

PORTOFINO

— THE HEART OF EUROPE —

A Guided Tour



The
Heart
of
Europe

THE WORLD
DUBAI

KLEINDIENST
GROUP



Portofino

An Italian Escape

Portofino is a 5* beach front hotel located on Main Europe island. It draws inspiration from the original Italian holiday resort Portofino which is famous for its picturesque harbour and colourful architecture.

The resort hotel comprises 3 areas offering atmospheric and open views over the skyline, the sea and the beach and marina. The areas are named after popular Italian terms that evoke the charm of Italy: Bellissima, Dolce Vita, Felicita.

Portofino is home to La Donna, an exclusive social lounge and spa for mothers, and The Kingdom of Portofino, an exclusive Kids' Club operated by a leading kids' club operator from Europe. The hotel lobby area will host 514 aquariums representing species of marine life from the Arabian Gulf to educate and delight guests by bringing the ocean to life.

3 Wings

- 1. Bellissima
- 2. Felicita
- 3. Dolce Vita



HOTEL FEATURES



250 KEYS
BOUTIQUE HOTEL



SUNSET
BEACH ACCESS



RETAIL
AND SHOPPING



SEA AND POOL
VIEW SUITES



4 LAGOONS,
ONE FOR EACH HOTEL



ENTERTAINMENT
HALL



SUNRISE AND
SUNSET YOGA



RAINY
STREET



ACCESS TO
SNOW PLAZA



ORGANIC
FOOD

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.

Princess Suite A



1 | 2 | 1 | 1

	SQM From - To	SQFT From - To
ROOM AREA	55.18 - 61.83	593.96 - 665.54
COMMON AREA	12.4 - 22.56	133.47 - 242.8
TERRACE	6.8 - 50.95	73.19 - 548.42
TOTAL AREA	74.37 - 135.34	800.62 - 1456.79

Princess Suite B



1 | 2 | 1 | 1 | 1

	SQM	SQFT
ROOM AREA	74.03	796.86
COMMON AREA	17.33	186.54
TERRACE	12.60	135.63
TOTAL AREA	103.96	1119.03

The Floor plans and room sizes therein are indicative, the same are subject to change as per regulatory requirements. All materials dimensions and drawings are approximate. Developer reserves the rights to change without notice.

Princess Suite C



1 | 2 | 1 | 1 | 1

	SQM	SQFT
ROOM AREA	82.14	884.15
COMMON AREA	17.79	191.49
TERRACE	6.8	73.19
TOTAL AREA	106.73	1148.83

Princess Suite D



1 | 2 | 1 | 1 | 1

	SQM	SQFT
ROOM AREA	88.07	947.98
COMMON AREA	20.81	223.997
TERRACE	15.98	172.00
TOTAL AREA	124.86	1343.98

Queen Suite - A



1 Bed | 2 Bath | 2 Kitchen | 1 Living | 1 Terrace

Certain rooms will have a terrace while others will have a marine garden.

	SQM	SQFT
ROOM AREA	123.08	1324.83
COMMON AREA	42.93	462.09
MARINE GARDEN	91.57	985.65
TOTAL AREA	257.6	2772.57

Queen Suite - B



1 Bed | 2 Bath | 2 Kitchen | 1 Living | 3 Terrace

	SQM	SQFT
ROOM AREA	133.46	1436.56
COMMON AREA	30.77	331.20
TERRACE	20.40	219.58
TOTAL AREA	184.63	1987.34











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DUBAI

MARKETING & MEDIA ENQUIRIES

Delphine Cazals

delphine.cazals@kleindienst.ae

+971 4 818 14 81 | +971 50 256 78 37

THE HEART OF EUROPE
SALES GALLERY

The Heart of Europe
The World, Dubai
Dubai, United Arab Emirates

800 EUROPE

+971 4 814 14 81
thoe.com

