

The logo for Aspen Villas is centered in the lower half of the image. It features the word "Aspen" in a large, white, serif font. Below "Aspen", the word "VILLAS" is written in a smaller, white, all-caps, sans-serif font. The background is a dark blue gradient with a large, light blue curved shape on the right side and a white curved shape on the left side.

Aspen
VILLAS

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 to Hyperone Market



15 mins to Mall of Arabia



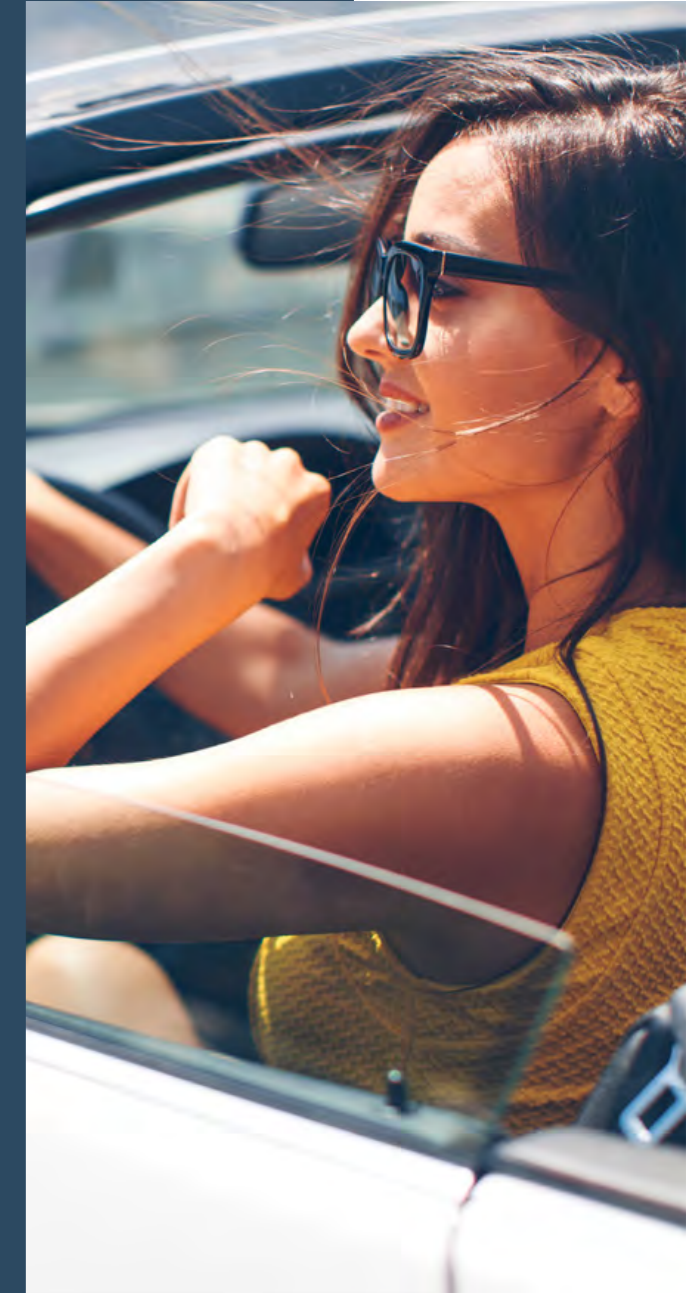
20 mins to Sphinx Airport



20 mins to Grand Egyptian Museum



25 mins to Giza Pyramids





CAIRO
gate



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



RAYS, CAIRO GATE'S EXCLUSIVE SOCIAL *club*



A place where everyone and everything comes together; with a dynamic and vibrant feel all around the place, family members can indulge in their interests and engage in diverse activities.


















[360 TOUR AVAILABLE HERE](#)

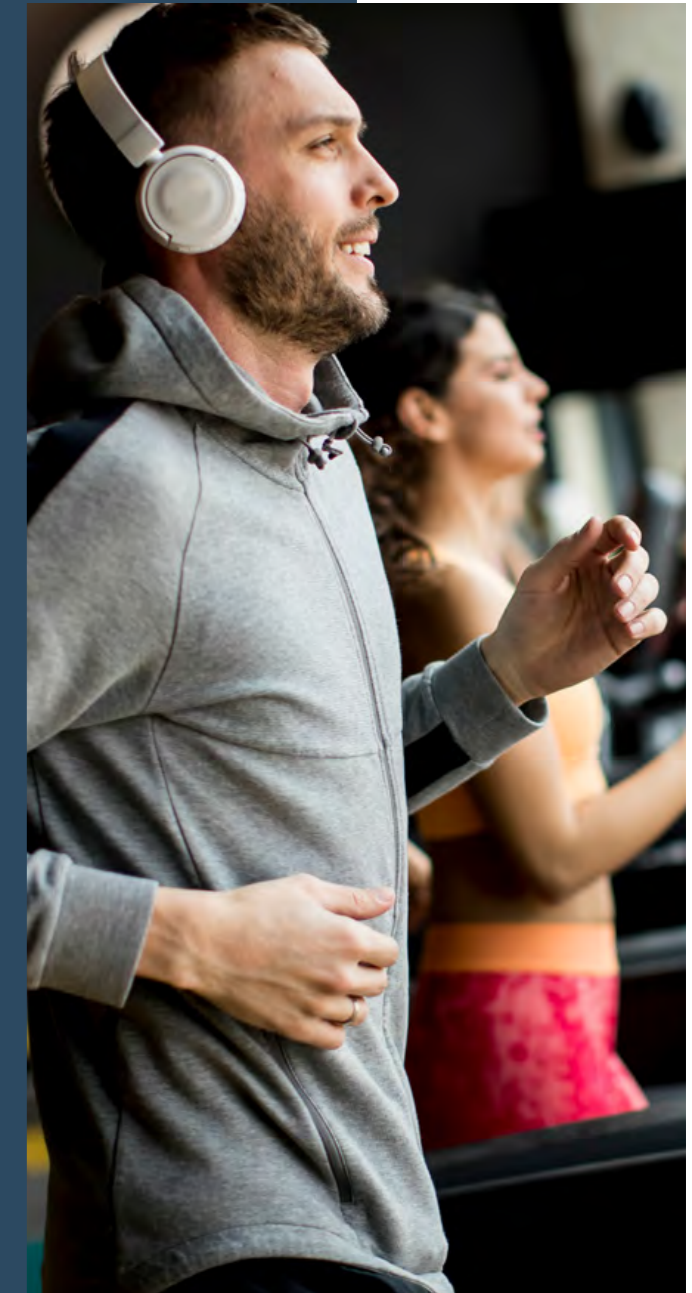


AN EPITOME OF *enjoyment*



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 Services
-  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, Vida serviced residences, boutique offices, and much more.



EMAAR CAFE



ZORRY

CAMILA

CAMILA

WORLDCLASS *hospitality*

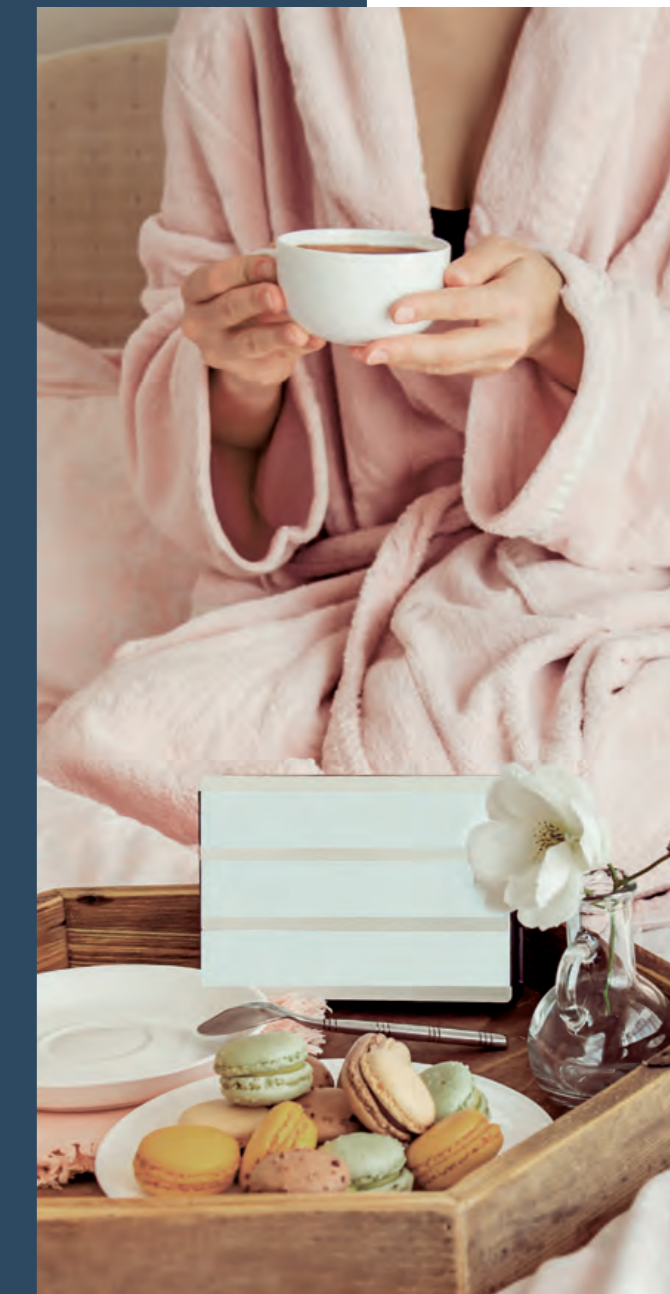


VIDA

CAIRO GATE

Cairo Gate is home to Vida, a world-class hotel offering a boutique hospitality experience where entrepreneurial and artistic minds can connect, create, relax, and recharge.

Vida Hotel is strategically located in Townsquare, sitting conveniently between the Sphinx Airport and the Grand Egyptian Museum accommodating for all business and leisure trips.

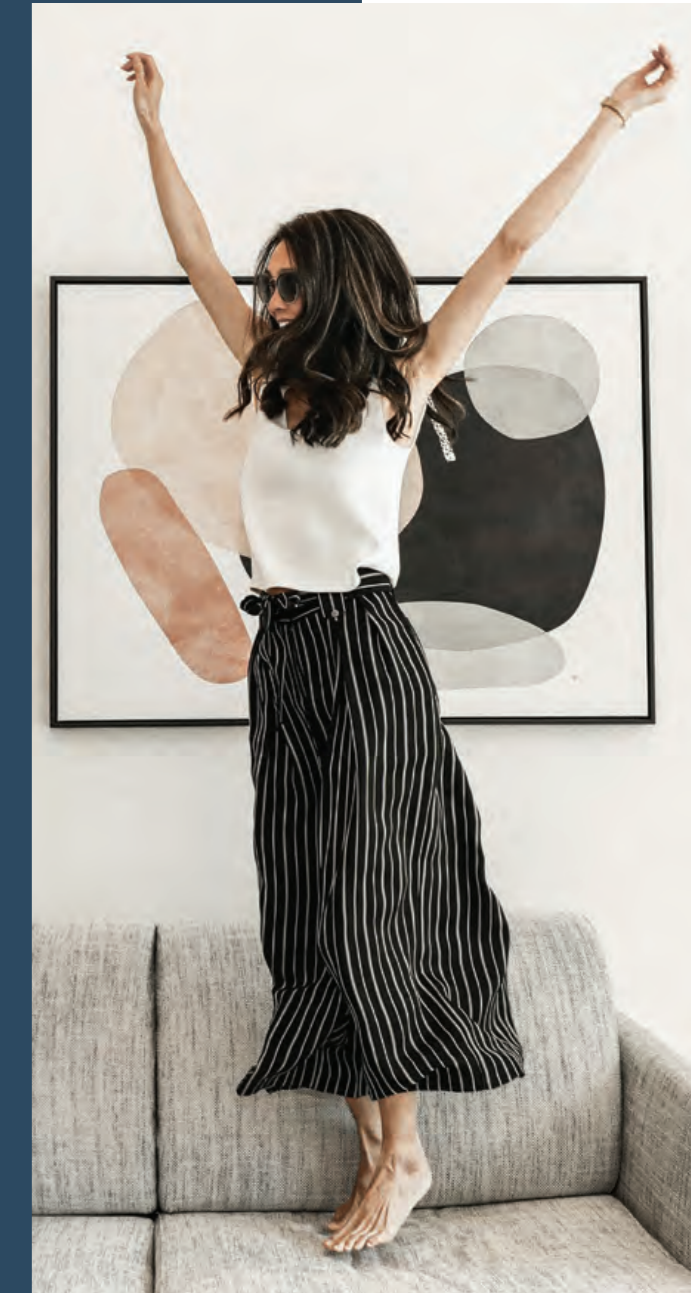


VIDA SERVICED RESIDENCES

experience



An upscale lifestyle hub; **Vida Serviced 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 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.





NNY H

The Garden Cafe

The Garden's Cafe

KIDZIE Cafe

VIDA

Keelys CAFE

Keelys CAFE

Keelys CAFE

menu








YOUR

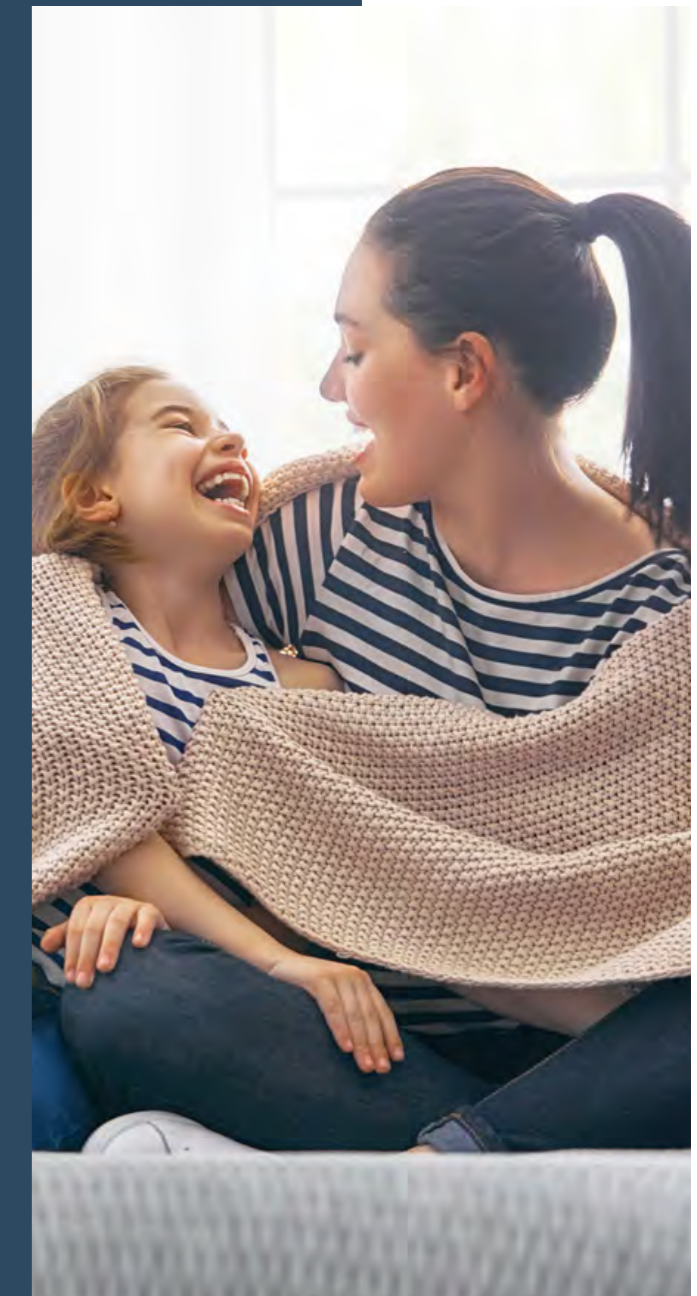
home

CAIRO GATE *masterplan*



- ① Loop Road
- ② Aspen
- ③ Eden
- ④ Elan
- ⑤ ELIE SAAB Signature Villas
- ⑥ Grand Residences
- ⑦ Rays social club
- ⑧ Townsquare
- ⑨ VIDA Hotel & Serviced Residences
- ⑩ Coming soon

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



THE ART OF *living*

Aspen
VILLAS





YOUR HOME IS YOUR *Inspiration*

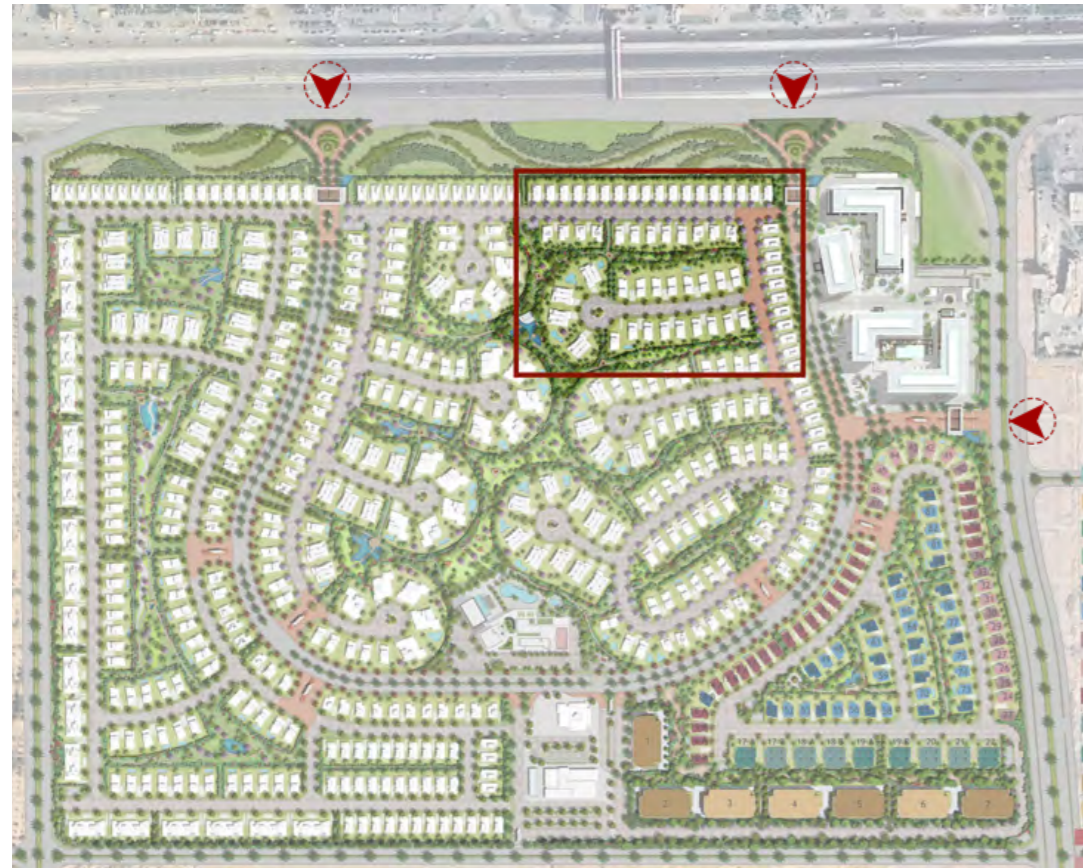
Aspen is a sanctuary inside of Cairo Gate. Designed to melt your stress the minute you set foot inside. Shaping new lifestyles and transforming the everyday way of living. First, by giving you the ultimate freedom to choose amongst a stupendous variety of unit type selection and then allowing you to fully experience and enjoy every moment surrounded by nature and greenery in your own special way.



YOUR DAY YOUR *Masterpiece*

As the sun comes up over the yoga pavilion, enjoy the tranquil views of its stunning water features from your home. Immerse yourself in serene surroundings by taking a walk along the winding paths, rest in the sunken seating plaza, or bring your yoga mat for a session out in the fresh air.

ASPEN *siteplan*









NEO EXQUISITE *architecture*

A minimalistic approach blending elegance and urbanity in harmony, attaining timeless architecture beauty with palatial façades that welcome natural views and light, making each home unique and remarkable.

Keeping Emaar true to its signature as usual.



FULLY FINISHED *interiors*

Cairo Gate's warm and elegant pastel color scheme & enchanting designs bring glamor and simplicity to your home's overall ambience. Designed to attract selective home owners with fine taste in architecture; and to also inspire a new way of living that within an unmatched community and an overall better quality of life for your family.



ASPEN
FLOORPLANS

VILLA 02
5 BEDROOMS





VILLA 02 5 BEDROOMS

GROUND FLOOR AREA 193 SQM

FIRST FLOOR AREA: 187 SQM

TERRACE AREA 75 SQM

PORCH AREA: 6 SQM

GARAGE AREA 42 SQM

TOTAL GROSS AREA: 503 SQM

NUMBER OF FAMILY ROOMS 2

NUMBER OF BEDROOMS 5

NUMBER OF BATHROOMS 4

POWDER ROOM 1

CARPORT 2 SPACES

MAID'S ROOM WITH BATHROOM 1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

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.

VILLA 02 - M
5 BEDROOMS





VILLA 02 - M 5 BEDROOMS

| | |
|--------------------------|----------------|
| GROUND FLOOR AREA | 193 SQM |
| FIRST FLOOR AREA: | 187 SQM |
| TERRACE AREA | 75 SQM |
| PORCH AREA: | 6 SQM |
| GARAGE AREA | 42 SQM |
| TOTAL GROSS AREA: | 503 SQM |

| | |
|---------------------------|----------|
| NUMBER OF FAMILY ROOMS | 2 |
| NUMBER OF BEDROOMS | 5 |
| NUMBER OF BATHROOMS | 4 |
| POWDER ROOM | 1 |
| CARPORT | 2 SPACES |
| MAID'S ROOM WITH BATHROOM | 1 |



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

DISCLAIMER

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VILLA 03 - TYPE A
4 BEDROOMS





VILLA 03 - TYPE A 4 BEDROOMS

| | |
|------------------------|---------|
| GROUND FLOOR AREA | 104 SQM |
| FIRST FLOOR AREA: | 110 SQM |
| PENTHOUSE AREA: | 26 SQM |
| COVERED TERRACE AREA | 19 SQM |
| UNCOVERED TERRACE AREA | 69 SQM |
| PORCH AREA | 9 SQM |

TOTAL GROSS AREA: 337 SQM

| | |
|---------------------------|----------|
| NUMBER OF FAMILY ROOMS | 1 |
| 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 03 - TYPE A - M
4 BEDROOMS





VILLA 03 - TYPE A - M 4 BEDROOMS

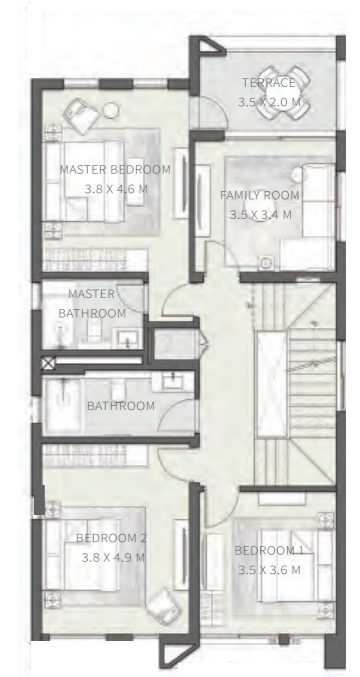
| | |
|------------------------|---------|
| GROUND FLOOR AREA | 104 SQM |
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| UNCOVERED TERRACE AREA | 69 SQM |
| PORCH AREA | 9 SQM |

TOTAL GROSS AREA: 337 SQM

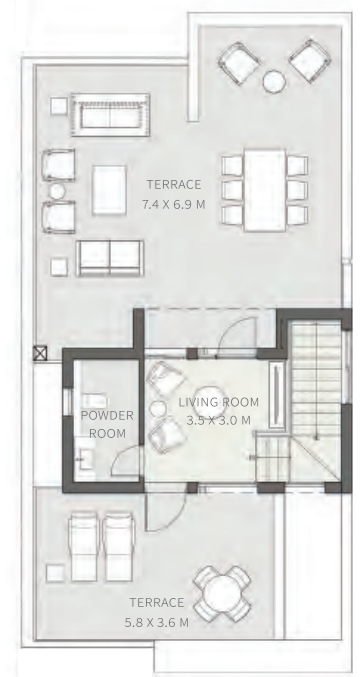
| | |
|---------------------------|----------|
| NUMBER OF FAMILY ROOMS | 1 |
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 2 |
| CARPORT | 2 SPACES |
| MAID'S ROOM WITH BATHROOM | 1 |



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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VILLA 03 - TYPE B
4 BEDROOMS





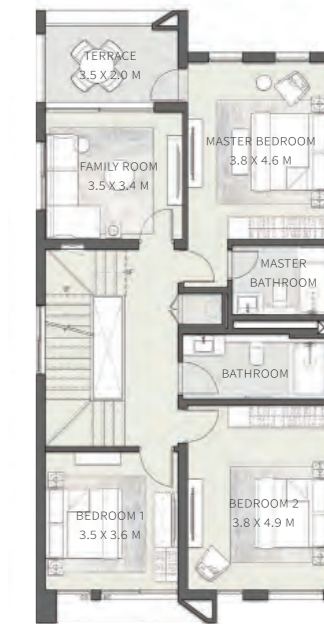
VILLA 03 - TYPE B 4 BEDROOMS

| | |
|--------------------------|----------------|
| GROUND FLOOR AREA | 107 SQM |
| FIRST FLOOR AREA: | 116 SQM |
| PENTHOUSE AREA: | 32 SQM |
| COVERED TERRACE AREA | 33 SQM |
| UNCOVERED TERRACE AREA | 56 SQM |
| PORCH AREA | 7 SQM |
| TOTAL GROSS AREA: | 351 SQM |

| | |
|---------------------------|----------|
| NUMBER OF FAMILY ROOMS | 1 |
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 2 |
| CARPORT | 2 SPACES |
| MAID'S ROOM WITH BATHROOM | 1 |



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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VILLA 03 - TYPE B - M
4 BEDROOMS





VILLA 03 - TYPE B - M 4 BEDROOMS

| | |
|--------------------------|----------------|
| GROUND FLOOR AREA | 107 SQM |
| FIRST FLOOR AREA: | 116 SQM |
| PENTHOUSE AREA: | 32 SQM |
| COVERED TERRACE AREA | 33 SQM |
| UNCOVERED TERRACE AREA | 56 SQM |
| PORCH AREA | 7 SQM |
| TOTAL GROSS AREA: | 351 SQM |

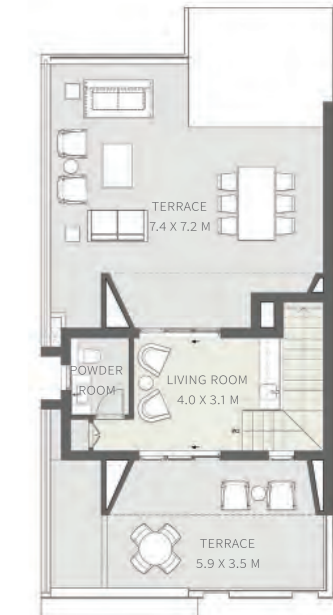
| | |
|---------------------------|----------|
| NUMBER OF FAMILY ROOMS | 1 |
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 2 |
| CARPORT | 2 SPACES |
| MAID'S ROOM WITH BATHROOM | 1 |



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

DISCLAIMER

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VILLA 04 - TYPE A
3 BEDROOMS





VILLA 04 - TYPE A 3 BEDROOMS

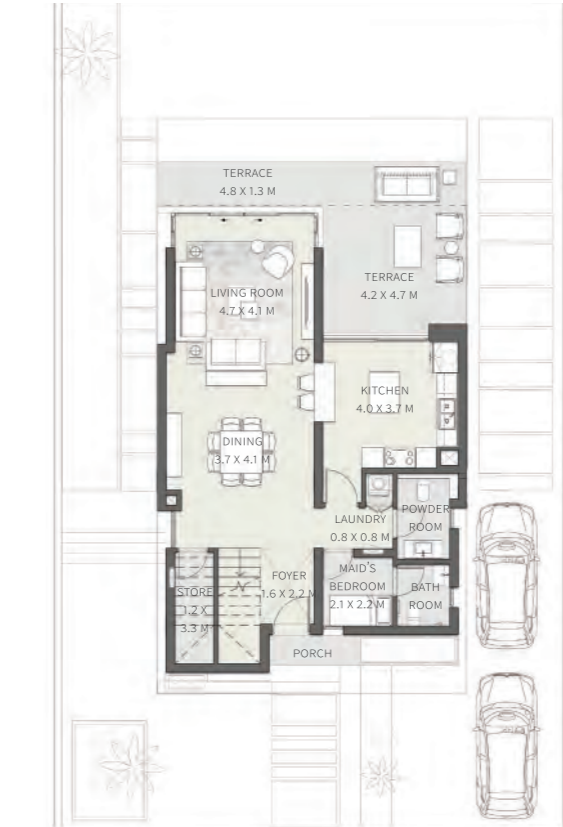
| | |
|------------------------|----------|
| GROUND FLOOR AREA | 97 SQM |
| FIRST FLOOR AREA: | 100 SQM |
| PENTHOUSE AREA: | 24.5 SQM |
| COVERED TERRACE AREA | 33 SQM |
| UNCOVERED TERRACE AREA | 32 SQM |
| PORCH AREA | 1.5 SQM |

TOTAL GROSS AREA: 288 SQM

| | |
|---------------------------|----------|
| 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 A -M
3 BEDROOMS





VILLA 04 - TYPE A - M 3 BEDROOMS

| | |
|--------------------------|----------------|
| 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 |

| | |
|---------------------------|----------|
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 2 |
| CARPORT | 2 SPACES |
| MAID'S ROOM WITH BATHROOM | 1 |

DISCLAIMER

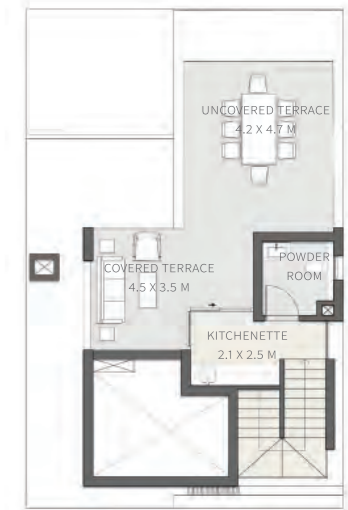
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

VILLA 04 - TYPE B
3 BEDROOMS





VILLA 04 - TYPE B 3 BEDROOMS

| | |
|------------------------|--------|
| 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

| | |
|---------------------------|----------|
| 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 BEDROOMS

| | |
|------------------------|--------|
| 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 |
|-------------------|---------|

| | |
|---------------------------|----------|
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 2 |
| CARPORT | 2 SPACES |
| MAID'S ROOM WITH BATHROOM | 1 |



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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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

| | |
|---------------------------|----------|
| 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

| | |
|---------------------------|----------|
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 1 |
| 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.
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL





Villa - Living Room



Villa - Kitchen



Villa - Bedroom



Villa - Bathroom

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 Works Powder coated aluminium frames
- Glass Single glazing

12. AIR CONDITIONING UNITS:

- Not Included - Provisions only

13. WATER HEATER :

- The units are delivered without water heater (EWH).
- The design is based on conventional EWH type with electrical load of max 2 KW.

14. APPLIANCES & PANTRY (IF ANY):

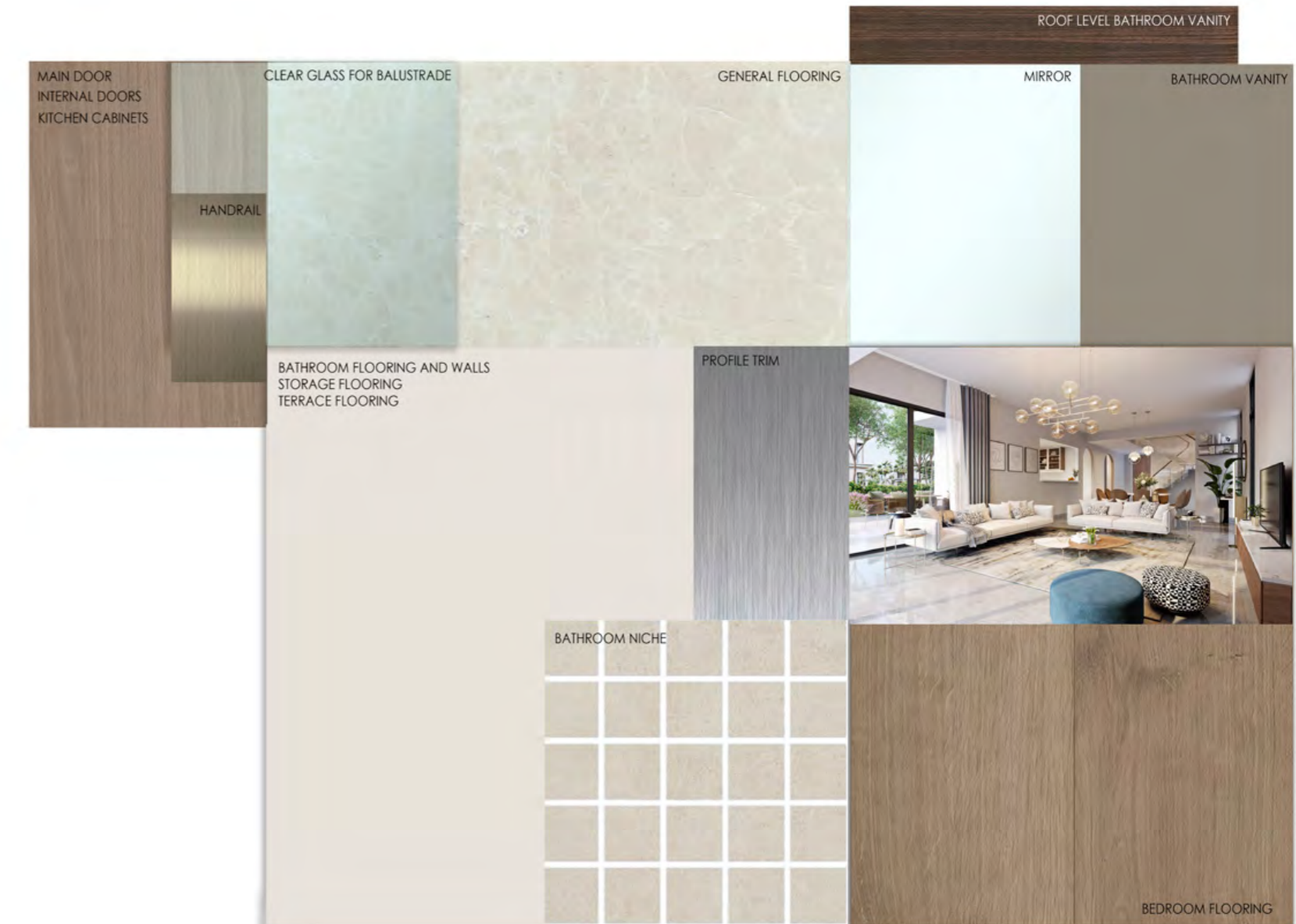
- Not Included – Provisions only

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. 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.

EMAAR MISR SALES CENTERS:

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

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

www.emaarmisr.com

EMAAR
MISR