



FRANCK MULLER  
**YACHTING**  
BY  
LONDON GATE



# 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.



# FRANCK MULLER GENEVE

Founded in Geneva, Franck Muller is celebrated for its technical mastery, bold innovation, and distinctive design earning the title "Master of Complications." The Yachting Collection channels this spirit through a maritime lens, blending nautical inspiration with Swiss precision.

Franck Muller brings maritime elegance to life in the Yachting Collection. These timepieces, inspired by the sea and crafted in Geneva, offer a perfect balance of sophistication, sportiness, and freedom crafted for those who live with style, on land or at sea.





The same philosophy extends beyond watchmaking and into the world of luxury living with Franck Muller Yachting by London Gate in Dubai Maritime City.

Inspired by the elegance and freedom of the open sea, the project reflects the refined aesthetics and craftsmanship found in each timepiece from compass-inspired design elements to rich marine tones and impeccable detailing.



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PORT DE LA MER  
12 MINUTES

PORT RASHID  
10 MINUTES

DUBAI ISLANDS  
20 MINUTES

MUSEUM OF  
THE FUTURE  
20 MINUTES

THE FRAME  
12 MINUTES

BURJ KHALIFA &  
DUBAI MALL  
20 MINUTES

DXB AIRPORT  
20 MINUTES

DUBAI FESTIVAL CITY  
25 MINUTES

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Sunset

Dubai Maritime City

Sunrise

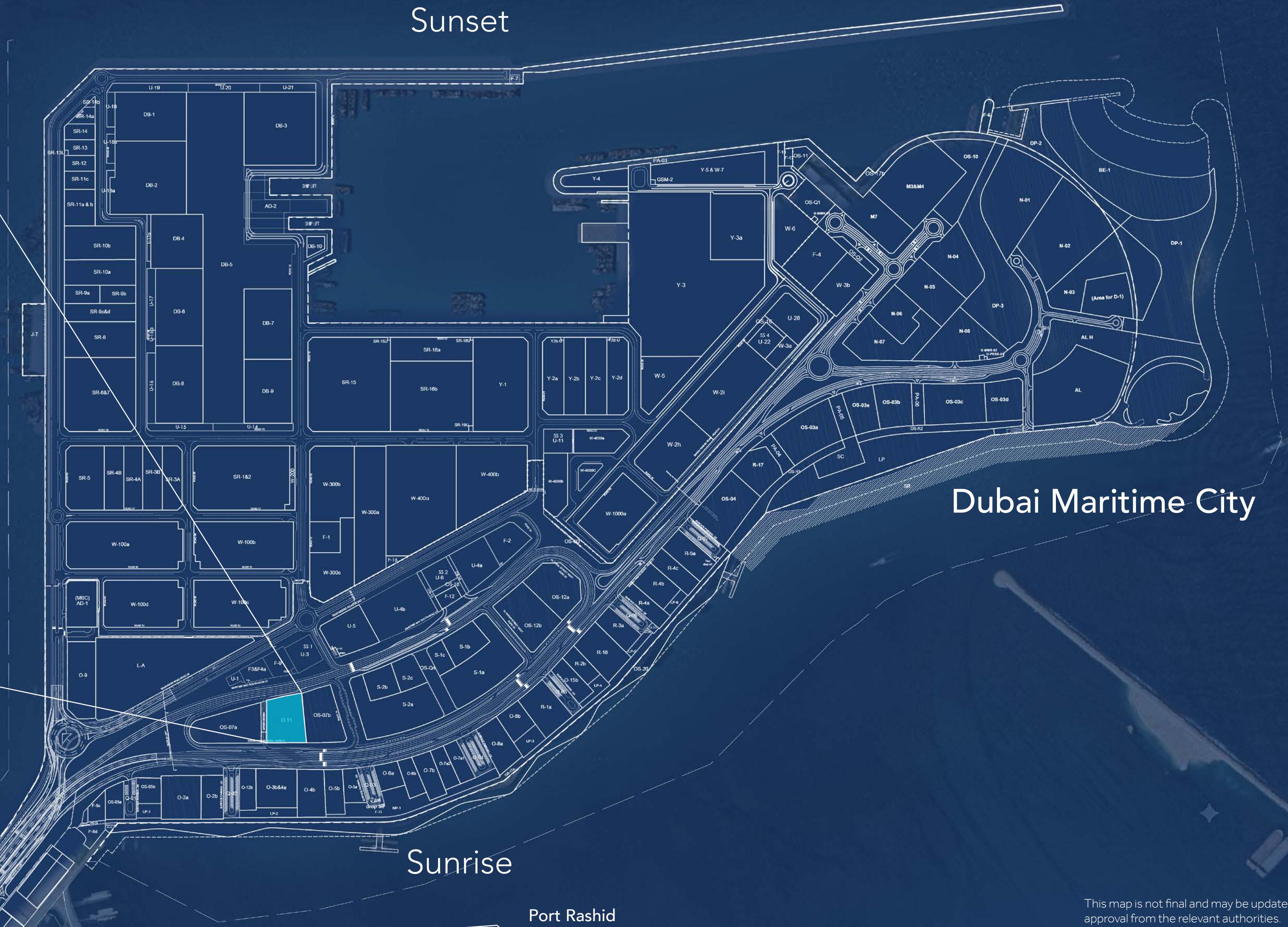
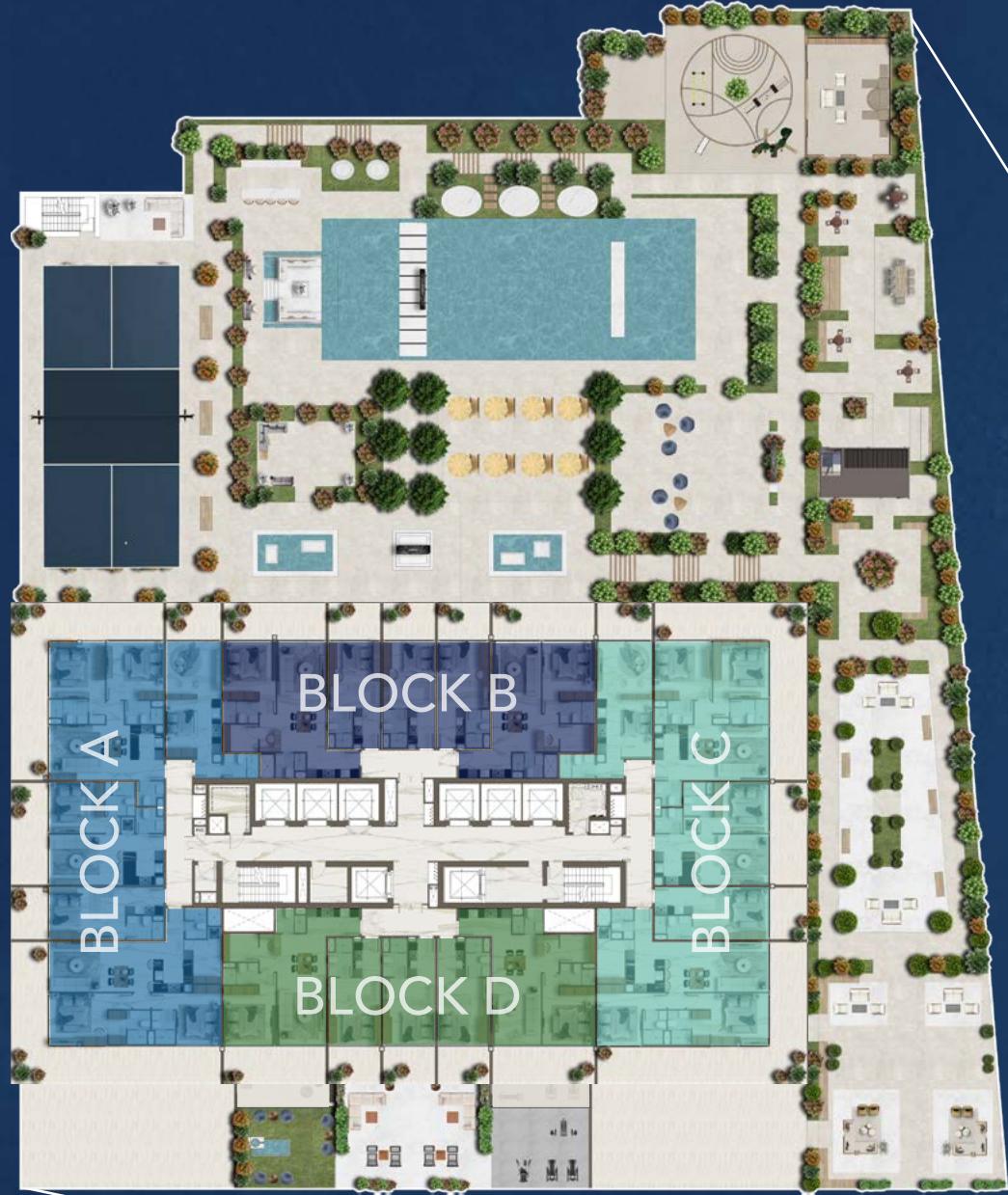
Port Rashid



This map is not final and may be updated following approval from the relevant authorities.



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Sunrise

Sunset

FUTURE DEVELOPMENT PLOT



# BUILDING STRUCTURE

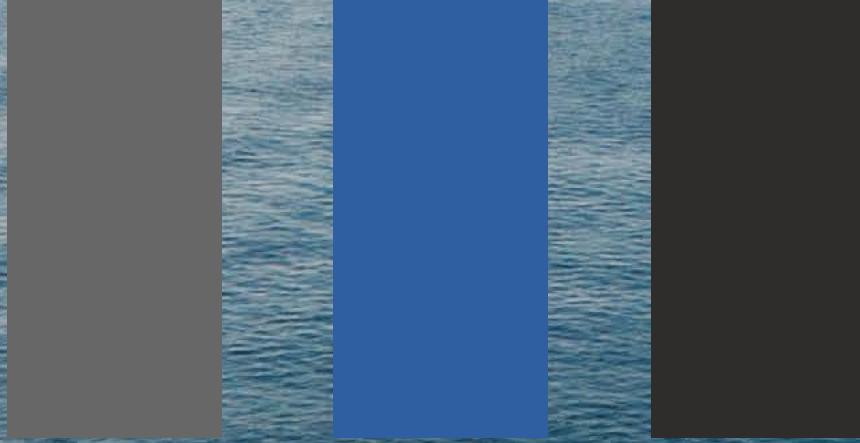


# Facade



Lobby





# AMENITIES

# FIRST FLOOR

N 

1. Pool	2,897.87 sq. ft.
2. Indoor Gym	796 sq. ft.
3. Outdoor Gym	484.3 sq. ft.
4. Indoor Zen Garden	828 sq. ft.
5. Outdoor Zen Garden	484 sq. ft.
6. Indoor Lounge	2,421 sq. ft.
7. Outdoor Lounge	1,130 sq. ft.
8. Indoor Kids Area	645 sq. ft.
9. Outdoor Kids Area	1,560 sq. ft.
10. Padel Court	2,152 sq. ft.
11. Outdoor Cinema	1,345 sq. ft.
12. Female Spa	442.8 sq. ft.
13. Male Spa	442.8 sq. ft.
14. Chess Game	372 sq. ft.
15. Seating Area	
16. Sunken Seating	
17. Bar	
18. Cabanas	
19. Sun Beds	



# Gym



Your  
only  
limit is  
you

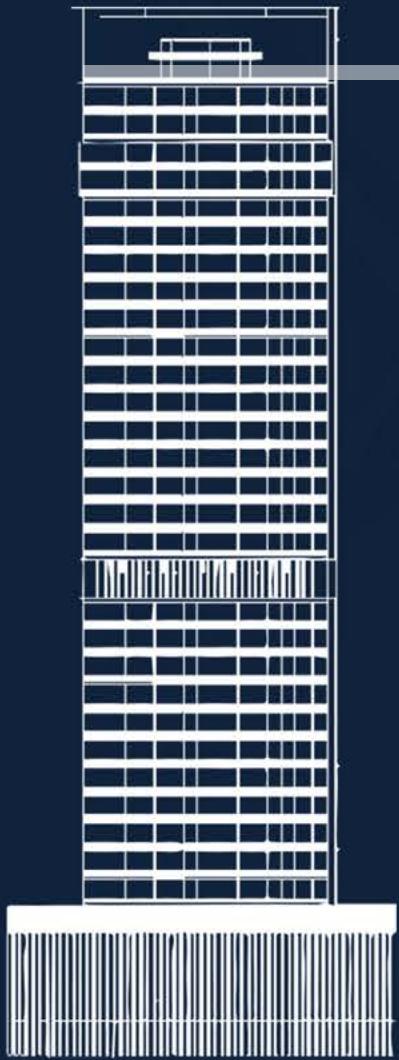
## Zen Room



# Pool



# ROOFTOP



ROOFTOP

- 1. Barbecue & Picnic Area
- 2. Sky Garden
- 3. Garden Seating
- 4. Seating Area

Port Rashid & Dubai Maritime Promenade

N A compass rose indicating the cardinal directions (North, South, East, West) with a small 'N' at the top.



# Sky Garden





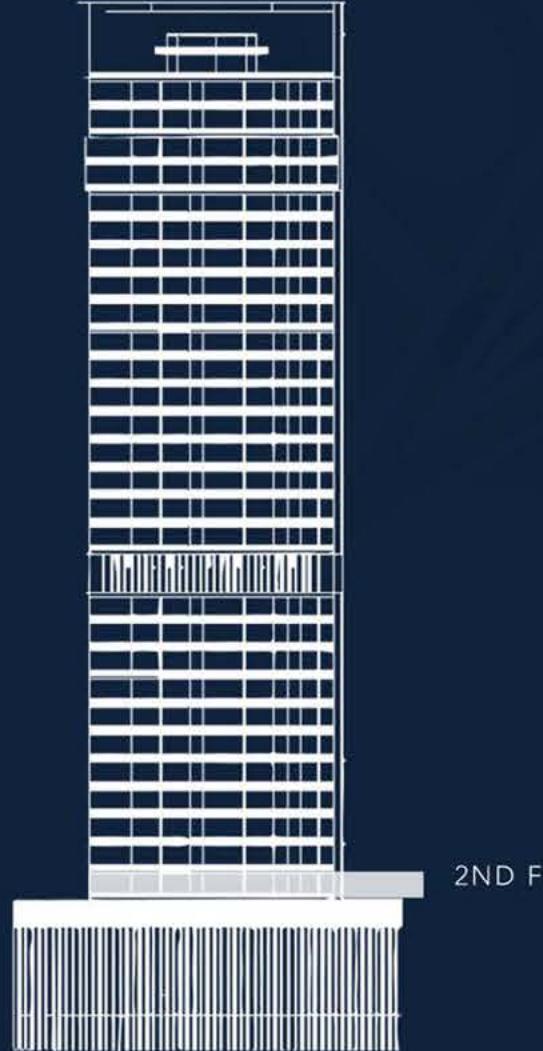
## TYPICAL FLOOR PLANS



# TYPICAL - 2<sup>ND</sup> TO 30<sup>TH</sup> FLOOR

N 

Studio	8 units	
Studio L	2 units	
1 Bedroom	2 units	
1 Bedroom Plus	4 units	
2 Bedroom	2 units	
2 Bedroom Plus	2 units	



Neighbourhood



Neighbourhood & Dubai Skyline

## Living Room



# Kitchen



## Bedroom



# PROJECT DETAILS

Project Name	Franck Muller Yachting
Developer	London Gate Real Estate Development LLC
Plot number	47(321-1)
Location	Dubai Maritime City
Elevators	7 x R / 1 x S
Total number of Units	574
Furnished	Yes
Total number of Retail	11
Building Configuration	G+4P+29+S+R
Anticipated Completion Date	Q4 2028
Anticipated Service Charge	AED 18 / Sq. Ft
Building Height	145 M
Ceiling Height:	
Lobby	7 M
Living & Bedroom	3 M
Kitchen	2.4 M
Parking Per Unit	1



# REASONS TO INVEST



Strategic Location and Connectivity



Prime Waterfront Location



Yachting & Marine Lifestyle Hub



Vibrant Community and Cultural Integration



Attractive Rental Yields and ROI



Higher Cash on Cash Return



Low Upfront Payment During Construction



# INDICATIVE UNIT SIZES & PRICES

Type	Starting Size	Starting Price
Studio	409 sq ft.	AED 1,120,888
Studio L	553 sq ft.	AED 1,250,888
1 Bedroom	792 sq ft.	AED 1,710,888
1 Bedroom Plus	945 sq ft.	AED 1,910,888
2 Bedroom	1,462 sq ft.	AED 2,430,888
2 Bedroom Plus	1,655 sq ft.	AED 2,730,888



# PAYMENT PLAN

# 30%

During Construction

**20 %** Down  
Payment

**2.5 %** 8 Months  
from Booking

**2.5 %** 15 Months  
from Booking

**2.5 %** 50% Construction  
Completion

**2.5 %** 70% Construction  
Completion

# 70%

On Handover

Estimated Completion Date | Q4 2028



# 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:

Account Name	London Gate Real Estate Development LLC
Account No.	1007790940
IBAN No.	AE 090230000001007790940
Swift Code	CBDUAEADXXX
Bank Name	Commercial Bank of Dubai (CBD)
Currency	AED

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](mailto: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 21 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](mailto: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 YACHTING" Project a landmark.





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PRESENTED BY  
**OCTA**  
PROPERTIES