



GRAND
RESIDENCES

CAIRO
gate

A LIFESTYLE AS

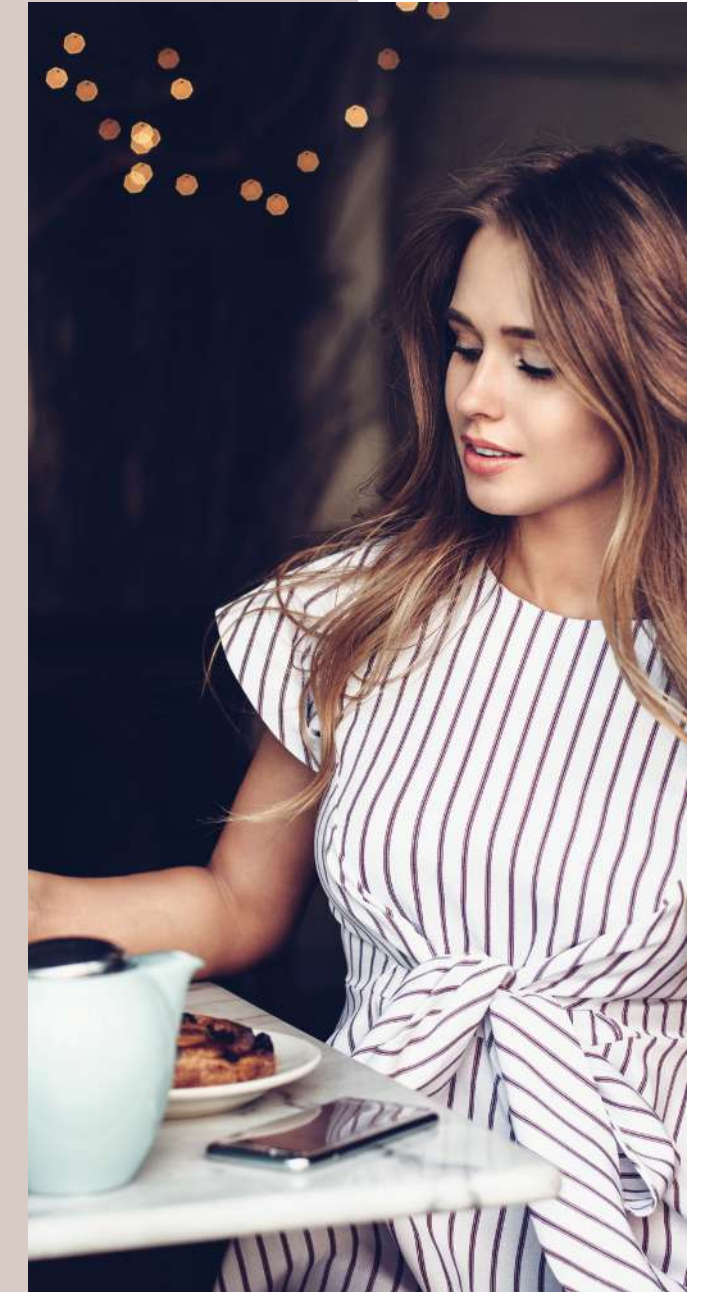
Unique

AS YOUR SIGNATURE

BOUTIQUE LIFESTYLE *living*



Cairo Gate is crafted to offer the perfect mix between boutique and elegant living surrounded by breathtaking scenery at the most exclusive location in Sheikh Zayed city. As you walk through the walkways of Cairo Gate, you will discover countless top notch services, world class retail, hospitality and entertainment experiences surrounding the beautifully designed contemporary homes.





CLOSE TO EVERYTHING THAT *matters*



Perfectly situated in the most premium location in Sheikh Zayed.

 Directly on Cairo/Alex Desert Road

 In front of Smart Village and Dandy Mall

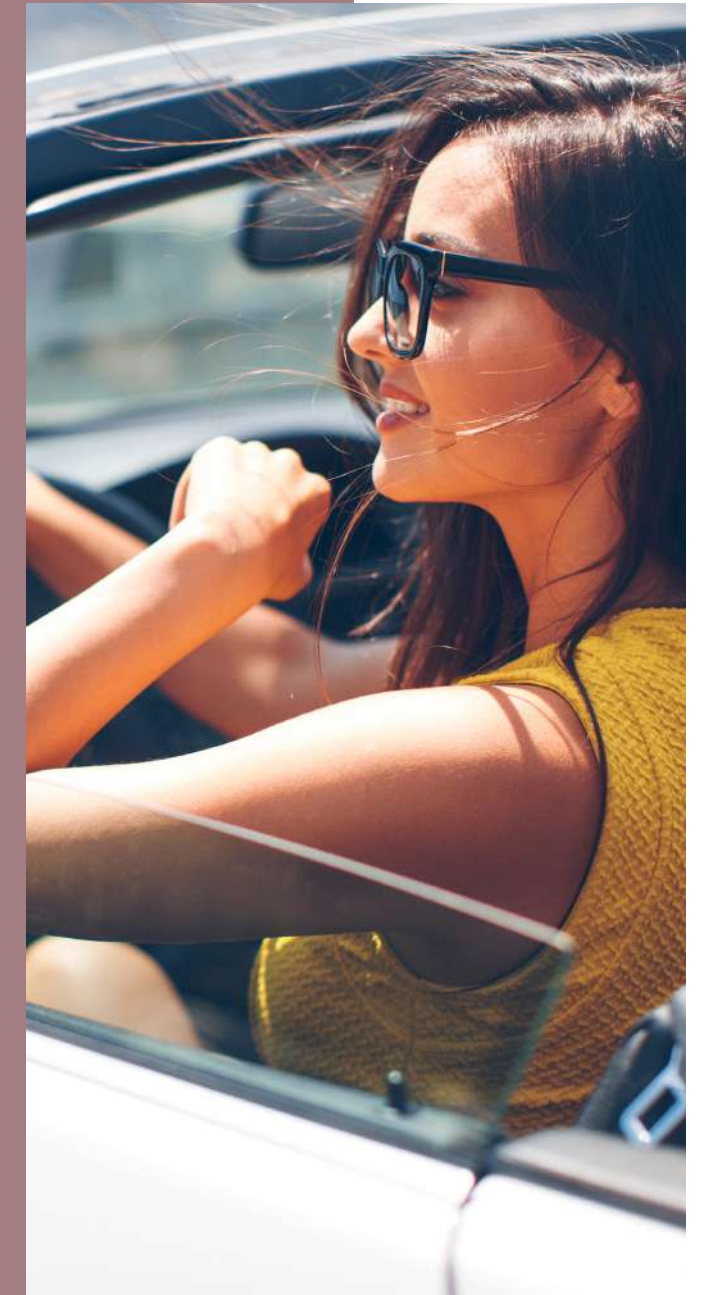
 10 mins Hyperone Market

 15 mins Mall of Arabia

 20 mins Sphinx Airport

 20 mins Grand Egyptian Museum

 25 mins Giza Pyramids



YOUR *experience*



CONNECTED TO *nature*



Surrounded by the most serene landscapes, where you can unwind and freely enjoy activities with your family and loved ones; Cairo Gate embraces a life full of tranquility and comfort.





LEISURE WITH A FRESH *breeze*



Melding natural views with lavish services exclusively for you.



Cycling lane for a tranquil ride



Direct access from your home to open spaces



Lush green open central garden



Sculptures lane for inspiring walks



Self Expression Artistic zones



Yoga Pavilion to relax



Walking lanes For your cardio exercise



Botanical gardens To protect the environment around you



Ponds for tranquility





RAYS, CAIRO GATE'S EXCLUSIVE SOCIAL

club



Rays, Cairo Gate's social club, is a place where everyone and everything come together; with a dynamic and vibrant feel all around the place, family members can indulge in their interests and engage in diverse activities.





RAYS
CAIRO CATE SOCIAL CLUB

CAIRO
gate
















CLINIC

WE'LL CREATE IT
ICE CREAM
TOPPING
CRUNCH

AN EPITOME OF
enjoyment



Rays social club is seamlessly designed to offer the ultimate convenience to all Cairo Gate residents.

-  Health Club
-  Pool
-  Restaurant
-  Lap Pool
-  Paddle Tennis
-  Leisure park
-  Kids Zone
-  Laundry Service
-  Teens Lounge
-  Recreational Area
-  Pets Zone
-  Convenience Store
-  Bakery
-  Beauty Salon
-  Pharmacy





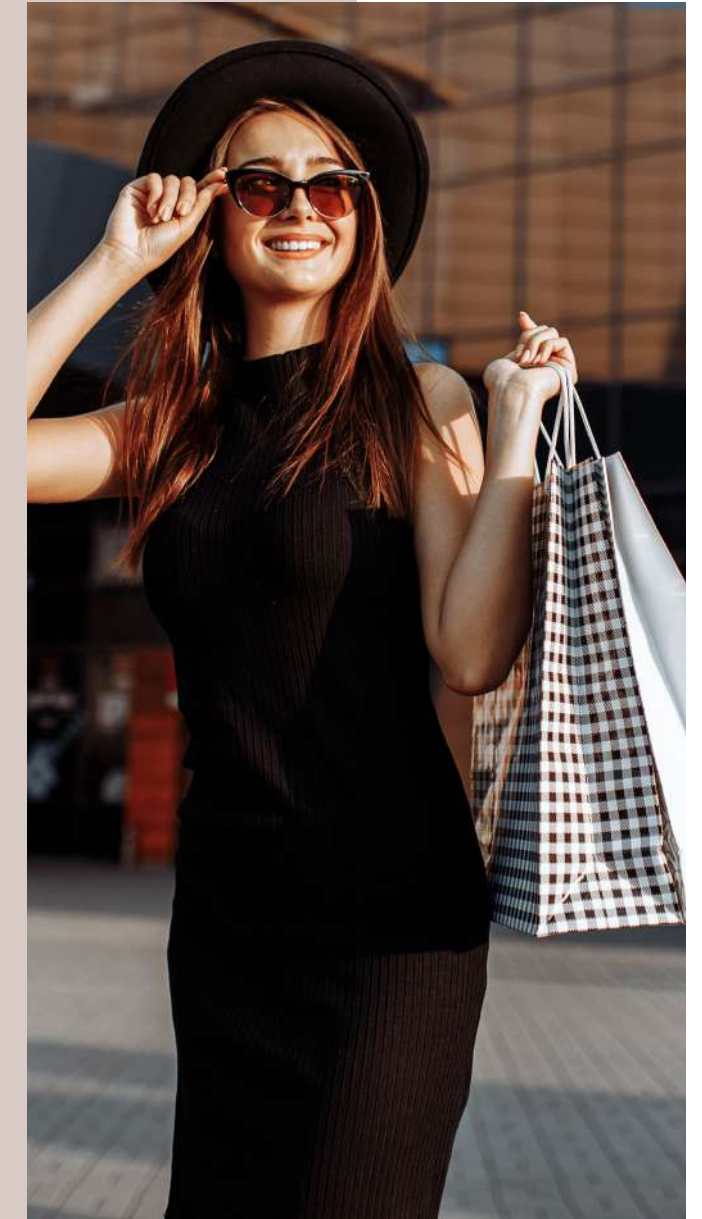


TOWNSQUARE, THE INTEGRATED

commercial hub



Townsquare grants an exceptional experience at your doorstep. Townsquare offers a diverse range of services with a dynamic and vibrant feel all around, where you can enjoy exceptional fine dining, redefined shopping, serviced residences, boutique offices, and much more.



EMAAR CAFE



ZORRY

CAMILA

CAMILA

VIDA SERVICED RESIDENCES

experience



An upscale lifestyle hub; Vida Residences, bring an international experience all the way from Dubai to Cairo. Vida offers an experience through serviced residences with an intercontinental touch and impressive spaces fit for a variety of taste. Vida inspires with its uniqueness, where simplicity meets design. At Vida you are bound to be surrounded by culture, creativity and serenity, all at once. Refreshingly carefree, Vida keeps it simple.





EMAAR CAFE

TOWNSQUARE BOUTIQUE OFFICES

experience



Designed for business leaders, TownSquare Boutique Offices set an ambiance for success, with office spaces that cater to all your business needs and more. With an elegant work atmosphere, expect your businesses to thrive as it carves out its story. TownSquare Boutique Offices is ready for you.





SHINNY H

The Gardener's Cafe

The Gardener's Cafe

KIDDIE Cafe

VIDA

Keelys CAFE

Keelys CAFE

Keelys CAFE

menu



ROOTS
KITCHEN

ROOTS
KITCHEN

VIDA

OSTERCHIA

CAMARI

FAMITA PENNY

FAMITA PENNY

YOUR

home

CAIRO GATE *masterplan*



- ① Loop Road
- ② Security Gate
- ③ Grand Residences
- ④ Eden
- ⑤ Elan
- ⑥ Coming soon
- ⑦ Rays social club
- ⑧ Town Square

- 🏠 Main Gates
- ➡ Village
- 🚲 Cycling
- 🧘 Yoga Pavilion
- 🗿 Sculpture Lane
- 🎨 Self Expression
- 🌳 Central Park



GRAND
RESIDENCES

AN EVERGREEN

Skyline

CAIRO
gate



GRAND LIFESTYLE *living*

Sky high chic & comfort.

The grandeur of elegance. Grand Residences is designed for absolute comfort. A promise of hassle-free parking and absolute fun with your loved ones at the pool, complemented with a selection of premium services. Enjoy watching blue skies as they line over Cairo Gate landscape, giving you a whole new perspective on a view that you deserve.



GRAND RESIDENCES SITE PLAN







GRAND RESIDENCE
FLOOR PLANS

BUILDING A





BUILDING A 2 BEDROOM APARTMENT

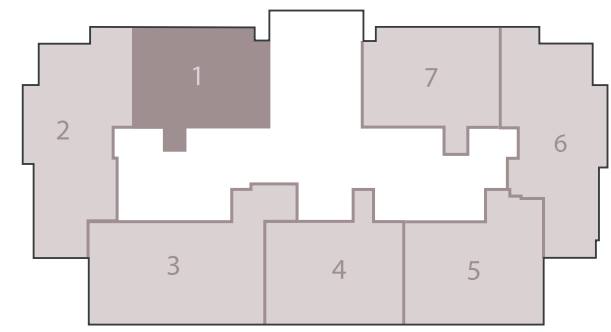
GROSS AREA WITHOUT TERRACES 112.38 SQM

TOTAL TERRACES AREA 7.52 SQM

TOTAL GROSS AREA: 119.9 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

BUILDING A 2 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5

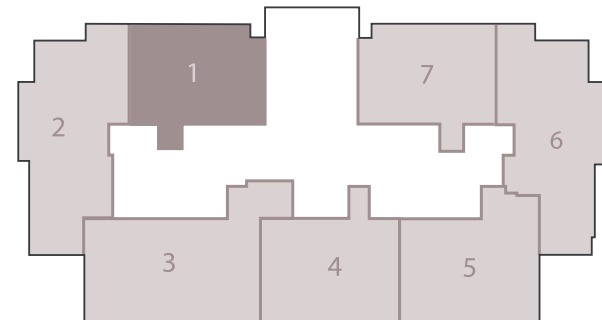
GROSS AREA WITHOUT TERRACES 110.35 SQM

TOTAL TERRACES AREA 7.55 SQM

TOTAL GROSS AREA: 117.9 SQM

NUMBER OF BEDROOMS 2

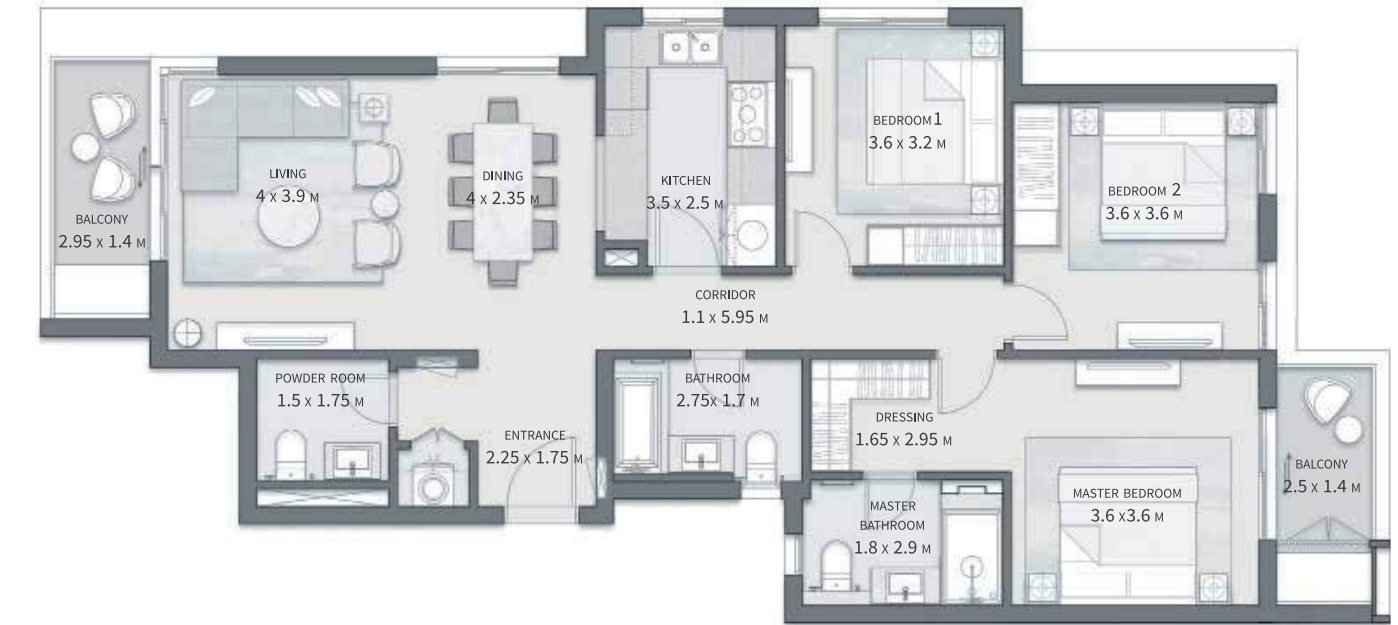
NUMBER OF BATHROOMS 2



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BUILDING A 3 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

GROSS AREA WITHOUT TERRACES 149.37 SQM

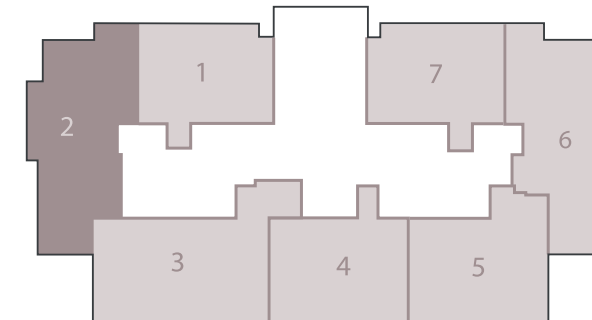
TOTAL TERRACES AREA 7.63 SQM

TOTAL GROSS AREA: 157 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 1



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BUILDING A 3 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

GROSS AREA WITHOUT TERRACES 155.12 SQM

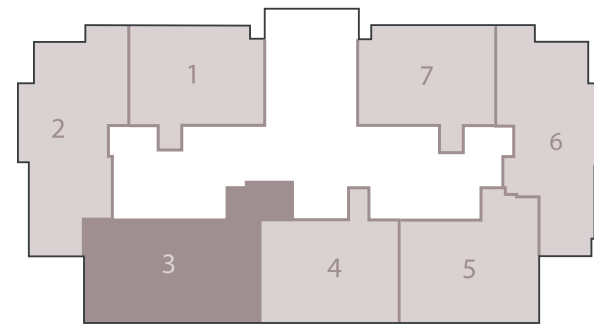
TOTAL TERRACES AREA 9.48 SQM

TOTAL GROSS AREA: 164.6 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 1



DISCLAIMER

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BUILDING A 2 BEDROOM APARTMENT

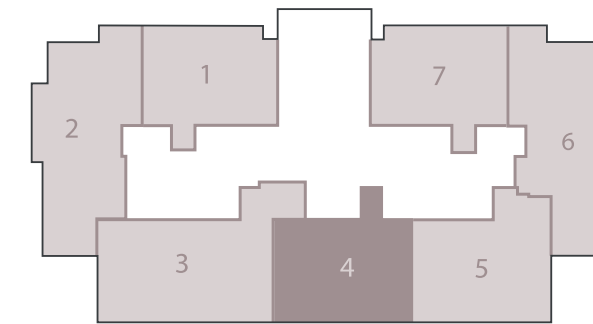
GROSS AREA WITHOUT TERRACES 114.70 SQM

TOTAL TERRACES AREA 7.9 SQM

TOTAL GROSS AREA: 122.6 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

BUILDING A 2 BEDROOM APARTMENT

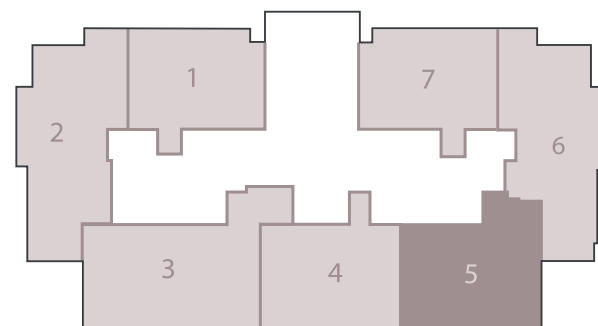
GROSS AREA WITHOUT TERRACES 115.58 SQM

TOTAL TERRACES AREA 5.62 SQM

TOTAL GROSS AREA: 121.2 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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BUILDING A 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 146.26 SQM

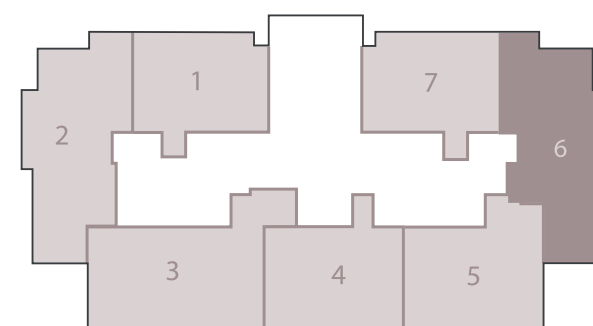
TOTAL TERRACES AREA 7.54 SQM

TOTAL GROSS AREA: 153.8 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 1



DISCLAIMER

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THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

**BUILDING A
2 BEDROOM APARTMENT**

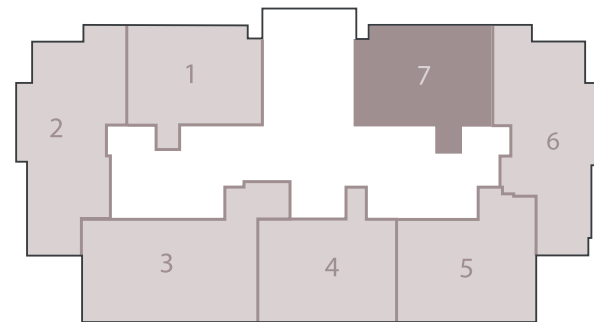


THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

| | |
|-----------------------------|------------|
| GROSS AREA WITHOUT TERRACES | 111.96 SQM |
| TOTAL TERRACES AREA | 7.54 SQM |

| | |
|--------------------------|------------------|
| TOTAL GROSS AREA: | 119.5 SQM |
|--------------------------|------------------|

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 2 |
| NUMBER OF BATHROOMS | 2 |



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**BUILDING A
2 BEDROOM APARTMENT**

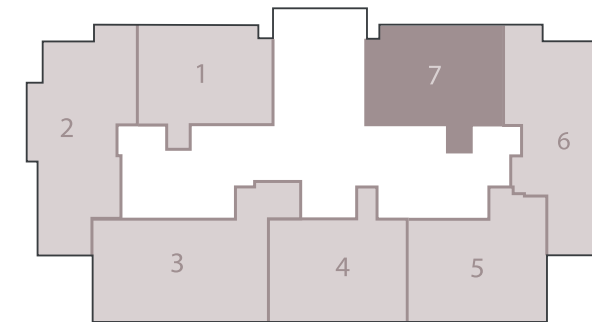


THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5

| | |
|-----------------------------|------------|
| GROSS AREA WITHOUT TERRACES | 110.26 SQM |
| TOTAL TERRACES AREA | 7.54 SQM |

| | |
|--------------------------|------------------|
| TOTAL GROSS AREA: | 117.8 SQM |
|--------------------------|------------------|

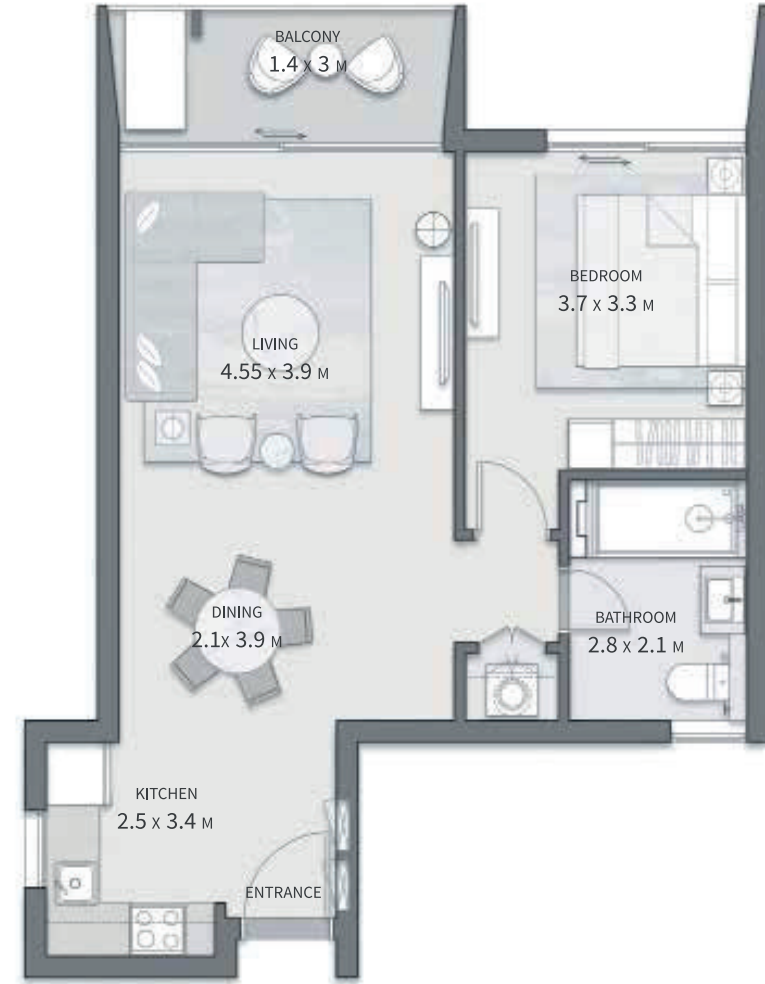
| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 2 |
| NUMBER OF BATHROOMS | 2 |



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BUILDING A 1 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5

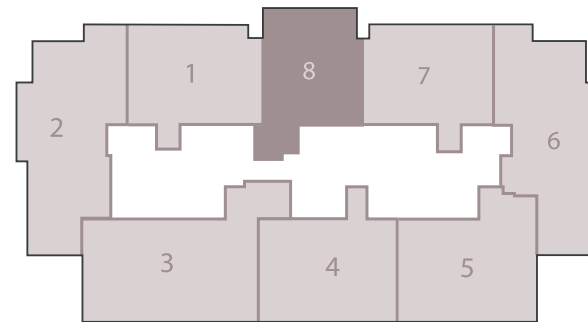
GROSS AREA WITHOUT TERRACES 80.9 SQM

TOTAL TERRACES AREA 4.6 SQM

TOTAL GROSS AREA: 85.5 SQM

NUMBER OF BEDROOMS 1

NUMBER OF BATHROOMS 1



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BUILDING B





BUILDING B 2 BEDROOM APARTMENT

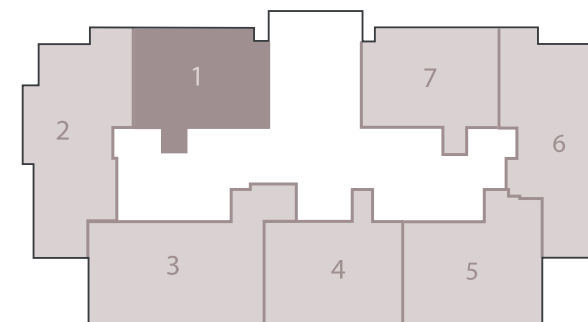
GROSS AREA WITHOUT TERRACES 108.71 SQM

TOTAL TERRACES AREA 8.04 SQM

TOTAL GROSS AREA: 116.74 SQM

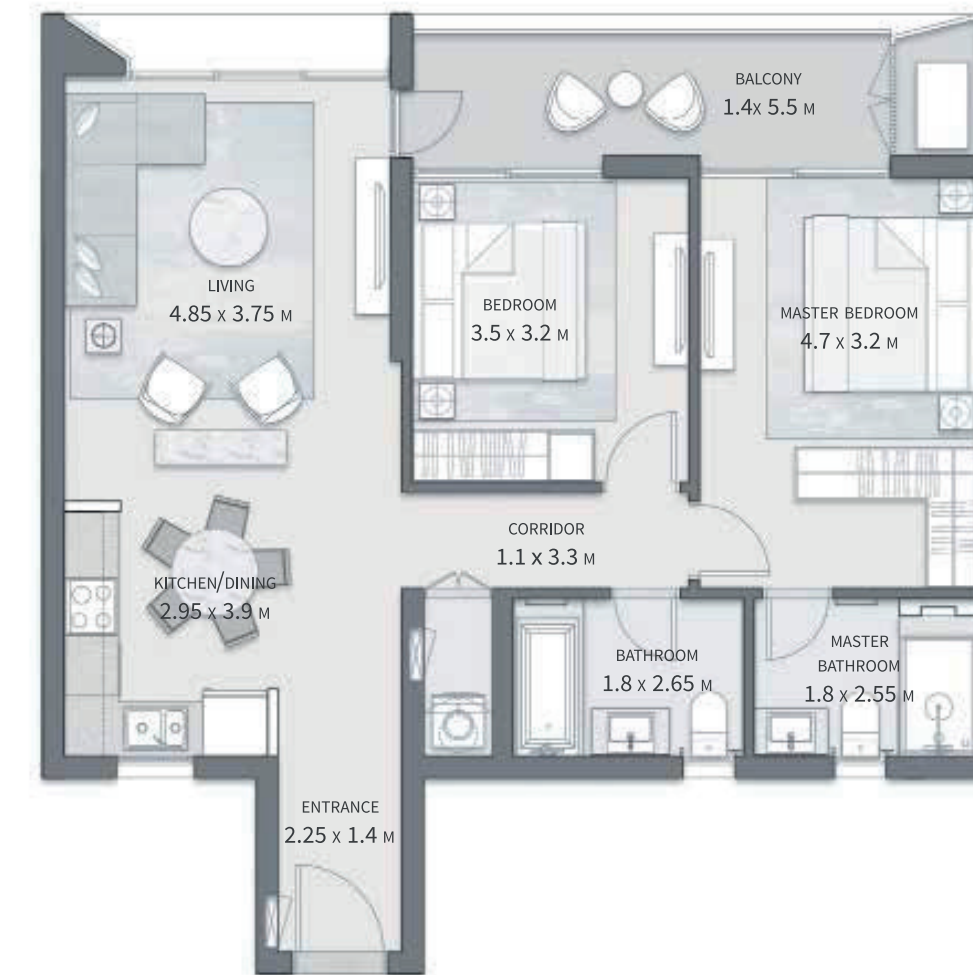
NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

**BUILDING B
2 BEDROOM APARTMENT**

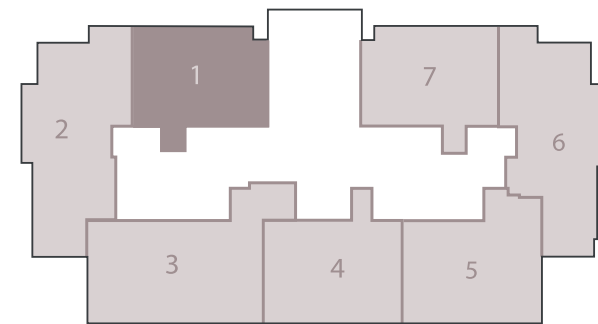


THIS UNIT IS AVAILABLE ON LEVELS 4 TO 5

| | |
|-----------------------------|------------|
| GROSS AREA WITHOUT TERRACES | 108.04 SQM |
| TOTAL TERRACES AREA | 7.68 SQM |

| | |
|--------------------------|-------------------|
| TOTAL GROSS AREA: | 115.72 SQM |
|--------------------------|-------------------|

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 2 |
| NUMBER OF BATHROOMS | 2 |



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**BUILDING B
2 BEDROOM APARTMENT**

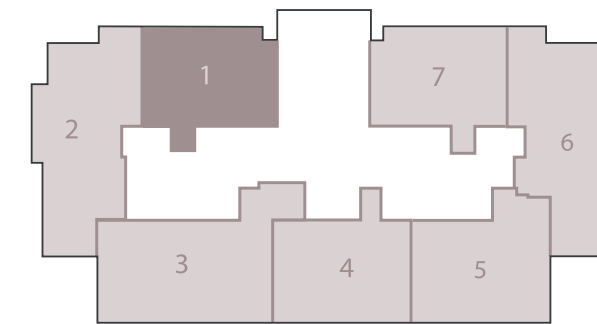


THIS UNIT IS AVAILABLE ON LEVELS 1 TO 3

| | |
|-----------------------------|------------|
| GROSS AREA WITHOUT TERRACES | 108.04 SQM |
| TOTAL TERRACES AREA | 7.68 SQM |

| | |
|--------------------------|-------------------|
| TOTAL GROSS AREA: | 115.72 SQM |
|--------------------------|-------------------|

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 2 |
| NUMBER OF BATHROOMS | 2 |



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BUILDING B 3 BEDROOM APARTMENT



GROSS AREA WITHOUT TERRACES 150.48 SQM

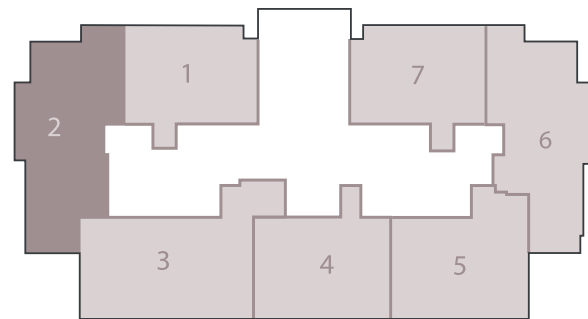
TOTAL TERRACES AREA 7.55SQM

TOTAL GROSS AREA: 158.03 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 1



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THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND 2,3, AND 5.

BUILDING B 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 151.06 SQM

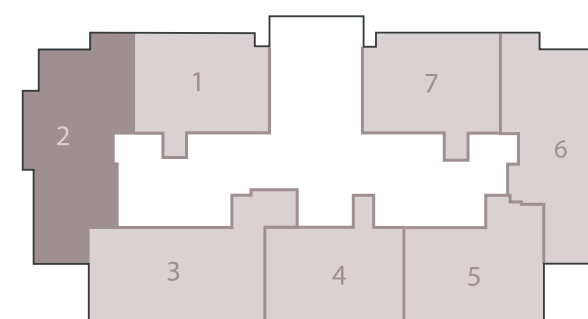
TOTAL TERRACES AREA 9.67 SQM

TOTAL GROSS AREA: 160.73 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 1



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THIS UNIT IS AVAILABLE ON LEVELS 1 AND 4



BUILDING B 3 BEDROOM APARTMENT

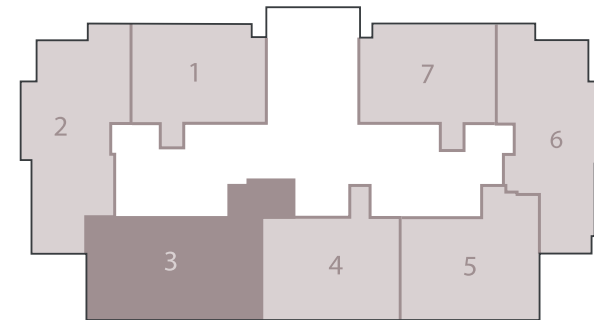


THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND, 3, AND 4

| | |
|-----------------------------|-----------|
| GROSS AREA WITHOUT TERRACES | 156.77SQM |
| TOTAL TERRACES AREA | 7.96 SQM |

TOTAL GROSS AREA: 164.73 SQM

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOMS | 1 |



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BUILDING B 3 BEDROOM APARTMENT

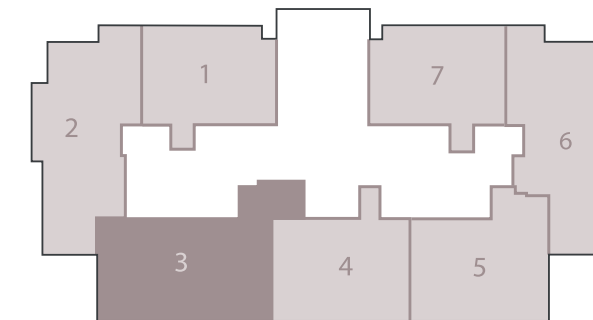


THIS UNIT IS AVAILABLE ON LEVELS 1, 2, AND 5

| | |
|-----------------------------|------------|
| GROSS AREA WITHOUT TERRACES | 156.62 SQM |
| TOTAL TERRACES AREA | 9.22 SQM |

TOTAL GROSS AREA: 165.84 SQM

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOMS | 1 |



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BUILDING B 2 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND, 3, AND 4

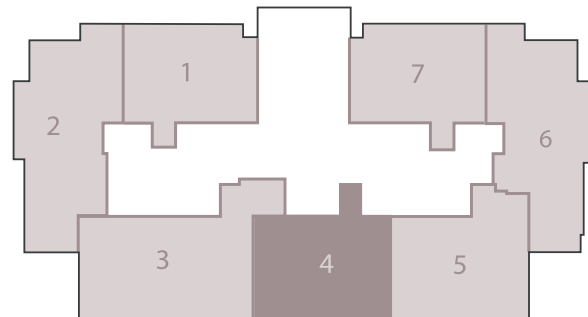
GROSS AREA WITHOUT TERRACES 113.48 SQM

TOTAL TERRACES AREA 7.85 SQM

TOTAL GROSS AREA: 121.33 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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BUILDING B 2 BEDROOM APARTMENT

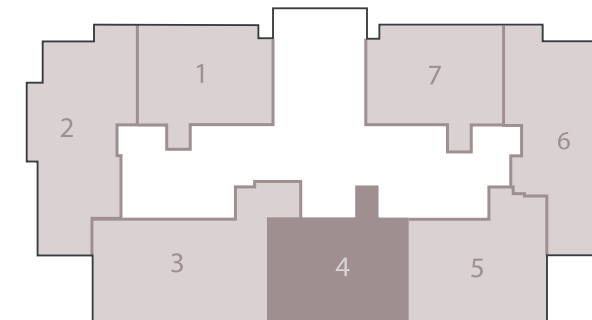
GROSS AREA WITHOUT TERRACES 113.46 SQM

TOTAL TERRACES AREA 8.24 SQM

TOTAL GROSS AREA: 121.70 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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THIS UNIT IS AVAILABLE ON LEVELS 1,2, AND 5

BUILDING B 2 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND, 2 AND 3

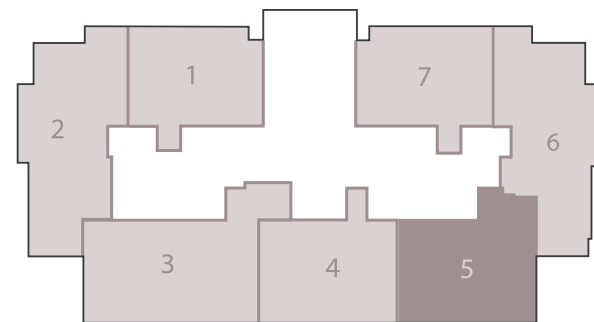
GROSS AREA WITHOUT TERRACES 115.83 SQM

TOTAL TERRACES AREA 5.33 SQM

TOTAL GROSS AREA: 121.16 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

BUILDING B 2 BEDROOM APARTMENT

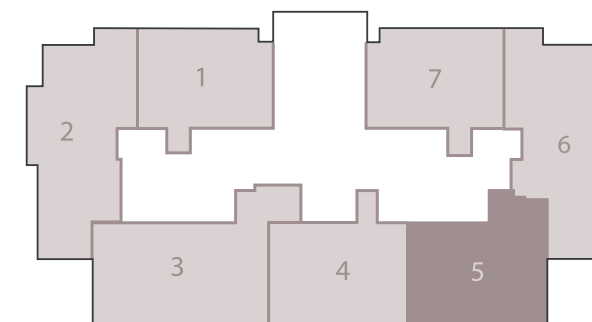
GROSS AREA WITHOUT TERRACES 116.31 SQM

TOTAL TERRACES AREA 5.19 SQM

TOTAL GROSS AREA: 121.50 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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THIS UNIT IS AVAILABLE ON LEVELS 1, 4, AND 5.

BUILDING B 3 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND 2, 3, AND 4

GROSS AREA WITHOUT TERRACES 147.10 SQM

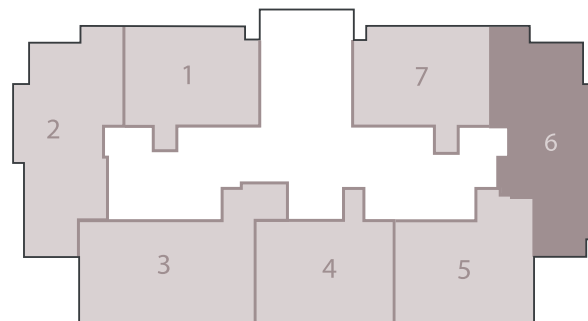
TOTAL TERRACES AREA 8.86 SQM

TOTAL GROSS AREA: 155.96 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 1



DISCLAIMER

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BUILDING B 3 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS 1 AND 5

GROSS AREA WITHOUT TERRACES 147.10 SQM

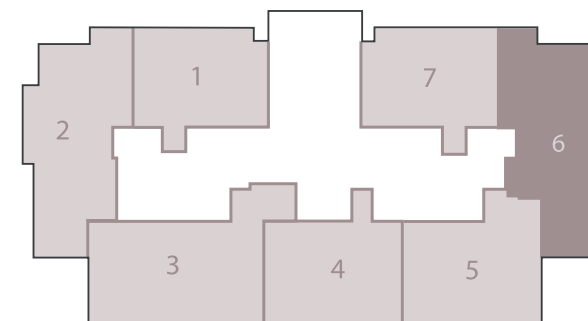
TOTAL TERRACES AREA 7.86 SQM

TOTAL GROSS AREA: 154.92 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 1



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**BUILDING B
2 BEDROOM APARTMENT**

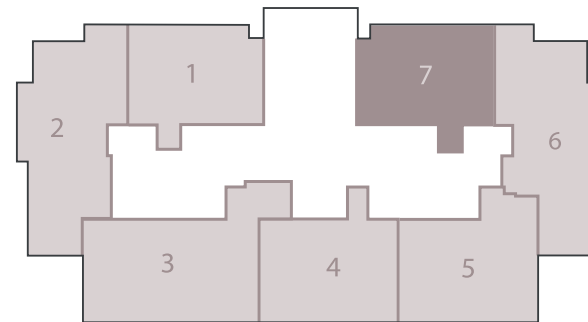


THIS UNIT IS AVAILABLE ON UPPER GROUND LEVEL

| | |
|-----------------------------|------------|
| GROSS AREA WITHOUT TERRACES | 109.65 SQM |
| TOTAL TERRACES AREA | 8.15 SQM |

TOTAL GROSS AREA: 117.80 SQM

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 2 |
| NUMBER OF BATHROOMS | 2 |



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**BUILDING B
2 BEDROOM APARTMENT**

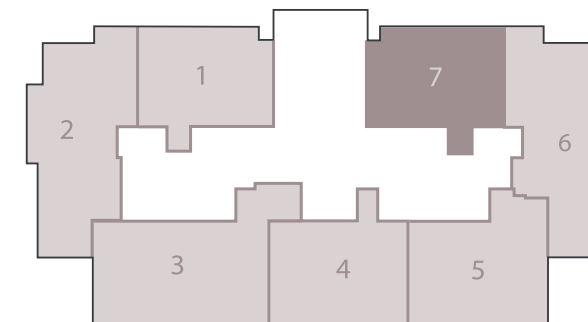


THIS UNIT IS AVAILABLE ON LEVELS 2,3, AND 4.

| | |
|-----------------------------|------------|
| GROSS AREA WITHOUT TERRACES | 108.51 SQM |
| TOTAL TERRACES AREA | 8.14 SQM |

TOTAL GROSS AREA: 116.65 SQM

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 2 |
| NUMBER OF BATHROOMS | 2 |



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2. All dimensions have been provided by our consultant architects.
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BUILDING B 2 BEDROOM APARTMENT

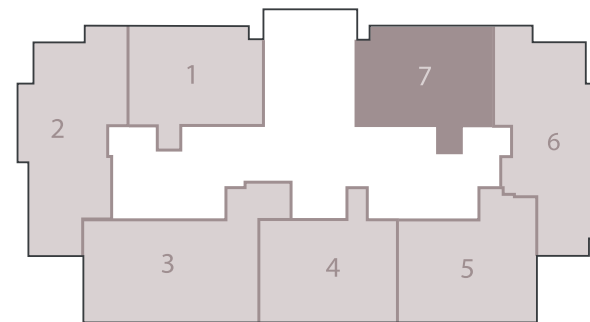


THIS UNIT IS AVAILABLE ON LEVELS 1 AND 5

| | |
|-----------------------------|------------|
| GROSS AREA WITHOUT TERRACES | 108.47 SQM |
| TOTAL TERRACES AREA | 7.58 SQM |

TOTAL GROSS AREA: 116.05 SQM

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 2 |
| NUMBER OF BATHROOMS | 2 |



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BUILDING B 1 BEDROOM APARTMENT

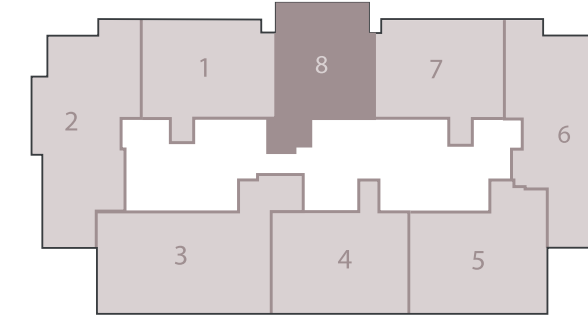


THIS UNIT IS AVAILABLE ON LEVELS 1 AND 2

| | |
|-----------------------------|-----------|
| GROSS AREA WITHOUT TERRACES | 81.60 SQM |
| TOTAL TERRACES AREA | 4.20 SQM |

TOTAL GROSS AREA: 85.80 SQM

| | |
|---------------------|---|
| NUMBER OF BEDROOMS | 1 |
| NUMBER OF BATHROOMS | 1 |



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BUILDING B 1 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS 3 TO 5

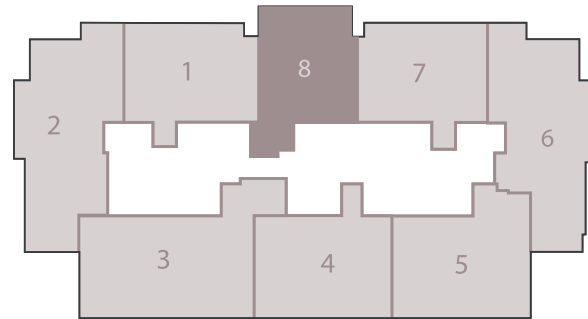
GROSS AREA WITHOUT TERRACES 81.96 SQM

TOTAL TERRACES AREA 4.04 SQM

TOTAL GROSS AREA: 86.00 SQM

NUMBER OF BEDROOMS 1

NUMBER OF BATHROOMS 1



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Apartment - Living room



Apartment - Bedroom

GRAND RESIDENCES *apartments*

SPECIFICATION & FACILITIES

1. LIVING, DINING & INTERNAL CORRIDORS:

- Floors Engineered wood workings
- Walls Paint (white)
- Ceiling Paint (white)

2. KITCHEN:

- Floors Engineered wood workings (Open Kitchen), Local Ceramic (Closed Kitchen)
- Walls Paint (white)
- Ceiling Paint (white)

3. BEDROOMS:

- Floors HDF Flooring
- Walls Paint (Off-white)
- Ceiling Paint (white)

4. ALL BATHROOMS:

- Floors Local Ceramic tiles
- Walls Local Ceramic with Paint
- Ceiling Paint (white)

5. SANITARY WARE:

- High quality local sanitary fixtures and chrome mixers

6. KITCHEN CABINETS:

- Not Included

7. UTILITY ROOMS & BATHROOMS (IF ANY):

- Floors Local Ceramic tiles
- Walls Paint (White)/Full height local Ceramic tiles in case of bathrooms
- Ceiling Paint (White)

8. ALUMINIUM & GLAZING:

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing

9. DOORS

- Entrance Stained woodwork (Color according to scheme)
- Internal doors White matt paint lacquered doors

10. AIR CONDITIONING UNITS:

- Not Included

11. WATER HEATER :

- Not Included – Provisions only

12. APPLIANCES & PANTRY (IF ANY):

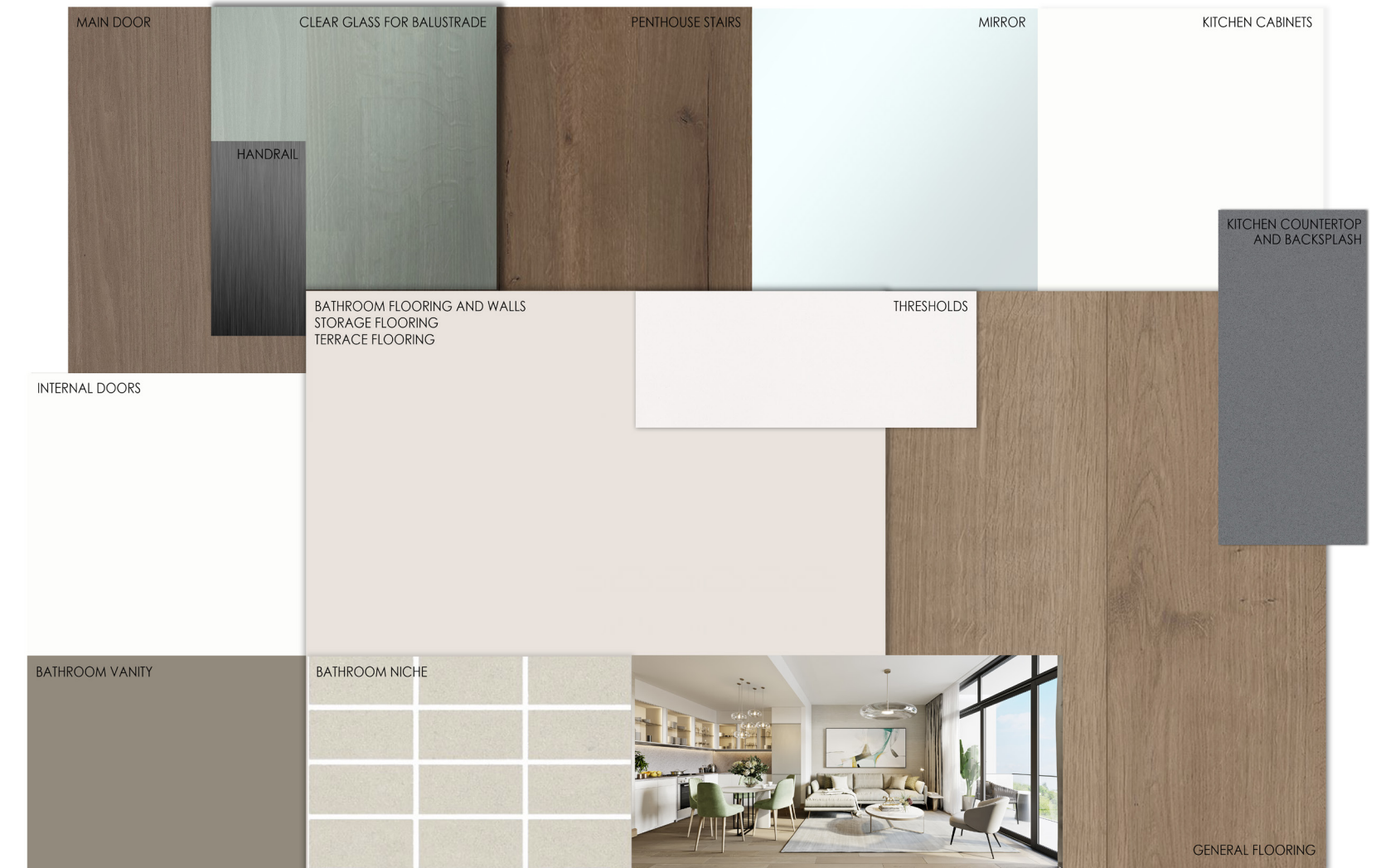
- Not Included – Provisions only

13. EXTERNAL SHUTTERS :

- Not Included

DISCLAIMER

- All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalents will then be installed instead.
- Please refer to the sample boards for all colour / styles of finishes.
- Please note that kitchens and wardrobes are not included



CAIRO
gate

EMAAR MISR SALES CENTERS:

Capital Business Park: Ground floor B2 building, Sheikh Zayed, Giza

Heliopolis: 40, Thawra St.

Uptown Cairo: Emtidad Ramsis St. exit from the 6th of October bridge

Mivida: Mivida Business Park, Building 1, end of road 90 next to AUC new campus

Marassi: Social Hub, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh

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