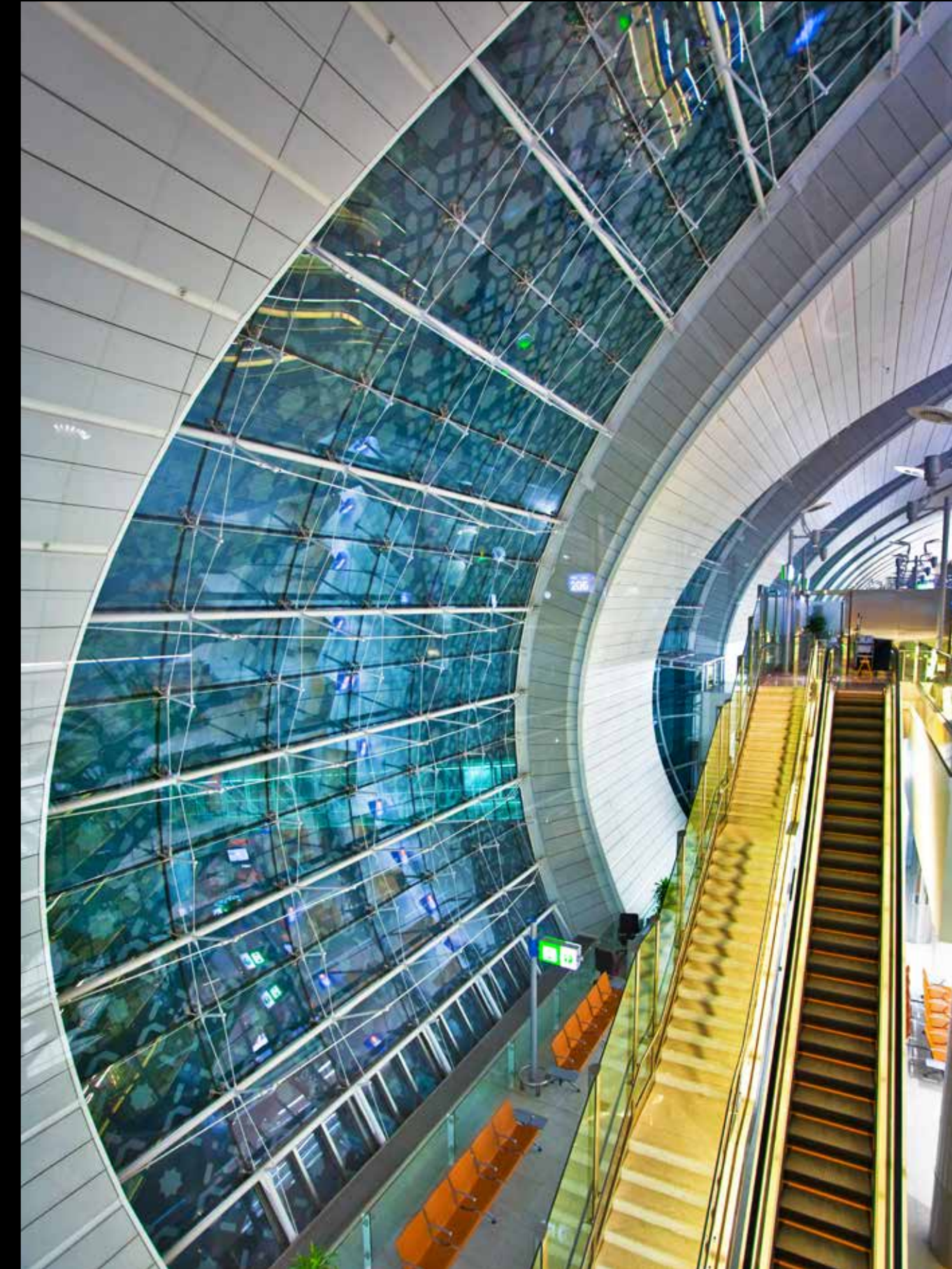
DUBAI

The City of Firsts

Dubai is a city pushing boundaries, defying odds and blazing trails. The proud host of the upcoming Expo 2020, Dubai will bring together more than 180 nations and an international audience of 25 million visitors. In its advancements, there has never been a better time to invest in the future of the city.

The World's Core Connection





THE DEVELOPER

The Proven Professionals

The Heart of Europe is brought to you by Kleindienst Group, an established real estate and property developer with global expertise spanning more than 30 years and known for creating and building some of the world's most innovative and beautiful structures. The company is proud to be the biggest European real estate company in Dubai and has an exclusive international property portfolio in some of the world's most coveted locations, having made real estate investments in a number of countries including Austria, Dubai, Germany, Hungary, Italy, Luxembourg, Pakistan, Seychelles and South Africa.

Within the UAE, Kleindienst Group owns industrial, commercial and residential sites at Dubai World Central, Dubai Investments Park, Jumeirah Village, Dubai Waterfront and The World. It also owns residential buildings in Discovery Gardens as well as apartments and villas in Dubai Marina, Burj Dubai, The Palm and Jebel Ali.

Kleindienst Group is also seed investor to the exclusive Seychelles Eden Island Development, a similar size project to The Heart of Europe, which is home to an infinite number of luxurious villas, sophisticated mansions, stylish apartments and deep-water marina. Eden Island really is a taste of island paradise offering a luxurious residential marina development in the heart of the Seychelles islands, with each property complete with its own private mooring and an array of restaurants and bars, boutique shops, supermarkets and various service outlets for guests and visitors to the island.

Kleindienst Group has also created a number of highly successful stand alone brands:

- The Heart of Europe
- JK Properties
- Austria Business Center
- ABC Business Center
- Kleindienst Development Sales
- European Business Center

The Heart of Europe

A DEVELOPMENT BY
KLEINDIENST



Unrivalled Interior Design

A celebrated collaboration commissioned by Kleidienst between Bentley Home and Carlo Colombo, the famous architect behind the inverted Swedish Viking vessel design, the elegant Sweden Palaces epitomise luxury both inside and out. Combining traditional and modernist interior design with handmade furniture inspired by the techniques, materials and high quality finishes synonymous with Bentley car interiors, each villa provides a lavish retreat.



BENTLEY

HOME



Exclusivity by Appointment

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