



FRANCK MULLER  
**YACHTING**  
BY  
LONDON GATE



An aerial photograph of the Dubai skyline, featuring a dense cluster of skyscrapers. In the foreground, the London Gate tower stands out with its blue glass facade and a large clock face at the top. The city extends to the water's edge, with a large Ferris wheel visible in the distance. 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.





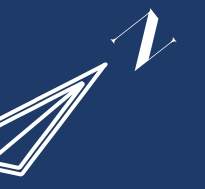
The same philosophy extends beyond watchmaking and into the world of luxury living with Franck Muller Yachting by London Gate in Dubai Maritime City.

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.





FRANCK MULLER  
**YACHTING**  
BY  
LONDON GATE



**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





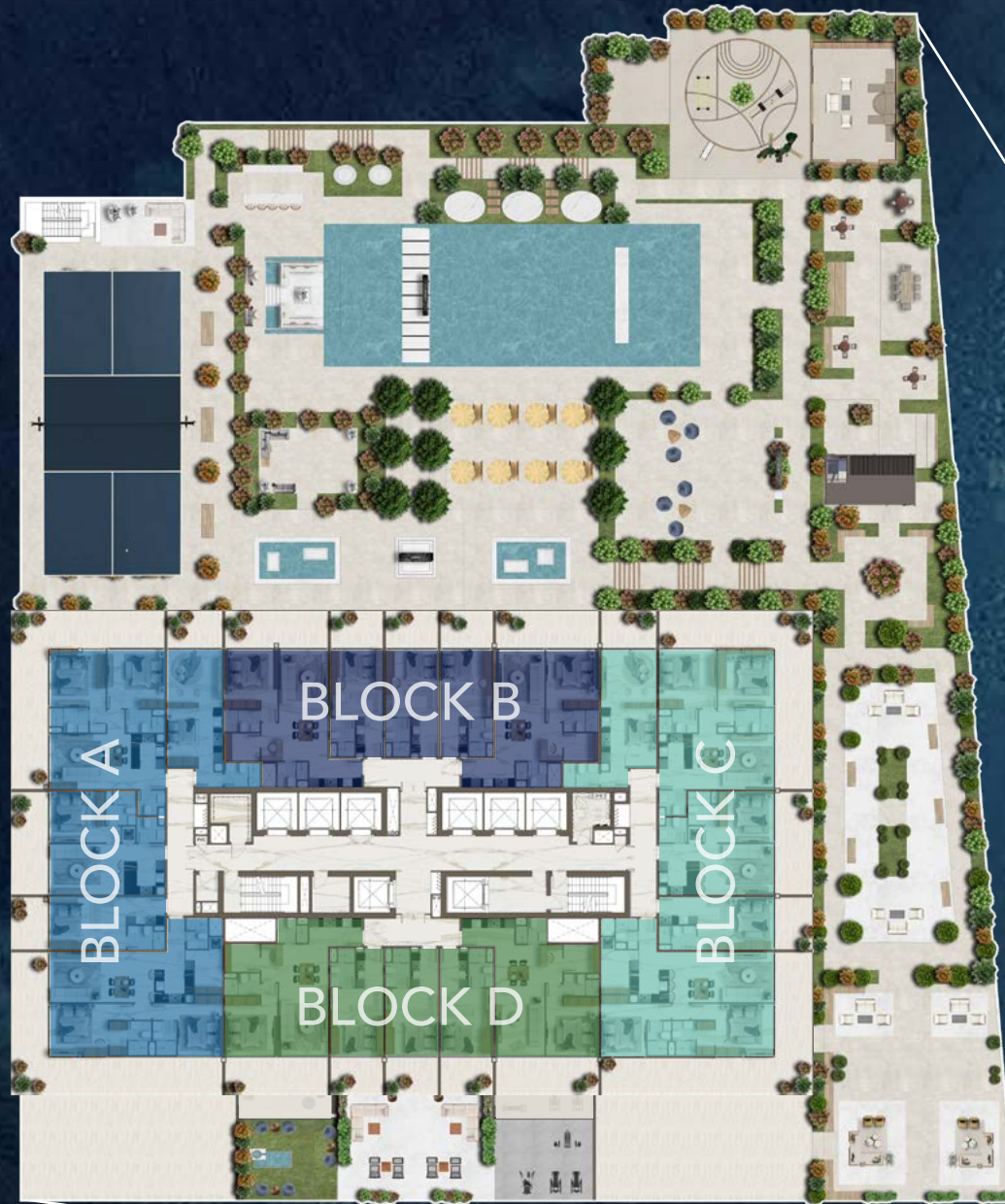
FRANCK MULLER  
**YACHTING**  
BY  
LONDON GATE

Sunset

Dubai Maritime City

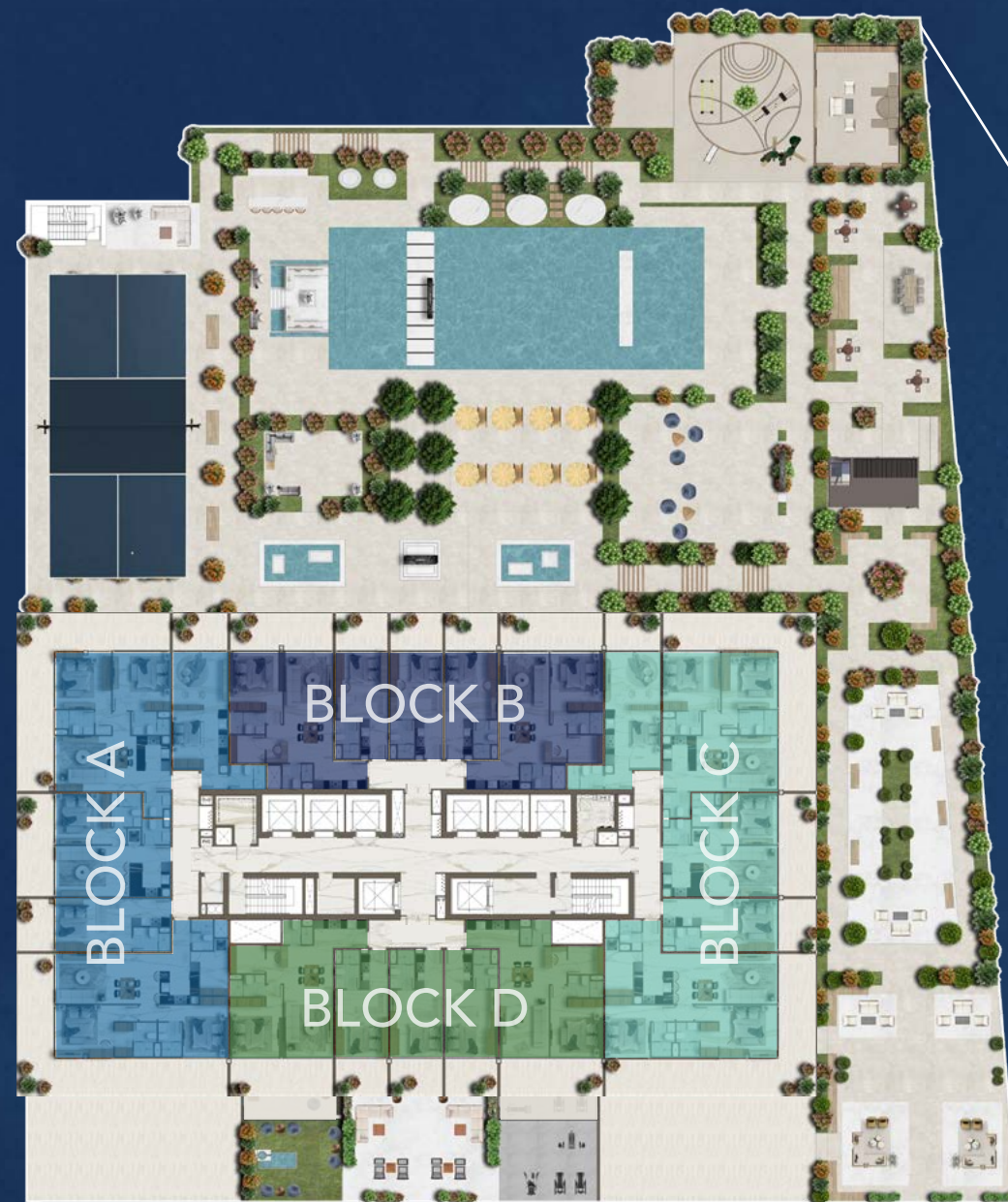
Sunrise

Port Rashid





FRANCK MULLER  
**YACHTING**  
BY  
LONDON GATE



Sunset

Dubai Maritime City

Sunrise

Port Rashid

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





Sunrise

FUTURE DEVELOPMENT PLOT

FUTURE DEVELOPMENT PLOT

Sunset



# BUILDING STRUCTURE

Rooftop

Typical - 14<sup>th</sup> to 30<sup>th</sup> floor

13<sup>th</sup> Mechanical Floor

Typical - 2<sup>nd</sup> to 12<sup>th</sup> floor

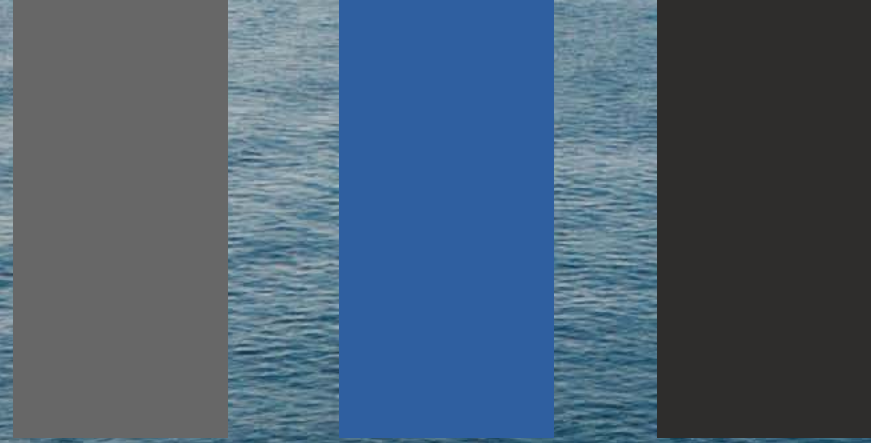
1<sup>st</sup> Floor Amenities

4 Podiums

Ground floor







# AMENITIES





# FIRST FLOOR

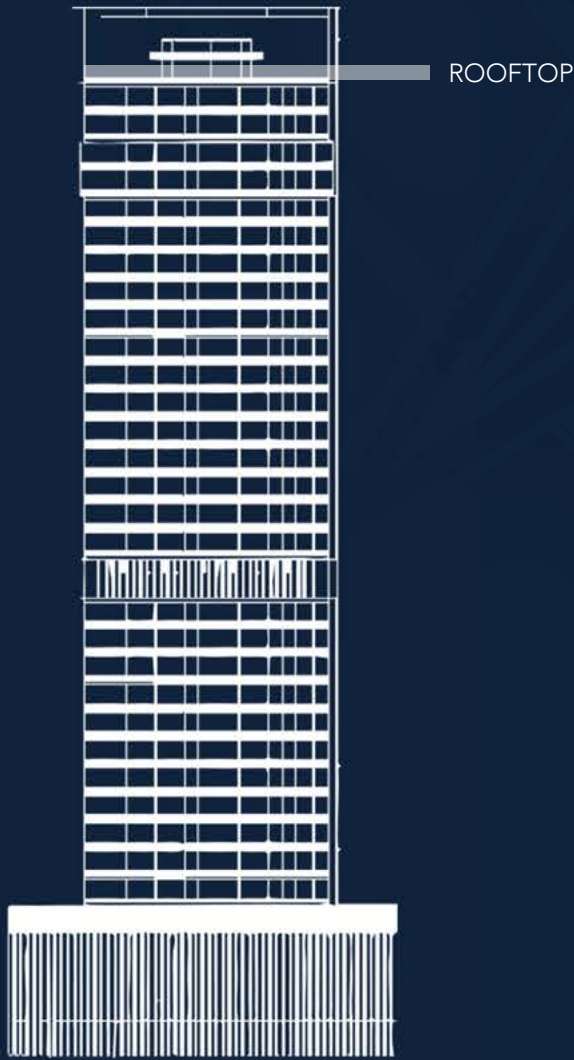
|     |                    |                  |
|-----|--------------------|------------------|
| 1.  | Pool               | 2,897.87 sq. ft. |
| 2.  | Indoor Gym         | 796 sq. ft.      |
| 3.  | Outdoor Gym        | 484.3 sq. ft.    |
| 4.  | Indoor Zen Garden  | 828 sq. ft.      |
| 5.  | Outdoor 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         | 372 sq. ft.      |
| 15. | Seating Area       |                  |
| 16. | Sunken Seating     |                  |
| 17. | Bar                |                  |
| 18. | Cabanas            |                  |
| 19. | Sun Beds           |                  |





# ROOFTOP

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



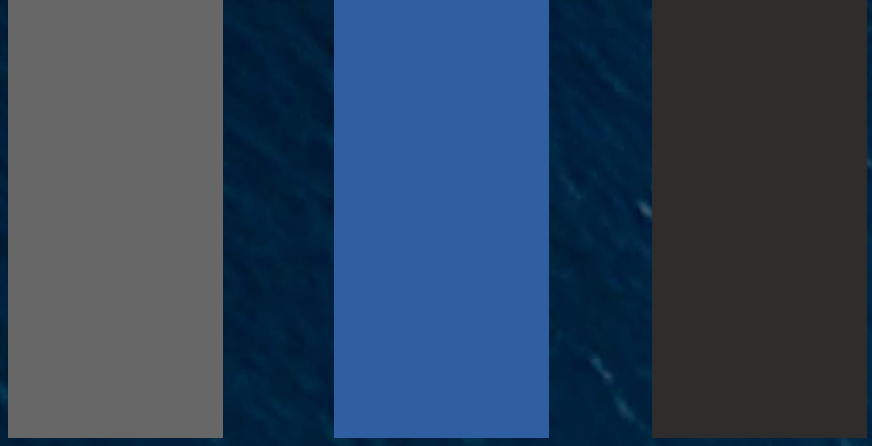
Neighbourhood



Neighbourhood & Dubai Skyline

Dubai Skyline, Amenities & Seascape





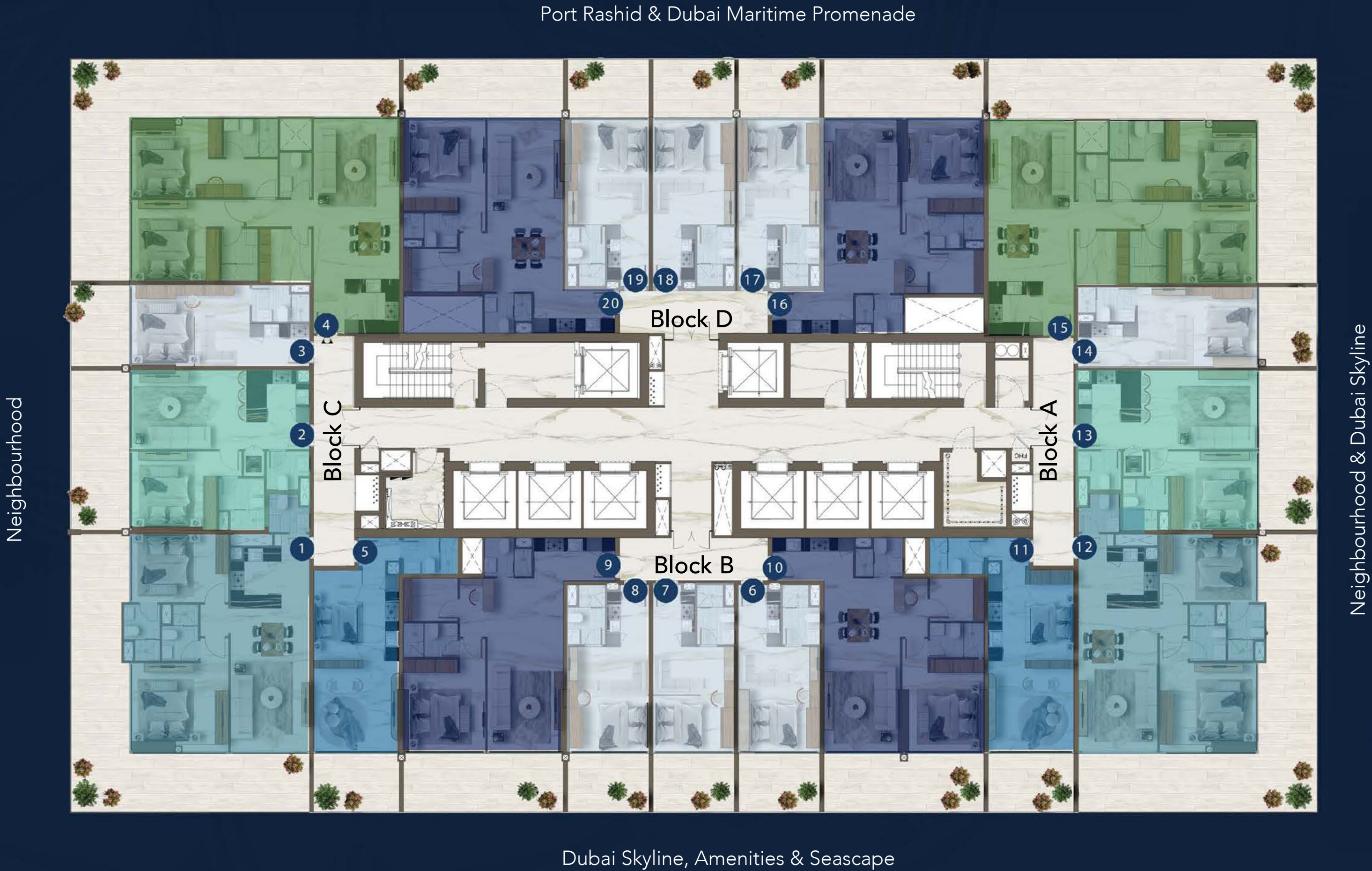
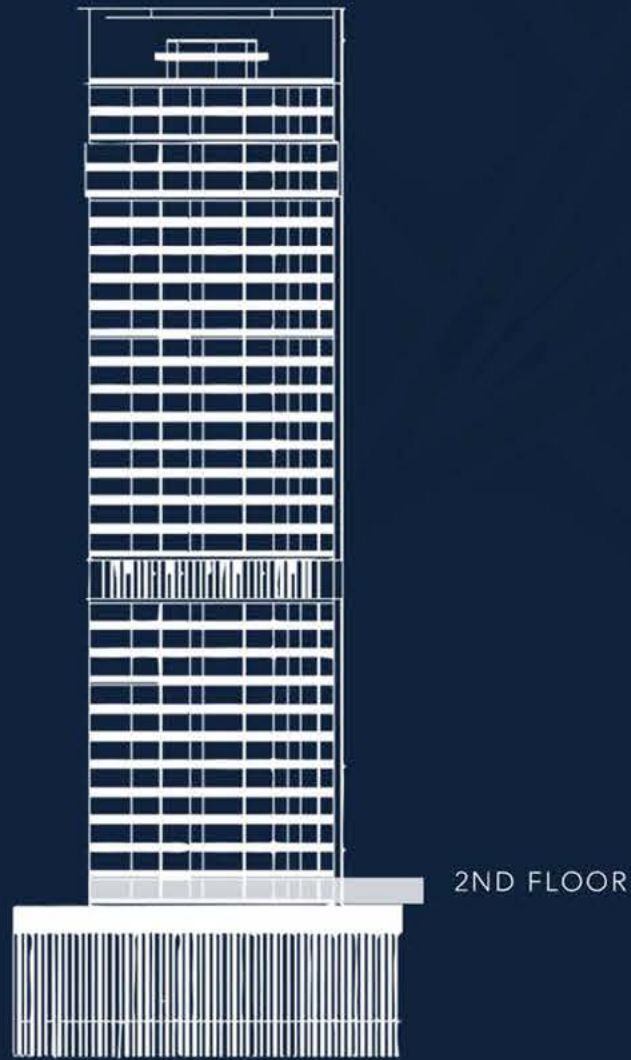
# TYPICAL FLOOR PLAN



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

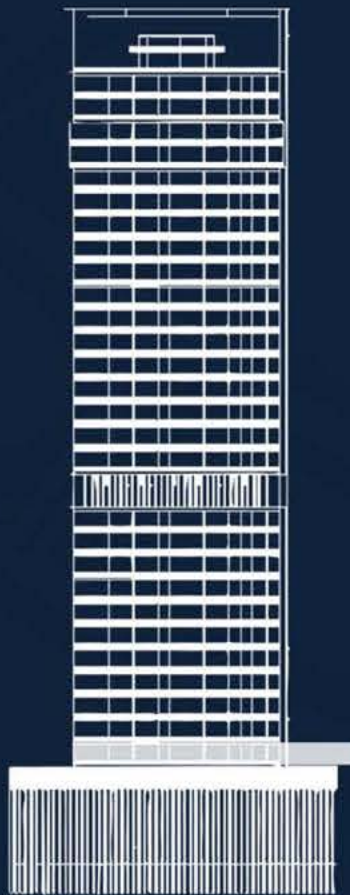




# 2ND FLOOR | BLOCK - C | 2-1 | 2 BR

|              |                 |
|--------------|-----------------|
| Suite Area   | 871.01 sq. ft.  |
| Balcony Area | 591.47 sq. ft.  |
| Total Area   | 1462.49 sq. ft. |

|               |                   |
|---------------|-------------------|
| 1 LIVINGROOM  | 6.35*3.50 sq. m.  |
| 2 BEDROOM     | 4.30*3.90 sq. m.  |
| 3 BEDROOM     | 4.30*3.02 sq. m.  |
| 4 BATH        | 2.50*1.60 sq. m.  |
| 5 BATH        | 2.50*1.60 sq. m.  |
| 6 KITCHEN     | 2.70*2.25 sq. m.  |
| 7 POWDER ROOM | 1.80*1.70 sq. m.  |
| 8 BALCONY     | 12.40*2.65 sq. m. |
| 9 BALCONY     | 8.00*2.65 sq. m.  |

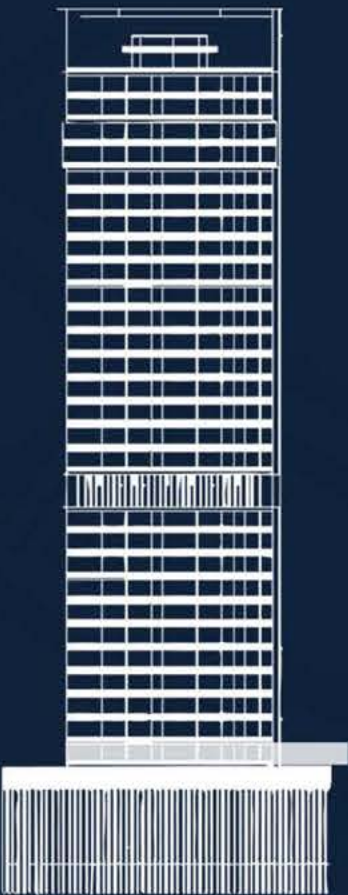




# 2ND FLOOR | BLOCK - C | 2 - 2 | 1 BR

|              |                |
|--------------|----------------|
| Suite Area   | 583.08 sq. ft. |
| Balcony Area | 208.92 sq. ft. |
| Total Area   | 792.00 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGROOM | 5.10*3.42 sq. m. |
| 2 BEDROOM    | 3.78*3.42 sq. m. |
| 3 BATH       | 2.30*2.00 sq. m. |
| 4 POWDER     | 1.90*1.70 sq. m. |
| 5 W.M.       | 1.10*0.90 sq. m. |
| 6 KITCHEN    | 2.80*2.30 sq. m. |
| 7 BALCONY    | 7.10*2.65 sq. m. |



2ND FLOOR



Neighbourhood

Neighbourhood & Dubai Skyline



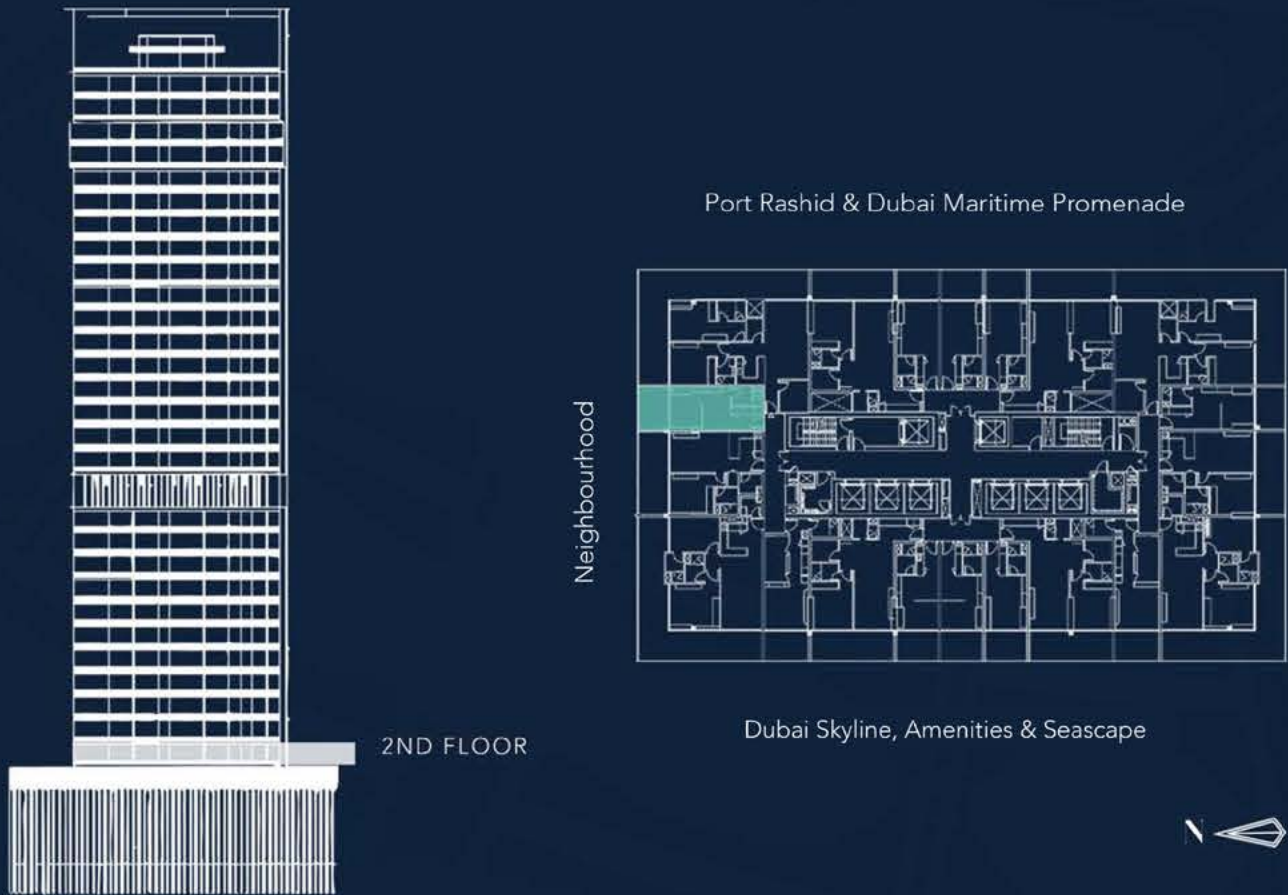
FLOOR PLANS:  
1. All dimensions are provided in both imperial and metric units and measured from finish to finish, excluding construction tolerances.  
2. All materials, dimensions, and drawings are approximate.  
3. Information is subject to change without notice at the developer's absolute discretion.  
4. Actual areas may vary from the stated areas.  
5. Drawings are not to scale.



# 2ND FLOOR | BLOCK - C | 2 - 3 | ST

|              |                |
|--------------|----------------|
| Suite Area   | 320.97 sq. ft. |
| Balcony Area | 108.82 sq. ft. |
| Total Area   | 429.80 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 5.25*3.52 sq. m. |
| 2 KITCHEN    | 2.65*1.90 sq. m. |
| 3 BATH       | 2.55*1.60 sq. m. |
| 4 BALCONY    | 3.60*2.65 sq. m. |

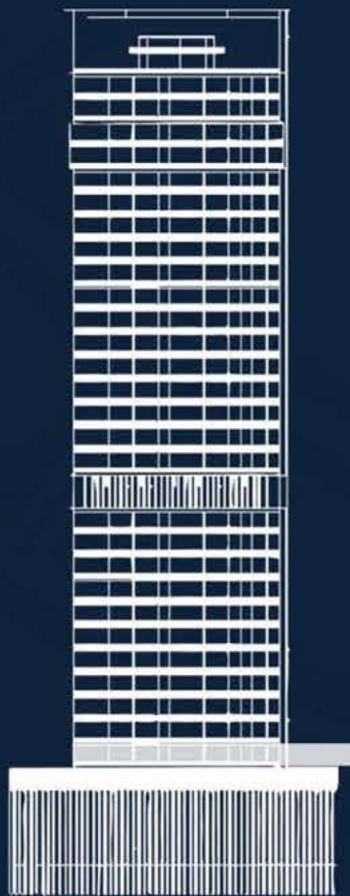




# 2ND FLOOR | BLOCK - C | 2 - 4 | 2 BR

|              |                 |
|--------------|-----------------|
| Suite Area   | 1021.06 sq. ft. |
| Balcony Area | 633.77 sq. ft.  |
| Total Area   | 1654.84 sq. ft. |

|              |                   |
|--------------|-------------------|
| 1 LIVINGROOM | 7.03*3.80 sq. m.  |
| 2 BEDROOM    | 4.00*3.50 sq. m.  |
| 3 BATH       | 2.50*1.70 sq. m.  |
| 4 BEDROOM    | 3.90*3.60 sq. m.  |
| 5 BATH       | 2.30*1.60 sq. m.  |
| 6 KITCHEN    | 2.50*2.40 sq. m.  |
| 7 POWDER     | 2.00*1.40 sq. m.  |
| 8 STORE      | 2.30*2.30 sq. m.  |
| 9 BALCONY    | 7.25*2.60 sq. m.  |
| 10 BALCONY   | 14.60*2.55 sq. m. |



2ND FLOOR



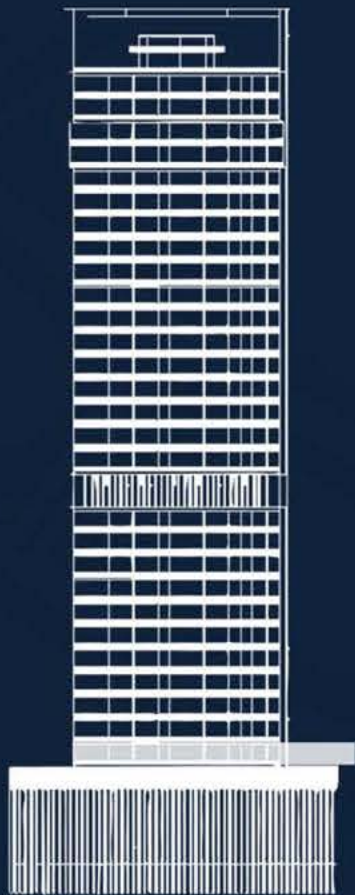
FLOOR PLANS:  
1. All dimensions are provided in both imperial and metric units and measured from finish to finish, excluding construction tolerances.  
2. All materials, dimensions, and drawings are approximate.  
3. Information is subject to change without notice at the developer's absolute discretion.  
4. Actual areas may vary from the stated areas.  
5. Drawings are not to scale.



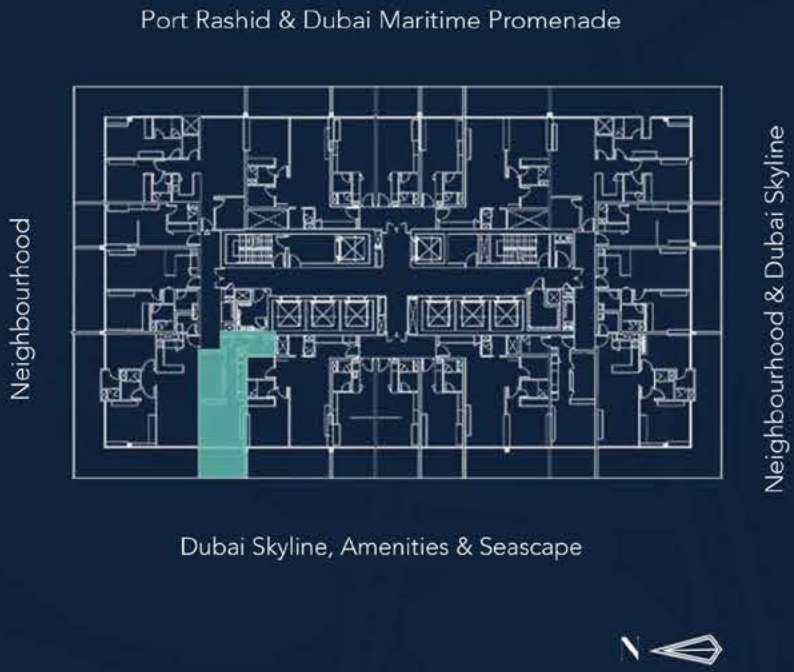
# 2ND FLOOR | BLOCK - C | 2 - 5 | ST

|              |                |
|--------------|----------------|
| Suite Area   | 435.07 sq. ft. |
| Balcony Area | 114.63 sq. ft. |
| Total Area   | 549.71 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 3.72*3.68 sq. m. |
| 2 BEDROOM    | 4.35*2.15 sq. m. |
| 3 KITCHEN    | 3.78*1.66 sq. m. |
| 4 BATH       | 2.40*1.60 sq. m. |
| 5 BALCONY    | 3.80*2.65 sq. m. |



2ND FLOOR



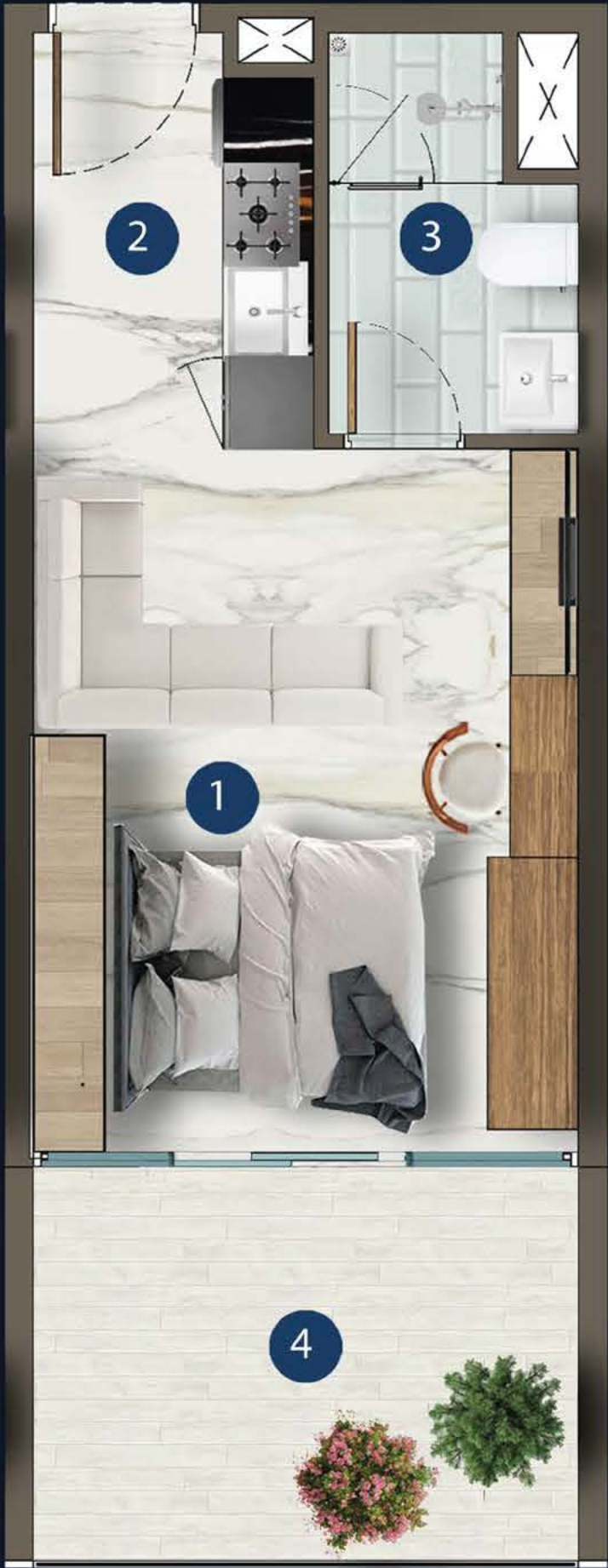
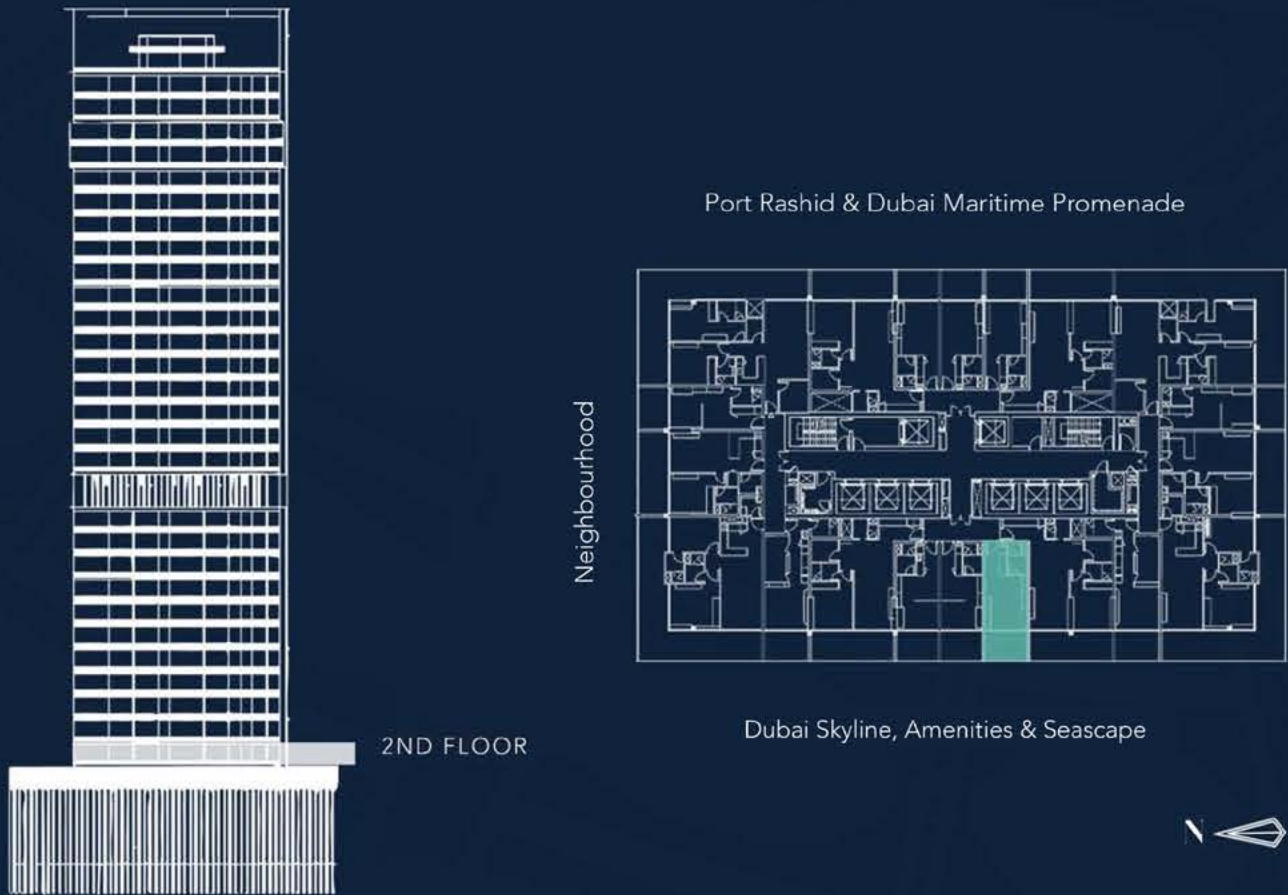
FLOOR PLANS:  
1. All dimensions are provided in both imperial and metric units and measured from finish to finish, excluding construction tolerances.  
2. All materials, dimensions, and drawings are approximate.  
3. Information is subject to change without notice at the developer's absolute discretion.  
4. Actual areas may vary from the stated areas.  
5. Drawings are not to scale.



# 2ND FLOOR | B L O C K - B | 2 - 6 | S T

|              |                |
|--------------|----------------|
| Suite Area   | 300.31 sq. ft. |
| Balcony Area | 109.46 sq. ft. |
| Total Area   | 409.78 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 4.65*3.60 sq. m. |
| 2 KITCHEN    | 2.45*1.85 sq. m. |
| 3 BATH       | 2.65*1.65 sq. m. |
| 4 BALCONY    | 3.60*2.60 sq. m. |

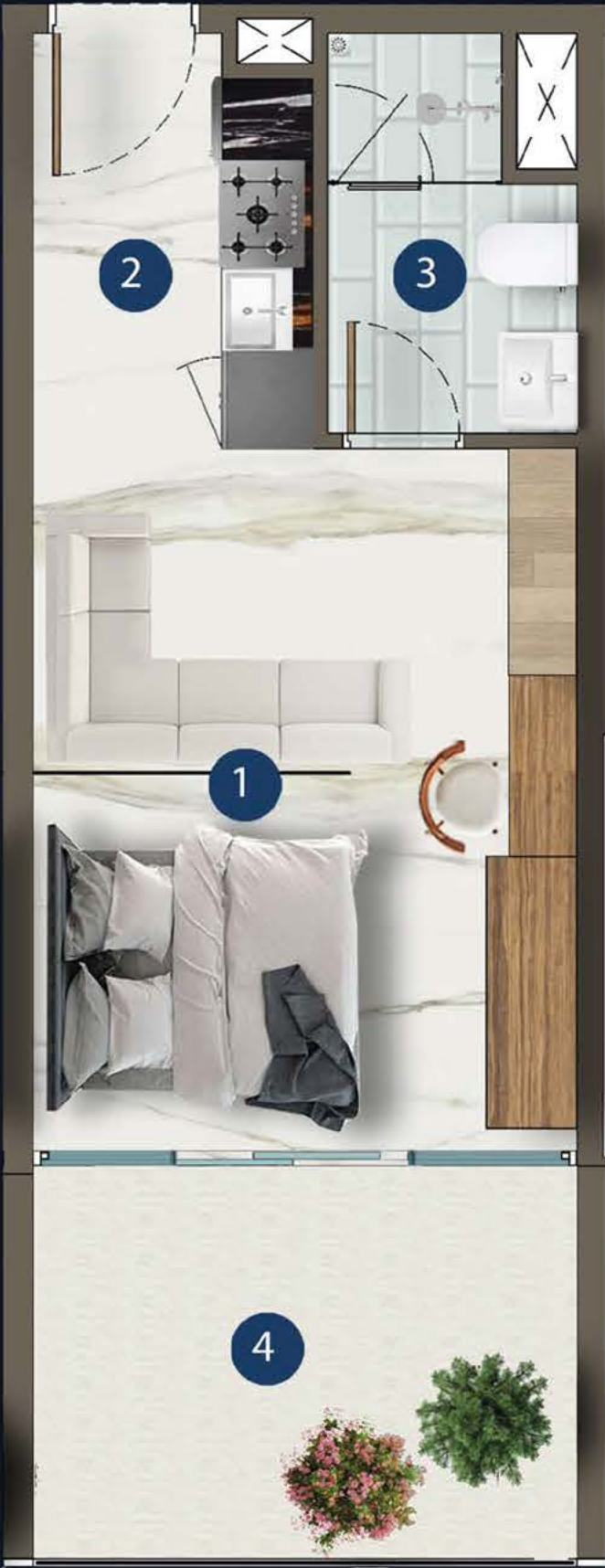
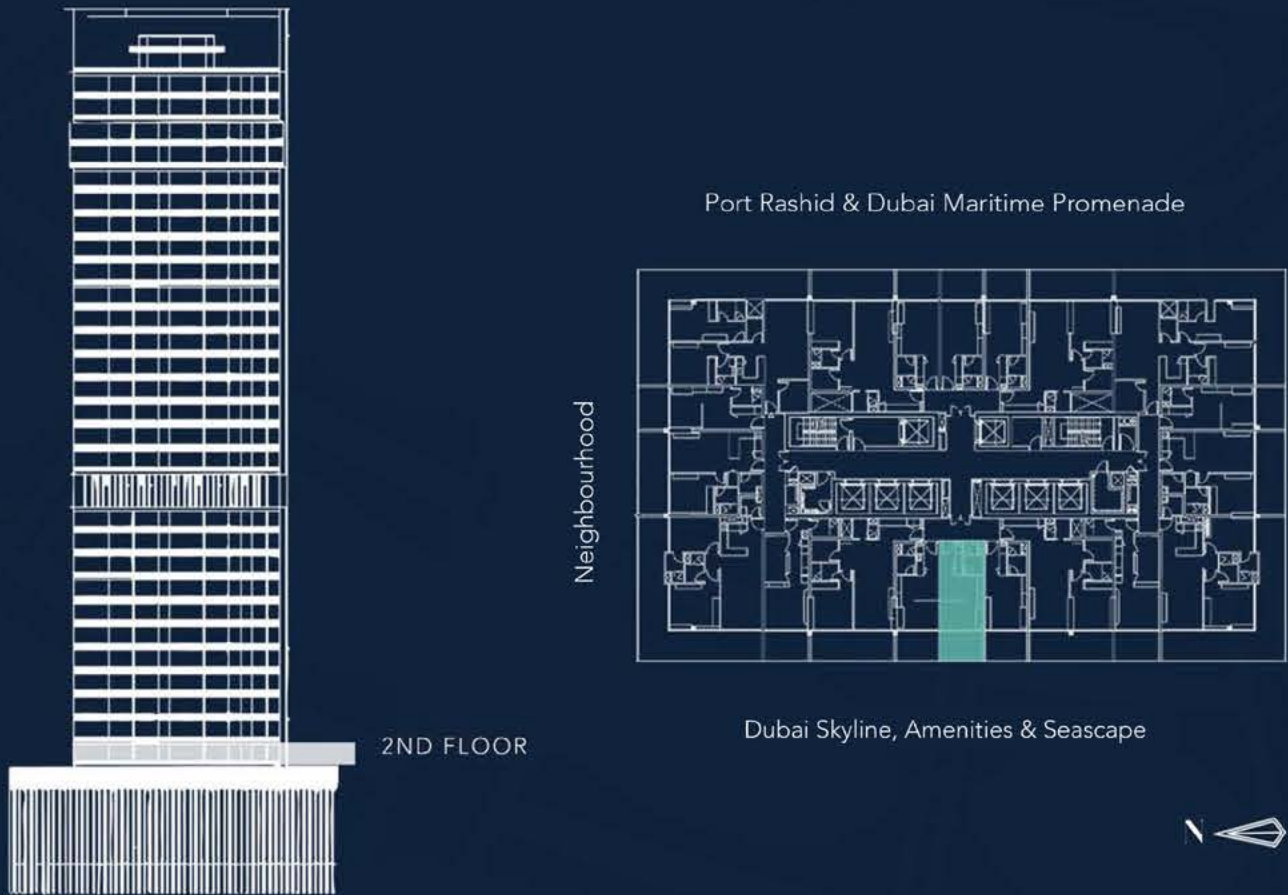




# 2ND FLOOR | BLOCK - B | 2 - 7 | ST

|              |                |
|--------------|----------------|
| Suite Area   | 300.31 sq. ft. |
| Balcony Area | 109.46 sq. ft. |
| Total Area   | 409.78 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 4.65*3.60 sq. m. |
| 2 KITCHEN    | 2.45*1.85 sq. m. |
| 3 BATH       | 2.65*1.65 sq. m. |
| 4 BALCONY    | 3.60*2.55 sq. m. |

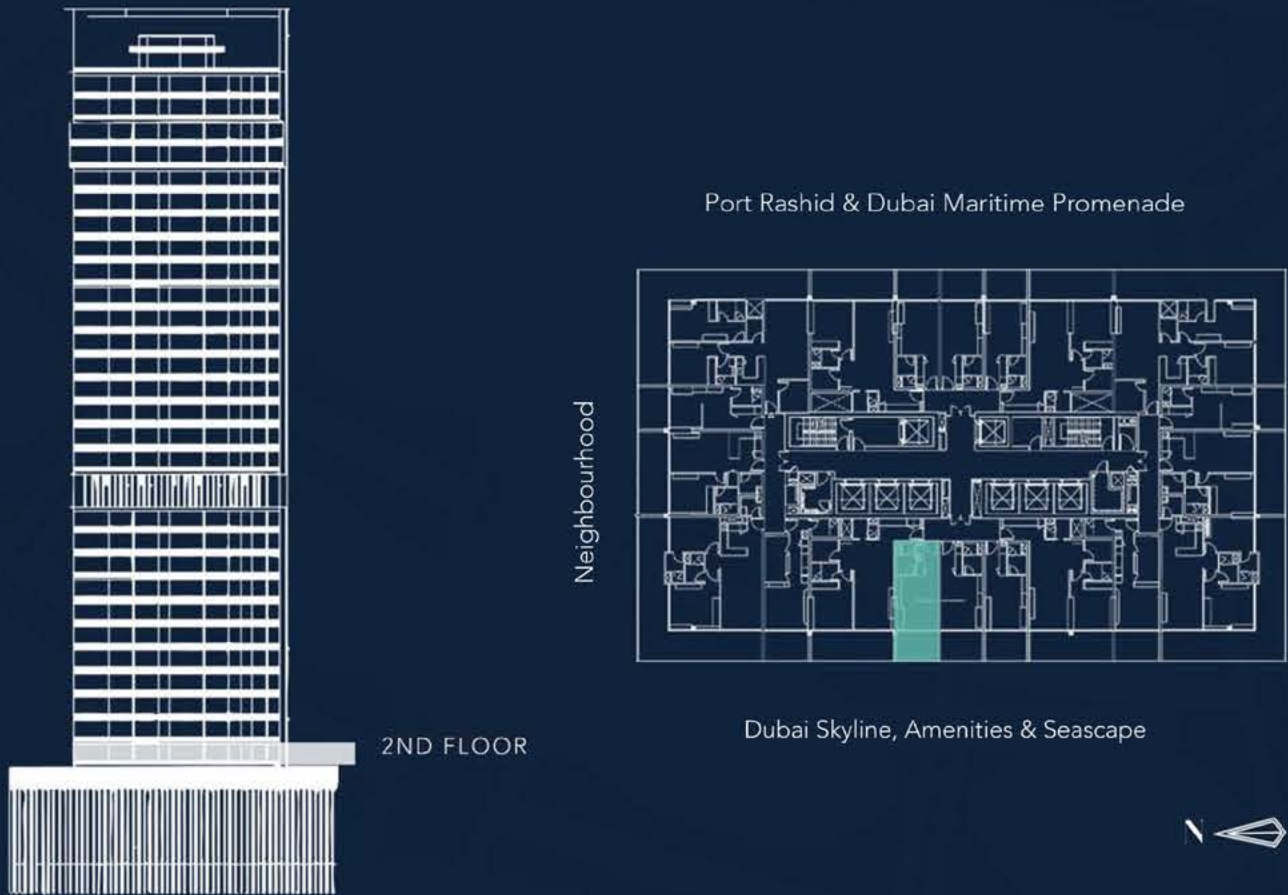




# 2ND FLOOR | B L O C K - B | 2 - 8 | S T

|              |                |
|--------------|----------------|
| Suite Area   | 300.31 sq. ft. |
| Balcony Area | 108.93 sq. ft. |
| Total Area   | 409.24 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 4.65*3.53 sq. m. |
| 2 KITCHEN    | 2.45*1.85 sq. m. |
| 3 BATH       | 2.65*1.65 sq. m. |
| 4 BALCONY    | 3.60*2.65 sq. m. |

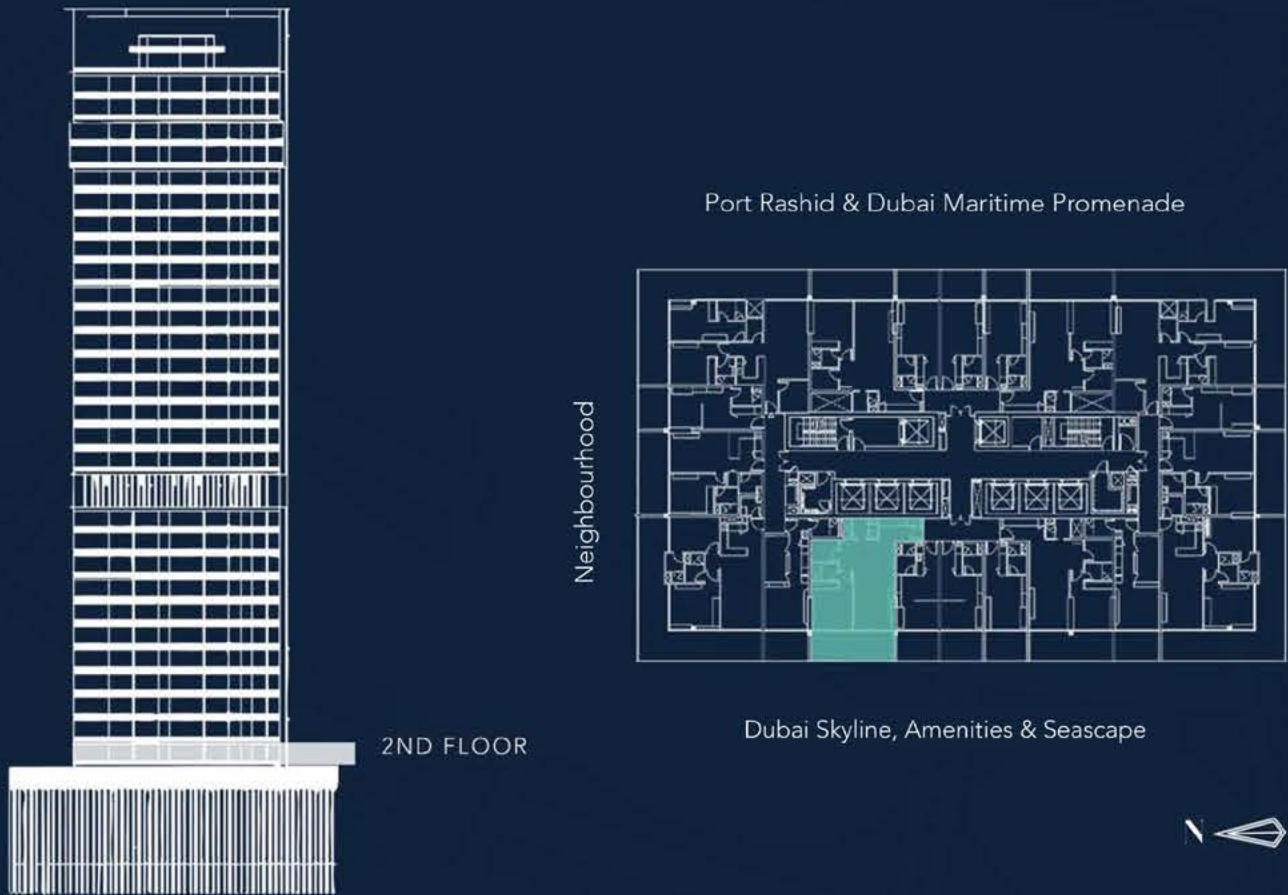




# 2ND FLOOR | BLOCK - B | 2 - 9 | 1 BR

|              |                |
|--------------|----------------|
| Suite Area   | 736.03 sq. ft. |
| Balcony Area | 209.25 sq. ft. |
| Total Area   | 945.28 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 7.70*3.30 sq. m. |
| 2 BEDROOM    | 4.10*3.55 sq. m. |
| 3 BATH       | 2.10*1.70 sq. m. |
| 4 STORE      | 2.40*1.90 sq. m. |
| 5 BATH       | 2.10*1.70 sq. m. |
| 6 KITCHEN    | 3.60*1.90 sq. m. |
| 7 BALCONY    | 7.10*2.65 sq. m. |

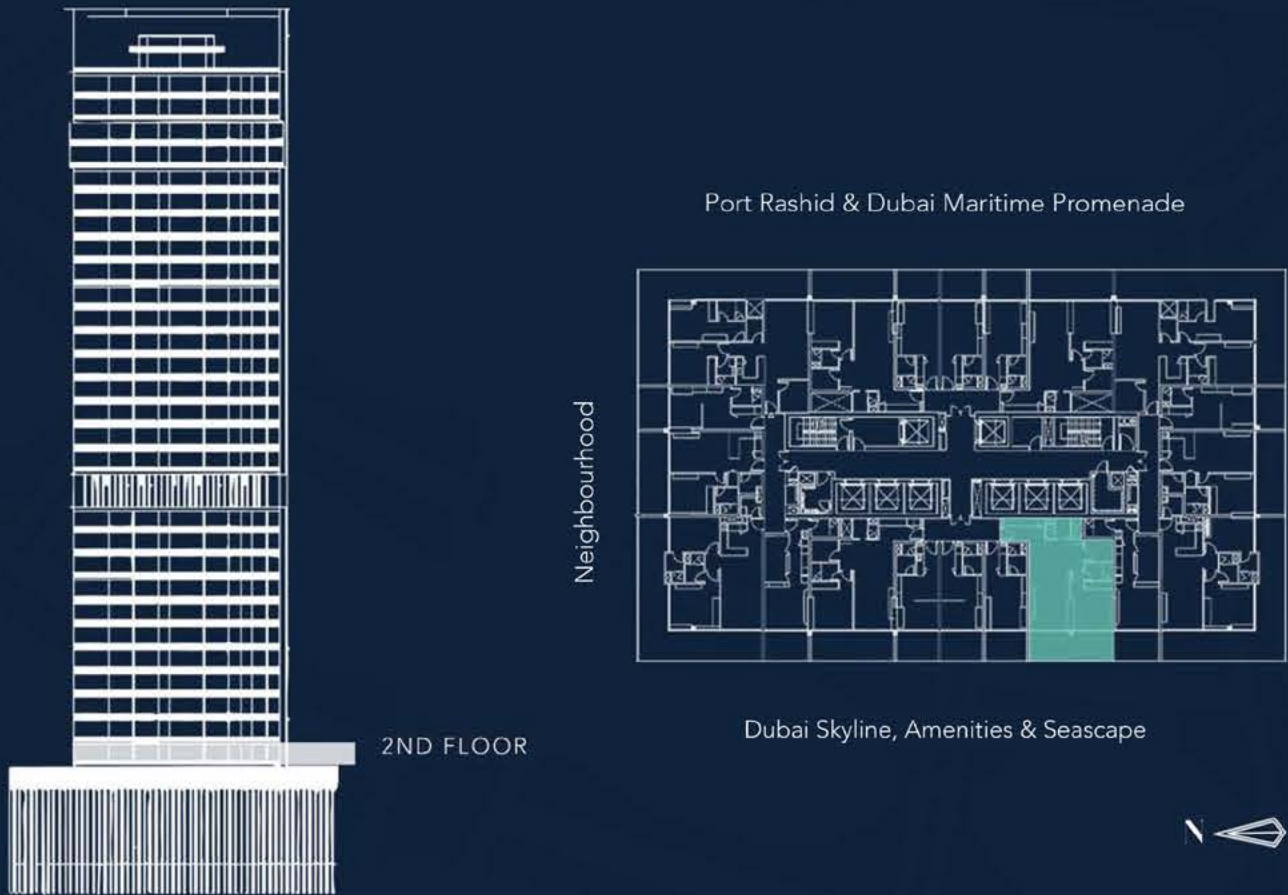




# 2ND FLOOR | B L O C K - B | 2 - 10 | 1 BR

|              |                |
|--------------|----------------|
| Suite Area   | 736.35 sq. ft. |
| Balcony Area | 208.92 sq. ft. |
| Total Area   | 945.28 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 7.60*3.37 sq. m. |
| 2 BEDROOM    | 4.10*3.38 sq. m. |
| 3 BATH       | 2.40*1.50 sq. m. |
| 4 STORE      | 2.40*1.90 sq. m. |
| 5 BATH       | 2.10*1.70 sq. m. |
| 6 KITCHEN    | 3.60*1.90 sq. m. |
| 7 BALCONY    | 7.10*2.65 sq. m. |

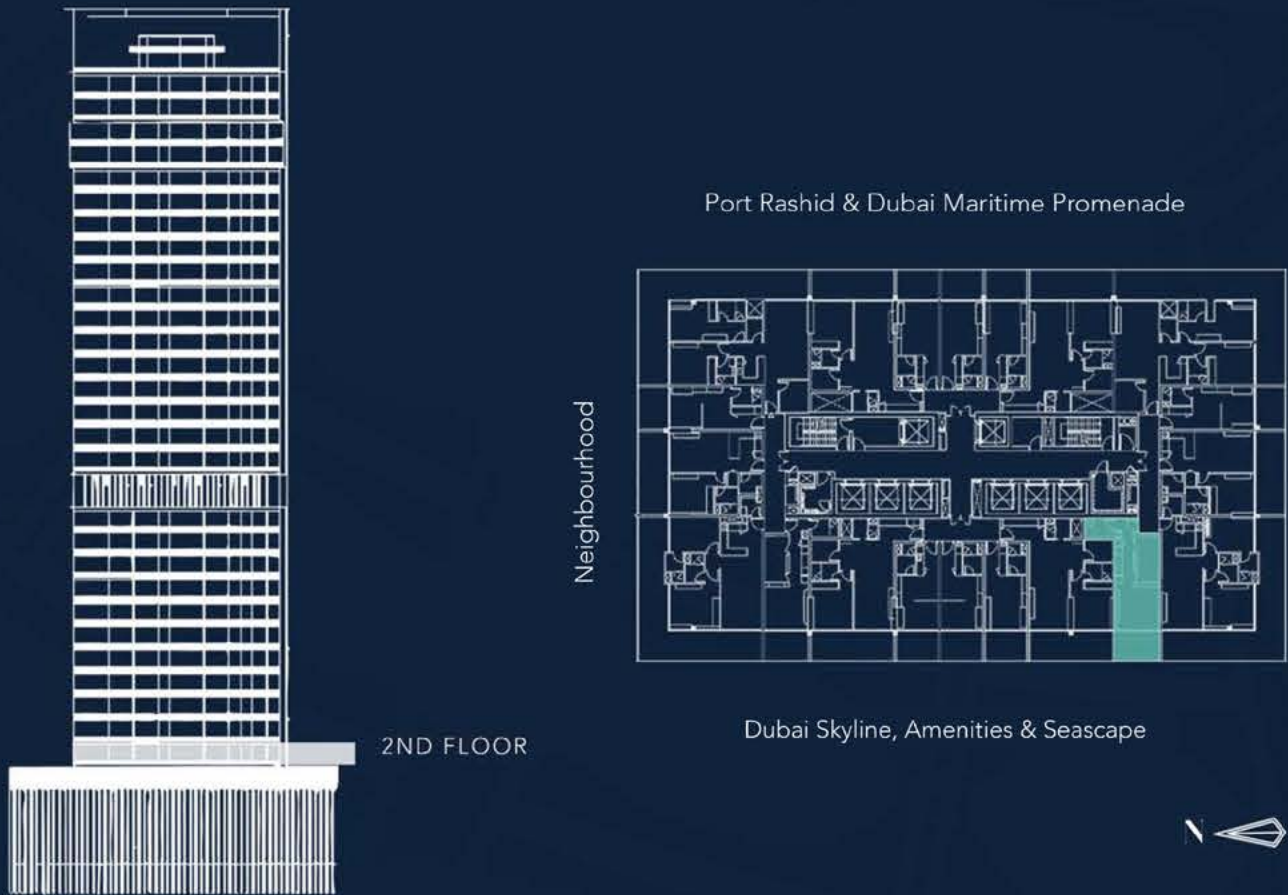




# 2ND FLOOR | BLOCK - A | 2 - 11 | ST

|              |                |
|--------------|----------------|
| Suite Area   | 437.33 sq. ft. |
| Balcony Area | 115.17 sq. ft. |
| Total Area   | 552.51 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGROOM | 3.80*3.78 sq. m. |
| 2 BEDROOM    | 4.35*2.15 sq. m. |
| 3 KITCHEN    | 3.78*1.62 sq. m. |
| 4 BATH       | 2.40*1.60 sq. m. |
| 5 BALCONY    | 3.80*2.65 sq. m. |

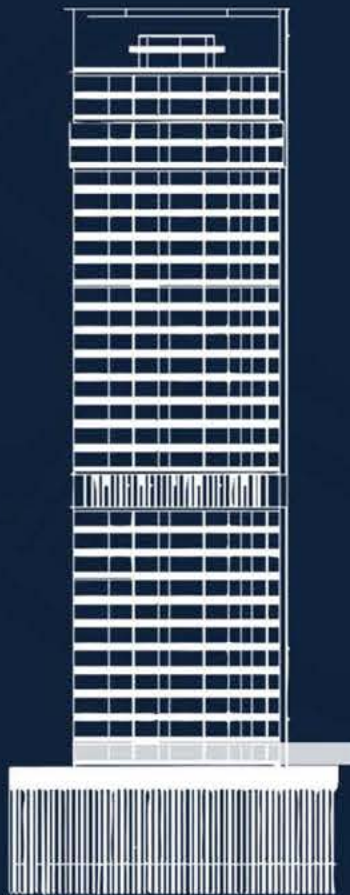




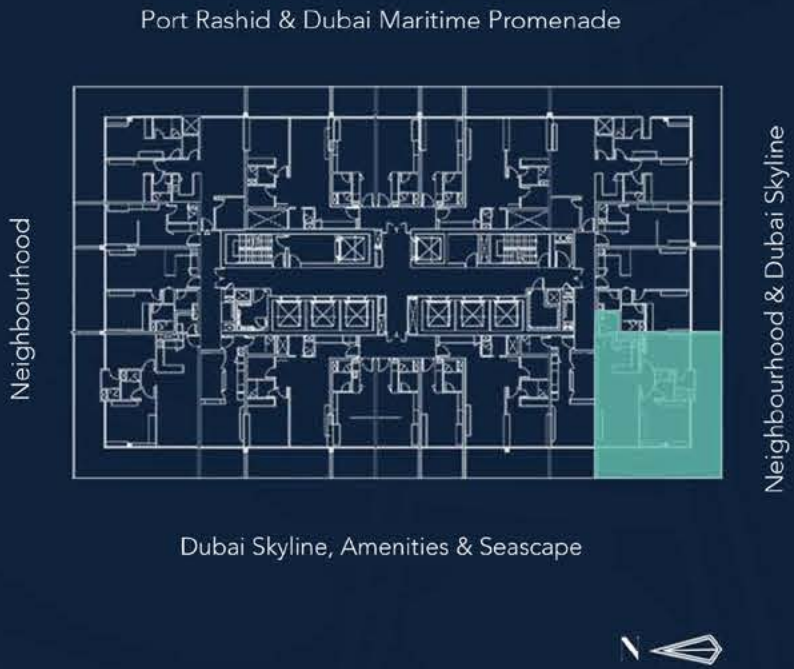
2ND FLOOR | B L O C K - A | 2 - 12 | 2 BR

|              |                 |
|--------------|-----------------|
| Suite Area   | 876.72 sq. ft.  |
| Balcony Area | 584.80 sq. ft.  |
| Total Area   | 1461.52 sq. ft. |

|              |                   |
|--------------|-------------------|
| 1 LIVINGROOM | 6.35*3.55 sq. m.  |
| 2 BEDROOM    | 4.30*3.60 sq. m.  |
| 3 BATH       | 2.50*1.60 sq. m.  |
| 4 BEDROOM    | 4.30*3.00 sq. m.  |
| 5 BATH       | 2.50*1.60 sq. m.  |
| 6 KITCHEN    | 2.70*2.25 sq. m.  |
| 7 POWDER     | 1.80*1.70 sq. m.  |
| 8 BALCONY    | 12.35*2.65 sq. m. |
| 9 BALCONY    | 8.00*2.65 sq. m.  |



2ND FLOOR

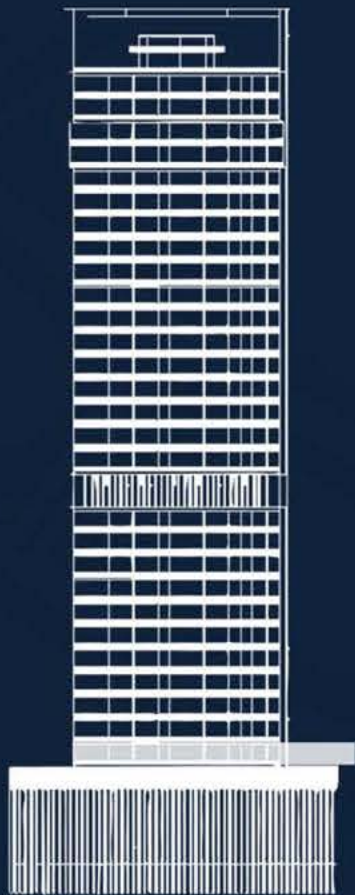




# 2ND FLOOR | B L O C K - A | 2 - 13 | 1 BR

|              |                |
|--------------|----------------|
| Suite Area   | 586.95 sq. ft. |
| Balcony Area | 206.02 sq. ft. |
| Total Area   | 792.97 sq. ft. |

|              |                   |
|--------------|-------------------|
| 1 LIVINGROOM | 5.15*3.50 sq. m.  |
| 2 BEDROOM    | 3.83*3.50 sq. m.  |
| 3 BATH       | 2.30*2.02 sq. m.  |
| 4 POWDER     | 1.90*1.70 sq. m.  |
| 5 W.M.       | 1.10*0.90 sq. m.  |
| 6 KITCHEN    | 2.480*2.30 sq. m. |
| 7 BALCONY    | 7.05*2.50 sq. m.  |



2ND FLOOR



Neighbourhood & Dubai Skyline



FLOOR PLANS:  
1. All dimensions are provided in both imperial and metric units and measured from finish to finish, excluding construction tolerances.  
2. All materials, dimensions, and drawings are approximate.  
3. Information is subject to change without notice at the developer's absolute discretion.  
4. Actual areas may vary from the stated areas.  
5. Drawings are not to scale.

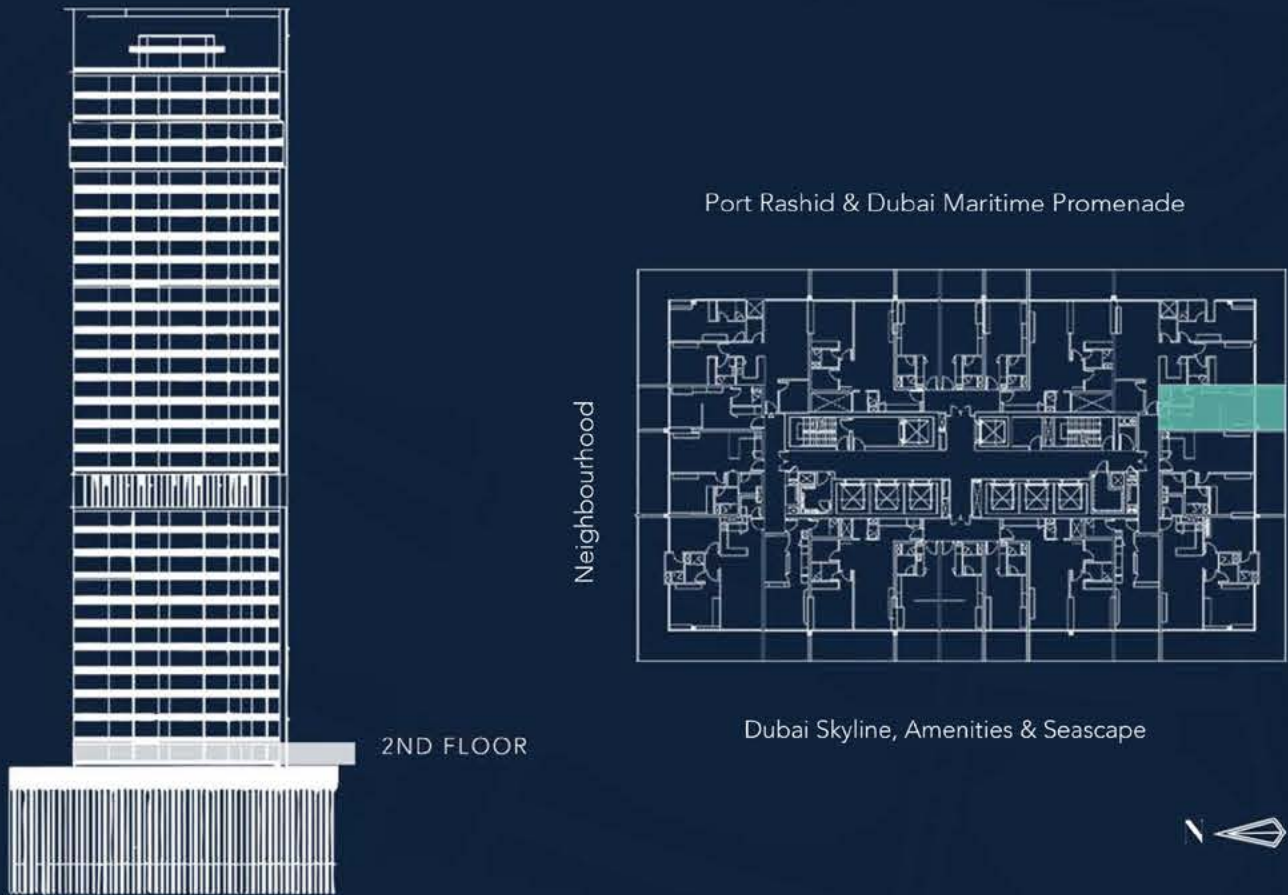
.All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever



# 2ND FLOOR | B L O C K - A | 2 - 14 | S T

|              |                |
|--------------|----------------|
| Suite Area   | 323.13 sq. ft. |
| Balcony Area | 105.91 sq. ft. |
| Total Area   | 429.04 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 5.30*3.60 sq. m. |
| 2 KITCHEN    | 2.65*1.90 sq. m. |
| 3 BATH       | 2.55*1.60 sq. m. |
| 4 BALCONY    | 3.60*2.60 sq. m. |

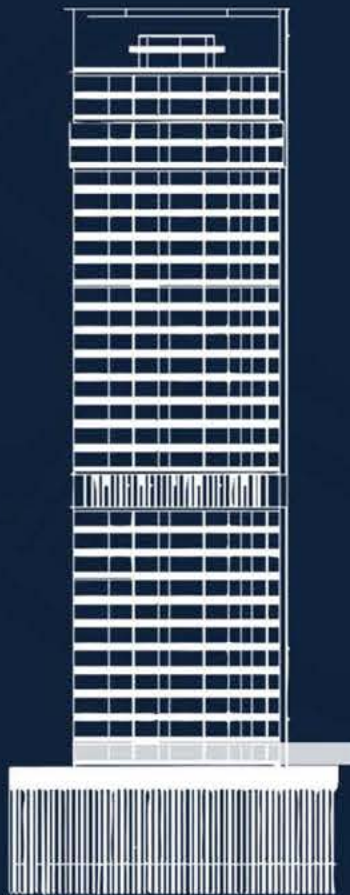




# 2ND FLOOR | BLOCK - A | 2 - 15 | 2 BR

|              |                 |
|--------------|-----------------|
| Suite Area   | 1024.29 sq. ft. |
| Balcony Area | 630.33 sq. ft.  |
| Total Area   | 1654.62 sq. ft. |

|              |                   |
|--------------|-------------------|
| 1 LIVINGROOM | 7.00*3.80 sq. m.  |
| 2 BEDROOM    | 4.05*3.60 sq. m.  |
| 3 BATH       | 2.40*1.65 sq. m.  |
| 4 BEDROOM    | 3.95*3.60 sq. m.  |
| 5 BATH       | 2.35*1.60 sq. m.  |
| 6 POWDER     | 2.00*1.40 sq. m.  |
| 7 STORE      | 2.30*2.30 sq. m.  |
| 8 KITCHEN    | 2.50*2.40 sq. m.  |
| 9 BALCONY    | 7.52*2.60 sq. m.  |
| 10 BALCONY   | 14.60*2.60 sq. m. |



2ND FLOOR



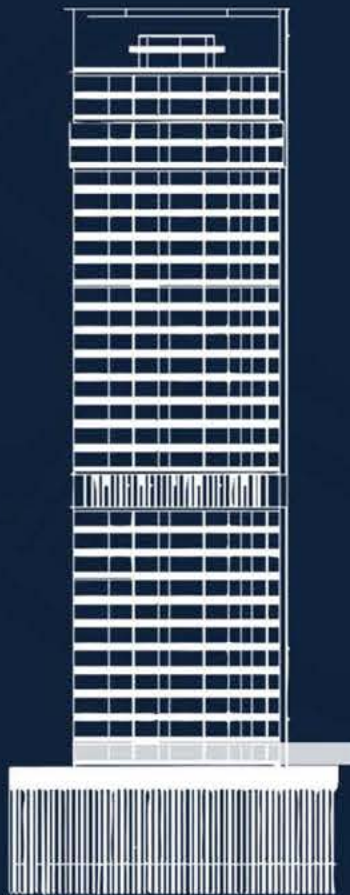
FLOOR PLANS:  
1. All dimensions are provided in both imperial and metric units and measured from finish to finish, excluding construction tolerances.  
2. All materials, dimensions, and drawings are approximate.  
3. Information is subject to change without notice at the developer's absolute discretion.  
4. Actual areas may vary from the stated areas.  
5. Drawings are not to scale.



# 2ND FLOOR | B L O C K - D | 2 - 16 | 1 BR

|              |                |
|--------------|----------------|
| Suite Area   | 759.71 sq. ft. |
| Balcony Area | 209.03 sq. ft. |
| Total Area   | 968.75 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGROOM | 7.60*3.37 sq. m. |
| 2 BEDROOM    | 4.10*3.30 sq. m. |
| 3 BATH       | 2.40*1.50 sq. m. |
| 4 STORE      | 2.40*1.90 sq. m. |
| 5 BATH       | 2.10*1.70 sq. m. |
| 6 KITCHEN    | 3.60*1.90 sq. m. |
| 7 BALCONY    | 7.10*2.65 sq. m. |



2ND FLOOR



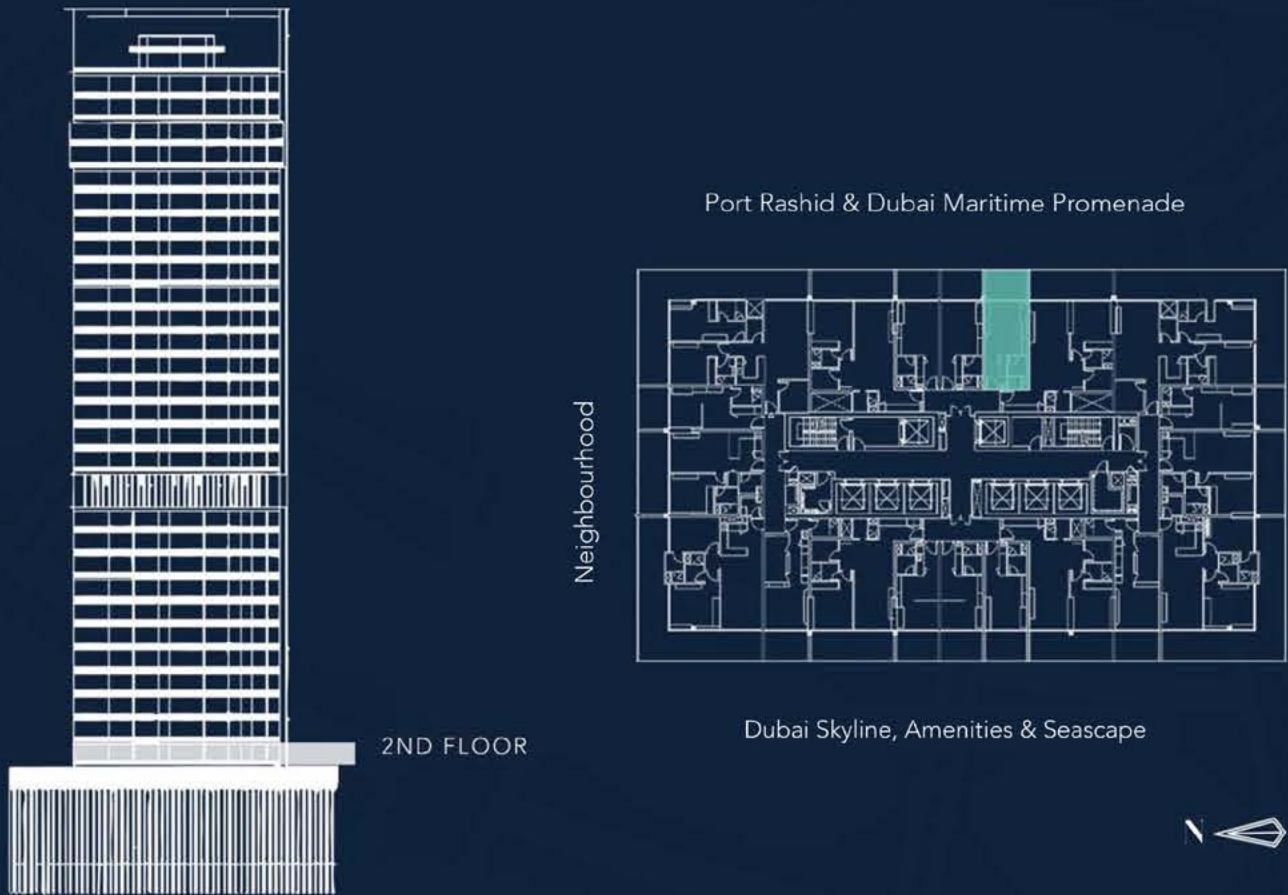
FLOOR PLANS:  
1. All dimensions are provided in both imperial and metric units and measured from finish to finish, excluding construction tolerances.  
2. All materials, dimensions, and drawings are approximate.  
3. Information is subject to change without notice at the developer's absolute discretion.  
4. Actual areas may vary from the stated areas.  
5. Drawings are not to scale.



# 2ND FLOOR | BLOCK - D | 2 - 17 | ST

|              |                |
|--------------|----------------|
| Suite Area   | 300.31 sq. ft. |
| Balcony Area | 109.46 sq. ft. |
| Total Area   | 409.78 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 4.65*3.60 sq. m. |
| 2 KITCHEN    | 2.45*1.85 sq. m. |
| 3 BATH       | 2.65*1.65 sq. m. |
| 4 BALCONY    | 3.60*2.65 sq. m. |

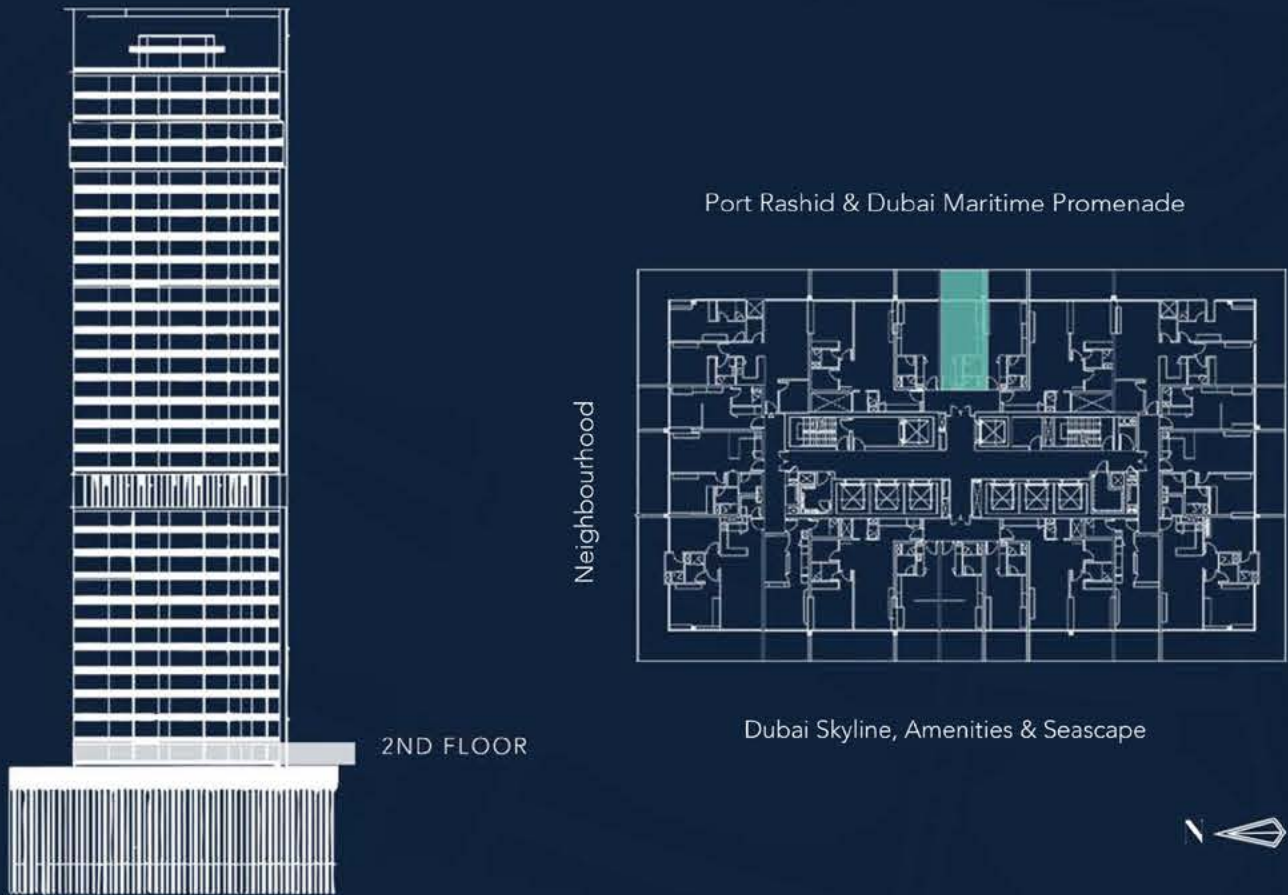




# 2ND FLOOR | B L O C K - D | 2 - 18 | S T

|              |                |
|--------------|----------------|
| Suite Area   | 300.31 sq. ft. |
| Balcony Area | 109.46 sq. ft. |
| Total Area   | 409.78 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 4.65*3.60 sq. m. |
| 2 KITCHEN    | 2.45*1.85 sq. m. |
| 3 BATH       | 2.65*1.65 sq. m. |
| 4 BALCONY    | 3.60*2.65 sq. m. |

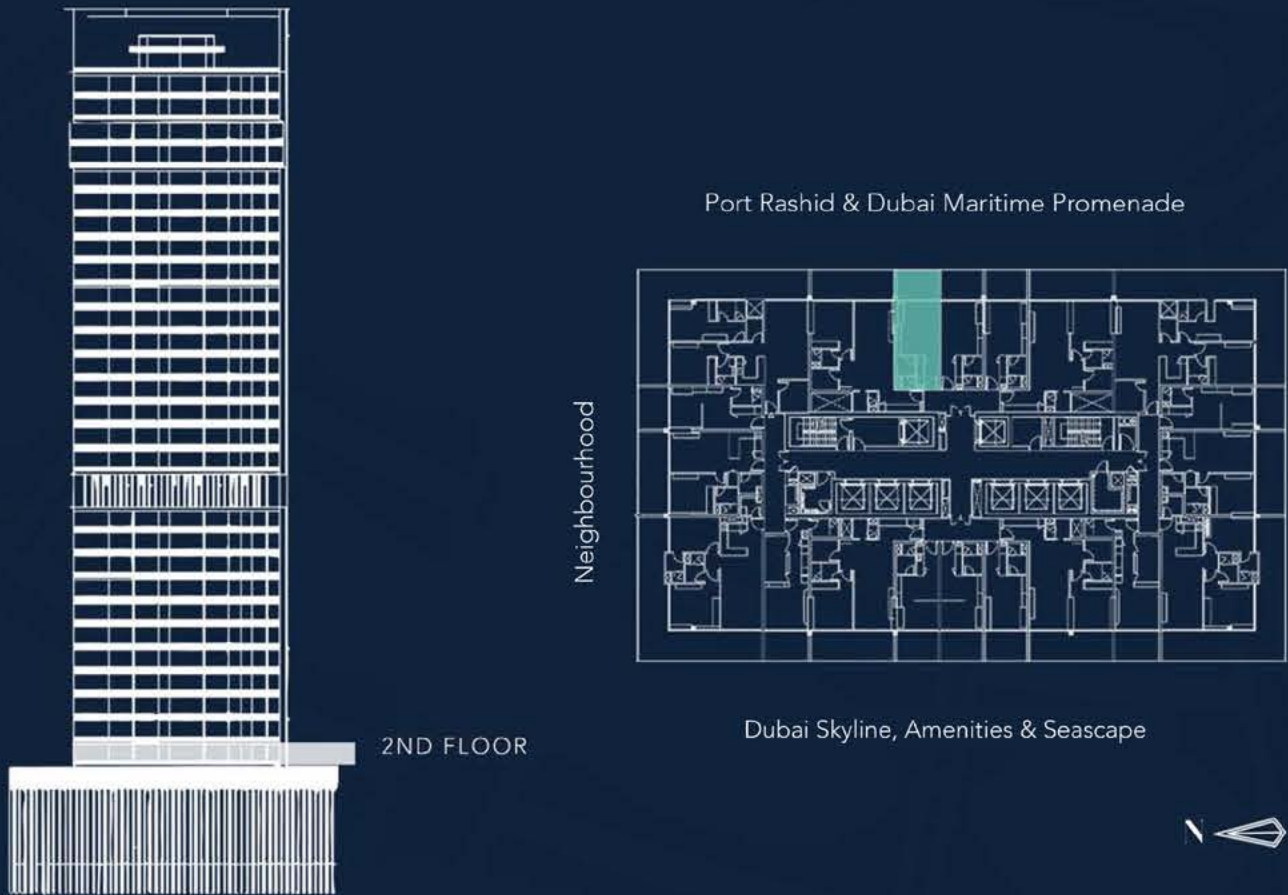




# 2ND FLOOR | BLOCK - D | 2 - 19 | ST

|              |                |
|--------------|----------------|
| Suite Area   | 300.31 sq. ft. |
| Balcony Area | 109.46 sq. ft. |
| Total Area   | 409.78 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGAREA | 4.65*3.60 sq. m. |
| 2 KITCHEN    | 2.45*1.85 sq. m. |
| 3 BATH       | 2.65*1.65 sq. m. |
| 4 BALCONY    | 3.60*2.65 sq. m. |

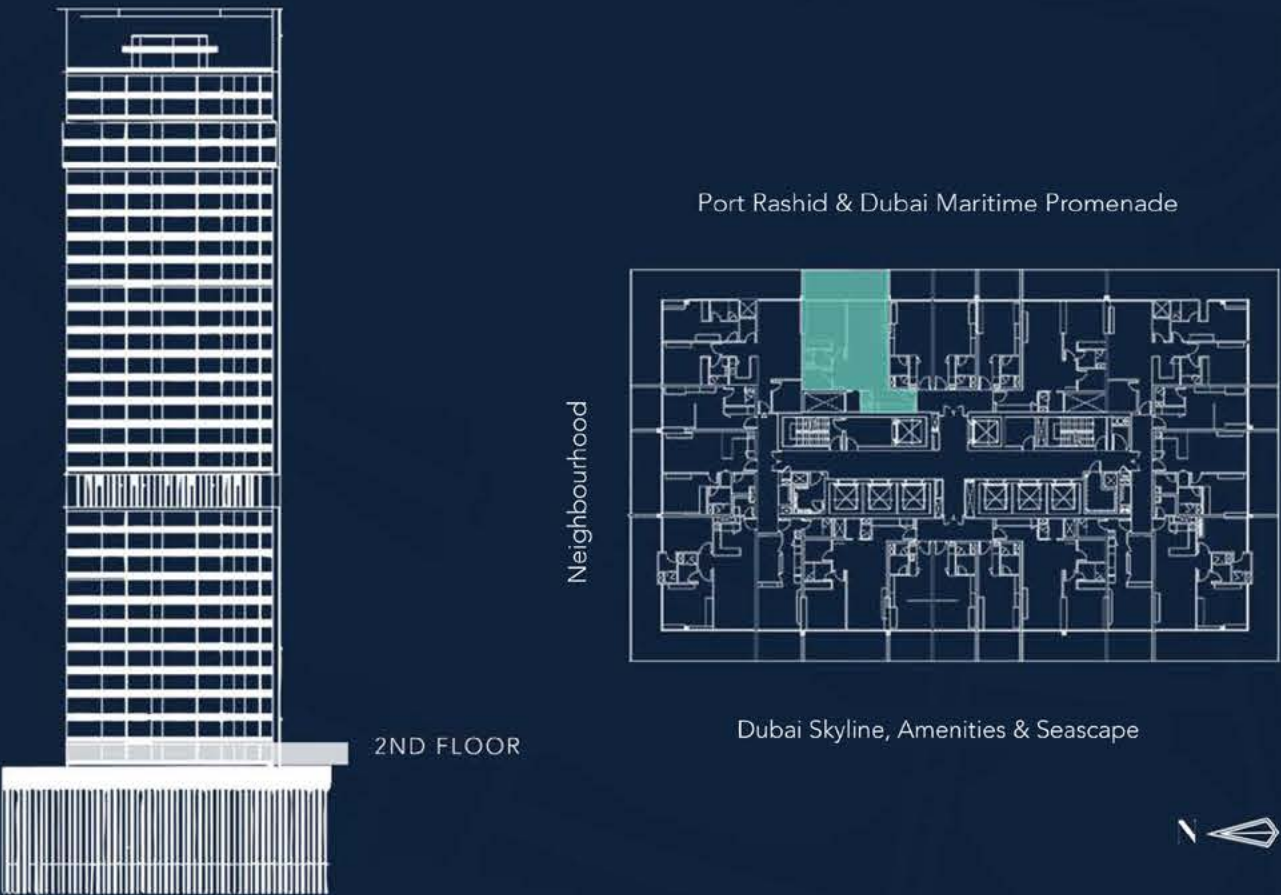




# 2ND FLOOR | B L O C K - D | 2 - 20 | 1 BR

|              |                |
|--------------|----------------|
| Suite Area   | 759.50 sq. ft. |
| Balcony Area | 209.25 sq. ft. |
| Total Area   | 968.75 sq. ft. |

|              |                  |
|--------------|------------------|
| 1 LIVINGROOM | 7.65*3.38 sq. m. |
| 2 BEDROOM    | 4.05*3.63 sq. m. |
| 3 BATH       | 2.40*1.50 sq. m. |
| 4 STORE      | 2.40*1.90 sq. m. |
| 5 BATH       | 2.10*1.75 sq. m. |
| 6 KITCHEN    | 3.60*1.90 sq. m. |
| 7 BALCONY    | 7.10*2.65 sq. m. |





# 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                                       |





# 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  |







FRANCK MULLER  
**YACHTING**  
BY  
LONDON GATE



PRESENTED BY  
**OCTA**  
PROPERTIES