

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.

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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

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CAIRO GATE

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## FACTS & FIGURES ABOUT CAIRO GATE

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



BOUTIQUE  
LIFESTYLE LIVING

CAIRO GATE

# CAIRO GATE

MASTERPLAN

DANDY MALL 

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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.

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INTEGRATED  
COMMERCIAL HUB

CAIRO GATE

→ TOWNSQUARE BOUTIQUE OFFICES

# 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 **52** sqm to **160** 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



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 **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
- 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](http://www.cairogate-egypt.com)**

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