

FRANCK MULLER
VANGUARD
BY
LONDON GATE

VIEW ANALYSIS

THE ARTIST

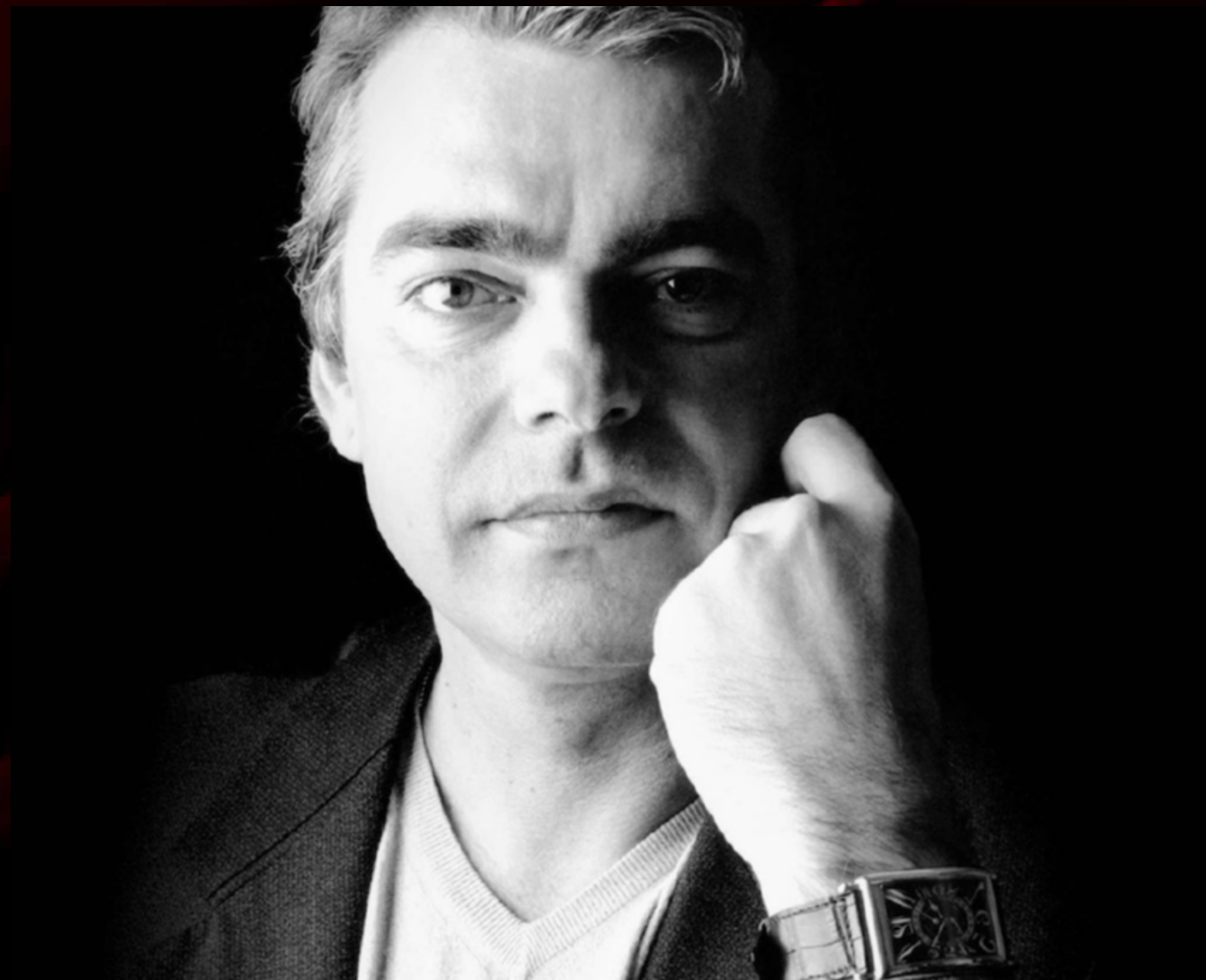
LONDON GATE

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.



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

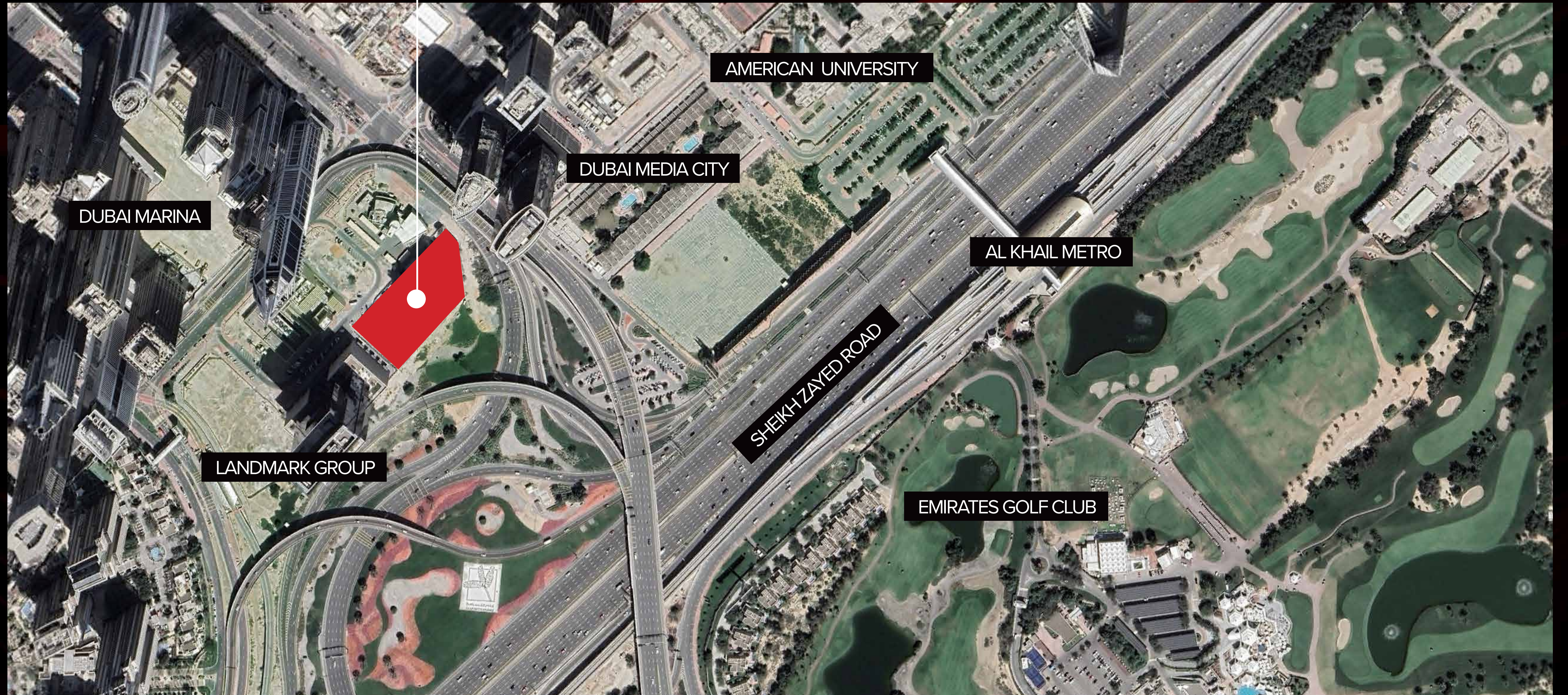
10 MIN
Mall of the Emirates

20 MIN
Dubai International Airport

22 MIN
Al Maktoum International Airport

SITE LOCATION

FRANCK MULLER
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DUBAI MARINA

PALM JUMEIRAH

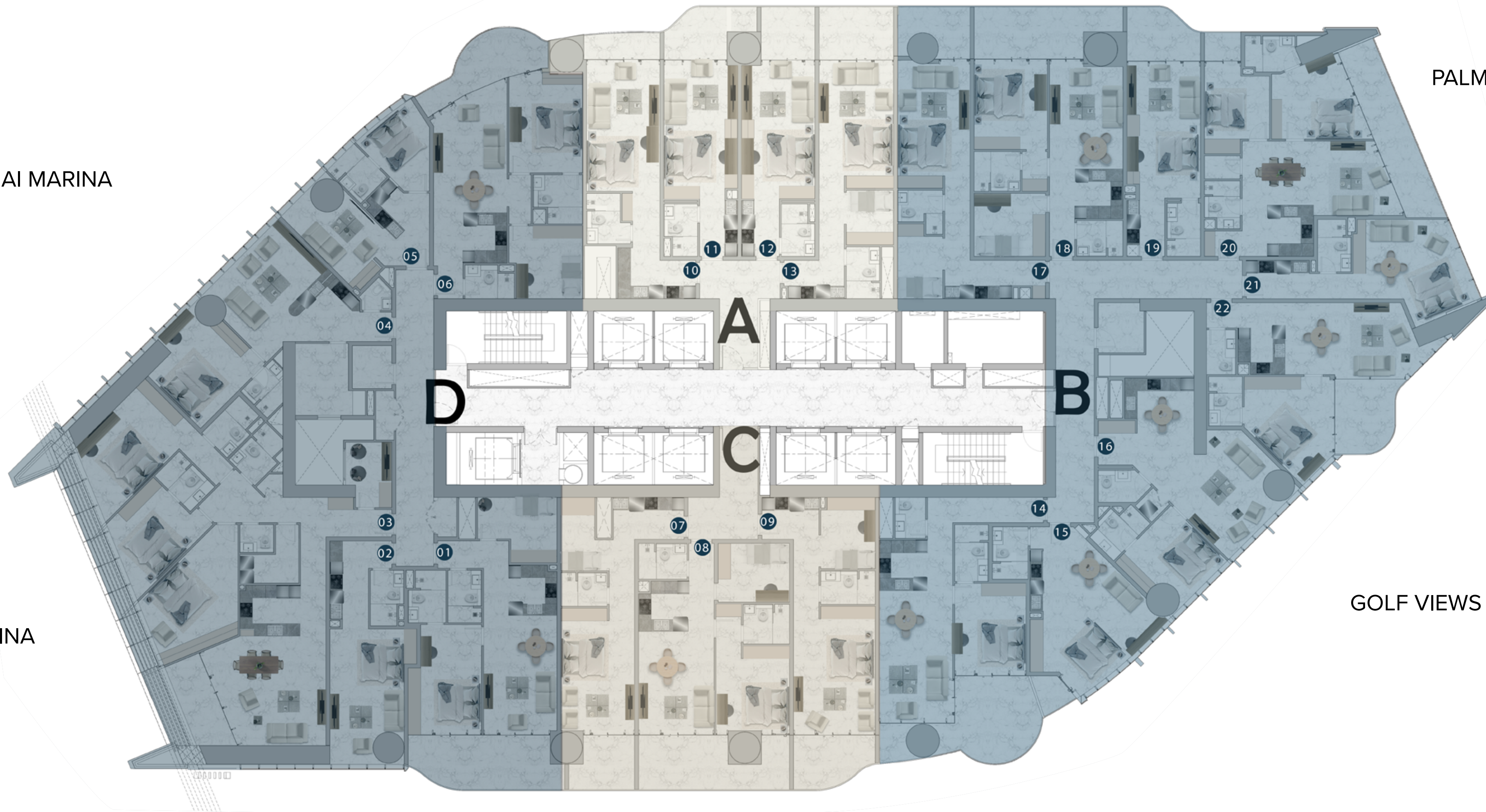
DUBAI MARINA

MEDIA CITY

DUBAI MARINA

GOLF VIEWS

GOLF VIEWS

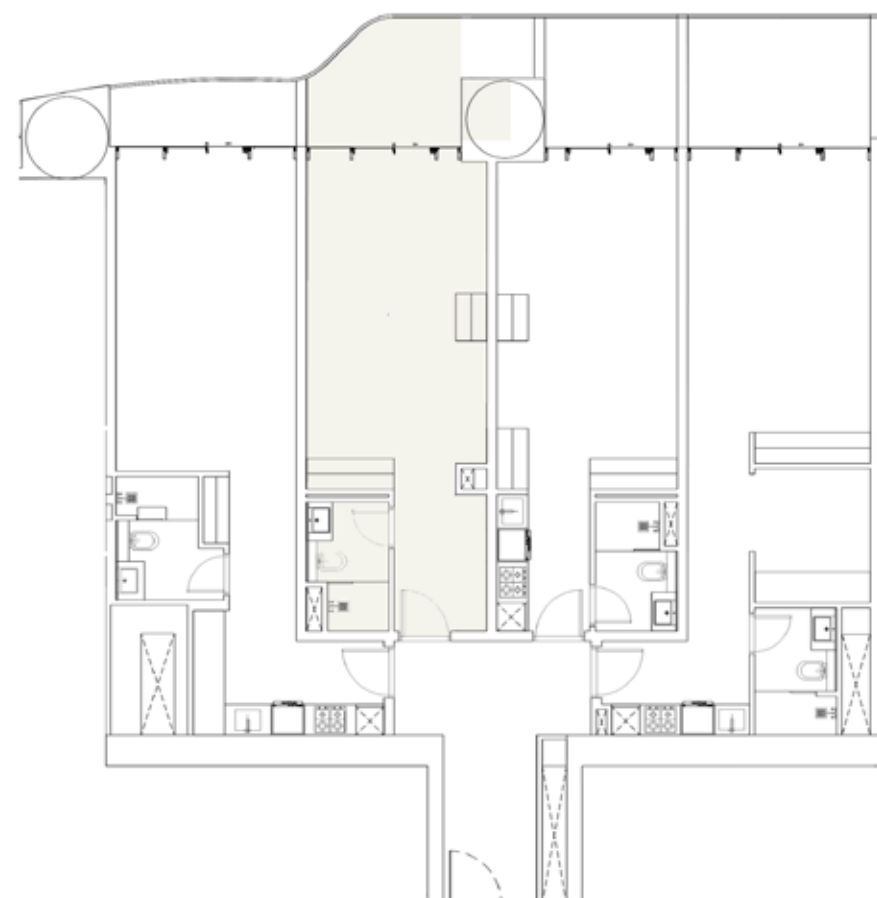
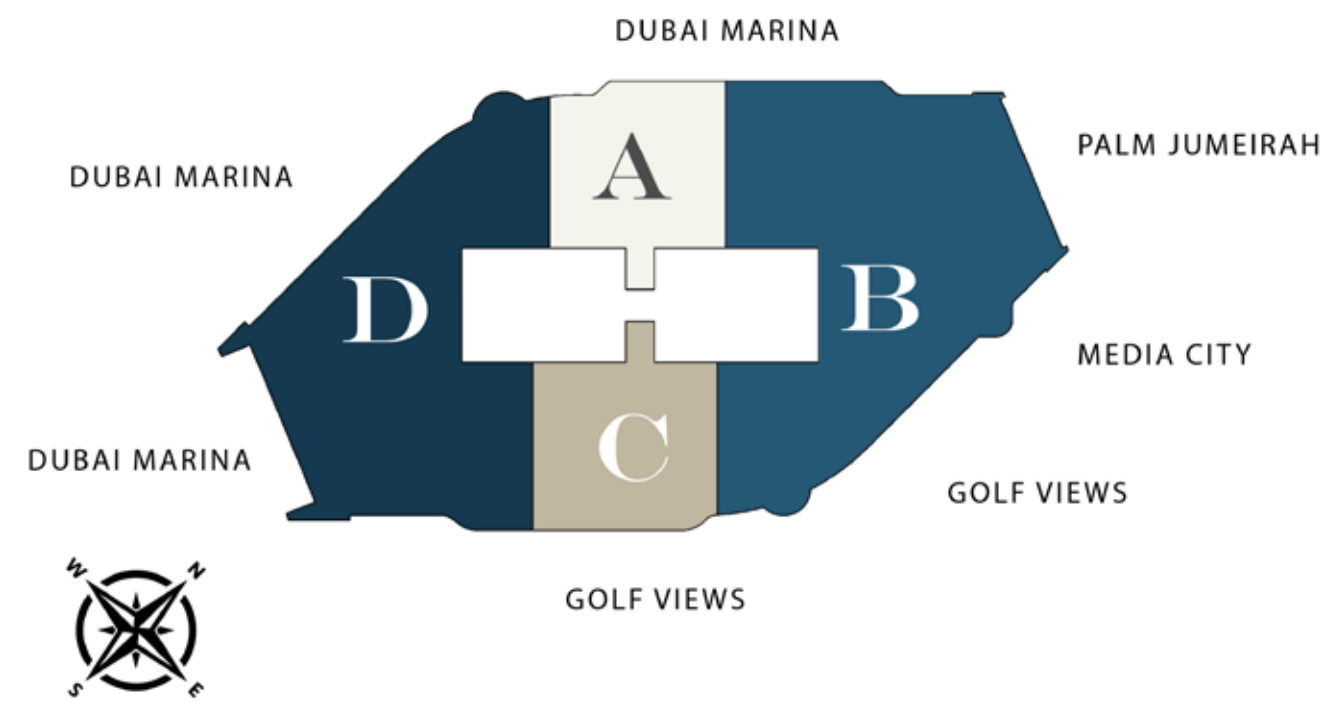


STUDIO

SUITE A-6-11

	SQ.M	SQ.FT
SUITE AREA	34.28 SQ.M	368.99 SQ.FT
BALCONY AREA	9.9 SQ.M	106.56 SQ.FT
TOTAL AREA	44.18 SQ.M	475.55 SQ.FT

KEY PLAN



1.LIVING AREA	6.63 X 3.50 SQM
2.BATH	2.50 X 1.60 SQM
3.KITCHEN	2.65 X 1.20 SQM
4.BALCONY	4.42 X 1.33 SQM

FLOOR PLANS

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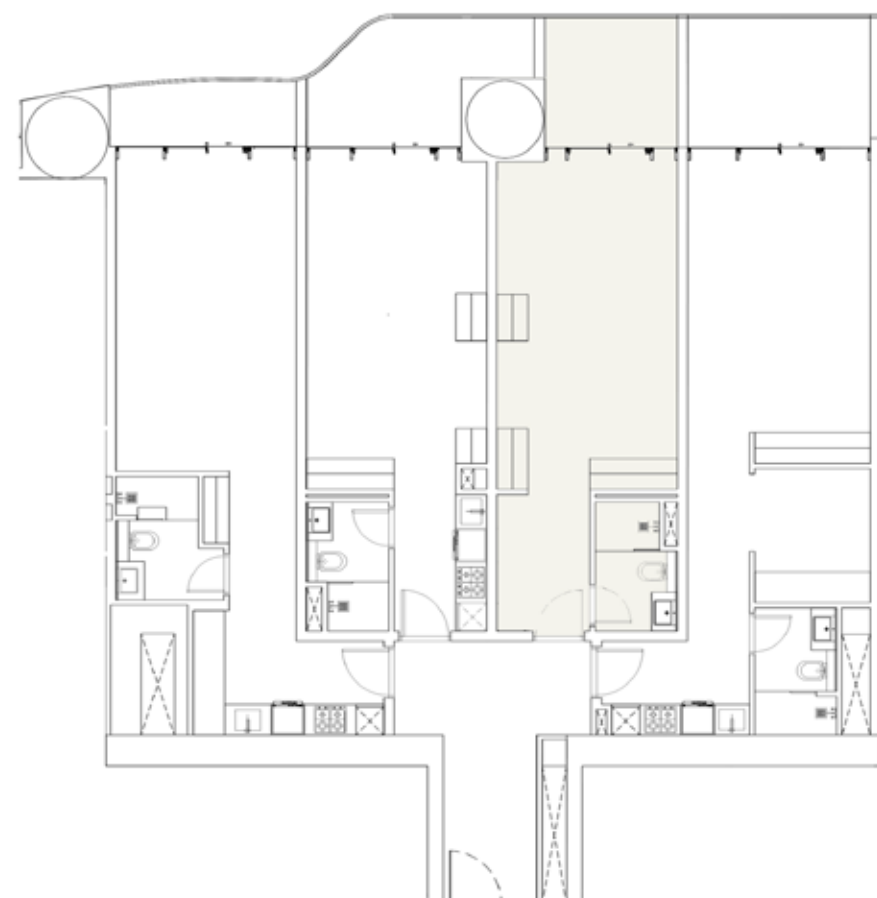
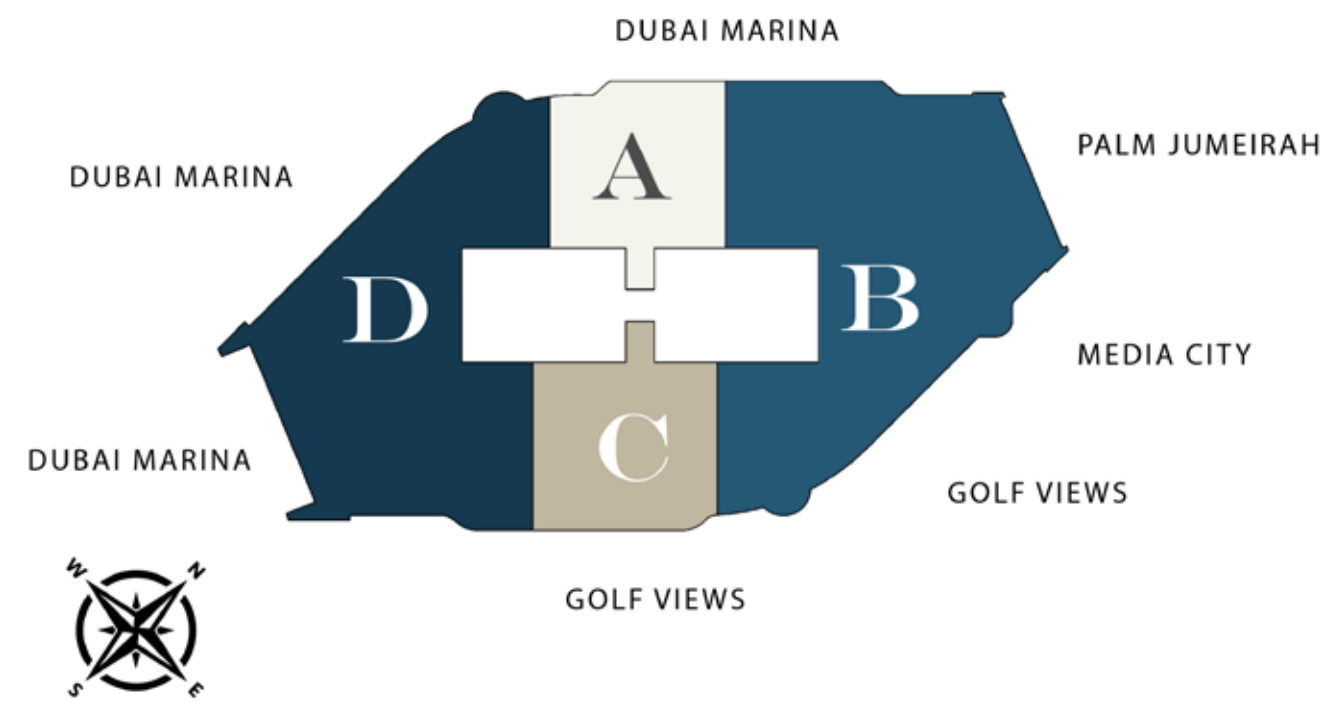


STUDIO

SUITE A-6-12

	SQ.M	SQ.FT
SUITE AREA	34.63 SQ.M	372.75 SQ.FT
BALCONY AREA	8.08 SQ.M	86.97 SQ.FT
TOTAL AREA	42.71 SQ.M	459.73 SQ.FT

KEY PLAN



1.LIVING AREA	6.61 X 3.50 SQM
2.BATH	2.50 X 1.60 SQM
3.KITCHEN	2.65 X 1.20 SQM
4.BALCONY	2.57 X 2.53 SQM

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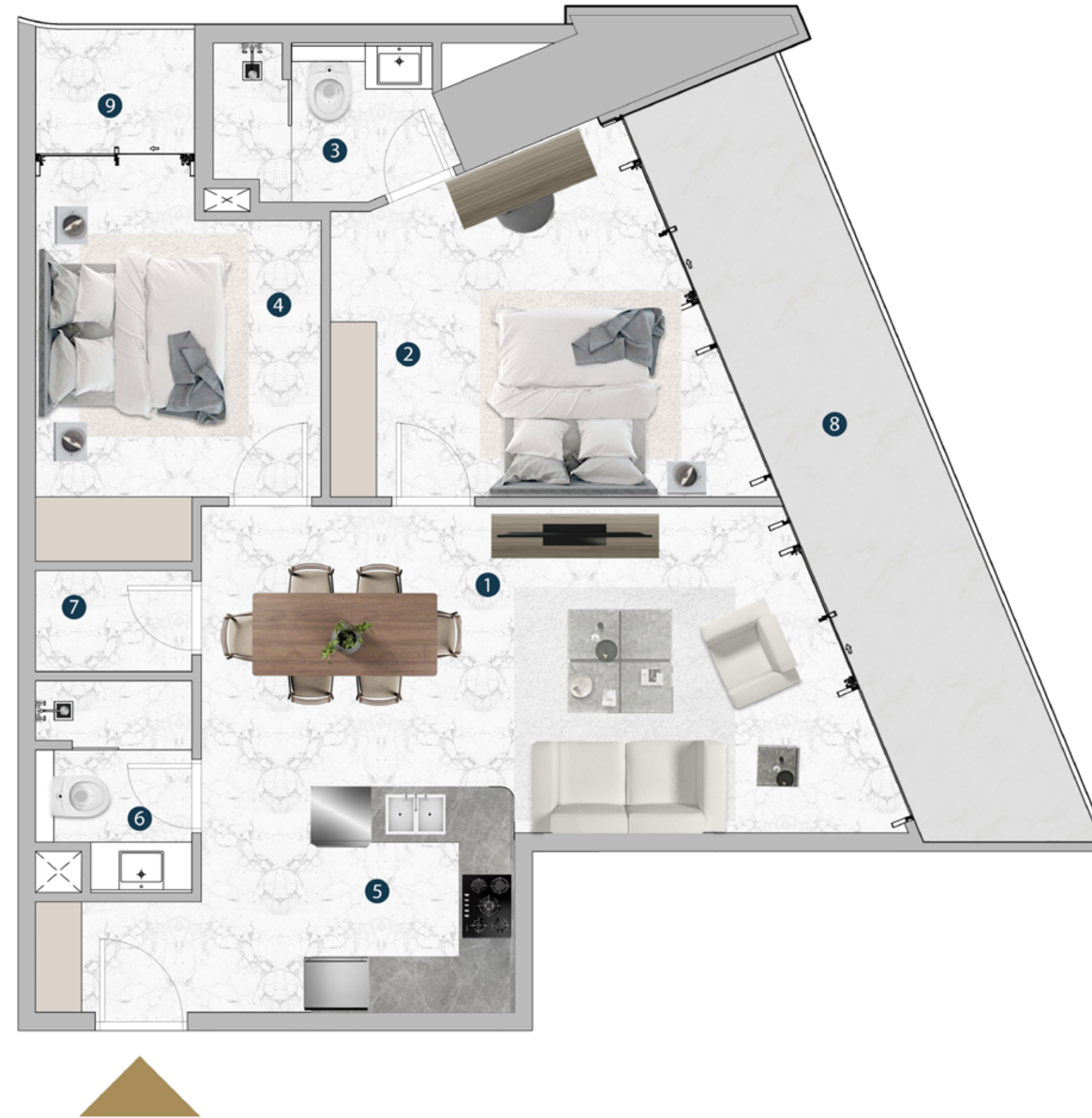
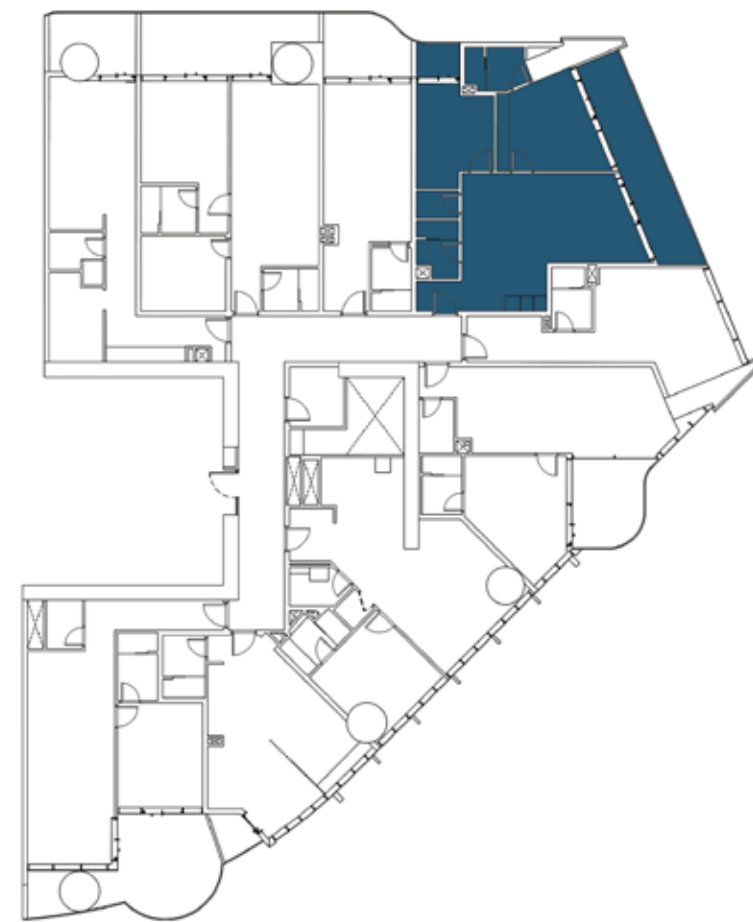
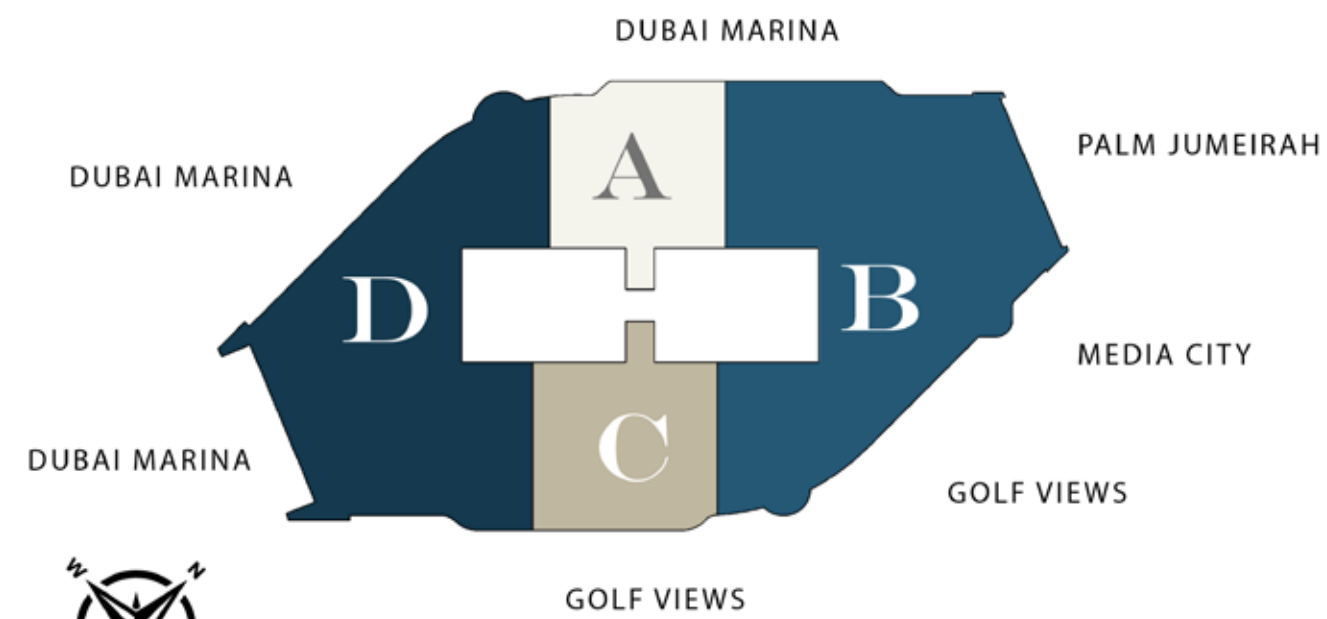


2 BEDROOM PLUS

SUITE B-6-20

	SQ.M	SQ.FT
SUITE AREA	76.82 SQ.M	826.88 SQ.FT
BALCONY AREA	19.86 SQ.M	213.77 SQ.FT
TOTAL AREA	96.68 SQ.M	1040.65 SQ.FT

KEY PLAN



1.LIVING/DINING	7.68 X 3.80 SQM
2.MASTER BEDROOM	4.44 X 4.33 SQM
3.ENSUITE BATH	2.70 X 1.73 SQM
4.BEDROOM	4.40 X 3.10 SQM
5.KITCHEN	2.45 X 2.20 SQM
6.BATH	1.75 X 1.70 SQM
7.S/ROOM	1.70 X 1.10 SQM
8.BALCONY	8.52 X 1.80 SQM
9.BALCONY	1.73 X 1.35 SQM

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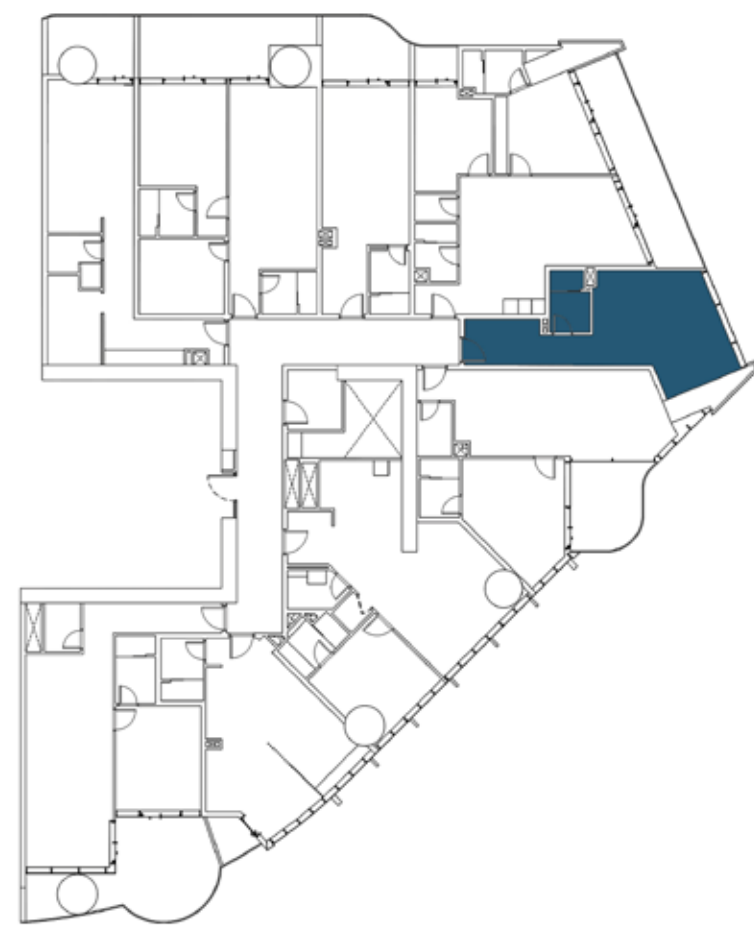
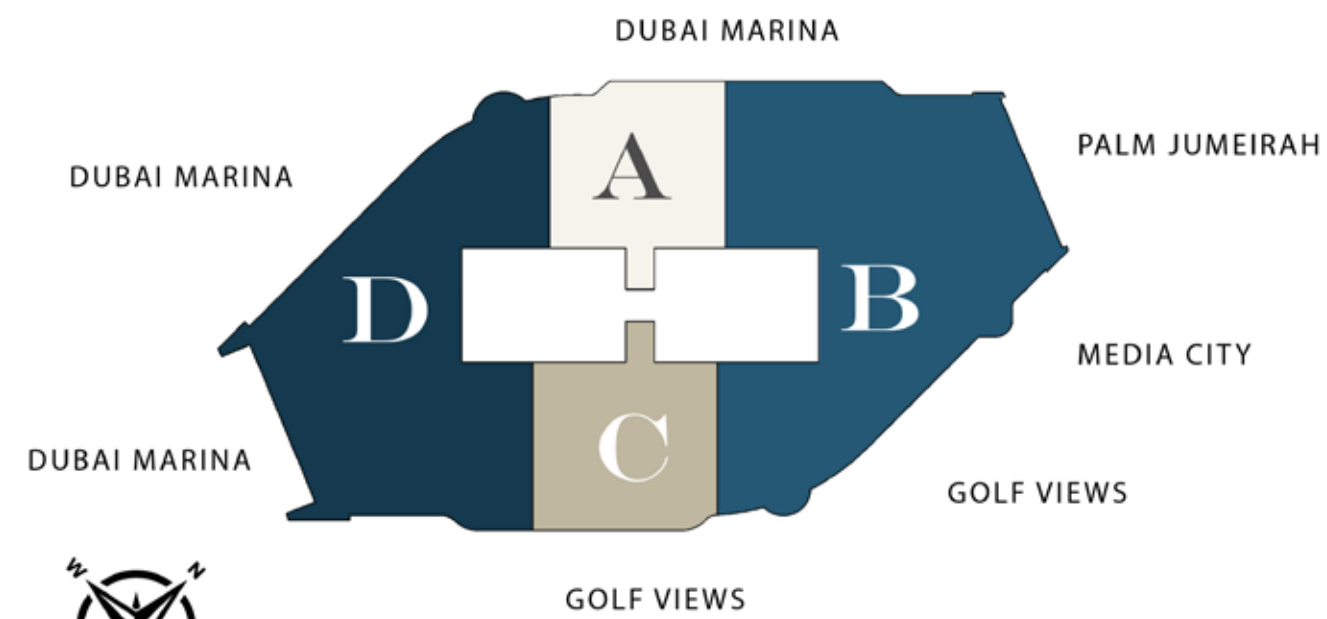


STUDIO

SUITE B-6-21

	SQ.M	SQ.FT
SUITE AREA	38.5 SQ.M	414.41 SQ.FT
BALCONY AREA	0.00 SQ.M	0.00 SQ.FT
TOTAL AREA	38.5 SQ.M	414.41 SQ.FT

KEY PLAN



1.LIVING AREA	4.56 X 4.15 SQM
2.BATH	2.48 X 1.60 SQM
3.KITCHEN	3.00 X 1.82 SQM

FLOOR PLANS

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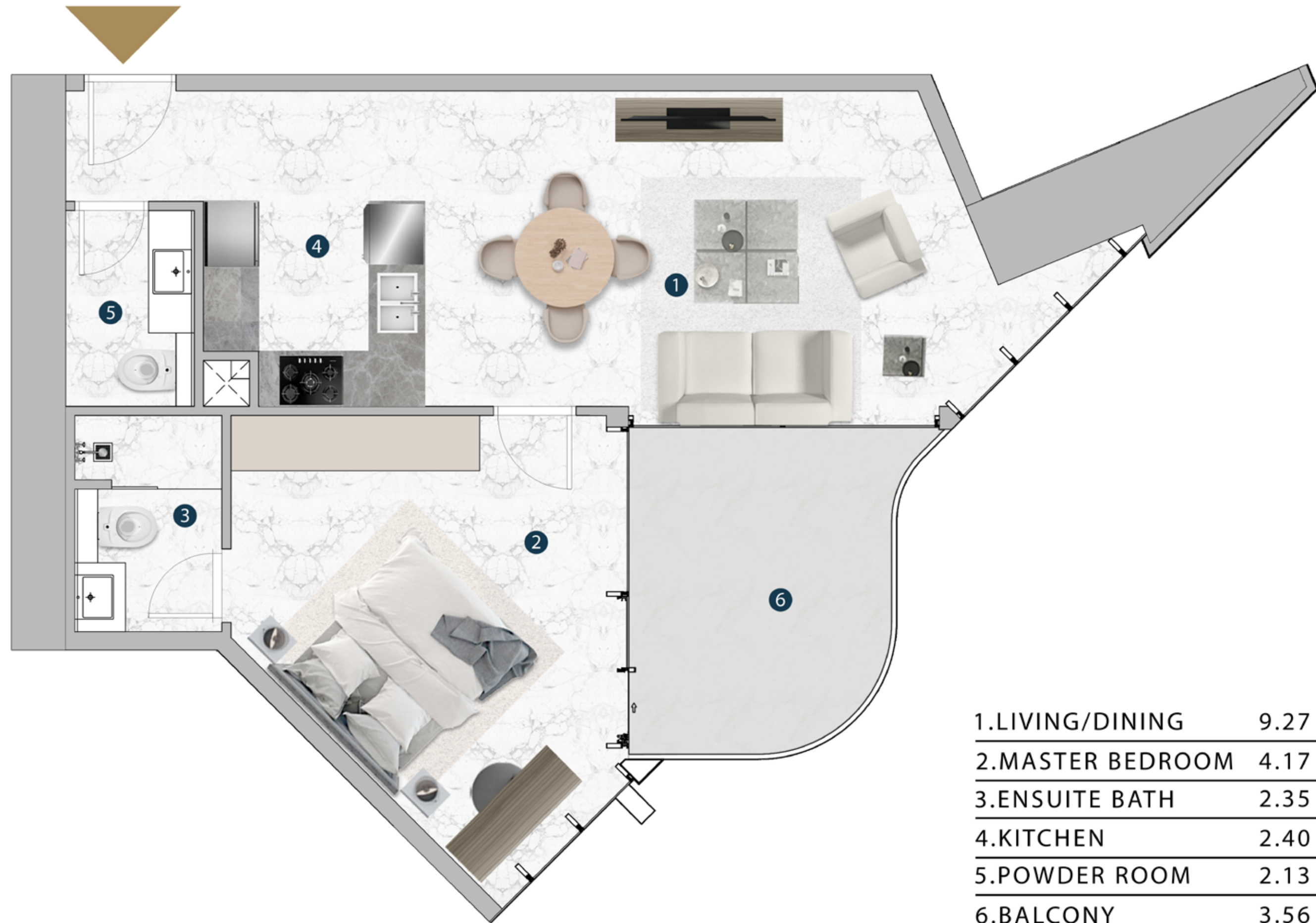
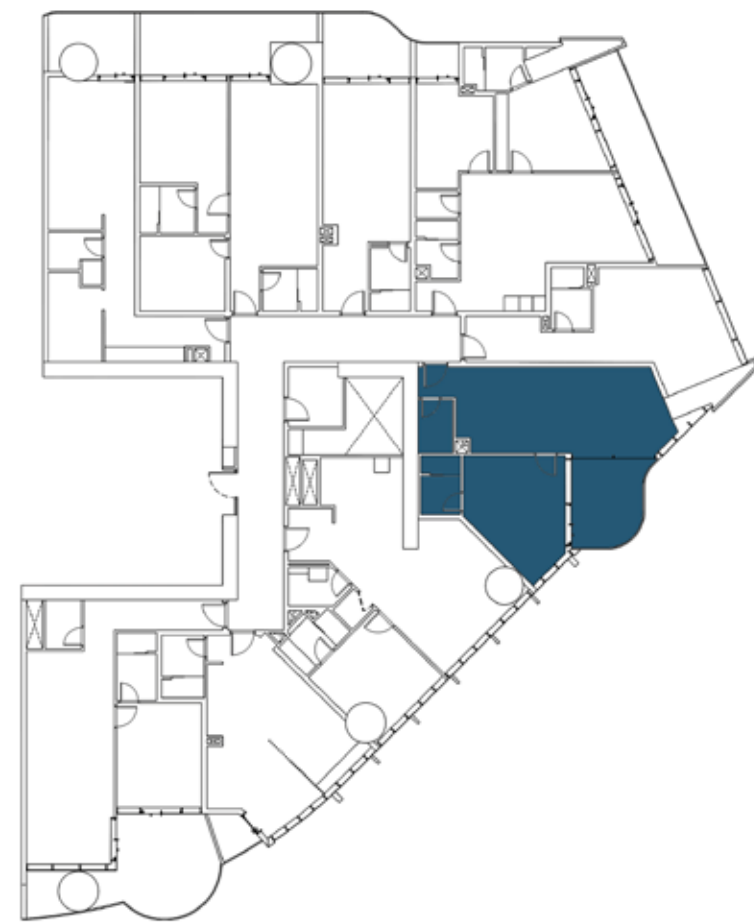
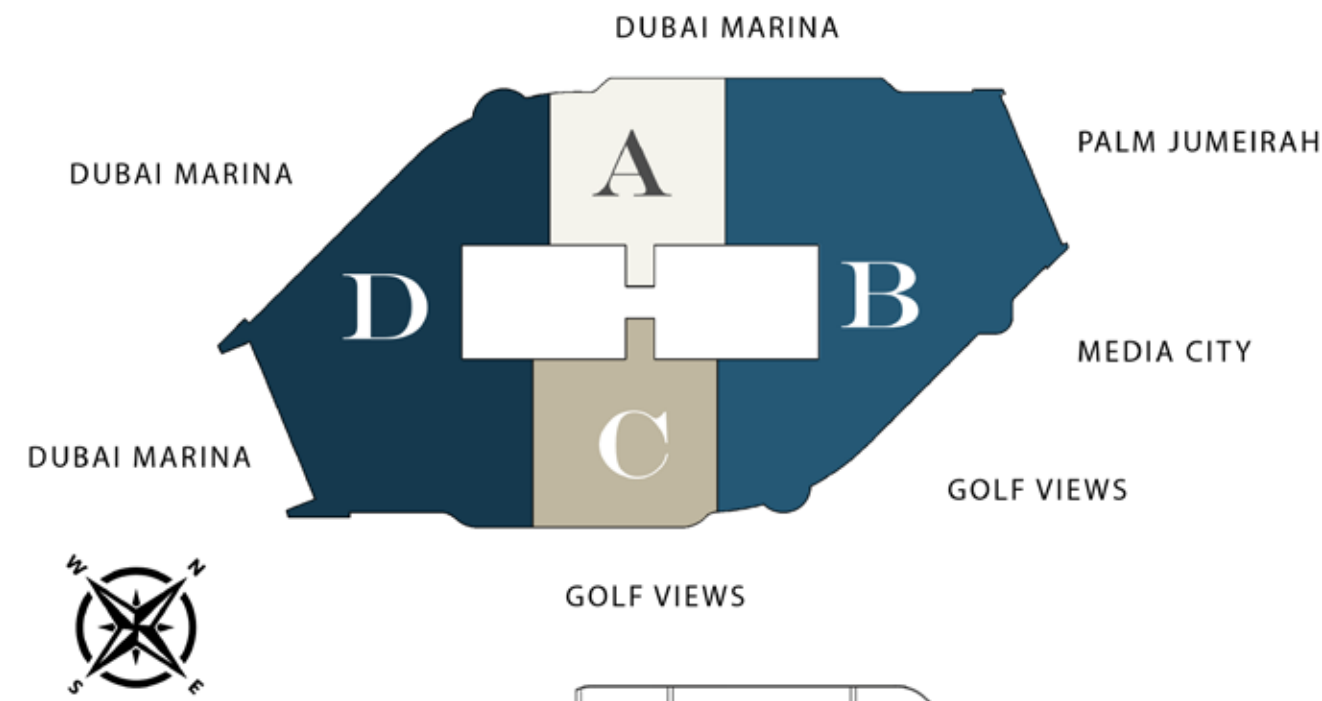
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1 BEDROOM

SUITE B-6-22

	SQ.M	SQ.FT
SUITE AREA	62.24 SQ.M	669.95 SQ. FT
BALCONY AREA	10.15 SQ.M	109.25 SQ. FT
TOTAL AREA	72.39 SQ.M	779.20 SQ. FT

KEY PLAN



1.LIVING/DINING	9.27 X 3.43 SQM
2.MASTER BEDROOM	4.17 X 2.42 SQM
3.ENSUITE BATH	2.35 X 1.60 SQM
4.KITCHEN	2.40 X 2.23 SQM
5.POWDER ROOM	2.13 X 1.40 SQM
6.BALCONY	3.56 X 3.38 SQM

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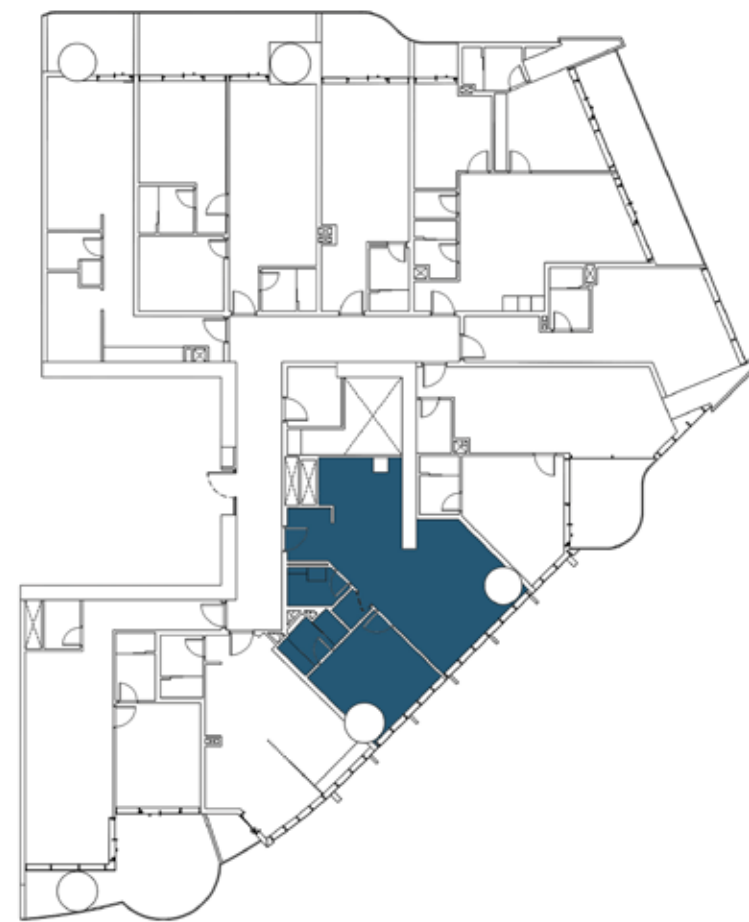
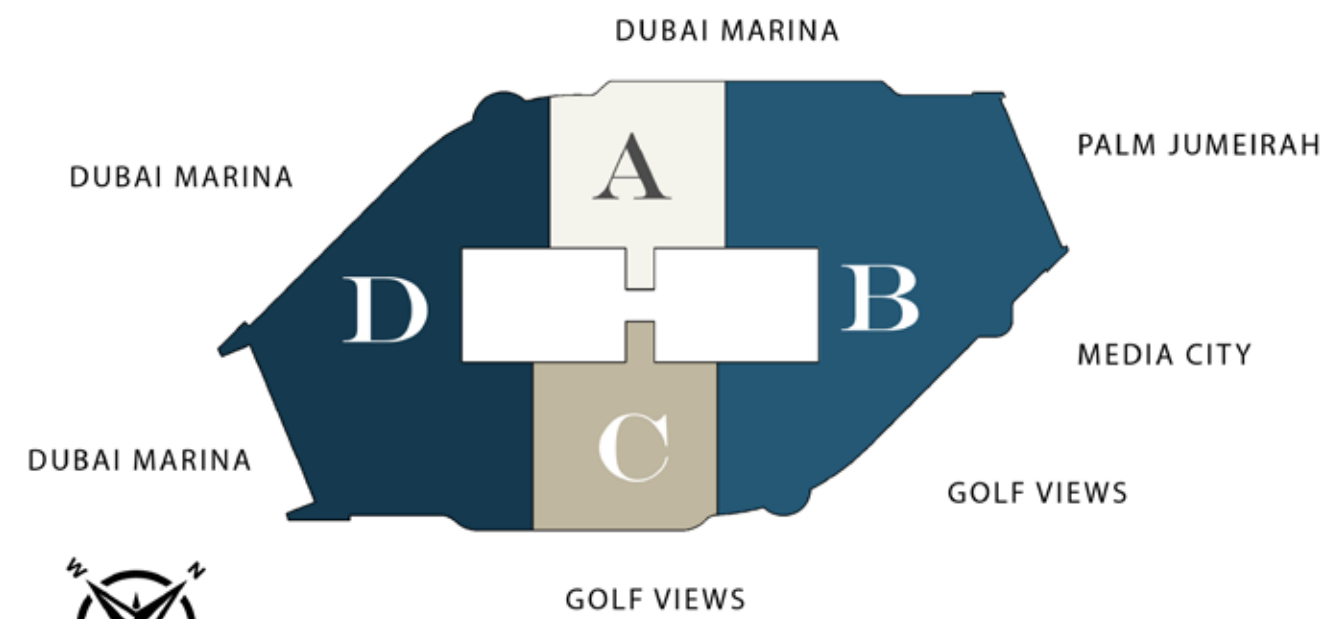


1 BEDROOM

SUITE B-6-16

	SQ.M	SQ.FT
SUITE AREA	70.46 SQ.M	758.43 SQ.FT
BALCONY AREA	0.00 SQ.M	0.00 SQ.FT
TOTAL AREA	70.46 SQ.M	758.43 SQ.FT

KEY PLAN



1.LIVING/DINING	6.67 X 4.80 SQM
2.MASTER BEDROOM	4.00 X 3.80 SQM
3.ENSUITE BATH	2.50 X 1.83 SQM
4.KITCHEN	3.31 X 1.93 SQM
5.POWDER ROOM	2.54 X 1.53 SQM
6.LAUNDRY ROOM	1.20 X 1.10 SQM

FLOOR PLANS

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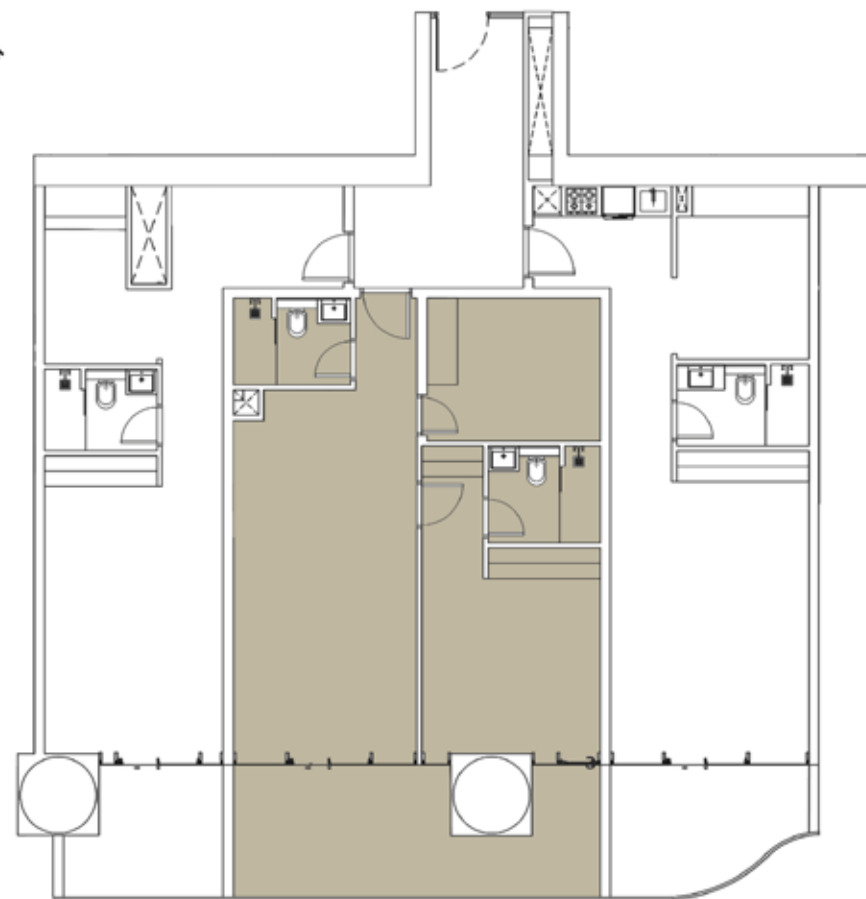
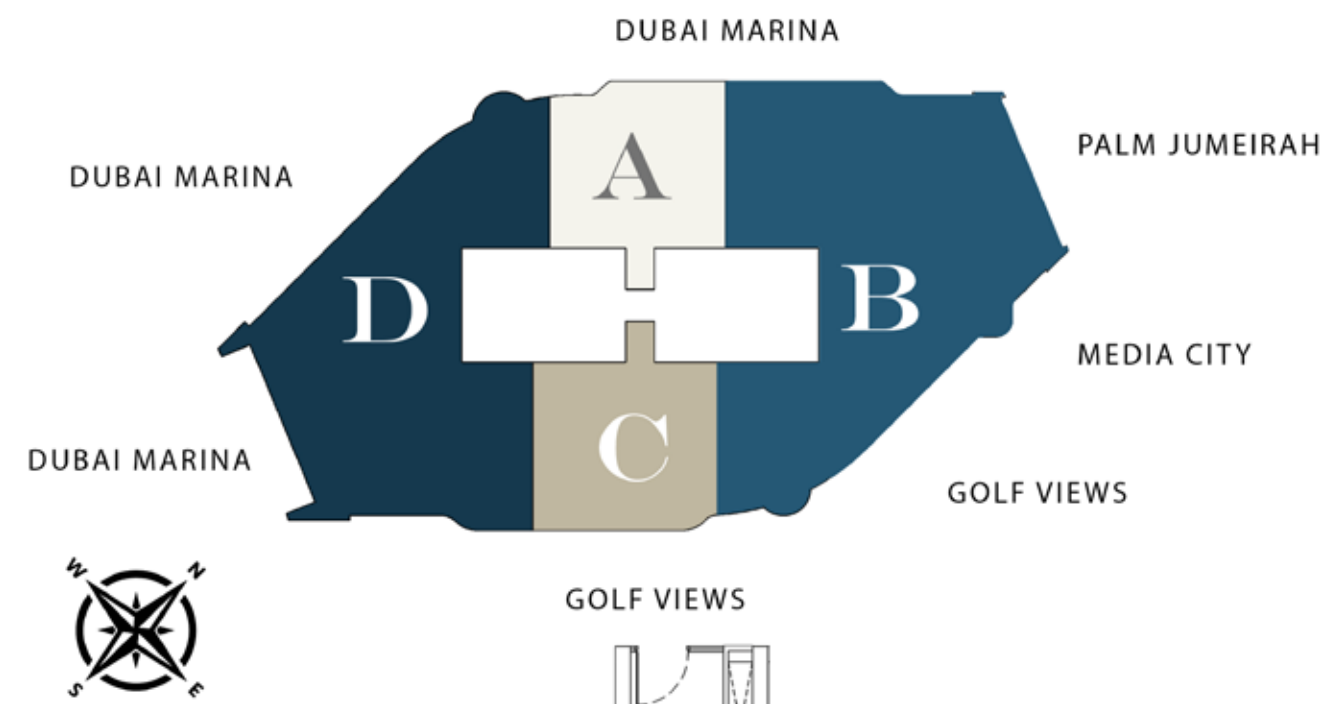


1 BEDROOM PLUS

SUITE C-6-08

	SQ.M	SQ.FT
SUITE AREA	68 SQ.M	731.95 SQ.FT
BALCONY AREA	19.49 SQ.M	209.79 SQ.FT
TOTAL AREA	87.49 SQ.M	941.73 SQ.FT

KEY PLAN



1.LIVING/DINING	4.95 X 3.60 SQM
2.MASTER BEDROOM	4.01 X 3.50 SQM
3.ENSUITE BATH	2.20 X 1.90 SQM
4.KITCHEN	2.40 X 2.40 SQM
5.BATH	2.30 X 1.70 SQM
6.S/ROOM	3.40 X 2.80 SQM
7.BALCONY	7.20 X 2.60 SQM

FLOOR PLANS

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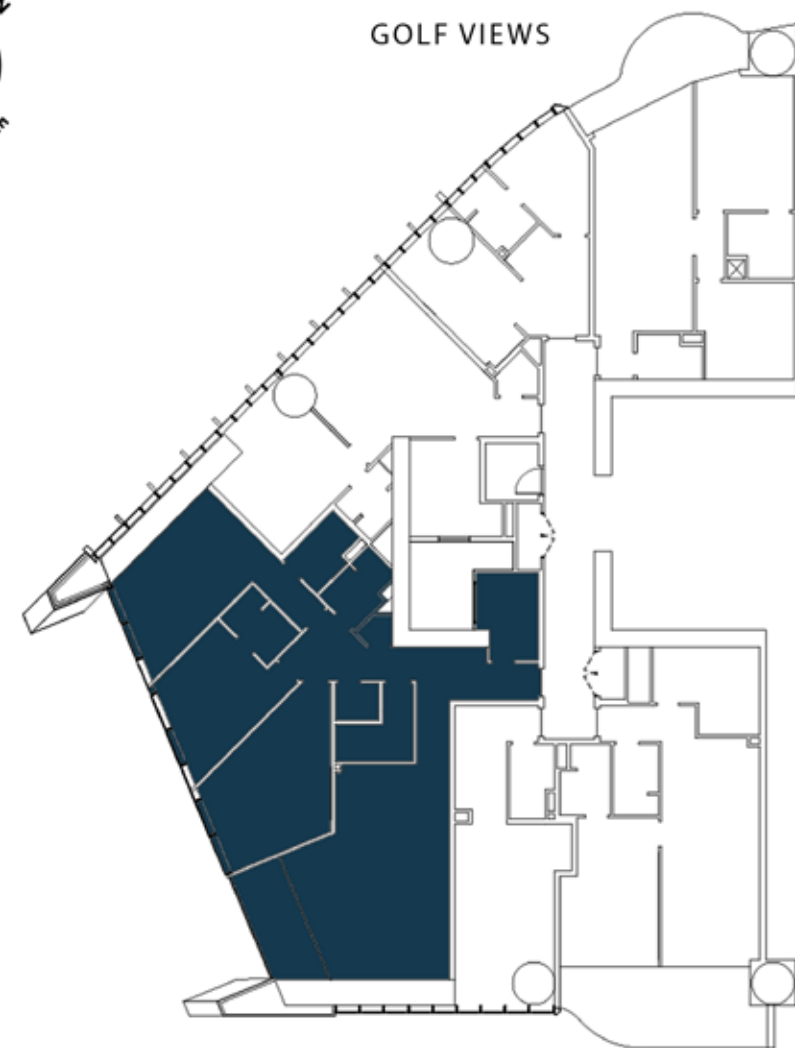
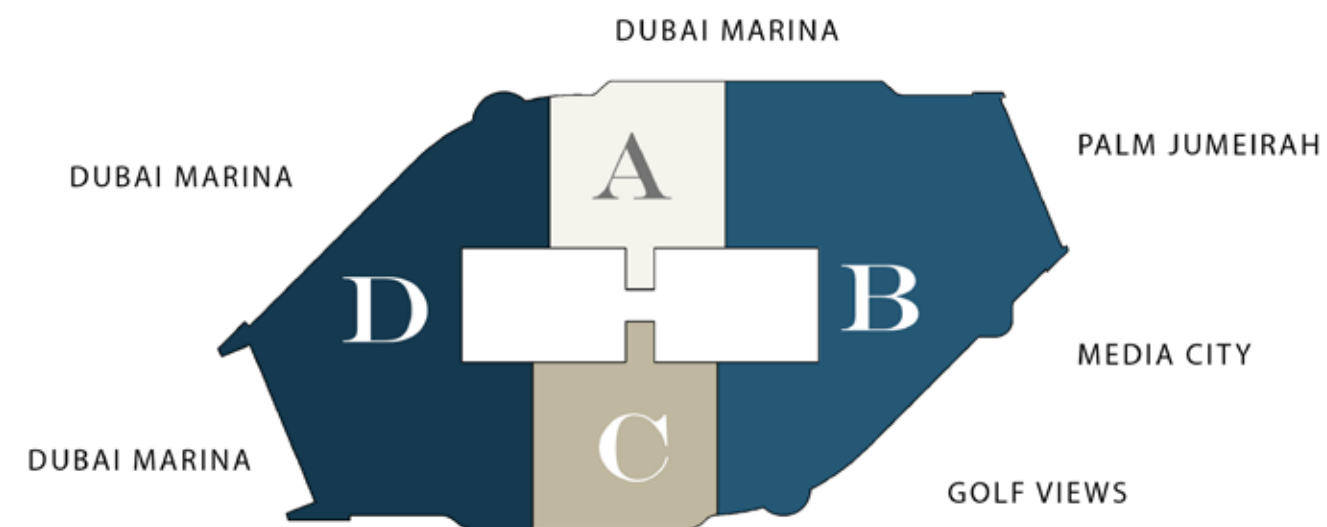


3 BEDROOM PLUS WITH MAID

SUITE D-6-03

	SQ.M	SQ.FT
SUITE AREA	156.93 SQ.M	1689.18 SQ.FT
BALCONY AREA	10.57 SQ.M	113.77 SQ.FT
TOTAL AREA	167.5 SQ.M	1802.95 SQ.FT

KEY PLAN



1.LIVING/DINING	6.05 X 5.23 SQM
2.MASTER BEDROOM	5.08 X 3.50 SQM
3.ENSUITE BATH	2.50 X 1.70 SQM
4.BEDROOM	3.70 X 3.46 SQM
5.ENSUITE BATH	2.40 X 1.65 SQM
6.BEDROOM	5.50 X 3.35 SQM
7.BATH	1.76 X 1.51 SQM
8.LAUNDRY ROOM	1.07 X 0.80 SQM
9.S/ROOM	3.12 X 2.21 SQM
10.MAIDS ROOM	2.80 X 2.79 SQM
11.KITCHEN	2.90 X 2.43 SQM
12.BALCONY	4.37 X 2.15 SQM

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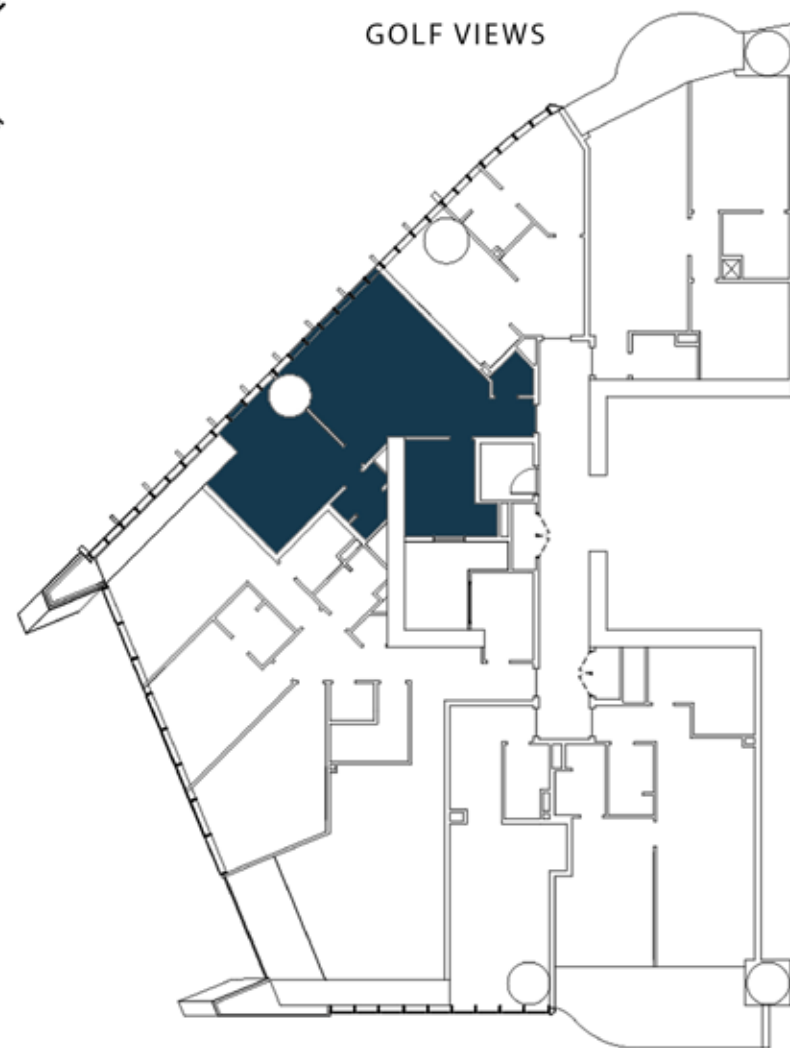
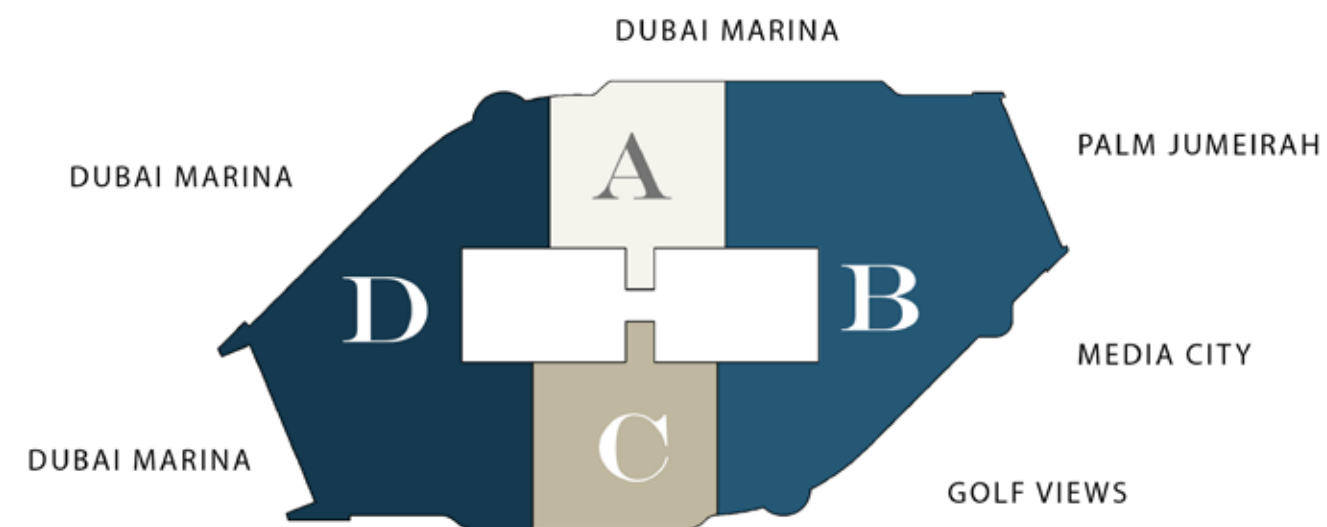


1 BEDROOM PLUS

SUITE D-6-04

	SQ.M	SQ.FT
SUITE AREA	72.37 SQ.M	778.98 SQ.FT
BALCONY AREA	0.00 SQ.M	0.00 SQ.FT
TOTAL AREA	72.37 SQ.M	778.98 SQ.FT

KEY PLAN



1.LIVING/DINING	5.77 X 5.21 SQM
2.MASTER BEDROOM	4.36 X 3.54 SQM
3.ENSUITE BATH	2.22 X 1.80 SQM
4.KITCHEN	2.79 X 2.17 SQM
5.POWDER ROOM	1.58 X 1.43 SQM
6.S/ROOM	3.43 X 3.34 SQM

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