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OFF PLAN

Mi Casa by London Gate

Location: Jumeirah Village Circle, Dubai

Starting From: AED 854,000

Permit No: 2

Mi Casa by London Gate

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
London Gate	**Apartments**	**Q3 2028**	**30/70**	**Off Plan**

ABOUT THE PROJECT

Mi Casa by London Gate is a boutique residential development in **District 16, Jumeirah Village Circle (JVC)**, offering a limited collection of contemporary studios, 1-bedroom and 2-bedroom apartments complemented by ground-level retail.

Designed for buyers who prefer a smaller residential community over a high-density tower, Mi Casa combines modern architecture, practical layouts, landscaped leisure areas and a comprehensive amenity offering within one of Dubai's most established freehold residential neighbourhoods.

The project contains **76 DLD-registered units**, comprising approximately **72 residential apartments and four retail spaces**. This limited inventory gives Mi Casa a more intimate residential character than many of the larger apartment developments currently being delivered across JVC.

Architecturally, Mi Casa adopts a contemporary approach with clean lines, extensive glazing, private balconies and landscaped communal areas. The design focuses on creating bright residences while maintaining privacy and efficient internal layouts.

The residential collection begins with **studios from approximately 492 sq. ft.** Current released studio inventory starts from around **AED 854,000**, positioning these homes as the project's most accessible entry point.

Studios are designed to maximise usable space, combining living, sleeping and dining functions within an efficient open-plan environment. They are particularly relevant to individual residents and investors targeting JVC's established professional tenant market.

One-bedroom apartments provide considerably more space, with published layouts ranging from approximately **915 to 948 sq. ft.** Current developer-published entry pricing for this category starts from approximately **AED 1.174 million**.

These larger-than-average 1-bedroom configurations create additional flexibility for couples, professionals working from home and owner-occupiers who prioritise living space over compact apartment design.

Two-bedroom residences range from approximately **1,019 to 1,426 sq. ft.**, representing the project's largest standard residential category. Published entry pricing begins from approximately **AED 1.436 million**.

The larger 2-bedroom layouts are particularly suitable for couples and smaller families seeking additional space while remaining within JVC's established community environment.

Residences are delivered **semi-furnished**, helping reduce the additional work required before occupation or leasing. Current project data also indicates an estimated service charge of approximately **AED 14 per sq. ft.**, although final operating charges remain subject to the applicable approved service-charge budget.

Interiors emphasise contemporary functionality, with open-plan living spaces, modern finishes and abundant natural light. Large windows visually expand the residences and strengthen the connection with balconies and outdoor areas.

Kitchens are integrated into the overall living environment, supporting modern open-plan layouts while maintaining practical preparation and storage space.

Private balconies provide additional outdoor living space, particularly valuable during Dubai's cooler months, while larger configurations offer greater flexibility for outdoor seating and relaxation.

Mi Casa's boutique scale is complemented by a strong lifestyle offering. Residents have access to interconnected **swimming pools and water features**, creating a central recreational environment within the development.

A **fully equipped fitness centre** allows residents to exercise without leaving the building, adding everyday convenience for professionals and families.

Dedicated **children's play areas** broaden the project's appeal to families, while landscaped gardens create quieter communal spaces for residents.

Outdoor dining and **BBQ areas** provide environments for entertaining and socialising, helping establish a stronger sense of community within the development.

Resident lounges provide additional indoor spaces for relaxation and informal social interaction outside the private apartments.

Mi Casa's location within **Jumeirah Village Circle** is an important component of its overall proposition. JVC has evolved into one of Dubai's largest established residential communities, combining apartments, villas, townhouses, parks and neighbourhood retail.

The community offers extensive everyday infrastructure, including supermarkets, restaurants, cafés, fitness facilities, pharmacies, schools and nurseries.

Circle Mall provides one of JVC's principal shopping and leisure destinations, giving residents convenient access to retail, dining, entertainment and essential services.

JVC also benefits from numerous neighbourhood parks distributed throughout its individual districts, creating more outdoor recreational space than is available in many of Dubai's denser apartment communities.

Road connectivity provides access towards **Al Khail Road and Sheikh Mohammed Bin Zayed Road**, connecting residents with major employment and lifestyle destinations across Dubai.

Dubai Marina, JLT, Dubai Internet City and Dubai Media City are accessible towards the west, while Dubai Hills Estate, Business Bay and Downtown Dubai can be reached through the surrounding road network.

The combination of comparatively central positioning and more accessible property prices has helped JVC develop a broad tenant population, ranging from individual professionals to couples and families.

For investors, Mi Casa's **limited inventory of 72 residential apartments** differentiates it from many high-density JVC projects.

Studios provide the project's lowest acquisition threshold and target a large tenant segment seeking modern accommodation within an established community.

One-bedroom apartments provide a balance between investment accessibility and generous internal space, with layouts reaching almost 950 sq. ft.

Two-bedroom apartments broaden the potential tenant and resale audience towards couples and families, with the largest residences reaching approximately **1,426 sq. ft.**

Current released inventory ranges from approximately **AED 854,000 to AED 1.797 million**, although availability and pricing change as individual units are reserved or released.

DLD transaction activity also provides buyers with useful market evidence. As of 17 September 2026, DLD-derived data recorded **55 registered sales**, with a median transaction value of approximately **AED 1.06 million**.

For end-users, Mi Casa combines relatively generous apartment layouts, a boutique building environment and an established JVC location.

For investors, the combination of limited residential inventory, semi-furnished delivery, accessible unit categories and JVC's large rental market creates a straightforward residential investment proposition.

The regulatory timeline is particularly important when assessing the project. Although some current marketing material continues to advertise **Q4 2027**, the DLD project registry records the declared completion date as **26 October 2028**. For a DLD-focused project database, the registered 2028 completion date provides the appropriate project-level reference.

With **DLD Project Number 3647**, only 72 residential apartments and layouts reaching approximately 1,426 sq. ft., Mi Casa by London Gate offers a boutique alternative within Jumeirah Village Circle for both end-users and investors.

Why Buy Mi Casa by London Gate Through A1 Properties?
Buying a residence at **Mi Casa by London Gate through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, bedroom configuration, floor level, orientation, layout, DLD transaction benchmarks, price per square foot and remaining payment obligations.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Mi Casa against other opportunities throughout Jumeirah Village Circle and surrounding communities.

For investors, our advisors can assess entry pricing, DLD-recorded transactions, unit scarcity, rental positioning and potential resale opportunities. End-users can receive tailored guidance according to apartment size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**10%**	**70%**
Down Payment	During Construction	On Handover