

YOUR BUSINESS DESTINATION AT



# 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.



## A LIFESTYLE AS UNIQUE AS YOUR SIGNATURE

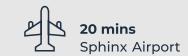
# CLOSE TO EVERYTHING THAT MATTERS

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



**Directly on** Cairo/Alex Desert Road





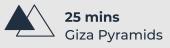
and Dandy Mall

In front of Smart Village

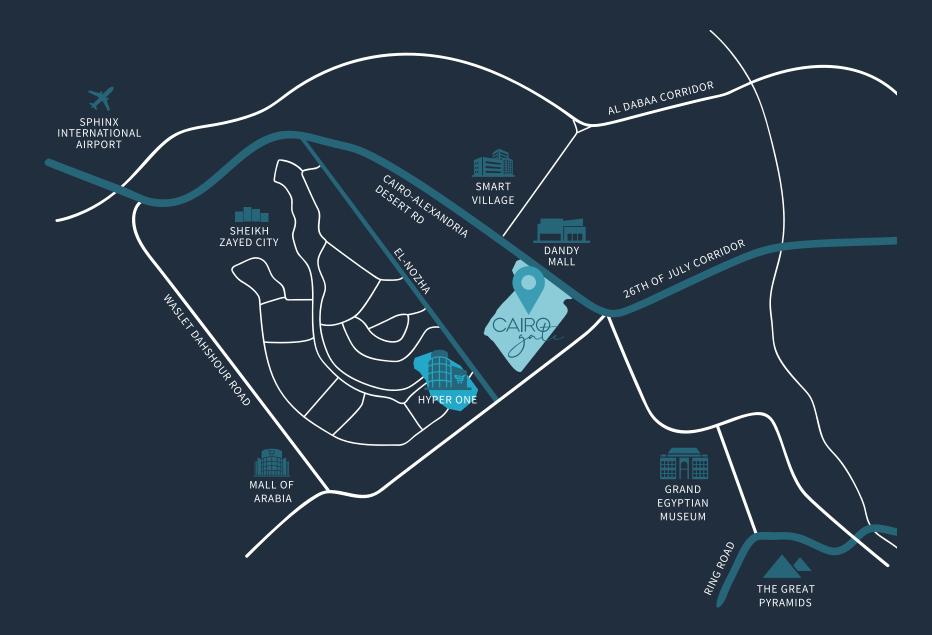


**20 mins** Grand Egyptian Museum

10 mins Hyperone Market 10 mins



 $\rightarrow$  TOWNSQUARE BOUTIQUE OFFICES



## FACTS & FIGURES ABOUT CAIRO GATE

- Total Development Area **555,428 sqm 7** Upscale Residential Villages

- 96 Boutique Office Spaces
- · Retail space **5,000 sqm**

- Total Expected Residents ≈ 4500
- 177 Serviced Apartment keys

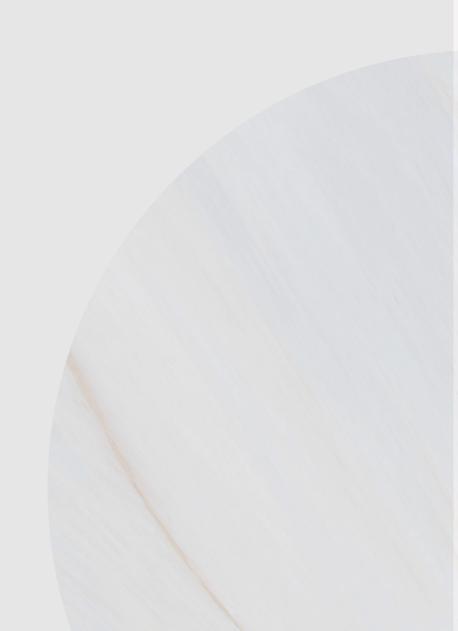
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# BOUTIQUE LIFESTYLE LIVING



# CAIRO GATE

MASTERPLAN



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# 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.

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## INTEGRATED COMMERCIAL HUB

# 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.

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## SET FOR ACHIEVERS

## REDEFINING WORK LIFE

More than just workspaces, the TownSquare Boutique Offices elevate the daily work life experience.

Featuring contemporary design and spaces ranging

from 52 sqm to 160 sqm

The offices can accommodate a variety of businesses and applications.

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## DESIGNED FOR EXCELLENCE

## 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.

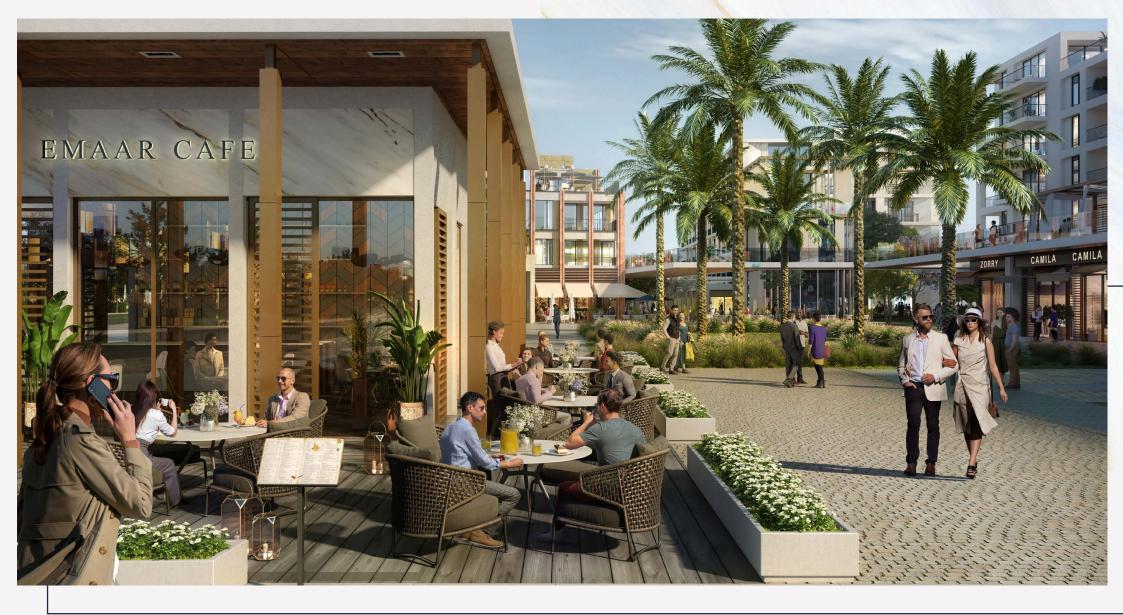
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## FOCUSED ON CONVENIENCE

# 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.

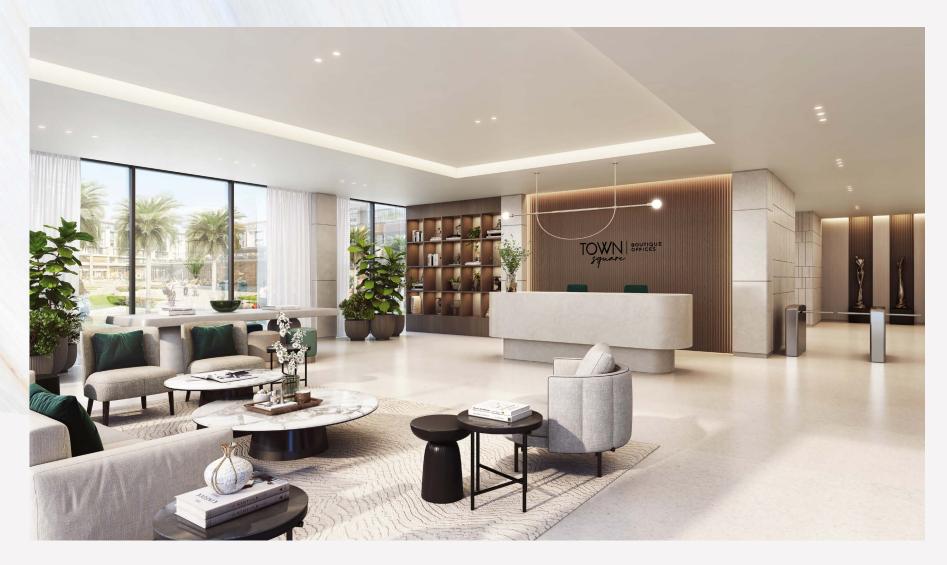
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# TAILORED TO YOUR NEEDS

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.

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### SUSTAINABLE MODERN DESIGNS

## DESIGN INFORMATION

- International design consultant
- Ground Floor : Retail and F&B
- Area Ranges from **52 to 160 SQM**
- No. of Floors: G+3
- Total Floor area = approx. 2,400 sqm
- No. of offices per floor **32 offices**
- 4 elevators linked to basement
- Underground parking
- Differently abled friendly design
- Prayer room in basement
- Public rest rooms for each floor

## TECHNICAL INFORMATION

- Domestic water supply metered connection for office space
- $\cdot$  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







#### 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.cairogate-egypt.com



MISR