



elan

WATERFRONT VILLAS

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 to
Hyperone Market**

 **15 mins to
Mall of Arabia**

 **20 mins to
Sphinx Airport**

 **20 mins to
Grand Egyptian
Museum**

 **25 mins to
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 GATE SOCIAL CLUB

CAIRO
gate

AN EPITOME OF *enjoyment*



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

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







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.





VIDA SERVICED RESIDENCES

experience



An upscale lifestyle hub; Vida Residences, brings 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 it's uniqueness, where simplicity meets design. At Vida you are bound to be surrounded by culture, creativity and serenity, all at once. Refreshingly care-free, Vida keeps it simple.



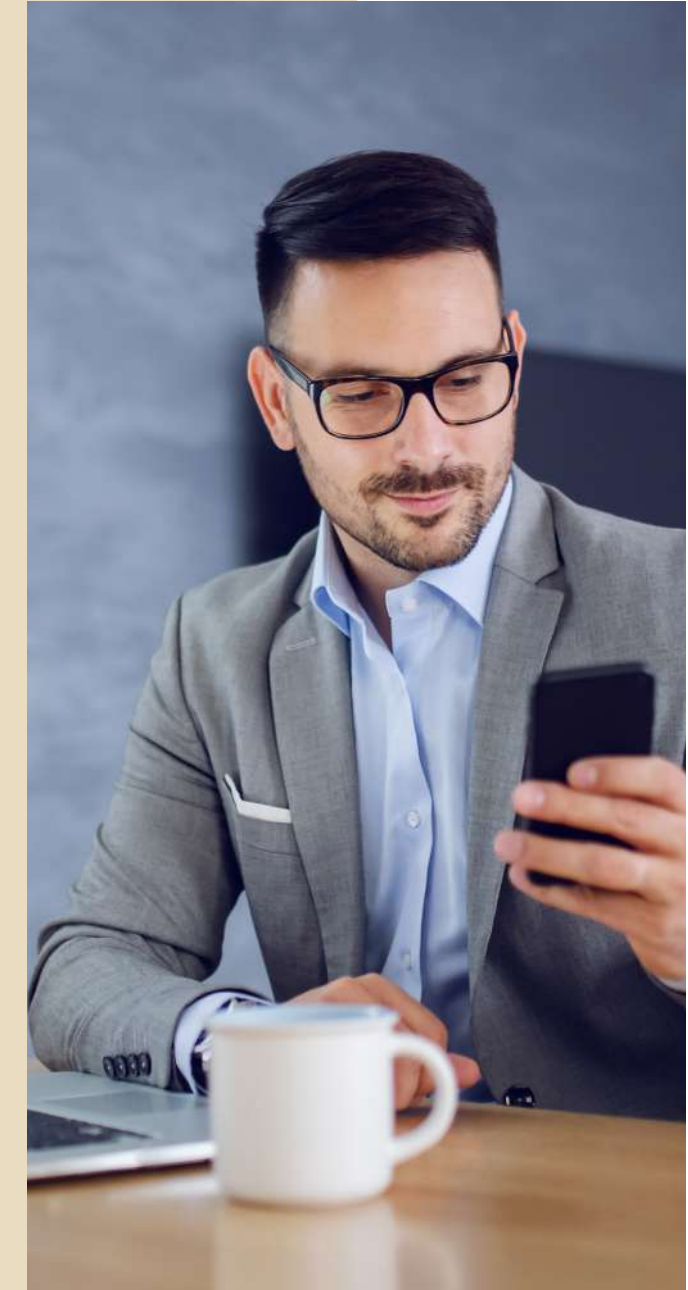


TOWNSQUARE BOUTIQUE OFFICES

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.





NNY H

The
Gardener's
Cafe

The
Gardener's
Cafe

KIDZIE
Cafe

VIDA

Keelys
CAFE

Keelys
CAFE

Keelys
CAFE

1916
916

menu



YOUR

home

CAIRO GATE

masterplan



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

- Main Gates
- Village
- Cycling
- Yoga Pavilion
- Sculpture Lane
- Self Expression
- Central Park



elán
WATERFRONT VILLAS

A GALLERY OF
Eccentricity

CAIRO
gate





ELAN LIFESTYLE *living*

A world crafted to perfection

Home with a blend of artistry. Elan is designed to play the strings of your artistic soul. Hitting every note on the spot as you take a walk with your loved ones alongside sculptures created to compliment the lush landscapes around every home.



TRANSCENDING *Views*

Elan Waterfront Villas

Wake up to the soothing sounds of water and breathtaking views of lush landscape offering the serenity and privacy you've always sought. Elan Waterfront Villas combine style and sophistication to deliver breathtaking homes with stunning views.





ELAN WATERFRONT VILLAS SITE PLAN





VILLA 04 - TYPE A
3 BEDROOMS





VILLA 04 - TYPE A
3 BEDROOM

GROUND FLOOR AREA	97 SQM
FIRST FLOOR AREA:	100 SQM
PENTHOUSE AREA:	24.5 SQM
COVERED TERRACE AREA	33 SQM
UNCOVERED TERRACE AREA	32 SQM
PORCH AREA	1.5 SQM

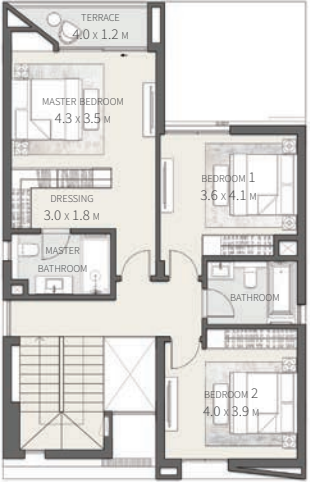
TOTAL GROSS AREA:	288 SQM
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NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

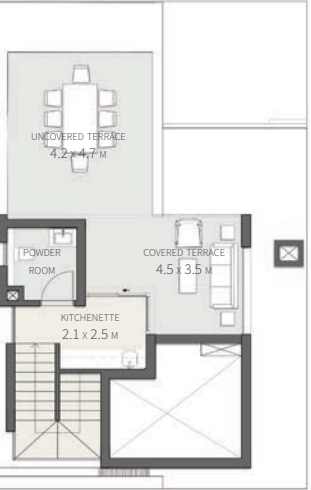
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 3. All materials, dimensions and drawings are approximate, information subject to change without notice.
 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE FLOOR LEVEL

VILLA 04 - TYPE A - M
3 BEDROOMS





VILLA 04 - TYPE A - M
3 BEDROOM

GROUND FLOOR AREA	97 SQM
FIRST FLOOR AREA:	100 SQM
PENTHOUSE AREA:	24.5 SQM
COVERED TERRACE AREA	33 SQM
UNCOVERED TERRACE AREA	32 SQM
PORCH AREA	1.5 SQM

TOTAL GROSS AREA:	288 SQM
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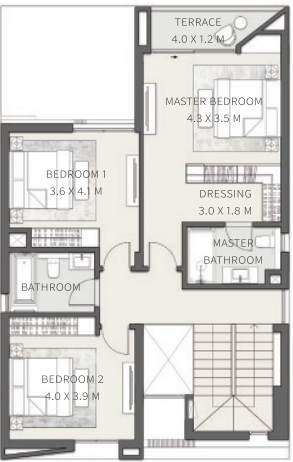
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

DISCLAIMER

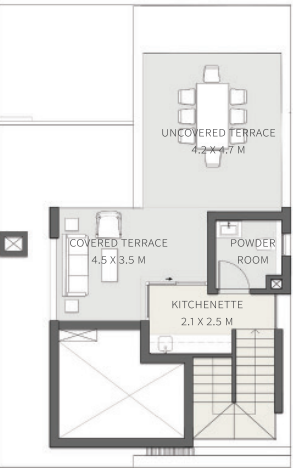
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE FLOOR LEVEL

VILLA 04 - TYPE B
3 BEDROOMS





VILLA 04 - TYPE B
3 BEDROOM

GROUND FLOOR AREA	94 SQM
FIRST FLOOR AREA:	94 SQM
PENTHOUSE AREA:	24 SQM
COVERED TERRACE AREA	4 SQM
UNCOVERED TERRACE AREA	68 SQM
PORCH AREA	5 SQM

TOTAL GROSS AREA:	289 SQM
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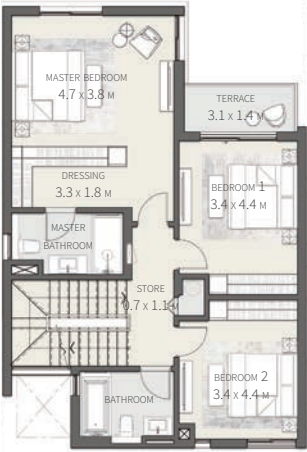
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

VILLA 04 - TYPE B - M
3 BEDROOMS





VILLA 04 - TYPE B - M
3 BEDROOM

GROUND FLOOR AREA	94 SQM
FIRST FLOOR AREA:	94 SQM
PENTHOUSE AREA:	24 SQM
COVERED TERRACE AREA	4 SQM
UNCOVERED TERRACE AREA	68 SQM
PORCH AREA	5 SQM

TOTAL GROSS AREA:	289 SQM
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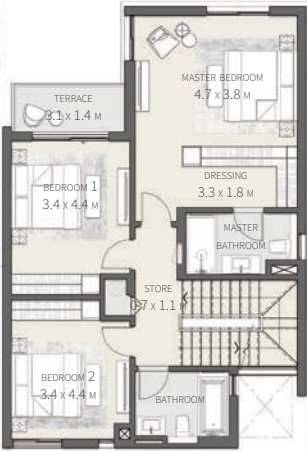
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

VILLA 06
3 BEDROOMS





VILLA 06
3 BEDROOMS

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA:	96 SQM
COVERED TERRACE AREA	15 SQM
UNCOVERED TERRACE AREA	5 SQM
PORCH AREA	6 SQM

TOTAL GROSS AREA:	210 SQM
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NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

VILLA 06 - M
3 BEDROOMS





VILLA 06 - M
3 BEDROOMS

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA:	96 SQM
COVERED TERRACE AREA	15 SQM
UNCOVERED TERRACE AREA	5 SQM
PORCH AREA	6 SQM

TOTAL GROSS AREA:	210 SQM
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NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL









DUET VILLA

TERRACE DUET VILLA

GARDEN DUET VILLA



360 TOUR AVAILABLE HERE



GARDEN DUET VILLA - TYPE A
3 BEDROOM

	UNIT 1&3
GROUND FLOOR AREA	97 SQM
FIRST FLOOR AREA	59 SQM
COVERED TERRACES	16 SQM
UNCOVERED TERRACES	4 SQM
PORCH AREA	2 SQM

TOTAL GROSS AREA:	178 SQM
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NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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UNIT 1

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



GARDEN DUET VILLA - TYPE A - M
3 BEDROOM

	UNIT 1&3
GROUND FLOOR AREA	97 SQM
FIRST FLOOR AREA	59 SQM
COVERED TERRACES	16 SQM
UNCOVERED TERRACES	4 SQM
PORCH AREA	2 SQM

TOTAL GROSS AREA:	178 SQM
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NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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UNIT 3

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



TERRACE DUET VILLA - TYPE A
3 BEDROOM

	UNIT 2&4
FIRST FLOOR AREA	62 SQM
SECOND FLOOR AREA	83 SQM
COVERED TERRACES	12 SQM
UNCOVERED TERRACES	10 SQM
PORCH AREA	3 SQM

TOTAL GROSS AREA:	170 SQM
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*Upper Floor Terrace not included in Gross Area

*UPPER FLOOR TERRACE	15 SQM
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	NA

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STREET SIDE



UNIT 2

FIRST FLOOR LEVEL



SECOND FLOOR LEVEL



TERRACE DUET VILLA - TYPE A - M
3 BEDROOM

	UNIT 2&4
FIRST FLOOR AREA	62 SQM
SECOND FLOOR AREA	83 SQM
COVERED TERRACES	12 SQM
UNCOVERED TERRACES	10 SQM
PORCH AREA	3 SQM

TOTAL GROSS AREA:	170 SQM
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*Upper Floor Terrace not included in Gross Area

*UPPER FLOOR TERRACE	15 SQM
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	NA

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UNIT 4

FIRST FLOOR LEVEL



SECOND FLOOR LEVEL



GARDEN DUET VILLA - TYPE B
3 BEDROOM

	UNIT 1	UNIT 3
GROUND FLOOR AREA	96 SQM	96 SQM
FIRST FLOOR AREA	60 SQM	61 SQM
COVERED TERRACES	21 SQM	21 SQM
UNCOVERED TERRACES	4 SQM	0 SQM
PORCH AREA	2 SQM	2 SQM

TOTAL GROSS AREA:	183 SQM	180 SQM
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NUMBER OF BEDROOMS	3	3
NUMBER OF BATHROOMS	3	3
CARPORT	2 SPACES	2 SPACES
MAID'S ROOM WITH BATHROOM	1	1

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UNIT 1

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



GARDEN DUET VILLA - TYPE B - M
3 BEDROOM

	UNIT 1	UNIT 3
GROUND FLOOR AREA	96 SQM	96 SQM
FIRST FLOOR AREA	60 SQM	61 SQM
COVERED TERRACES	21 SQM	21 SQM
UNCOVERED TERRACES	4 SQM	0 SQM
PORCH AREA	2 SQM	2 SQM

TOTAL GROSS AREA:	183 SQM	180 SQM
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NUMBER OF BEDROOMS	3	3
NUMBER OF BATHROOMS	3	3
CARPORT	2 SPACES	2 SPACES
MAID'S ROOM WITH BATHROOM	1	1

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UNIT 3

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



TERRACE DUET VILLA - TYPE B
3 Bedroom + Family Room

	UNIT 2	UNIT 4
FIRST FLOOR AREA	63 SQM	63 SQM
SECOND FLOOR AREA	99 SQM	100 SQM
COVERED TERRACES	6 SQM	6 SQM
UNCOVERED TERRACES	0 SQM	5 SQM
PORCH AREA	2 SQM	2 SQM

TOTAL GROSS AREA:	170 SQM	176 SQM
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*Upper Floor Terrace not included in Gross Area

*UPPER FLOOR TERRACE	15 SQM	27 SQM
NUMBER OF BEDROOMS	3	3
FAMILY ROOM	1	1
NUMBER OF BATHROOMS	3	3
CARPORT	2 SPACES	2 SPACES
MAID'S ROOM WITH BATHROOM	NA	NA

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STREET SIDE



UNIT 2

FIRST FLOOR LEVEL



SECOND FLOOR LEVEL



TERRACE DUET VILLA - TYPE B - M
3 Bedroom + Family Room

	UNIT 2	UNIT 4
FIRST FLOOR AREA	63 SQM	63 SQM
SECOND FLOOR AREA	99 SQM	100 SQM
COVERED TERRACES	6 SQM	6 SQM
UNCOVERED TERRACES	0 SQM	5 SQM
PORCH AREA	2 SQM	2 SQM

TOTAL GROSS AREA:	170 SQM	176 SQM
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*Upper Floor Terrace not included in Gross Area

*UPPER FLOOR TERRACE	15 SQM	27 SQM
NUMBER OF BEDROOMS	3	3
FAMILY ROOM	1	1
NUMBER OF BATHROOMS	3	3
CARPORT	2 SPACES	2 SPACES
MAID'S ROOM WITH BATHROOM	NA	NA

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UNIT 4

FIRST FLOOR LEVEL



SECOND FLOOR LEVEL







ELAN WATERFRONT *villas*

SPECIFICATION & FACILITIES

1. ENTRY FOYER:

- Floors Imported Marble tiles
- Walls Paint (white)
- Ceiling Paint (white)

2. LIVING, DINING & INTERNAL CORRIDORS:

- Floors Imported Marble tiles
- Walls Paint (white)
- Ceiling Paint (white)

3. KITCHEN:

- Floors Local Porcelain tiles
- Walls Paint (white)
- Ceiling Paint (white)

4. DOORS:

- Entrance Stained wood work
- Internal doors Flush veneer wood work

5. BEDROOMS:

- Floors Engineered Wood flooring
- Walls Paint (Off-white)
- Ceiling Paint (white)

6. ALL BATHROOMS:

- Floors Local Porcelain tiles
- Walls Local Porcelain with Paint
- Ceiling Paint (White)

7. SANITARY WARE:

- High quality local sanitary fixtures and chrome mixers

8. KITCHEN CABINETS/ KITCHENETTE :

- Not Included

9. TERRACES:

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

10. UTILITY ROOMS & BATHROOMS (IF ANY):

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

11. ALUMINIUM & GLAZING:

- Aluminium Powder coated aluminium frames
- Works
- Glass Single glazing

12. AIR CONDITIONING UNITS:

- Not Included - Provisions only

13. WATER HEATER :

- Not Included – Provisions only

14. APPLIANCES & PANTRY (IF ANY):

- Not Included – Provisions only

15. EXTERNAL SHUTTERS:

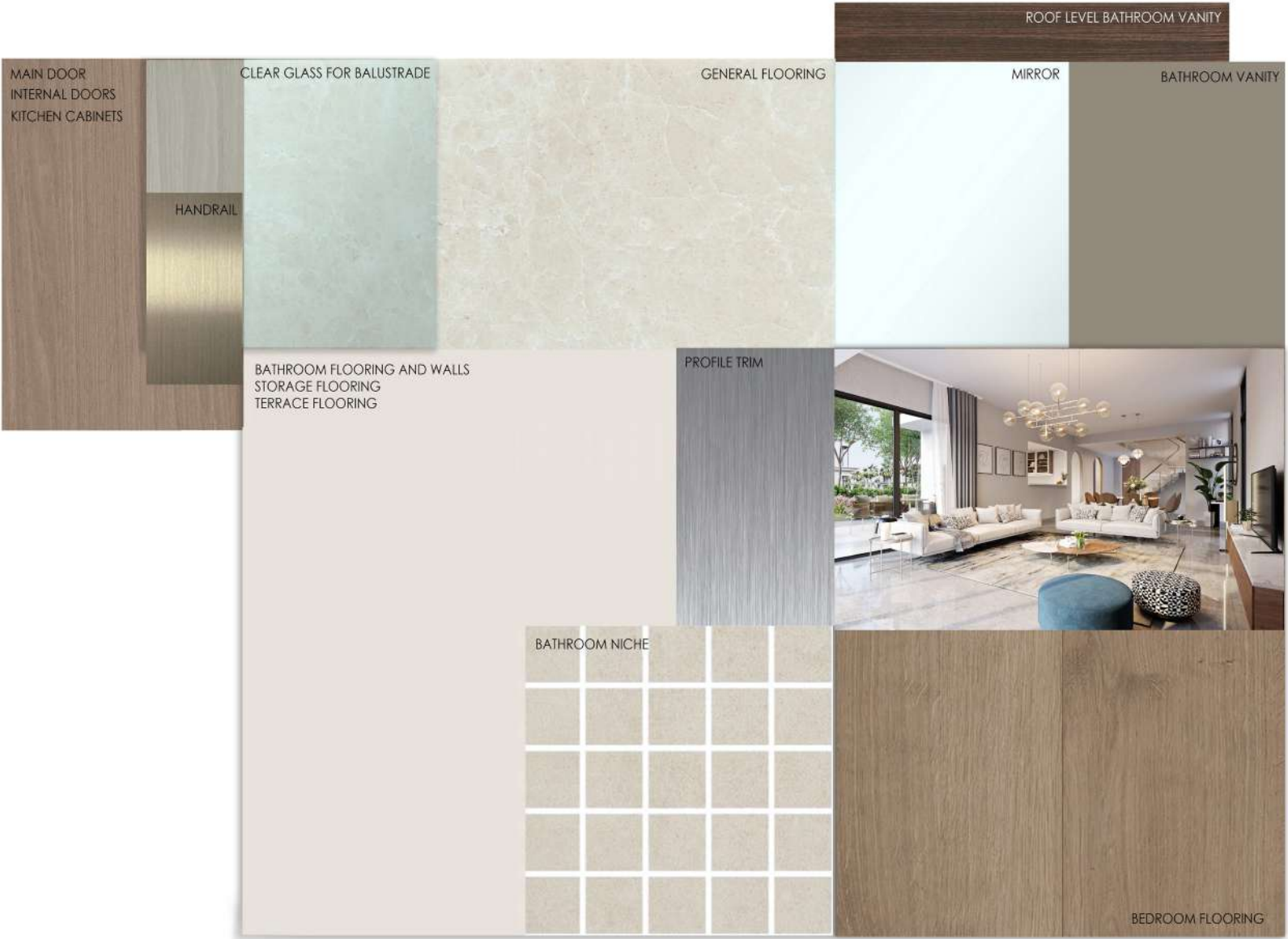
- Not included

16. CARPORT:

- Not included

DISCLAIMER

- All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalentents 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



ELAN WATERFRONT

Duet villas

SPECIFICATION & FACILITIES

- 1.ENTRY FOYER:

• Floors

Imported Marble tiles

• Walls

Paint (white)

• Ceiling

Paint (white)
2. LIVING, DINING & INTERNAL CORRIDORS:

• Floors

Imported Marble tiles

• Walls

Paint (white)

• Ceiling

Paint (white)
3. BEDROOMS:

• Floors

HDF Flooring

• Walls

Paint (Off-white)

• Ceiling

Paint (white)
4. KITCHEN:

• Floors

Local Porcelain tiles

• Walls

Paint (white)

• Ceiling

Paint (white)
5. ALL BATHROOMS:

• Floors

Local Porcelain tiles

• Walls

Local Porcelain with Paint

• Ceiling

Paint (white)
6. SANITARY WARE:

• High quality local sanitary fixtures and chrome mixers
7. KITCHEN CABINETS:

• Not Included
8. UTILITY ROOMS & BATHROOMS (IF ANY):

• Floors

Local Ceramic tiles

• Walls Paint

(Off-white)/Full height local Ceramic tiles in case of bathrooms

• Ceiling

Paint (White)
9. ALUMINIUM & GLAZING:

• Aluminium Works

Powder coated aluminium frames

• Glass

Single glazing

10. DOORS:

• Entrance

Stained wood work

• Internal doors

Flush veneer wood work
11. AIR CONDITIONING UNITS:

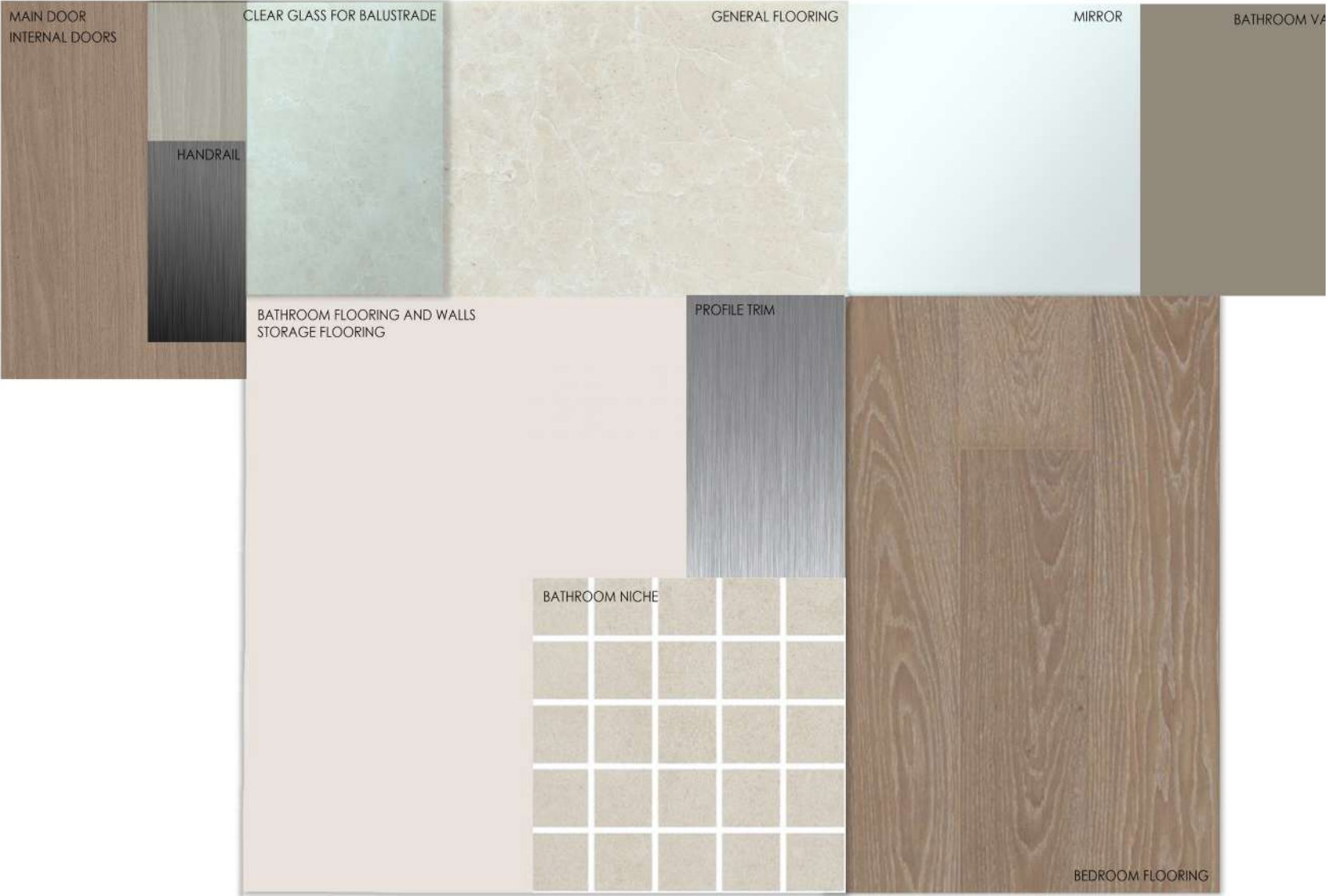
• Not Included
12. WATER HEATER :

• Not Included – Provisions only
13. APPLIANCES & PANTRY (IF ANY):

• Not Included – Provisions only
14. EXTERNAL SHUTTERS :

• Not Included
15. CARPORT:

• Not Included



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