

FRANCK MULLER
VANGUARD
BY
LONDON GATE

THE ARTIST

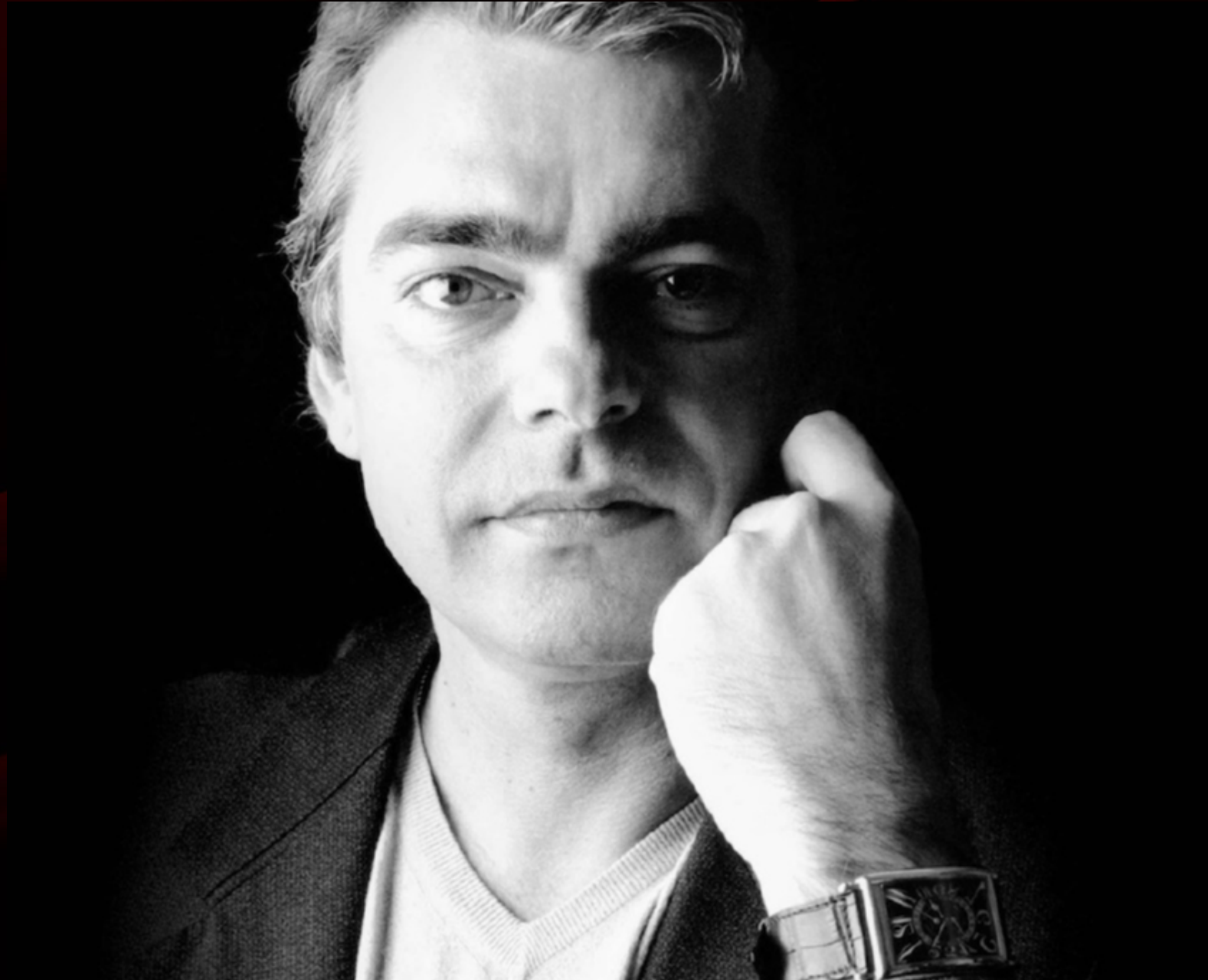
LONDON GATE

London Gate, Londra'nın zamansız zarafetini Dubai'nin canlı kentsel manzarasına getirmesiyle tanınan prestijli bir emlak geliştiricisidir. 2014 yılında kurulan geliştirici, kendisini lüks, gelişmişlik ve detaylara gösterilen titizliği harmanlayan ola anüstü yaşam deneyimleri yaratmaya adanmıştır.

Özel olarak seçilmiş özellikleri, üstün işçiliğin ve düşünceli tasarımın bir kanıtıdır ve konforu ihtisamla uyumlu hale getiren yüksek bir yaşam tarzı sunar.



THE MUSE



FRANCK MULLER

Franck Muller 30 yılı aşkın bir süredir lüks ve yenilikçi standartlarını yeniden tanımladı. Horolojik ustalığının öncüsü olan marka, çığır açan tasarımları ve sanatsal vizyonuyla tanınıyor.

Franck Muller'in saatlerin ötesine uzanan zanaatkarlık mirası, artık iç mekan dünyasını da etkiliyor ve ikonik kreasyonlarını tanımlayan aynı gelişmişliği ve benzersiz hassasiyeti getiriyor. Marka, zamansız lüksün ve yaratıcı mükemmelliğin sembolü olmaya devam ediyor.

DREAM LOCATION

Dubai Marina, lüks gökdelenleri, lüks restoranları ve nefes kesen manzaralarıyla ünlü, hareketli bir sahil bölgesidir. Basra Körfezi boyunca 3 km'den fazla bir alana yayılan bu bölge, kafeler ve mağazaların sıralandığı hareketli Marina Walk'un yanı sıra Marina Mall'da önde gelen bir alışveriş ve eğlence mekanına sahiptir.

JBR Plajı'na yakınlığı, kentsel enerji ve kıyı huzurunun kusursuz bir karışımını yaratıyor. Ana yollara kolay erişim imkanı sunan bu bölge, zarafet ve bağlantıya dayalı rakipsiz bir yaşam tarzı sunuyor.



TIMELESS AUDACITY

Vanguard Residences, avangart tasarım ve zamansız zarafetin mükemmel birleşimini bünyesinde barındırıyor. Burada yaşamak, her ayrıntının hayata karşı cesur bir yaklaşımı yansıttığı, cesur bir lüks vizyonunu benimsemek anlamına geliyor. Bir Vanguard konutuna sahip olmak geleceğin bir kısmına sahip çıkmaktır.



THE LOCATION

FRANCK MULLER
VANGUARD
BY
LONDON GATE



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



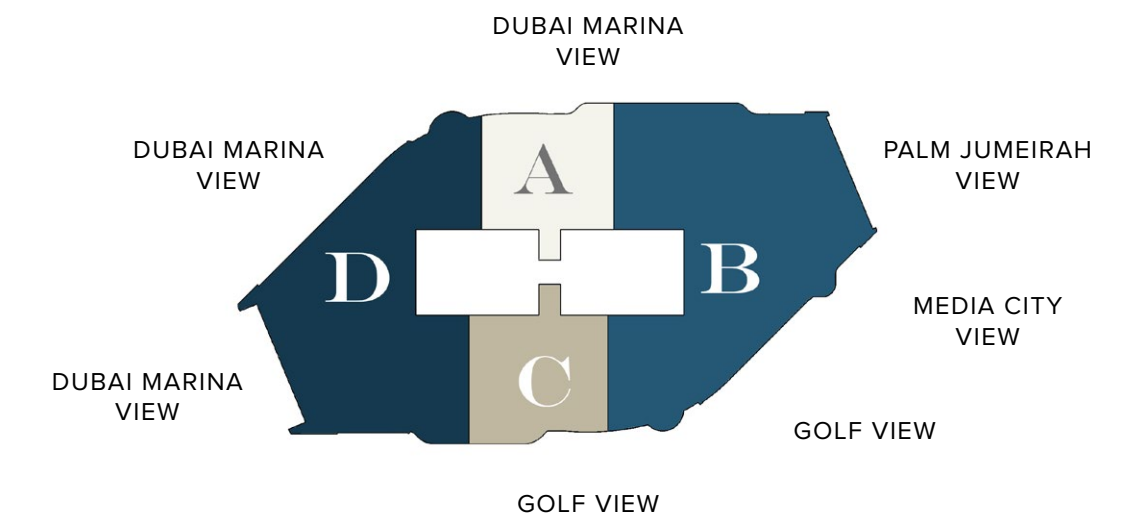
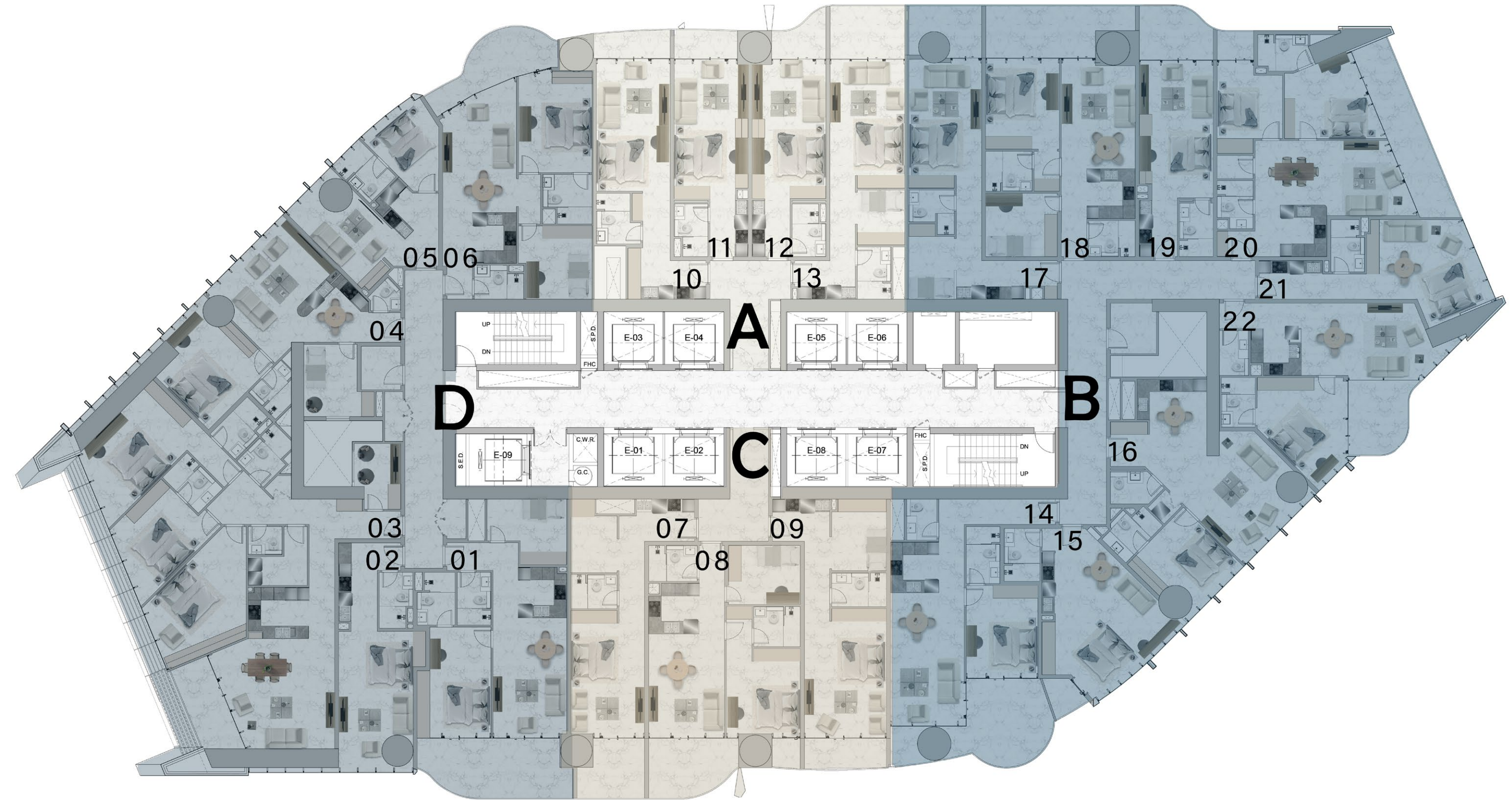
TYPICAL
FLOOR
PLAN

TYPICAL FLOOR PLAN



Unit Mix

Type	Size Range
Studio	38-44 M2
Studio Plus	51-62 M2
1 Bedroom	72-90 M2
1 Bedroom Plus	87-93 M2
2 Bedroom Plus	96-96 M2
3 Bedroom Plus	164-172 M2
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	38 - 44 Kuadrat	237	340.000\$
Studio Plus	51 - 62 Kuadrat	128	403.000\$
1 Bedroom	72 - 90 Kuadrat	127	495.000\$
1 Bedroom Plus	87 - 93 Kuadrat	163	568.000\$
2 Bedroom Plus	96 Kuadrat	35	642.000\$
3 Bedroom Plus	164 - 172 Kuadrat	32	1.152M \$

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ODEME
PLANI 30 / 70 INSAAT
TAMAMLANDIGINDA

TAHMİNİ TAMAMLANMA TARİHİ - 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