

TOWN | BOUTIQUE
square OFFICES

YOUR
BUSINESS
DESTINATION AT

CAIRO
gate

CAIRO GATE

BOUTIQUE LIFESTYLE LIVING

Cairo Gate offers the perfect mix between boutique and elegant living, surrounded by breathtaking scenery at the most exclusive location in Sheikh Zayed City. Coming through the walkways of Cairo Gate, you will discover high quality services, world-class retail, hospitality, and entertainment experiences surrounding the beautifully designed contemporary homes.

→ TOWNSQUARE BOUTIQUE OFFICES




A LIFESTYLE AS
UNIQUE AS YOUR SIGNATURE

CAIRO GATE

CLOSE TO EVERYTHING THAT MATTERS


PERFECTLY SITUATED IN THE MOST PREMIUM LOCATION IN SHEIKH ZAYED CITY:


 **Directly on**
Cairo/Alex
Desert Road


 **In front of**
Smart Village
and Dandy Mall

 **10 mins**
Hyperone Market

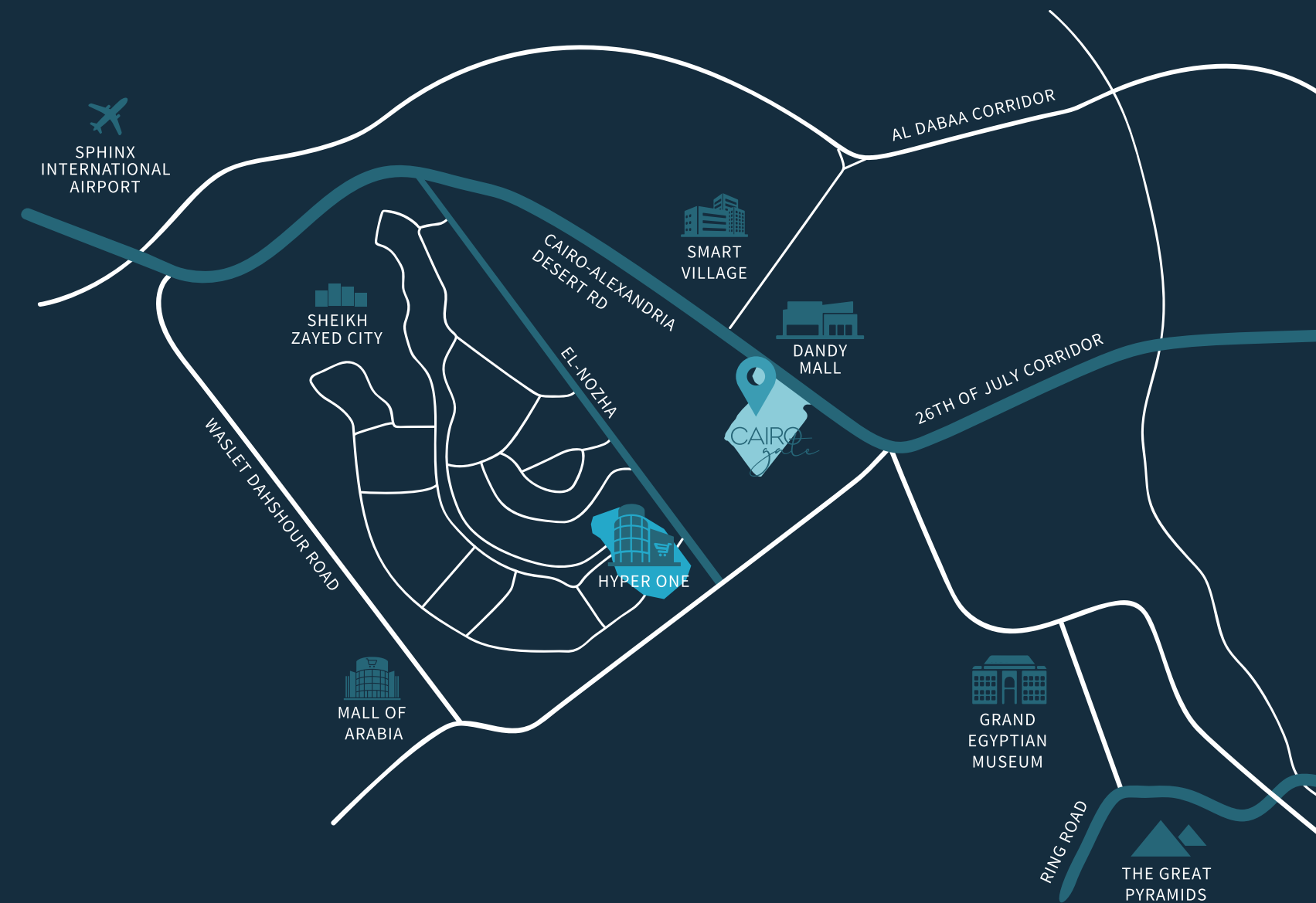
 **15 mins**
Mall of Arabia

 **20 mins**
Sphinx Airport

 **20 mins**
Grand Egyptian
Museum

 **25 mins**
Giza Pyramids

→ TOWNSQUARE BOUTIQUE OFFICES



CAIRO GATE

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FACTS & FIGURES ABOUT CAIRO GATE

- Total Development Area – **555,428 sqm**
- **200** Boutique Office Spaces
- Retail space – **5,000 sqm**
- **7** Upscale Residential Villages
- Total Expected Residents ≈ **4500**
- **140** Serviced Apartment keys



BOUTIQUE
LIFESTYLE LIVING

CAIRO GATE

CAIRO GATE

MASTERPLAN

DANDY MALL 

→ TOWNSQUARE BOUTIQUE OFFICES







DINE X

The Gardener's
Cafe

KIDZIE
Cafe

Keelys
CAFE

CAIRO GATE

TOWNSQUARE

The integrated commercial hub of Cairo Gate, we ensure that everything you need is right 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, Vida Serviced Residences, and much more.

→ TOWNSQUARE BOUTIQUE OFFICES



INTEGRATED
COMMERCIAL HUB

CAIRO GATE

→ TOWNSQUARE BOUTIQUE OFFICES

LAUNCHING NOW

TOWNSQUARE BOUTIQUE OFFICES

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.



SET FOR ACHIEVERS

CAIRO GATE

REDEFINING WORK LIFE

More than just workspaces, the TownSquare Boutique Offices elevate the daily work life experience. Featuring contemporary design and spaces ranging

from **50** sqm to **164** sqm

The offices can accommodate a variety of businesses and applications.

→ TOWNSQUARE BOUTIQUE OFFICES



DESIGNED FOR EXCELLENCE

CAIRO GATE

AN INTERNATIONAL BUSINESS CONNECTIVITY

Ideally situated at the forefront of Cairo Gate, with Cairo's largest business hub, Smart Village, just ahead and Sphinx Airport a mere 20-minute drive away, you will always be connected to the world. TownSquare is also ideal for hosting international visitors, who will always be minutes away from an intercontinental hospitality experience at Vida Residences, where they can relax, and recharge. While your journey to your office at Townsquare Boutique Offices has never been easier, with direct access through 2 main gates on the Cairo/Alexandria desert road, along with underground and outdoor parking facilities.

→ TOWNSQUARE BOUTIQUE OFFICES



FOCUSED ON CONVENIENCE

CAIRO GATE

YOUR FREETIME AT TOWNSQUARE

Enjoy a unique balance of work and entertainment rarely found elsewhere. Mere steps away from your office at Townsquare, you will find a wide selection from redefined shopping outlets, fine dining, and an exceptional hospitality experience at Vida Residences. Whether you wish to shop, immerse yourself in the boutique lifestyle of Cairo Gate, or simply unwind during or after office hours, TownSquare is all about bringing you the extravagant without you having to look far.

→ TOWNSQUARE BOUTIQUE OFFICES





Keelys
RESTAURANT

Gardener's
Café



Miami

CAIRO GATE

→ TOWNSQUARE BOUTIQUE OFFICES

TAILORED TO YOUR NEEDS

The TownSquare Boutique Offices feature contemporary architectural designs, giving a modern feel to your office. The flexible interior allows you to fit out the office space according to your business requirements, while the efficient distribution of spaces enhances creativity and productivity. The sustainable design also allows for an abundance of natural light, boosting moods and energy levels.



S U S T A I N A B L E M O D E R N D E S I G N S

DESIGN INFORMATION

- **International** design consultant
- Ground Floor : **Retail and F&B**
- Area Ranges from **60 to 146 SQM**
- No. of Floors: G+4
- Total Floor area = approx. **1,415 sqm**
- No. of offices per floor **18 offices**
- **2 elevators** linked to basement
- **2 basement levels**
- Differently abled friendly design
- Prayer room in basement
- **Public** rest rooms for each floor

TECHNICAL INFORMATION

- Domestic **water supply metered** connection for office space
- KMH meters on MV, Main LV board and a space for meter for each office / shop
- **Sprinklers System** Provisional tie ins
- cctv system (Common areas)
- Telecom system backbone supporting cat6 and triple play system
- Fresh air provision for office units
- **Garbage** collection system
- Access control
- WC additional provisions for each office space



CAIRO
gate

EMAAR MISR SALES CENTERS:

Capital Business Park: Ground floor 62 building, Sheikh Zayed, Giza

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

Heliopolis: 40, Thawra St.

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

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

www.emaarmisr.com

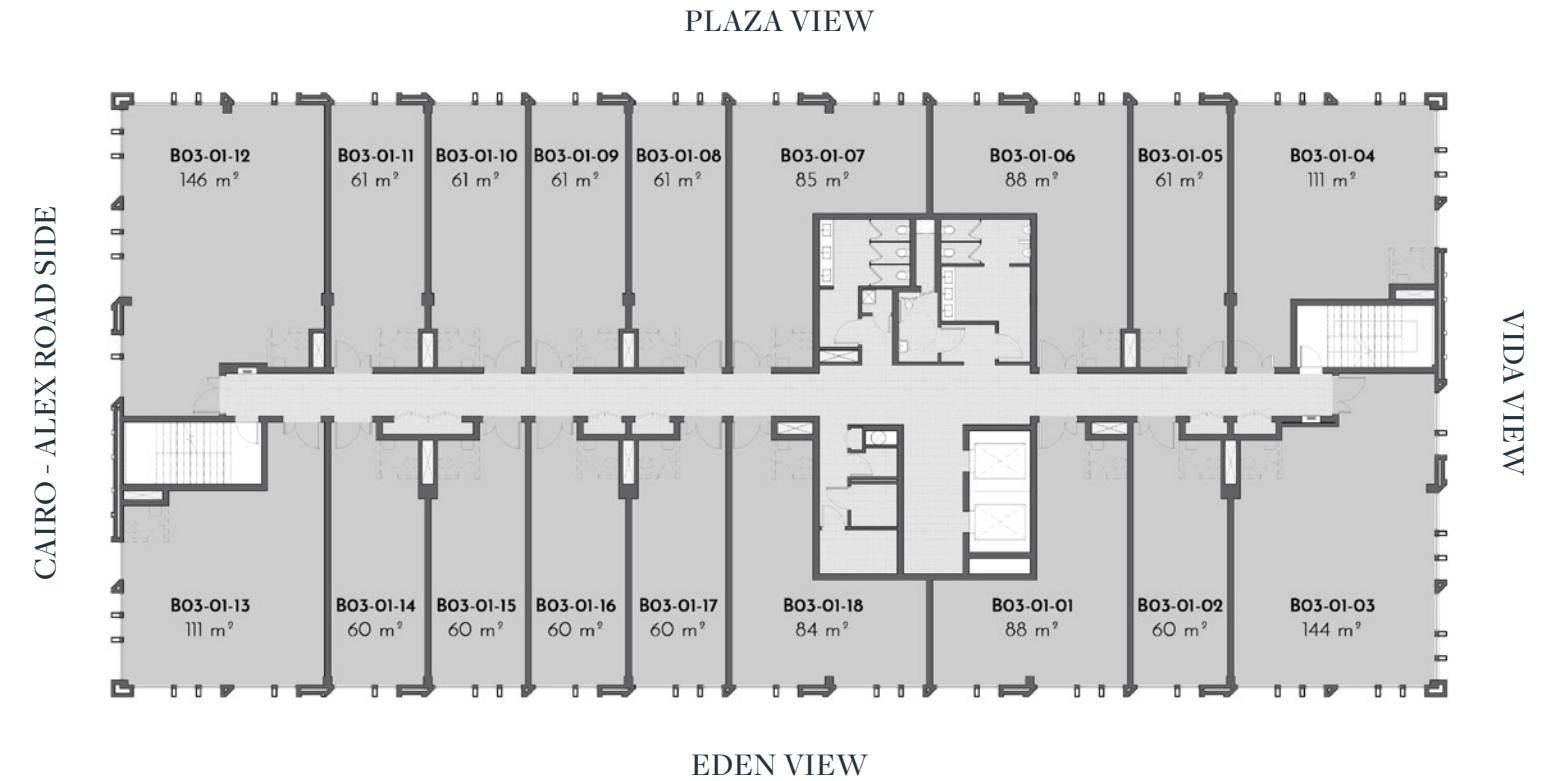
TOWNSQUARE SITEPLAN

TOWN square | BOUTIQUE OFFICES

B03



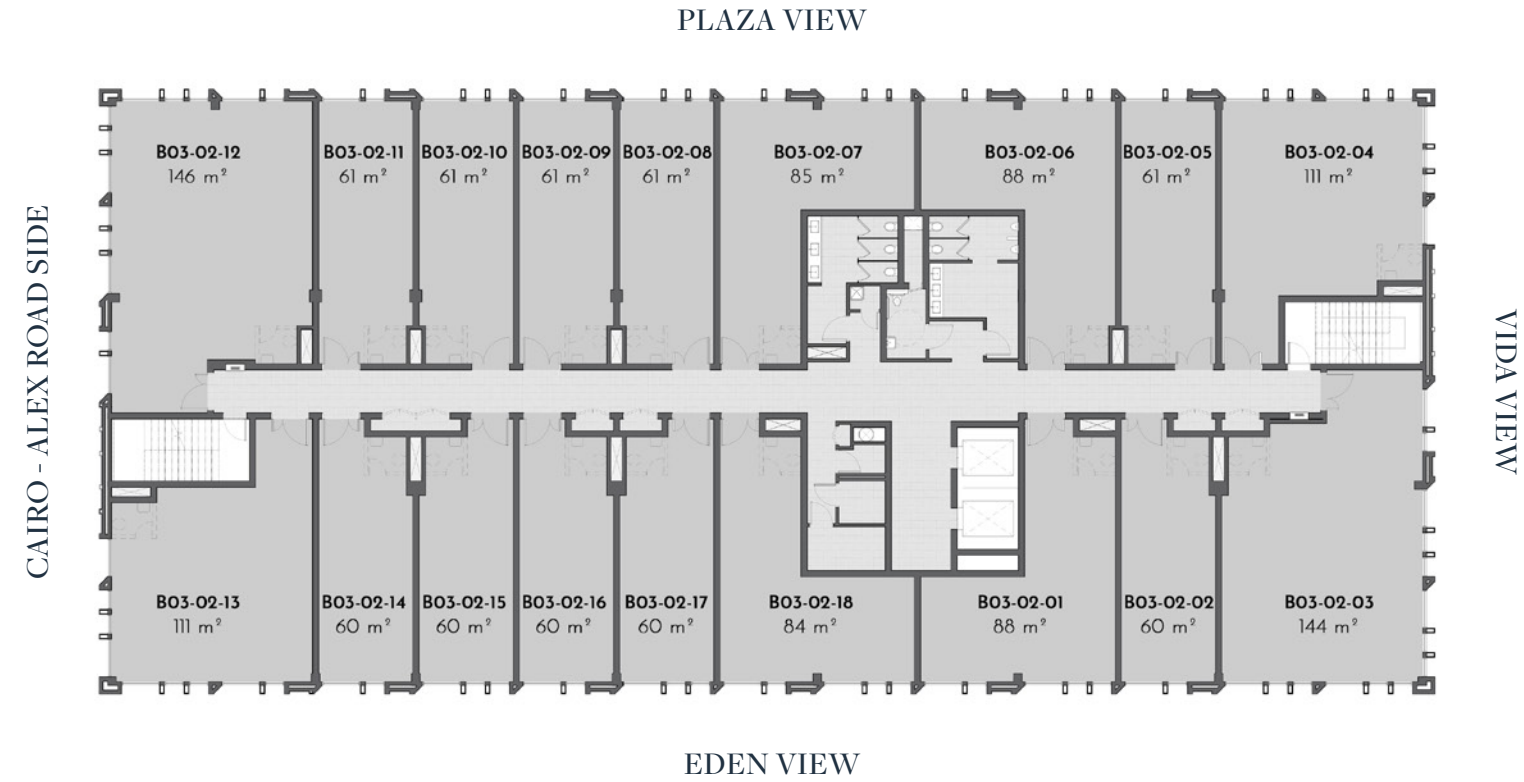
TOWNSQUARE BOUTIQUE OFFICES -
FIRST FLOOR PLAN



DISCLAIMER:

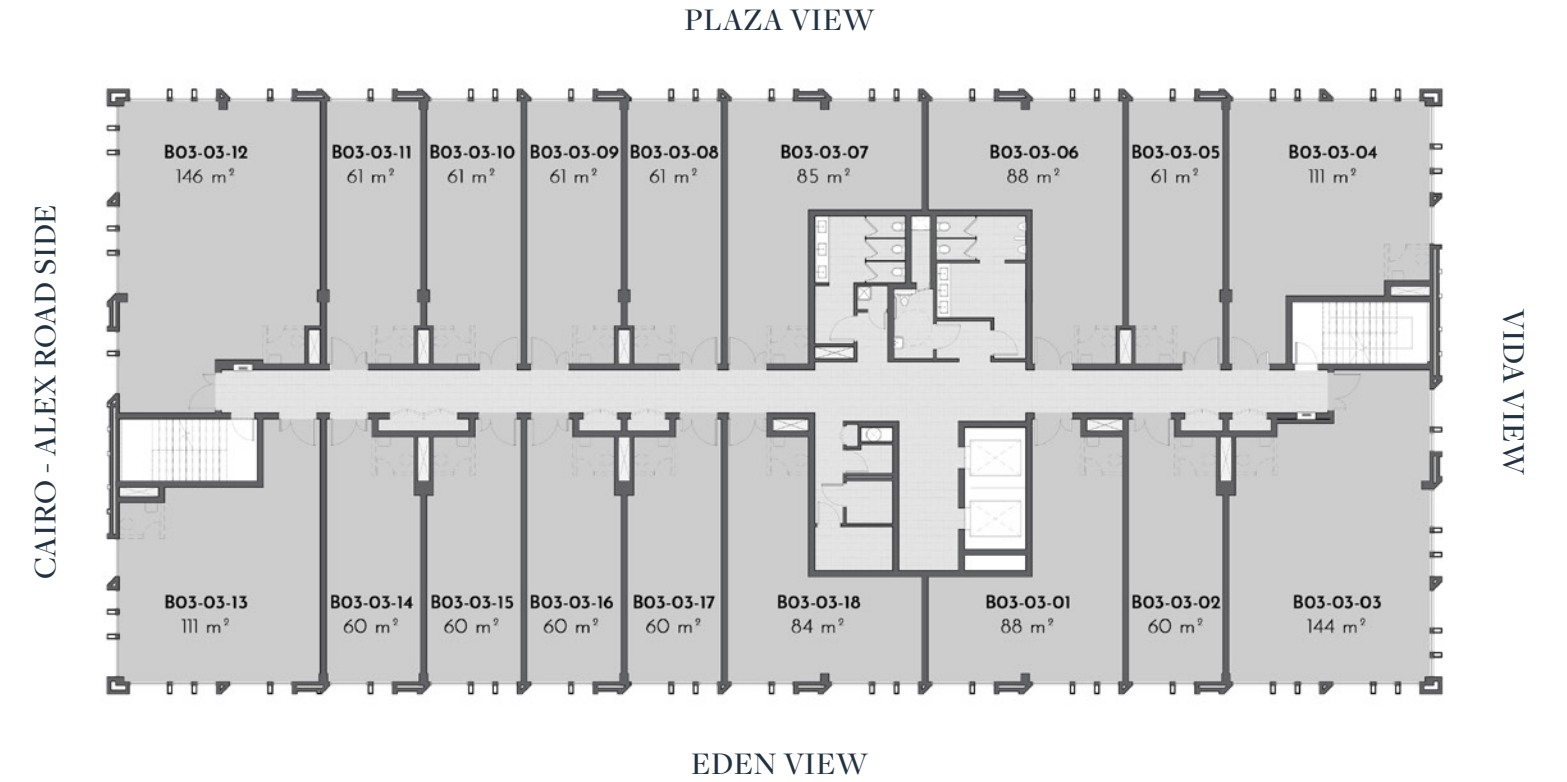
1. All office areas are gross.
2. All areas have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate and information is subject to change without notice.
4. Actual area may vary from the stated area.
5. Drawings are not to scale.
6. The developer reserves the right to make revisions.
7. Windows and exterior details may vary by elevation styles.
8. Landscape and external works are subject to change without notice.

TOWNSQUARE BOUTIQUE OFFICES - SECOND FLOOR PLAN



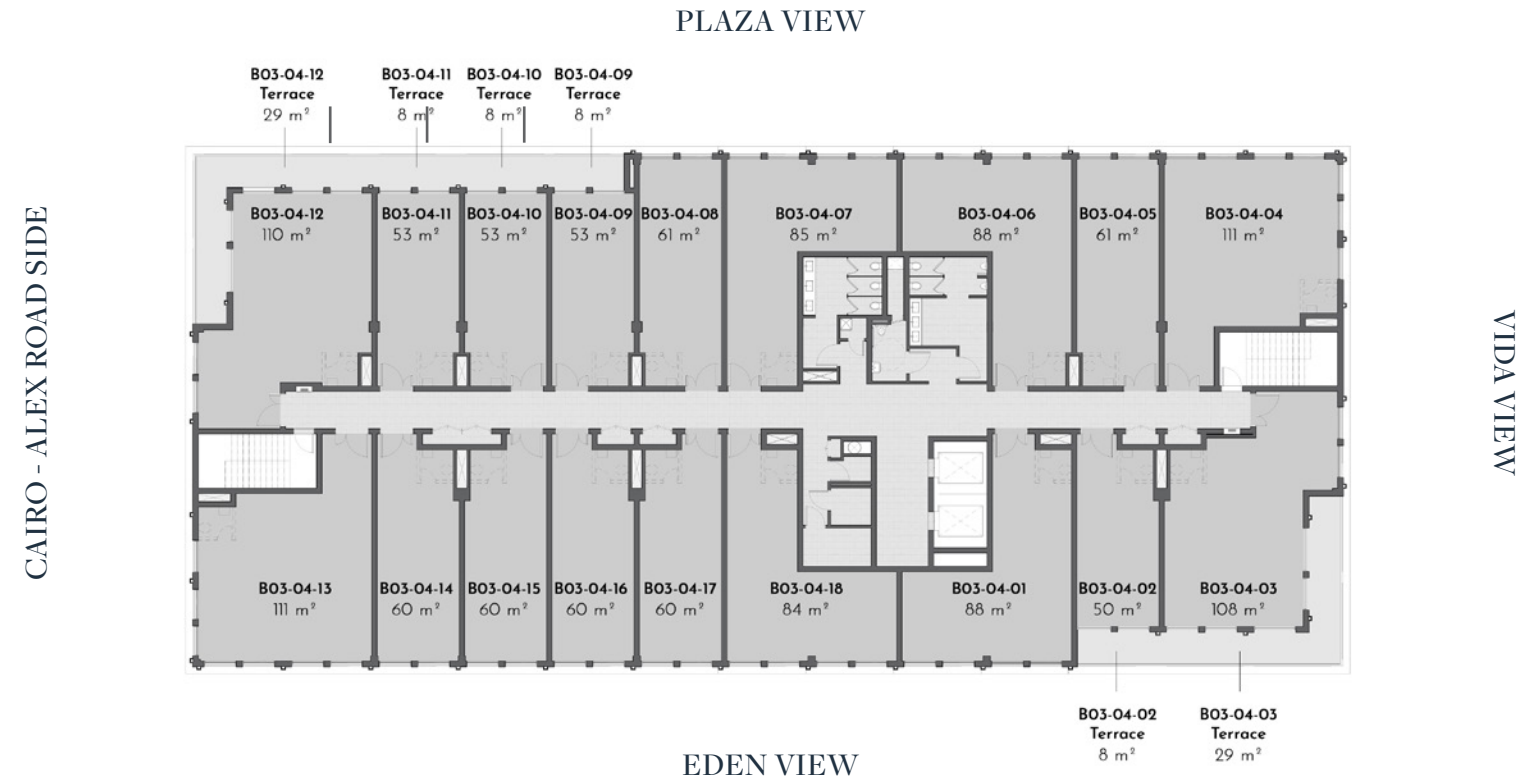
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TOWNSQUARE BOUTIQUE OFFICES - THIRD FLOOR PLAN



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TOWNSQUARE BOUTIQUE OFFICES - FOURTH FLOOR PLAN



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EMAAR
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