

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 light blue curved shape on the right side and a white diagonal line 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**

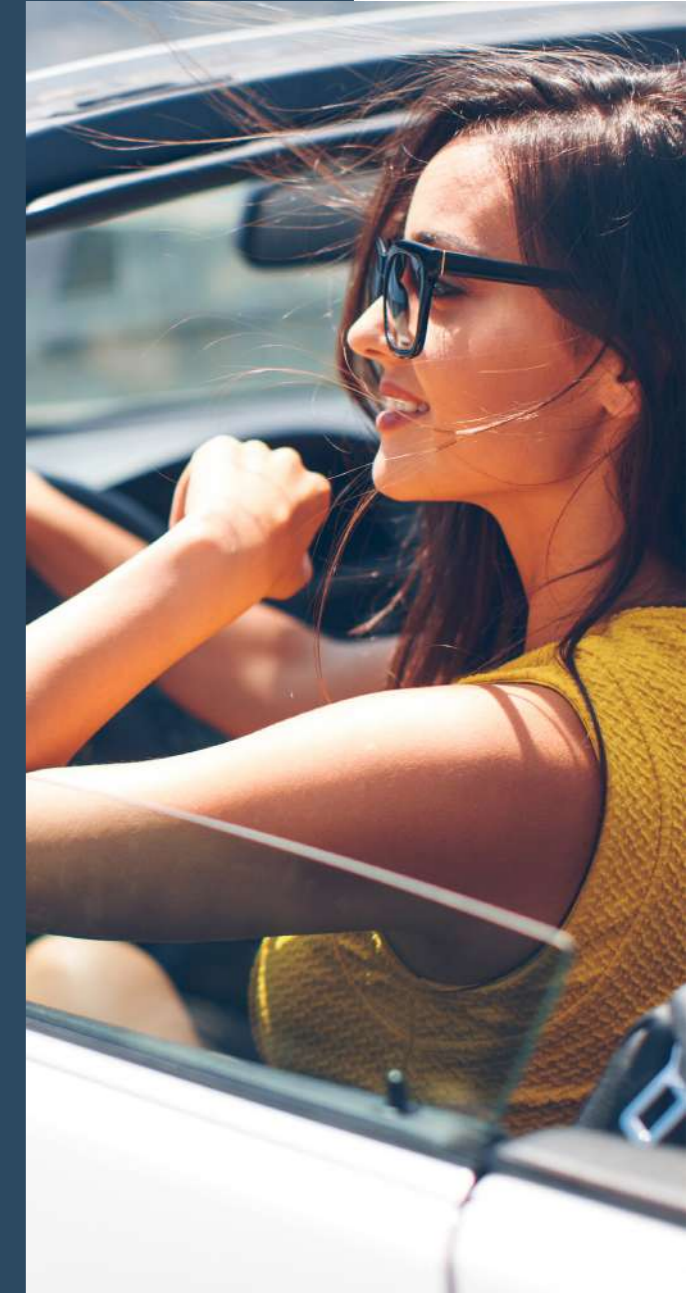
 **10 mins to Hyperone Market**

 **15 mins to Mall of Arabia**

 **20 mins to Sphinx Airport**

 **20 mins to Grand Egyptian Museum**

 **25 mins to Giza Pyramids**





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.





RAY'S
CAIRO GATE SOCIAL CLUB

CAIRO
gate
















CLINIC

WE'LL CREATE IT
ICE Cream
TOPPING
CRUNCH

AN EPITOME OF *enjoyment*



The 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 Services | |







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

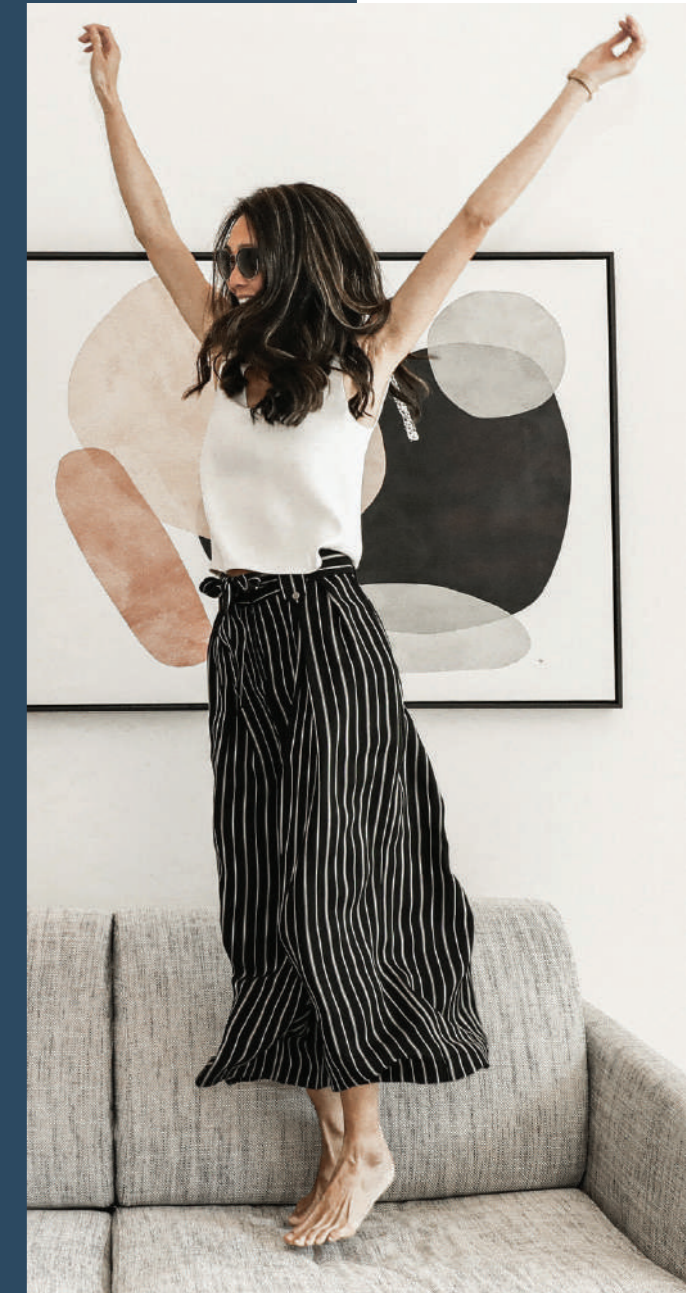


VIDA SERVICED RESIDENCES

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 it's 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 Gardener's Cafe

The Gardener's Cafe

KIDDIE Cafe

VIDA

Keelys CAFE

Keelys CAFE

Keelys CAFE

1916 916

menu



ROOTS
KITCHEN

ROOTS
KITCHEN

ROOTS
KITCHEN

VIDA

OSTERCHIA

CAMARI

FAMITA PENNY

FAMITA PENNY

YOUR

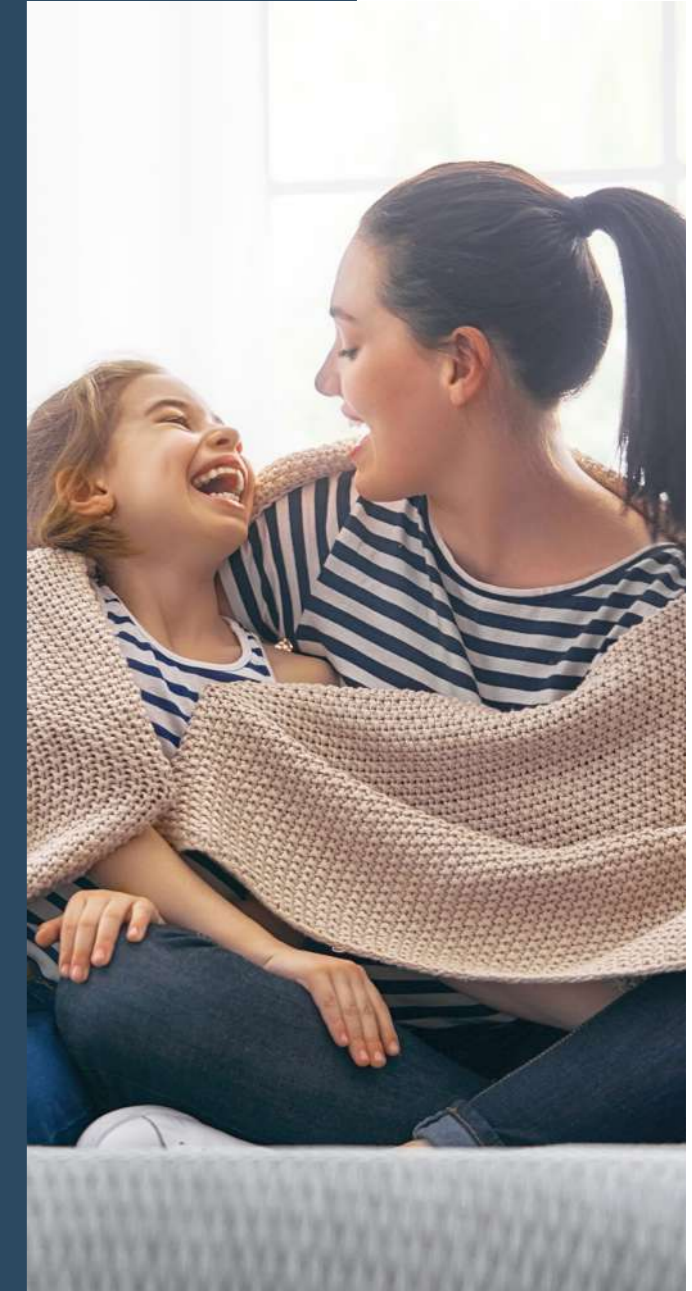
home

CAIRO GATE *masterplan*



- ① Loop Road
- ② Security Gate
- ③ Aspen
- ④ Eden
- ⑤ Elan
- ⑥ Coming soon
- ⑦ Grand Residences
- ⑧ Rays social club
- ⑨ Town Square

- 🏠 Main Gates
- ➡ Village
- 🚲 Cycling
- 🧘 Yoga Pavilion
- 🗿 Sculpture Lane
- 🎨 Self Expression
- 🌳 Central Park



Aspen
VILLAS

THE ART OF
living

CAIRO
gate



YOUR HOME IS YOUR *Inspiration*

Aspen is a sanctuary inside of Cairo Gate. Designed to melt your stress the minute you set foot inside. It's an upgrade from everything we've known about the concept of elegant and luxury living. 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 of course, bring your yoga mat for a session out in the fresh air.



ASPEN SITE PLAN









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 - 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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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 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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VILLA 03 - TYPE A - M
4 BEDROOMS





VILLA 03 - TYPE A - M 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

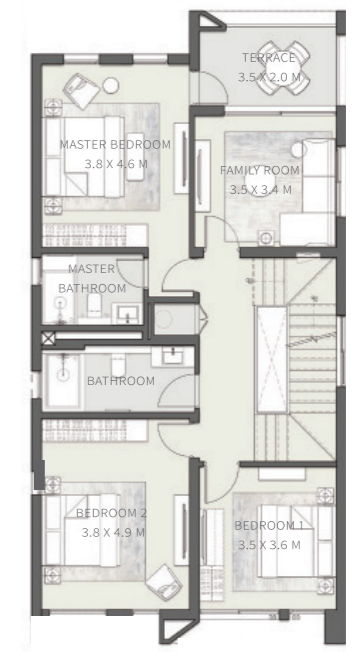
NUMBER OF FAMILY ROOMS	1
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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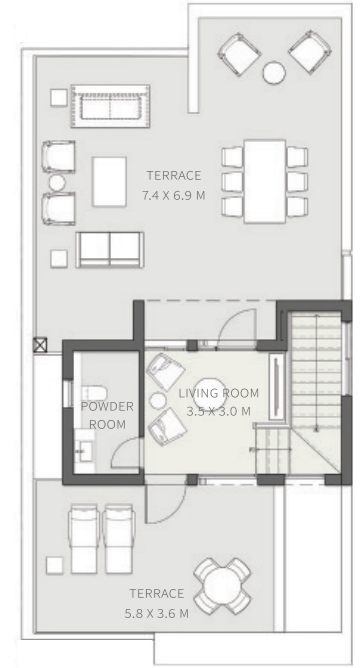
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

VILLA 03 - TYPE B
4 BEDROOMS





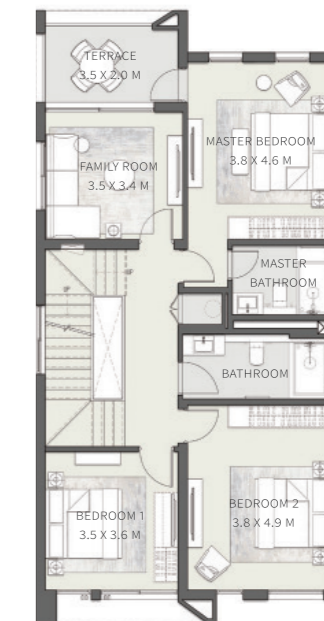
VILLA 03 - TYPE B 4 BEDROOMS

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

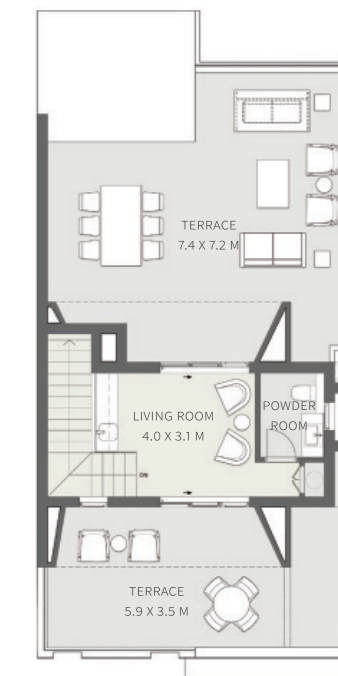
NUMBER OF FAMILY ROOMS	1
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1



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

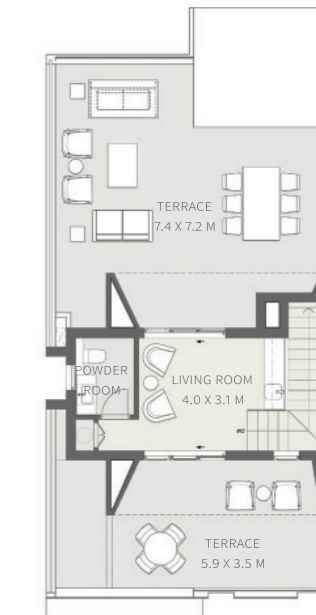
NUMBER OF FAMILY ROOMS	1
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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VILLA 04 - TYPE A
3 BEDROOMS

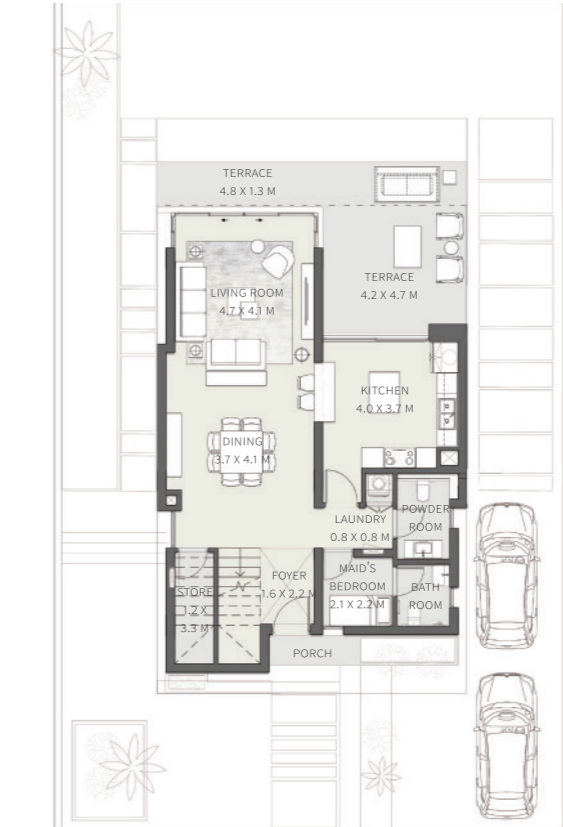




VILLA 04 - TYPE A 3 BEDROOMS

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

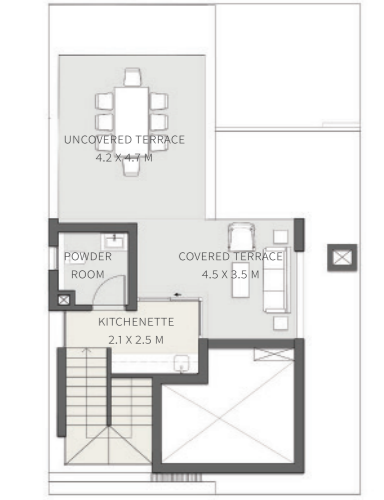
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE FLOOR LEVEL

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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

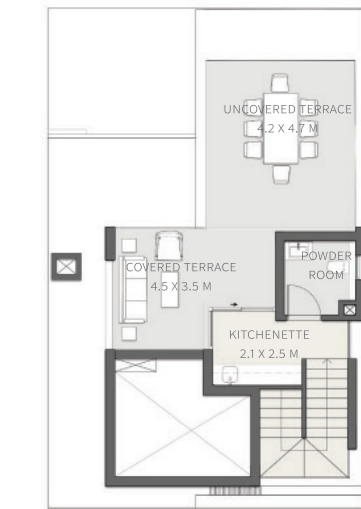
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE FLOOR LEVEL

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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

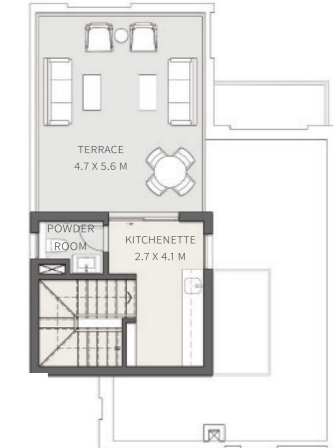
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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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

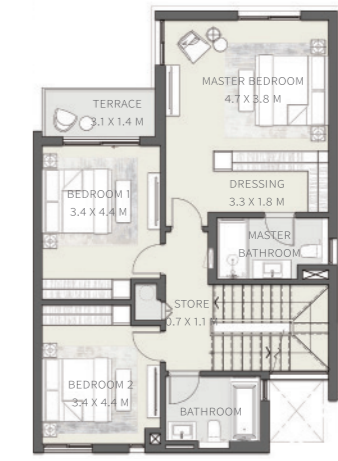
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

DISCLAIMER

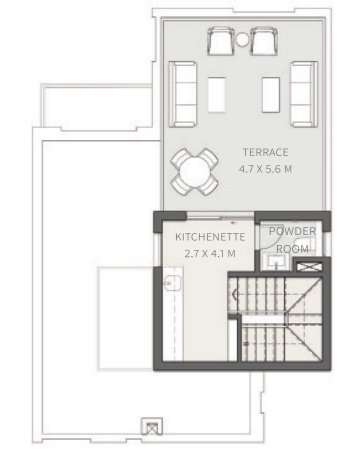
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GROUND FLOOR LEVEL



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

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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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:

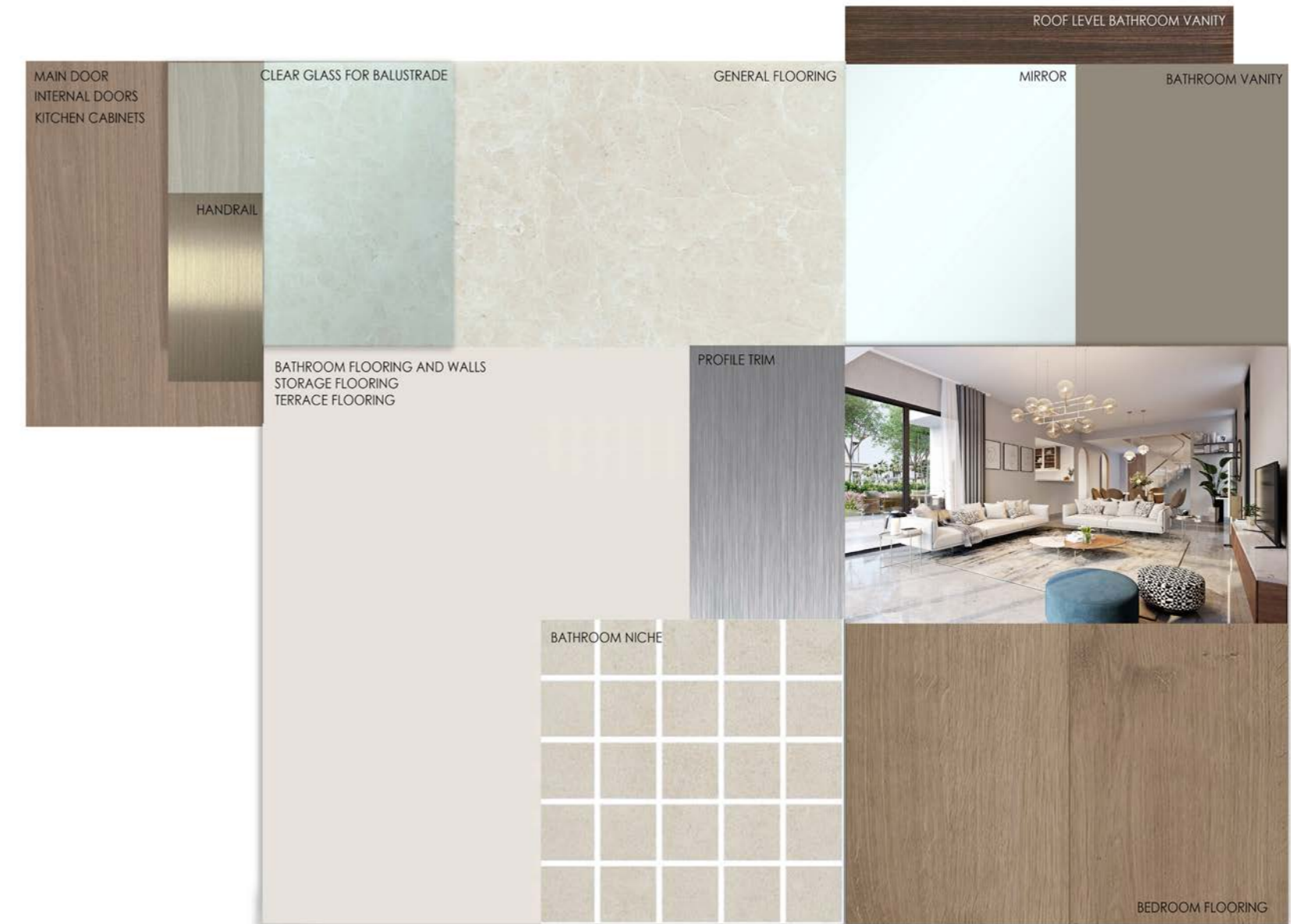
- Not included

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

Heliopolis: 40, Thawra St.

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