

FRANCK MULLER

# AETERNITAS

BY

LONDON GATE

# THE WORLD'S TALLEST BRANDED RESIDENTIAL CLOCK TOWER.



# ELEVATION

A STAGGERING HEIGHT OF

# 450 M

ABOVE SEA LEVEL WITH

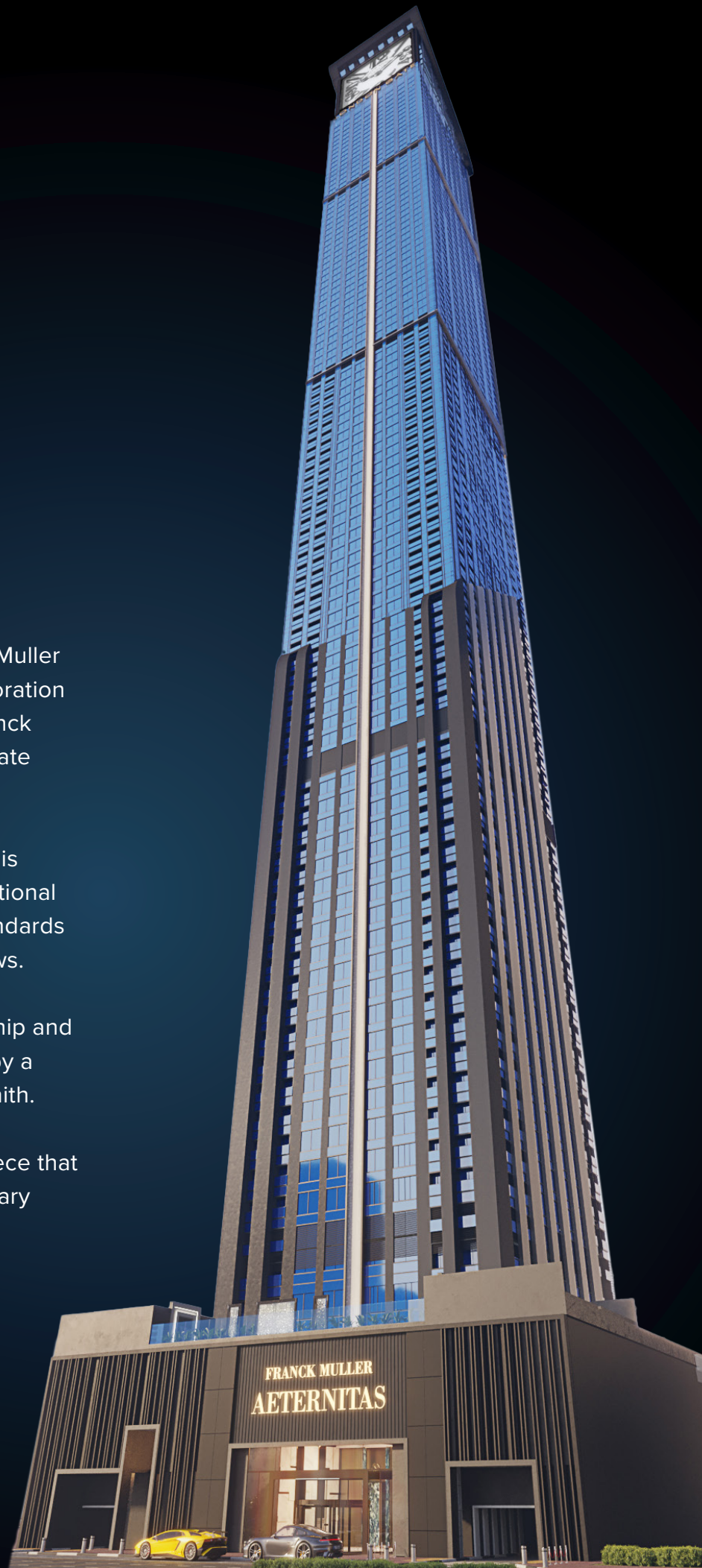
# 106

FLOORS

Elevate your living experience to unprecedented heights with Franck Muller Aeternitas by London Gate, a collaboration between renowned watchmaker Franck Muller and the distinguished real estate developer London Gate.

Soaring to a height of 450 meters, this landmark project transcends conventional boundaries, setting international standards for luxury living with spectacular views.

As a symbol of unrivaled craftsmanship and innovation, the building is crowned by a striking Franck Muller clock at its zenith. Franck Muller Aeternitas stands as a testament, an architectural masterpiece that reshapes the paradigm of extraordinary living in Dubai Marina.



# LOCATION

Franck Muller Aeternitas is located in Dubai Marina, a prime address where the allure of waterfront living meets the cosmopolitan energy of one of the city's most iconic districts.

03MIN

Marina Mall

04MIN

Montgomerie Golf Course

05MIN

JBR Beach

08MIN

Palm Jumeirah

10MIN

Mall of the Emirates

15MIN

Palm Jebel Ali

20MIN

Dubai International Airport

20MIN

EXPO City

22MIN

Al Maktoum International Airport

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# AMENITIES

## FITNESS

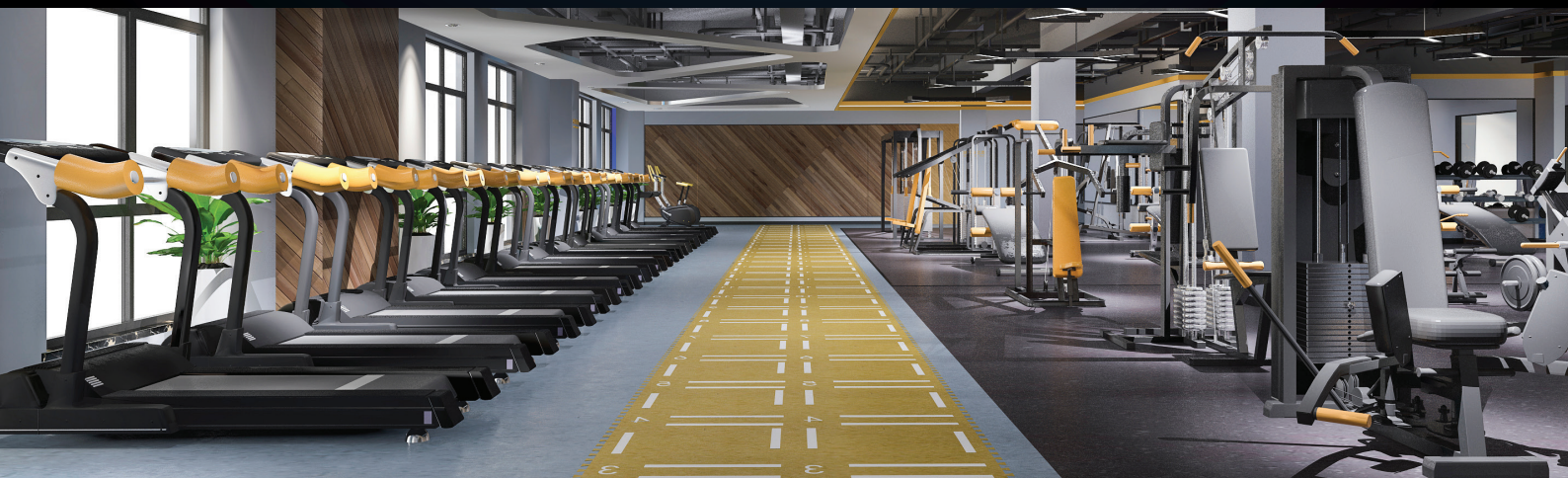
Engage in vitality on our private sports courts, where each movement becomes a celebration of energy.

Padel Court

Yoga Studio

The London Gym

Swimming Pool





## FUN

Imagine afternoons where time takes a gentle pause. Picture vibrant memories echoing with laughter and endless adventures.

Kids' Play Area

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Cinema

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Party Hall

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Library

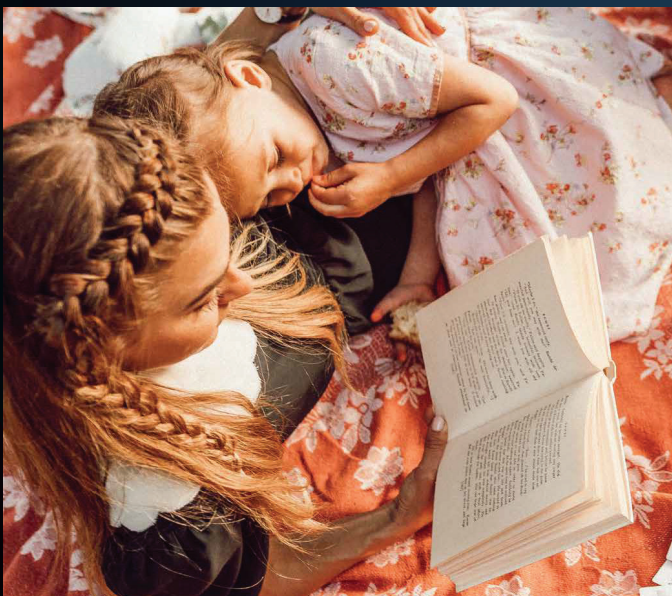
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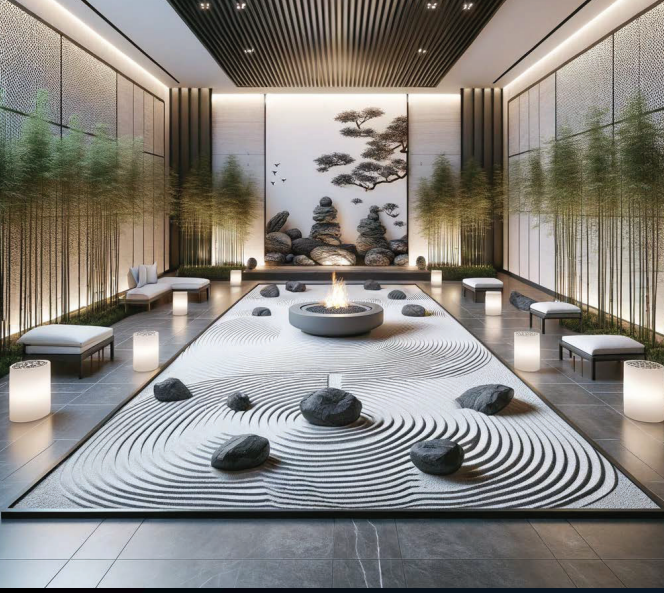
Music Room

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Games Quarters  
- Ping Pong & Billiards

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## MIND & SOUL

Find serenity in spaces where relaxation becomes an art form, and the demands of the outside world fade.

Cigar Lounge

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The London Spa

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Sauna Rooms

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Jacuzzi

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Zen Garden

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The Podium





## SERVICES

Our services seamlessly weave convenience into your daily rhythm.

[Business Centre](#)

[Housekeeping](#)

[Branded Concierge](#)

[24/7 Valet & Porter](#)





## UNIT TYPES & SIZES

STARTING PRICE

**AED 1.6M**

HANDOVER

**Q2 2027**

One-Bedroom Residences	871-894 sq.ft.
Two-Bedroom Residences	1,065-1,736 sq.ft.
Three-Bedroom Residences	2,257-2,618 sq.ft.
Franck Muller Villas	5,427-5,505 sq.ft.
Franck Muller Mansions	7,382-8,582 sq.ft.



# PAYMENT PLAN

## 40/60

	PAYMENT %	DUE DATE	STAGES
Down Payment	10%	Jan 2024	Booking
Installment 1	4%	Jan 2024	DLD
Installment 2	10%	30 days from booking	SPA
Installment 3	5%	Oct 2024	Installment
Installment 4	5%	Apr 2025	Installment
Installment 5	5%	Oct 2025	Installment
Installment 6	5%	Apr 2026	Installment
Installment 7	60%	Jun 2027	Handover

# 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.

## 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.

## SUBSEQUENT PAYMENTS

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

## DOCUMENTATION REQUIRED

### 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





## DOCUMENTATION REQUIRED

### COMPANY

#### MAINLAND

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

#### OFFSHORE COMPANY

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

#### LEGEND

- SPA: Sales & Purchase Agreement ,
- DLD: Dubai Land Department ,
- RERA: Real Estate Regulatory Agency
- DED: Department of Economy & Tourism,
- DMCC: Dubai Multi Commodities Centre
- MOA: Memorandum of Association,
- NOC: No Objection Certificate,
- POA: Power of Attorney



# YOUR INVITATION TO ELEVATED LIVING

## ESCROW ACCOUNT DETAILS

- Bank Name: Mashreq (Mashreq-Al-Islamic)
- Branch: Islamic Banking
- Account Number: 019500000421
- SWIFT Code: BOMLAEAD
- IBAN: AE400330000019500000421
- Account Title/Project Name: London Gate Real Estate Development LLC (Aeternitas Tower) Trust



# LONDON GATE

## EXTRAORDINARY LIVING

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.



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Under the visionary leadership of CEO Eman Taha, London Gate is dedicated to crafting exceptional residential spaces that harmonize luxury and comfort. With a proven track record of delivering exceptional properties throughout Dubai, London Gate has become synonymous with unmatched craftsmanship, innovative designs, and an unwavering dedication to quality. Each development is a testament to our philosophy of creating spaces that feel like home, where residents can unwind and find solace amidst the bustling urban landscape. London Gate envisions reshaping Dubai's real estate landscape, setting new benchmarks, and surpassing expectations, all while creating a refined living experience that exceeds all others in the UAE.



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