

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 REDefined 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

-  Main Gates
-  Mosque
-  Customer Excellence

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

TOTAL GROSS AREA	349
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NUMBER OF BEDROOMS	5
NUMBER OF BATHROOMS	3
POWDER ROOMS	1
CARPORT SPACES	3
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 materials, dimensions and drawings are approximate, information subject to change without notice.

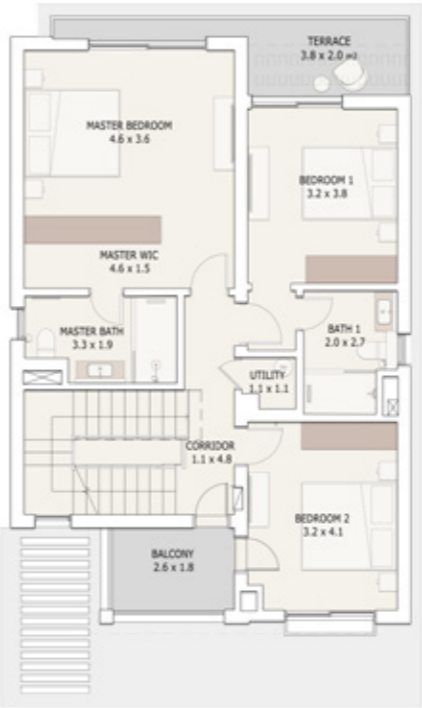
3. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.

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



GROUND
LEVEL



FIRST FLOOR
LEVEL



PENTHOUSE
LEVEL

VILLA 40A – M

5 BEDROOMS

TOTAL GROSS AREA 349

PORCH	6
GROUND FLOOR AREA	103
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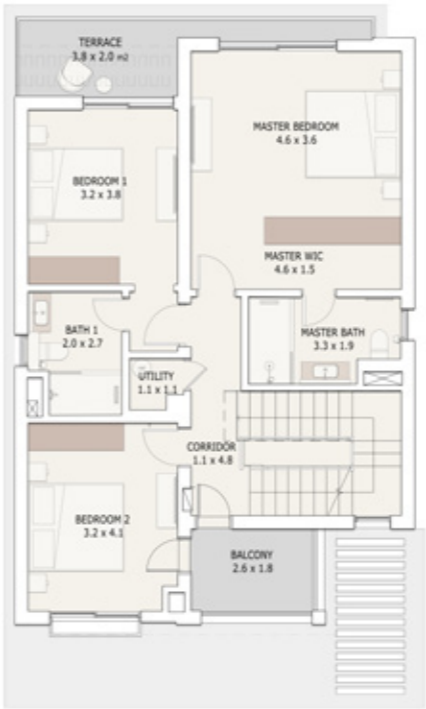
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GROUND
LEVEL



FIRST FLOOR
LEVEL



PENTHOUSE
LEVEL



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

TOTAL GROSS AREA	334
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NUMBER OF BEDROOMS	5
NUMBER OF BATHROOMS	4
POWDER ROOMS	1
CARPORT SPACES	3
MAID’S ROOM WITH BATHROOM	1

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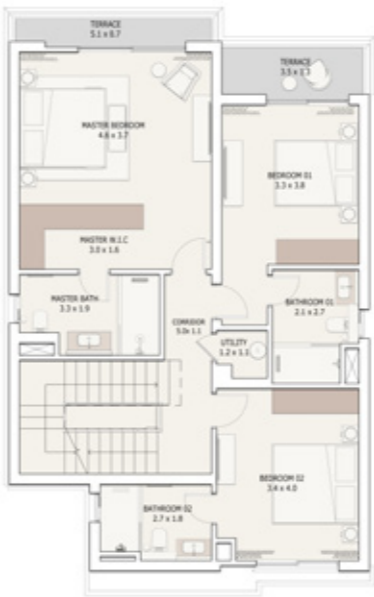
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GROUND
LEVEL



FIRST FLOOR
LEVEL



PENTHOUSE
LEVEL

VILLA 40B – M

5 BEDROOMS

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GROUND
LEVEL



FIRST FLOOR
LEVEL



PENTHOUSE
LEVEL

SPECIFICATIONS & FACILITIES

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STANDARD FINISHES

I. ENTRANCE & STAIRCASE		6. SANITARY WARE	
● Floors	Marble	● Local sanitary fixtures & chrome mixers	
● Walls & Ceiling	Paint (White)		
2. LIVING & DINING AREA		7. UTILITY ROOMS & BATHROOMS	
● Floors	Engineered wood	● Floors/ skirting	Local ceramic tiles.
● Walls & Ceiling	Paint (White)	● Walls	Local ceramic tiles and paint.
3. KITCHEN		● Ceiling	Paint (White)
● Floors/ skirting	Porcelain	8. TERRACES	
● Walls & Ceiling	Paint (White)	● Floors	Porcelain
4. BEDROOMS		9. DOORS	
● Floors	HDF Flooring	● Entrance door	Woodwork
● Walls & Ceiling	Paint (White)	● Internal doors	Lacquered Woodwork
5. POWDER ROOM		10. ALUMINUM WORKS	
● Floors	Porcelain	Single glazed aluminum frame	
● Walls	Porcelain and paint	11. KITCHEN CABINETS	
● Ceiling	Paint (White)	Not included	
		12. WARDROBES & WIC	
		Not included	
		13. AC UNITS	
		Provisions only	
		14. WATER HEATERS	
		Provisions only	
		15. EXTERNAL SHUTTERS	
		Provisions only	

EMAAR MISR SALES CENTERS

Uptown Cairo: Emtidad Ramsis St. exist from the 6th of October bridge.
Mivida: Mivida Business Park Building 1, end of road 90 next to AUC new campus.
Cairo Gate: Cairo - Alexandria Desert Rd, in front of Dandy Mall.
Marassi: Marassi Marina, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh.

www.emaarmisr.com

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