THE FLOATING

SEAHORSE

SIGNATURE EDITION

THE FLOATING

SEAHORSE

SIGNATURE EDITION

The World, Dubai

- The World is an artificial archipelago of various small islands in the shape of a world map.
- The World is made up of approximately 300 small islands reclaimed from the sea.
- The World covers millions of square feet.
- The islands span 9km in width by 7km in length and are located 4km off the coat of Dubai.
- In 2003, The World was announced by His Highness Sheikh Mohammed bin Rashid Al Maktoum, Dubai Ruler and Vice President of the UAE.
- Nakheel Properties was appointed as Master Developer.
- The World adds an additional 232km of beachfront to Dubai's natural 67km coastline.
- The development has been formed by placing 320 million cubic metres of sand and 34 billion tonnes of large rocks.
- The average distance between islands is 100 metres and water depth is 15 metres on average.
- There are six openings in the breakwater allowing for water flow and circulation.
- 54km of new rocky reef marine habitat has been added, due to the fact that the area is bursting with marine life.
- The development is visible to the naked eye from space.

The Heart of Europe

The Heart of Europe in Dubai is the world's only island destination that brings together the very best of European designs, heritage and hospitality in a truly breathtaking and unique setting. More than just a destination, The Heart of Europe will offer a lifestyle like no other and be a beautiful tranquil haven that captures the very essence of European living to create a memorable vacation experience that goes beyond the imagination.

The Heart of Europe is a cluster of six islands on The World in Dubai. A global landmark, made up of 300 islands reclaimed from the sea in the shape of the world map, it is an iconic collection of private and resort islands, located 4km off the coast of Dubai.

The Heart of Europe is based on destinations across Europe, spread over the islands of Germany, Monaco, Sweden, Switzerland, St Petersburg and Main Europe, each of which have a unique and distinctive design. The islands are a celebration of the continent's artistic and cultural treasures, with each one capturing a different facet of Europe's culture, character and ambience.

Home to some of the world's most exclusive properties, luxury hotels, shops, boutiques, marinas, white sandy beaches, cafes, restaurants and a variety of premium quality leisure facilities for all age groups and individual interests, The Heart of Europe will be one of the most idyllic island holiday retreats in the world.

The project will set a new benchmark for sustainability and innovation – incorporating green features, solar power and state-of-the-art technology.

The Heart of Europe is set to become one of the world's most environmentally and forward thinking destinations.

The Heart of Europe

The Heart of Europe – Key Features

The exquisite island paradise is designed to offer the ultimate in luxury living and will be home to some of the most extraordinary features and facilities imaginable.

- An out-of-this-world vacation resort with exclusive holiday homes including the iconic Floating Seahorse and Sweden Vilas furnished by Bentley Home.
- The world's first outdoor climate controlled technology to provide rain and snow.
- 13 hotels including five, six and seven star accommodation.
- European inspired streets, plazas, marinas and boardwalks.
- 51 European countries represented across a plethora of authentic cafes and restaurants.
- Exciting nightlife (open 24/7) to suit all ages and interests.
- A unique European shopping experience including boutiques and designer brands.
- A wide variety of outdoor activities and water sports including snorkelling, diving, paddle boarding and sailing.
- An annual calendar of events and activities including some of Europe's most talented street performers, artists and musicians.
- A permanent circus operated by a leading European brand and an annual festival.
- An underwater museum which will showcase the best of Dubai's heritage.
- 10 different varieties of ancient Mediterranean olive trees from Andalucía.
- Beautiful marine life, over 100,000 natural corals and a dedicated coral nursery.
- The Euro currency.

St Petersburg Island

The Heart of The World

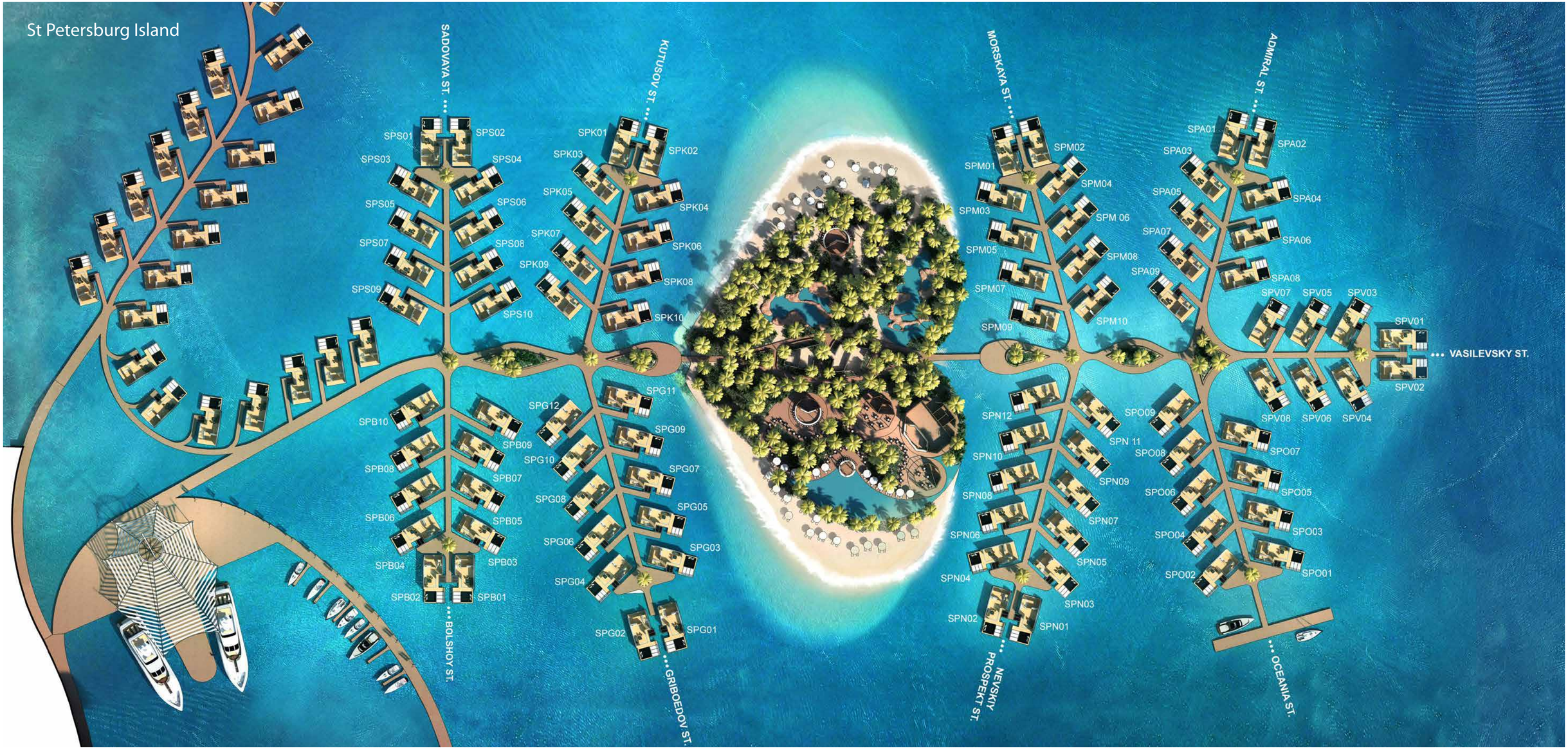
St Petersburg Island is one of six stunning islands which make up The Heart of Europe. Shaped like a heart, it takes inspiration from The Maldives and some of the finest resorts across the world.

St Petersburg Island will be a stunning vacation retreat home to The Tzar Hotel, a marina, white sandy beaches, a lagoon, lush tropical gardens, massage cabanas, an exclusive restaurant, bars and a private infinity pool overlooking The Arabian Gulf.

St Petersburg will be surrounded by Signature Edition Floating Seahorses which will be connected via floating jetties and offer breathtaking sea and island views and the ultimate in contemporary marine style living.

An idyllic island escape and holiday destination, St Petersburg will offer first class facilities and hospitality for both adults and children.

During the year, St Petersburg will come alive with traditional and cultural events synonymous with the infamous city's culture and heritage. Events will include celebrating The White Nights Festival, the very best of classical ballet, opera and music. What's more, guests to St Petersburg will be able to savour traditional food and drinks.


St Petersburg Island
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MORSKAYA ST.
ADMIRAL ST.
VASILEVSKY ST.
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GRIBOEDOV ST.
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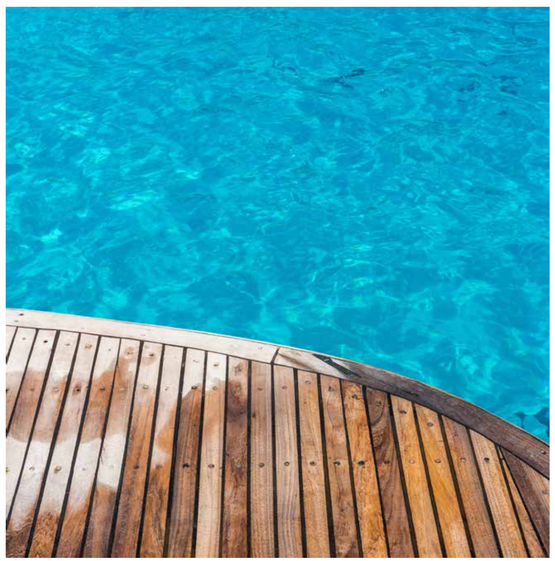
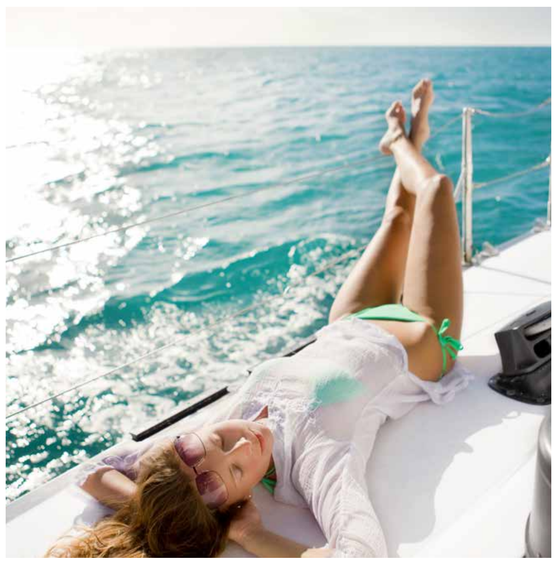




THE FLOATING
SEAHORSE

The Floating Seahorse

Essentially a boat without propulsion, The Floating Seahorse has set a new benchmark in the marine and luxury lifestyle market for contemporary design and innovation. At the start of 2015 The Floating Seahorse was officially unveiled in Dubai and has since hit the headlines across the world.

Designed and developed in The UAE, The Floating Seahorse takes inspiration from some of the most exquisite design features associated with yachts and villas. Created for marine enthusiasts and the discerning, The Floating Seahorse is a unique fusion of timeless design and futuristic innovation.

Each individual Floating Seahorse will boast three storeys, one underwater, one at sea level and an upper deck. Sleeping underwater surrounded by marine life and coral reef is something many of us can only dream about, but The Floating Seahorse offers just that and more!

Designed for holidaying, quality leisure time, relaxation and fun, The Floating Seahorse is today a worldwide phenomenon and one of the world's most sought after marine style retreats.

THE FLOATING
SEAHORSE
SIGNATURE EDITION

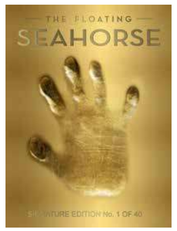
Create your own signature style

Designed especially for you, The Signature Edition of The Floating Seahorse is fully customised and personalised to suit your individual style and taste. Inspired by the true meaning of a signature, each Floating Seahorse will be bespoke and distinctive.

You can select from a variety of different premium quality finishes ranging from flooring to kitchens and bathrooms. What's more, the interiors can also be tailored to meet your individual requirements.

Larger than its predecessors, The Signature Edition of The Floating Seahorse is designed especially for families with children and groups. Spanning just over 4,000 square feet across three levels, each Floating Seahorse will be home to unique special features, state-of-the-art technology and outdoor climate controlled areas.

With four flexi living / sleeping areas, The Signature Edition offers excellent versatility whereby each level can be adapted to suit individual needs. The Floating Seahorse can also be customised to ensure the ultimate in privacy by fully enclosing the outdoor areas at sea level and on the upper deck.



THE FLOATING
SEAHORSE
SIGNATURE EDITION

Special Features

The Signature Edition Floating Seahorse has been meticulously designed by European architects and home interiors specialists to offer the highest quality specifications and the ultimate in comfort and luxury throughout.

Synonymous with clean lines and neutral colours, each individual Floating Seahorse will boast floor-to-ceiling windows at sea level to embrace the optimum level of sunlight and uninterrupted views of the Arabian Gulf.

The area at sea level will offer an expansive open plan living room with a seating area and dining room. The same level will also feature a compact, fully-fitted kitchen which has been cleverly designed to camouflage itself when required, through the incorporation of sliding wood panelling and a fully-fitted bathroom.

The stunning marine style decking area at sea level offers plenty of space for alfresco dining and sunbathing with its own hammock and sundeck. What's more, at this level, you also have direct access to the sea, via a ladder, when you fancy a swim or a snorkel!

The underwater level is what sets The Floating Seahorse apart from anything else currently available in the world! Two bedrooms and bathrooms are totally submerged underwater and both bedrooms will command breathtaking views of the surrounding coral reef and marine life. Special features include floor-to-ceiling windows in the bedrooms, stunning wood panelling and two high quality fully-fitted bathrooms.

The upper deck level is essentially a luxurious chill-out area featuring an informal bed which will be the perfect place to relax, enjoy the sunset and star-gaze. What's more, this level will have an external shower, a mini bar, a kitchenette and a beautiful glass-bottomed Jacuzzi/Whirlpool which acts as a skylight on the living room ceiling below. This level is perfect for entertaining friends, family and loved ones.

SEA LEVEL BY DAY

SEA LEVEL BY NIGHT

UNDERWATER LEVEL BY DAY
MASTER BEDROOM

UNDERWATER LEVEL BY NIGHT
MASTER BEDROOM

UNDERWATER LEVEL BY DAY
GUEST BEDROOM

UNDERWATER LEVEL BY NIGHT
GUEST BEDROOM

UPPER LEVEL BY DAY

UPPER LEVEL BY NIGHT

Signature Edition Specifications

1. SLEEPING ACCOMMODATION

Each Floating Seahorse can provide up to four bedrooms, each with a different personality and character:

- An underwater master bedroom.
- An underwater guest room.
- Sea level sleeping accommodation.
- An informal bed under the stars on the upper level.

2. BATHROOMS & POOLS

Each Floating Seahorse features two bathrooms at the underwater level and one at sea level. Shower facilities are also available on the sea level and upper level.

- One underwater master ensuite bathroom with a walk-in shower, toilet, double basin and bidet.
- One underwater guest bathroom with a walk-in shower, toilet and basin.
- One bathroom at sea level.
- One Whirlpool on the upper deck with a glass floor that acts as a skylight on the living room ceiling.
- One external shower on the main deck and upper level.

3. THE SEA LEVEL AREA

The area at sea level features a living and dining area which can be customised to become a sleeping area at night. A small kitchen is hidden behind sliding wood panelling and can disappear when required. The corridor to the bathroom includes additional cabinets.

4. THE UPPER LEVEL

The upper level comes with sliding sheers that can enclose the covered area to create an informal external bedroom. A device in the canopy opens at command to offer a stunning view to the starry night sky. A pantry with a sink and fridge hides behind folding doors.

5. SIZE BREAKDOWN

The Floating Seahorse features three levels which are broken down as follows:

THE UNDERWATER LEVEL

- Enclosed / Air-conditioned area: 80m2/861 sq.ft.
- Coral garden: 61m2/657 sq.ft.

THE SEA LEVEL

- Enclosed / Air-conditioned area: 76m2/818 sq.ft.
- External deck area: 76m2/818 sq.ft.

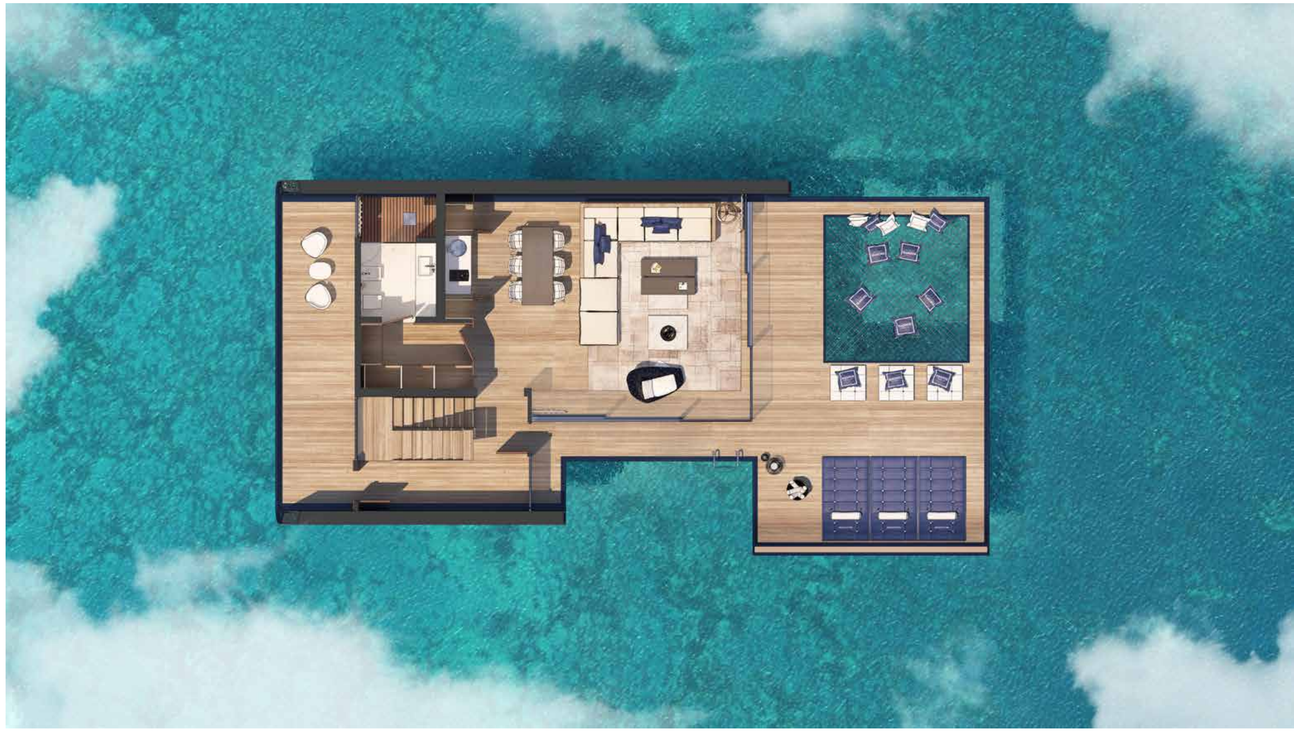
THE UPPER LEVEL

- Enclosed / Air-conditioned area: 37m2/398 sq.ft.
- External deck area: 42m2/452 sq.ft.

TOTAL SIZE: 372m2/4,004 sq.ft.

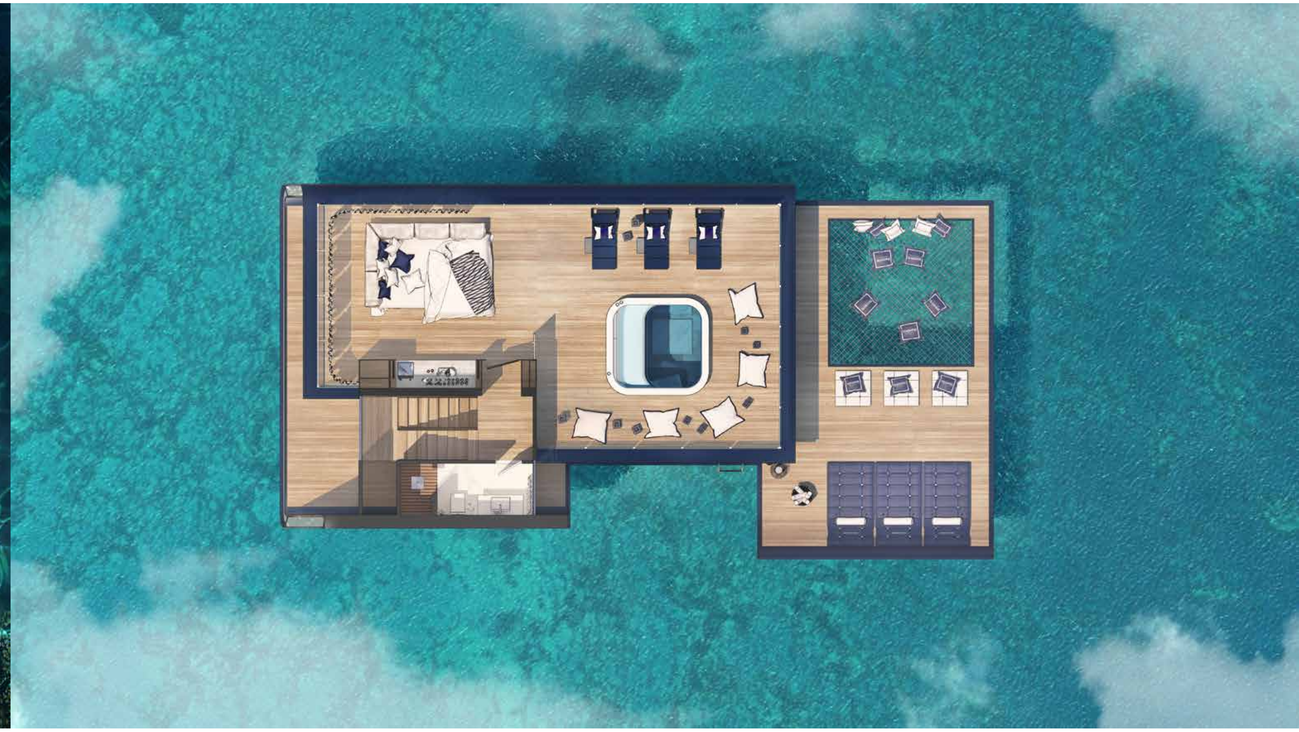
FLOOR PLANS

SEA LEVEL PLAN



UNDERWATER LEVEL PLAN

UPPER LEVEL PLAN



Quality Specifications

Entrance & Living Room Area

- Sliding panoramic full height glass windows extending onto the external deck.
- False ceiling including safety acrylic glass ceiling of the Jacuzzi on the upper deck with light fixtures.
- Marine timber flooring.

Pantry

- Full height kitchen with foldable enclosure with cladded panels.
- Glossy kitchen cabinets with a soft close function on the doors and drawers.
- Natural stone worktop and splashback.
- Counter with under-mounted bowl sink with single lever sink mixer.
- Induction hob, microwave, oven and built-in canopy extractor.
- Integrated fridge, freezer and dishwasher.
- Marine timber flooring.

Underwater Ensuite Master Bedroom & Bathroom

- Panoramic full height underwater safety acrylic window panel.
- High quality natural timber veneer wall panels.
- Full height wardrobe with high end veneered flush doors.
- Full bathroom with high end finishes and accessories.
- Heated full size mirror with lighting fixtures.
- High end floors and walls.
- High end ceramic wall mounted WC, concealed cistern, wall mounted dual flush plate and hand shower.
- High end ceramic wall mounted bidet.
- High end walk in shower with crystal door and panels.
- High end mixers and faucets.

Underwater Guest Bedroom & Bathroom

- Panoramic underwater safety acrylic window panel.
- High quality natural timber veneer wall panels.
- Full height wardrobe with high end veneered flush doors.
- Ensuite bathroom with high end finishes and accessories.
- Heated full size mirror with lighting fixtures.
- High end floors and walls.
- High end ceramic wall mounted WC, concealed cistern, wall mounted dual flush plate and hand shower.
- High end walk in shower with crystal door.
- High end mixers and faucets.

Sea Level External Deck Area

- Marine timber decking.
- High quality catamaran hammock and built in sun lounge area.
- Marine quality stainless steel ladder leading into the sea.
- Adjustable light fixtures for comfortable sunset sundowners.

Upper Deck Level

- Marine timber decking and sun lounge area.
- Built in Whirlpool with safety acrylic glass bottom over the living area.
- Full height pantry with foldable enclosure with cladded panels and fridge.
- Indirect light fixtures for comfortable sunset sundowners.
- Sliding textile enclosure.

Interior Wall Finishes

- Full height walls finished in high quality with veneer panels and armoured paint coating.
- False ceiling with light fixtures.

Door Finishes & Ironmongery

- Solid hardwood security entrance doors and frames.
- Full height internal doors and frames with high end veneer.
- Full metal design ironmongery and accessories.
- Tempered glass shower doors and panels with full metal ironmongery with accessories.
- External entrance door accommodated with automatic security access control system.

Electrical & Data Points

- Recessed energy efficient downlights accompanied with wall flooders.
- Telephone data points.
- Light switches and sockets with high end face plates.
- Secure video entry door system linked to home automation system with remote and direct link to the owner and concierge service.
- Provisions for audio-visual system.

Accessibility & Connections

- Floating jetties accessible from mainland to individual Floating Seahorses.
- Three days of holding portable water tank shall be refilled by the marina facility management.
- Sewage tanks shall be emptied by marina facility management.
- Power and data shall be provided via jetties from respective islands.

External Envelope

- Energy efficient envelope including closed and glazed surfaces and elements.
- Full height energy efficient external glazing with air tight double /triple rail sliding door systems for water level façade.
- Safety acrylic glass meeting international and local authority and marine classification requirements with energy efficient underwater envelope.
- Perforated facade elements with safety acrylic inserts for privacy and daylight into the living space.

External Illumination

- Recessed energy efficient downlights for outdoor use.
- Subtle linear lights that glow underneath the main deck and reflect on the water.

Security & Peace of Mind

- 24 hour on-site concierge service.
- Access to The Floating Seahorse via audio-visual entry system.
- Multi point locking to front entrance doors.
- Main supply operated smoke/heat detectors.
- The Floating Seahorse shall be expedited by experienced naval designers and fabricators in the region.

Green Building

- Efficient air-conditioning system.
- Efficient LED lighting levels with high performance lamps for interior uses for reduced consumption of energy.
- Separate smart metres to monitor consumption for AC, lighting, power and low current systems.
- Efficient sanitary functionality for low water consumption.
- Improved indoor ventilation and indoor air quality for better occupant comfort.
- Energy efficient equipment (white goods).

DISCLAIMER:

The developer reserves the right to change any exterior and interior finishing materials, fixed furniture, white goods, electronics, technical equipment, hard and soft landscaping, features and/or any aspect of the above described Signature Edition Floating Seahorse for whatever reason, in its sole discretion.