

FRANCK MULLER

# VANGUARD

BY

LONDON GATE



# MAKE A BOLD STATEMENT



THE WORLD  
CRAVES  
CONFORMITY.  
Are you ready to  
break the mold?

The grandest of creations come to life on the rarest of occasions. And when they do, it's a spectacle to behold.

This course-changing collaboration is all set to redefine the skyline of Dubai Marina.





FRANCK MULLER  
GENEVE





UNAPOLOGETIC

# GRANDER

## LOCATION

1

03MIN

Media City  
Amphitheatre

2

05MIN

Dubai  
Marina Mall

3

06MIN

Emirates  
Golf Club

4

10MIN

Jumeirah Beach  
Residences

5

10MIN

Palm Jumeirah /  
West Beach

6

10MIN

Mall of the  
Emirates

7

17MIN

Dubai  
Polo Club

8

20MIN

Dubai  
International Airport

9

20MIN

Dubai Mall

10

22MIN

Al Maktoum  
International Airport

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# AVANT-GARDE LIVING



INSPIRING  
SPACES







## PROPERTY DETAILS

- |                          |                  |                                 |                      |
|--------------------------|------------------|---------------------------------|----------------------|
| › Studio Residences      | 414 - 483 sq. ft | › One Bedroom Plus Residences   | 942 - 1,010 sq. ft   |
| › Studio Plus Residences | 551 - 674 sq. ft | › Two Bedroom Plus Residences   | 1,041 sq. ft         |
| › One Bedroom Residences | 779 - 973 sq. ft | › Three Bedroom Plus Residences | 1,768 - 1,862 sq. ft |

**AED 1.25M**  
Starting Price

**SEPTEMBER 2027**  
Handover

FRANCK MULLER  
**VANGUARD**  
BY  
LONDON GATE





# BREATHTAKING AMENITIES



MADE  
FOR  
YOU







## AMENITIES

Experience the fusion of cutting-edge design and enduring elegance at Vanguard Residences. Living at the forefront of luxury means your home reflects your bold approach to life.

You don't just own a Vanguard residence - you own a piece of the future.

- › Rooftop Pool
- › Jacuzzi
- › Zen Room
- › State-of-the-art Gym
- › Padel Courts
- › Vanguard Lounge
- › Lobby Lounge
- › Workspace
- › Kids play area
- › Laundry
- › Housekeeping
- › Concierge
- › 24/7 Valet
- › Porter





PAYMENT PLAN

30 / 70

Payment %Due Date

Down Payment +4% DLD	20%	SEP 2024
Installment 1	2.5%	1 SEP 2025
Installment 2	2.5%	1 DEC 2025
Installment 3	2.5%	1 APR 2026
Installment 4	2.5%	1 SEP 2026
Handover	70%	1 SEP 2027





# EXTRA- ORDINARY LIVING

## LONDON GATE

Established in 2014 and headquartered in Dubai, UAE, London Gate pays homage to the city of London — a symbol of modernity seamlessly intertwining with its rich cultural past.

Inspired by the fusion of old and new that defines London's architecture, we embarked on a journey to bring the timeless elegance of this iconic city to Dubai's vibrant urban tapestry.

## ESCROW ACCOUNT DETAILS

- **Account Title/Project Name:** FRANCK MULLER VANGUARD
  - **Account Number:** 1009625862
  - **IBAN:** AE590230000001009625862
    - **Currency:** AED
    - **RIM:** 1925132
- **Bank Name:** Commercial Bank of Dubai
  - **Branch:** Al Qouz Branch
  - **SWIFT Code:** CBDUAEADXXX





# FRANCK MULLER

## GENEVE

Franck Muller watches are one of the finest and most complicated of the world. The manufacture was founded in Geneva by Franck Muller and Vartan Sirmakes with the aim of creating exclusive timepieces characterised by complicated movements and original designs.

Thanks to its strong in-house capabilities in numerous fields of Haute Horlogerie, this young company rapidly became one of the best Swiss horlogerie brands. Today, we believe we succeeded in combining boldness and creativity with exceptional Haute Horlogerie know-how.



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**VANGUARD**  
BY  
LONDON GATE



# BOOKING PROCESS

## RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

## PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

## SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

## SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA

## ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

# REQUIRED DOCUMENTS

## PRIVATE / INDIVIDUAL

### NATIONAL / UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details

### NON-UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- National ID Card (Where Applicable)
- Contact Details
- Address Details
- 10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

## COMPANY

### MAINLAND

- Board of Resolution
- Certificate of Good Standing
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles - English & Arabic Translation
- NOC Owning Properties
- Recent Certificate of Incumbency / Share Certificate

### OFFSHORE

- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Good Standing
- Copy of Trade License
- Incumbency Certificate
- MOA - English & Arabic Translation
- NOC - Owning a Property in Dubai
- Share Certificate



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**VANGUARD**  
BY  
LONDON GATE

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**OCTA**  
P R O P E R T I E S

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