

CAIRO  
gate

# Aspen II

VILLAS

EMAAR  
MISR

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.

CAIRO  
gate







# PERFECTLY LOCATED IN THE WEST OF CAIRO

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





## 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.



# RAYS 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.



# 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

 Convenience Store

 Lap Pool

 Bakery

 Paddle Court

 Beauty Salon

 Squash Court

 Pharmacy

 Leisure park

 Laundry Services

 Kids Zone

 Spa



# A REDIFINED RETAIL EXPERIENCE

The Town Square 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.



# WORLD CLASS HOSPITALITY LOCANDA

Cairo Gate is a home to a world-class serviced residences. 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.

# MASTER PLAN



- ① Loop Road
- ② Security Gate
- ③ Aspen
- ④ Eden
- ⑤ Elan
- ⑥ Haven
- ⑦ Grand Residences
- ⑧ Rays social club
- ⑨ Town Square
- ⑩ Locanda
- ⑪ Aspen II
- ⑫ Ellie Saab
- ⑬ Ellie Saab II



THE ART OF LIVING

Aspen II  
VILLAS

# REFINED EVERYDAY LIVING

Nestled inside Cairo Gate, Aspen II introduces a renewed vision of elegant living. A place where choice comes first and where nature shapes the rhythm of daily life. Aspen II transforms ordinary routines into meaningful experiences.







# Aspen II

VILLAS

## SITE PLAN



V40- A



V40- B



# FLOOR PLANS



# VILLA 40A

5 BEDROOMS

TOTAL GROSS AREA 349



# VILLA 40A

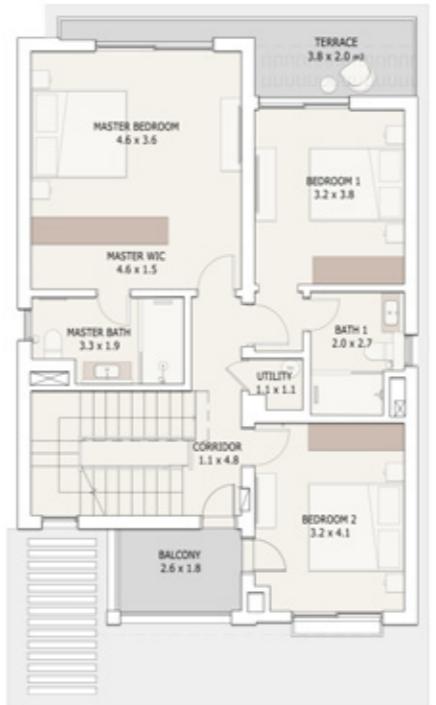
## 5 BEDROOMS

TOTAL GROSS AREA 349

PORCH	6
GROUND FLOOR AREA	103
FIRST FLOOR AREA	97
PENTHOUSE AREA	62
COVERED TERRACE AREA	35
UNCOVERED TERRACE AREA	46
<b>TOTAL GROSS AREA</b>	<b>349</b>
NUMBER OF BEDROOMS	5
NUMBER OF BATHROOMS	3
POWDER ROOMS	1
CARPORT SPACES	3
MAID'S ROOM WITH BATHROOM	1



## GROUND LEVEL



## FIRST FLOOR LEVEL



## PENTHOUSE LEVEL

## DISCLAIMER:

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All materials, dimensions and drawings are approximate, information subject to change without notice.
3. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
4. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.
5. Each garden plot and area are subject to change based on the location of the building and the final design

# VILLA 40A - M

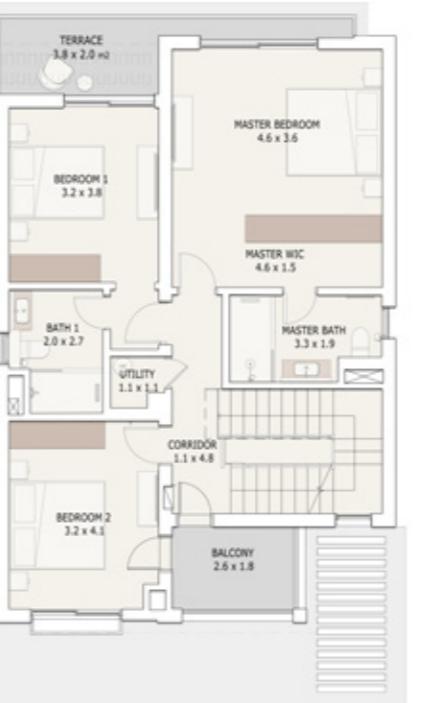
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GROUND  
LEVEL



FIRST FLOOR  
LEVEL



PENTHOUSE  
LEVEL

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# VILLA 40B

5 BEDROOMS  
TOTAL GROSS AREA 334



# VILLA 40B

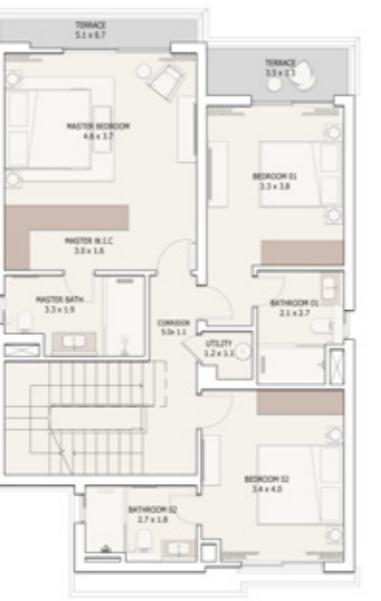
5 BEDROOMS

TOTAL GROSS AREA 334

PORCH	5
GROUND FLOOR AREA	100
FIRST FLOOR AREA	102
PENTHOUSE AREA	62
COVERED TERRACE AREA	28
UNCOVERED TERRACE AREA	37
<b>TOTAL GROSS AREA</b>	<b>334</b>
NUMBER OF BEDROOMS	5
NUMBER OF BATHROOMS	4
POWDER ROOMS	1
CARPORT SPACES	3
MAID'S ROOM WITH BATHROOM	1



GROUND  
LEVEL



FIRST FLOOR  
LEVEL



PENTHOUSE  
LEVEL

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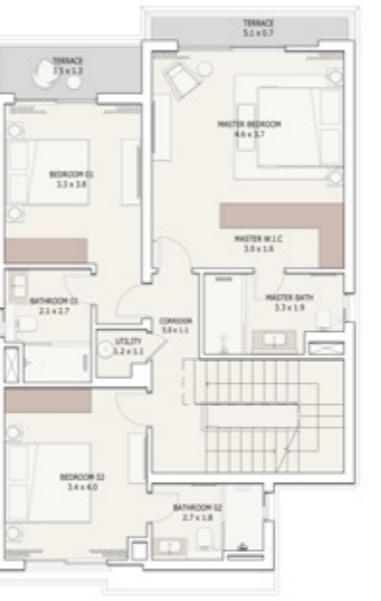
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GROUND  
LEVEL



FIRST FLOOR  
LEVEL



PENTHOUSE  
LEVEL

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# SPECIFICATIONS & FACILITIES



EMAAR  
MISR