



EDEN
VILLAS

A LIFESTYLE AS

Unique

AS YOUR SIGNATURE

CAIRO
gate

BOUTIQUE LIFESTYLE *living*

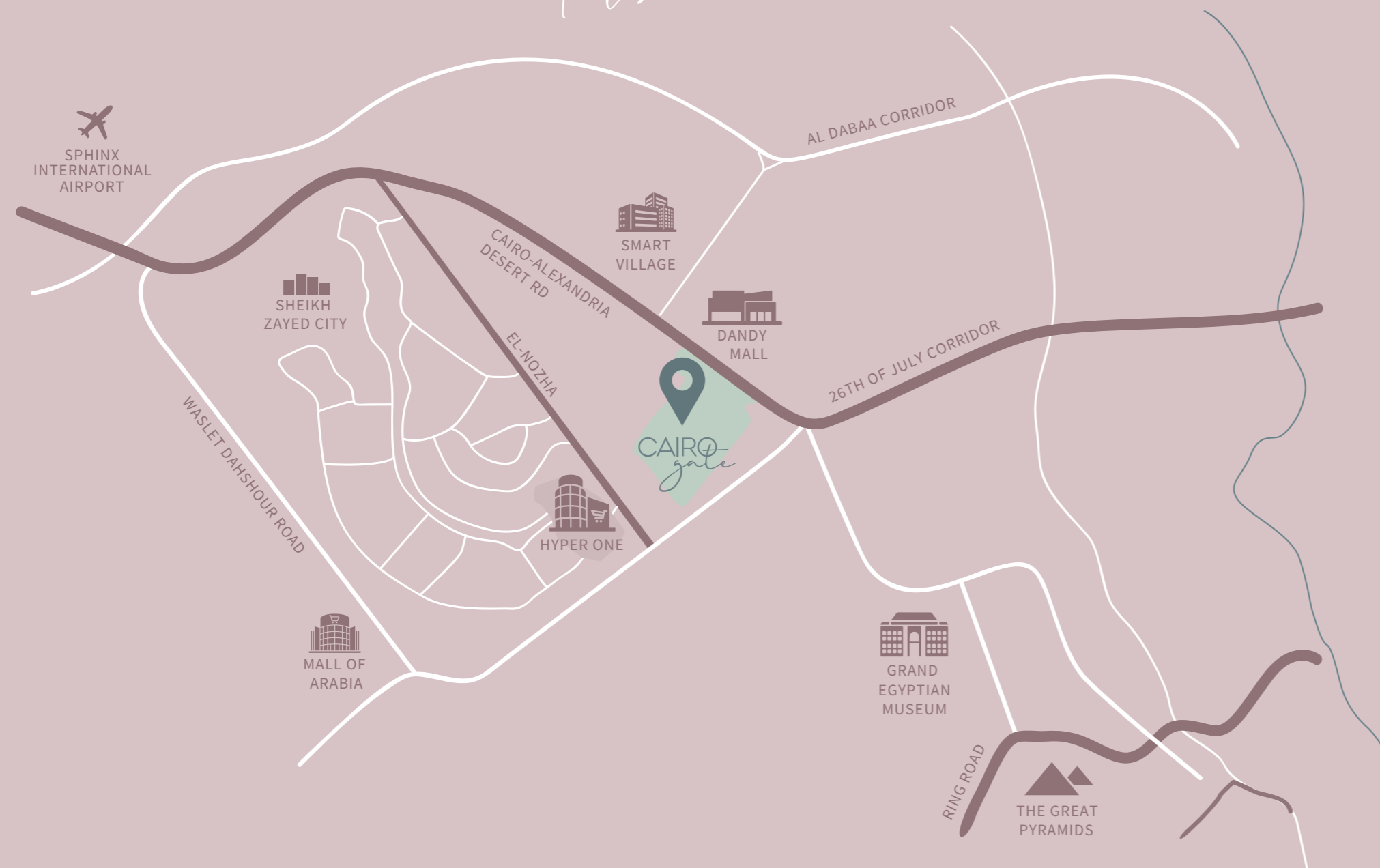


Cairo Gate is crafted to offer the perfect mix between boutique and elegant living surrounded by breathtaking scenery at the most exclusive location in Sheikh Zayed city. As you walk through the walkways of Cairo Gate, you will discover countless top notch services, world class retail, hospitality and 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 Hyperone Market**

 **15 mins Mall of Arabia**

 **20 mins Sphinx Airport**

 **20 mins Grand Egyptian Museum**

 **25 mins 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.



Outdoor gym at your doorstep



Jogging track for your morning runs



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



Tea garden to wind down



Botanical gardens To protect the environment around you



Walking lanes For your cardio exercise





RAYS, CAIRO GATE'S EXCLUSIVE SOCIAL *club*



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

















CLINIC

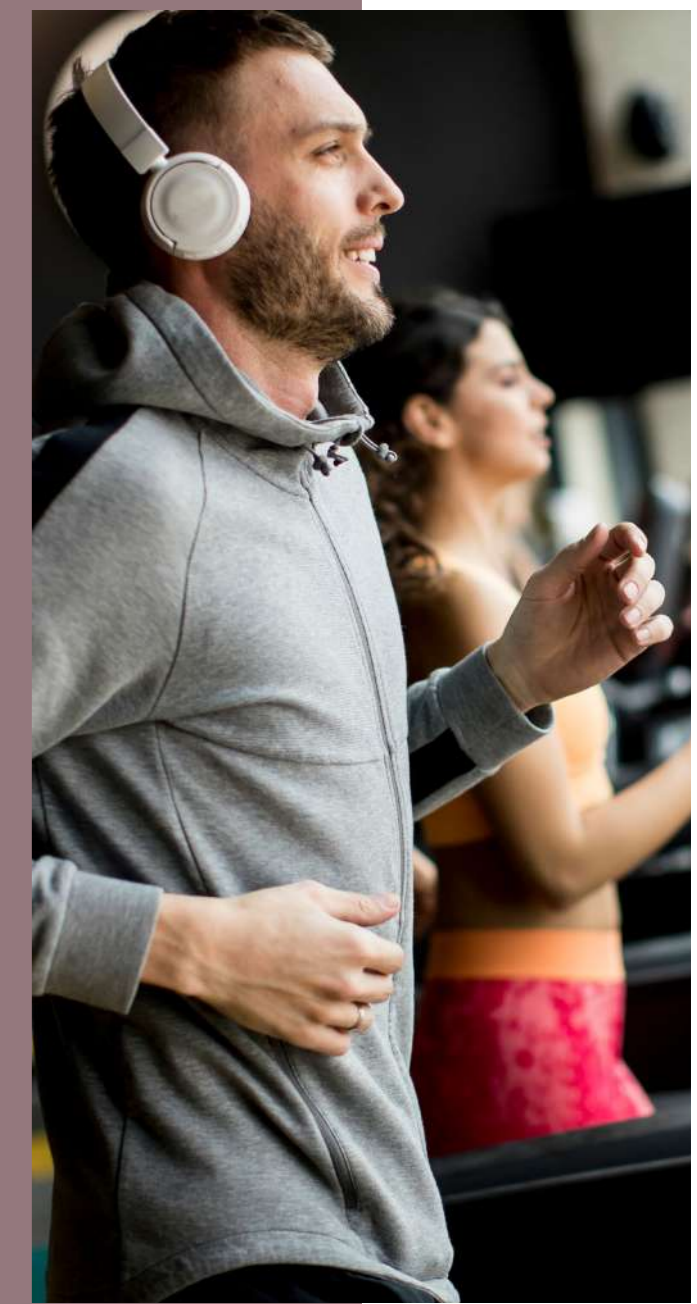
KE'L, CHEATE 120 130
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TOPPINGS
CRUNCH

AN EPITOME OF *enjoyment*



The Social Club is seamlessly designed to offer the ultimate convenience to all Cairo Gate residents.

-  Health Club
-  Pool
-  Restaurant
-  Lap Pool
-  Tennis Court
-  Squash Court
-  Leisure park
-  Kids Zone
-  Teens Lounge
-  Recreational Area
-  Pets Zone
-  Convenience Store
-  Bakery
-  Beauty Salon
-  Pharmacy
-  Laundry Services







A REDEFINED RETAIL *experience*



The TownSquare brings the finest selection of all your favorite revered fashion brands, exclusively close to you. From the latest trending clothes to complementing jewelries, pleasant fragrances, or chic gifts; you'll find it all here. The retail experience is all about bringing you the most extravagant without having to look further.



EMAAR CAFE



ZORRY

CAMILA

CAMILA

THE WORLD IS YOUR *oyster*



A gastronomical experience that indulges your senses at TownSquare. Choose the culinary experience of your preference from an enticing selection of cuisines in ambient settings and a welcoming community.





EXPRESSO RESTAURANT
BRASSERIE EXPRESSO

BURGER
FAST FOOD

Bakery House

GIUSEPPE VIANI

GIUSEPPE VIANI



WORLDCLASS *hospitality*



Cairo Gate is a home to a world-class hotel and serviced apartments. For business and leisure visitors who are looking for a unique hospitality experience with a strategic location at the heart of the business district of west Cairo, and sitting conveniently between the Sphinx Airport and the Grand Egyptian Museum.



YOUR

home

CAIRO GATE *masterplan*



- | | |
|--------------------|-------------------|
| ① Loop Road | 🏠 Main Gates |
| ② Security Gate | ➡ Village |
| ③ Eden | 🚲 Cycling |
| ④ Elan | 🏃 Jogging |
| ⑤ Grand Residences | 🧘 Yoga Pavilion |
| ⑥ Coming Soon | 🌿 Tea Garden |
| ⑦ Rays | 🗿 Sculpture Lane |
| ⑧ Town Square | 🎨 Self Expression |
| ⑨ Hospitality | 🌳 Central Park |



EDEN
VILLAS

TRANSCENDING LIVING

Experience





EDEN LIFESTYLE *living*

The upgrade of sophistication

A euphoric escape from reality. Eden spacious villas are designed for you to sit back, unwind, and revel in beauty. You'll enter a trance of calmness as relaxation is literally the extension of your backyard.



THE NEO EXQUISITE *architecture*

Emaar signature contemporary architecture takes on 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.



FULLY FINISHED *interiors*

Your home at Cairo Gate is delivered with state-of-the-art fully finished interior design. A warm and elegant pastel color scheme with enchanting design bringing glamor and simplicity to your home's overall ambience.







EDEN SITE PLAN







VILLA 02 5 BEDROOM

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 03 - TYPE A 4 BEDROOM

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 B 4 BEDROOM

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 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

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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- All dimensions have been provided by our consultant architects.
- All materials, dimensions and drawings are approximate, information subject to change without notice.
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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

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

DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE 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

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

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):

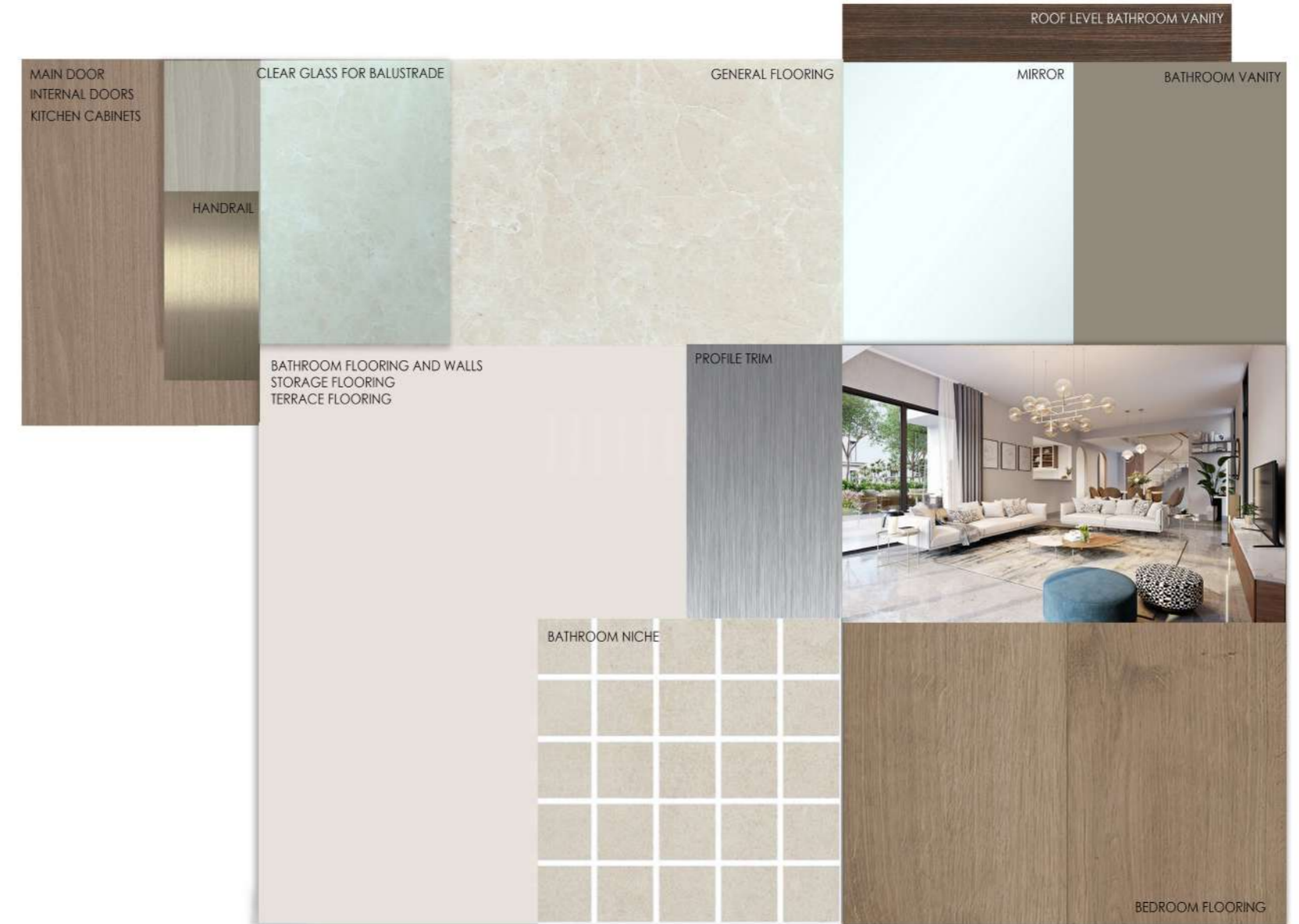
- Not Included – Provisions only

15. EXTERNAL SHUTTERS:

- Not included

16. CARPORT:

- Not included



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.cairogate-egypt.com

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MISR