

FRANCK MULLER  
**VANGUARD**  
BY  
LONDON GATE



# THE ARTIST

## LONDON GATE

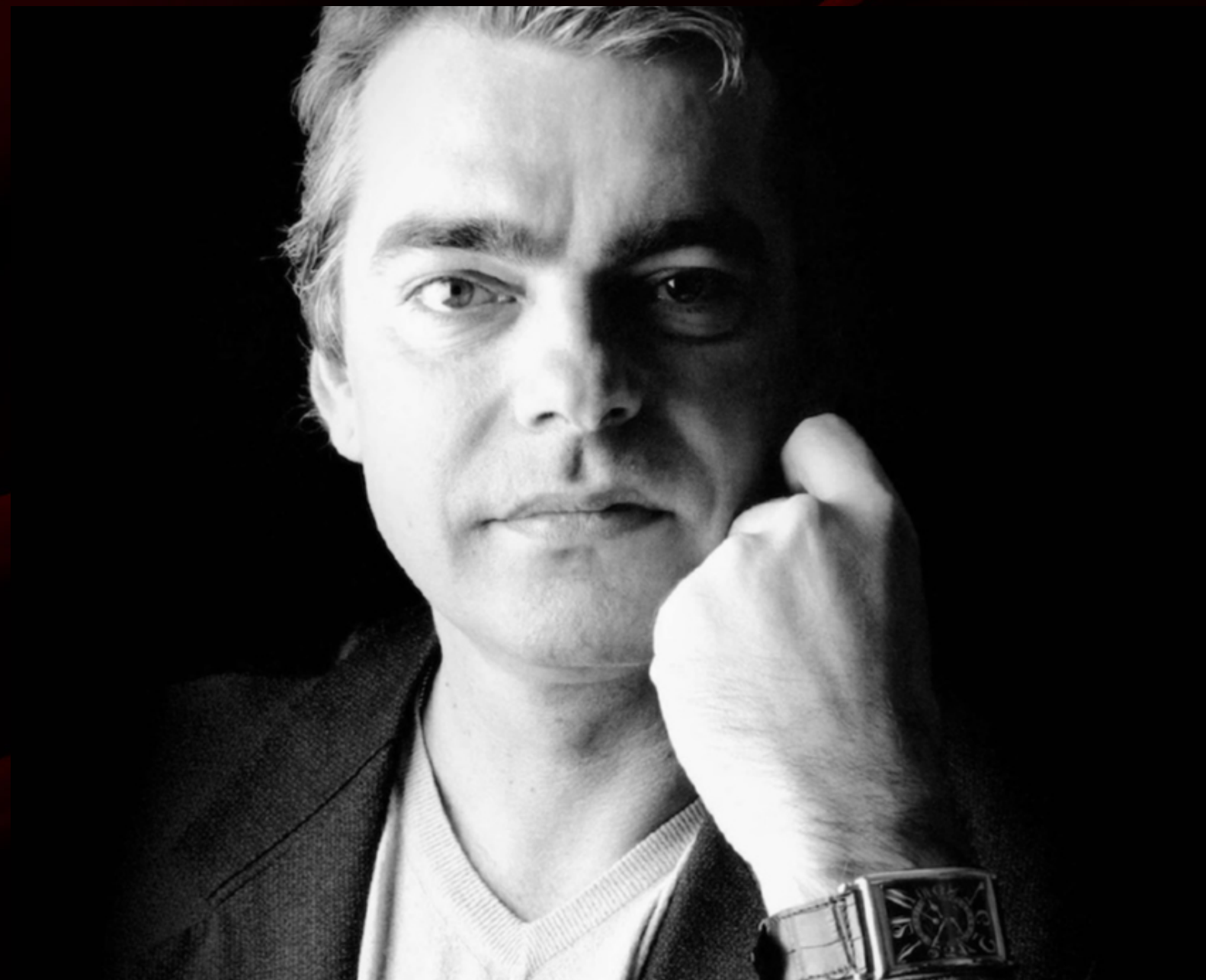
London Gate is a prestigious real estate developer known for bringing London's timeless elegance to Dubai's vibrant urban landscape. Established in 2014, the developer has been dedicated to crafting extraordinary living experiences that blend luxury, sophistication, and meticulous attention to detail.

Their curated properties are a testament to superior craftsmanship and thoughtful design, offering an elevated lifestyle that harmonizes comfort with grandeur.





# THE MUSE



## FRANCK MULLER

For over 30 years, Franck Muller has redefined the standards of luxury and innovation. As a pioneer in horological mastery, the brand is celebrated for its groundbreaking designs and artistic vision.

Extending beyond timepieces, Franck Muller's legacy of craftsmanship now influences the world of interiors, bringing the same sophistication and unparalleled precision that defines its iconic creations. The brand remains a symbol of timeless luxury and creative excellence.



# DREAM LOCATION

Dubai Marina is a vibrant waterfront community renowned for its luxury skyscrapers, upscale dining, and breathtaking views. Spanning over 3 km along the Arabian Gulf, it boasts the lively Marina Walk, lined with cafes and shops, as well as a premier shopping and entertainment destination at the Marina Mall.

Its close proximity to JBR Beach creates a seamless blend of urban energy and coastal serenity. With convenient access to major roads, this locale offers an unrivaled lifestyle of elegance and connectivity.





# TIMELESS AUDACITY

Vanguard Residences embodies the perfect fusion of avant-garde design and timeless elegance. Living here means embracing a bold vision of luxury, where every detail reflects an audacious approach to life. To own a Vanguard residence is to claim a part of the future.





# THE LOCATION

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03 MIN  
Media City Amphitheatre

05 MIN  
Dubai Marina Mall

06 MIN  
Emirates Golf Club

10 MIN  
Jumeirah Beach Residences

10 MIN  
Palm Jumeirah / West Beach

10 MIN  
Mall of the Emirates

20 MIN  
Dubai International Airport

22 MIN  
Al Maktoum International Airport



FACADE





LOBBY





# PROJECT DETAILS

Project Name	Franck Muller Vanguard		
Developer	London Gate Real Estate Development LLC		
Architect	Dar Design & Architecture Bureau		
Location	Dubai Marina, Dubai, UAE		
Est. Completion Date	September 2027		
Tower Height	4B+G+3P+34F+R		
Estimated Service Charges	AED 16/sqft		
White Goods	Kitchen Appliances: Teka, Siemens Sockets and switches: LeGrand		
Elevators	Residential - 8		
	Service - 1		
Parking	Studio, 1BR, 2BR - 1		
	3BR - 2		

Unit Mix	
Type	Size Range
Studio	414 - 483 Sq.ft
Studio Plus	551 - 674 Sq.ft
1 Bedroom	779 - 973 Sq.ft








Type	Size Range
1 Bedroom Plus	942 - 1,010 Sq.ft
2 Bedroom Plus	1,041 - 1,041 Sq.ft
3 Bedroom Plus	1,768 - 1,862 Sq.ft











# LONDON GATE AMENITIES

## Outdoor Amenities

-  Swimming Pool
-  Running Track
-  Tennis
-  Zen Garden
-  Kids Play Area
-  Sitting Area
-  Covered Sitting Area

## Indoor Amenities

-  Gym
-  Sauna
-  Steam
-  Co-Working Space
-  Franck Muller Lounge
-  Zen Room





TYPICAL  
FLOOR  
PLAN

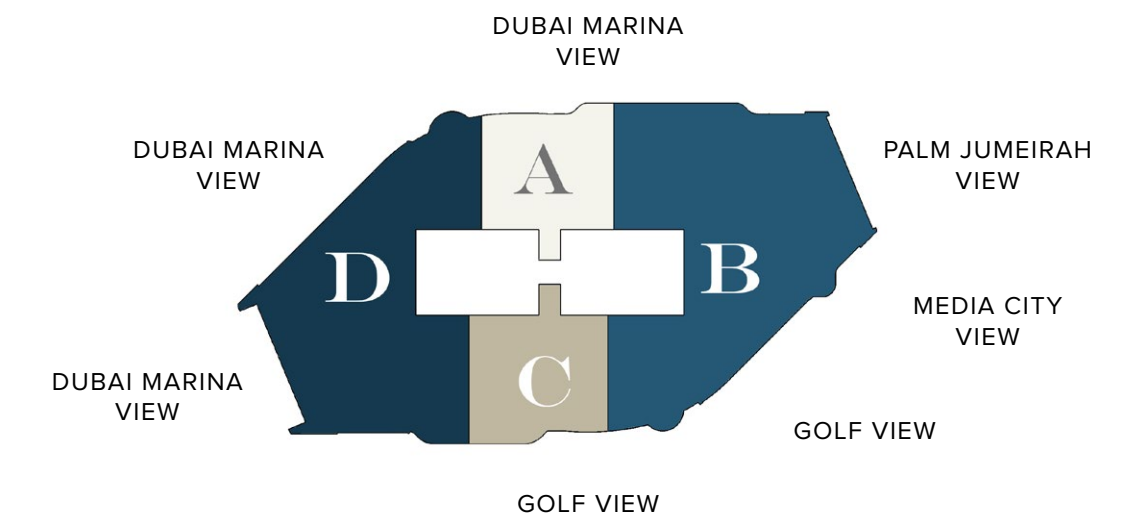
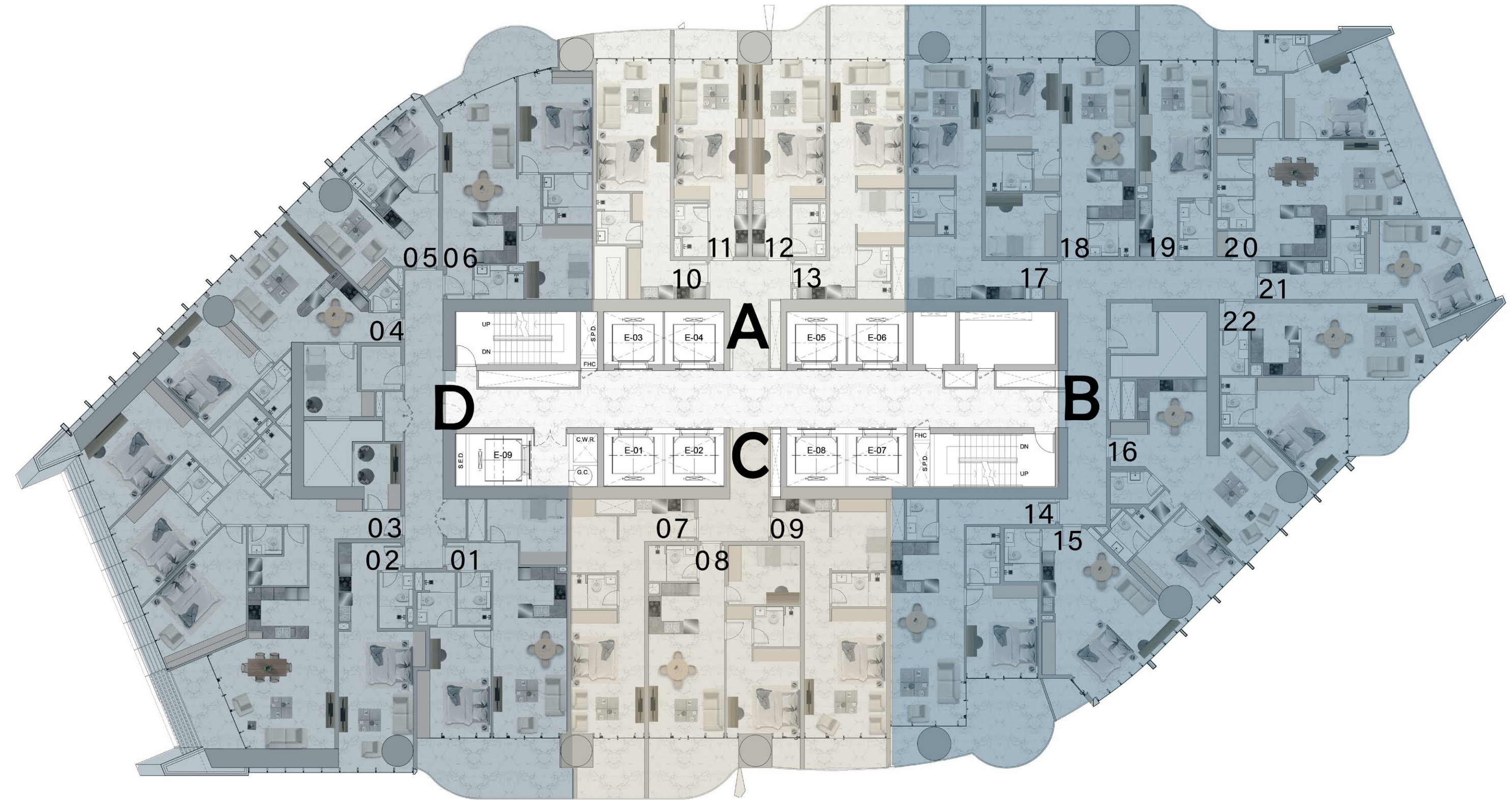


# TYPICAL FLOOR PLAN



## Unit Mix

Type	Size Range
Studio	414 - 483 Sq.ft
Studio Plus	551 - 674 Sq.ft
1 Bedroom	779 - 973 Sq.ft
1 Bedroom Plus	942 - 1,010 Sq.ft
2 Bedroom Plus	1,041 - 1,041 Sq.ft
3 Bedroom Plus	1,768 - 1,862 Sq.ft
<b>Total</b>	<b>722 Units</b>



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



# REASON TO INVEST

Strategically positioned at the world's crossroads, Dubai is a unique blend of visionary architecture and a flourishing economy



Strategic Location



World-class Infrastructure



Investor Friendly Policies



Quality of Life



Tax-free Economy



State-of-the-art Education & Healthcare



Golden Visa



The Cleanest City in the World\*



One of the World's Safest Cities



Most Desirable Global Destination for Expats\*\*

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\*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

\*\* Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'



# INDICATIVE UNIT SIZES & PRICE

Type	Size Range	No of Units	Starting Price
Studio	414 - 483 Sq.ft	237	1,250,888
Studio Plus	551 - 674 Sq.ft	128	1,480,888
1 Bedroom	779 - 973 Sq.ft	127	1,820,888
1 Bedroom Plus	942 - 1,010 Sq.ft	163	2,088,888
2 Bedroom Plus	1,041 - 1,041 Sq.ft	35	2,360,888
3 Bedroom Plus	1,768 - 1,862 Sq.ft	32	4,230,888

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PAYMENT PLAN 30 / 70 ON  
HANDOVER

ESTIMATED COMPLETION - SEPTEMBER 2027



# EOI PROCESS

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

1. **Client's Document Required:** Client's Passport Copy and Emirates ID Copy (for UAE Residents).
2. **Signed EOI form** (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
3. **Payment:** Cheque and Wire Transfer should be in favour of **"London Gate Real Estate Development LLC"**.
4. **Cash payment** will be accepted for the EOI campaign up to AED 50,000 for all units.

## Bank Details for Wire Transfer

Description	Details
Account Name	London Gate Real Estate Development LLC
Account No.	1007790940
IBAN No.	AE090230000001007790940
Swift Code	CBDUAEADXXX
Bank Name	Commercial Bank of Dubai
Currency	AED

\*Cheque should be in favour of London Gate Real Estate Development LLC

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by **"London Gate Real Estate Development LLC"**.

EOI request to be sent at email address **salesops@octaproperties.com** with customer preferred Unit options. Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within **15 working days** from the date the client shares the correct account details.

Please feel free to contact our sales team at **+971 50 206 6888** or **info@octaproperties.com** if you need any assistance, our team is here to assist you throughout the purchase process.

We look forward to receiving your expression of interest and working together to make the **"Franck Muller Vanguard"** Project a landmark.



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