

GERMANY

— THE HEART OF EUROPE —

Floor Plan



Germany

Bauhaus design in idyllic island settings

Germany island is a refined extreme water front villa resort inspired by a striking fusion between chic Bauhaus design and unspoiled Maldives islands settings.

The island is home to 32 villas, each comprising 2 floors with terraces and walls of windows, immersed in lush exotic gardens with bent palm trees and offering a rare waterfront experience with a choice of beachfront villas or lagoon villas.

The villas combine superior craftsmanship and smart technology in addition to the Kleindienst signature sustainability features such as solar panels, water conservation and irrigation and a zero discharge policy.

Germany – Beach Villa Type A – 2 Floors

FIRST FLOOR

GROUND FLOOR



Ground Floor Area: 408.9 sq.m | 4,401 sq.ft
Total Built-up Area: 608.8 sq.m | 6,553 sq.ft
Total Plot Area: 926.7 sq.m | 9,975 sq.ft

Terrace | Outdoor Lounge Area | Swimming Pool | Private Beach | Private Garden | Guest Bedroom
En-suite Bathroom | Living Room & Dining Room | Chef Kitchen | Staff Quarter

Germany – Beach Villa Type A – 2 Floors

FIRST FLOOR

GROUND FLOOR



First Floor Area: 199.9 sq.m | 2,152 sq.ft

Master Bedroom | En-suite Bathroom & Viewing Deck | Bedroom 2 & En-suite Bathroom & Viewing
Deck | Bedroom 4 & 3 with Viewing Decks & En-suite Bathroom

Germany – Beach Villa Type A1 – 2 Floors

FIRST FLOOR

GROUND FLOOR



Ground Floor Area: 431.8 sq.m | 4,648 sq.ft
Total Built-up Area: 764.7 sq.m | 8,231 sq.ft
Total Plot Area: 877.7 sq.m | 9,447 sq.ft

Terrace | Outdoor Lounge Area | Swimming Pool | Private Beach | Private Garden | Guest Bedroom
En-suite Bathroom | Guest Toilet | Living Room & Dining Room | Open Kitchen | Staff Quarter

Germany – Beach Villa Type A2 – 2 Floors

FIRST FLOOR

GROUND FLOOR



First Floor Area: 332.9 sq.m | 3,583 sq.ft

Master Bedroom | En-suite Bathroom & Viewing Deck | Bedroom 2 & En-suite Bathroom & Viewing
Deck | Bedroom 3 & En-suite Bathroom & Viewing Deck | Bedroom 4 & En-suite Bathroom & Viewing Deck

Germany - Lagoon Villa - 2 Floors

FIRST FLOOR

GROUND FLOOR



Ground Floor Area: 239.9 sq.m | 2,582 sq.ft
Total Built-up Area: 416.9 sq.m | 4,487 sq.ft
Total Plot Area: 340.9 - 326.9 sq.m | 3,519 sq.ft - 3,669

Terrace | Outdoor Lounge Area | Swimming Pool | Direct Lagoon Access | Private Garden
En-suite Bathroom | Guest Toilet | Living Room & Dining Room | Open Kitchen | Staff Quarter

Germany - Lagoon Villa - 2 Floors

FIRST FLOOR

GROUND FLOOR



First Floor Area: 176.9 sq.m | 1,905 sq.ft

Master Bedroom | En-suite Bathroom & Viewing Deck | Bedroom 2 & En-suite Bathroom & Viewing Deck | Bedroom 3 & En-suite Bathroom & Viewing Deck | Bedroom 4 & En-suite Bathroom & Viewing Deck



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