



NADINE

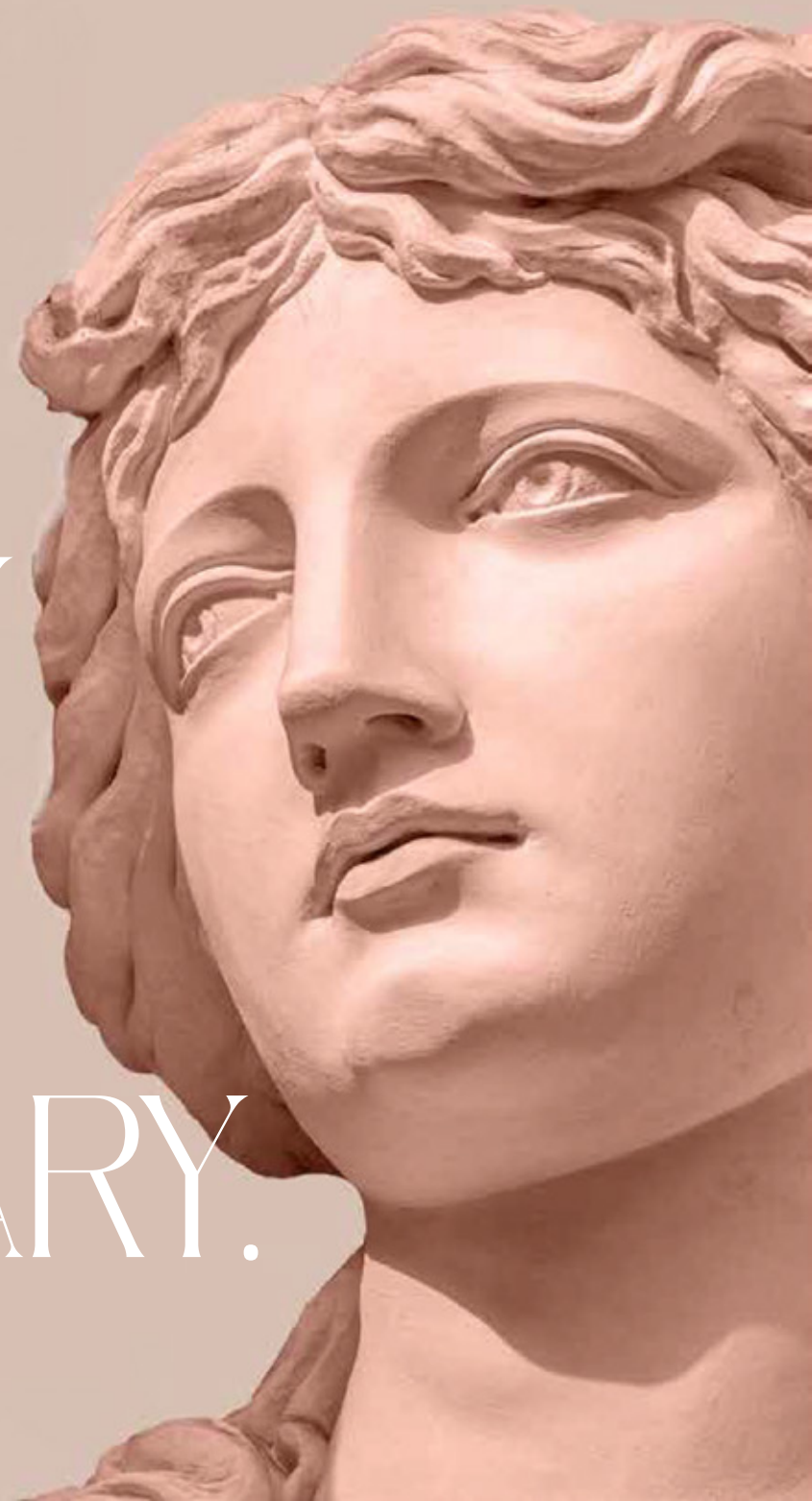
AL FURJAN



LIVING LA DOLCE VITA

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WHERE
ELEGANCE
AND ARTISTRY
BLEND TO
CREATE THE
EXTRAORDINARY.



WHERE THE
SWEET LIFE BEGINS

Welcome to Nadine, where enchanting Roman/Venetian-inspired architecture meets a touch of Arabesque allure. Embrace La Dolce Vita – the sweet life – and dive into a vibrant community brimming with unforgettable moments, fostering connections, and offering extraordinary experiences. More than just a place to call home, Nadine embodies a lifestyle that embraces the essence of living life to the fullest.

JOIN US IN THE JOY OF
LIVING LA
DOLCE VITA
AT NADINE.

THE BEST THINGS IN
LIFE ARE EFFORTLESS.
THEY HIDE FROM
THE COMMON EYE,
WAITING TO BE
SOUGHT OUT BY
THOSE WITH TASTE.

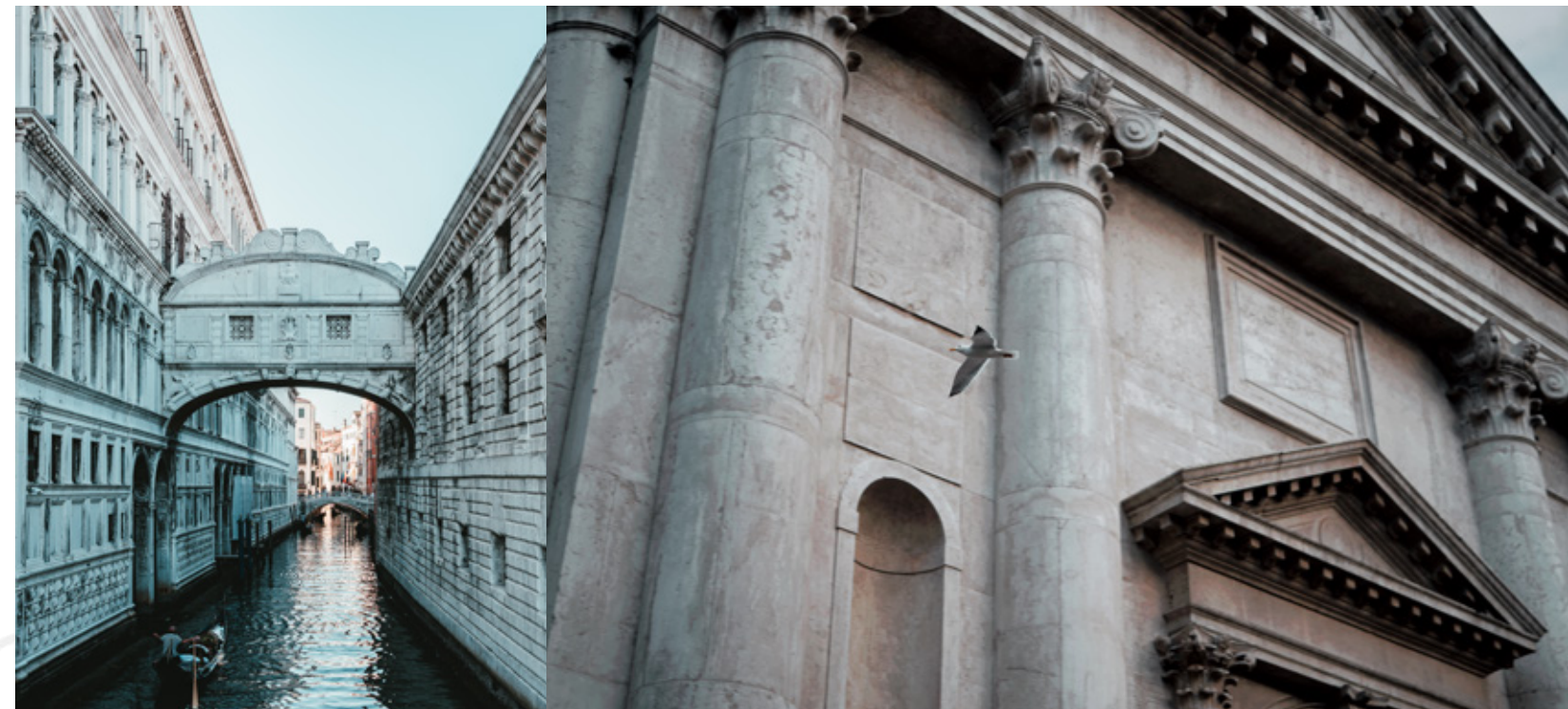
Amidst the lush ambience of Al Furjan,
Nadine knits together the perfect
elements of quietude.





ARCHITECTURAL

SPLENDOUR



Inspired by the architectural marvels of Italy, our designs transport you to a realm of beauty and elegance. From enchanting Roman/Venetian-inspired elements to intricate detailing, every aspect of Nadine's architecture is thoughtfully curated to create a captivating ambiance. With a seamless fusion of classic and contemporary elements, each residence at Nadine exudes a sense of refined luxury. Here, every corner tells a story and every detail reflects the pursuit of exceptional living.



Nadine I & II is a collection of 204 modern residences. Whether you're looking for a cozy one-bedroom, a spacious two-bedroom, or a family-friendly three-bedroom apartment, Nadine has the perfect space for you.

Located in the vibrant Al Furjan neighborhood of Dubai, Nadine puts you right in the heart of a lively lifestyle. Each residence is carefully crafted with comfort and style in mind, ensuring you'll love coming home every day.

The handover is set for Q4 2024, so get ready to be a part of this exciting community soon.



THE PIAZZA

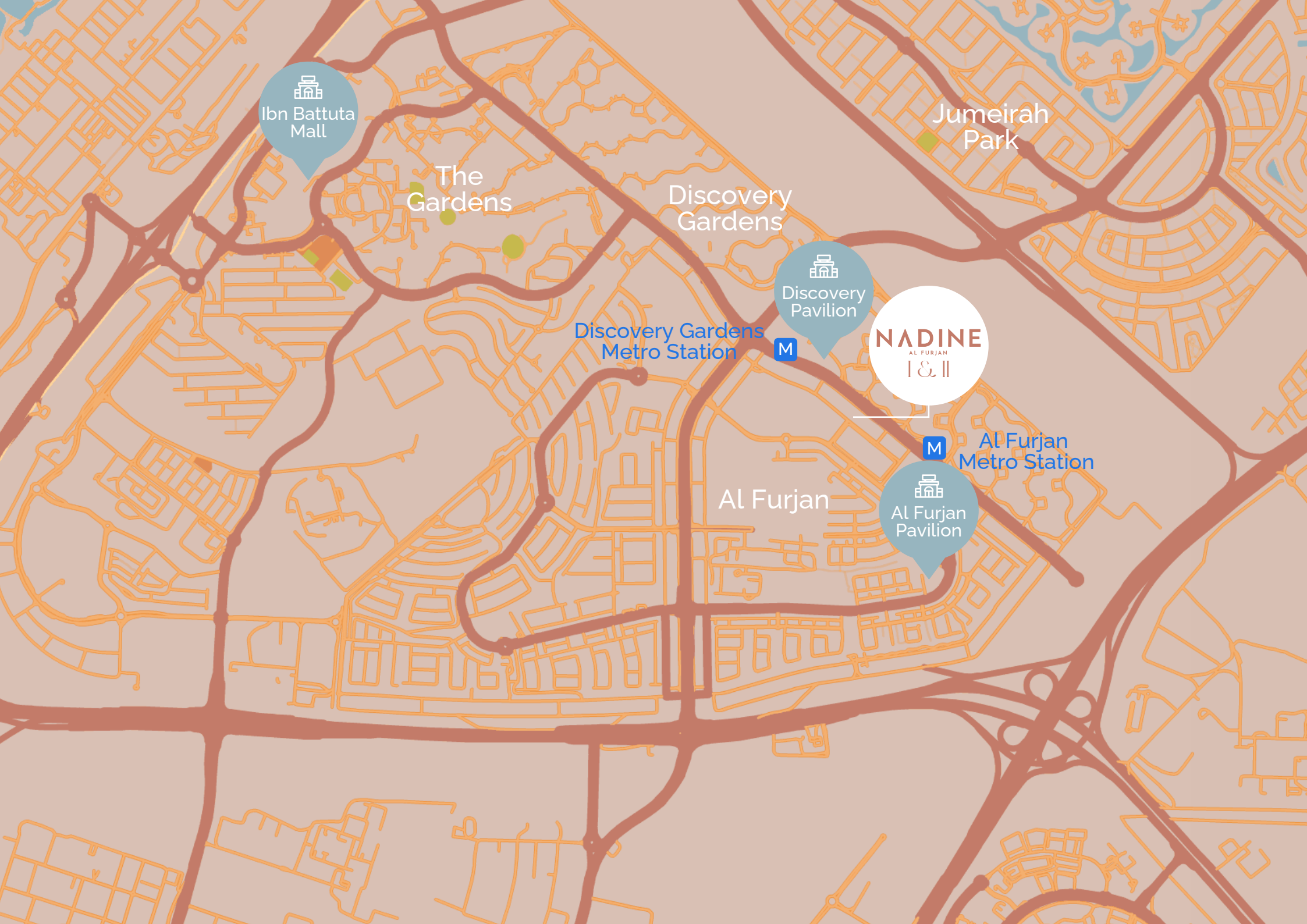
CLOSE TO EVERYTHING
THAT MATTERS.



AL FURJAN

Al Furjan is a happening well-connected neighborhood in the center of Dubai with easy access to all parts of the city. The neighborhood is surrounded by lush green spaces, creating a refreshing environment for residents to enjoy.

Here, you'll find an array of amenities, including shopping centers, restaurants, play areas, and parks, providing a seamless blend of convenience and leisure. Embrace the charm of this thriving neighborhood!



Just like a bustling Piazza, Al Furjan is a vibrant hub of energy and connections. From parks and retail outlets to a myriad of dining options, everything you need is within easy reach - whether you choose to walk, jump on a scooter, take the metro or simply drive.



2 MINUTE
Al Furjan
Metro Station



4 MINUTES
Discovery Gardens
Metro Station



9 MINUTES
Ibn Battuta Mall



13 MINUTES
The Beach JBR



17 MINUTES
Palm Jumeirah



20 MINUTES
Al Maktoum Airport



23 MINUTES
Downtown Dubai



30 MINUTES
Dubai International Airport





LET THE GOOD LIFE BEGIN!





PROJECT

DETAILS

Nadine is not just a building; it's a lively community, a gathering place for spirited residents of Dubai. Embrace the essence of community living, where connections thrive, relationships blossom, and a vibrant lifestyle awaits.

Property - Nadine I & II

Property Type - Apartments

Number of Units - 204

Location: Al Furjan, Dubai, UAE

Handover Q4 2024

UNIT TYPES & SIZES

Nadine 1

1 bedroom	805.79 to 884.47
2 bedroom	1114.06 to 2040.62
3 bedroom	1557.00 to 2562.35

Nadine 2

1 bedroom	805.79 to 884.36
2 bedroom	1113.85 to 2040.08
3 bedroom	1557.00 to 2561.81



An aerial photograph of a person swimming in clear, turquoise water. The person is seen from above, with their head and arms visible, creating a splash in the water. The water's surface is textured with ripples and small waves.

AMENITIES

FANTASTICO

WORLD-CLASS AMENITIES

Dive into the refreshing pool, offering stunning city views. Stay active in the modern fitness center or find tranquility in the serene outdoor courtyard. Connect and relax in the stylish entrance lobby. Discover a wealth of exceptional amenities at Nadine I & II.

POOL

LUXURIOUS PATIO

OUTDOOR ATRIUM

GYM

PLAY AREA

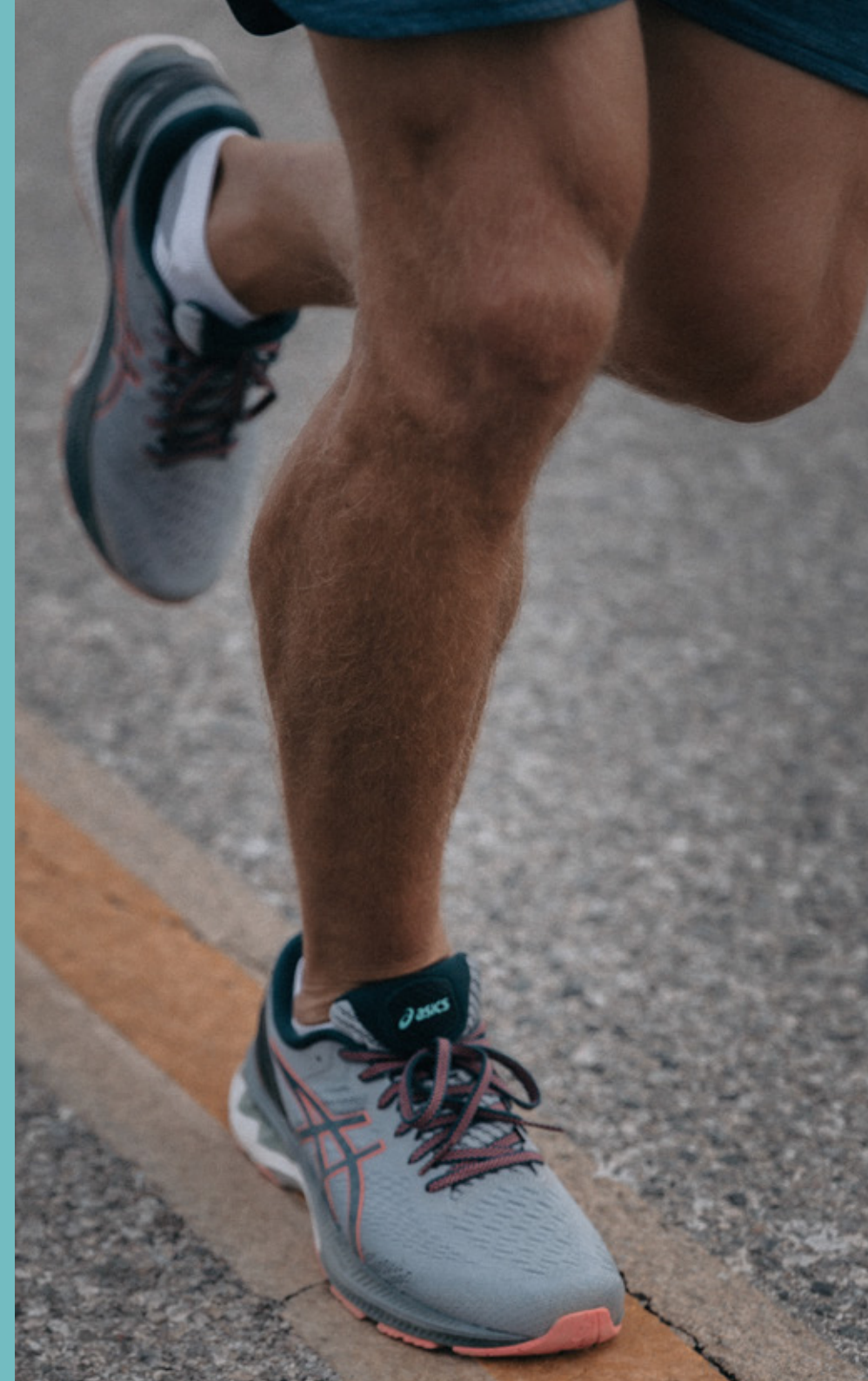
JOGGING TRACK

SPA & SAUNA

BBQ AREA

RECREATION ROOM

PARTY HALL



THE APARTMENTS

NADINE I



NADINE II

TYPE 1

LIVING ROOM



KITCHEN



BEDROOM



BATHROOM

TYPE II

LIVING ROOM



KITCHEN





BEDROOM



BATHROOM

TYPE III

LIVING ROOM



KITCHEN





BEDROOM



BATHROOM



WHY INVEST IN DUBAI

Dubai, a city renowned for its iconic skyline and thriving economy, presents an great opportunity for property investment. With strong rental yields, the potential for capital appreciation, and minimum-tax income,

Dubai offers a compelling proposition for investors. With its vibrant culture, world-class entertainment, luxurious shopping destinations, and an enviable culinary scene, Dubai promises a lifestyle that seamlessly blends excitement and indulgence. Invest in Dubai and unlock a world of financial gains, enriching experiences, and a remarkable way of life.

- Secure Your UAE Golden Visa
- Among the Safest Countries in The World
- Advanced Infrastructure
- Global Strategic Location
- High-End Lifestyle Opportunity
- The Best Healthcare & Education Facilities
- Minimum Tax Economy
- Stable Market



PAYMENT PLAN

10%

Down Payment
+ 4% DLD

10%

on SPA in
30 days

5%

in 4 months
December 2023

5%

in 4 months
April 2024

70%

on Handover in
December 2024



Lose yourself in the very epitome
of refinement at Nadine Residences,
an unrivalled landmark in Al Fujan.

PAYMENT TERMS

30/
70

DOCUMENTS 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

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 Owning Properties
- Recent Certificate of Incumbency / Share Certificate

DMCC COMPANY

- Share Certificate
- MOA - English and Arabic Translation
- Certificate of Good Standing
- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Registration / Certificate of Incumbency

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 - Owning a Property in Dubai



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.

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.

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.

SUBSEQUENT PAYMENTS

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

LEGEND

SPA: Sales & Purchase Agreement
DED: Department of Economy & Tourism
NOC: No Objection Certificate

DLD: Dubai Land Department
DMCC: Dubai Multi Commodities Centre
POA: Power of Attorney

RERA: Real Estate Regulatory Agency
MOA: Memorandum of Association

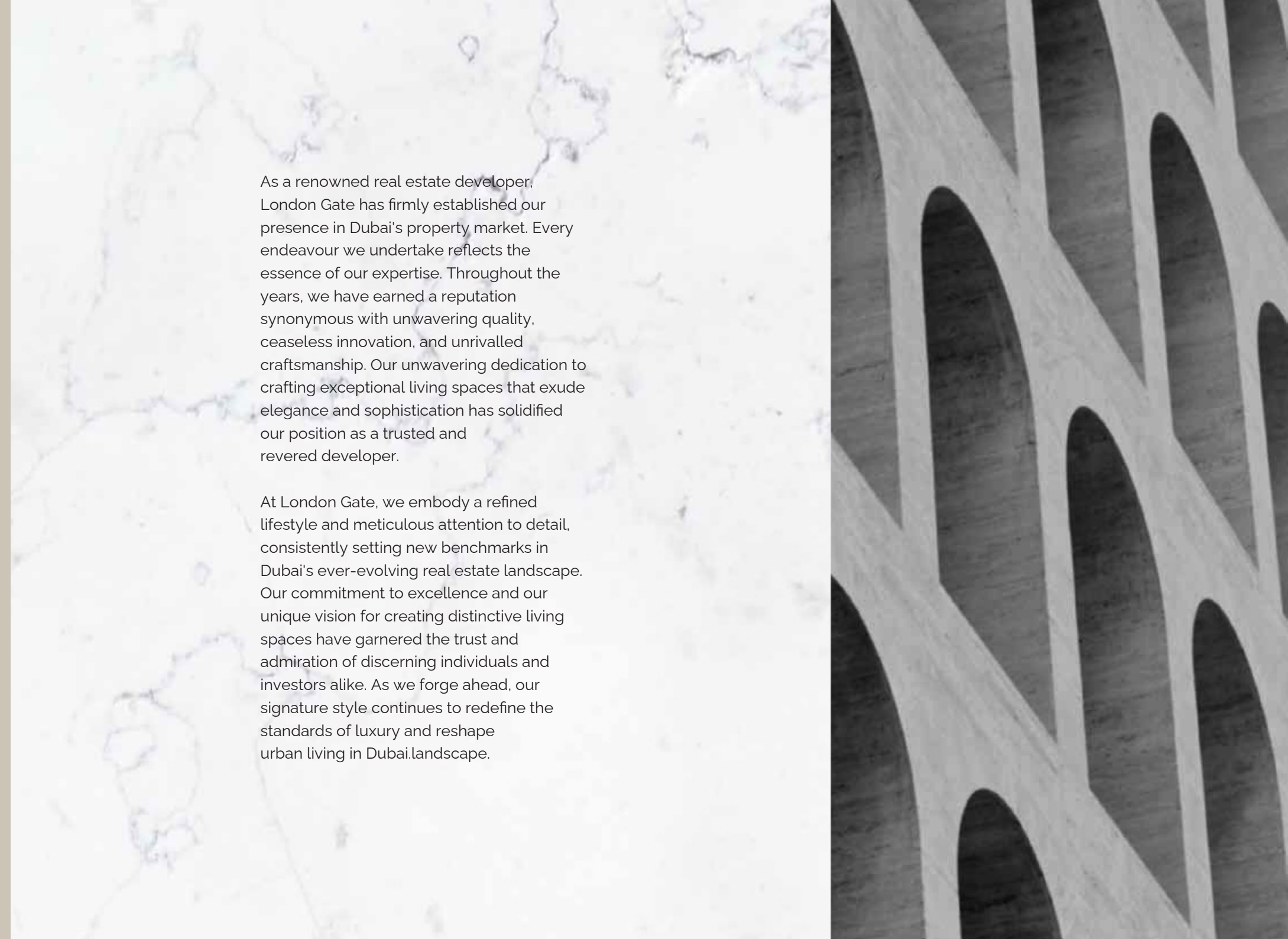




LONDON GATE

As a renowned real estate developer, London Gate has firmly established our presence in Dubai's property market. Every endeavour we undertake reflects the essence of our expertise. Throughout the years, we have earned a reputation synonymous with unwavering quality, ceaseless innovation, and unrivalled craftsmanship. Our unwavering dedication to crafting exceptional living spaces that exude elegance and sophistication has solidified our position as a trusted and revered developer.

At London Gate, we embody a refined lifestyle and meticulous attention to detail, consistently setting new benchmarks in Dubai's ever-evolving real estate landscape. Our commitment to excellence and our unique vision for creating distinctive living spaces have garnered the trust and admiration of discerning individuals and investors alike. As we forge ahead, our signature style continues to redefine the standards of luxury and reshape urban living in Dubai.



EXISTING DEVELOPMENTS



MAYA-1
JUMEIRAH VILLAGE TRIANGLE



MAYA-2
DUBAILAND



MAYA-3
JUMEIRAH VILLAGE TRIANGLE



MAYA-4
JUMEIRAH VILLAGE TRIANGLE





NADINE

AL FURJAN

Exclusive Sales Partner

ONE BROKER GROUP

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