



BY LONDON GATE

# LONDON GATE

## CREATORS OF EXTRAORDINARY LIVING

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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.



*comfort by design*

## ARCHITECTURE WITH A HEART

Mi Casa's architectural language speaks softly, but warmly. A light-filled façade, smooth neutral tones, and clean lines reflect a design made to breathe. Thoughtful balconies and expansive windows bring the outside in, bathing each home in natural light - creating moments of quiet joy throughout the day.

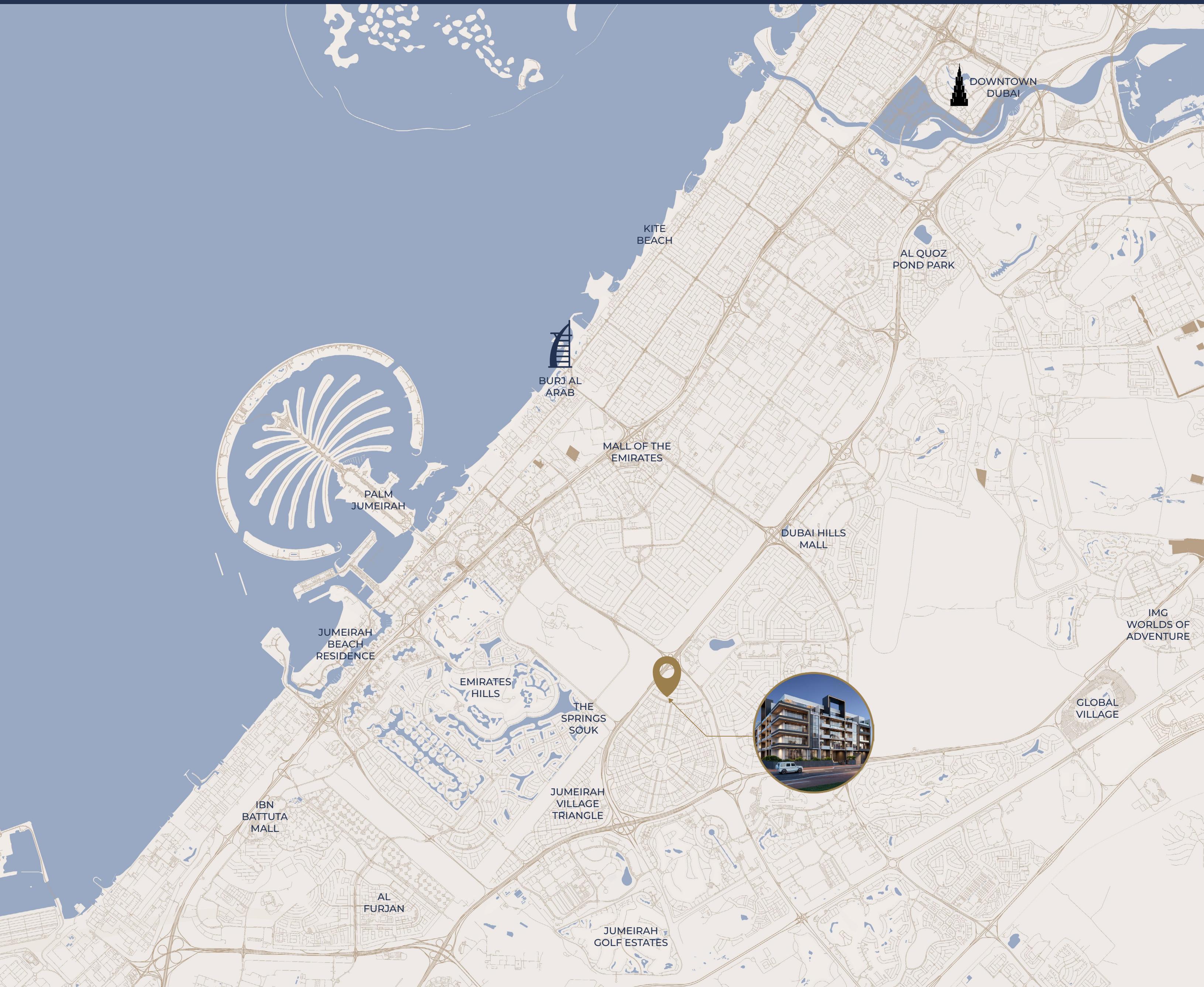




*Wherever your day  
takes you you're already  
halfway there*

## LOCATION MAP

DUBAI HILLS MALL	10 MIN
MALL OF THE EMIRATES	15 MIN
DUBAI MARINA / BEACH	15 MIN
DOWNTOWN DUBAI	20 MIN
DUBAI INTERNATIONAL AIRPORT	25 MIN
AL MAKTOUM INTERNATIONAL AIRPORT	30 MIN



# JUMEIRAH VILLAGE CIRCLE

YOUR HEART OF DUBAI

*Dubai continues to shine  
as a city of dreams*

- a global hub of innovation, culture, and opportunity.  
And nestled in its heart is Jumeirah Village Circle  
(JVC), where Mi Casa finds its soul.

Well-loved for its walkable charm and community feel,  
JVC brings together over 30 landscaped parks, local  
schools, shops, cafés, and clinics - all just steps away.  
It's urban living with a gentle rhythm, where families,  
professionals, and dreamers alike find their place.





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## BUILDING CONFIGURATION





*find your space within*



FACADE



FACADE



FACADE



LOBBY



WELCOME LOBBY



WELCOME LOBBY



WELCOME LOBBY



FLOOR PLANS



BY LONDON GATE

## TYPICAL FLOORS

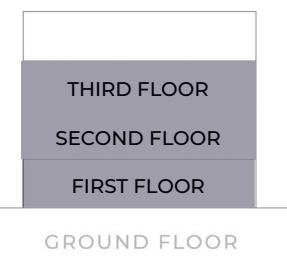
1<sup>ST</sup> - 3<sup>RD</sup> FLOOR



KEY PLAN



KEY SECTION



### FLOOR PLANS:

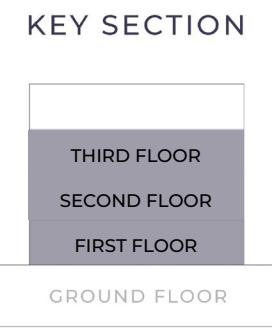
1. All dimensions are in imperial and metric and measured from finish to finish excluding construction tolerances.
2. All materials, dimensions, and drawings are approximate only.
3. Information is subject to change without notice, at the developer's absolute discretion.
4. Actual area may vary from the stated area.
5. Drawings not to scale.
6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.





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SUITE AREA	34.86 SQ.M - 39.39 SQ.M	375.00 SQ.FT - 424.00 SQ.FT
TERRACE AREA	5.05 SQ.M - 5.42 SQ.M	54.00 SQ.FT - 58.00 SQ.FT
TOTAL AREA	40.24 SQ.M - 44.61 SQ.M	433.00 SQ.FT - 480.00 SQ.FT

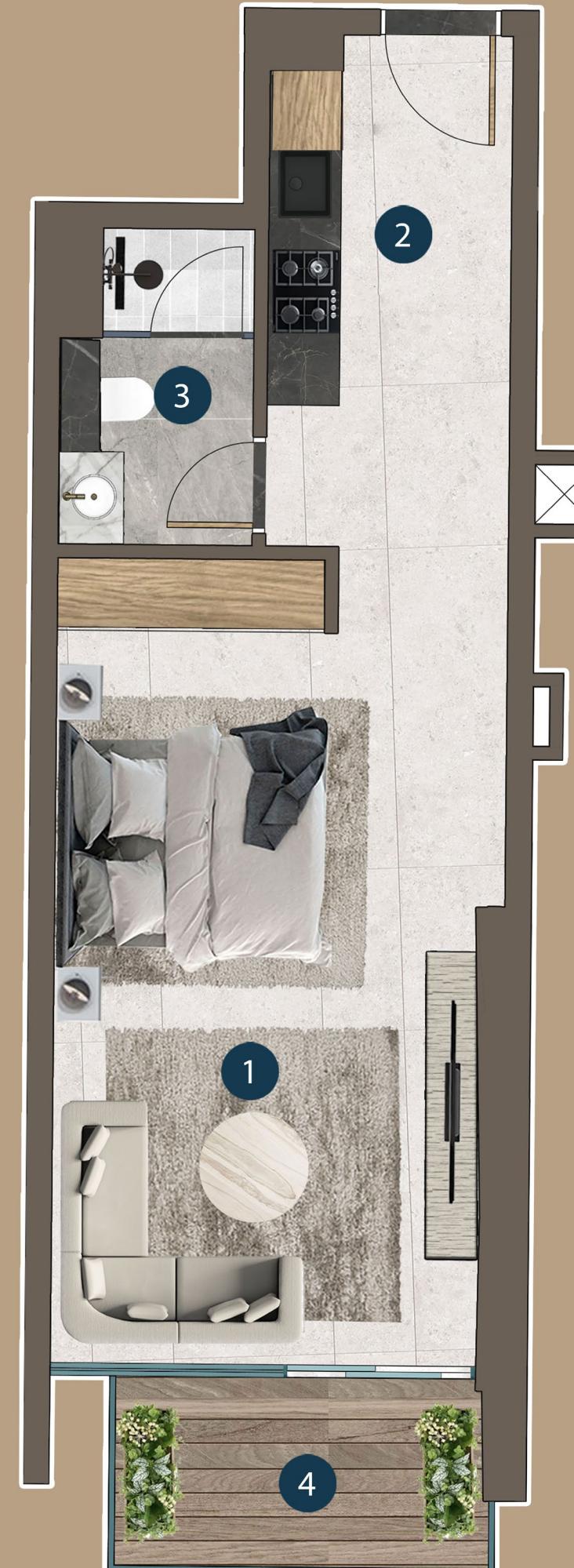


# 1-10

## STUDIO

AREA = 480.00 SQFT

## FIRST FLOOR



1. LIVING AREA	6.00*3.70 SQM
2. KITCHEN	3.04*2.20 SQM
3. BATH	2.60*1.60 SQM
4. BALCONY	3.15*1.60 SQM

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# STUDIO RESIDENCES

Open-plan and beautifully efficient, our studios offer everything you need and nothing you don't. Compact kitchens with sleek, built-in appliances support smooth, modern living.



STUDIO



# STUDIO



STUDIO

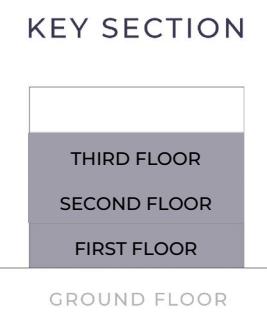
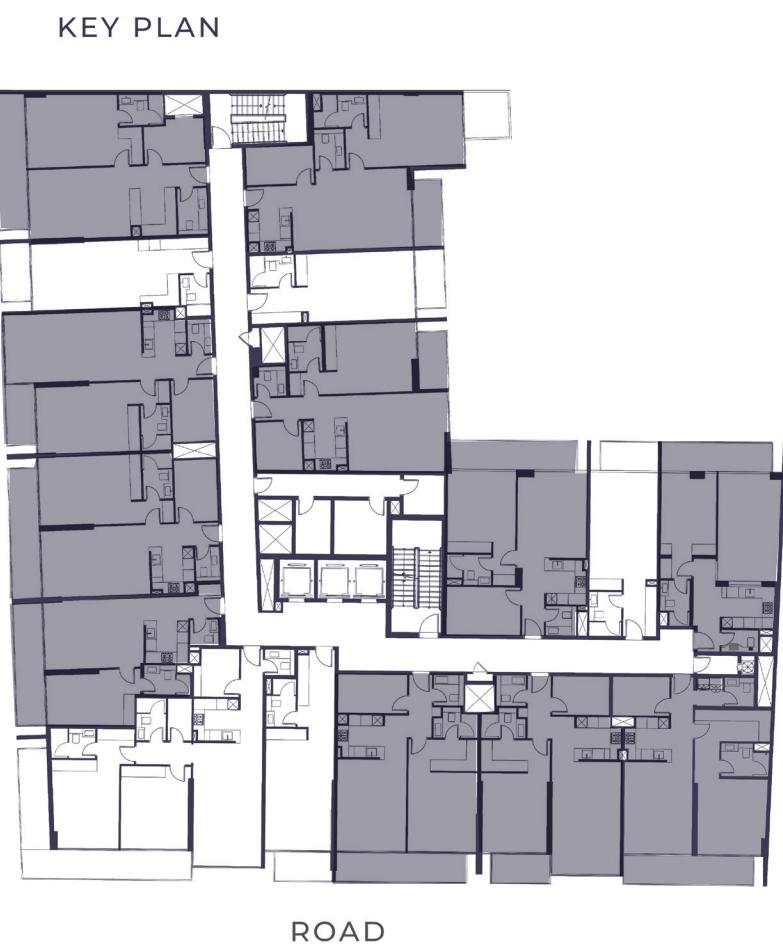


BATHROOM - STUDIO



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SUITE AREA	75.56 SQ.M - 79.85 SQ.M	613.00 SQ. FT - 859.00 SQ.FT
TERRACE AREA	5.08 SQ.M - 11.89 SQ.M	55.00 SQ. FT - 128.00 SQ.FT
TOTAL AREA	67.43 SQ.M - 88.11 SQ.M	726.00 SQ. FT - 948 SQ.FT



1-07

ONE BEDROOM

AREA = 948.48 SQFT

FIRST FLOOR

1.LIVINGROOM	4.98*3.70 SQM
2.BEDROOM	4.10*3.47 SQM
3.KITCHEN	2.35*2.30 SQM
4.BATH	2.61*1.80 SQM
5.W.C	1.60*1.55 SQM
6.STORE	3.07*1.97 SQM
7.BALCONY	7.09*1.60 SQM

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# ONE-BEDROOM RESIDENCES

Open and flowing, these residences seamlessly connect living, dining, and kitchen areas - creating a rhythm of space and ease. Bedrooms offer privacy and restfulness, with refined finishes throughout.





KITCHEN & DINING - ONE BEDROOM



LIVING AREA - ONE BEDROOM



BEDROOM - ONE BEDROOM



BEDROOM - ONE BEDROOM





BATHROOM - ONE BEDROOM



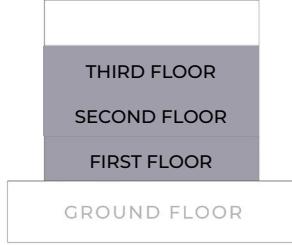
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SUITE AREA	105.94 SQ.M	1140.00 SQ.FT
TERRACE AREA	23.57 SQ.M	254.00 SQ.FT
TOTAL AREA	129.51 SQ.M	1394.00 SQ.FT

KEY PLAN



KEY SECTION



ROAD

1-11

TWO BEDROOM

AREA = 1394.00 SQFT

FIRST FLOOR

1.LIVINGROOM	6.68*3.70 SQM
2.BEDROOM	4.50*3.65 SQM
3.BEDROOM	3.89*3.33 SQM
4.DRESS	2.88*2.60 SQM
5.BATH	2.52*1.65 SQM
6.BATH	2.30*1.60 SQM
7.STORE	2.30*1.30 SQM
8.KITCHEN	2.45*2.40 SQM
9.W.C	1.60*1.40 SQM
10.STORE	2.60*2.45 SQM
11.BALCONY	9.20*1.60 SQM
12.BALCONY	5.44*1.52 SQM

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## TWO-BEDROOM RESIDENCES

A sanctuary for those who need room to stretch out. These homes combine generous social spaces with quiet retreats - perfect for families, couples, or those who simply love a little more breathing room.

All homes are finished with care - soft flooring, clean design, quality materials — for a lifestyle that feels as good as it looks.



DINING AREA - TWO BEDROOM



KITCHEN - TWO BEDROOM



LIVING AREA - TWO BEDROOM



MASTER BEDROOM - TWO BEDROOM



BATHROOM - TWO BEDROOM



BEDROOM - TWO BEDROOM



BATHROOM - TWO BEDROOM

A large, shallow, light blue swimming pool is the central focus. In the background, several palm fronds are visible, some in the foreground on the left and others further back on the right, creating a tropical atmosphere. The water has a slight texture and a few small, dark spots.

## AMENITIES

# EVERYDAY AMENITIES, THOUGHTFULLY DELIVERED

MI CASA ISN'T JUST A COLLECTION OF HOMES -  
it's a place that supports your day-to-day,



**GRAND WELCOME**  
A refined entrance  
lobby sets the tone for  
everything that follows.



**PARKING**  
Ample covered  
spaces for ease and peace  
of mind.



**COMMUNITY SPACES**  
Shared lounges and  
seating areas for  
connection and calm.



**FITNESS CENTRE**  
A well-equipped gym  
with natural light and  
motivating energy.



**SWIMMING  
POOL**  
Interconnected circular  
pools with elegant  
water features and  
room to unwind.



**OUTDOOR  
DINING & BBQ**  
Alfresco gathering spaces  
with long  
tables and a  
dedicated grill area.



**GREEN  
OASIS**  
Landscaped gardens with  
palm trees, soft paths, and  
a tranquil flow.



**CHILDREN'S  
PLAY AREA**  
A safe, joyful space  
designed for fun  
and family.



SWIMMING POOL

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SWIMMING POOL





OUTDOOR DINING & BBQ

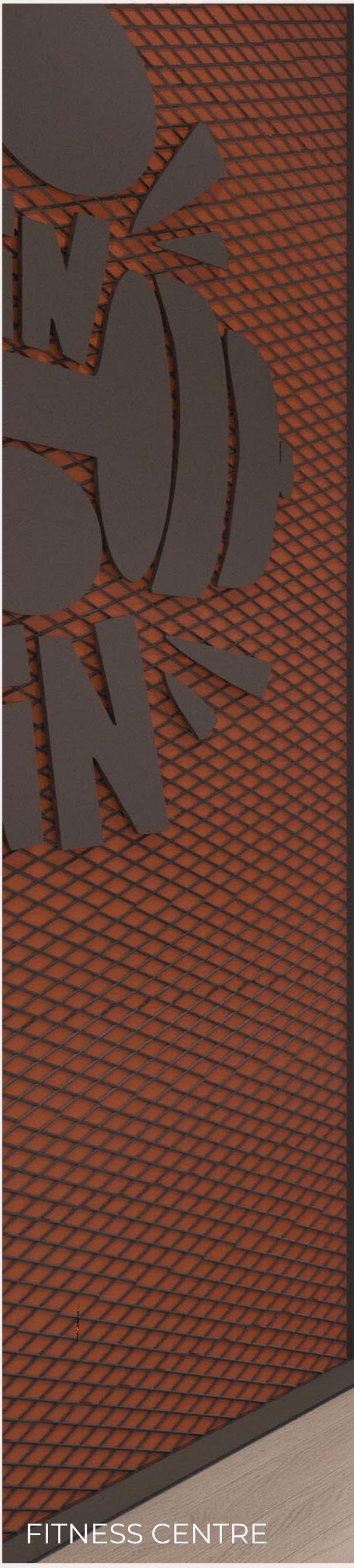


COMMUNITY SPACE





COMMUNITY SPACE



FITNESS CENTRE



## PROJECT DETAILS

PROJECT NAME	MI CASA
DEVELOPER	LONDON GATE REAL ESTATE DEVELOPMENT LLC / NAKHEEL MASTER DEVELOPER
LOCATION	JVC
PLOT NUMBER	JVC16BMRA008
PLOT AREA	1961.51 SQM
HEIGHT	B+G+4+R
CEILING HEIGHT	LIVING - 3 METERS KITCHEN & BEDROOM - 2.4 METERS
TOTAL NUMBER OF UNITS	76
ANTICIPATED SERVICE FEES	13
ANTICIPATED COMPLETION DATE	Q4 2027
ELEVATORS	3
PARKING	85

## UNIT MIX

UNIT	COUNT	%	TOTAL AREA (SQFT.)		STARTING PRICE
			MIN	MAX	
STUDIO	19	26%	433	492	AED 750,000
1 BR	9	13%	726	752	AED 1,250,000
1BR PLUS	38	53%	870	948	AED 1,350,000
2 BR	6	8%	1,019	1,426	AED 1,950,000
<b>TOTAL</b>	<b>72</b>	<b>100%</b>			









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EXCLUSIVELY PRESENTED BY  
**OCTA**  
PROPERTIES