

FRANCK MULLER
VANGUARD
BY
LONDON GATE

TECHNICAL BROCHURE

THE ARTIST

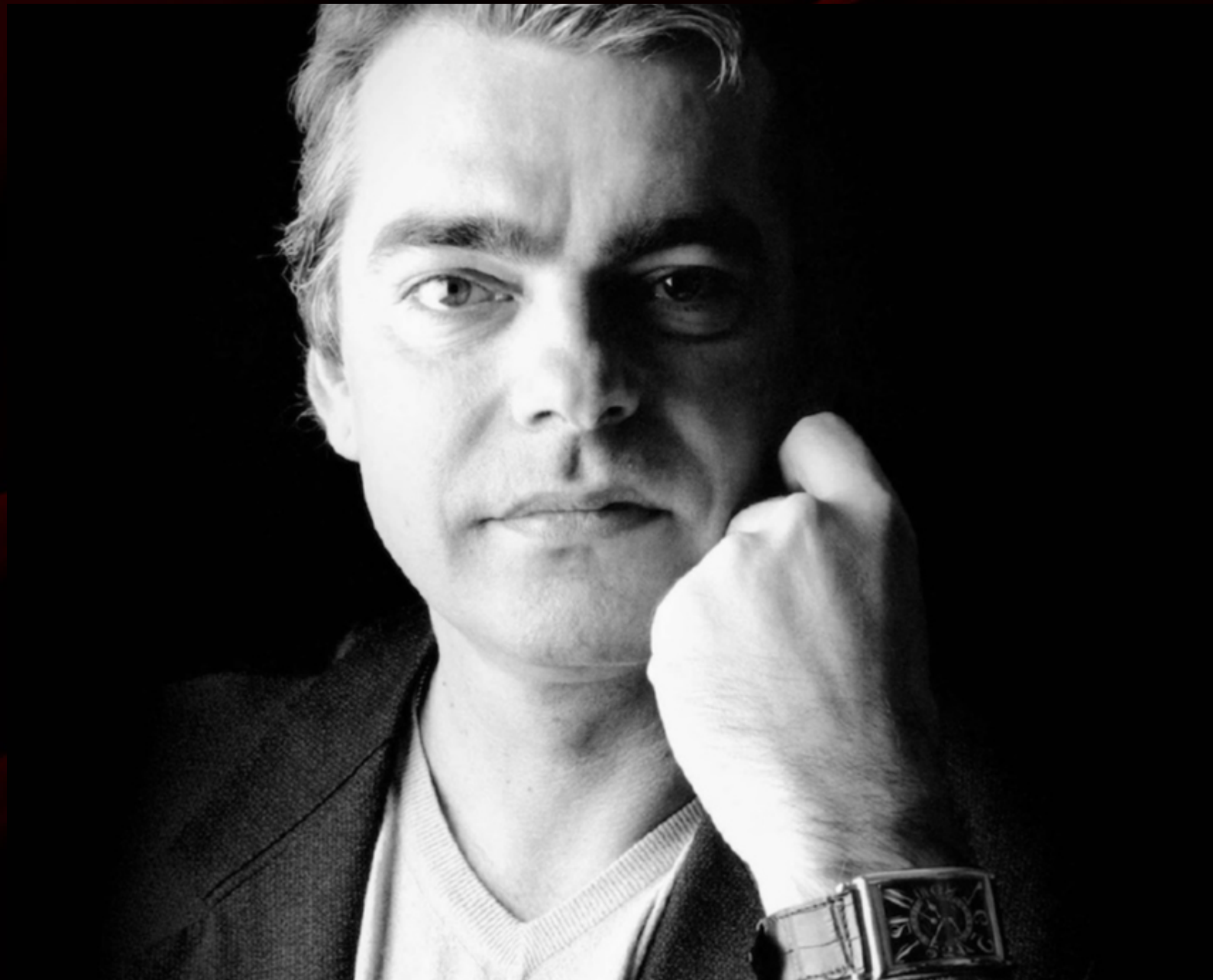
LONDON GATE

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.



TIMELESS AUDACITY

Vanguard Residences embodies the perfect fusion of avant-garde design and timeless elegance. Living here means embracing a bold vision of luxury, where every detail reflects an audacious approach to life. To own a Vanguard residence is to claim a part of the future.



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THE LOCATION

FRANCK MULLER
VANGUARD
BY
LONDON GATE



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

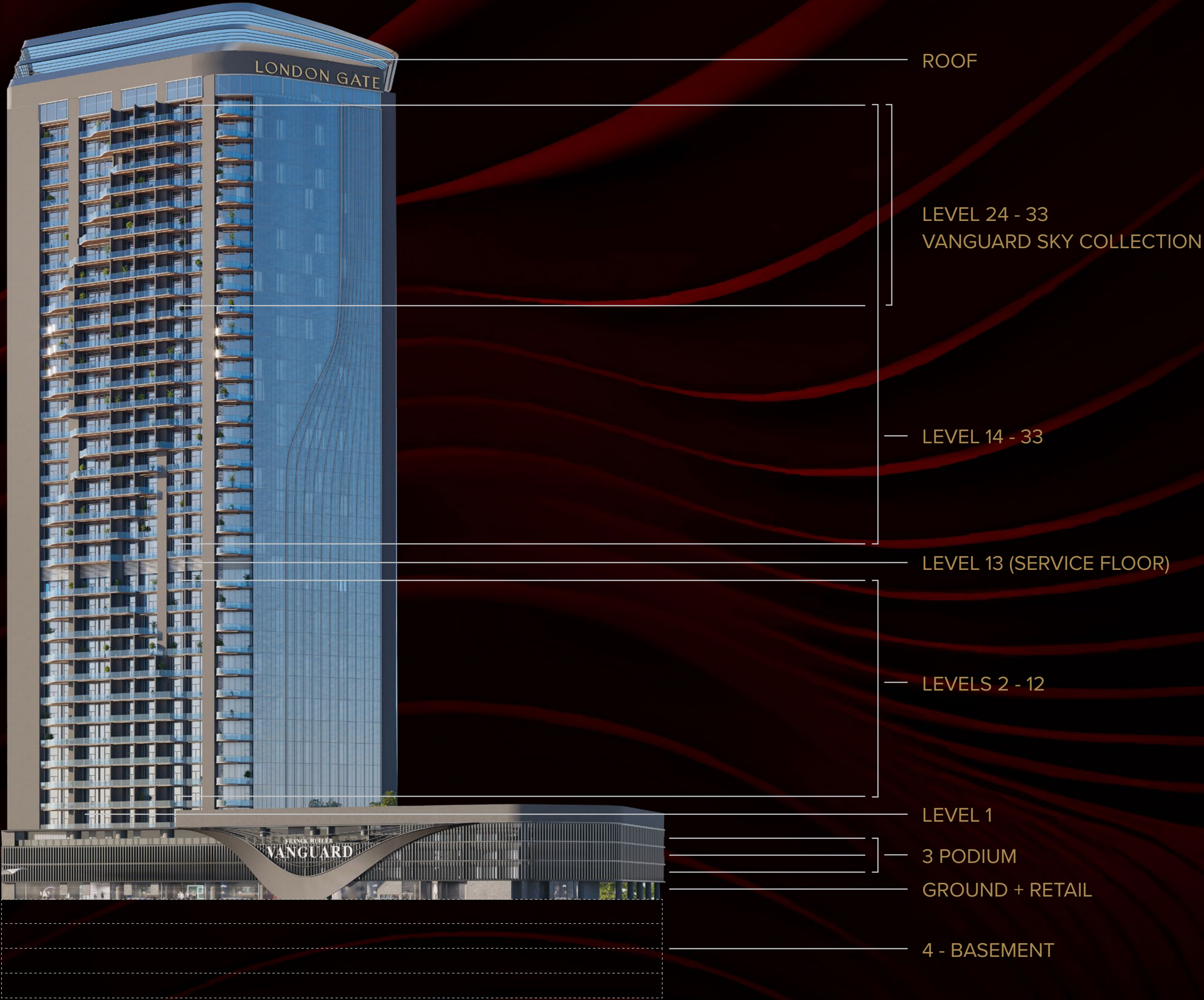
22 MIN
Al Maktoum International Airport

SITE
LOCATION

FRANCK MULLER
VANGUARD
BY
LONDON GATE



BUILDING
STRUCTURE



PROJECT
DETAILS

Project Name	Franck Muller Vanguard
Developer	London Gate Real Estate Development LLC
Architect	Dar Design & Architecture Bureau
Location	Dubai Marina, Dubai, UAE
Est. Completion Date	September 2027
Tower Height	4B+G+3P+34F+R
Estimated Service Charges	AED 16/sqft
Furnished / Unfurnished	Furnished
White Goods	Kitchen Appliances: Teka and Siemens Sockets and switches: Le Grand
Elevators	Residential x 8
	Service x 1
Parking	Studio, 1BR, 2BR x 1
	3BR x 2
	Retail x 1 for every 750 sqft

Unit Mix			
Type	Size Range	Type	Size Range
Studio	414 - 483 Sq.ft	1 Bedroom Plus	942 - 1,010 Sq.ft
Studio Plus	551 - 674 Sq.ft	2 Bedroom Plus	1,041 - 1,041 Sq.ft
1 Bedroom	779 - 973 Sq.ft	3 Bedroom Plus	1,768 - 1,862 Sq.ft



LONDON GATE AMENITIES

Outdoor Amenities

-  Swimming Pool
-  Running Track
-  Padel Tennis
-  Zen Garden
-  Kids Play Area
-  Sitting Area
-  Covered Sitting Area
-  Jacuzzi
-  Cinema

Indoor Amenities

-  Gym
-  Sauna
-  Steam Room
-  Executive Working Lounge
-  Franck Muller Lounge
-  Zen / Yoga Room



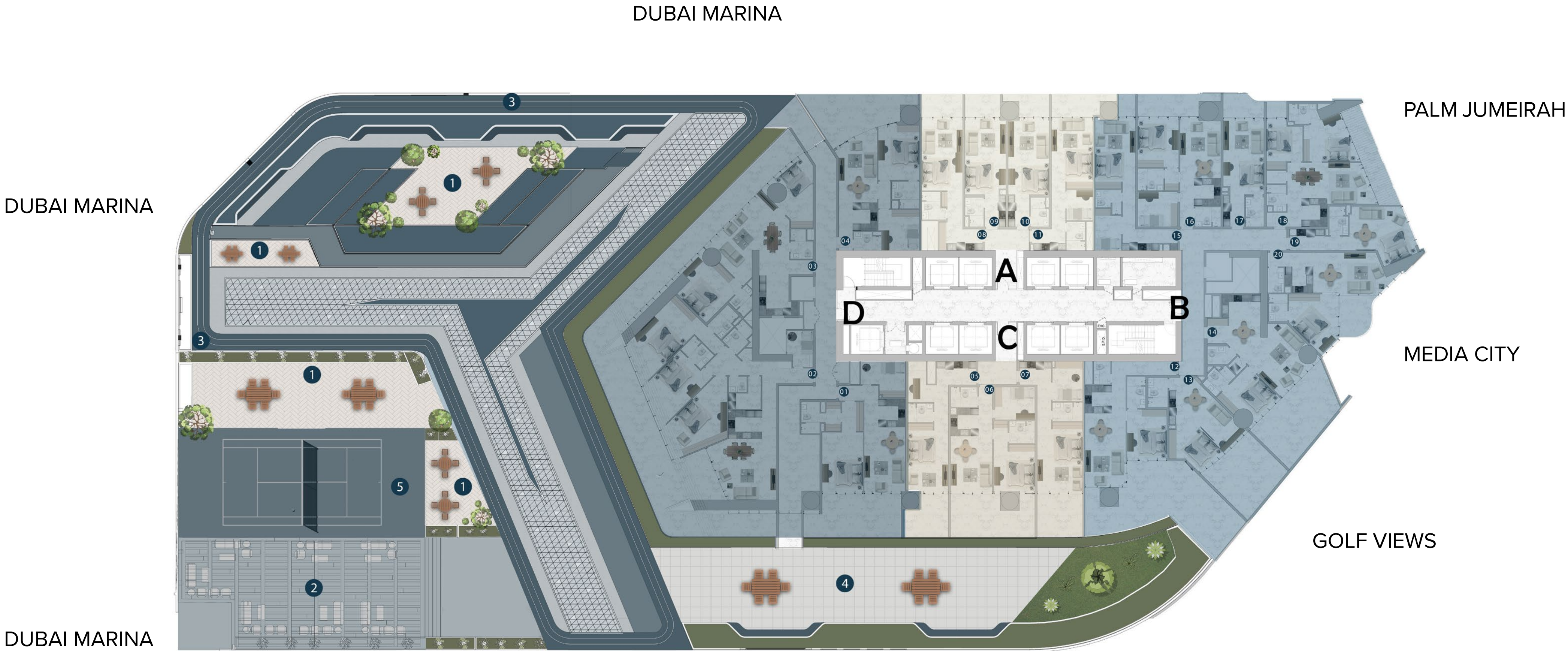


TYPICAL FLOOR PLANS

GROUND LEVEL



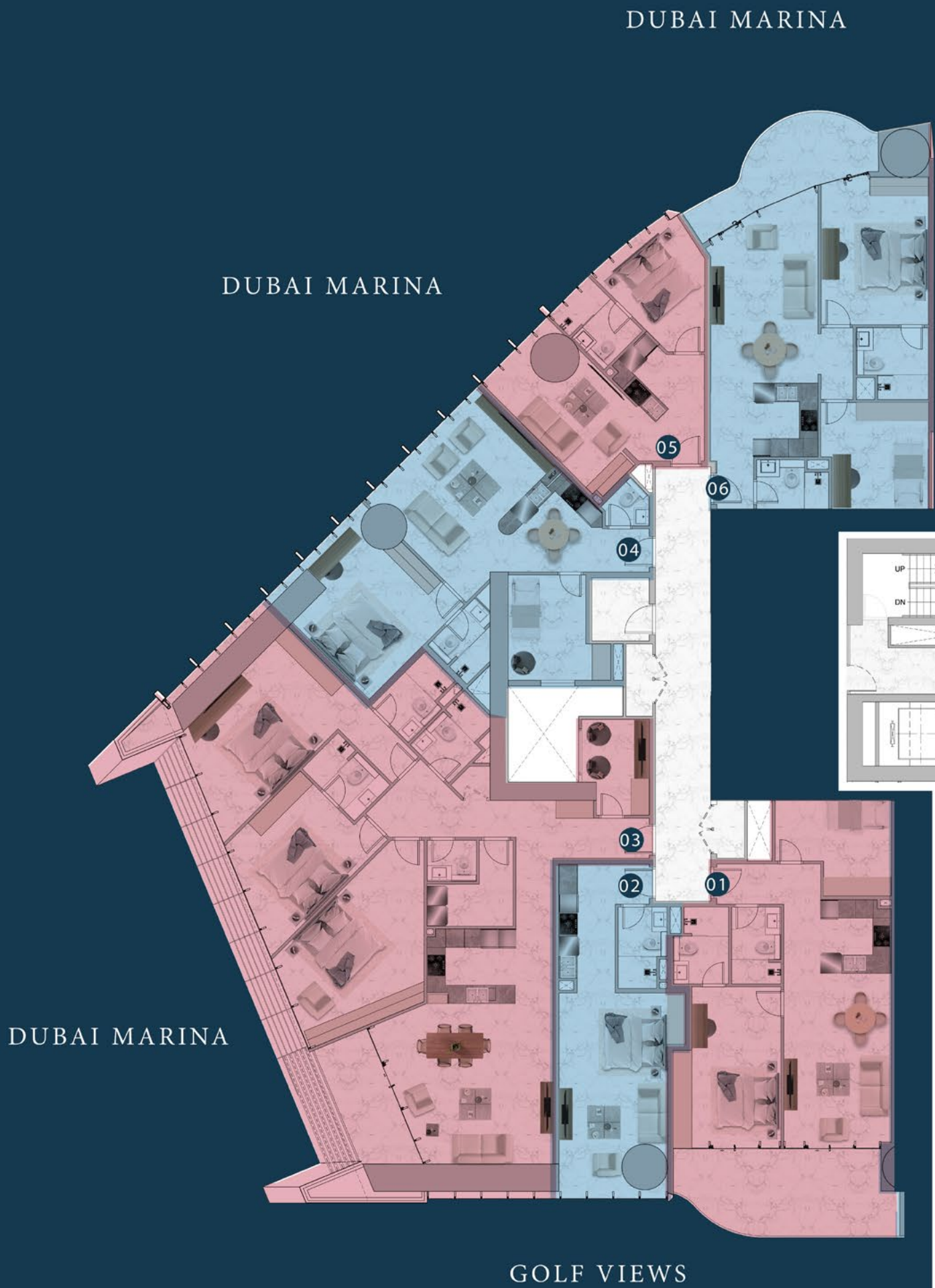
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F&B	6



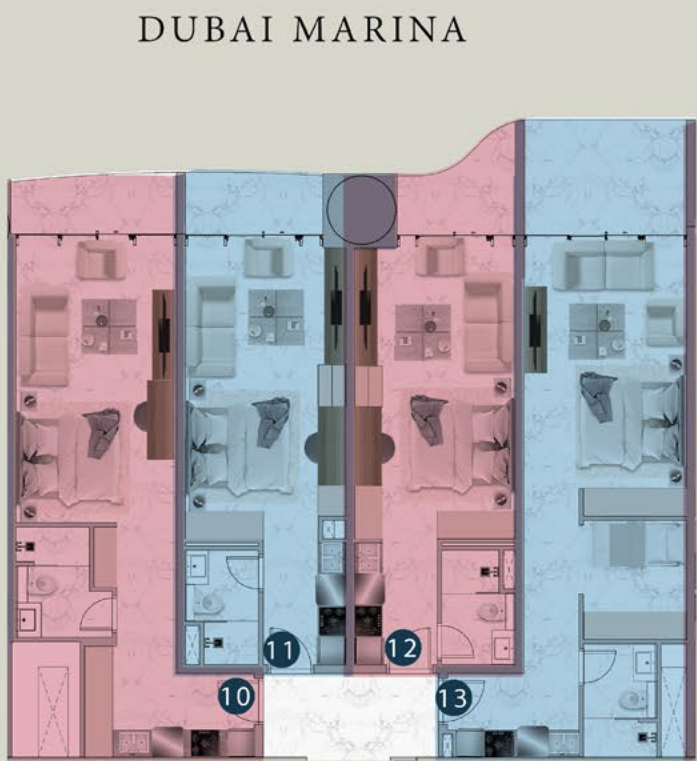
- | | |
|----|---------------------|
| 1. | SEATING AREA |
| 2. | SHADED SEATING AREA |
| 3. | RUNNING TRACK |
| 4. | KIDS PLAY AREA |
| 5. | PADEL TENNIS |

UNIT TYPE	UNIT SERIES
STUDIO	08, 09, 10, 13, 17, 19
STUDIO PLUS	05, 07, 11, 15
1 BEDROOM	12, 14, 20
1 BEDROOM PLUS	01, 04, 06, 16
2 BEDROOM PLUS	03, 18
3 BEDROOM PLUS	02
TOTAL NO. OF UNITS	20 UNITS

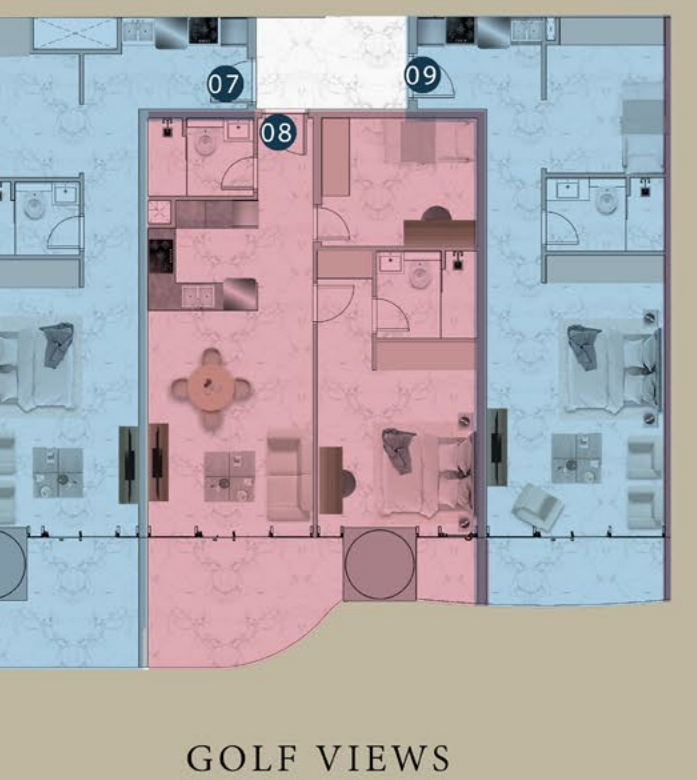
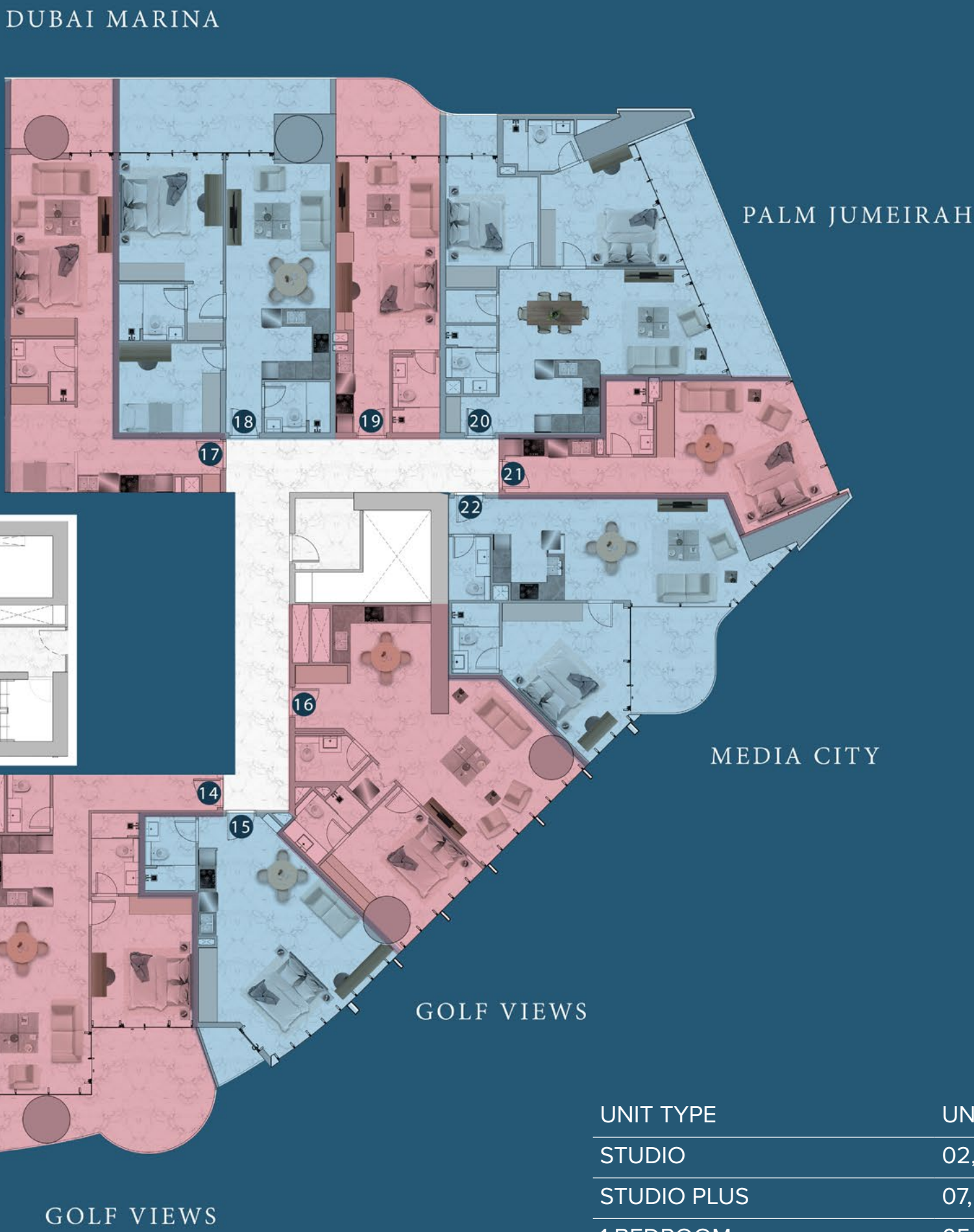
BLOCK -D
UNITS : 01-02-03-04-05-06



BLOCK -A
UNITS : 10-11-12-13



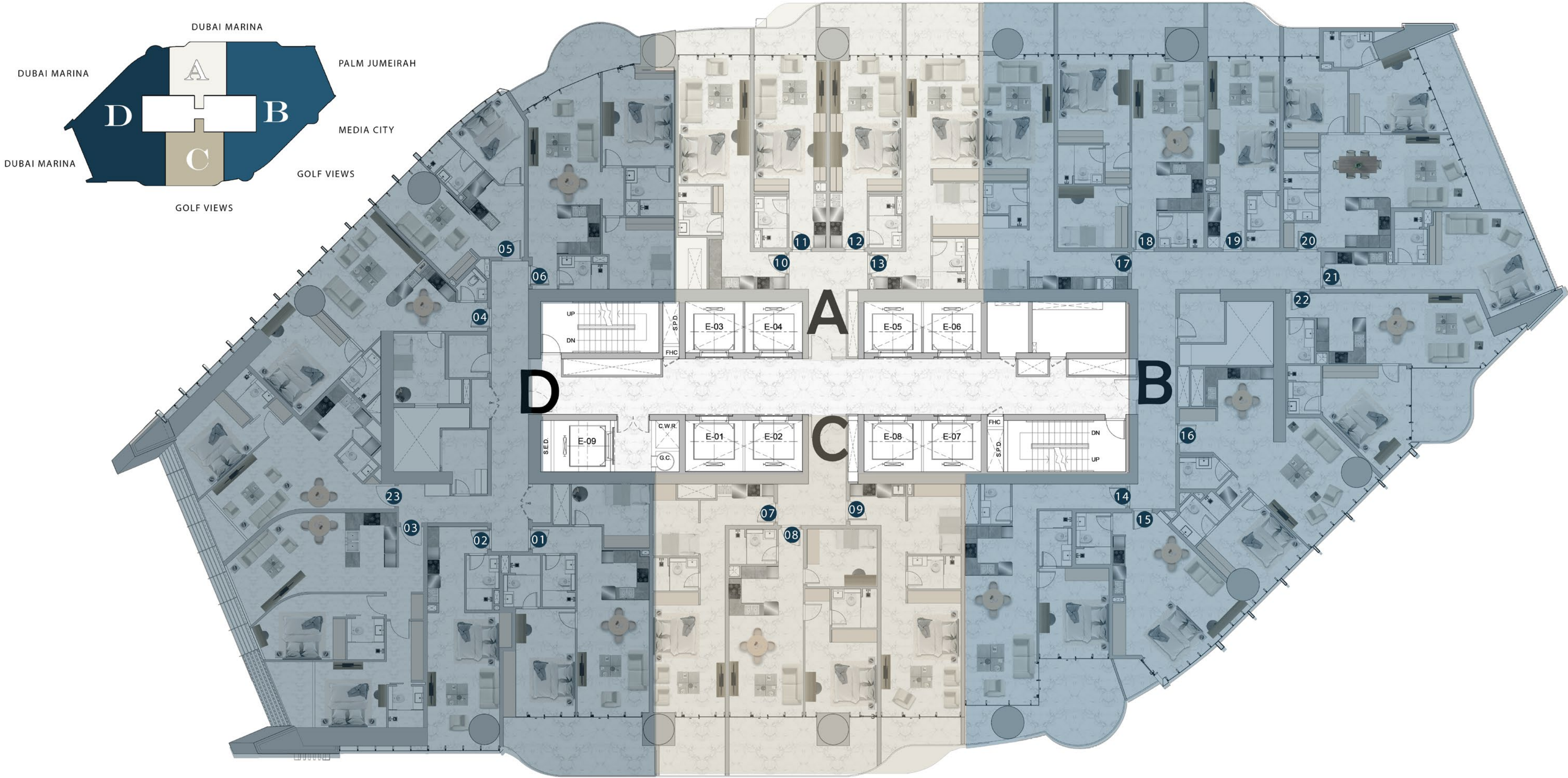
BLOCK -B
UNITS : 14-15-16-17-18-19-20-21-22



BLOCK -C
UNITS : 07-08-09

UNIT TYPE	UNIT SERIES
STUDIO	02, 10, 11, 12, 15, 19, 21
STUDIO PLUS	07, 09, 13, 17
1 BEDROOM	05, 14, 16, 22
1 BEDROOM PLUS	01, 04, 06, 08, 18
2 BEDROOM PLUS	20
3 BEDROOM PLUS	03
TOTAL NO. OF UNITS	22 UNITS





DUBAI MARINA

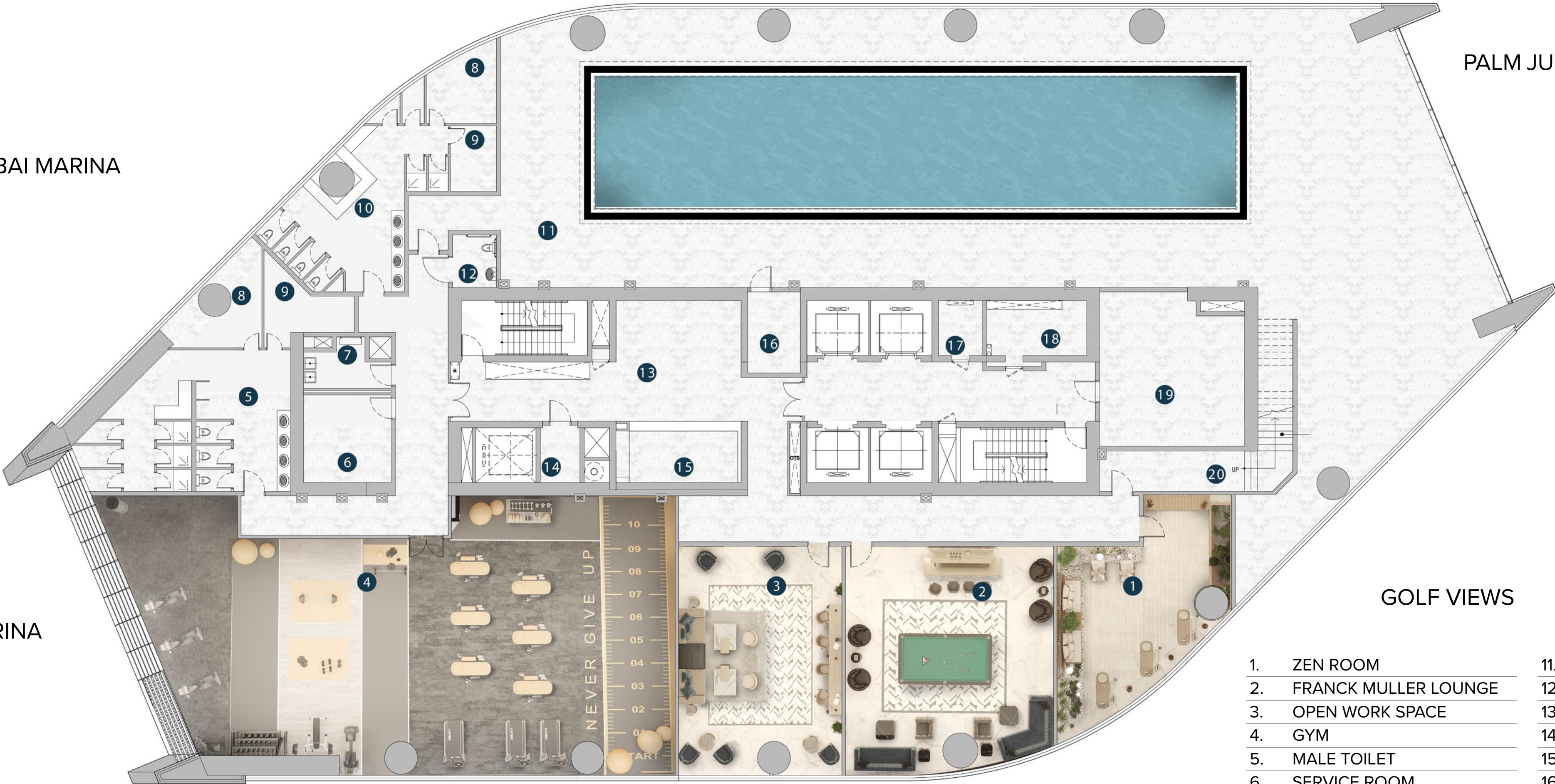
PALM JUMEIRAH

MEDIA CITY

GOLF VIEWS

DUBAI MARINA

GOLF VIEWS



- | | |
|-------------------------|------------------------|
| 1. ZEN ROOM | 11. MECHANICAL AREA |
| 2. FRANCK MULLER LOUNGE | 12. H/C TOILET |
| 3. OPEN WORK SPACE | 13. ENT LOBBY |
| 4. GYM | 14. MECH |
| 5. MALE TOILET | 15. RECEPTION |
| 6. SERVICE ROOM | 16. PUMP ROOM |
| 7. JANITOR | 17. IDF ROOM |
| 8. SAUNA | 18. ELECTRICAL ROOM |
| 9. STEAM | 19. MEP STORE |
| 10. FEMALE TOILET | 20. TO POOL DECK LEVEL |

DUBAI MARINA

PALM JUMEIRAH

DUBAI MARINA

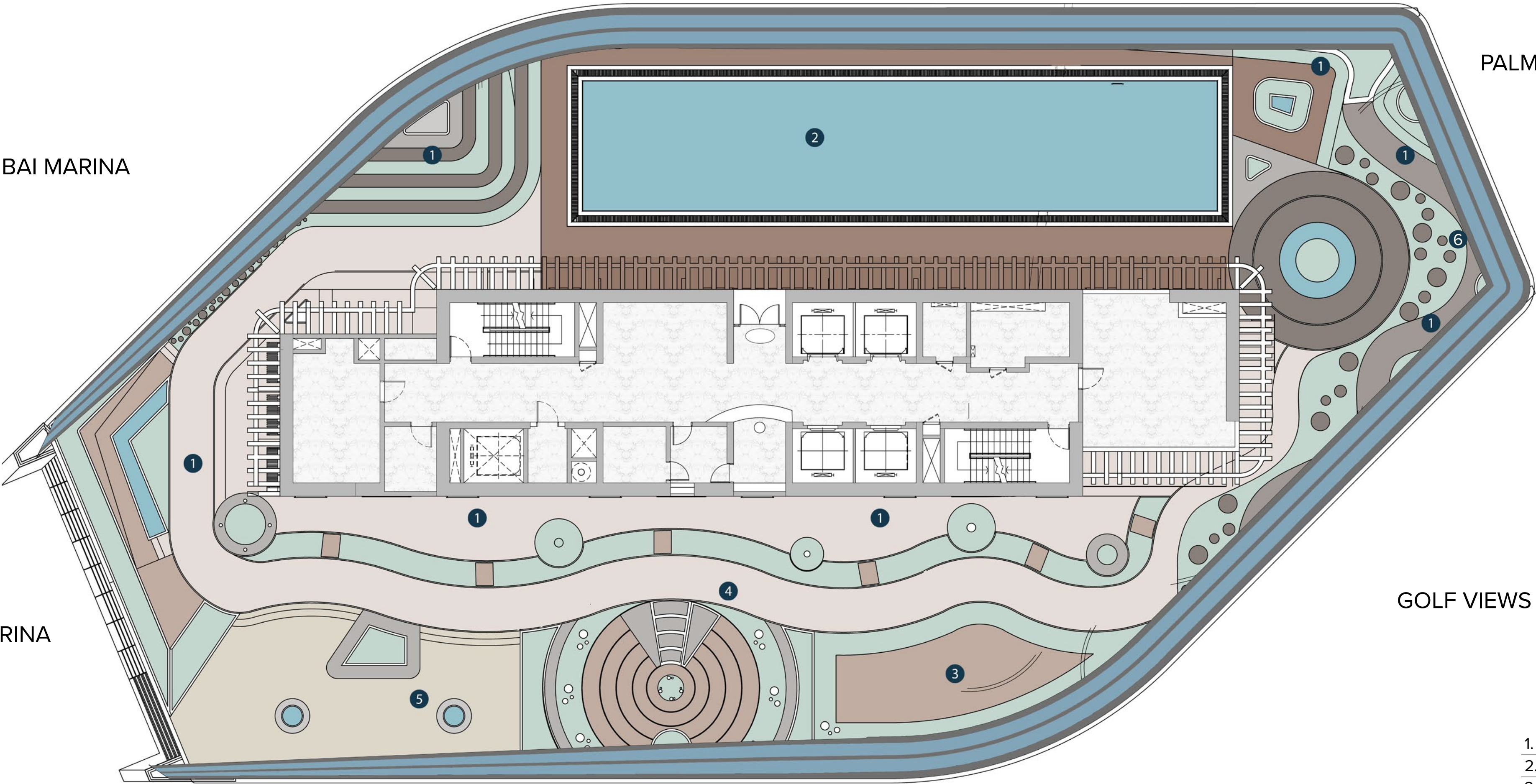
MEDIA CITY

GOLF VIEWS

DUBAI MARINA

GOLF VIEWS

- 1. SEATING AREA
- 2. SWIMMING POOL
- 3. KIDS PLAY AREA
- 4. ZEN GARDEN
- 5. BBQ AREA
- 6. OPEN CINEMA



The background of the image consists of numerous wavy, horizontal lines in a dark red or maroon color, set against a black background. The lines vary in thickness and curvature, creating a sense of movement and depth.

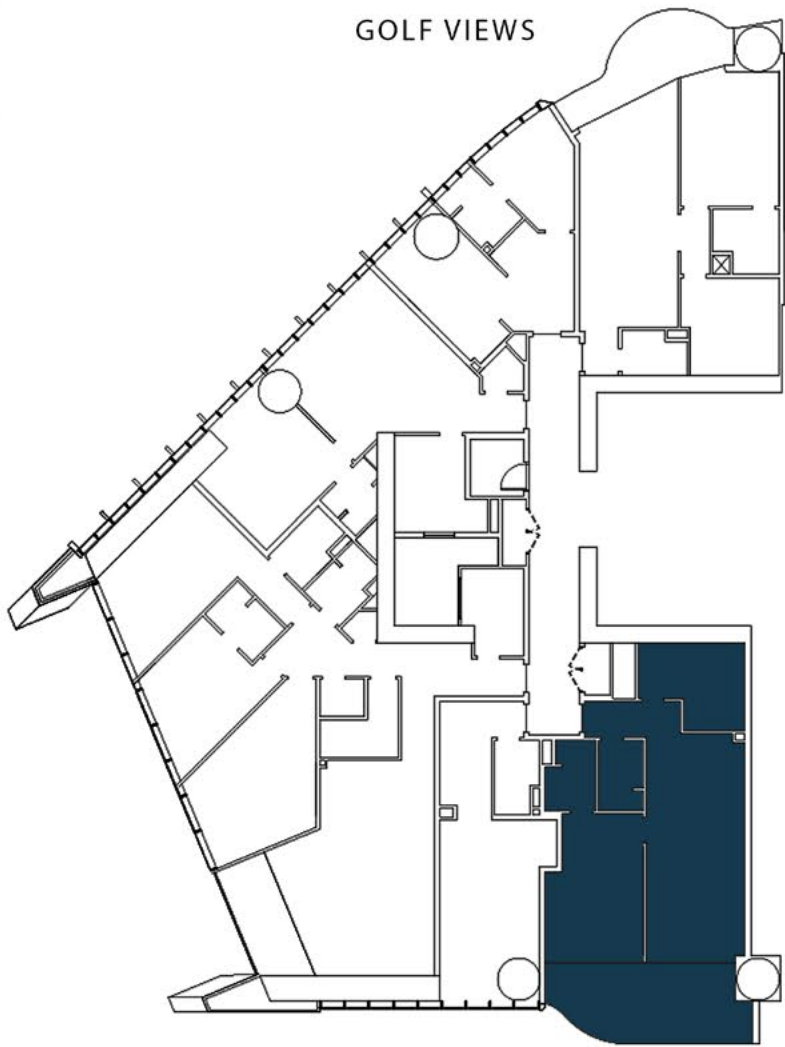
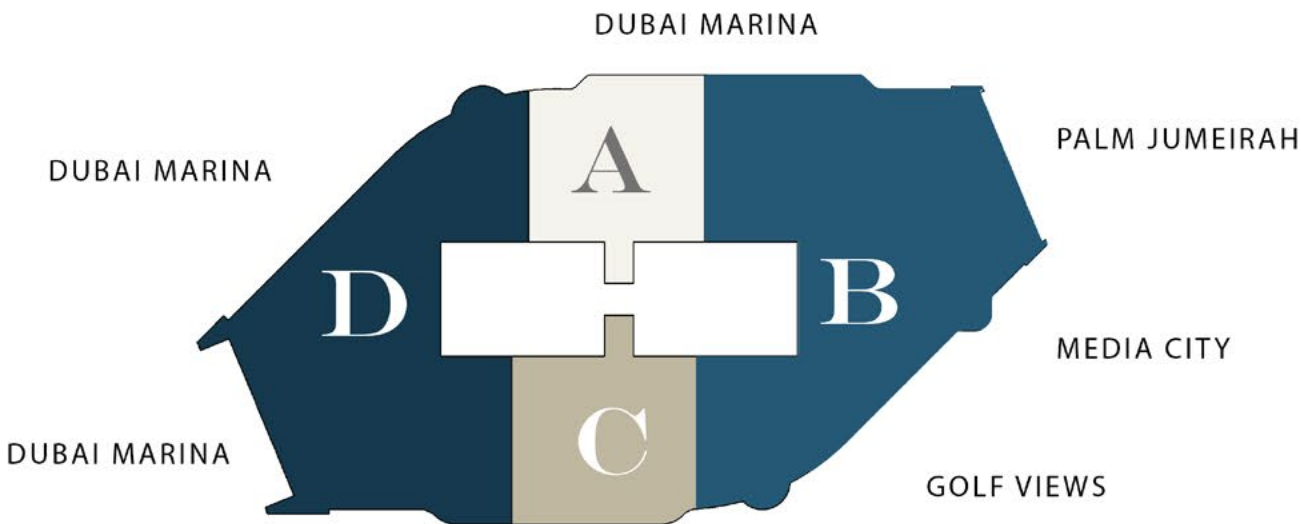
UNIT PLANS

1 BEDROOM PLUS

SUITE D-6-01

	SQ.M	SQ.FT
SUITE AREA	73.6 SQ.M	792.22 SQ.FT
BALCONY AREA	18.88 SQ.M	203.22 SQ.FT
TOTAL AREA	92.48 SQ.M	995.45 SQ.FT

KEY PLAN



1.LIVING/DINING	5.70 X 3.50 SQM
2.MASTER BEDROOM	5.26 X 2.90 SQM
3.ENSUITE BATH	2.50 X 1.80 SQM
4.KITCHEN	2.40 X 2.30 SQM
5.BATH	2.50 X 1.60 SQM
6.S/ROOM	3.78 X 3.11 SQM
7.BALCONY	7.47 X 2.60 SQM

FLOOR PLANS

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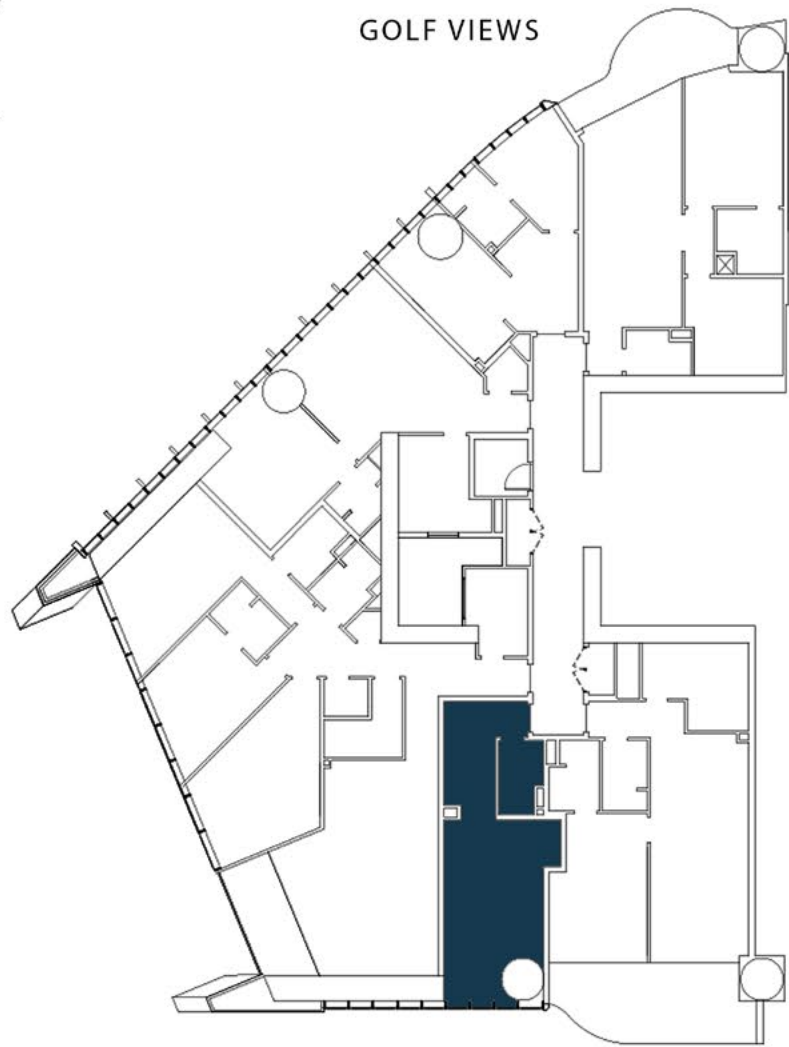
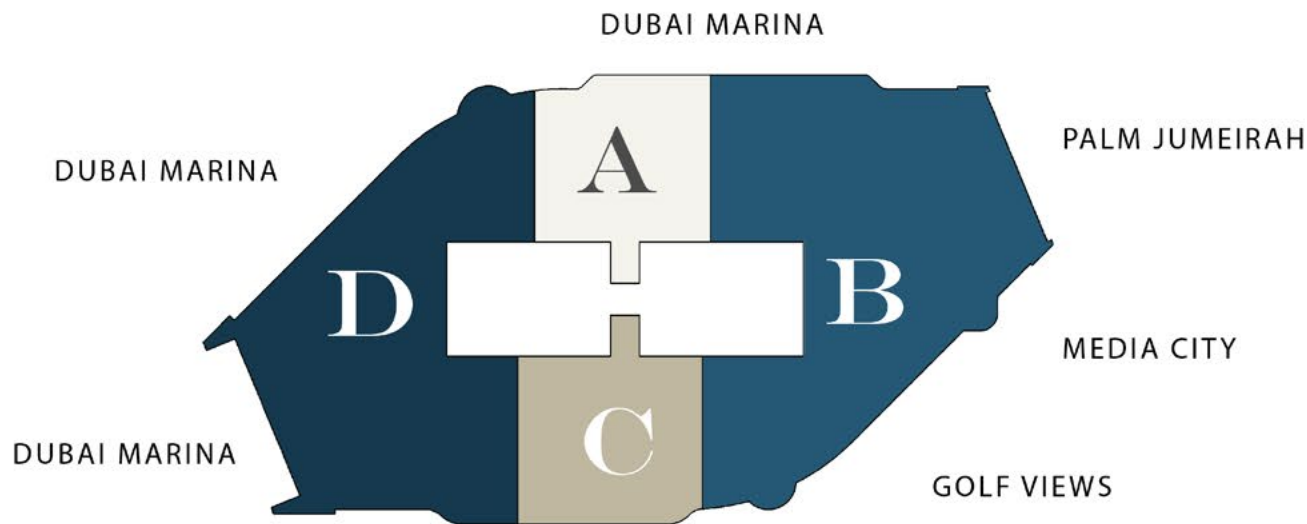
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STUDIO

SUITE D-6-02

	SQ.M	SQ.FT
SUITE AREA	40.59 SQ.M	436.91 SQ.FT
BALCONY AREA	0.00 SQ.M	0.00 SQ.FT
TOTAL AREA	40.59 SQ.M	436.91 SQ.FT

KEY PLAN



1.LIVING AREA	6.70 X 4.13 SQM
2.BATH	2.65 X 1.60 SQM
3.KITCHEN	4.20 X 1.83 SQM

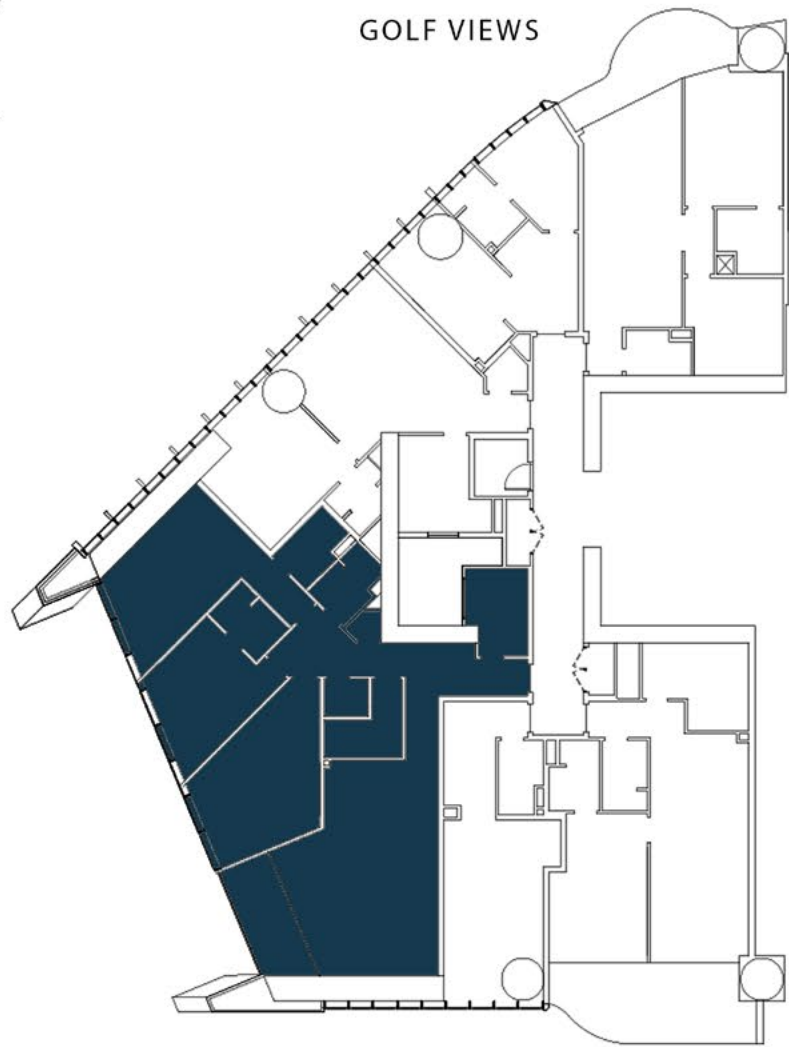
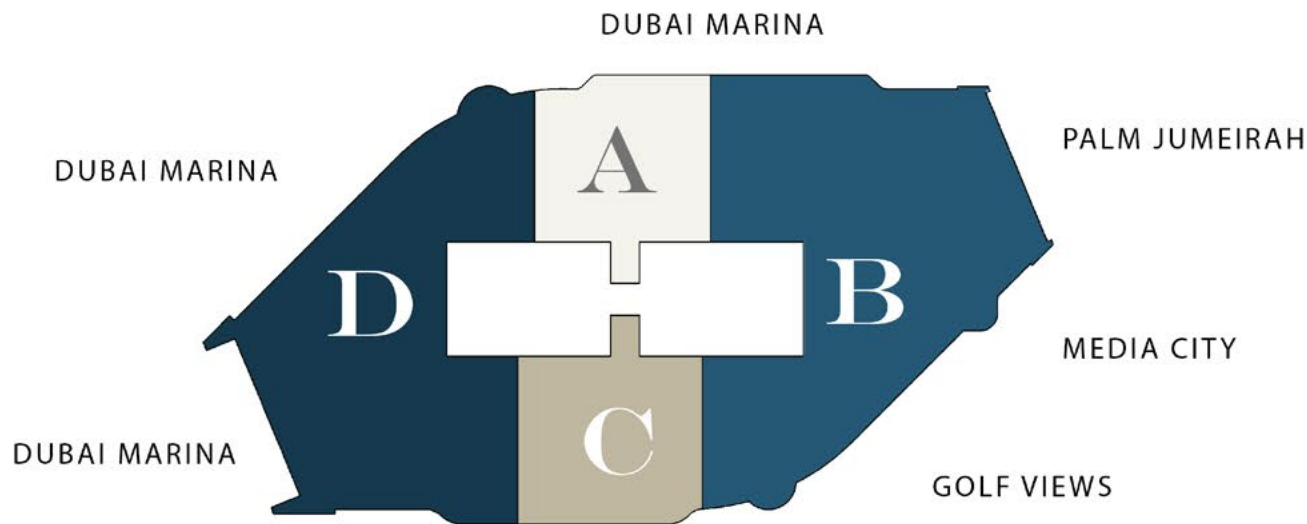
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3 BEDROOM PLUS WITH MAID

SUITE D-6-03
TYPICAL FROM 2 TO 6 FLOORS

	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

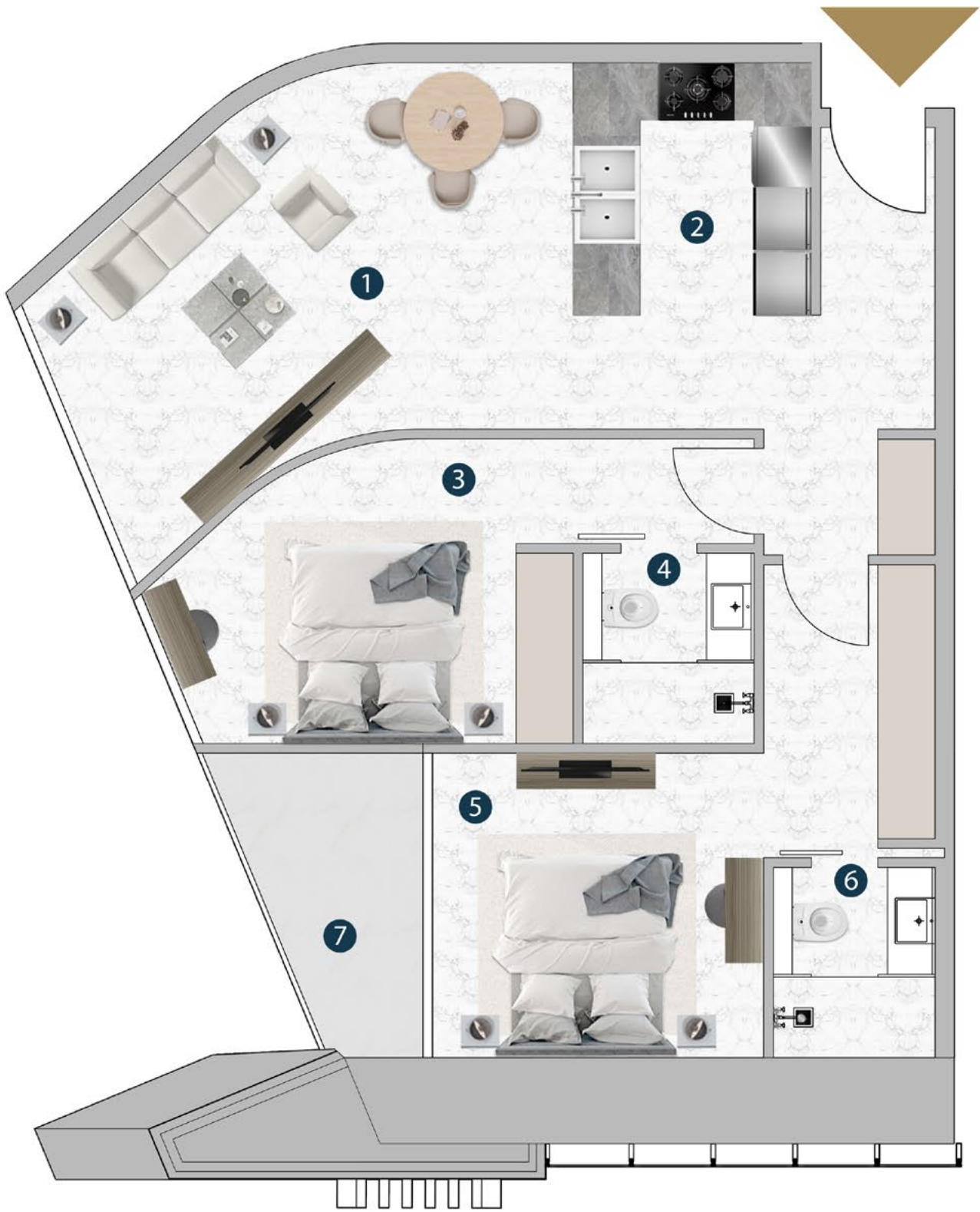
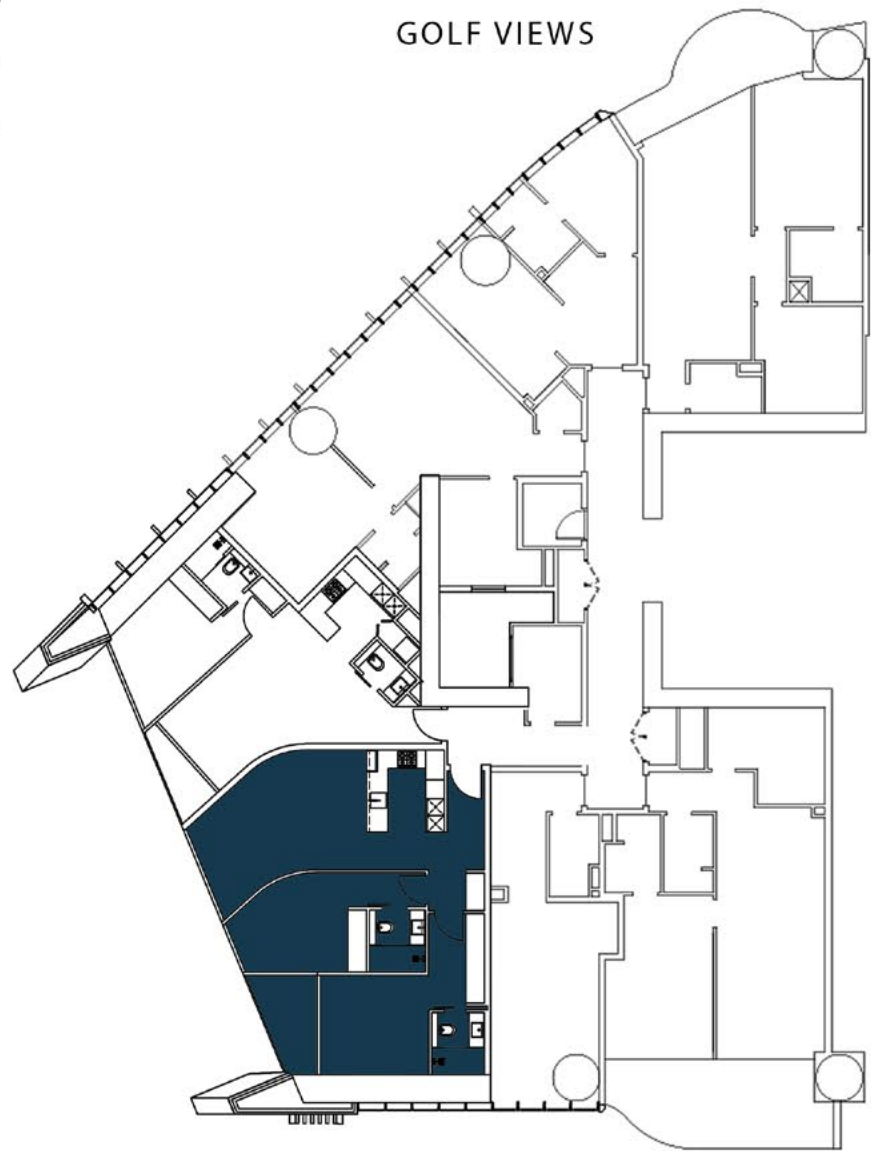
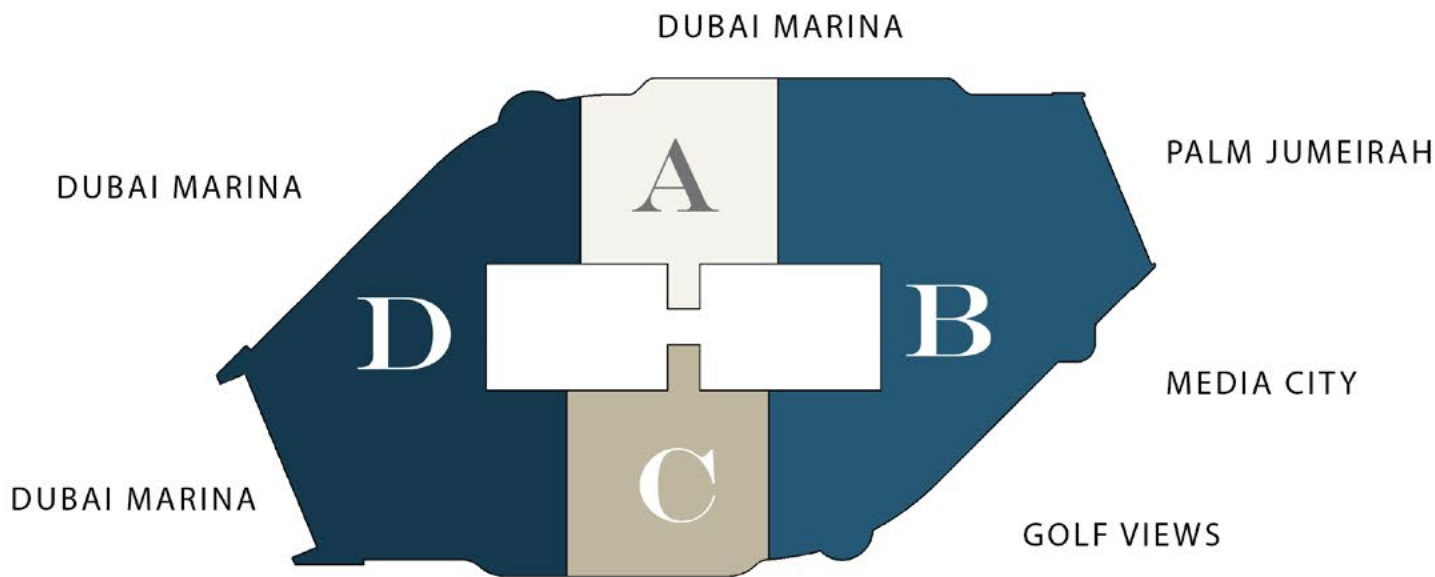
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2 BEDROOM

TYPICAL FROM 7 TO 33 FLOORS
FLAT NUMBER 03

	SQ.M	SQ.FT
SUITE AREA	82.09 SQ.M	883.61 SQ.FT
BALCONY AREA	6.12 SQ.M	65.88 SQ.FT
TOTAL AREA	88.21 SQ.M	949.48 SQ.FT

KEY PLAN



1.LIVING/DINING	5.88*3.85 SQM
2.PANTRY	2.65*2.50 SQM
3.BEDROOM	3.22*2.00 SQM
4.ENSUITE BATH	2.00*1.70 SQM
5.MASTER BEDROOM	3.48*3.20 SQM
6.ENSUITE BATH	2.00*1.70 SQM
7.BALCONY	3.20*2.38 SQM

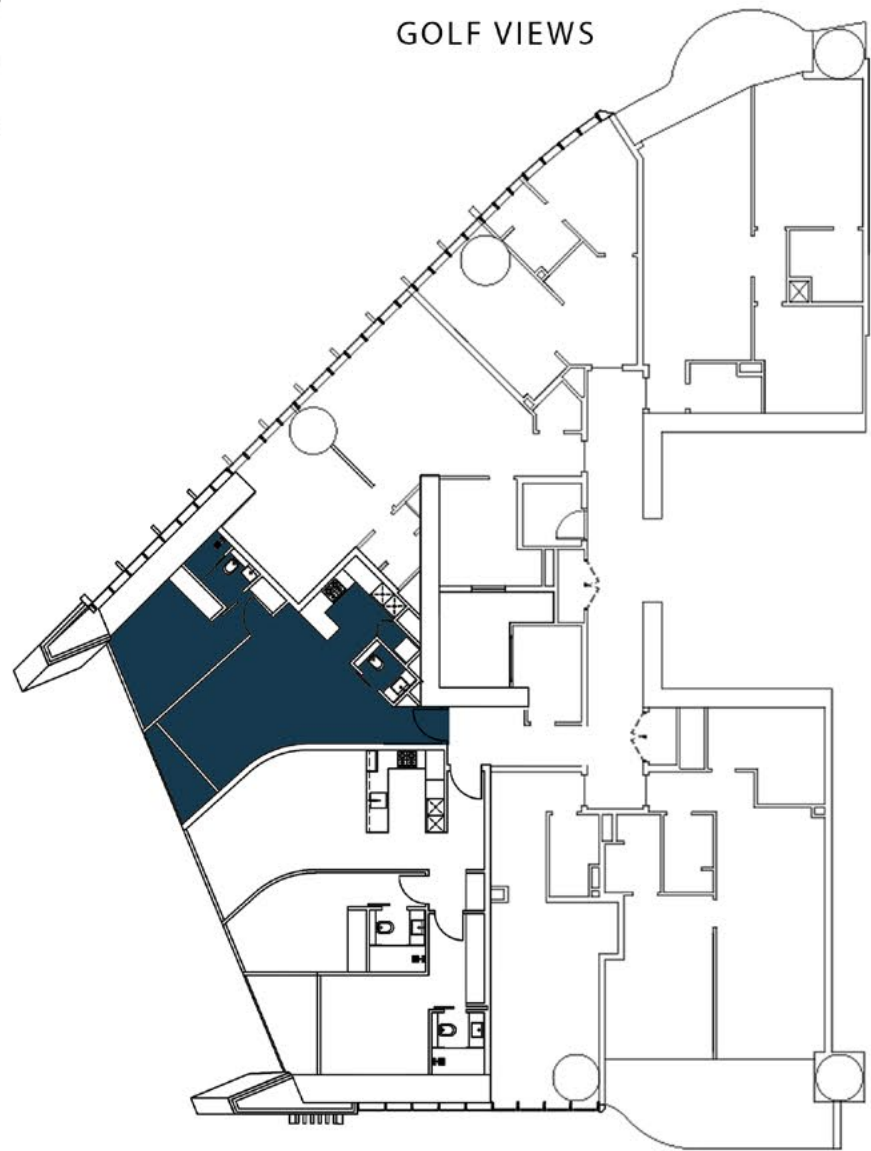
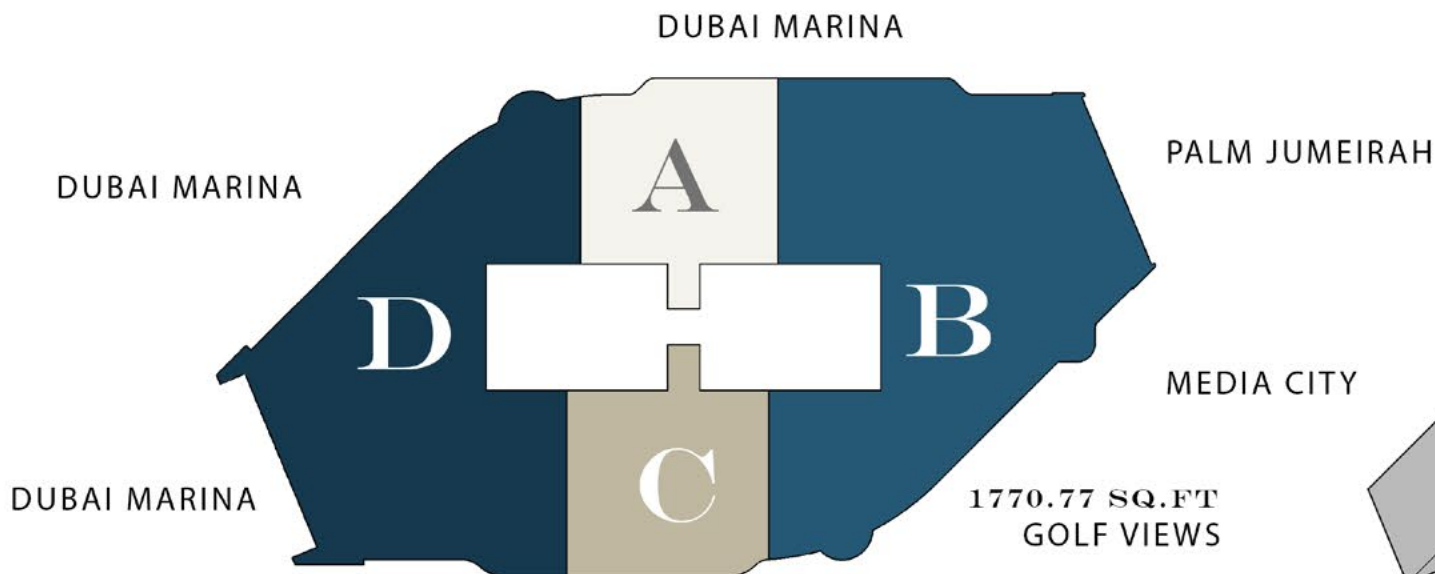
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1 BEDROOM

TYPICAL FROM 7 TO 33 FLOORS
FLAT NUMBER 23

	SQ.M	SQ.FT
SUITE AREA	56.44 SQ.M	607.51 SQ.FT
BALCONY AREA	3.33 SQ.M	35.84 SQ.FT
TOTAL AREA	59.77 SQ.M	643.36 SQ.FT

KEY PLAN



1.LIVING/DINING	5.70*4.71 SQM
2.PANTRY	2.60*2.30 SQM
3.MASTER BEDROOM	3.39*3.08 SQM
4.ENSUITE BATH	2.00*1.50 SQM
5.BALCONY	3.00*1.50 SQM
6.LAUNDRY ROOM	1.3*0.7 SQM
7.POWDER ROOM	1.83*1.06 SQM

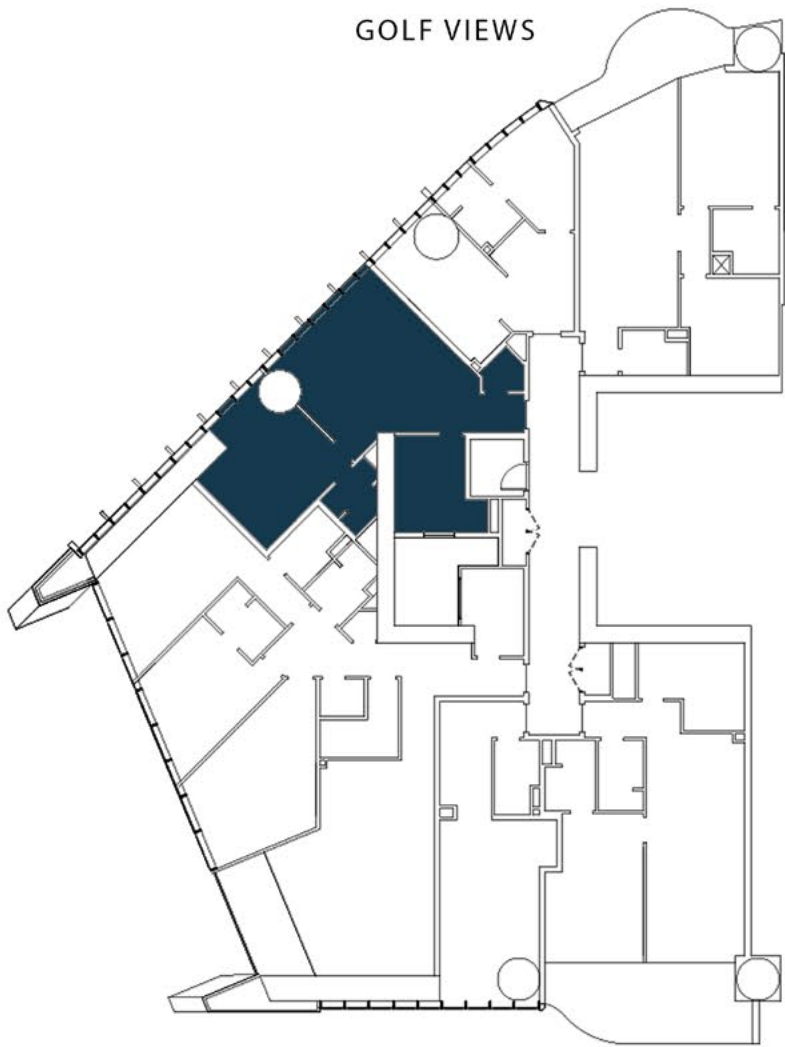
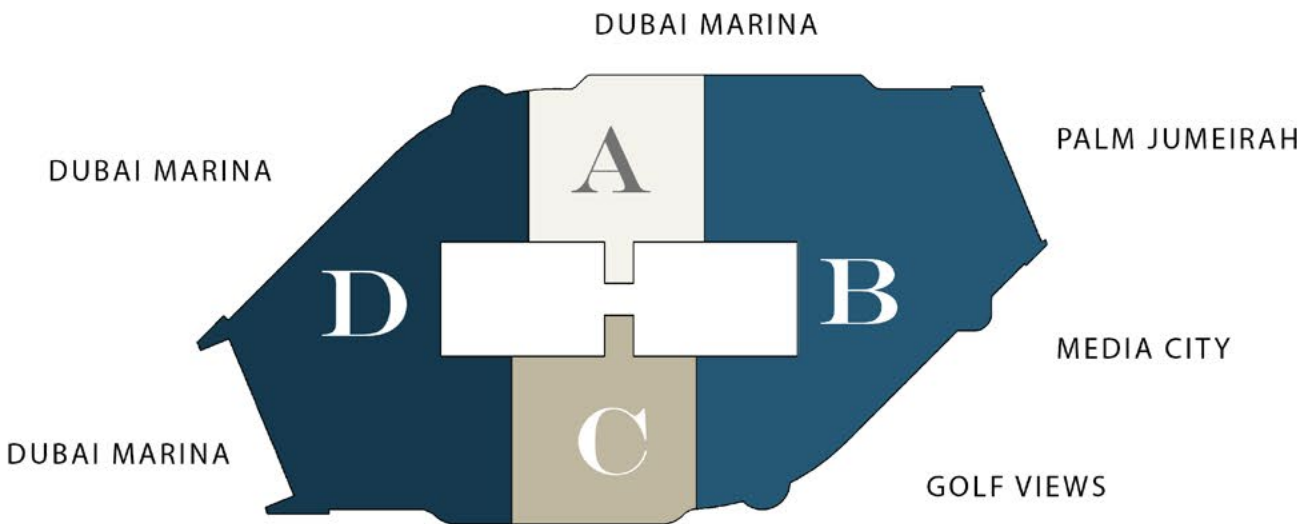
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1 BEDROOM PLUS

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

FLOOR PLANS

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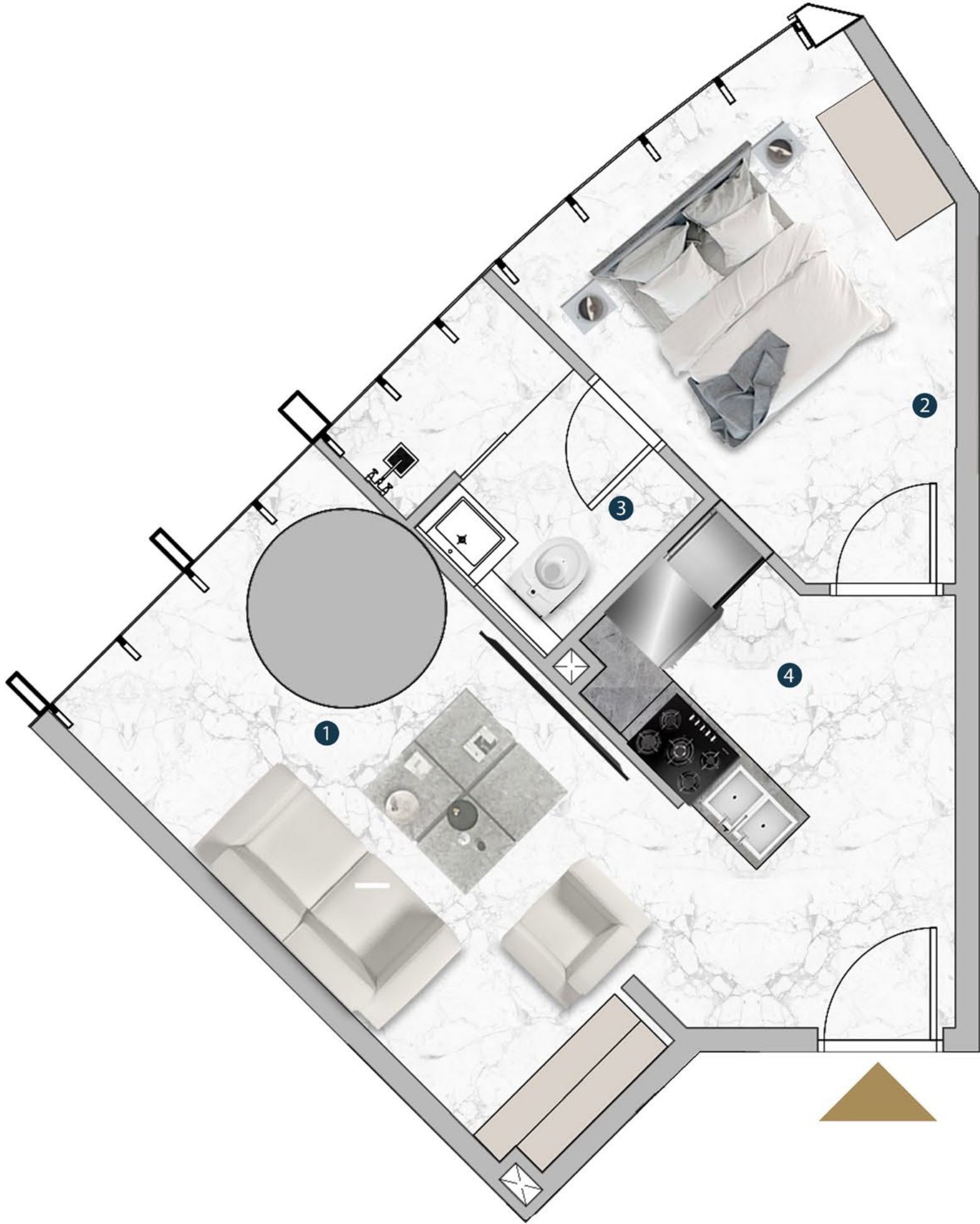
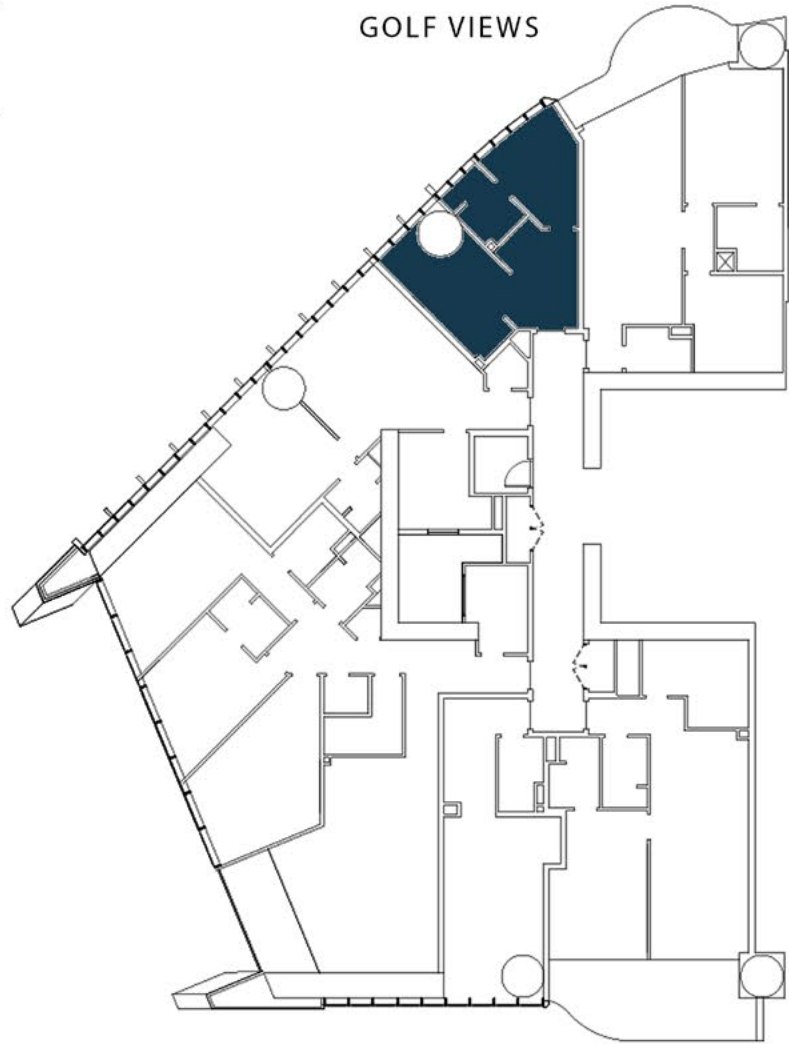
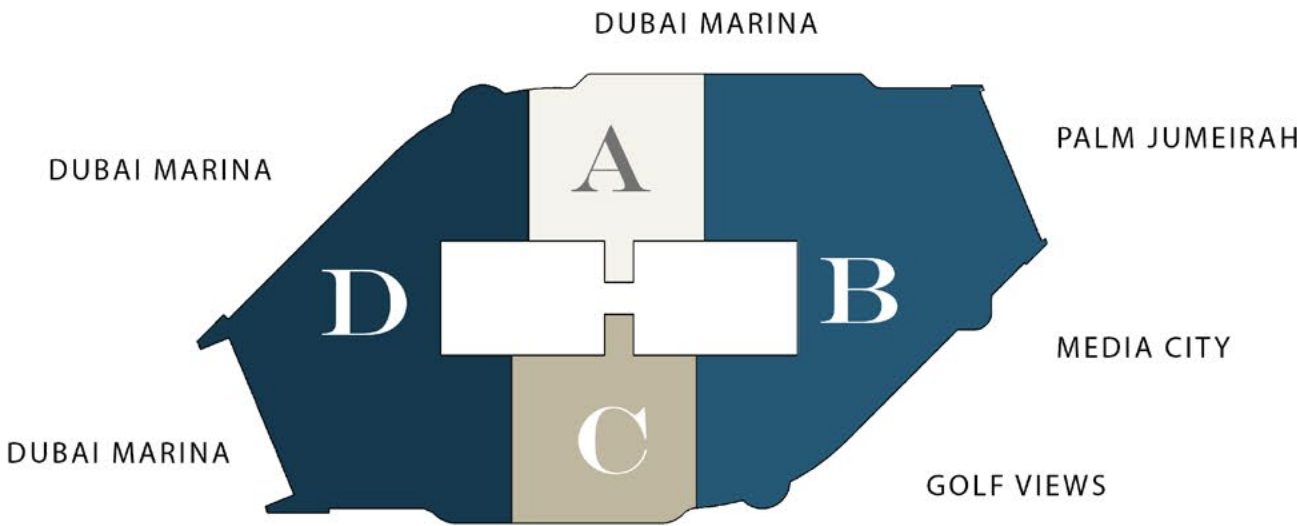
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1 BEDROOM

SUITE D-6-05

	SQ.M	SQ.FT
SUITE AREA	42.33 SQ.M	455.64 SQ.FT
BALCONY AREA	0.00 SQ.M	0.00 SQ.FT
TOTAL AREA	42.33 SQ.M	455.64 SQ.FT

KEY PLAN



1.LIVING ROOM	5.42 X 3.01 SQM
2.MASTER BEDROOM	3.61 X 3.00 SQM
3.ENSUITE BATH	2.52 X 1.80 SQM
4.KITCHEN	2.34 X 1.90 SQM

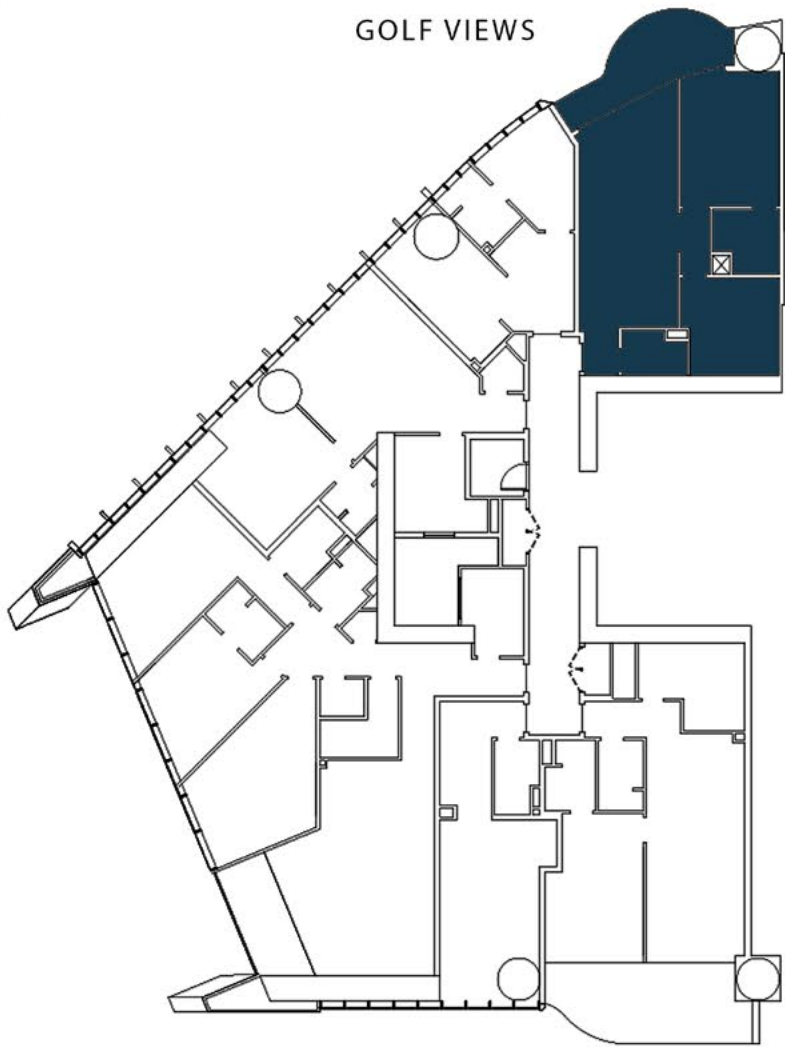
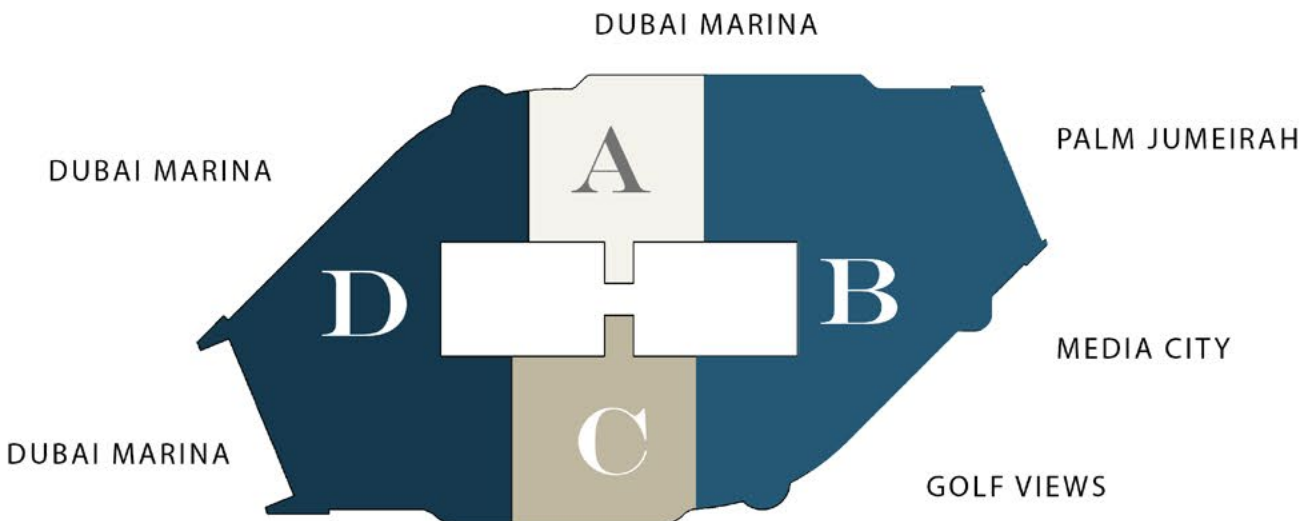
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1 BEDROOM PLUS

SUITE D-6-06

	SQ.M	SQ.FT
SUITE AREA	77.36 SQ.M	832.70 SQ.FT
BALCONY AREA	13.46 SQ.M	144.88 SQ.FT
TOTAL AREA	90.82 SQ.M	977.58 SQ.FT

KEY PLAN



1.LIVING/DINING	6.45 X 3.50 SQM
2.MASTER BEDROOM	4.81 X 3.50 SQM
3.ENSUITE BATH	2.35 X 2.34 SQM
4.KITCHEN	2.40 X 2.10 SQM
5.POWDER ROOM	2.35 X 1.60 SQM
6.S/ROOM	3.50 X 3.47 SQM
7.BALCONY	6.65 X 1.85 SQM

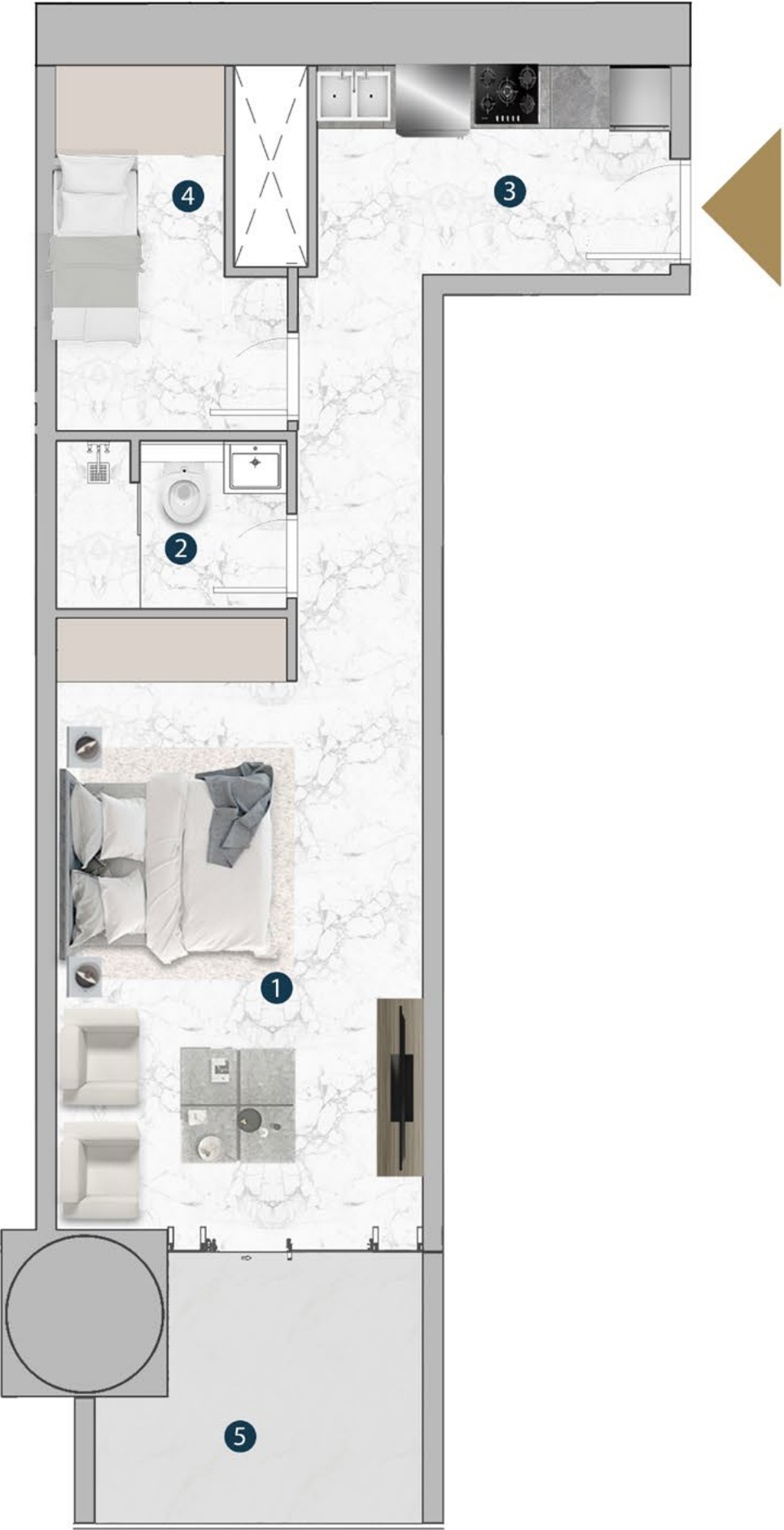
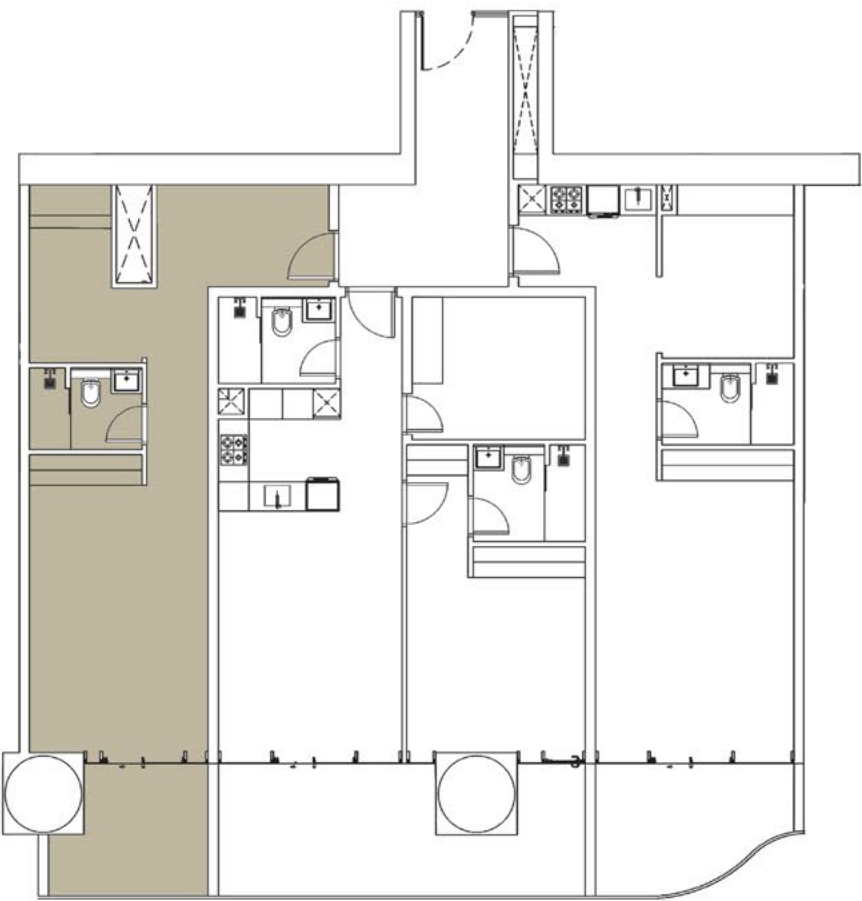
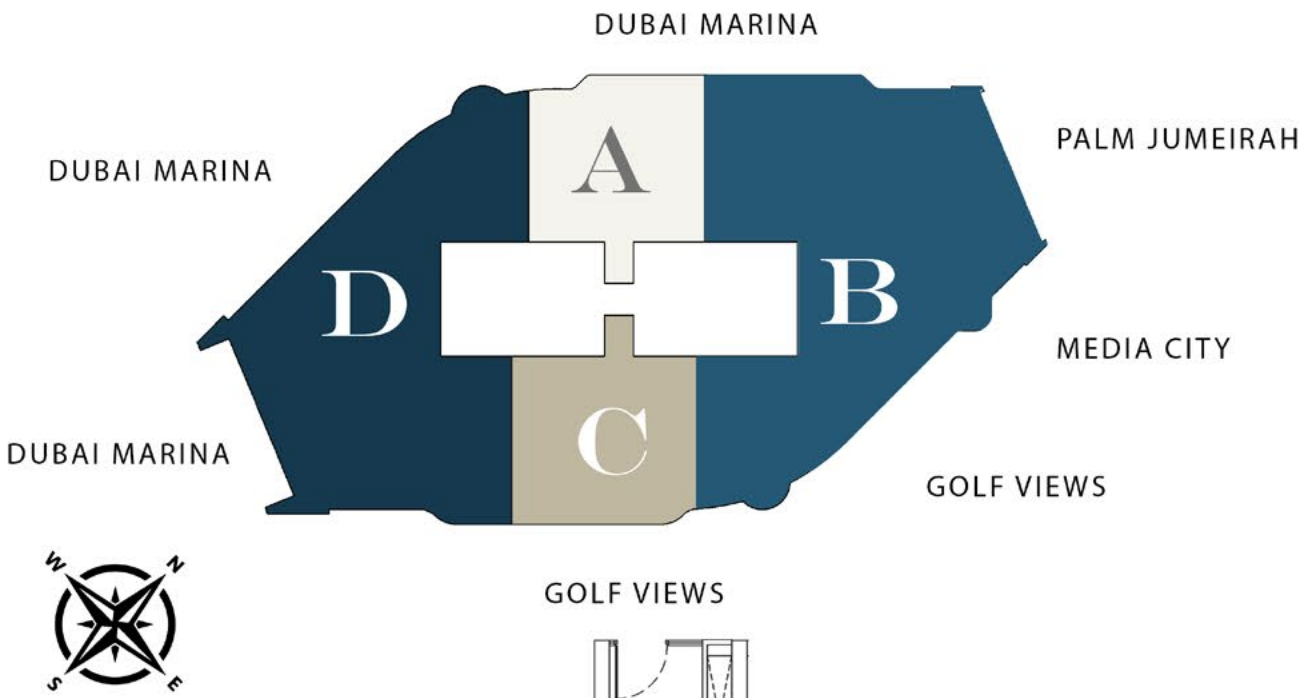
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STUDIO PLUS

SUITE C-6-07

	SQ.M	SQ.FT
SUITE AREA	46.96 SQ.M	505.47 SQ.FT
BALCONY AREA	8.77 SQ.M	94.40 SQ.FT
TOTAL AREA	55.73 SQ.M	599.87 SQ.FT

KEY PLAN



1.LIVING AREA	5.84 X 3.50 SQM
2.BATH	2.20 X 1.50 SQM
3.KITCHEN	2.37 X 2.00 SQM
4.S/ROOM	3.59 X 2.20 SQM
5.BALCONY	3.13 X 2.60 SQM

FLOOR PLANS

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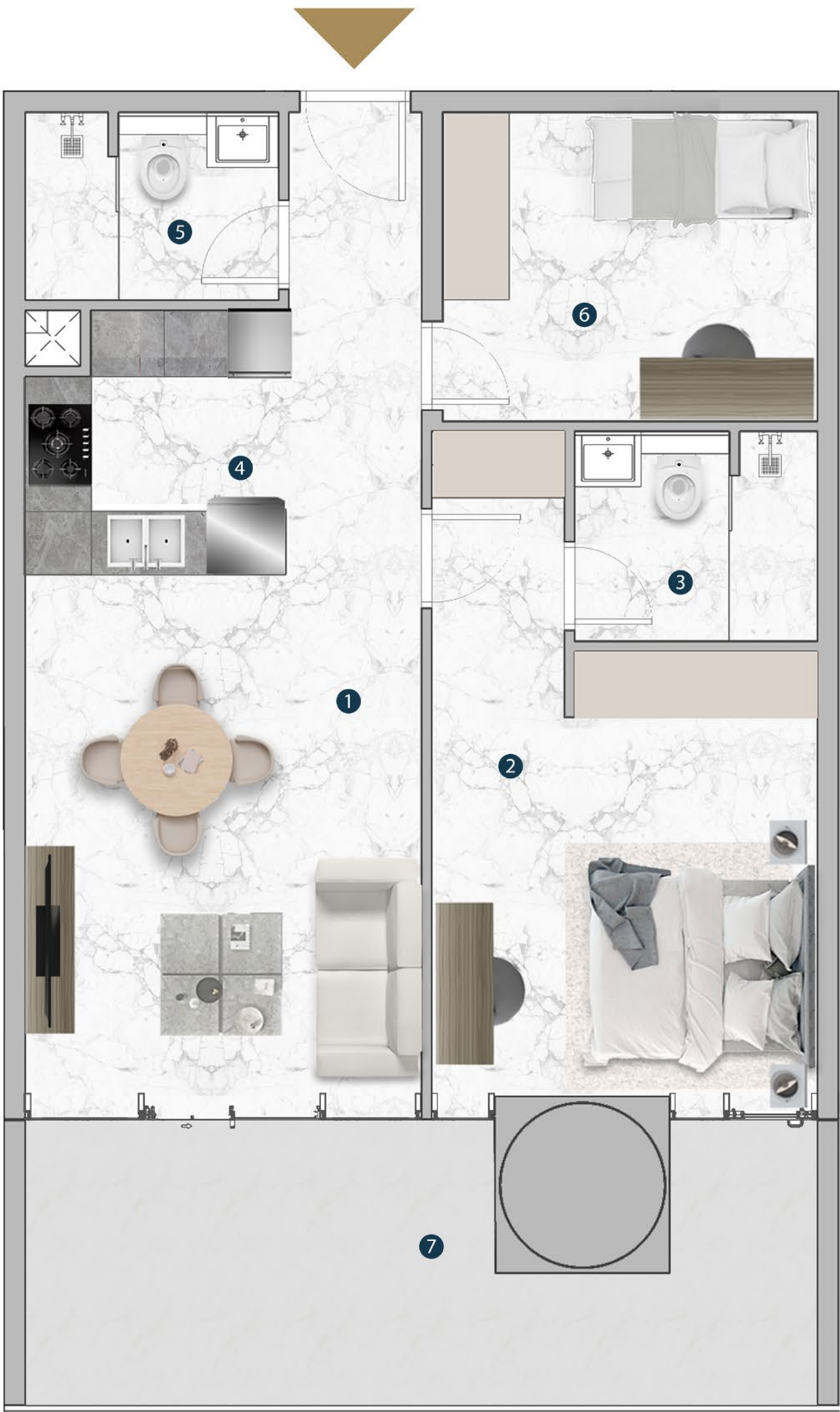
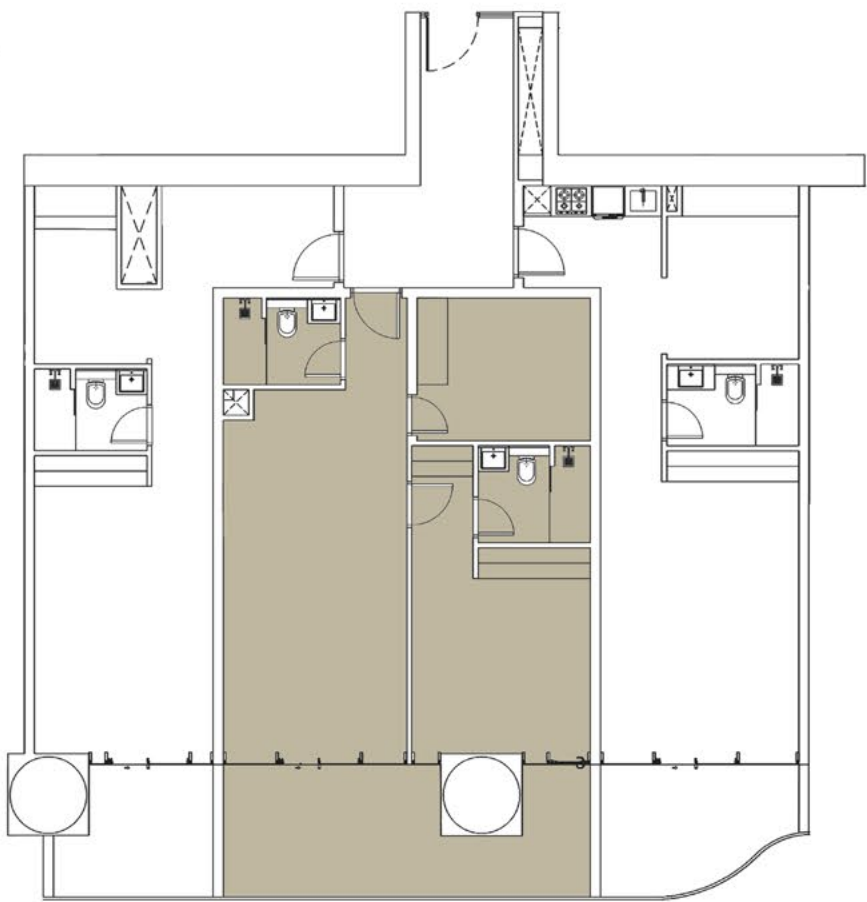
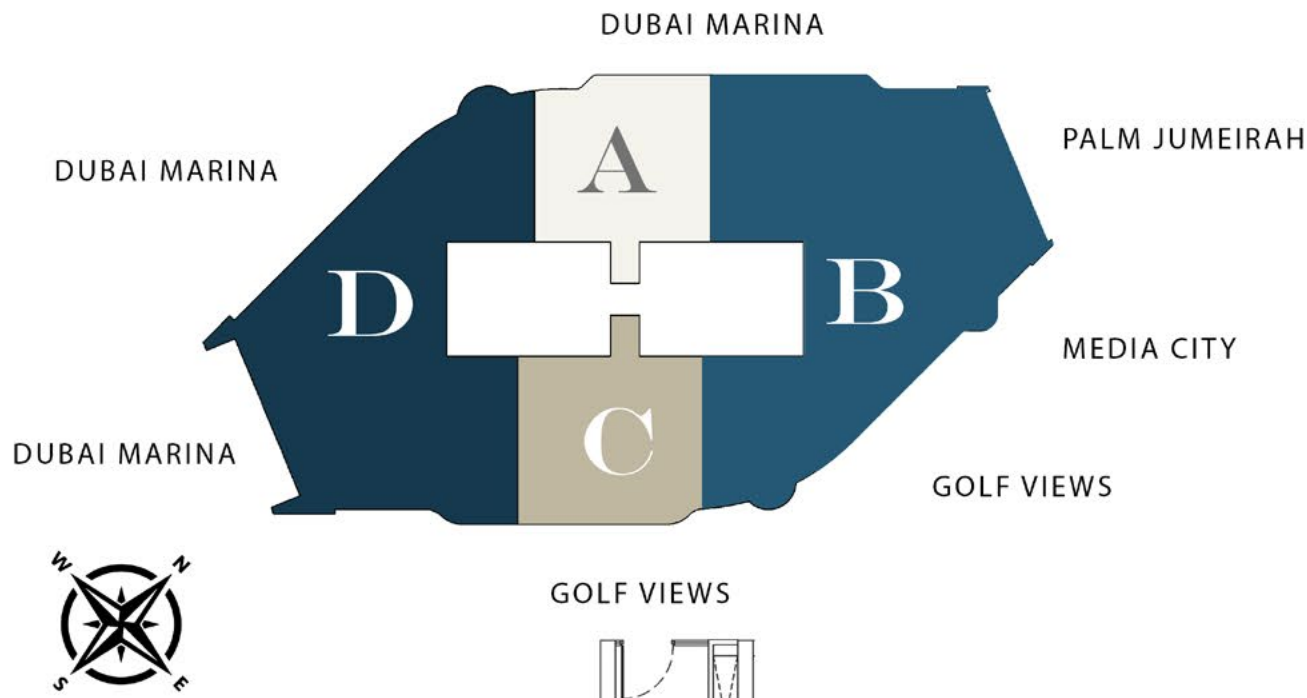
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1 BEDROOM PLUS

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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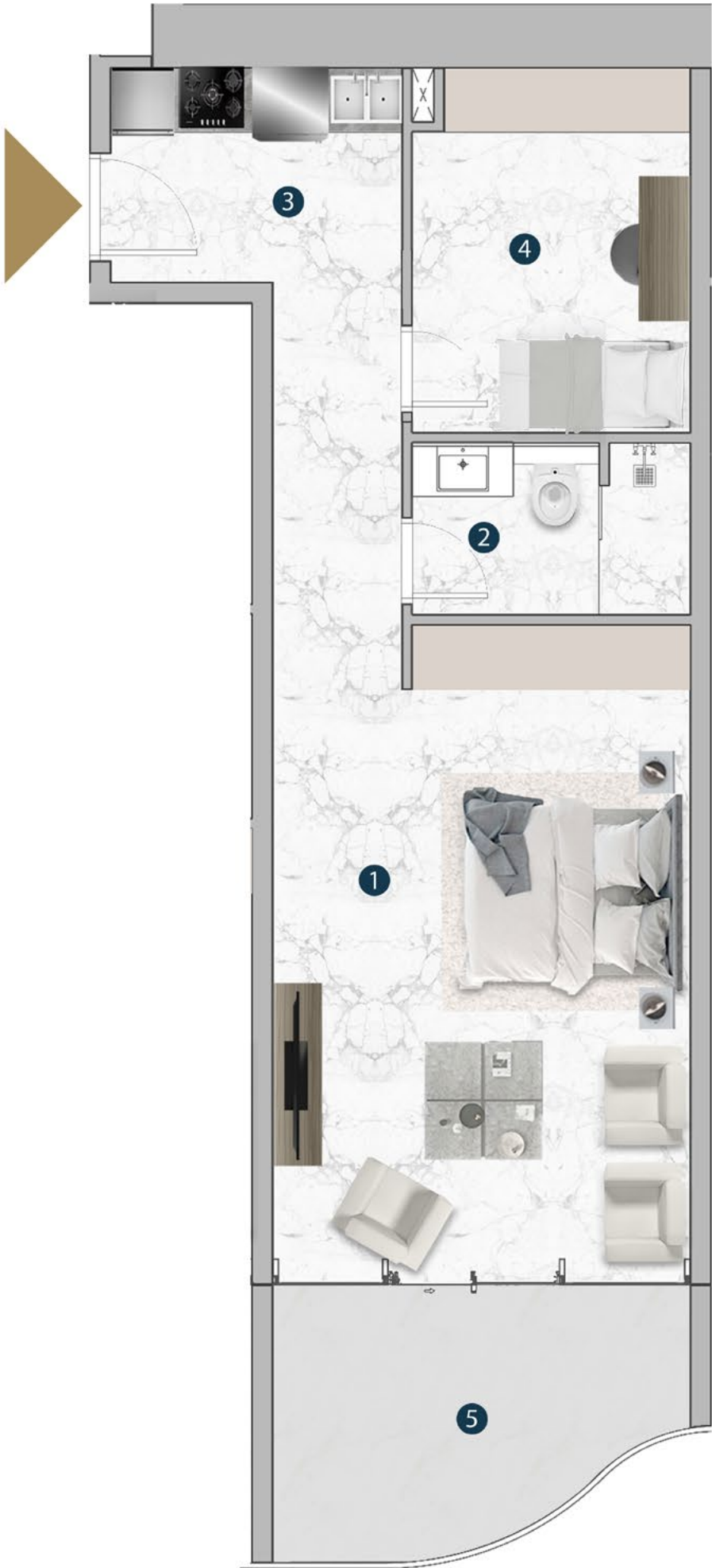
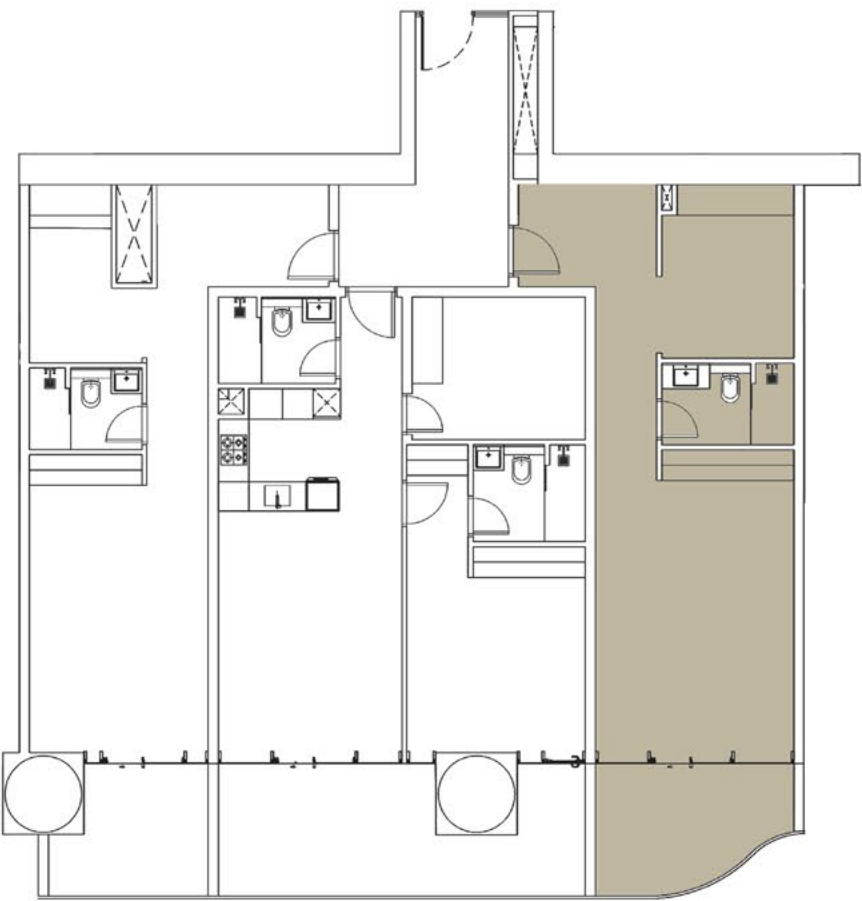
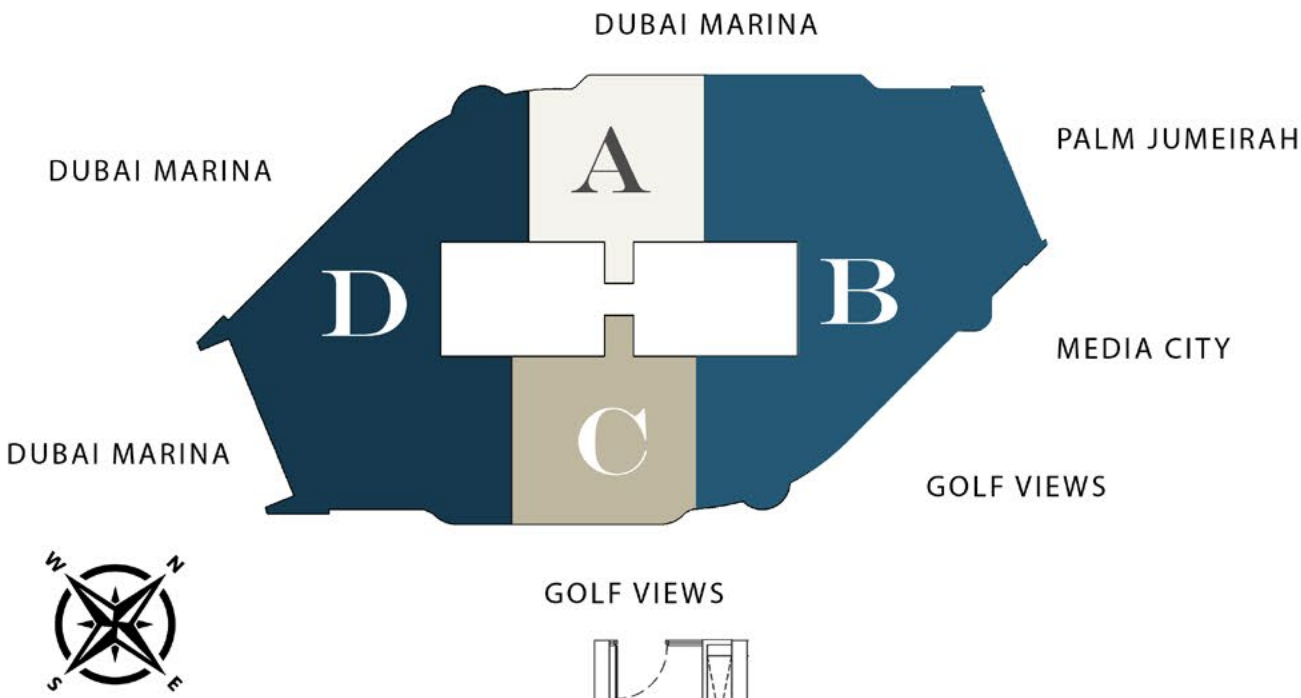
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STUDIO PLUS

SUITE C-6-09

	SQ.M	SQ.FT
SUITE AREA	50.87 SQ.M	547.56 SQ.FT
BALCONY AREA	9.18 SQ.M	98.81 SQ.FT
TOTAL AREA	60.05 SQ.M	646.37 SQ.FT

KEY PLAN



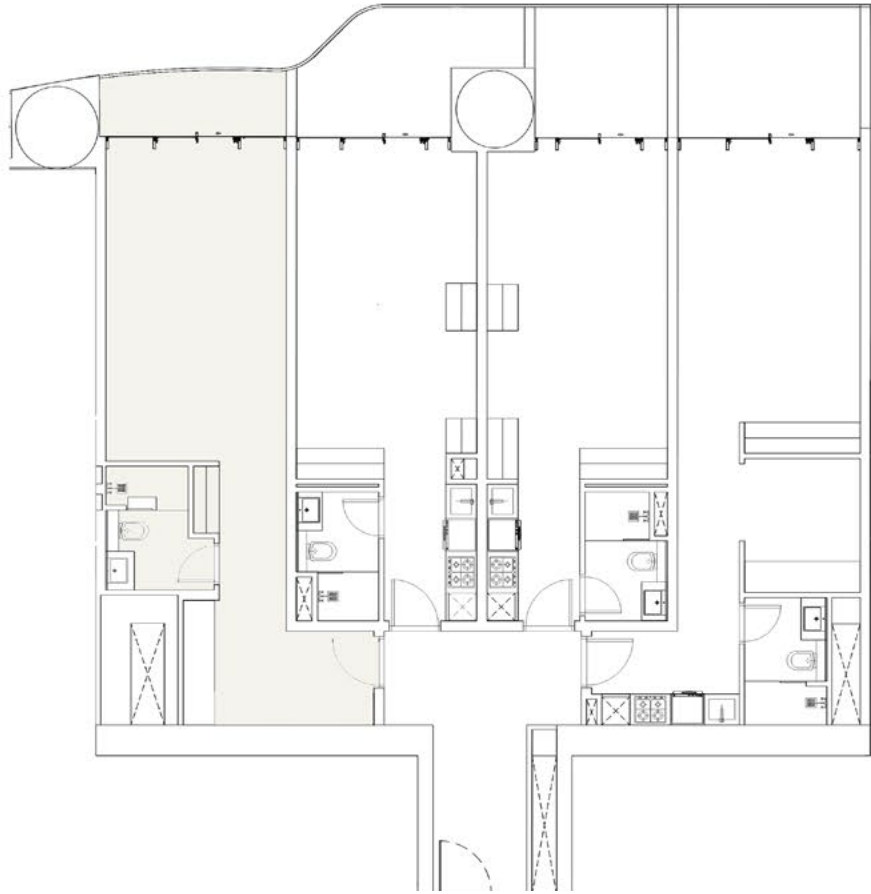
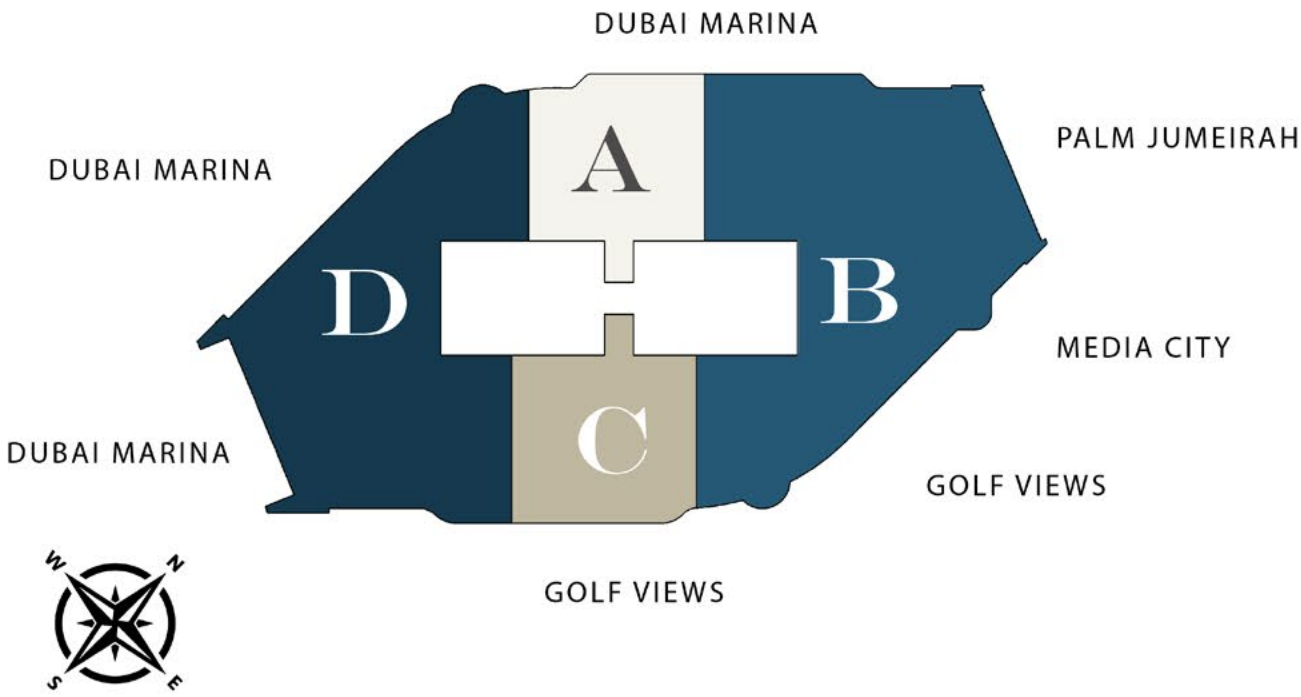
1.LIVING AREA	6.14 X 3.89 SQM
2.BATH	2.59 X 1.60 SQM
3.KITCHEN	2.71 X 2.00 SQM
4.S/ROOM	3.40 X 2.59 SQM
5.BALCONY	3.89 X 1.34 SQM

FLOOR PLANS
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STUDIO
SUITE A-6-10

	SQ.M	SQ.FT
SUITE AREA	43.64 SQ.M	469.74 SQ.FT
BALCONY AREA	5.71 SQ.M	61.46 SQ.FT
TOTAL AREA	49.35 SQ.M	531.20 SQ.FT

KEY PLAN



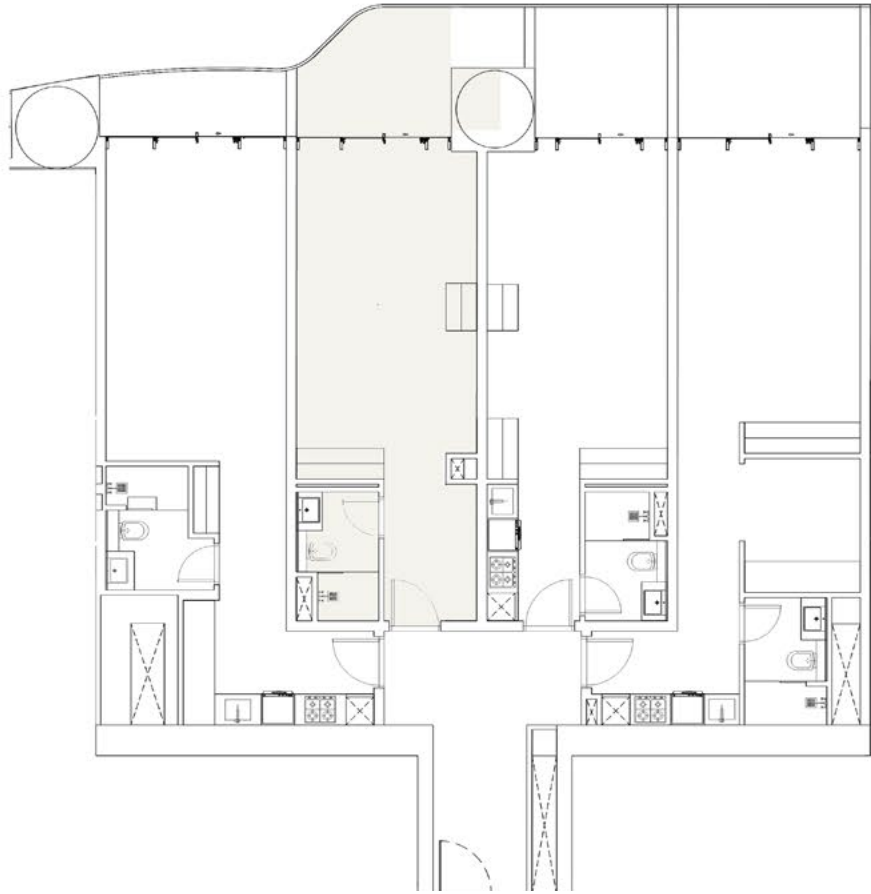
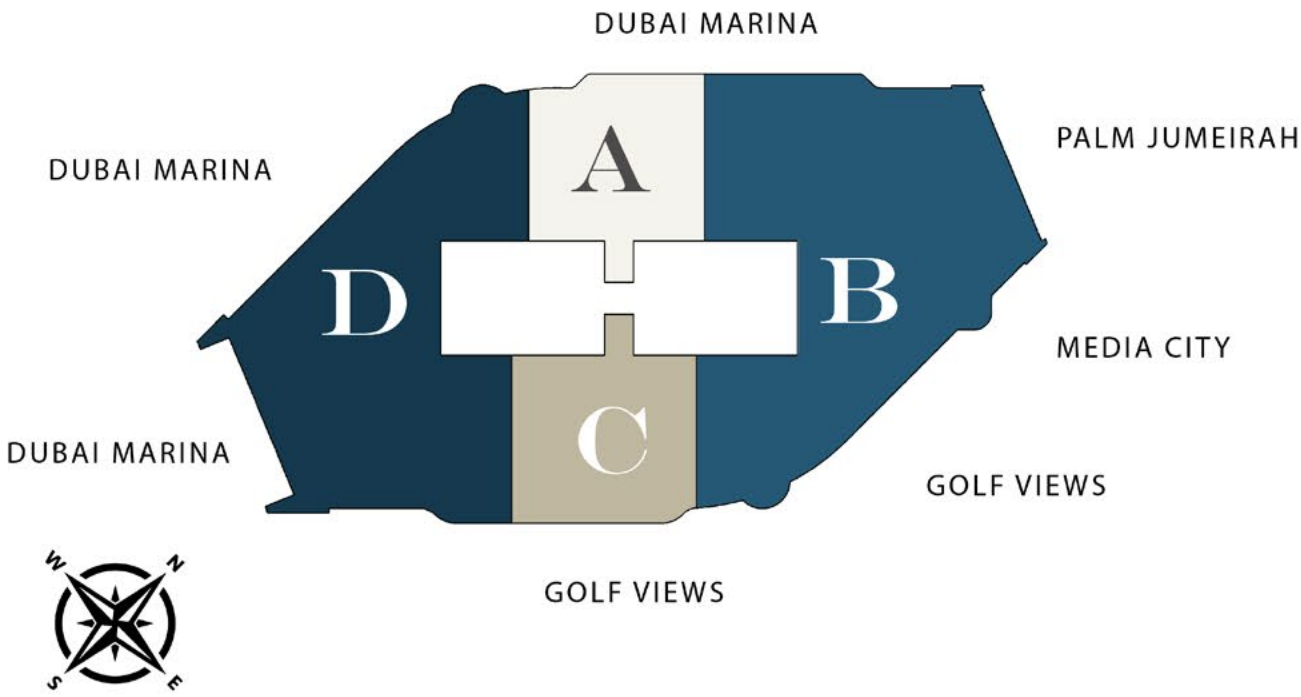
1.LIVING AREA	6.28 X 3.50 SQM
2.BATH	2.40 X 2.10 SQM
3.KITCHEN	3.70 X 1.82 SQM
4.BALCONY	3.62 X 1.35 SQM

FLOOR PLANS
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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



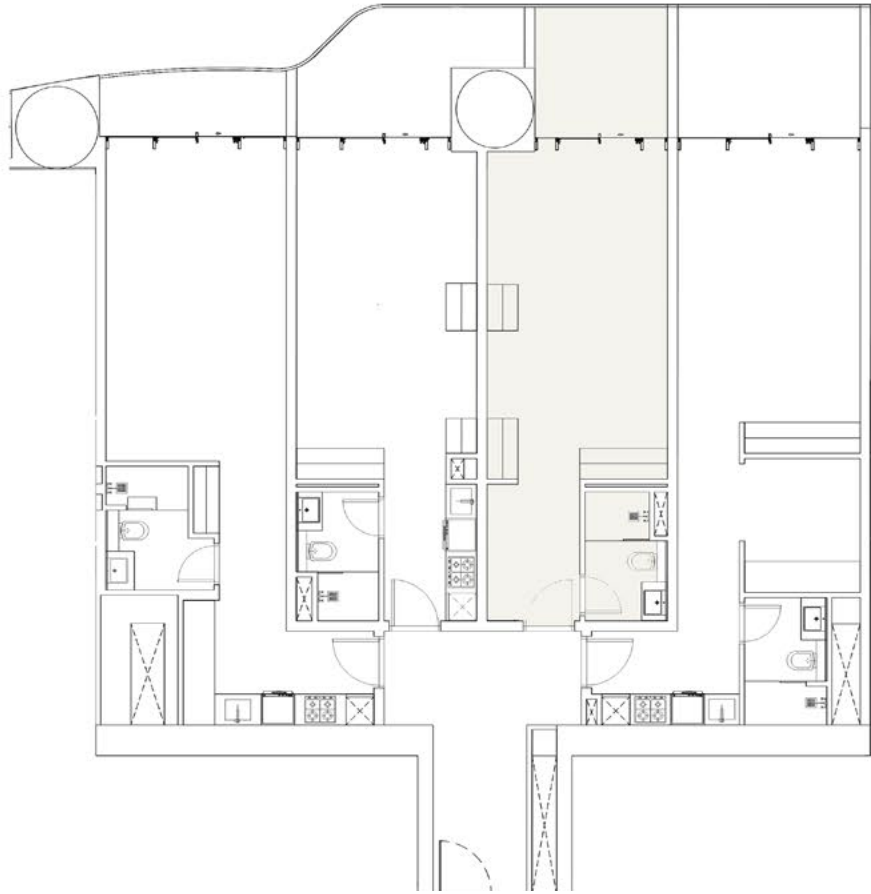
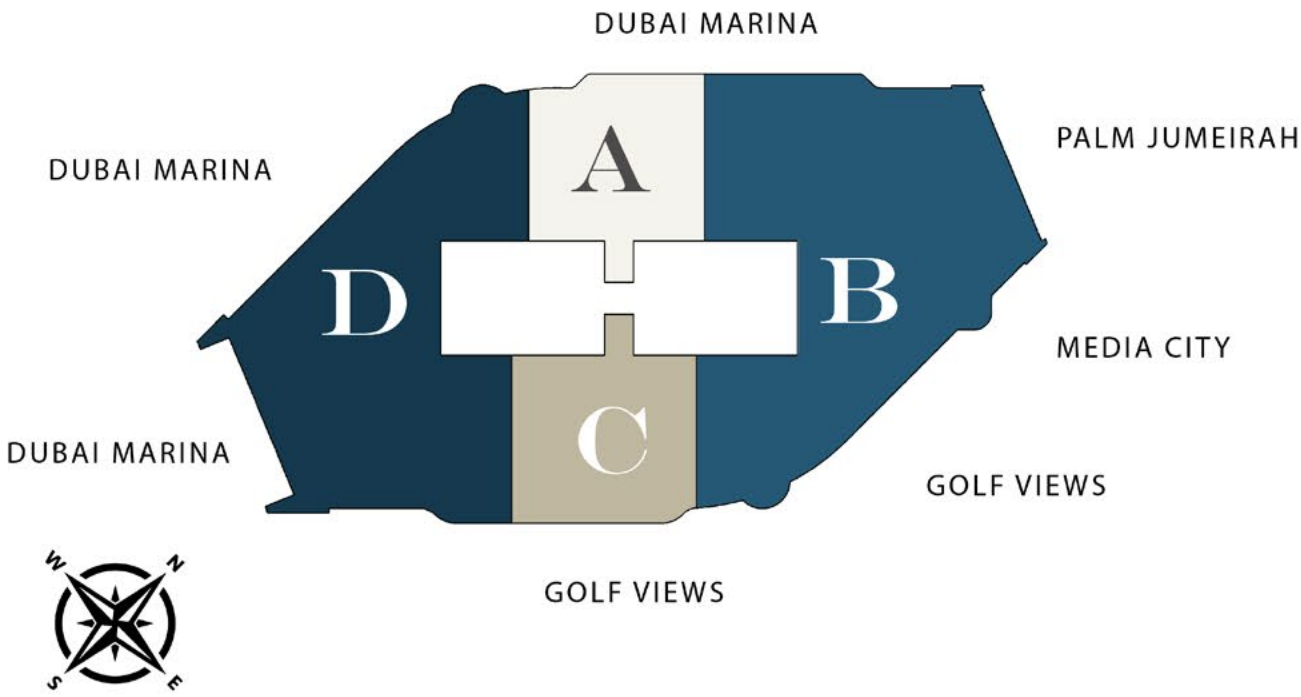
1.LIVING AREA	6.63 X 3.50 SQM
2.BATH	2.50 X 1.60 SQM
3.KITCHEN	2.65 X 1.20 SQM
4.BALCONY	4.42 X 1.33 SQM

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

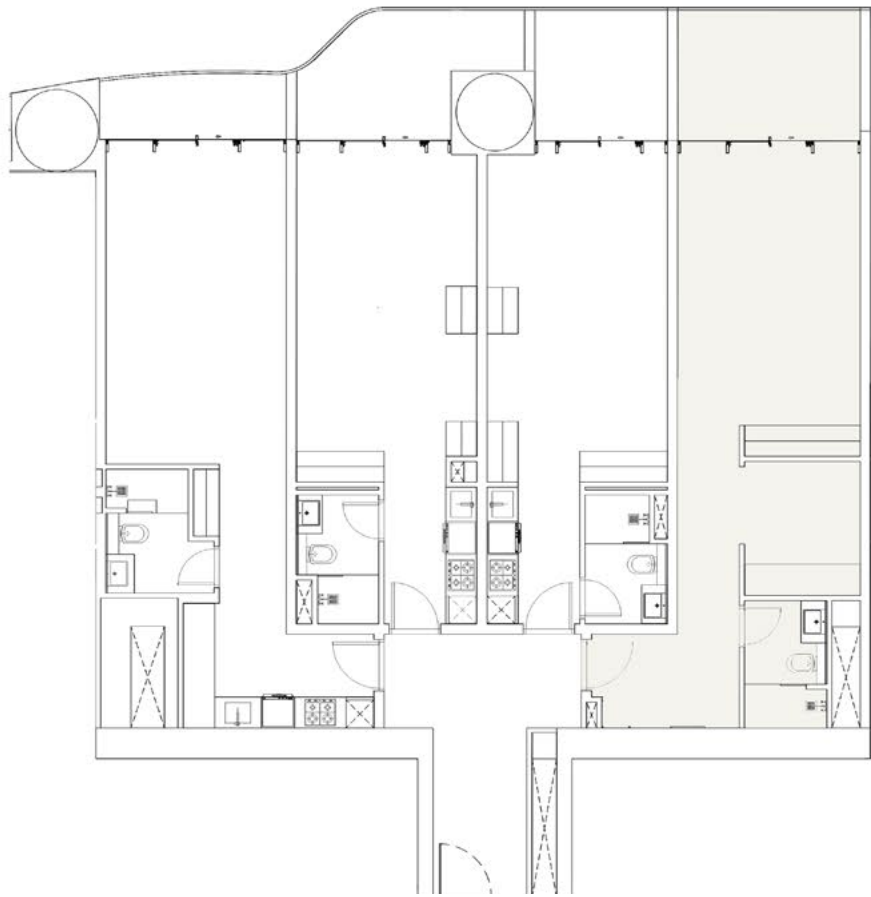
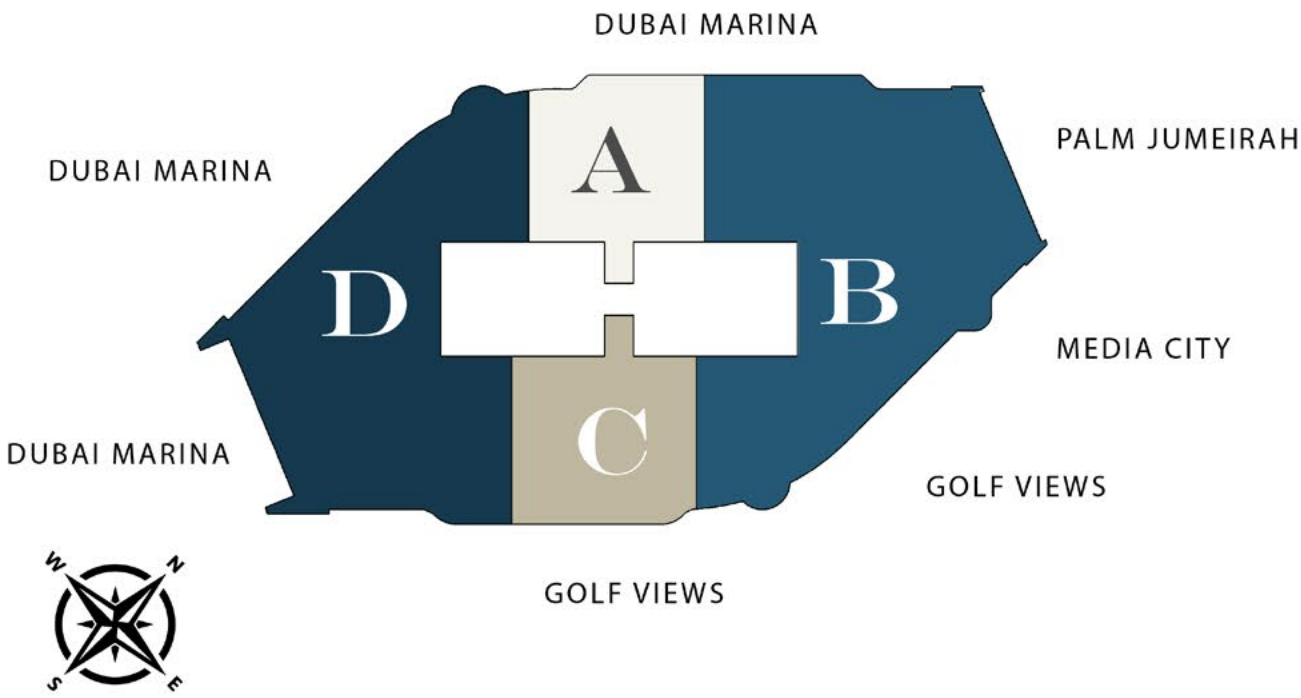
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STUDIO PLUS

SUITE A-6-13

	SQ.M	SQ.FT
SUITE AREA	45.32 SQ.M	487.82 SQ.FT
BALCONY AREA	9.6 SQ.M	103.33 SQ.FT
TOTAL AREA	54.92 SQ.M	591.15 SQ.FT

KEY PLAN



1.LIVING AREA	6.11 X 3.55 SQM
2.BATH	2.47 X 1.60 SQM
3.KITCHEN	2.87 X 1.82 SQM
4.S/ROOM	2.60 X 2.25 SQM
5.BALCONY	3.55 X 2.59 SQM

FLOOR PLANS

1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.

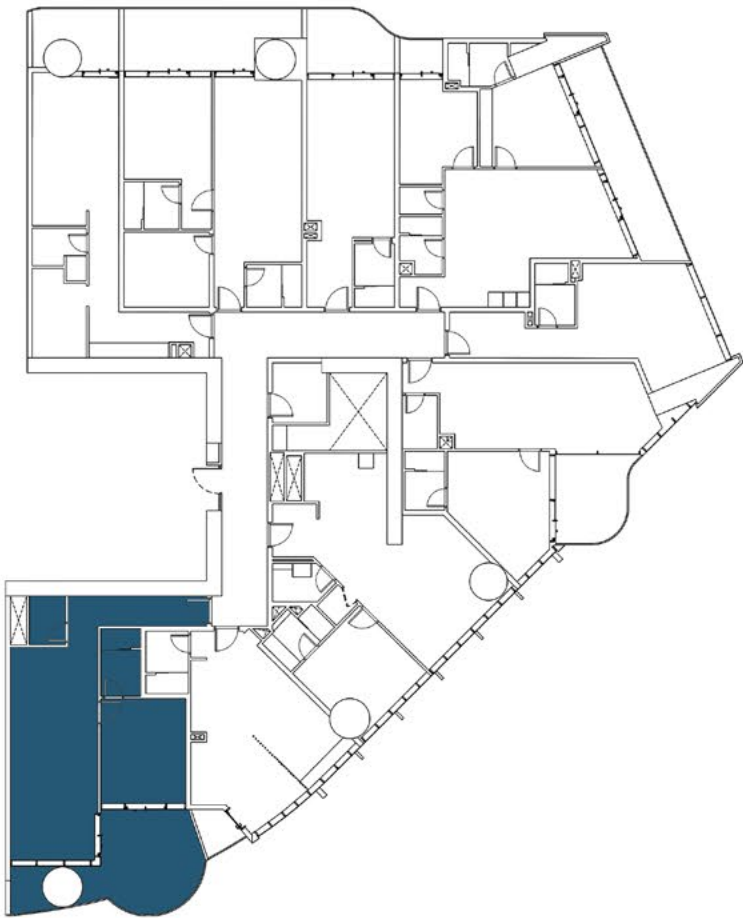
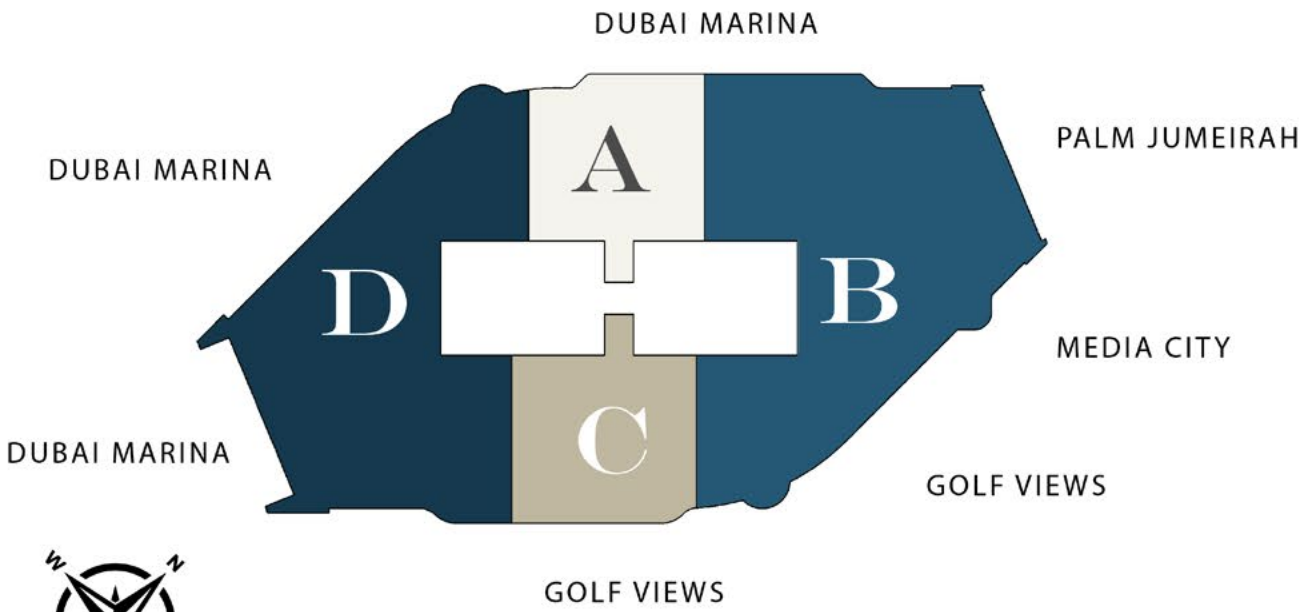
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1 BEDROOM

SUITE B-6-14

	SQ.M	SQ.FT
SUITE AREA	66.42 SQ.M	714.94 SQ.FT
BALCONY AREA	21.8 SQ.M	234.65 SQ.FT
TOTAL AREA	88.22 SQ.M	949.59 SQ.FT

KEY PLAN



1.LIVING/DINING	3.50 X 6.29 SQM
2.MASTER BEDROOM	4.36 X 3.40 SQM
3.ENSUITE BATH	2.70 X 1.60 SQM
4.KITCHEN	2.40 X 2.30 SQM
5.POWDER ROOM	1.95 X 1.45 SQM
6.BALCONY	4.14 X 3.75 SQM
7.BALCONY	3.60 X 1.85 SQM

FLOOR PLANS

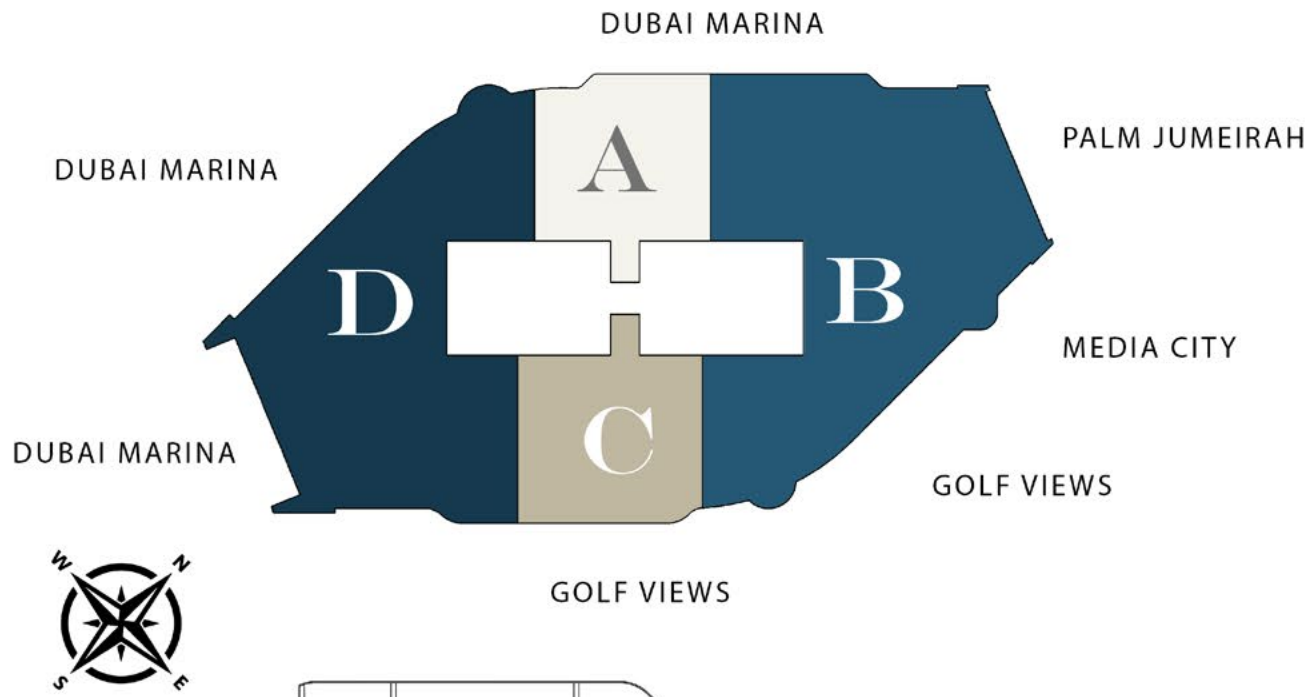
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STUDIO
SUITE B-6-15

	SQ.M	SQ.FT
SUITE AREA	42.05 SQ.M	452.62 SQ.FT
BALCONY AREA	2.84 SQ.M	30.57 SQ.FT
TOTAL AREA	44.89 SQ.M	483.19 SQ.FT

KEY PLAN



1.LIVING AREA	6.93 X 5.10 SQM
2.BATH	2.50 X 1.70 SQM
3.KITCHEN	5.30 X 2.87 SQM
4.BALCONY	1.39 X 1.28 SQM

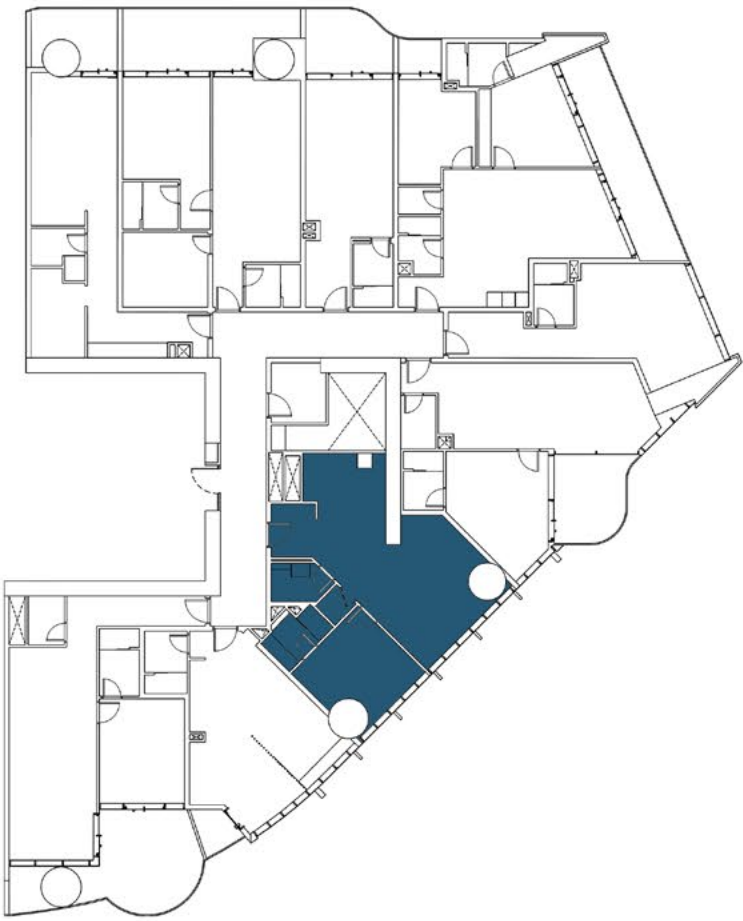
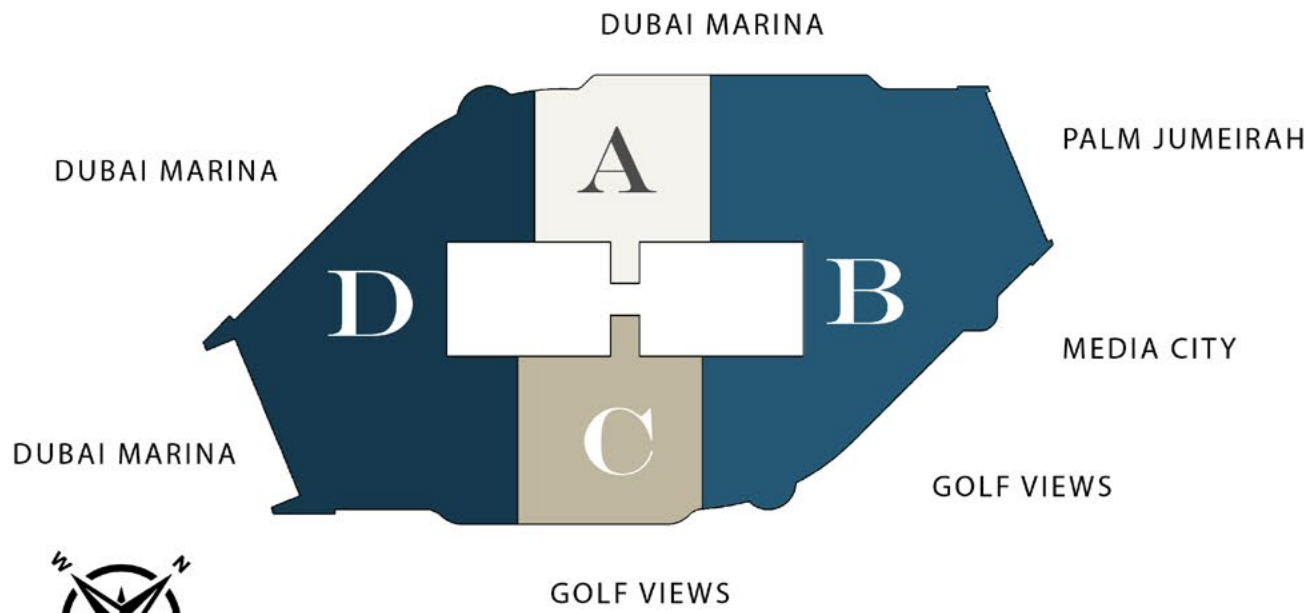
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1 BEDROOM

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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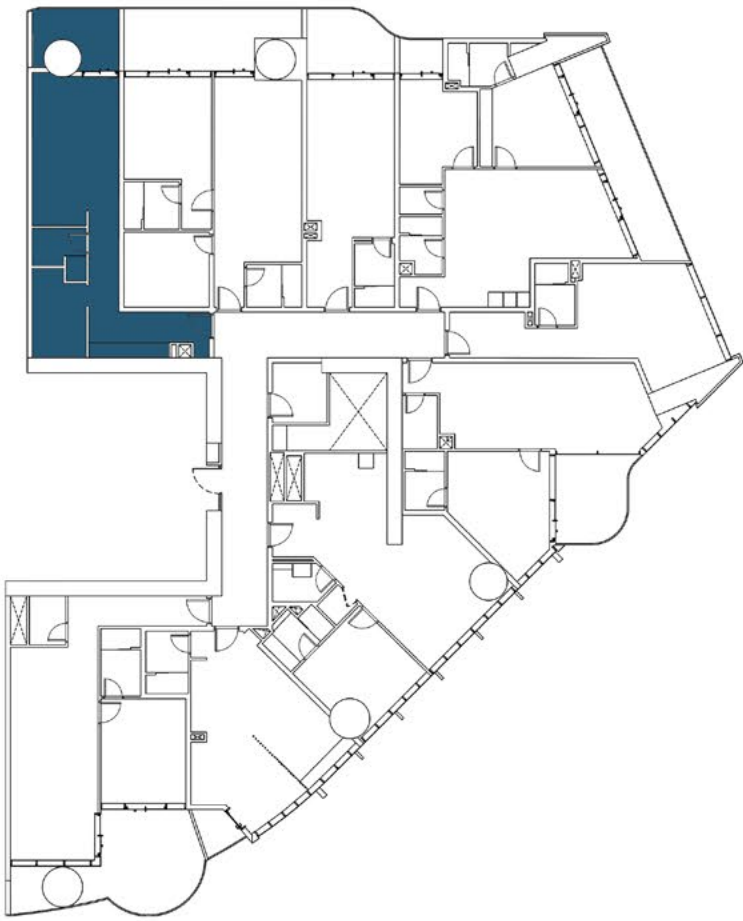
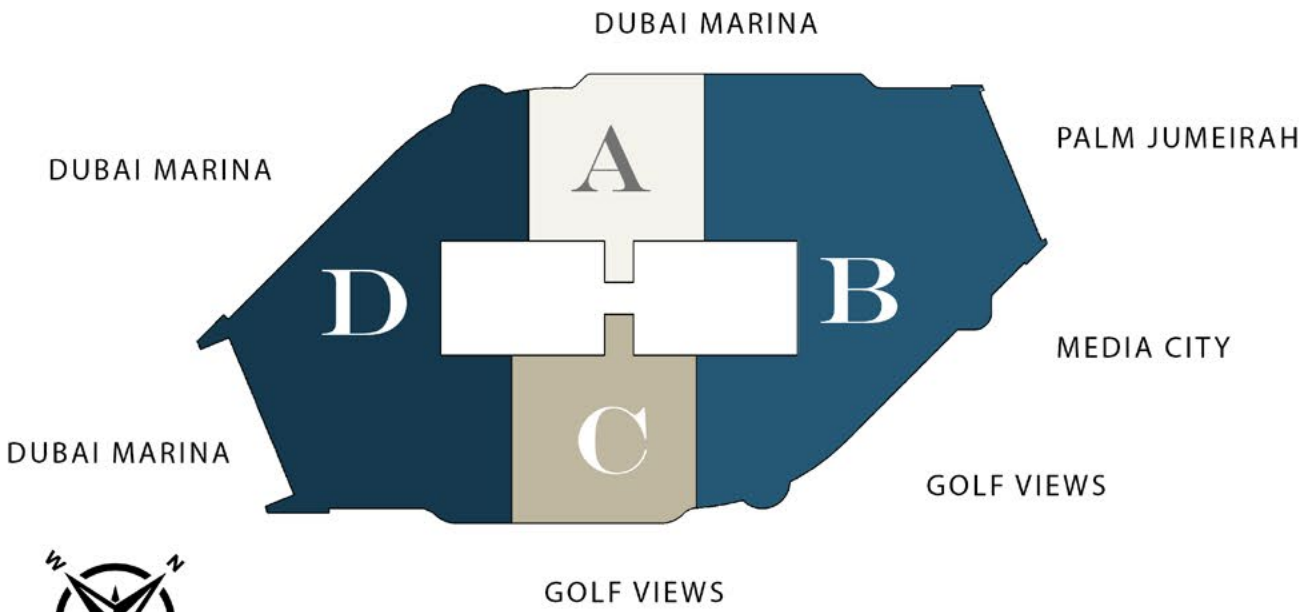
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STUDIO PLUS

SUITE B-6-17

	SQ.M	SQ.FT
SUITE AREA	50.07 SQ.M	538.95 SQ.FT
BALCONY AREA	9.23 SQ.M	99.35 SQ.FT
TOTAL AREA	59.3 SQ.M	638.30 SQ.FT

KEY PLAN



1.LIVING AREA	6.11 X 3.45 SQM
2.BATH	2.15 X 1.50 SQM
3.KITCHEN	4.79 X 1.82 SQM
4.S/ROOM	3.57 X 2.25 SQM
5.BALCONY	3.45 X 2.49 SQM

FLOOR PLANS

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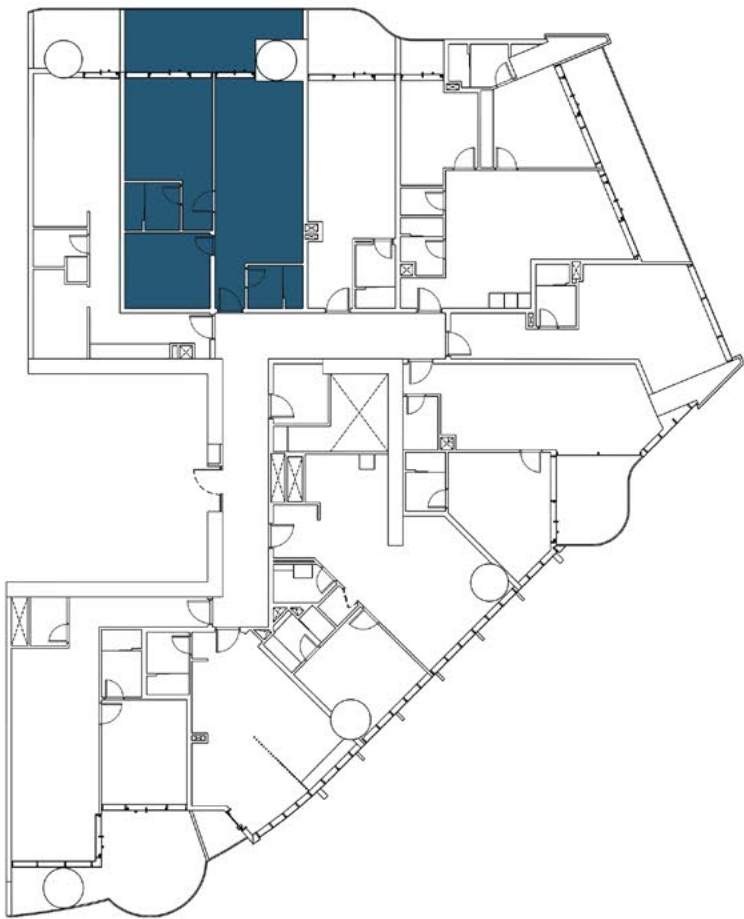
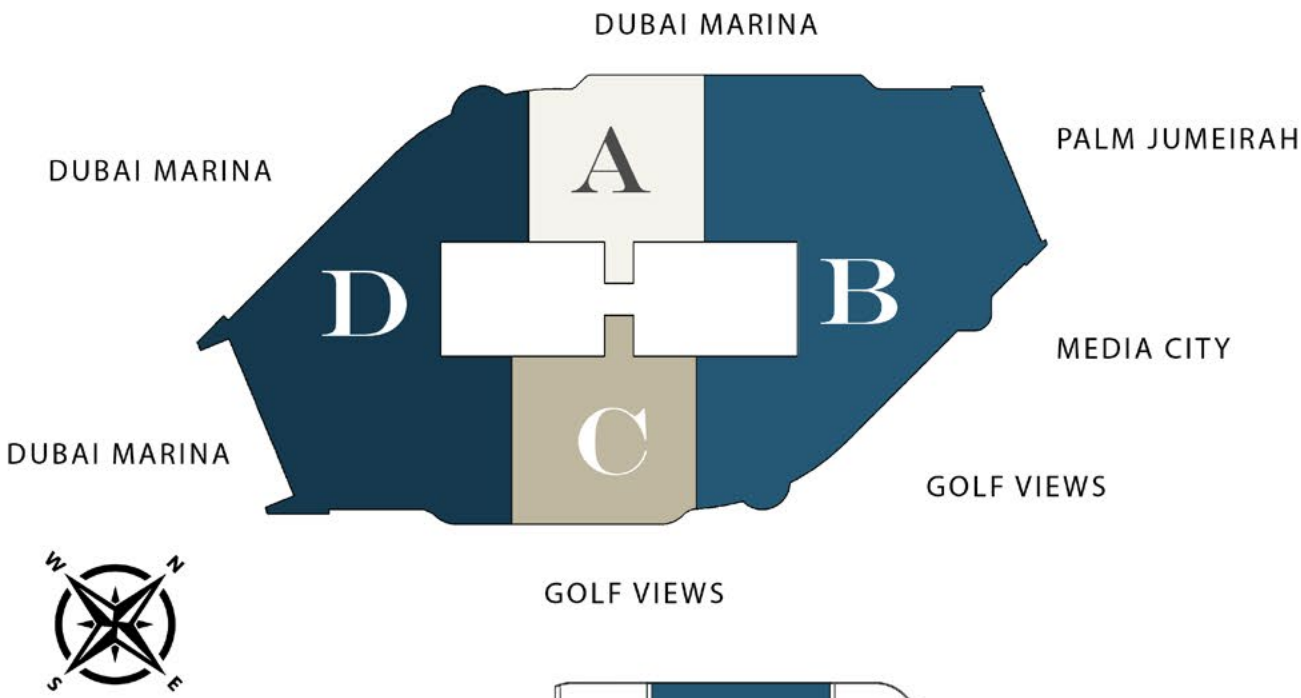
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1 BEDROOM PLUS

SUITE B-6-18

	SQ.M	SQ.FT
SUITE AREA	69.33 SQ.M	746.26 SQ.FT
BALCONY AREA	18.48 SQ.M	198.92 SQ.FT
TOTAL AREA	87.81 SQ.M	945.18 SQ.FT

KEY PLAN



1.LIVING/DINING	5.24 X 3.50 SQM
2.MASTER BEDROOM	4.31 X 3.50 SQM
3.ENSUITE BATH	2.20 X 1.90 SQM
4.KITCHEN	2.37 X 2.30 SQM
5.BATH	2.20 X 1.70 SQM
6.S/ROOM	3.40 X 3.00 SQM
7.BALCONY	7.10 X 2.49 SQM

FLOOR PLANS

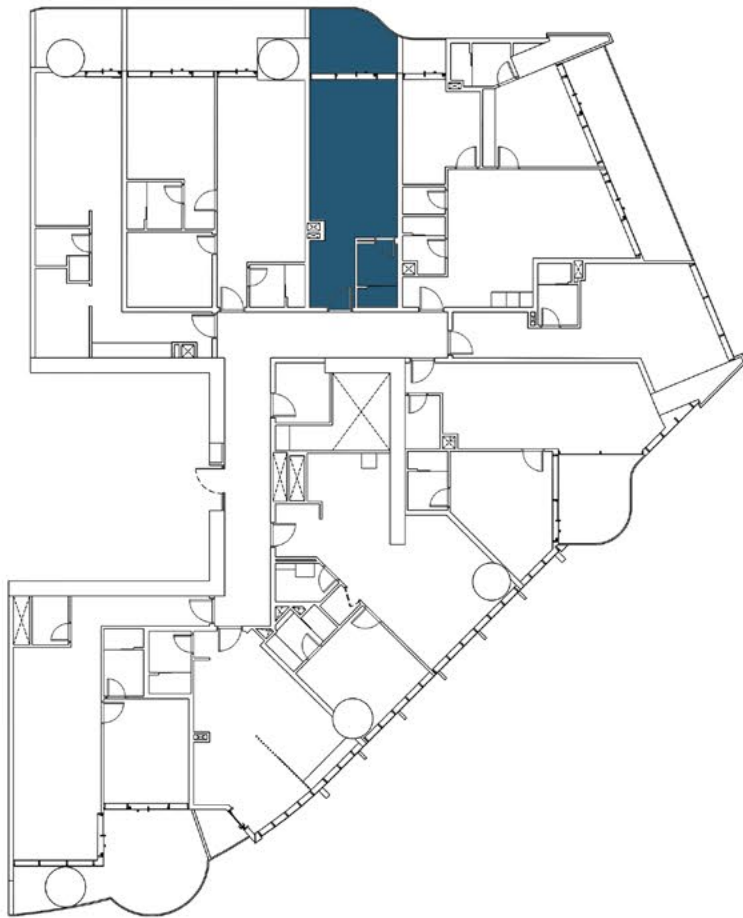
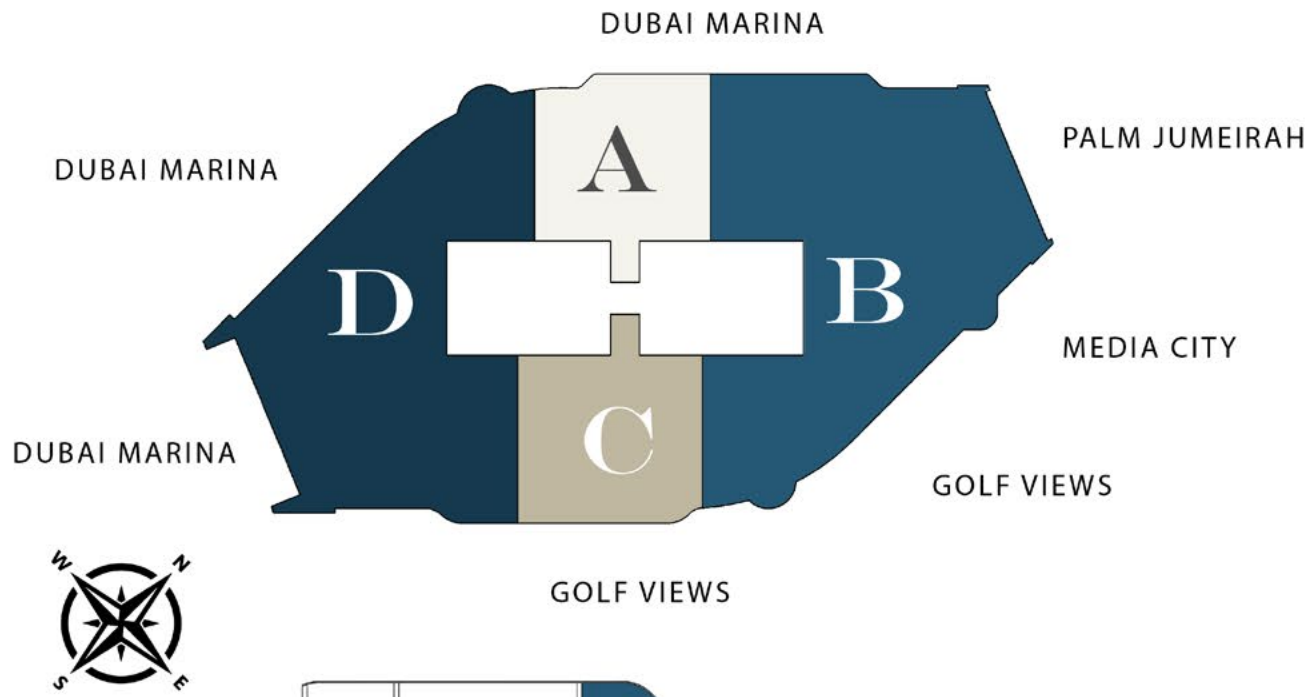
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STUDIO
SUITE B-6-19

	SQ.M	SQ.FT
SUITE AREA	34.41 SQ.M	370.39 SQ.FT
BALCONY AREA	8.39 SQ.M	90.31 SQ.FT
TOTAL AREA	42.8 SQ.M	460.70 SQ.FT

KEY PLAN



1.LIVING AREA	6.53 X 3.50 SQM
2.BATH	2.68 X 1.60 SQM
3.KITCHEN	2.65 X 1.80 SQM
4.BALCONY	3.50 X 1.39 SQM

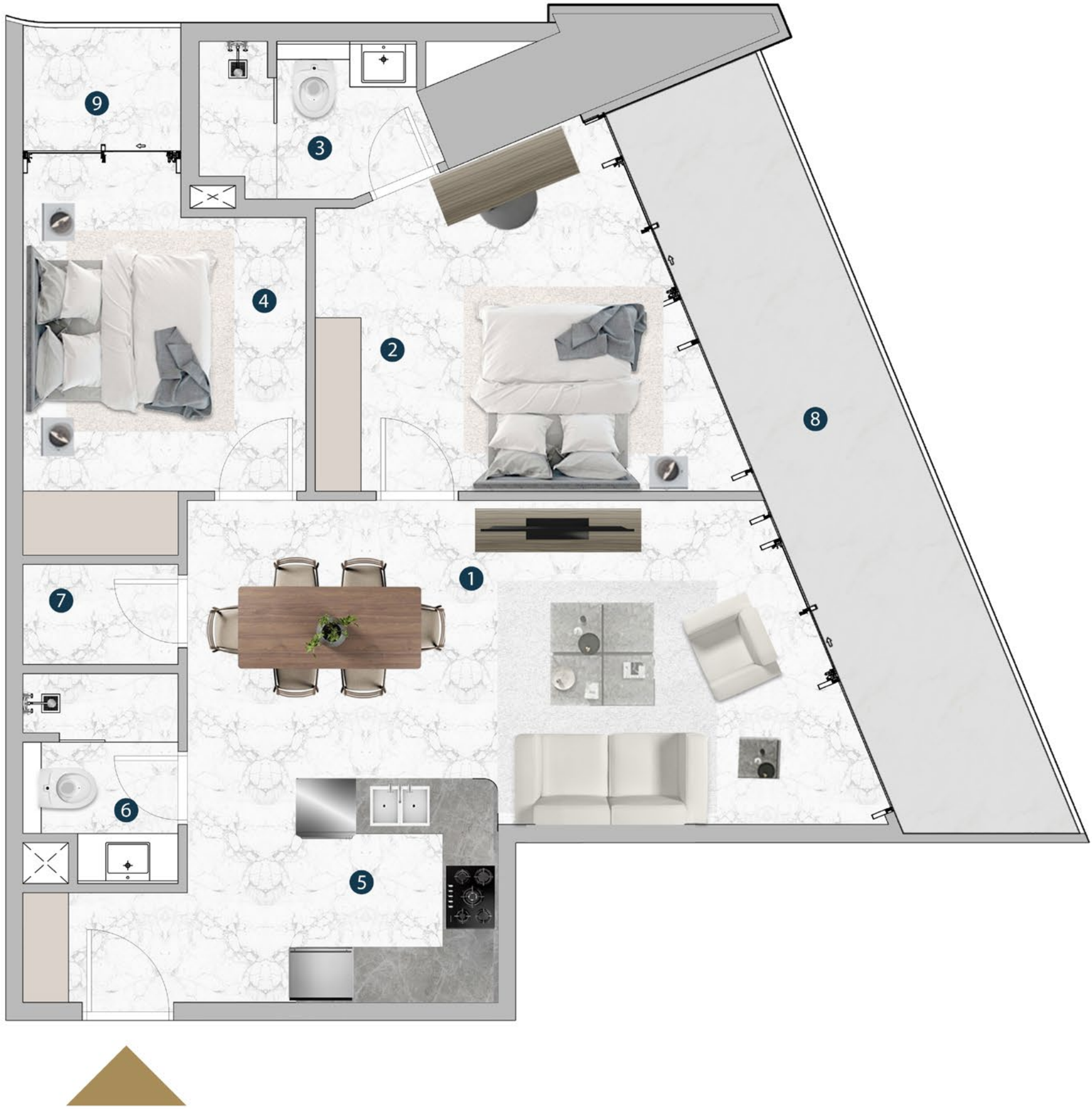
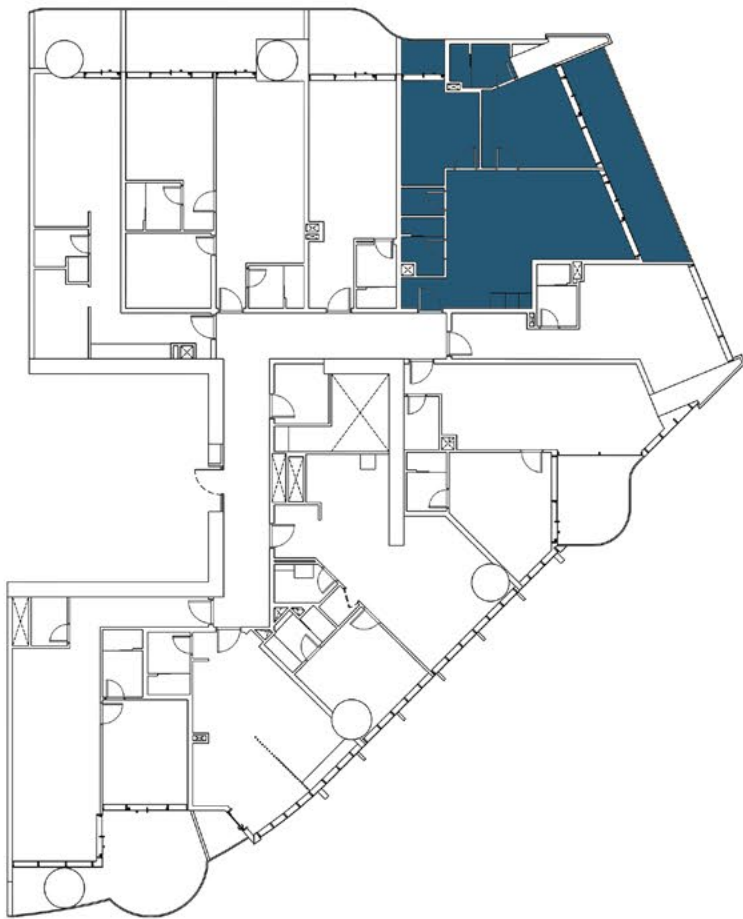
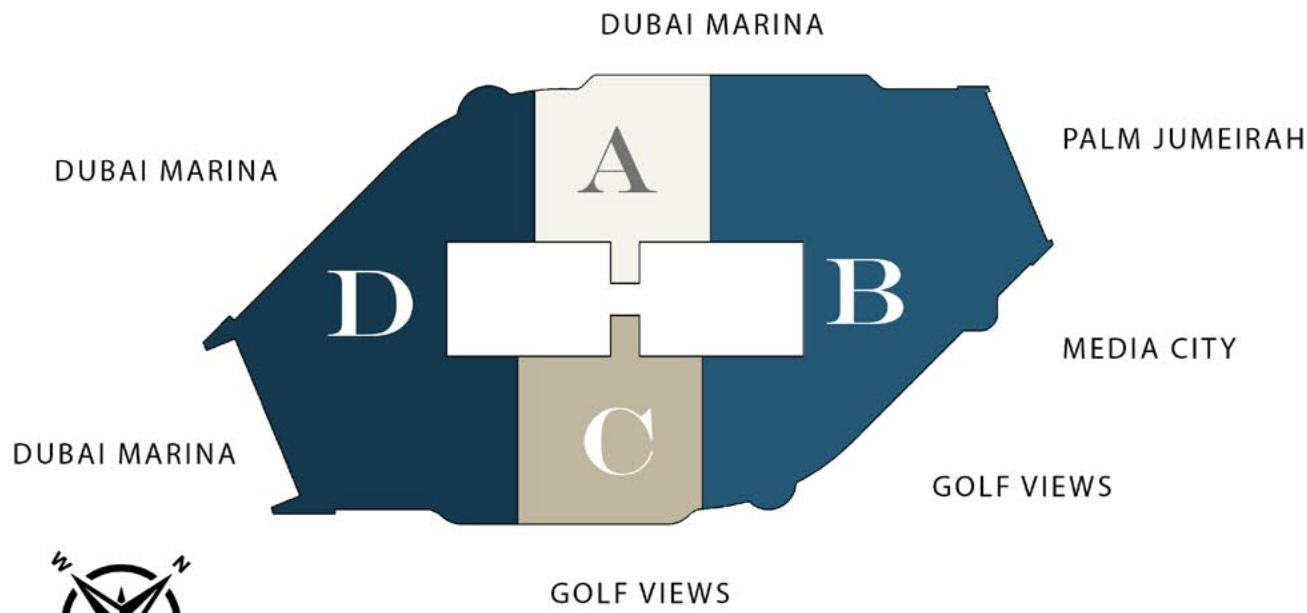
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2 BEDROOM PLUS

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

FLOOR PLANS

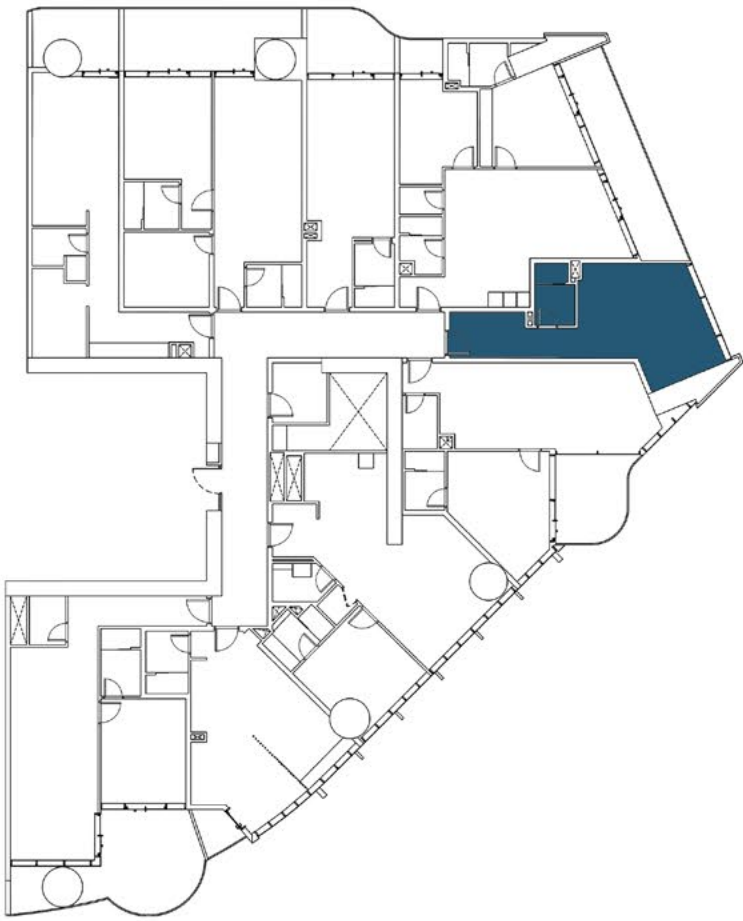
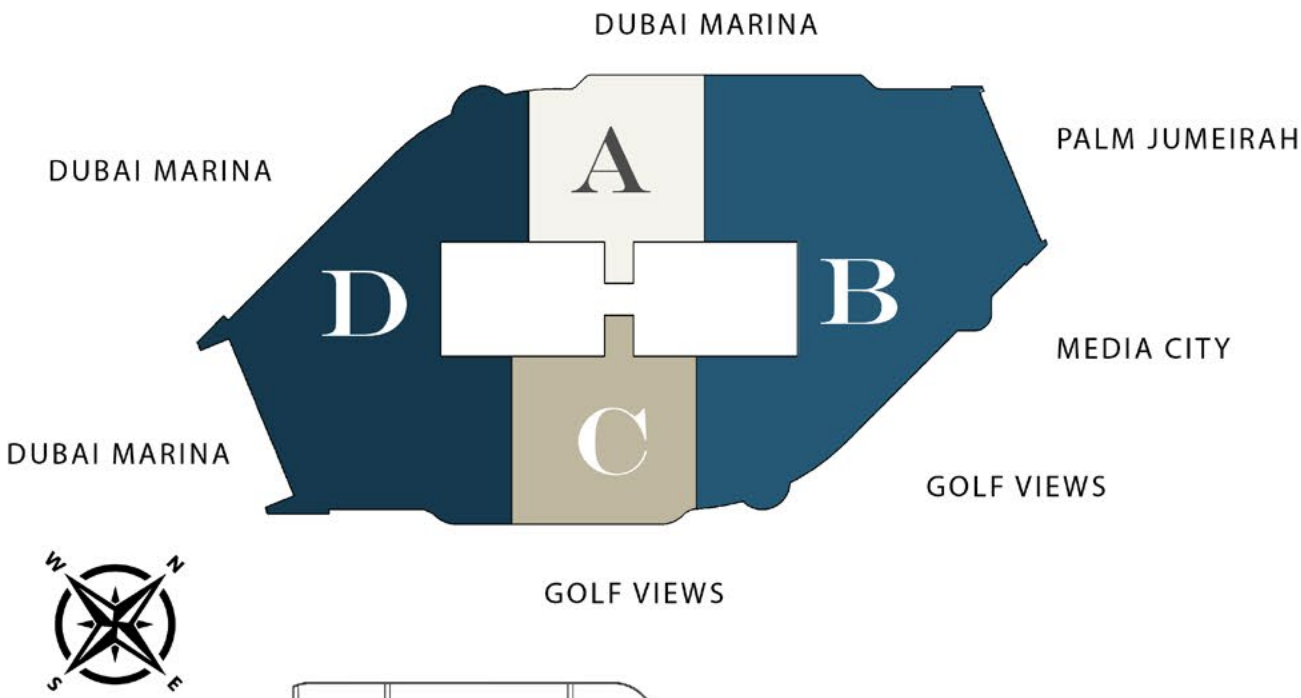
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STUDIO
SUITE B-6-21

	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

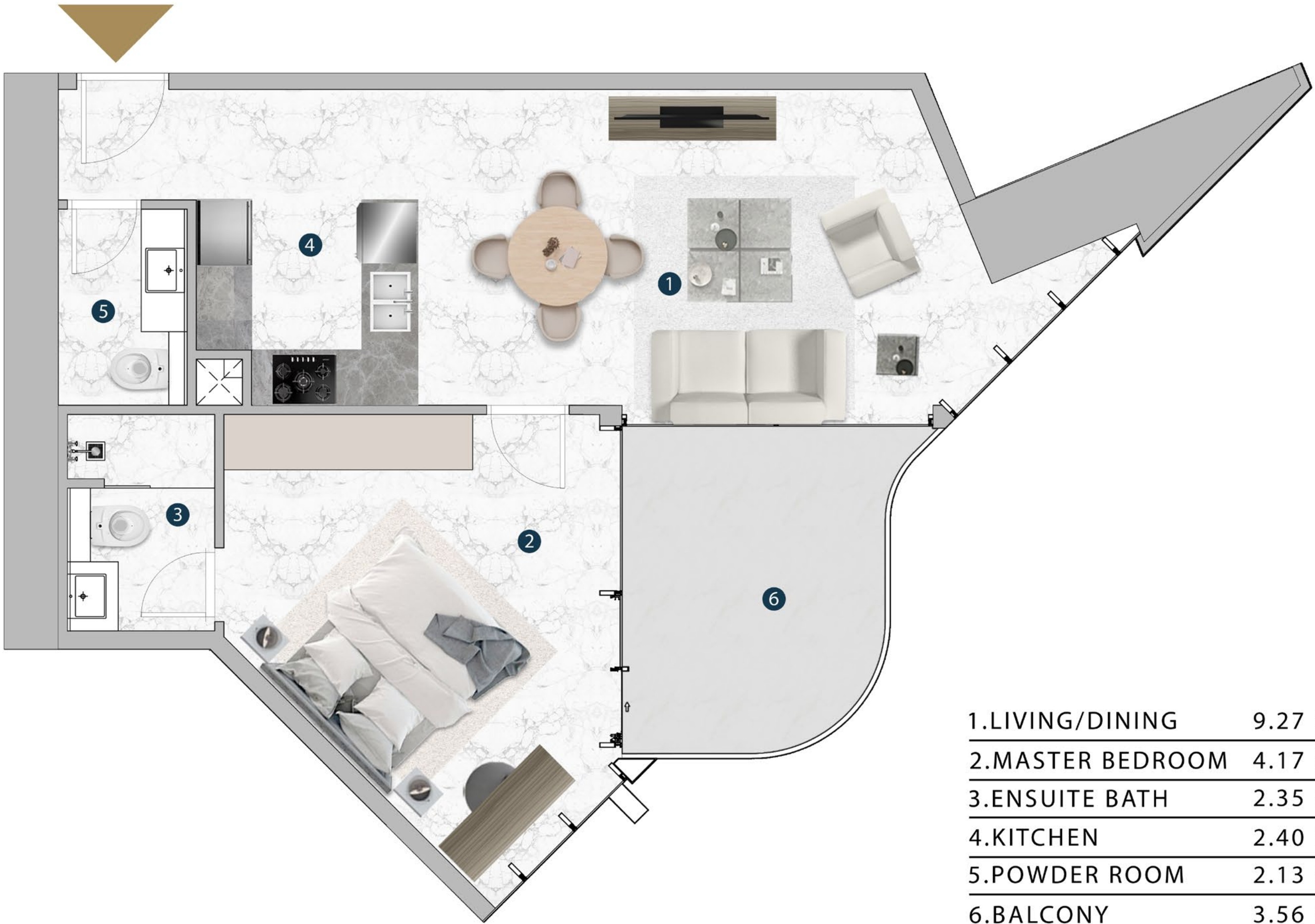
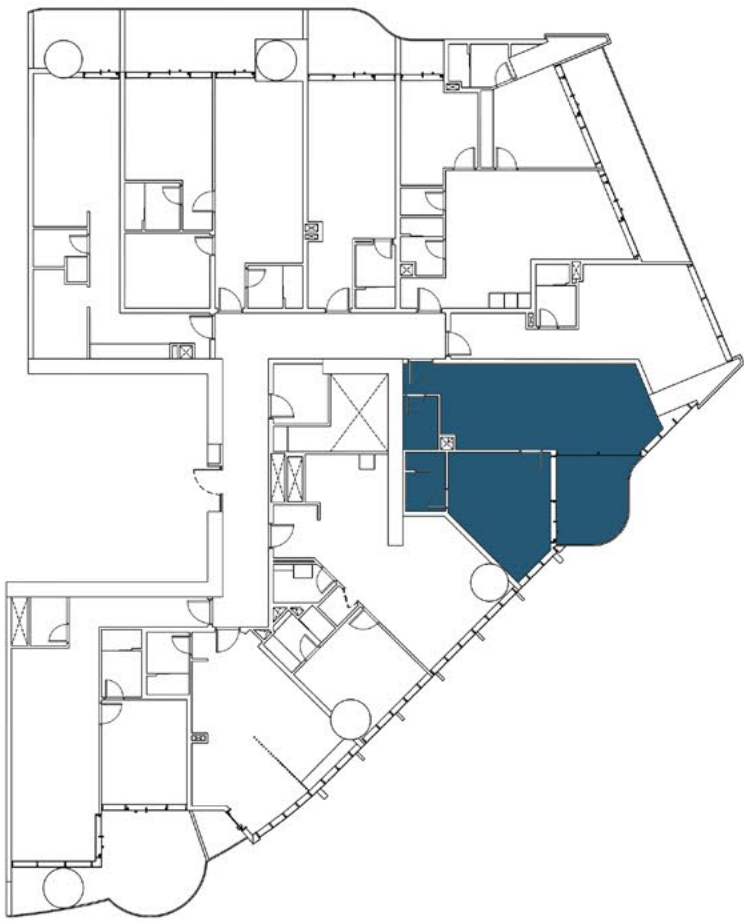
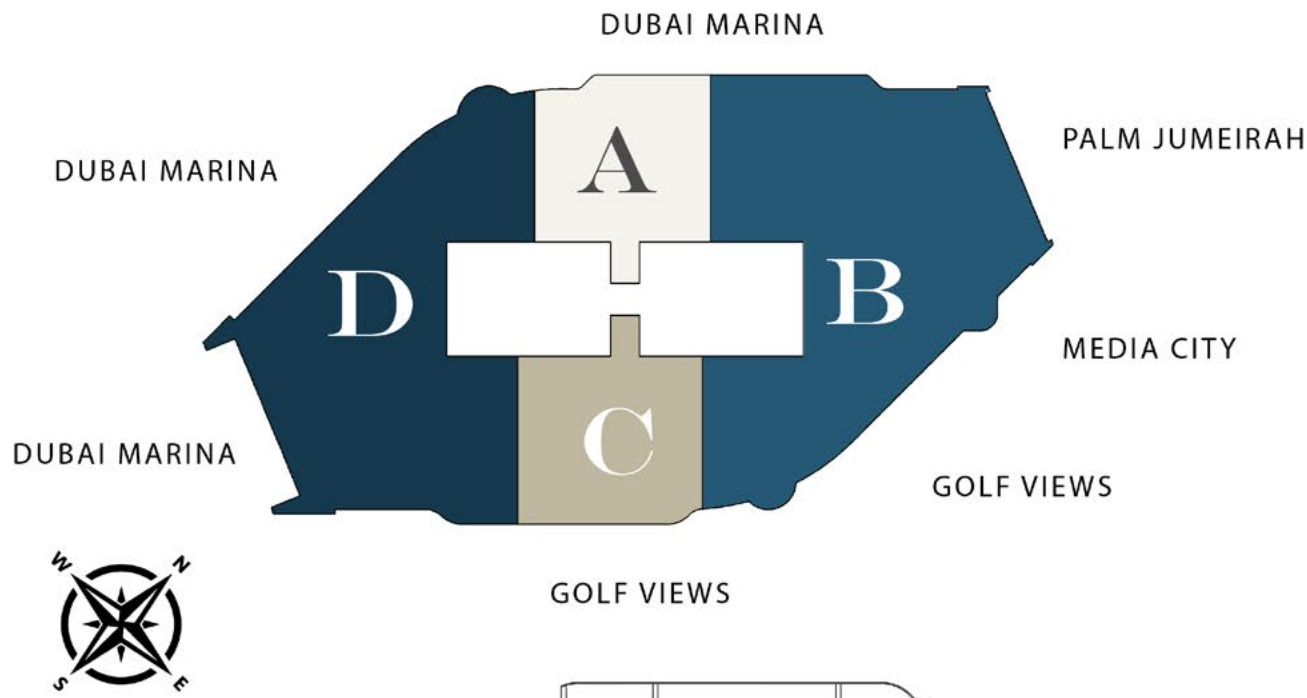
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1 BEDROOM

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

FLOOR PLANS

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FRANCK MULLER
VANGUARD
BY
LONDON GATE