

HYGGE

HOTEL



DER FINDES EN SÆRLIG
LYKKE I DET ENKLE, DET
VARME OG DET NÆRE.

THERE IS A SPECIAL KIND OF HAPPINESS IN
THE SIMPLE, THE WARM, AND THE CLOSE.

VELKOMMEN.

We invite you to pause. To breathe deeply and savour life's gentle rhythms. Here, in the soft embrace of togetherness, you will discover what Danish culture has cherished for centuries – the art of feeling truly at home.

Hygge (pronounced “hoo-gah”) is a Danish word that describes deep contentment in life's simple pleasures, like a warm meal, goodfriends, and moments well spent with loved ones. It's about being fully present. By embracing hygge, we create everyday joy.

HAPPINESS IS THE NEW LUXURY

At Hygge Hotel, we believe happiness is something you can create. By design. By intention. By heart.
Here, every detail is an invitation to unlock happiness.
Because happiness isn't just a feeling – it's a place. It's a home.

HYGGE
HOTEL



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WELCOME TO THE
HOME OF HAPPINESS.

Part of The Heart of Europe® Collection

A close-up, low-angle shot of a woman with voluminous, curly brown hair. She is smiling broadly, showing her teeth. The background is a clear blue sky. Numerous small, light-colored, circular confetti pieces are floating in the air around her head, some in sharp focus and others blurred, creating a sense of movement and joy.

H O M E O F

H A P P I N E S S



HYGGE
HOTEL

FEATURES & AMENITIES

- First ever Hotel of Happiness
- Thematic activity areas inspired by four elements: air, earth, water & fire
- Rooms with views of Dubai's only climate-controlled Raining Street & Snow Plaza
- Featuring four restaurants and bars, highlighting Nordic cuisine
- Limited to only 96 luxurious rooms & suites
- Managed by leading 5-star hospitality chain
- A complimentary annual two-week stay
- Cosy interiors featuring luxe accents, fittings & amenities
- World-class sustainability practices

Part of The Heart of Europe® Collection

GØR PLADS
TIL HYGGE.
MAKE ROOM FOR HYGGE



HYGGE
HOTEL

Part of The Heart of Europe® Collection

DESIGNED FOR JOY, INSIDE & OUT


Designed for connection with yourself,
with others, and with the feeling of home.
Because happiness lives in the spaces we share.



CALM, ELEGANT
INTERIORS



SOFT TEXTURES,
NATURAL
MATERIALS



INSPIRED BY NORDIC
TRADITIONS
OF RELAXATION AND
RENEWAL

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COPENHAGEN SUITE BEDROOM

A spacious suite with uninterrupted views of the Snow Plaza

COPENHAGEN SUITE LIVING ROOM



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AARHUS GUEST ROOM

Nordic comfort with views of either
the Snow Plaza or Raining Street

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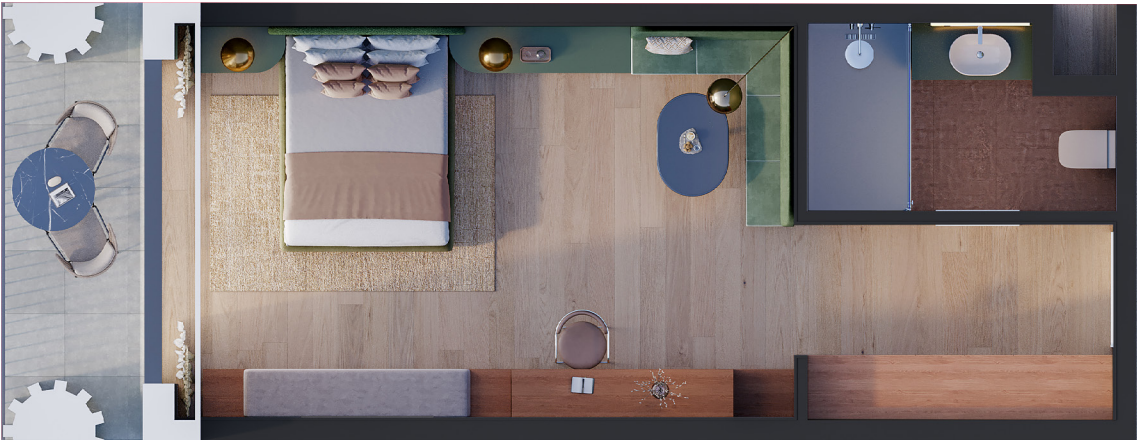
Part of The Heart of Europe® Collection

COPENHAGEN SUITE



RANGE
121.37 m² to 121.85 m²
1,306.43 ft² to 1,311.64 ft²

AARHUS GUEST ROOM



RANGE
49.12 m² to 75.85 m²
528.68 ft² to 816.46 ft²

HOTEL FLOORPLAN



OWN YOUR OWN PIECE
OF HAPPINESS

LAUNCH OFFER OF 100% NET ROI
OVER 12 YEARS*

Only 96 Units
LIMITED INVENTORY. INFINITE HAPPINESS.

UNIT	AREA SQ. FT	PRICE
AARHUS GUEST ROOM	from 528.68 ft² to 816.46 ft²	from AED 1,215,973.20 to 2,215,861.58
COPENHAGEN SUITE	from 1,306.43 ft² to 1,311.64 ft²	from AED 3,004,784.40 to 3,469,277.22

PAYMENT	PERCENTAGE	TIMELINE
1	20%	Down Payment
2	20%	After 4 month from the date of sale
3	20%	After 8 month from the date of sale
4	20%	After 12 month from the date of sale
5	20%	On completion

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*T&Cs Apply



Part of The Heart of Europe® Collection



THE DESTINATION THE HEART OF EUROPE

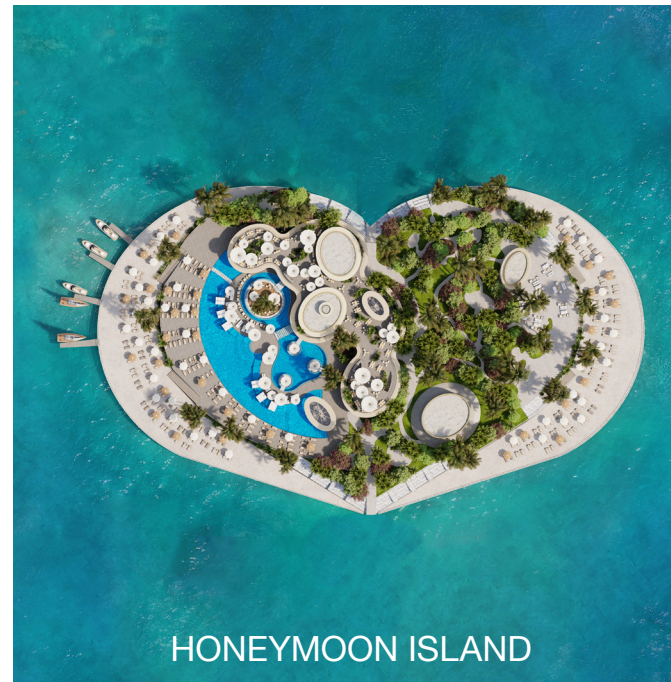
Each hotel within The Heart of Europe
has it's own story.

From underwater romance to alpine
snowing charm, from island serenity to
family fun.

Together, they form a singular
destination where every stay feels new,
and is part of something extraordinary.



CÔTE D'AZUR



HONEYMOON ISLAND



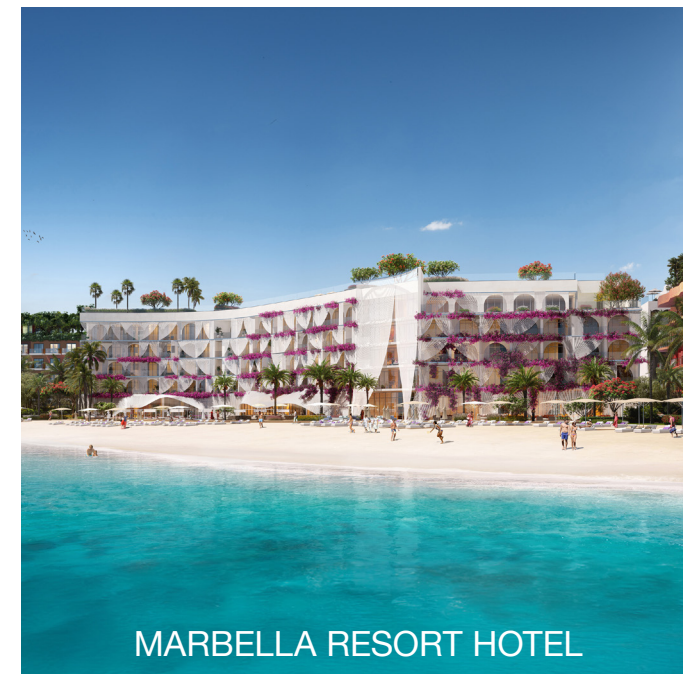
FLOATING VILLAS



ARTIST HOTEL



SWEDEN BEACH PALACE



MARBELLA RESORT HOTEL



ABOUT US

Vision-led. Asset-backed.

Our story began with the launch of our property and investment company in **1985** in Austria and Hungary. What started in Europe has evolved into a diversified enterprise operating across multiple verticals and headquartered in Dubai since **2003**, where we are the largest European developer in the UAE.

From groundbreaking island developments to marine engineering, renewable energy and coporate services, Kleindienst Group has transformed visionary thinking into a diverse portfolio of real estate, hospitality and marine ventures, all united by one goal: **to redefine what's possible.**

OUR IMPACT

Measured in Results.

2003

established in Dubai

500+

companies served through ABC

20

hotels and resorts

1,600+

emoloyees across verticals

133

floating villas engineered

4

Austria Business Center (ABC) locations in Dubai

5,000+

keys

USD 6B+

total project value under The Heart of Europe

OUR GROUP AT A GLANCE

Diversified Portfolio. Unified Vision.

HOSPITALITY

The Heart of Europe

Our flagship project is a pioneering second-home destination set across 6 coral-rich islands in The World Islands, Dubai. Home to the world's first underwater villas and climate-controlled street, The Heart of Europe redefines luxury living through innovation, sustainability and unforgettable experiences.

5,000

keys

133

floating villas

20

hotels and resorts

REAL ESTATE DEVELOPMENT

KLD Construction

Our construction firm, responsible for delivering the infrastructure, superstructures, and engineering that bring our developments to life.

- Full-service capabilities from land reclamation to landscaping
- Specialists in offshore, complex, and large-scale construction delivery

COMMERCIAL SPACES

Austria Business Center

Our business services division, offering fully serviced office solutions in Dubai's most strategic locations for over 500 companies.

- 4 prime locations across Dubai
- Flexible offices, coworking and virtual setups
- Seamless business setup backed by local expertise and global partnerships

MARITIME ENGINEERING

Kleindienst Shipyard

Our marine construction and vessel-building arm, dedicated to creating bespoke floating structures for life, leisure, and logistics.

4

Shipyards: Viking, Tug, Ferry and Coral

44

passenger boats and ferries

1st

floating Smart Police Station

CONSULTANCY

Kleindienst Design

Our design management vertical that leads the coordinating and integration of our construction ventures, ensuring creative vision translates seamlessly into built reality.

- Integrated delivery of iconic concepts including underwater villas and climate-controlled streets
- Proven track record of managing complex design scopes

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