



FRANCK MULLER
YACHTING
BY
LONDON GATE

An aerial photograph of the Dubai skyline, featuring a dense cluster of skyscrapers. In the foreground on the right, the London Gate tower stands out with its blue glass facade and a large clock face at the top. The tower is surrounded by other high-rise buildings. In the background, the Dubai Eye (Ferris wheel) is visible on a small island in the water. The sky is clear and blue.

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.

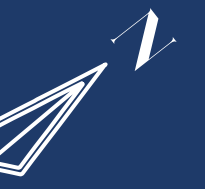


The same philosophy extends beyond watchmaking and into the world of luxury living with Franck Muller Yachting by London Gate in Dubai Maritime City.

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



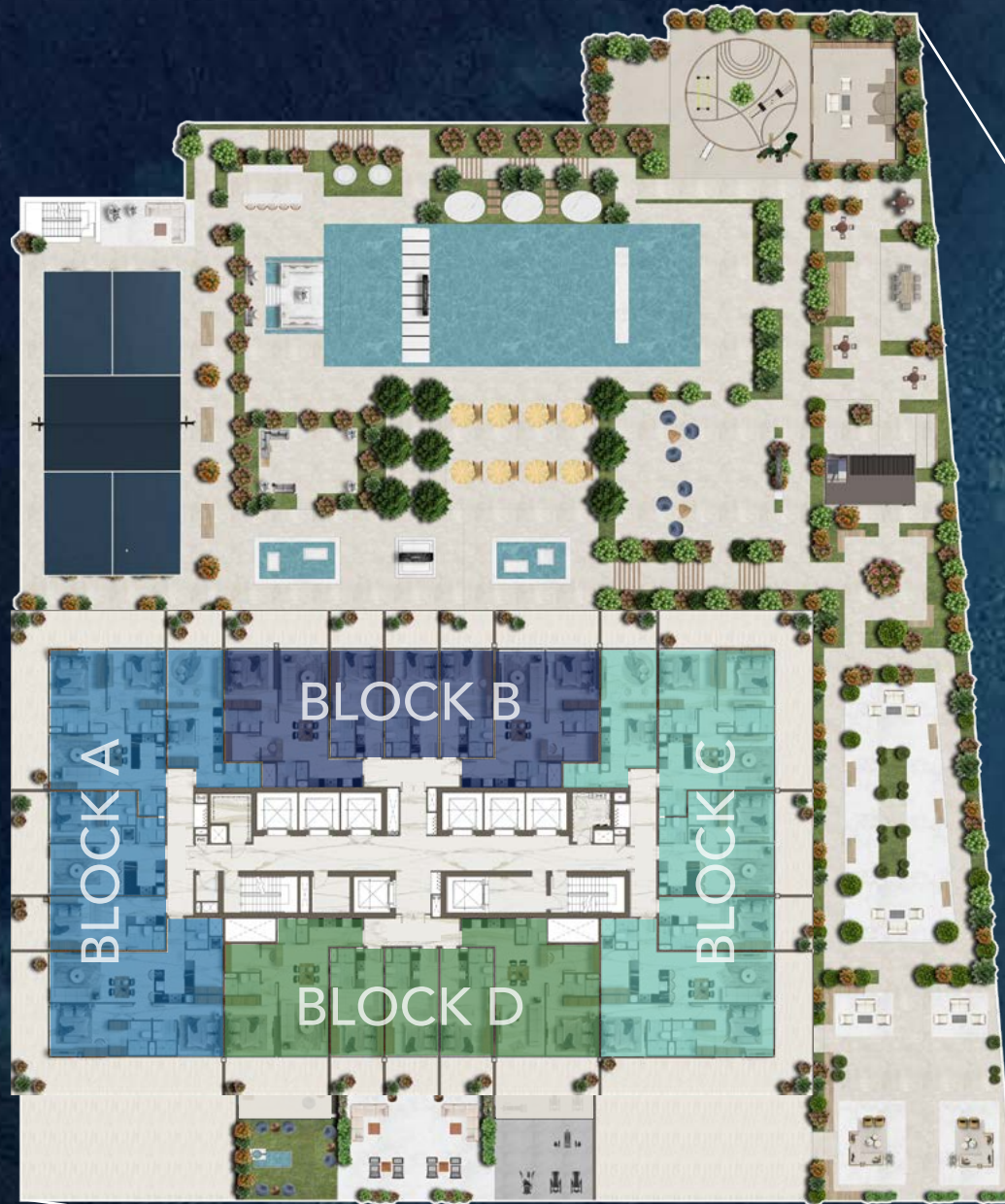
FRANCK MULLER
YACHTING
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Sunset

Dubai Maritime City

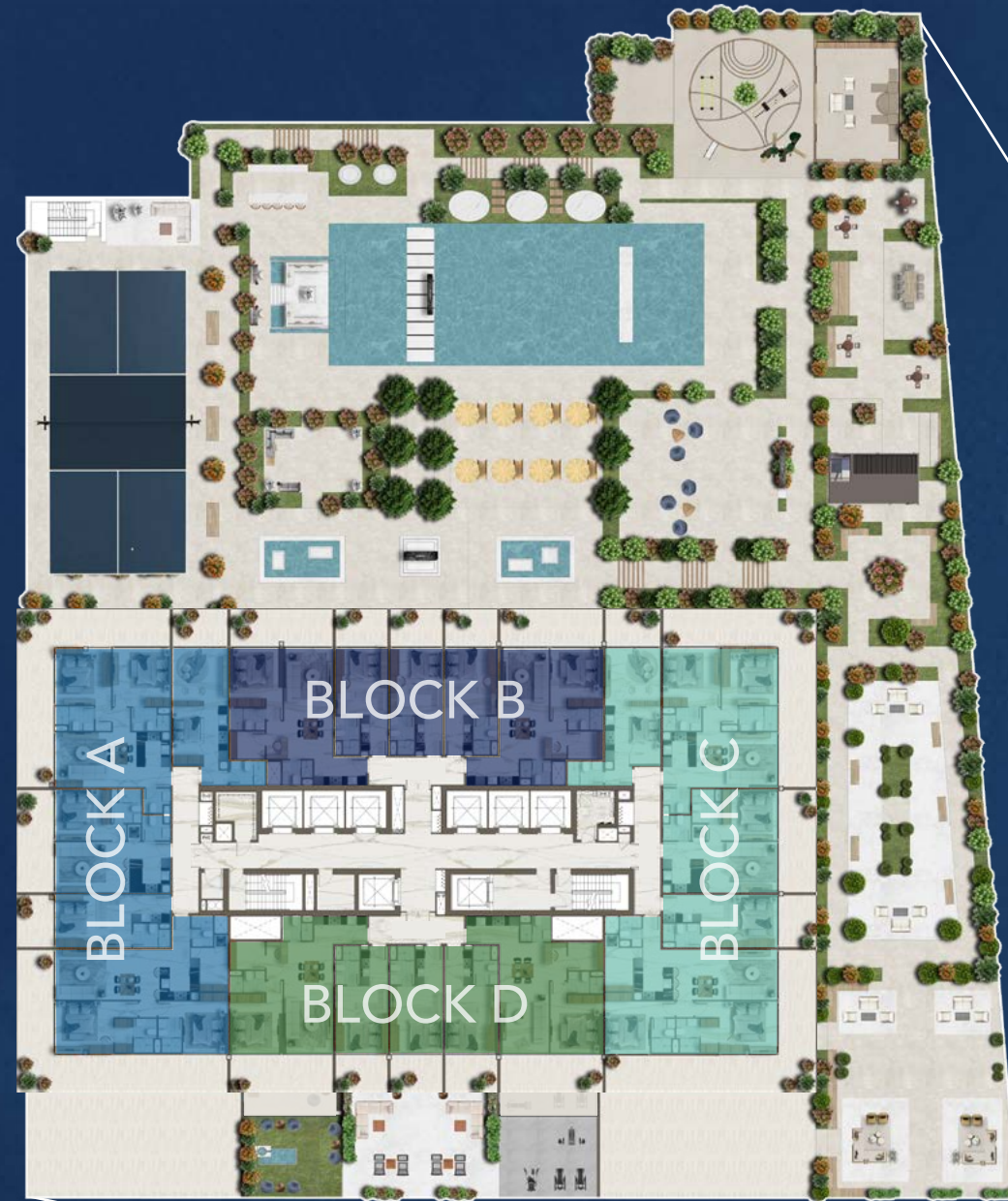
Sunrise

Port Rashid





FRANCK MULLER
YACHTING
BY
LONDON GATE



Sunset

Dubai Maritime City

Sunrise

Port Rashid



Sunrise

FUTURE DEVELOPMENT PLOT

FUTURE DEVELOPMENT PLOT

Sunset

BUILDING STRUCTURE

Rooftop

Typical B - 14th to 30th floor

13th Mechanical Floor

Typical B - 2nd to 12th floor

Typical A - 1st Floor

4 Podiums

Ground floor



Facade



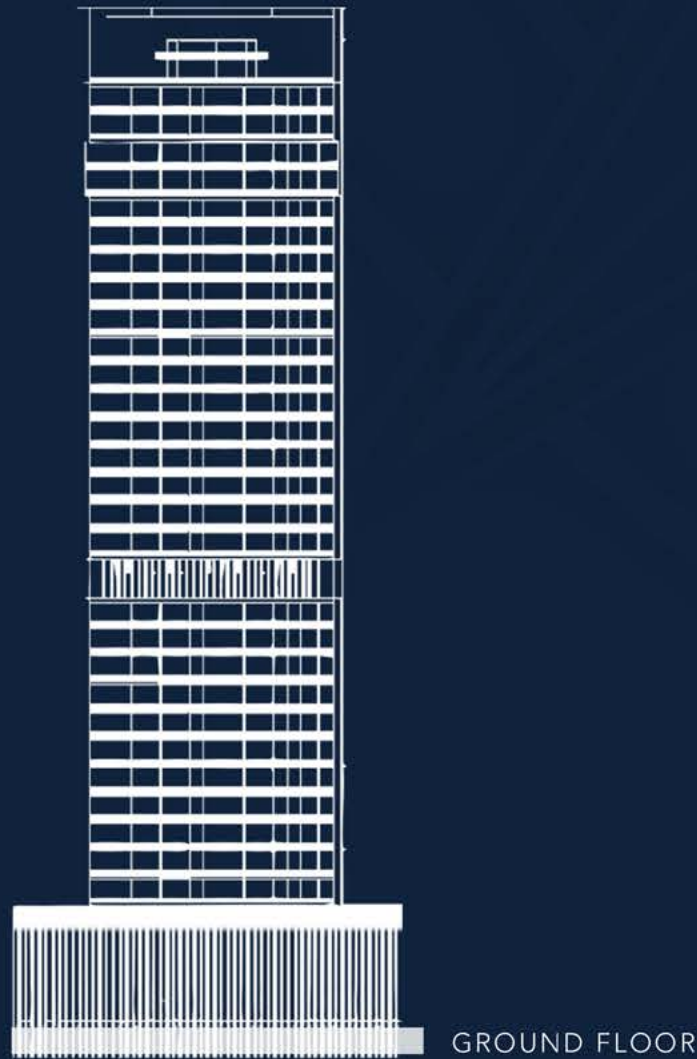
FRANCK MÜLLER
YACHTING
LONDON GATE

GROUND FLOOR PLAN



1. Main Entrance
2. Lobby
3. Shops

11 shops



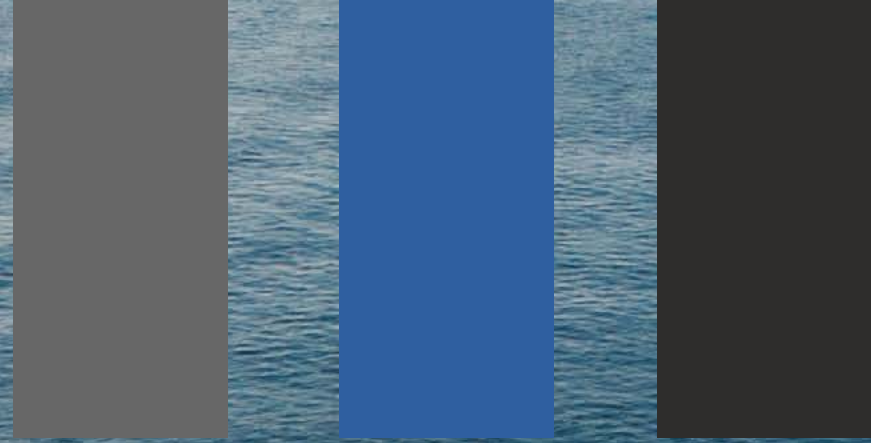
Neighbourhood



Dubai Skyline, Amenities & Seascape

Neighbourhood & Dubai Skyline





AMENITIES



FIRST FLOOR

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	372sq. ft.
15.	Seating Area	
16.	Sunken Seating	
17.	Bar	
18.	Cabanas	
19.	Sun Beds	





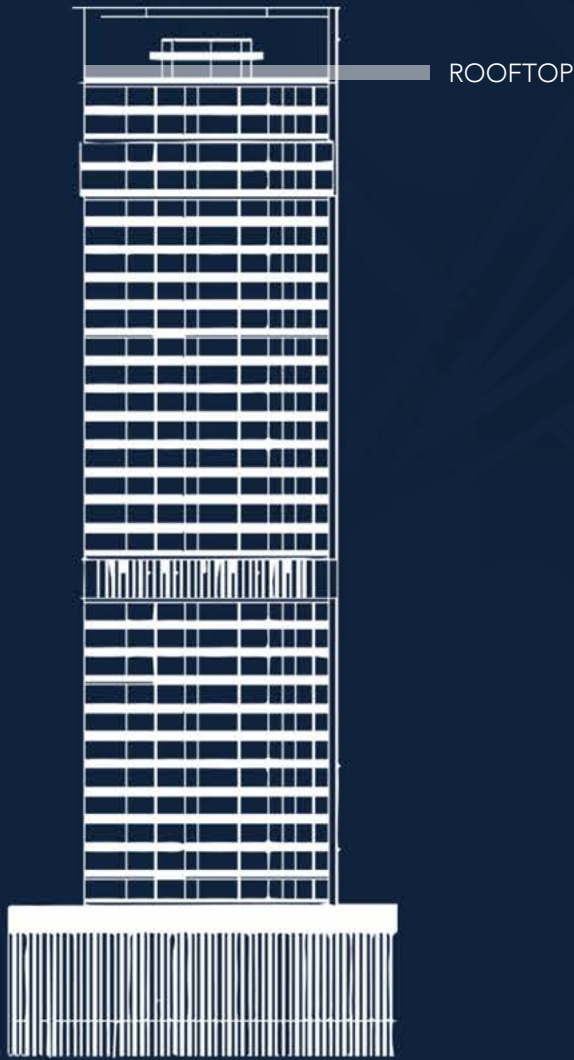


Pool



ROOFTOP

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



Neighbourhood



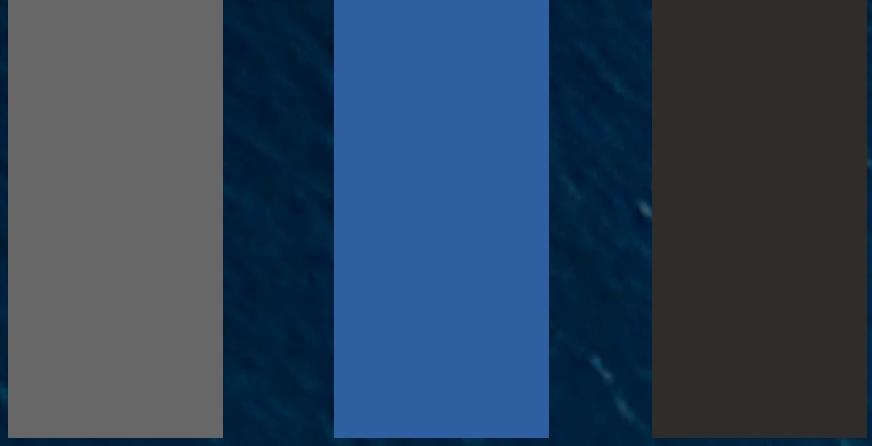
Dubai Skyline, Amenities & Seascape

Neighbourhood & Dubai Skyline



Sky Garden

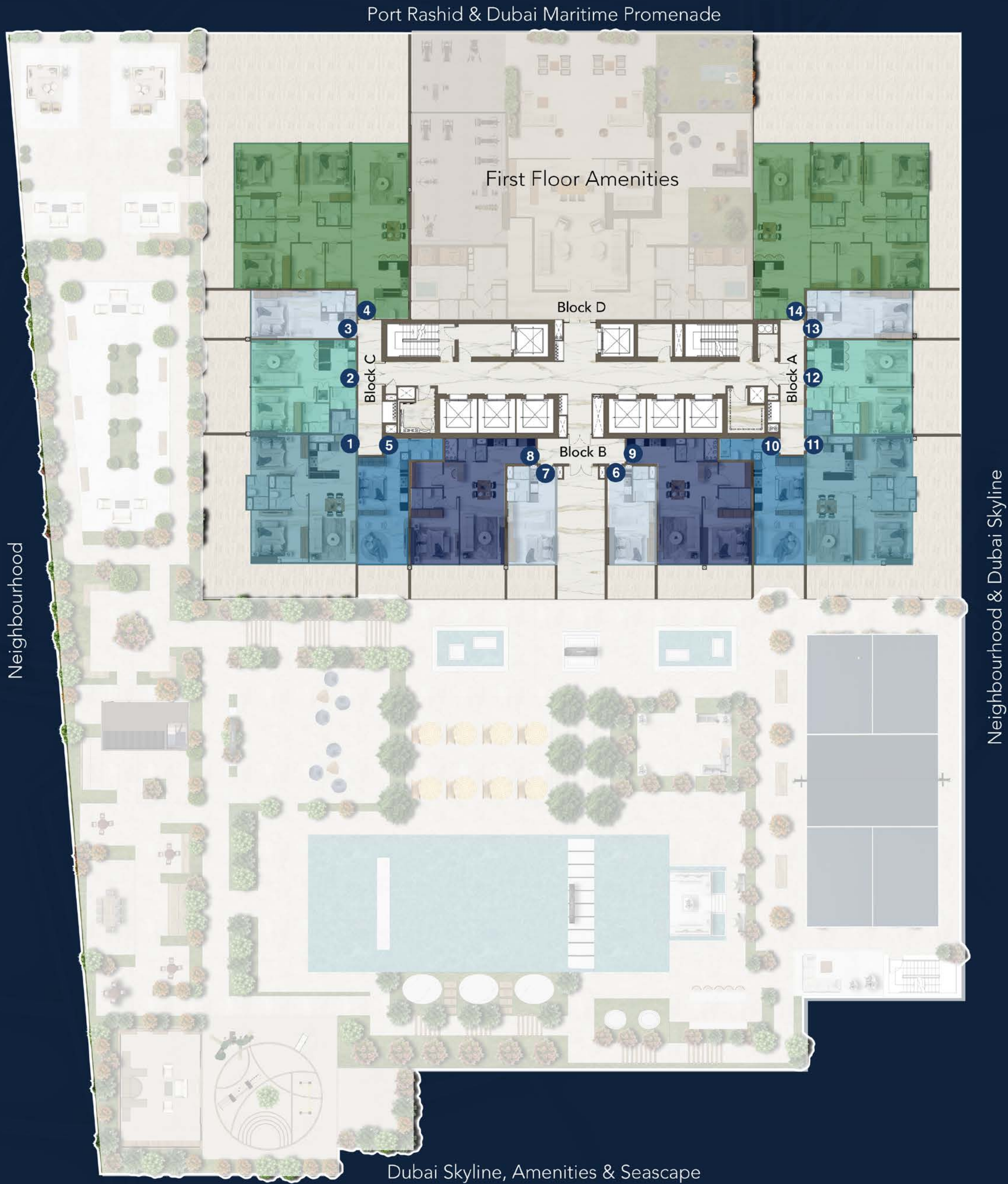
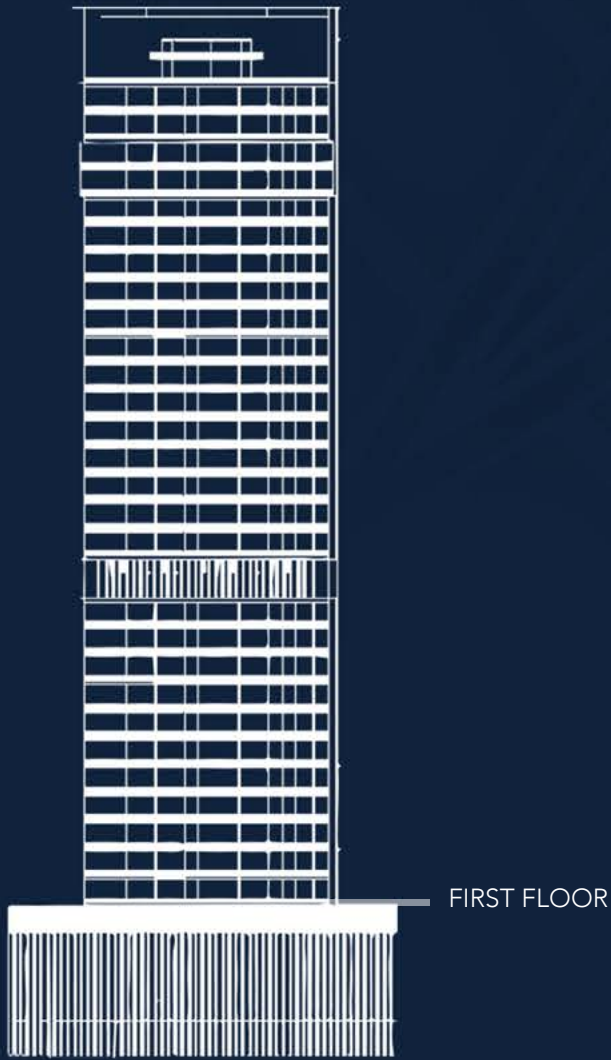




TYPICAL FLOOR PLANS

TYPICAL A - 1ST FLOOR

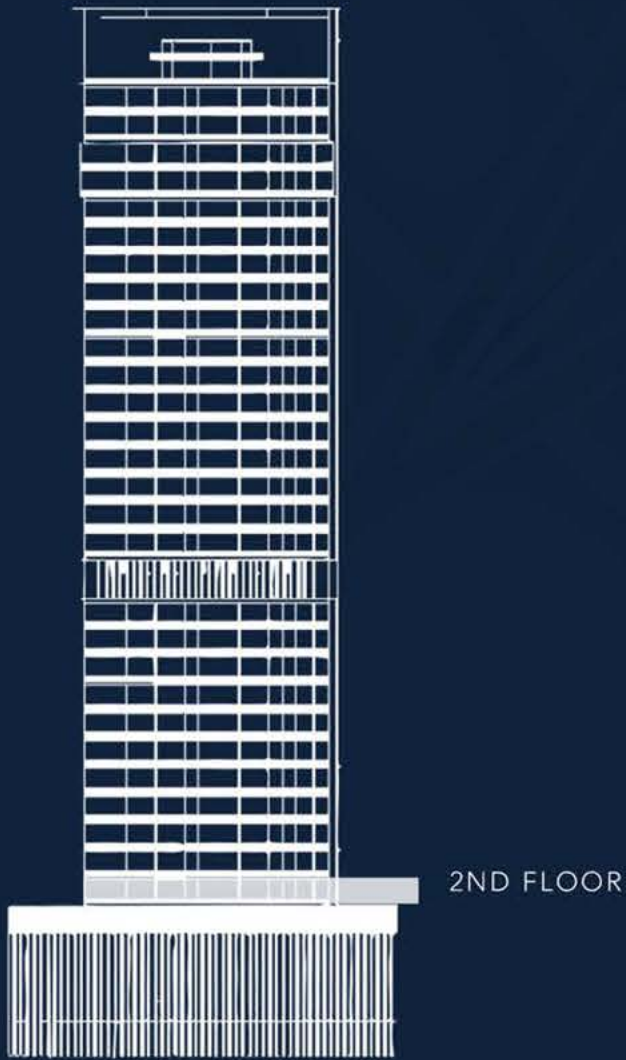
Studio	4 units	<div></div>
Studio L	2 units	<div></div>
1 Bedroom	2 units	<div></div>
1 Bedroom Plus	2 units	<div></div>
2 Bedroom	2 units	<div></div>
3 Bedroom Plus	2 units	<div></div>



TYPICAL B - 2ND TO 30TH FLOOR



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	●



Living Room







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+30+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



PAYMENT PLAN

To particate 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 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 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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OCTA
PROPERTIES