



EDEN

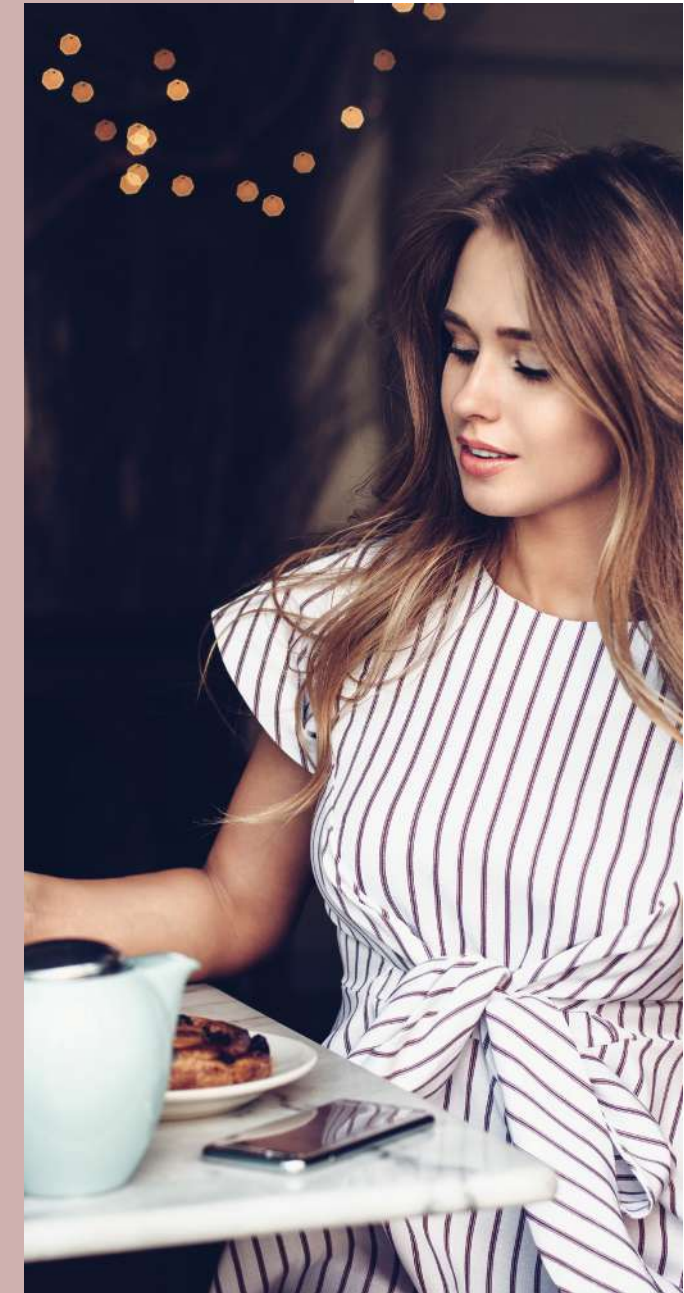
V I L L A S



BOUTIQUE LIFESTYLE *living*

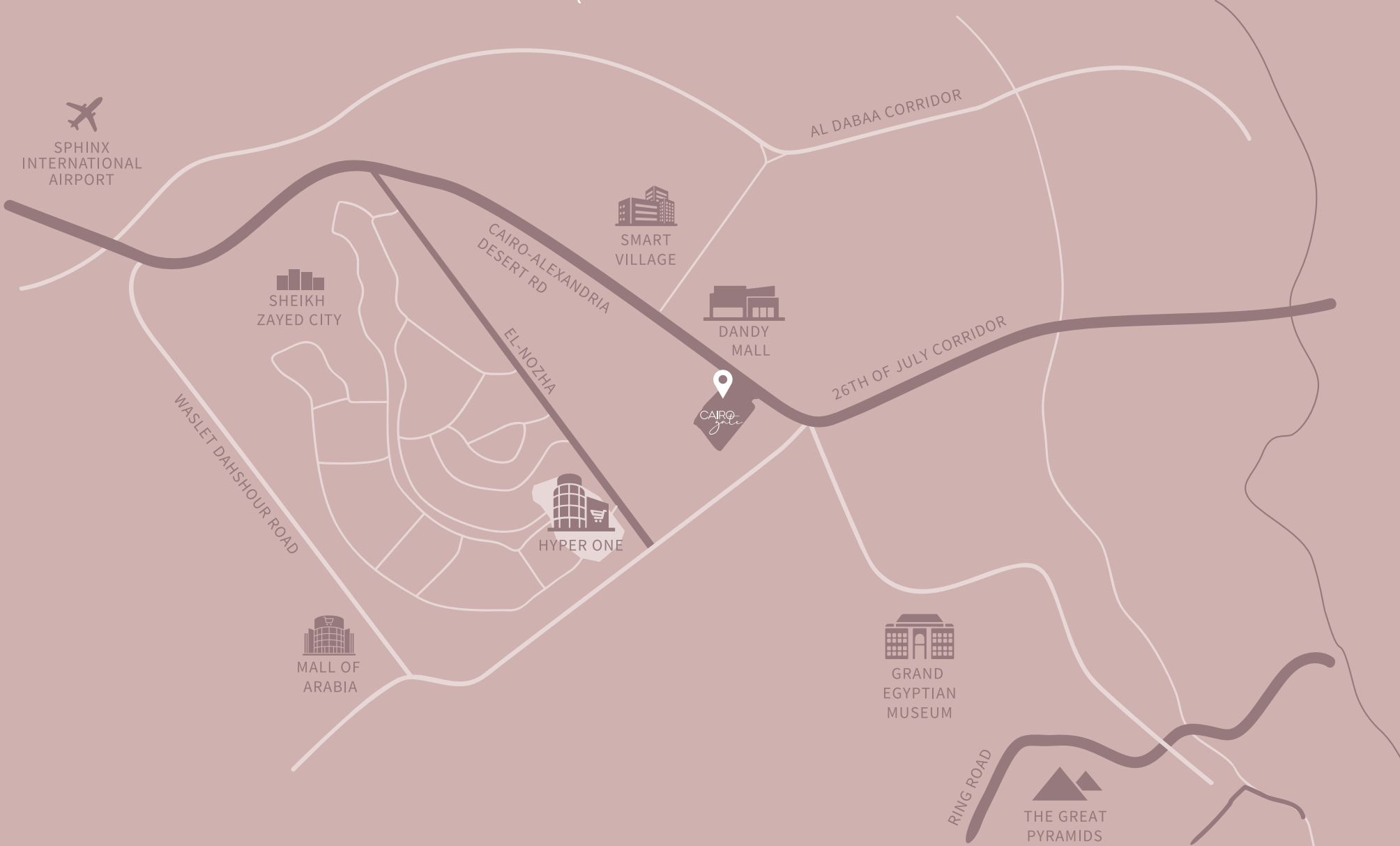


Cairo Gate is crafted to offer the perfect mix between boutique and elegant living surrounded by breathtaking scenery at the most exclusive location in Sheikh Zayed city. As you walk through the walkways of Cairo Gate, you will discover countless top notch services, world class retail, hospitality and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



Ponds for tranquility





RAYS, CAIRO GATE'S EXCLUSIVE SOCIAL *club*



Rays, Cairo Gate's social club, is 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

WE'LL CREATE IT
ICE Cream
TOPPINGS
CRUNCH
CAIRO GATE SOCIAL CLUB

AN EPITOME OF *enjoyment*



Rays 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 Service | |







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, serviced residences, boutique offices, and much more.





VIDA SERVICED RESIDENCES

experience



An upscale lifestyle hub; Vida 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.



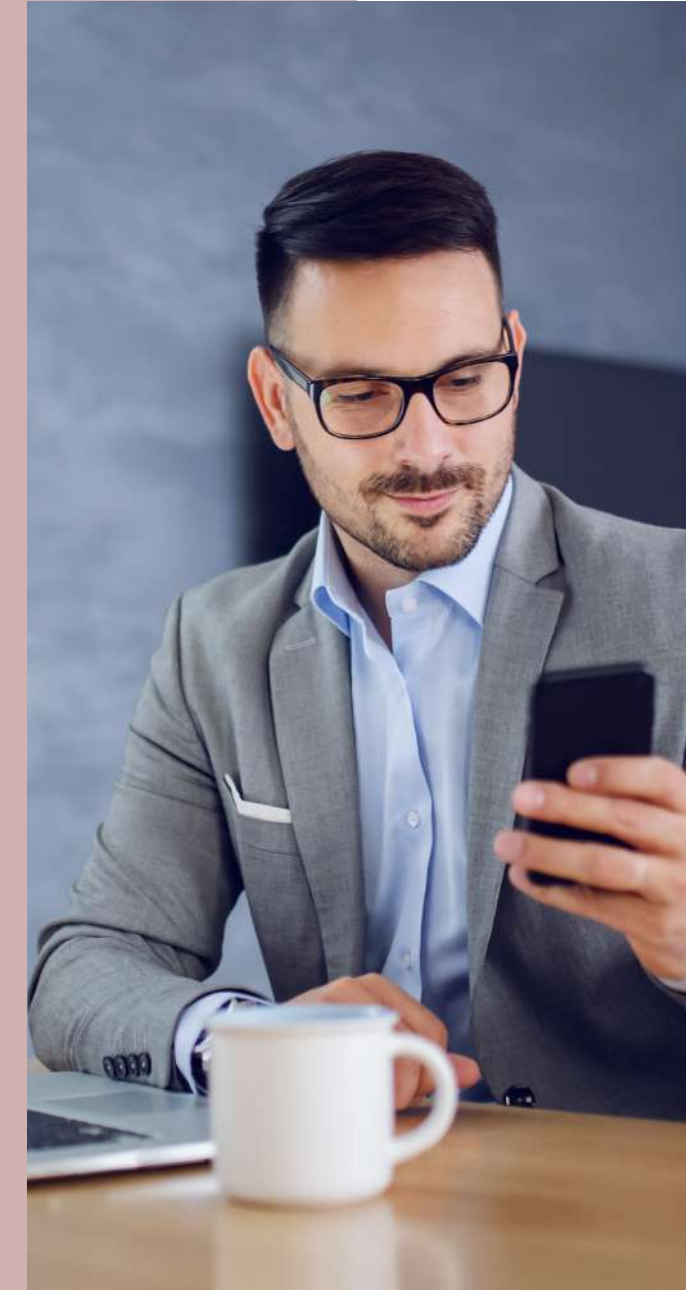


TOWNSQUARE BOUTIQUE OFFICES

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.







ROOTS
— KITCHEN —

ROOTS
— KITCHEN —

ROOTS
— KITCHEN —

VIDA

OSTERCHIA

CAMARI

FAMITA PENNY

ITA

YOUR

home

CAIRO GATE

masterplan



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

- Main Gates
- Village
- Cycling
- Yoga Pavilion
- Sculpture Lane
- Self Expression
- Central Park





EDEN
V I L L A S



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's 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 an enchanting design bringing glamor and simplicity to your home's overall ambience.





EDEN SITE PLAN





VILLA 02
5 BEDROOMS





VILLA 02
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

DISCLAIMER

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

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

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POWDER ROOM	1
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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GROUND FLOOR LEVEL



FIRST 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
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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

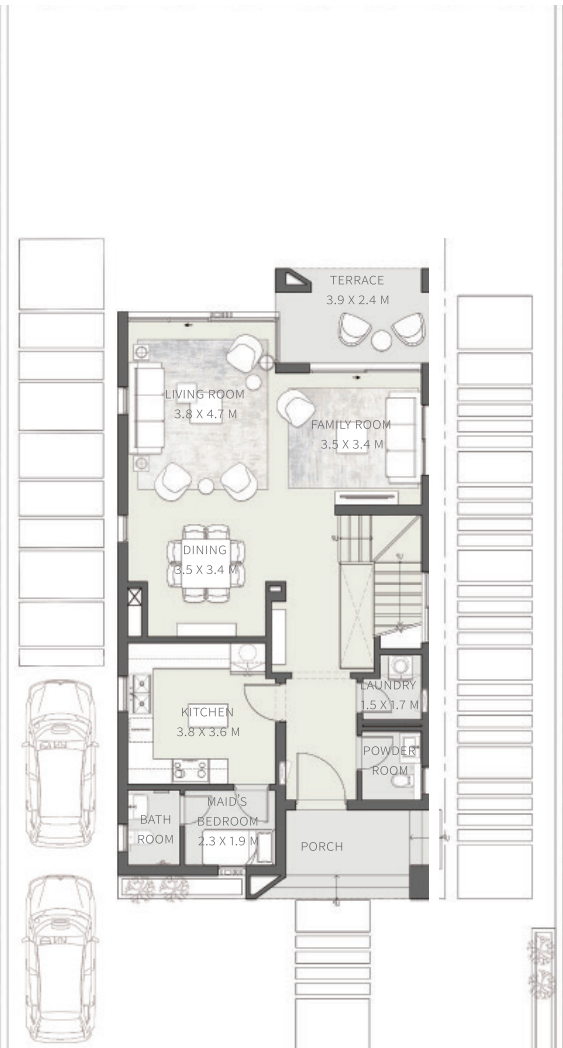
POWDER ROOM 2

CARPORT 2 SPACES

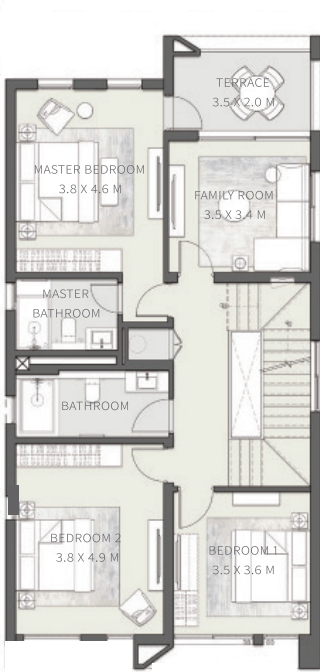
MAID'S ROOM WITH BATHROOM 1

DISCLAIMER

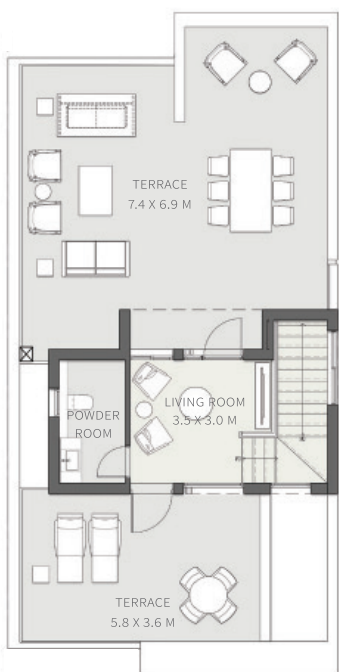
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GROUND FLOOR LEVEL



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

DISCLAIMER

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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

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VILLA 04-TYPE A
3 BEDROOMS





VILLA 04 - TYPE A
3 BEDROOMS

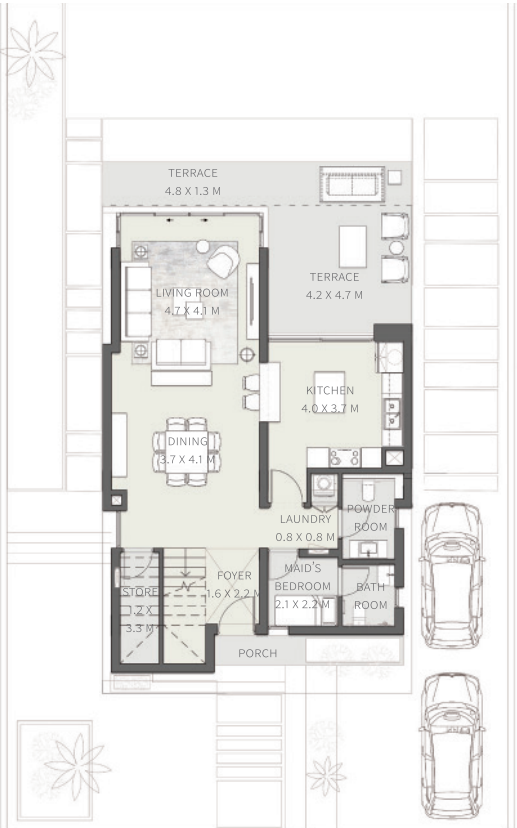
GROUND FLOOR AREA	97 SQM
FIRST FLOOR AREA:	100 SQM
PENTHOUSE AREA:	24.5 SQM
COVERED TERRACE AREA	33 SQM
UNCOVERED TERRACE AREA	32 SQM
PORCH AREA	1.5 SQM

TOTAL GROSS AREA:	288 SQM
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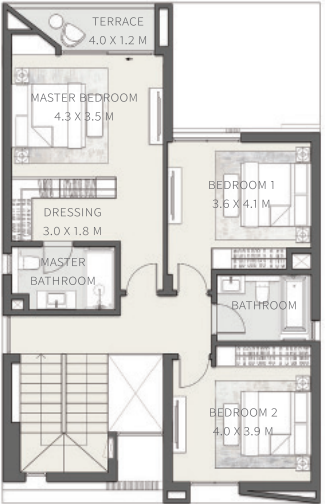
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

DISCLAIMER

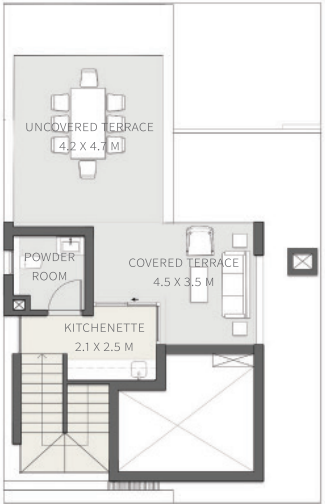
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE FLOOR LEVEL

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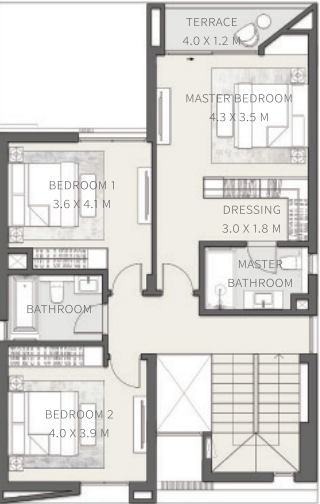
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

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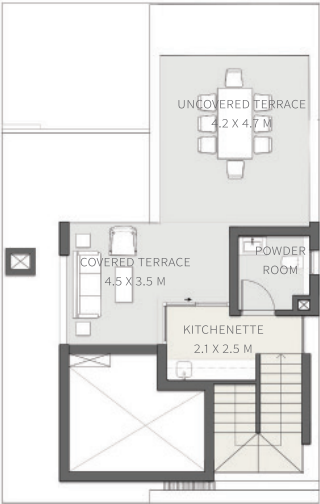
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE FLOOR LEVEL

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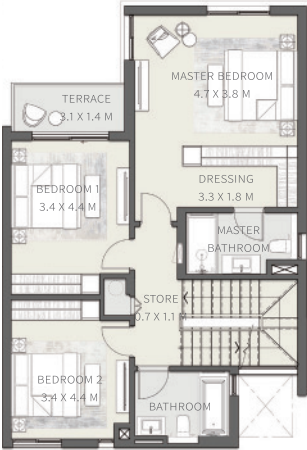
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 SPACES
MAID'S ROOM WITH BATHROOM	1

DISCLAIMER

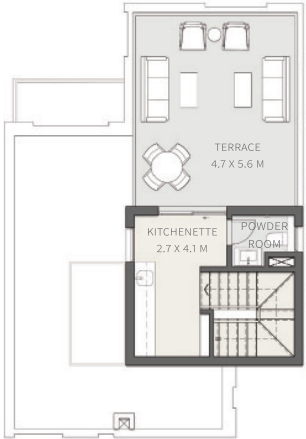
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GROUND FLOOR LEVEL



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
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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
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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

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 :

- Not Included – Provisions only

14. APPLIANCES & PANTRY (IF ANY):

- Not Included – Provisions only

15. EXTERNAL SHUTTERS:

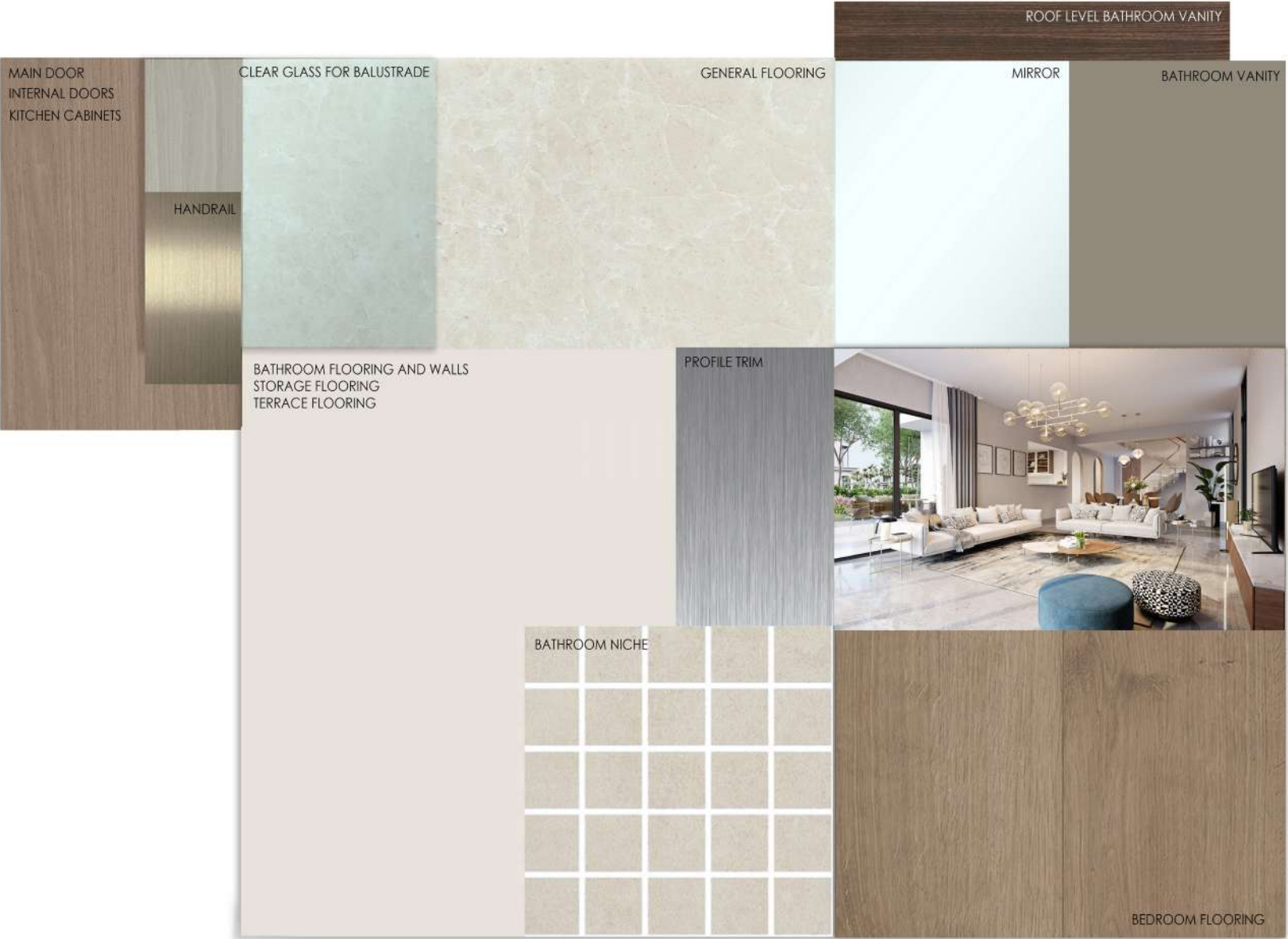
- Not included

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



EMAAR
MISR