

LONDON GATE

Franck Muller Yachting

Luxury Waterfront Living in Dubai Maritime City

Presented by London Gate Real Estate Development

October 2025

Dubai Real Estate Market Overview

A Thriving Global Investment Hub

Dubai's real estate market in 2025 continues its exceptional growth trajectory, establishing itself as one of the world's most attractive investment destinations.

Population Growth

5% YoY

3.8+ million residents

Tourism

18.7M

Overnight visitors in 2024

Property Price Growth

70%

Since end of 2019

Average Gross Yields

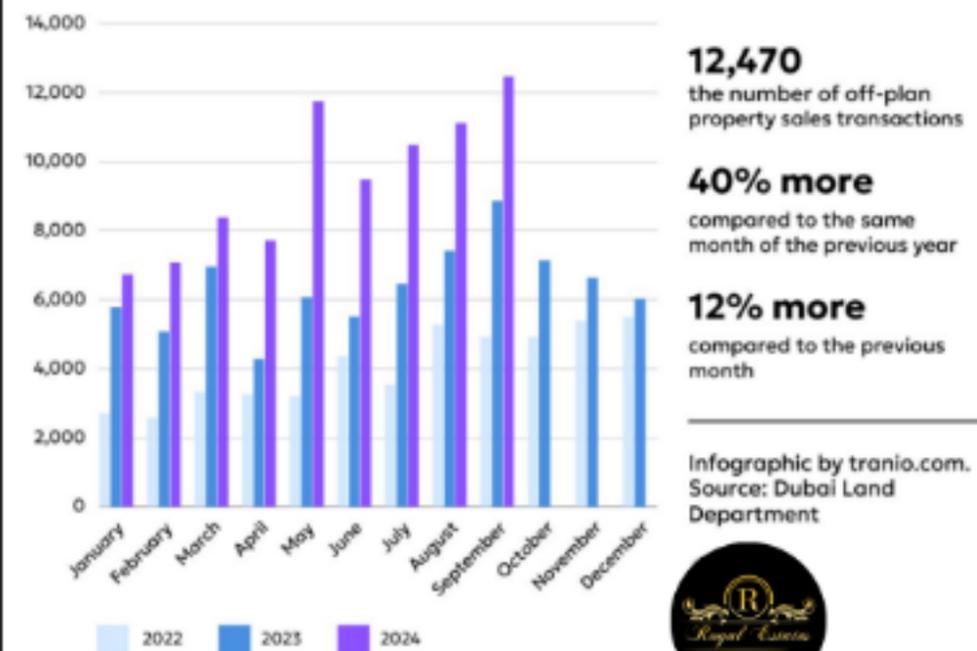
6-8%

Strong rental returns

Q2 2025 saw total sales surge **46% YoY** to AED 151.8B with transactions up **25%** to 50,485 units.

Source: Deloitte Middle East Real Estate Predictions 2025, Knight Frank Dubai Residential Market Review Q1 2025

Off-plan sales transactions in Dubai in September 2024



Dubai Maritime City: Strategic Location

The Premium Maritime Hub in Dubai

Dubai Maritime City is a specialized 249-hectare maritime cluster strategically positioned between Port Rashid and Dubai Dry Docks, offering unparalleled connectivity and access.

Strategic Position

Located between Port Rashid & Dubai Dry Docks with easy access to sea, airports, and public transportation

Excellent Connectivity

Connected by causeway to wider road network with access to fast-moving expressways

Global Recognition

Dubai ranked among top 5 maritime hubs of the world in 2022

Thriving Business Hub

Home to 280+ registered businesses in the maritime industry



Dubai Maritime City: Market Analysis

Current & Future Inventory

Project	Unit Type	Starting Price	Handover
Franck Muller Yachting	Studio - 2BR+	1.12M AED	Q4 2028
Chelsea Residences	1BR - 3BR	2.16M AED	Q4 2029
Soulever Towers	1BR - 5BR	2.53M AED	Q4 2028
Talea by Beyond	1BR - 4BR	3.78M AED	Q2 2028
Breez by Danube	Studio - 3BR	1.30M AED	Q1 2029

Franck Muller Yachting Unit Sizes & Prices

- Studio: 409 sq ft - AED 1.12M+
- Studio L: 553 sq ft - AED 1.25M+
- 1BR: 792 sq ft - AED 1.71M+
- 1BR+: 945 sq ft - AED 1.91M+
- 2BR: 1,462 sq ft - AED 2.43M+
- 2BR+: 1,655 sq ft - AED 2.73M+

Investment Advantages

Best Value: Franck Muller Studios

Starting from just **AED 1.12M**, Franck Muller studios offer the lowest entry point in a premium branded development.

Studio: 409 sq ft

Studio L: 553 sq ft

Attractive Payment Plan

Investor-friendly **30/70** payment structure with only 20% down payment and remaining 10% spread during construction.

30% During Construction

70% On Handover (Q4 2028)

Key Investment Benefits

- Strategic waterfront location with marina views
- Luxury branded development with premium finishes
- Fully furnished units with high-end specifications
- Extensive amenities including pool, gym, spa, and sky garden
- Strong rental yield potential in prime maritime district

Franck Muller Yachting offers the **lowest entry price point** in Dubai Maritime City with the prestige of a luxury Swiss watch brand, making it an exceptional investment opportunity.

The Franck Muller Legacy



From Haute Horlogerie to Luxury Real Estate

Franck Muller, renowned as the "Master of Complications," has expanded its legacy of precision, innovation, and luxury from Swiss watchmaking into exclusive branded real estate developments.

- **Swiss Luxury Heritage**
Founded in Geneva, Franck Muller creates exclusive timepieces embodying precision engineering and artistic design.
- **Brand Expansion**
The brand has successfully expanded into luxury real estate, bringing its distinctive design philosophy to architectural masterpieces.
- **Partnership with London Gate**
A strategic collaboration with London Gate has resulted in multiple prestigious developments across Dubai.

"We bring the same attention to detail and pursuit of perfection from our timepieces to our real estate developments."

Franck Muller Yachting: Project Overview

A Luxury Waterfront Development

Franck Muller Yachting by London Gate is a premium waterfront residential project in Dubai Maritime City, featuring yacht-inspired architecture, fully furnished units, and exclusive amenities.

574

Total Units

Q4 2028

Estimated Handover

AED 1.12M+

Starting Price

30/70

Payment Plan

Project Highlights:

- Building Configuration: **G+4P+30+S+R**
- Building Height: **145 meters**
- Fully Furnished Units
- 11 Retail Spaces



Yacht-Inspired Design & Premium Features

Elegance Meets Maritime Excellence

Franck Muller Yachting embodies the precision and luxury of the renowned watchmaker, translated into architectural brilliance with yacht-inspired design elements.



Distinctive Architecture

Sleek, curved lines reminiscent of luxury yachts with a striking façade



Spacious Layouts

Thoughtfully designed floor plans that maximize space and views



Panoramic Marina Views

Floor-to-ceiling windows offering breathtaking waterfront views



Premium Materials

Exquisite finishes including imported marble and hardwood flooring



World-Class Amenities

First Floor Amenities

-  **Swimming Pool**
2,897 sq.ft.
-  **Indoor Gym**
796 sq.ft.
-  **Outdoor Gym**
484 sq.ft.
-  **Zen Gardens**
Indoor & Outdoor
-  **Indoor Lounge**
2,421 sq.ft.
-  **Kids Areas**
Indoor & Outdoor

Rooftop Amenities

-  **BBQ & Picnic Area**
Outdoor dining space
-  **Sky Garden**
Panoramic views
-  **Garden Seating**
Relaxation areas
-  **Seating Areas**
Throughout rooftop

Additional Premium Features

-  **Outdoor Cinema**
1,345 sq.ft.
-  **Male & Female Spas**
442.8 sq.ft. each
-  **Padel Court**
2,152 sq.ft.
-  **Chess Game Area**
372 sq.ft.



Franck Muller Yachting offers a comprehensive suite of premium amenities designed to deliver the ultimate waterfront lifestyle experience, with meticulous attention to detail that reflects the brand's luxury heritage.

Investment Potential

Why Invest in Franck Muller Yachting?

📍 Strategic Location & Connectivity
Prime waterfront position with excellent access to key Dubai landmarks and transportation hubs

🚤 Yachting & Marine Lifestyle Hub
Exclusive maritime-themed community with direct access to waterfront amenities and marine activities

📈 Attractive Rental Yields & ROI
Strong rental demand in waterfront locations with premium returns for branded residences

💰 Higher Cash on Cash Return
Favorable payment structure with minimal upfront investment and strong appreciation potential



Key Investment Benefits

- ✔️ Luxury branded development
- ✔️ Fully furnished units
- ✔️ Vibrant community integration
- ✔️ Low upfront payment
- ✔️ Tax-free investment environment
- ✔️ Premium waterfront location

Investment Proposition & Exit Strategies

Studio Strategy

Investors seeking rapid Gains
via Minimal Capital Outlay



Primaria: Appreciation at Sale
Before Completion (SO)



25% projected ap. Q Q4 2028



30% Estimated ROI

Key Advantages

- Higher Rental Return is Dut Premium
- Timing Sale at handover or Lease for Stable Yields
- Lower Turnover Risk

1 & 2 Bedroom Strategy – Medium to Long-Term Wealth Builder

Primary Advantage: End-Users
and Long-Term Tenants



Primary Advanta: Rental Income
Avangade



Timing: Sale at handover or Lease
for Stable Yields



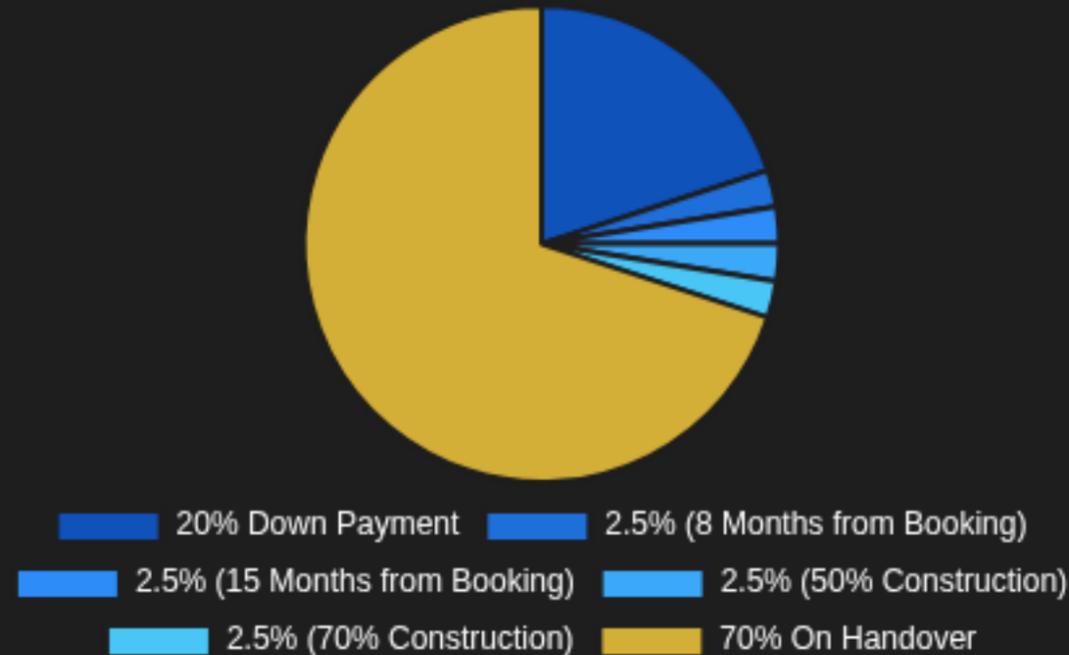
Lower Turnover Risk compared studio

Sample Scenario

- Purchase a **2BR** unit at **AED 2.43M**
- Expecting rent: **AED 130K–145/c year**
- **6%** yield + **25%** appreciation by 2029

Flexible Payment Plan

Franck Muller Yachting - 30/70 Payment Plan



Starting Price
AED 1.12M

Handover
Q4 2028

Simple & Convenient Purchase Process

Franck Muller Yachting offers an investor-friendly 30/70 payment plan, designed to make luxury waterfront living accessible with minimal upfront commitment.

- 1 Down Payment**
20% initial payment upon booking
- 2 Construction Payments**
10% spread across construction milestones (2.5% each)
- 3 Final Payment**
Remaining 70% due upon handover in Q4 2028

Required Documents:

- Passport Copy
- Emirates ID (for UAE Residents)

Contact & Next Steps

Secure Your Luxury Waterfront Residence

For Private Consultation

-  Mashood Azam - MASH
-  +971 50 253 4589
-  mashood@oculusrealestate.ae

[Schedule a Private Viewing](#)

Next Steps:

-  Schedule a consultation
-  Visit our sales gallery
-  Select your preferred unit
-  Secure your investment

