

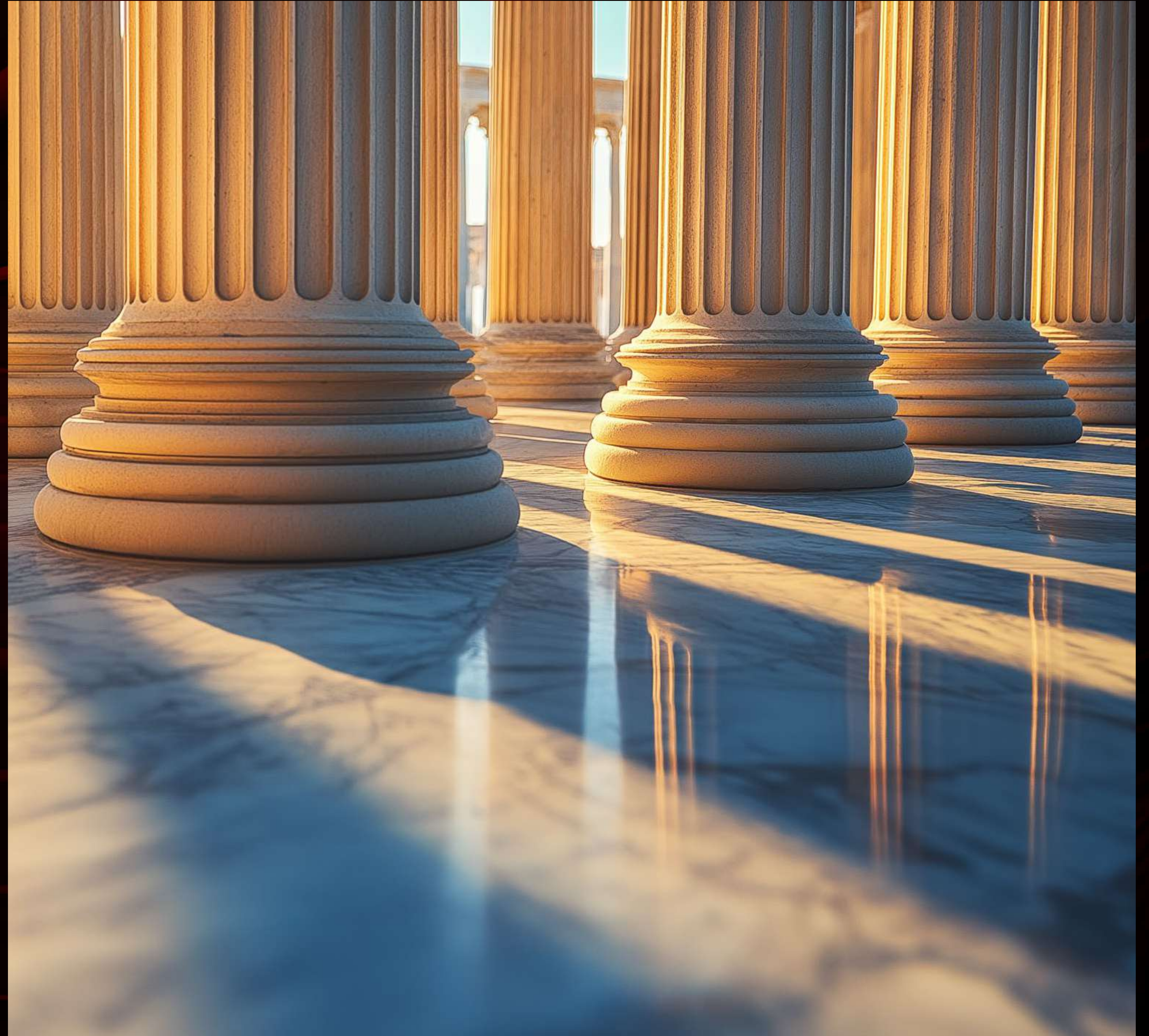
FRANCK MULLER
VANGUARD
BY
LONDON GATE

THE ARTIST

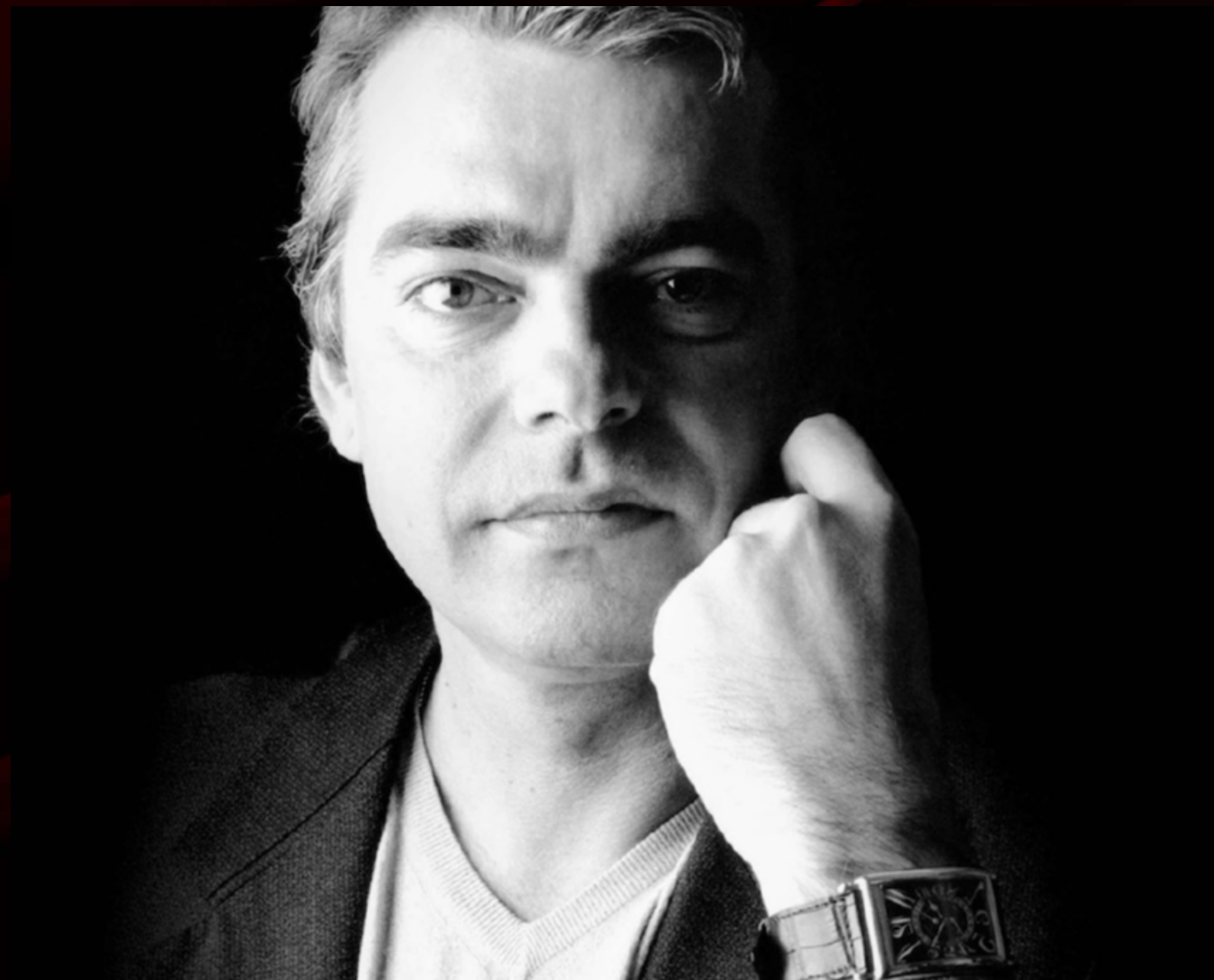
LONDON GATE

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

FRANCK MULLER
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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



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



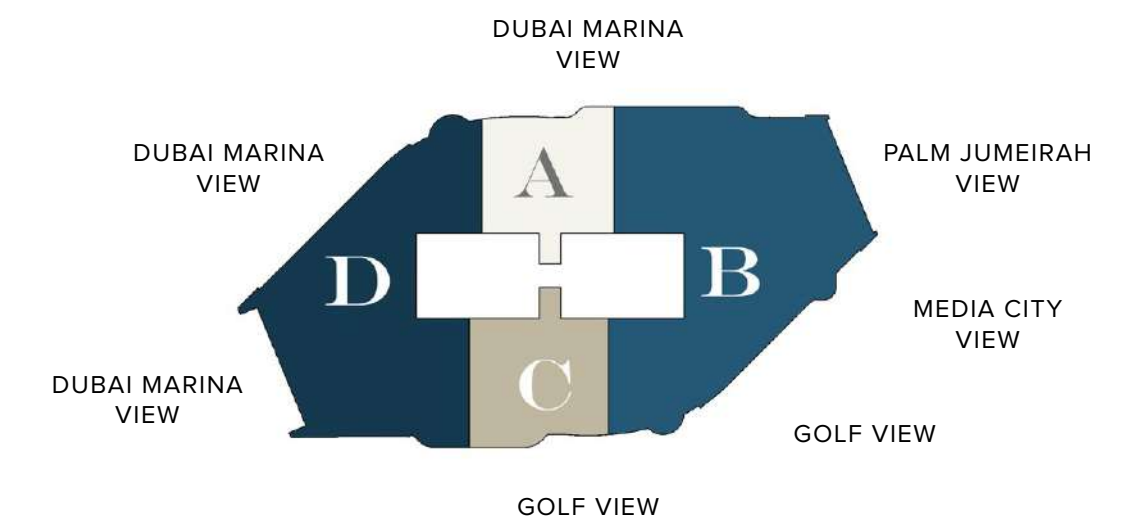
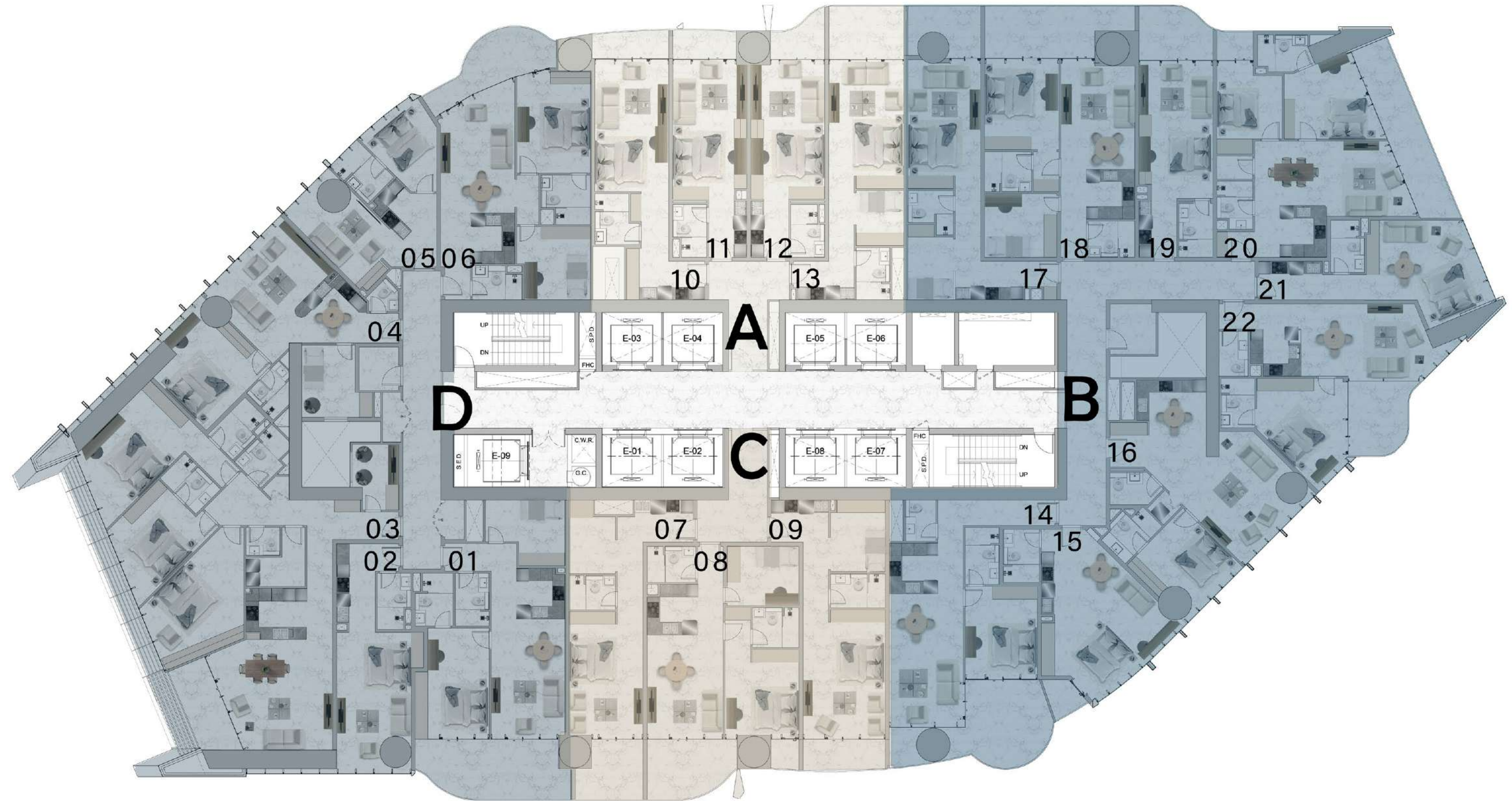
TYPICAL
FLOOR
PLAN

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 |
| Total | 722 Units |



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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as its absolute discretion, without any liability whatsoever

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.

EXCLUSIVELY PRESENTED BY

OCTA

P R O P E R T I E S