FRANCK MULLER

AETERNITAS

BY

LONDON GATE

THE WORLD'S TALLEST BRANDED RESIDENTIAL CLOCK TOWER

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DUBAI

THE CITY OF SUPERLATIVES

CHAPTER

1

FROM SOUKS TO SKIES

A TALE OF MARVELS

Here’s to a lifestyle curated for the connoisseur, where every waking moment is an ode to life. From unmatched retail experiences to a culinary exhibition of the highest order, live the true Dubai life.

THE DUBAI LIFESTYLE

Immerse yourself in the vibrant cultural scene. Unwind at the world's most luxurious retreats, or simply admire the views. In Dubai, every facet of life is a celebration of the extraordinary.

Shoppers' Paradise

Discover high-end retail districts and designer boutiques in a shopper's paradise.

Gastronomic Wonders

Indulge in Michelin-starred dining and street food delights across the city.

Cultural Landscape

Explore art galleries, museums, and heritage sites reflecting rich culture.

Luxe Getaways

Escape to the world's most lavish retreats for unparalleled comfort.

Spectacular Views

Admire iconic skylines and pristine beaches, capturing Dubai's scenic beauty.

Social Pulse

Dive into upscale events and exclusive gatherings, where every moment is a celebration.

Adventure Awaits

From desert safaris to water sports, embrace the adrenaline-fueled side of Dubai.

WHY INVEST IN DUBAI?

Strategically positioned at the world's crossroads, Dubai is a unique blend of visionary architecture and a flourishing economy. Unveiling itself as the new global center since the start of the 21st century, Dubai is the benchmark of a new era of lifestyle, leisure, and beyond.

GOLDEN VISA

ONE OF THE WORLD'S SAFEST CITIES

STRATEGIC LOCATION

STATE-OF-THE-ART EDUCATION & HEALTHCARE

INVESTOR-FRIENDLY POLICIES

QUALITY OF LIFE

WORLD-CLASS INFRASTRUCTURE

TAX-FREE ECONOMY

THE CLEANEST CITY IN THE WORLD*

MOST DESIRABLE GLOBAL DESTINATION FOR EXPATS**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation. ** Dubai topped the wishlists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'

DUBAI MARINA

LUXURY, LIFESTYLE & BEYOND

CHAPTER

2

THE DUBAI MARINA LEGACY

The shores of the sea and its breeze were always an attraction for locals and tourists alike. But with the evolution of Dubai’s personality from just a tourist destination to everything and more, Dubai Marina has become a crucial benchmark. It is accessible and ever-so-close to work and play.

Tread down from the tallest of luxuries to the glistening waters, or simply take a short drive to the nearby malls for a look around.

Dubai Marina encapsulates the multifaceted allure of the city.

03MIN
Marina
Mall

04MIN
Montgomerie
Golf Course

05MIN
JBR
Beach

08MIN
Palm
Jumeirah

10MIN
Mall of the
Emirates

15MIN
Palm
Jebel Ali

20MIN
EXPO
City

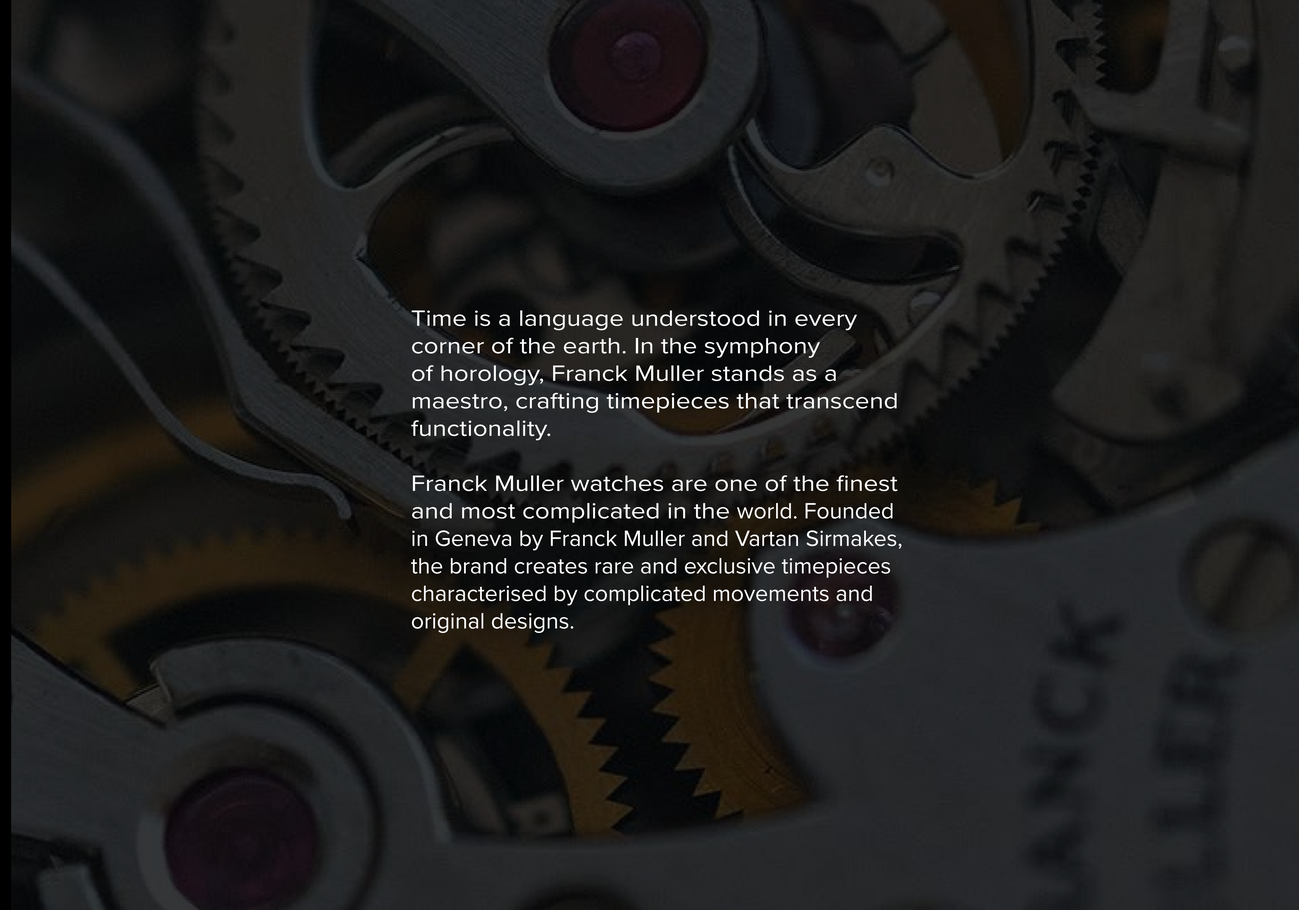
20MIN
Dubai
International Airport

22MIN
Al Maktoum
International Airport

THE ELUSIVE FRANCK MULLER

CHAPTER
3

MASTER OF COMPLICATIONS

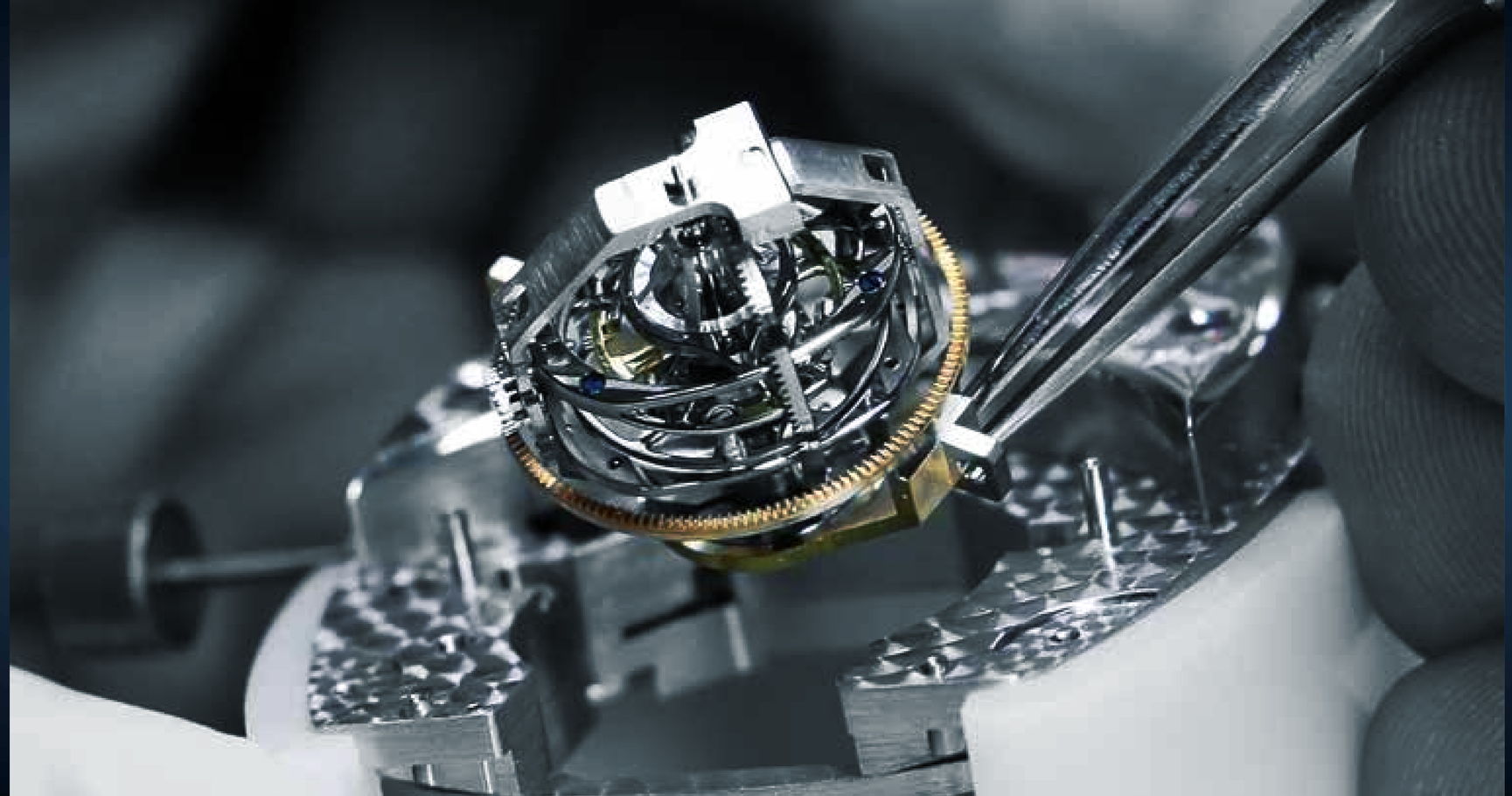


Time is a language understood in every corner of the earth. In the symphony of horology, Franck Muller stands as a maestro, crafting timepieces that transcend functionality.

Franck Muller watches are one of the finest and most complicated in the world. Founded in Geneva by Franck Muller and Vartan Sirmakes, the brand creates rare and exclusive timepieces characterised by complicated movements and original designs.

THE MAKING OF AN ICONIC BRAND

Though there have been many watchmakers who have contributed enormously to the landscape of the 20th century, there is one individual whose impact has been extraordinary.

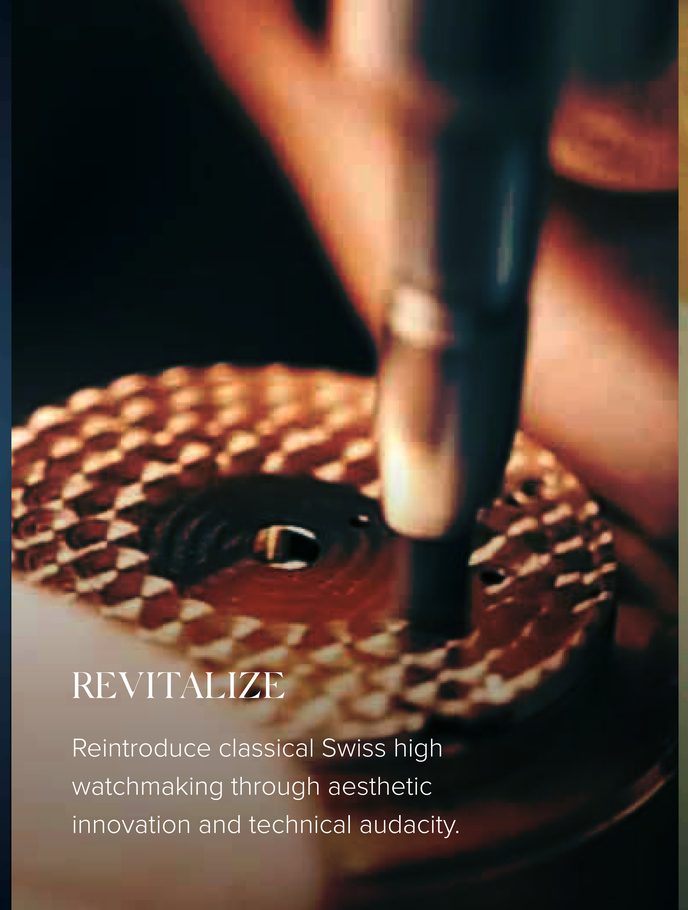


Born in Switzerland to an Italian mother and a Swiss father, Franck Muller was raised in a multicultural environment and inherited both creativity and discipline.

In 1983 Franck Muller presented his first wristwatch collection and the rest, as they say, is history. Franck Muller would go on to dominate watchmaking, introducing new mind-blowing complicated world premieres, including the world's most complicated wristwatch in 1992.

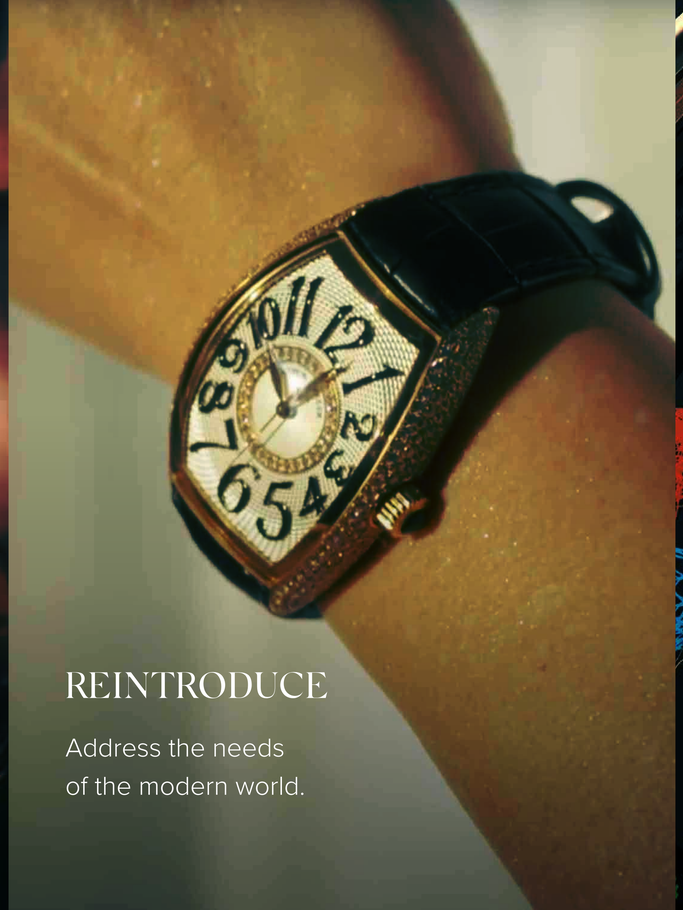
A TIMELESS VISION

FRANCK MULLER`S VISION RESTED ON THREE PILLARS



REVITALIZE

Reintroduce classical Swiss high watchmaking through aesthetic innovation and technical audacity.



REINTRODUCE

Address the needs of the modern world.

REPOSITION

Reposition the watch into a canvas for emotional expression.

THE WORLD'S MOST COMPLICATED WATCH

In the world of contemporary high watchmaking, there is one single timepiece that so profoundly encapsulates a sense of reverence that it compels even the most jaded watch connoisseur into humbled silence — Aeternitas Mega.

In 1989, Franck Muller set about creating a watch of unrivalled complication. Today, with 36 complications and 1,483 components, the Aeternitas Mega is indeed the most complicated watch in the world.

> Every Franck Muller watch is born out of pleasure and never as a commercial necessity. Every timepiece we've made has tried to bring something new and innovative to horology, to help in the evolution of its continuous story. I've always had one objective in mind, which is to ensure that our watches are emotionally impactful — that they delight their owners while representing the finest quality in the Swiss industry.
>
> **Franck Muller**

UNVEILING THE MAGNUM OPUS

CHAPTER
4

EXTRAORDINARY LIVING MEETS TIMELESS ELEGANCE

The grandest of creations come to life on the rarest of occasions. And when they do, it's a spectacle to behold, a collaboration to dictate the course of their niche and everything around them.

This timeless partnership derives from a vision into the future, a voice set to redefine the skyscape. Welcome to the grand unveil.

THE MUSE

FRANCK MULLER

A brand that has left an undeniable mark in luxury over the last 30 years.

As a trendsetter in horological innovation, Franck Muller has not only achieved remarkable milestones but has also become a creative inspiration for other brands, setting benchmarks in the use of complications, design, themes, and evoking emotions.

THE ARTIST

LONDON GATE

London Gate stands as a renowned real estate developer, introducing London's timeless elegance to Dubai's dynamic urban tapestry. We are dedicated to crafting exceptional residential spaces that harmonize luxury and comfort, elevating lifestyles to new heights.

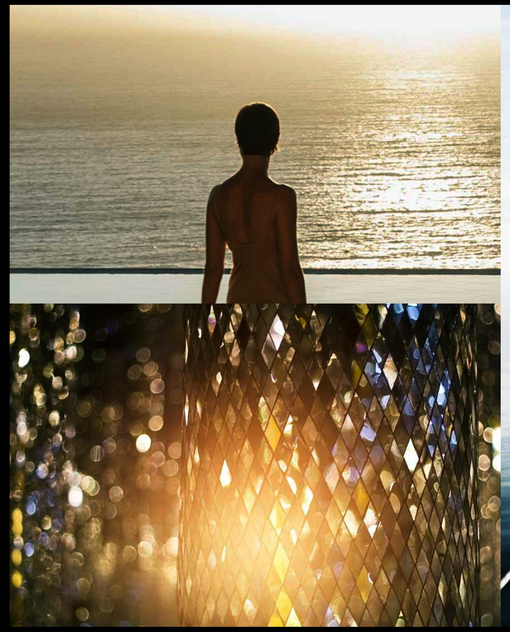
THE MASTERPIECE

FRANCK MULLER

AETERNITAS

A GRAND MOMENT IN TIME

CHAPTER
5

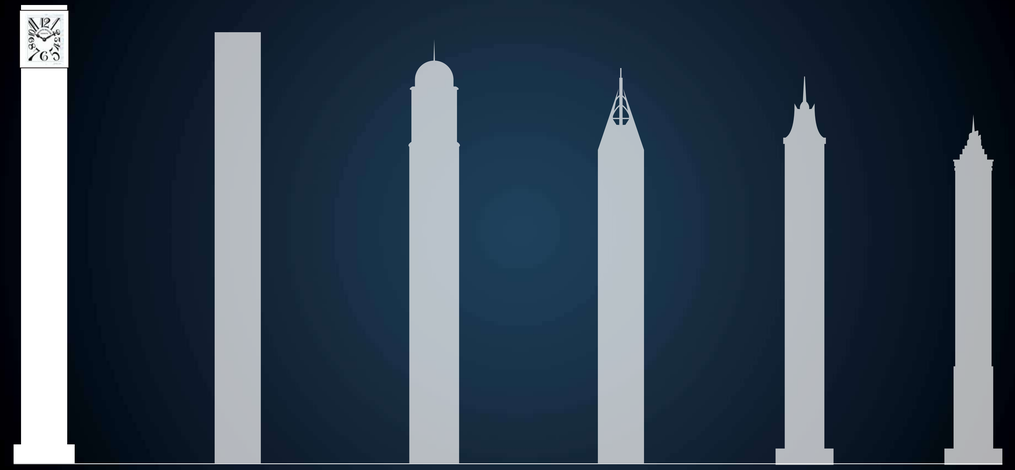


PARALLEL WORLDS

The most celebrated district of Dubai deserves a structure that complements its grandeur. A crown so rare, one that redefines its skyline, and is a timeless work of art. Aeternitas supersedes that.

Aeternitas is a class apart in its own, and the exotic views of the seascape makes it a proverbial masterpiece.

THE WORLD'S TALLEST BRANDED RESIDENTIAL CLOCK TOWER



WORLD'S TALLEST RESIDENTIAL TOWERS

A SYMPHONY IN THE SKY

We are delighted to expand in the Middle East with this unprecedented partnership with London Gate. We have been strategically exploring the branded residential market in the UAE to bring the heritage of brand excellence to the realm of real estate.

We are glad to find the right partner with a reputed realtor like London Gate who shares our brand vision and believe in the values of Franck Muller. It is incredible to launch Franck Muller's first ever real estate collaboration in a world-class city like Dubai, known to be one of the most vibrant, luxurious and developed cities in the world.

What we introduce is slated to be a monument for Franck Muller that will become a legacy upon the Dubai skyline for years to come. This is the beginning of a new chapter for our brand and will see numerous such iconic collaborations, globally.

Erol Baliyan
Managing Director
Franck Muller

ENTER INTO SPLENDOUR

LOBBY

A journey through time, a stride into the spectacular. Step into the grandeur of our lobby, a prelude to the life that awaits within and beyond.

The signature timepieces welcome you from all zones, and the elevators take you to the highest levels of luxury. Every detail is meticulously curated to make a statement of sophistication and elegance.

ART
THE BOOK OF SYMBOLS

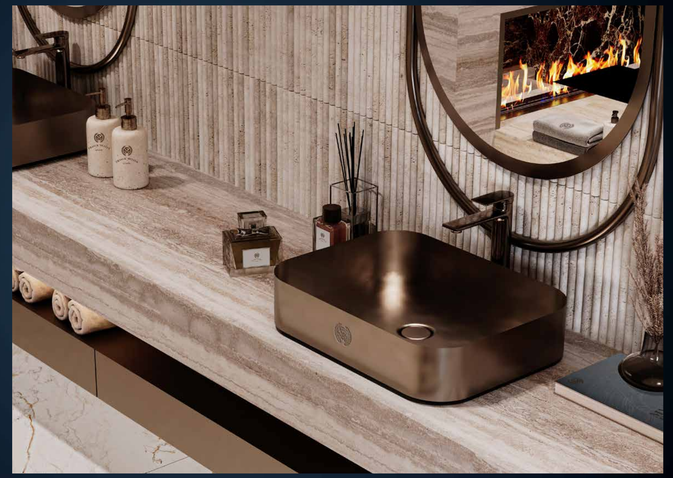
THE GRANDEUR OF AETERNITAS

Soaring to heights of the unimaginary, Aeternitas aspires its dwellers and visitors alike with luxurious interiors. Awaken to the charming tones of Venetian couture, embrace the allure of architecture, and find your flair amidst its symphony.

ELEVATING LUXURY LIVING

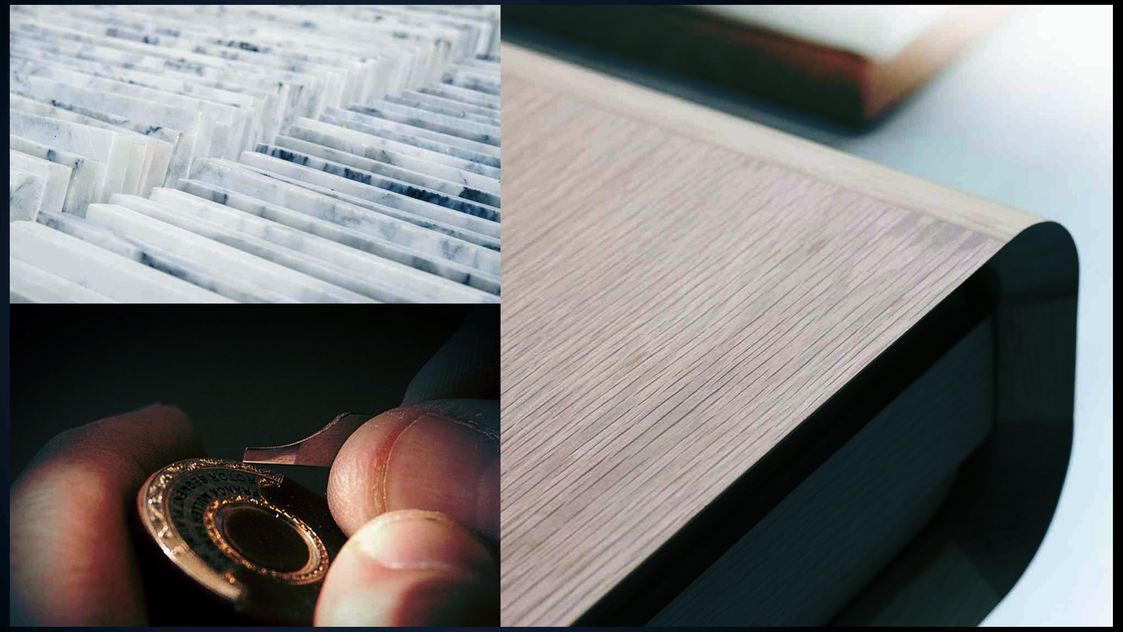
Taking life to new heights, one record-breaking luxury at a time. Aeternitas is an architectural marvel arising out of this unique collaboration. The world's most prestigious watchmakers concoct a lifestyle worthy of a chosen few - an extraordinary experience like no other.

FRANCK MULLER VILLAS AND MANSIONS



THE RESIDENCES

Dwell in surroundings where time stands still in awe. Wake up and unwind to a selection of meticulously designed two-bed residences. Life at Franck Muller Aeternitas comes with all the comforts and just the right bit of sophistication for a life bespoke for you. Layouts that spark aesthetic charm and bring beauty to life.



THE DESIGN PHILOSOPHY

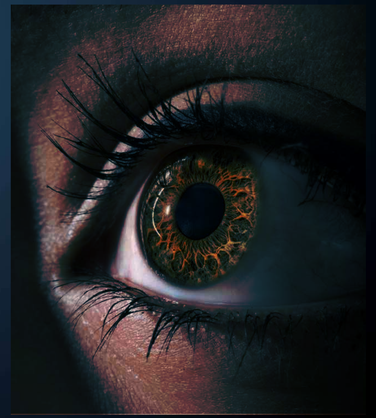
CHAPTER
6

A DISCOURSE ON DESIGN

Art is subjective to each pair of eyes, but beauty is universally appreciated and admired by everyone.

The tallest branded residential tower in the world is more than just unparalleled heights.

It stands as the hallmark of sophistication, where every detail tells a timeless tale.



CHRONICLES OF CRAFTSMANSHIP

Ascending to glorious heights, intricate down to the last detail. Aeternitas comes to life with expertise and mastery. Craftsmen who have perfected the art of creating residences, service experts with years of experience, and visionaries who started this project with a dream.

This is a chronicle that took years of experience and the best of collaborations to build. And now, it is shaping the city's skyline.

INSIRED BY THE MOST COMPLICATED WATCH EVER MADE

The Aeternitas Mega is the pinnacle of success in the art of watchmaking in terms of complexity and complication.

A wondrous specimen of micro-mechanic and watchmaking know-how. And when you step into the tallest branded residential tower in the world, it is nothing short of extraordinary.

Inspired by the deepest of intricacies and the finest of margins, every facet of the tower sparks rarity and class.

PERSPECTIVES

CHAPTER
7

YOUR DAILY VIEW

LIVING IN THE TALLEST BRANDED RESIDENTIAL TOWER HAS ITS PERKS – AND ITS VIEWS.

A glimpse into the marvellous city of Dubai is just two steps to your nearest window.

Be it the festive fireworks at the Palm Jumeirah, or flying kites and skydiving enthusiasts at Jumeirah Beach, it’s all for your eyes to admire. A sight untouched by anyone else. A breathtaking view for the residents of Franck Muller Aeternitas.

SUNSET SERENITY

NIGHTTIME SPECTACLE

SKYLINE SYMPHONY

AMENITIES

CHAPTER
8

STAR STUDDED LIVING

Exclusive features designed to elevate your everyday experience, offering a lifestyle that transcends the ordinary.

Explore a realm of boundless joy, refined tranquility, and effortless indulgence.

FITNESS

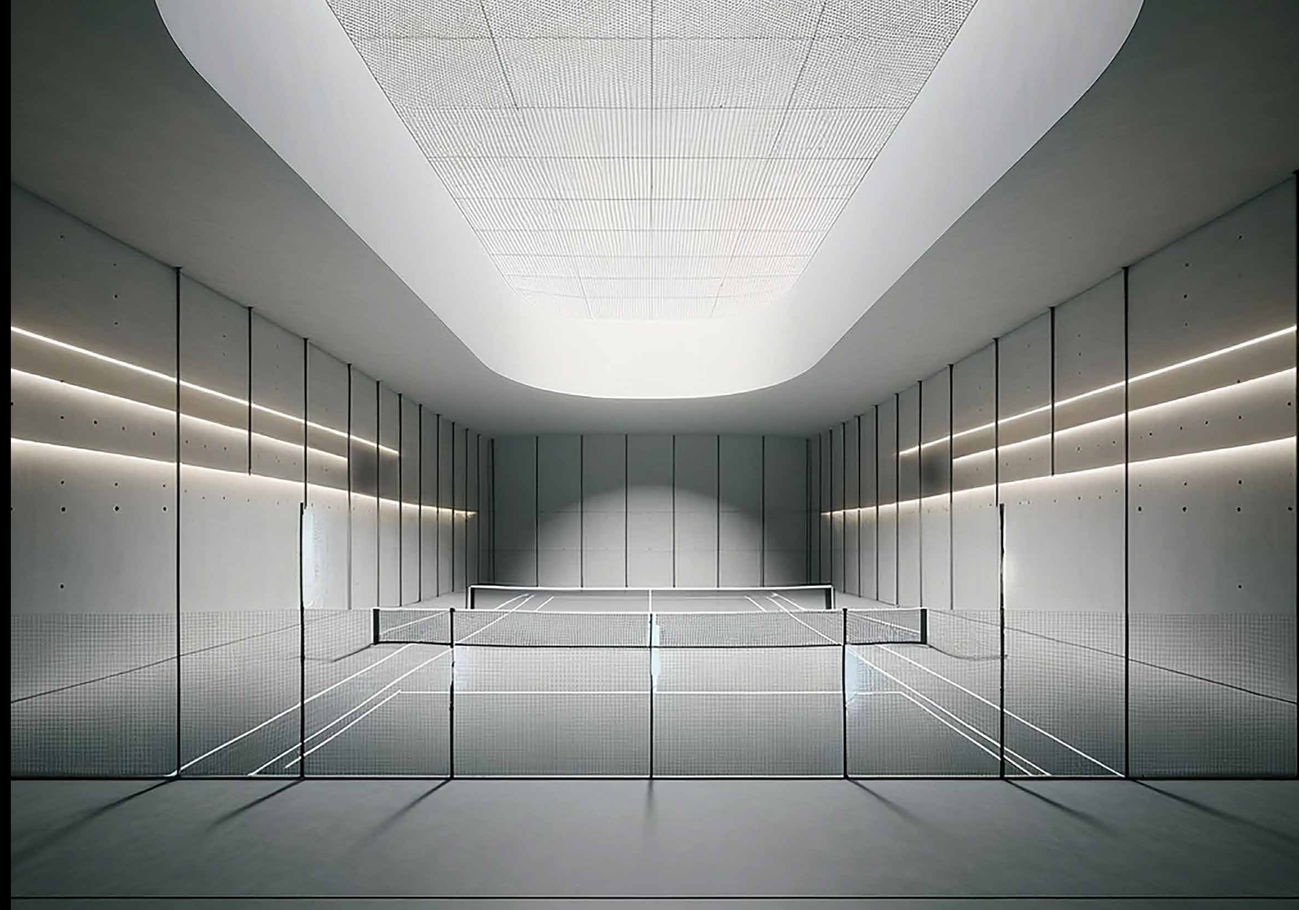
Engage in vitality on our private sports courts, where each movement becomes a celebration of energy.

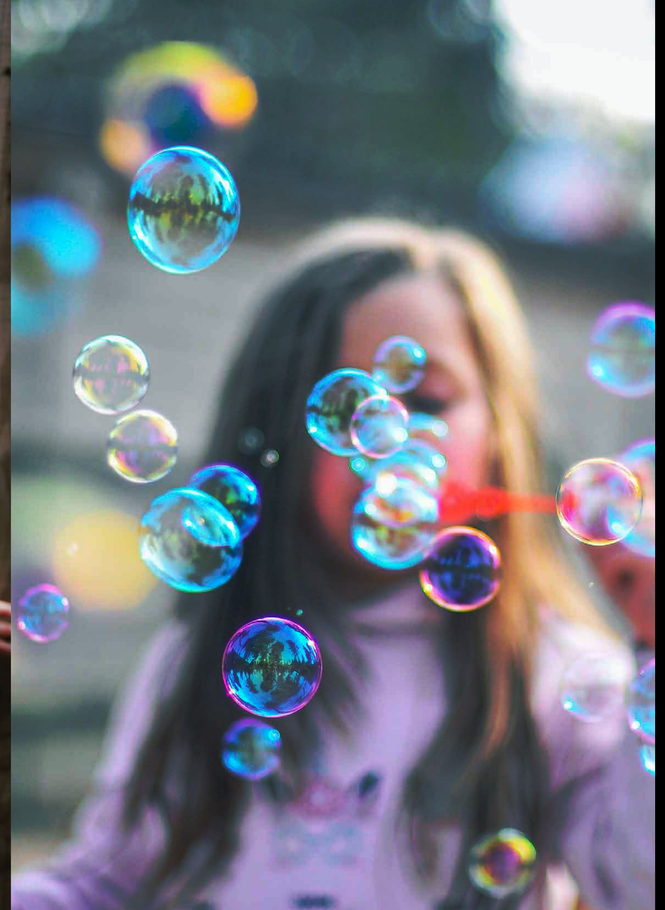
Padel Court

Yoga Studio

The London Gym

Swimming Pool

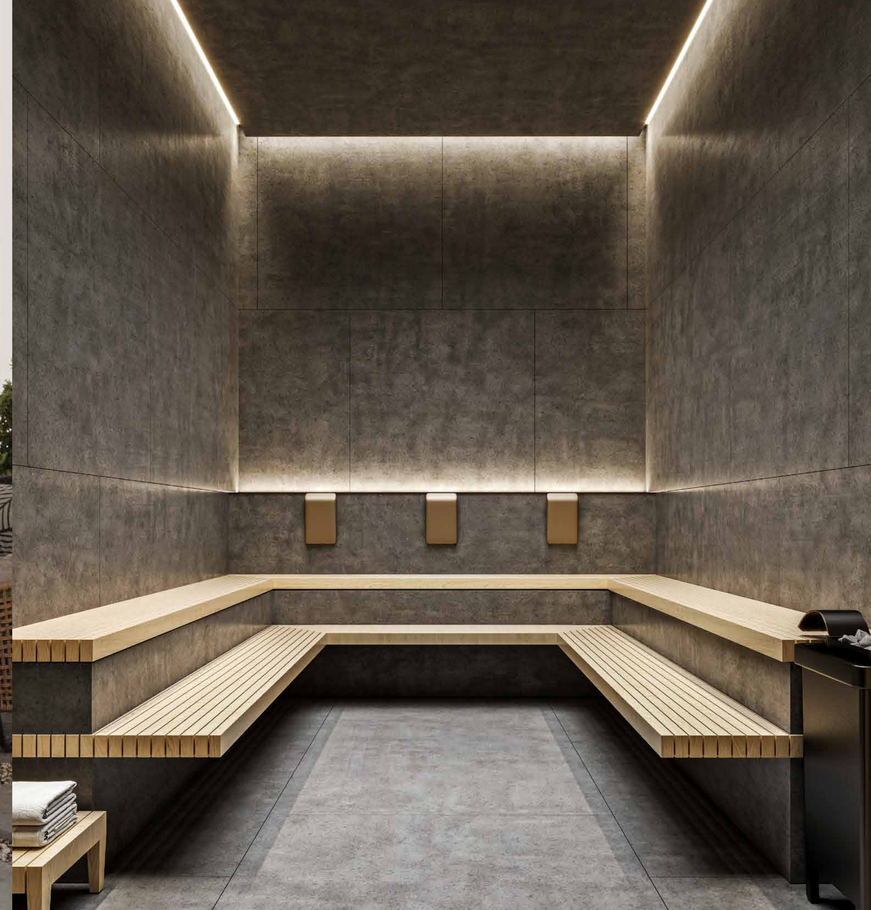




FUN

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

- Kids’ Play Area
- Cinema
- Party Hall
- Library
- Music Room
- Games Quarters - Ping Pong, Billiards



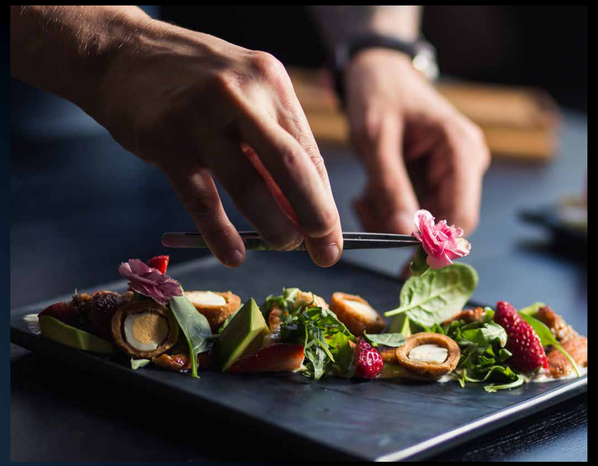
MIND & SOUL

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

- Cigar lounge
- The London Spa
- Sauna Rooms*
- Jacuzzi
- Zen Garden
- The Podium

SERVICES

Our services
seamlessly
weave convenience
into your
daily rhythm



Business Centre

Housekeeping

Branded Concierge

7/24 Valet & Porter

In this haven of star-studded living, every nuance is a celebration — a celebration of opulence, convenience, and the art of living exceptionally.

STYLE GUIDE

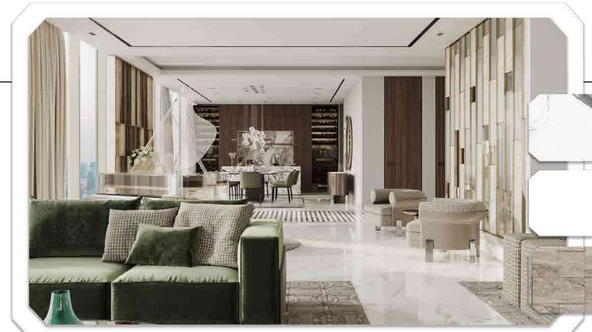
CHAPTER
9

FRANCK MULLER VILLAS AND MANSIONS SPECIFICATIONS

LUXURY INTERIORS

The residences at Franck Muller Aeternitas Tower Living showcase interiors that project luxury and welcoming atmosphere.
The use of carefully selected high-quality materials and finishes creates touch of heavenly living space.
Kitchens and bathrooms feature European natural Marble stone, while attention to detail can be seen throughout every aspect of the residence and the innovative space management.

Chandelier: **Swarovski**



MATERIALS & FINISHES

FLOORING
European Natural Marble & travertine Marble
800mm* 800mm / 1200mm * 600mm

WALL PAINT
Jotun
Comfortable White

DECORATION PAINT
Textured Paint
RAL 9010

WALLS
Marble Mosaic
Natural

WOODEN DECORATION
Walnut
Natural

KITCHEN

The kitchen spaces at Franck Muller Aeternitas Tower have been designed to be highly functional and durable, while providing the desired luxury and class. High-quality materials and equipment have been selected to create smart storage spaces and luxurious countertops, with finishes that enhance the aesthetic value as well as their functional use.

Kitchen Sink mixer : **Villeroy & Boch**

Brand of built-in appliances: **Bosch**

Appliance: **Built-in Fridge** Energy Efficiency: **A++**	Appliance: **Built-in Stove hood**
Appliance: **Built-in Electric Stove**	Appliance: **Built-in Electric Oven**
Appliance: **Built-in Microwave**	

MATERIALS & FINISHES

FLOORING
European Natural Marble & travertine Marble
800mm* 800mm / 1200mm * 600mm

COUNTER
Reconstituted Stone.
Matt

JOINERY
Solid Wood & PU
Matt

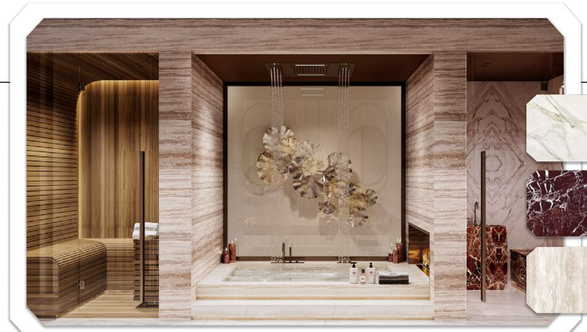
FRANCK MULLER VILLAS AND MANSIONS SPECIFICATIONS

LUXURY

BATHROOM

The selection of materials, finishes, and fittings used in the bathrooms transforms a functional space into an oasis of well-being. From the taps to accessories, all have been sourced from **Villeroy & Boch** , a name with a worldwide reputation for High quality, innovation and , luxury.

Sanitary ware accessories: Villeroy & Boch



MATERIALS & FINISHES

FLOORING
European Natural Marble & Travertine Marble
Natural

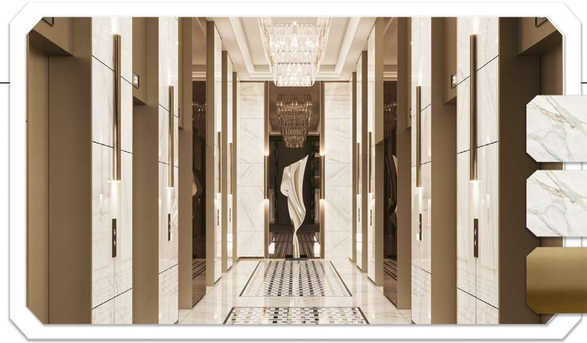
COUNTER
Reconstituted Stone.
Matt

WALLS
European Natural Marble & Travertine Marble
Natural

COMMON AREAS

The architect's Allure is clearly present in the details of the common areas.
The luxurious touch enhances the appearance of the corridors and entryways.
The elegant use of the marvelous natural marbles complements design's ingenuity creating a sense luxury, safety and subtle sophistication.

Main door apartments : Solid wood / Walnut / Natural



MATERIALS & FINISHES

FLOORING
European Natural Marble
Natural

WALLS
European Natural Marble
Natural

DECORATION
French brushed gold

Exteriors
Schüco / Gutmann Aluminium window systems

1, 2 & 3 BEDROOM RESIDENCES SPECIFICATIONS

INTERIORS

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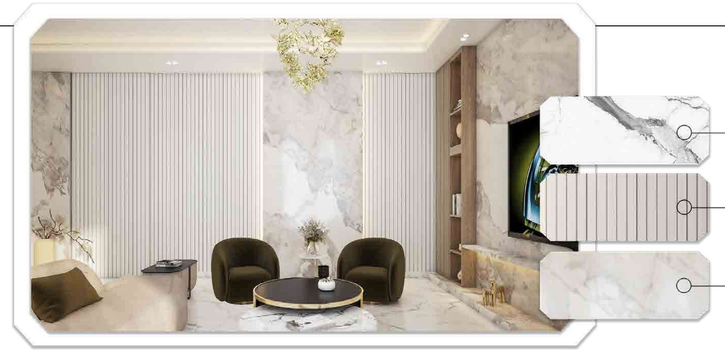

MATERIALS & FINISHES

FLOORING
European Natural Marble
800mm* 800mm / 1200mm * 600mm

WALL PAINT
Jotun
Comfortable White

DECORATION PAINT
Textured Paint
RAL 9010

WALLS
Artificial Modern Tiles
Natural

WOODEN DECORATION
Walnut
Natural

KITCHEN

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Appliance: **Built-in Microwave**	

SIEMENS

MATERIALS & FINISHES

FLOORING
European Natural Marble
800mm* 800mm / 1200mm * 600mm

COUNTER
Reconstituted Stone.
Matt

JOINERY
Solid Wood & PU
Matt

1, 2 & 3 BEDROOM RESIDENCES SPECIFICATIONS

BATHROOM

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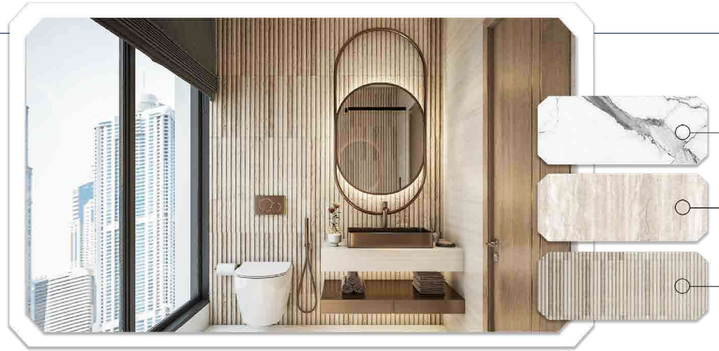

MATERIALS & FINISHES

FLOORING
European Natural Marble
800mm* 800mm / 1200mm * 600mm

COUNTER
Reconstituted Stone.
Matt

WALLS
European Natural Marble
Natural

COMMON AREAS

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MATERIALS & FINISHES

FLOORING
European Natural Marble
Natural

WALLS
European Natural Marble
Natural

DECORATION
French brushed gold

Exteriors
Schüco / Gutmann Aluminium window systems

ANTIQUES TREASURY

LONDON GATE

CHAPTER
10

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.

VISION

To be the leading real estate developer in the UAE, renowned for delivering extraordinary, innovative, and elegant living spaces that set new benchmarks in the real estate landscape.

MISSION

At London Gate, our mission is to create distinctive living spaces that embody elegance, sophistication, and attention to detail. We are committed to delivering more than just residential structures, we focus on developing lifestyles and communities that stand the test of time.

Our infrastructure will have a distinct identity that'll make every development stand out from the rest. With a focus on quality, innovation, and unparalleled artistry, we aim to build a trusted reputation as the go-to developer for those seeking a refined lifestyle in the UAE.

PHILOSOPHY

London Gate is dedicated to crafting exceptional residential spaces that harmonize luxury and comfort, elevating lifestyles to new heights.

LUXURY LIVING

We embrace opulence and sophistication, creating residences that epitomize grandeur and exclusivity. With our commitment to unparalleled quality, we redefine the concept of luxury living.

COMFORT

We understand the importance of creating spaces that feel like home, where every resident can unwind and find solace.

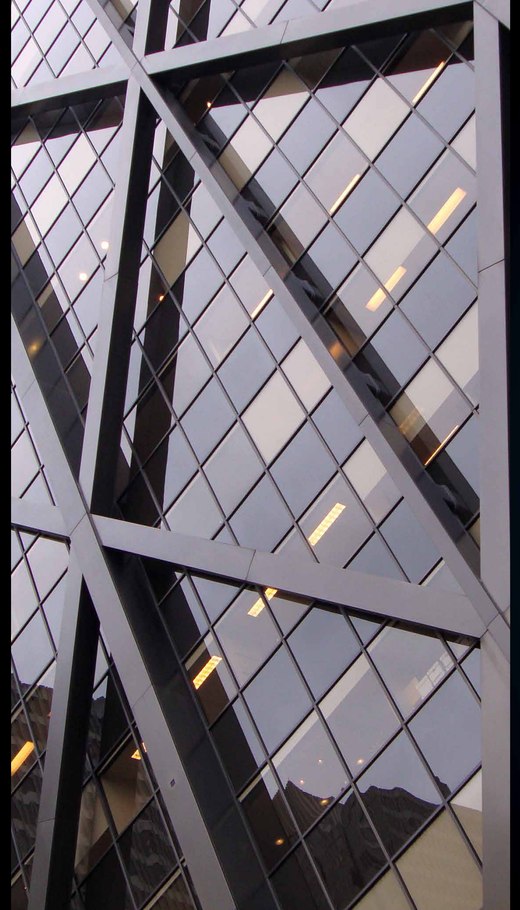
Our residences exude a sense of warmth, providing a sanctuary amidst the bustle.

With Aeternitas, our latest project, where architectural opulence meets timeless luxury - we bring Franck Muller’s first-ever branded residences to Dubai. With this partnership, we aim to reinstate the standards of sophistication and elegance, creating a living experience that reflects the brand values and vision of both London Gate and Franck Muller. An exclusive branded residential project; this will stand as a testament to our commitment to crafting unparalleled and never-seen spaces that resonate with our brand partner’s essence and prestige.

Eman Taha,
CEO of London Gate

OUR DEVELOPMENT APPROACH

Our development approach is strategically designed to create a lucrative investment opportunity through a pragmatic and well-established infrastructure.



PLANNING

Sales vs Ownership
Return on Investment

FEASIBILITY STUDY

Site selection
Market absorption

Industry
Leading
Market-Intel

STRATEGY

Constructability analysis
Space planning

PRE-DEVELOPMENT

Procurement opportunities
Cost analysis & timelines

PROJECT DETAILS

Property Name:
Franck Muller Aeternitas by London Gate

Location:
Dubai Marina, Dubai, UAE

UNITS & SIZES

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.

HANDOVER
Q2 2027

ONE BROKER GROUP

OBG is an award-winning real estate agency focused on selling prestigious and renowned residential properties in the UAE – One Broker Group (OBG) is the exclusive sales partner for London Gate developments.

FRANCK MULLER

AETERNITAS

BY

LONDON GATE