



elan

• 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**

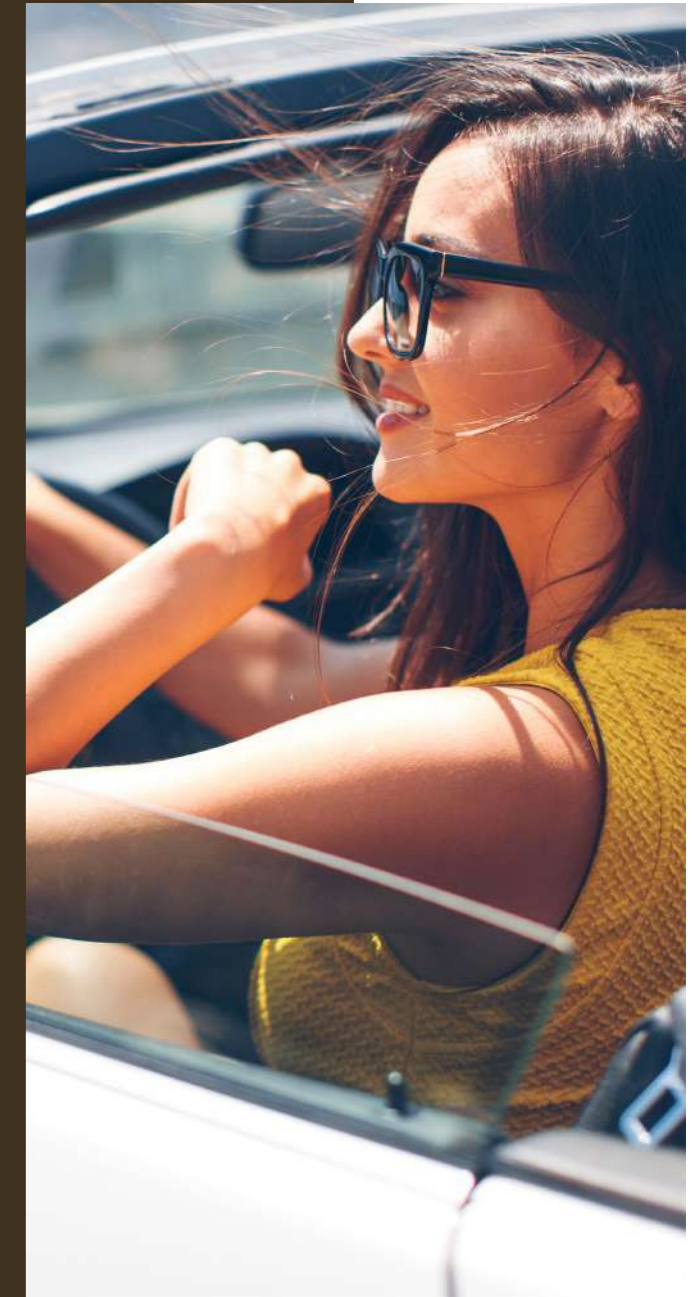
 **10 mins Hyperone Market**

 **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, CHEATZ 120 130
TAYIA 140 150
TOPPING
CRUNCH
CAIRO GATE SOCIAL CLUB

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
- Tennis Court
- Bakery
- Squash Court
- Beauty Salon
- Leisure park
- Pharmacy
- Kids Zone
- 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

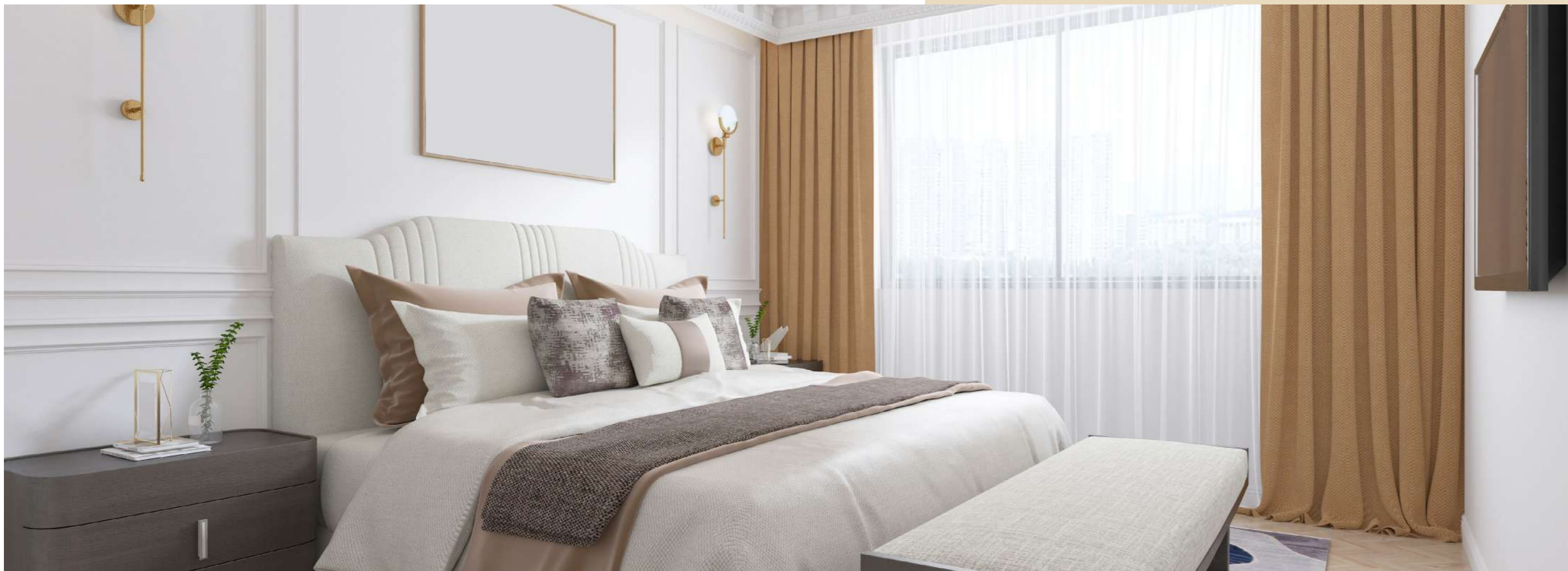
Bakery House

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 |



elan
• 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.



ELAN SITE PLAN







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

- All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
- All dimensions have been provided by our consultant architects.
- All materials, dimensions and drawings are approximate, information subject to change without notice.
- Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
- 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 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

- All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
- All dimensions have been provided by our consultant architects.
- All materials, dimensions and drawings are approximate, information subject to change without notice.
- Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
- 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 LEVEL



VILLA 05 - TYPE A 3 BEDROOM

GROUND FLOOR AREA	90 SQM
FIRST FLOOR AREA:	97 SQM
PENTHOUSE AREA:	24 SQM
COVERED TERRACE AREA	24.5 SQM
UNCOVERED TERRACE AREA	31 SQM
PORCH AREA	2.5 SQM

TOTAL GROSS AREA: 269 SQM

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

DISCLAIMER

- All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
- All dimensions have been provided by our consultant architects.
- All materials, dimensions and drawings are approximate, information subject to change without notice.
- Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
- 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 05 - TYPE B 3 BEDROOM

GROUND FLOOR AREA	90 SQM
FIRST FLOOR AREA:	97 SQM
PENTHOUSE AREA:	24 SQM
COVERED TERRACE AREA	27.5 SQM
UNCOVERED TERRACE AREA	29 SQM
PORCH AREA	2.5 SQM

TOTAL GROSS AREA: 270 SQM

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

DISCLAIMER

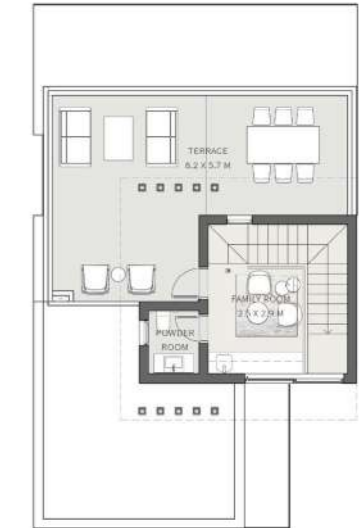
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas 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.



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE FLOOR LEVEL





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
- 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. 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

