



GRAND
RESIDENCES

CAIRO
gate

A LIFESTYLE AS

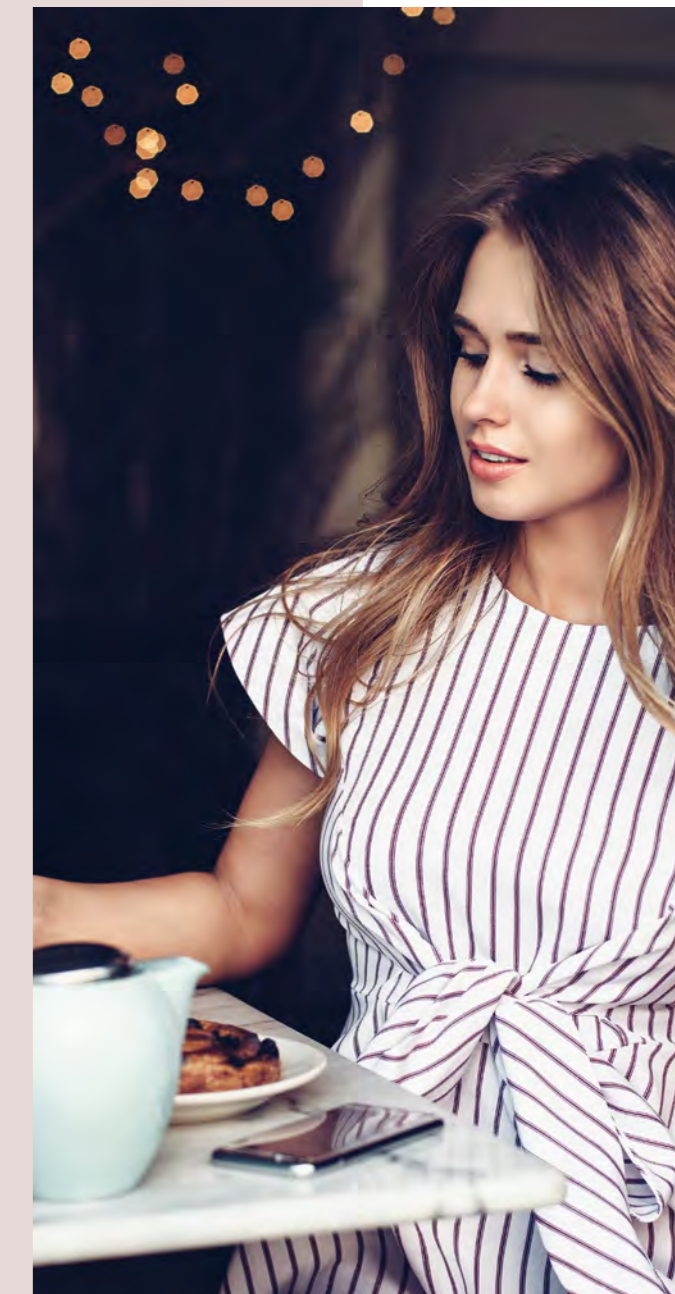
Unique

AS YOUR SIGNATURE

BOUTIQUE LIFESTYLE *living*

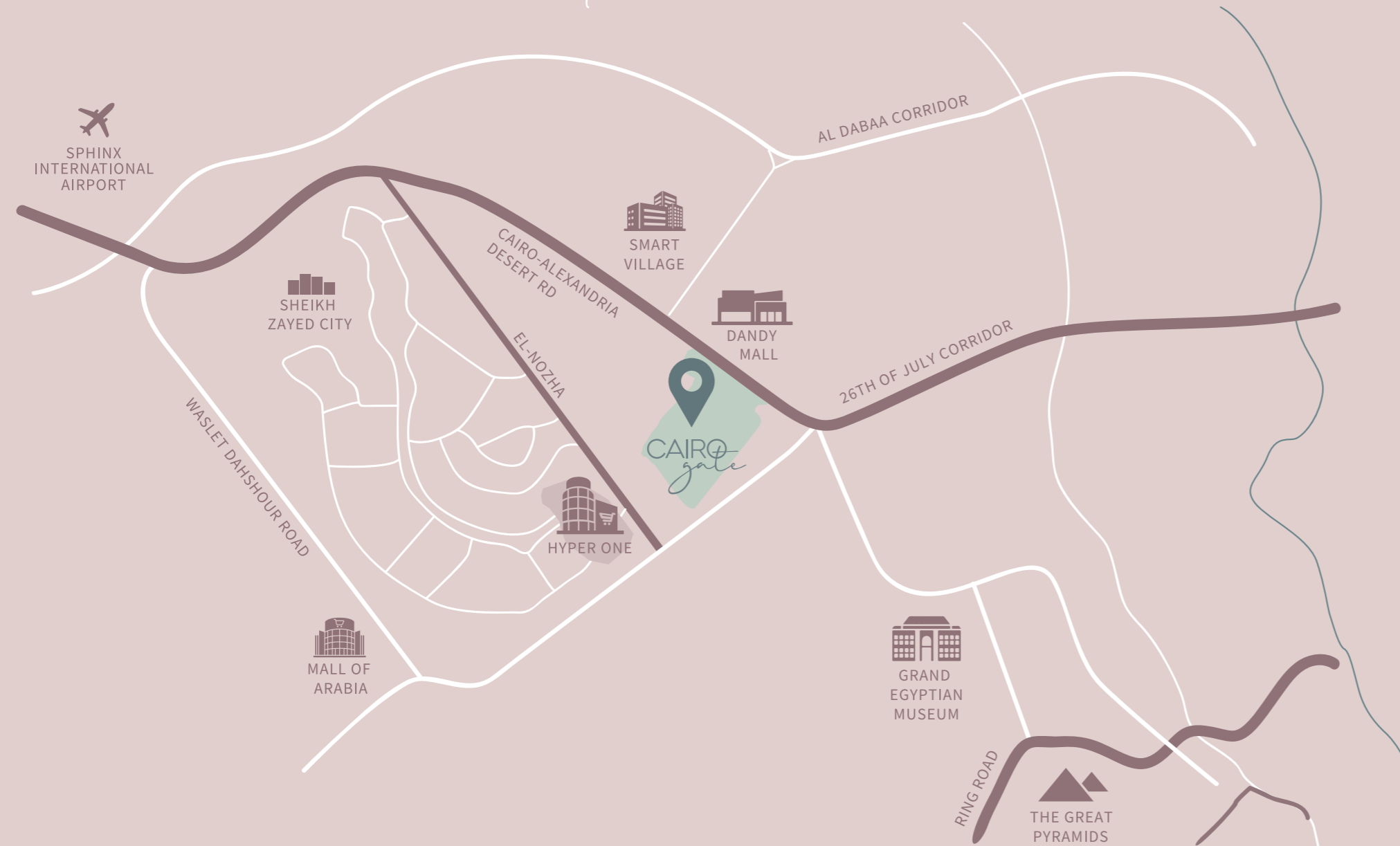


Cairo Gate is crafted to offer the perfect mix between boutique and elegant living surrounded by breathtaking scenery at the most exclusive location in Sheikh Zayed city. As you walk through the walkways of Cairo Gate, you will discover countless top notch services, world class retail, hospitality and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






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**

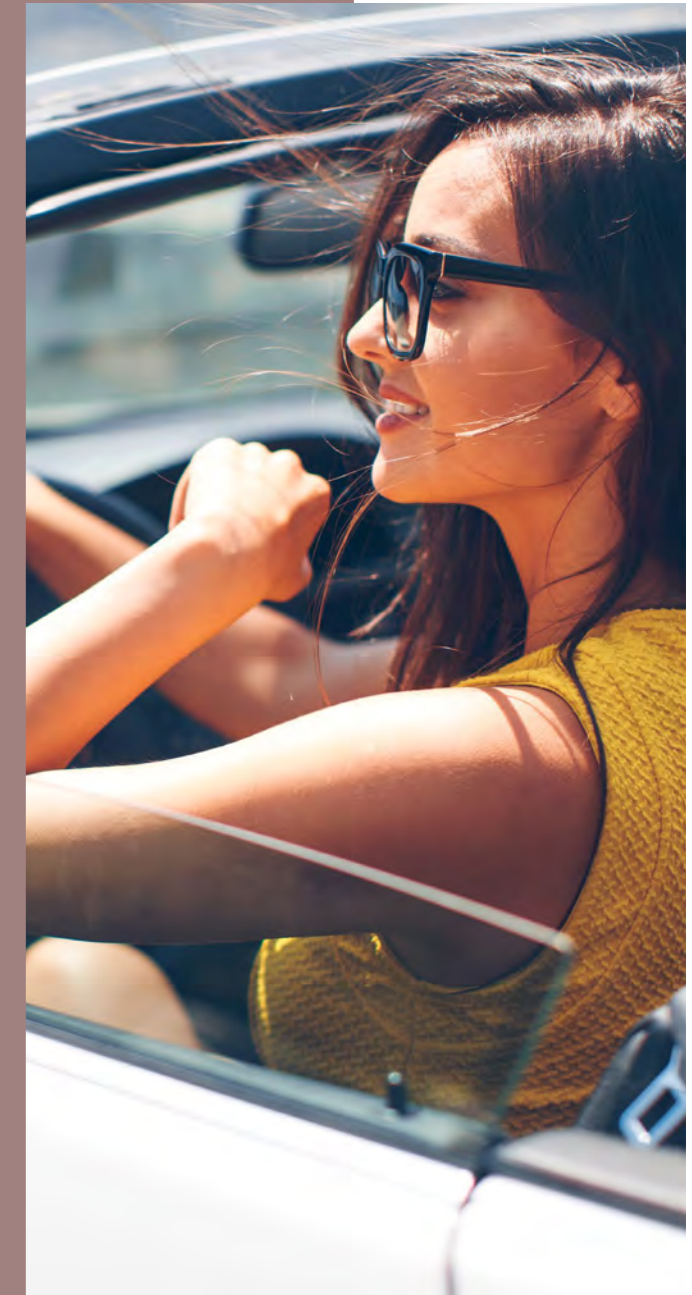
 **10 mins Hyperone Market**

 **15 mins Mall of Arabia**

 **20 mins Sphinx Airport**

 **20 mins Grand Egyptian Museum**

 **25 mins Giza Pyramids**





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

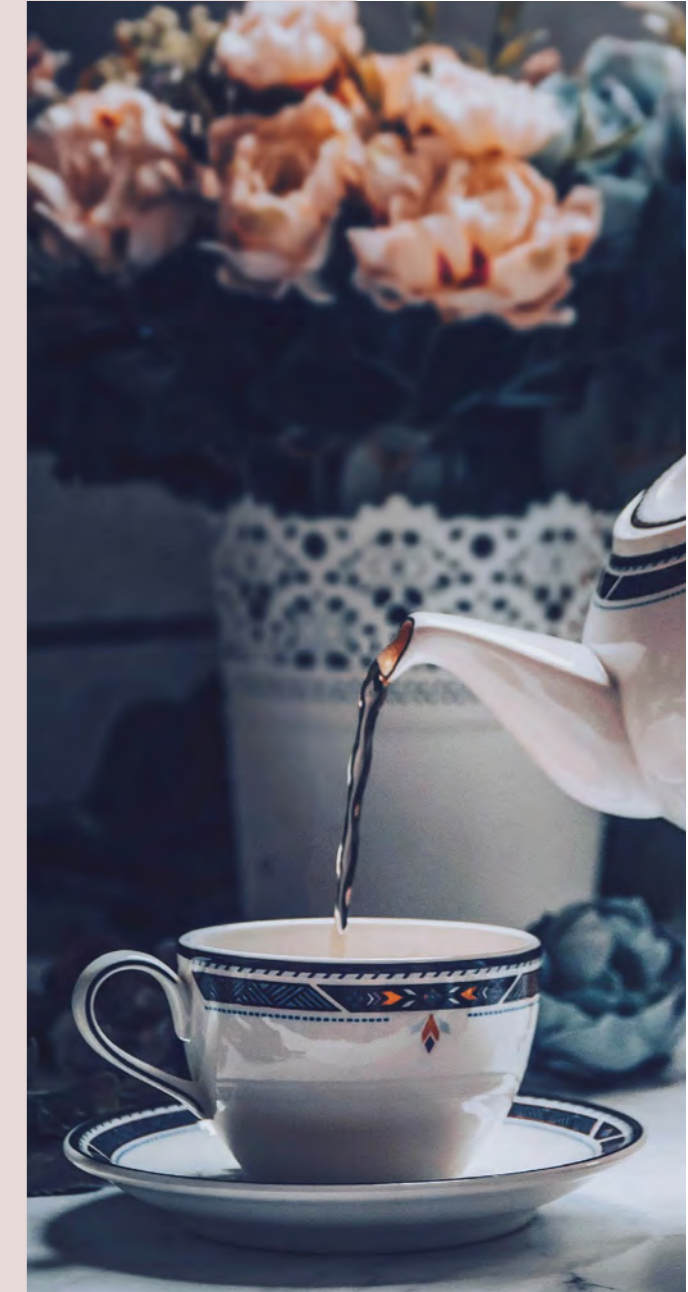




RAYS, CAIRO GATE'S EXCLUSIVE SOCIAL *club*



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

WE'LL CHEAT IT UP
TATA
TOPPINGS
CRUNCH
CLINIC

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.



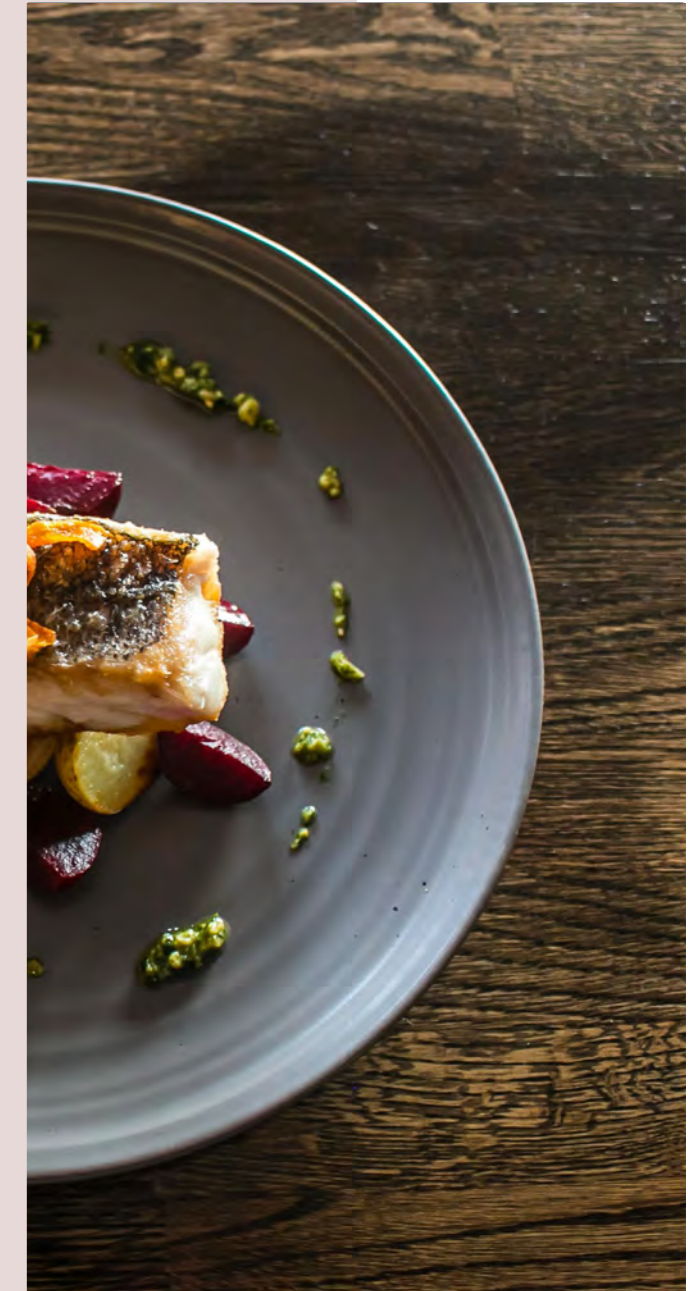
EMAAR CAFE



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.





RESTAURANT

BRASSERIE

BURGER
FAST FOOD

Bakery House

GIORDANIAN

GIORDANIAN



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 |

GRAND
RESIDENCES

AN EVERGREEN

Skyline

CAIRO
gate



GRAND LIFESTYLE *living*

Sky high chic & comfort.

The grandeur of elegance. Grand Residences is designed for absolute comfort. A promise of hassle-free parking and absolute fun with your loved ones at the pool, complemented with a selection of premium services. Enjoy watching blue skies as they line over Cairo Gate landscape, giving you a whole new perspective on a view that you deserve.



GRAND RESIDENCES SITE PLAN





BUILDING A





BUILDING A 2 BEDROOM APARTMENT

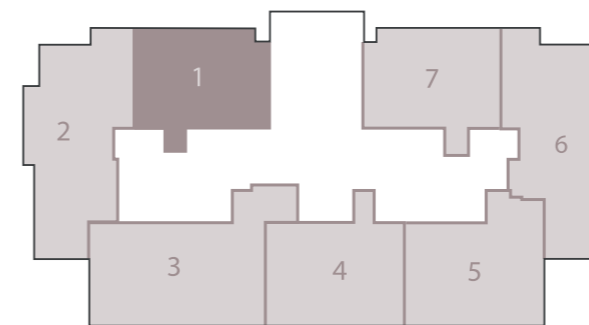
GROSS AREA WITHOUT TERRACES 112.38 SQM

TOTAL TERRACES AREA 7.52 SQM

TOTAL GROSS AREA: 119.9 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.



THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

BUILDING A 2 BEDROOM APARTMENT

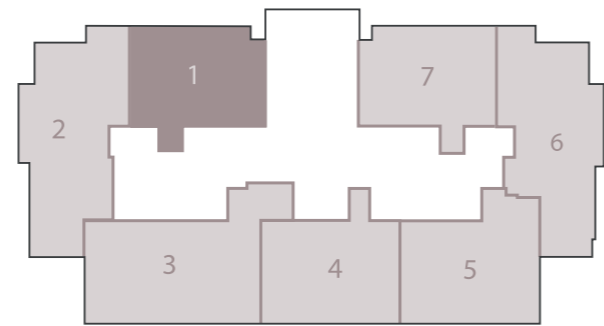


THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5

GROSS AREA WITHOUT TERRACES	110.35 SQM
TOTAL TERRACES AREA	7.55 SQM

TOTAL GROSS AREA: 117.9 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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.

BUILDING A 3 BEDROOM APARTMENT

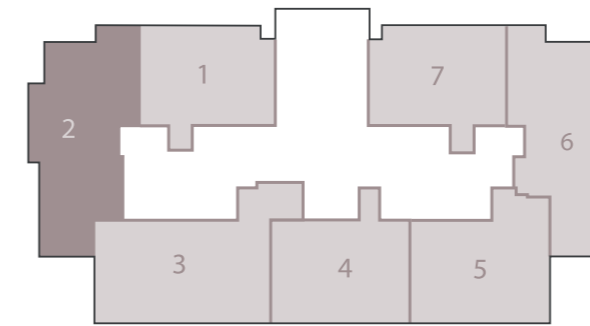


THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

GROSS AREA WITHOUT TERRACES	149.37 SQM
TOTAL TERRACES AREA	7.63 SQM

TOTAL GROSS AREA: 157 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	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.

BUILDING A 3 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

GROSS AREA WITHOUT TERRACES 155.12 SQM

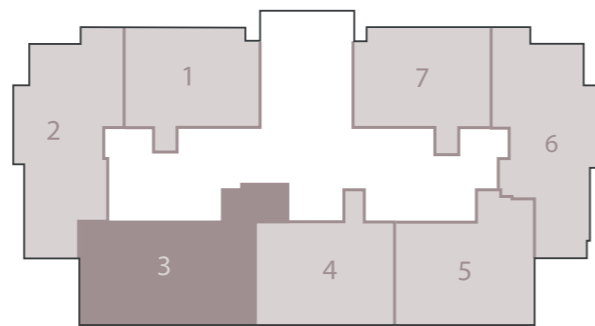
TOTAL TERRACES AREA 9.48 SQM

TOTAL GROSS AREA: 164.6 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 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.

BUILDING A 2 BEDROOM APARTMENT

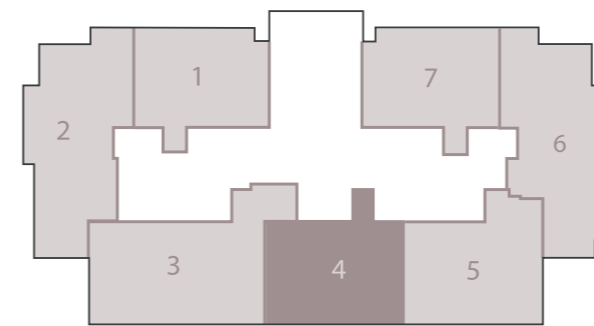
GROSS AREA WITHOUT TERRACES 114.70 SQM

TOTAL TERRACES AREA 7.9 SQM

TOTAL GROSS AREA: 122.6 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

BUILDING A 2 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

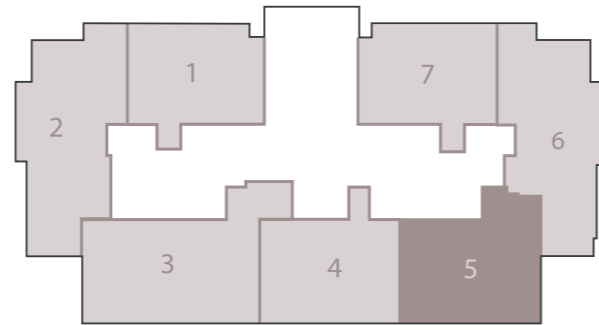
GROSS AREA WITHOUT TERRACES 115.58 SQM

TOTAL TERRACES AREA 5.62 SQM

TOTAL GROSS AREA: 121.2 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.

BUILDING A 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 146.26 SQM

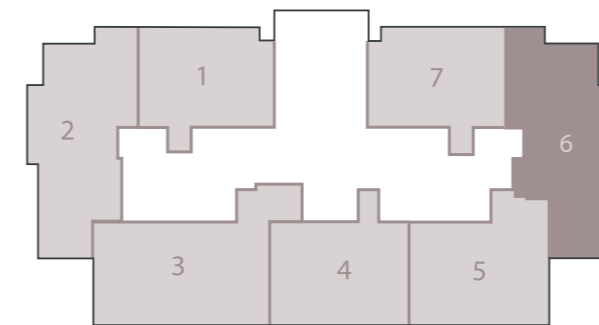
TOTAL TERRACES AREA 7.54 SQM

TOTAL GROSS AREA: 153.8 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 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.



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

BUILDING A 2 BEDROOM APARTMENT

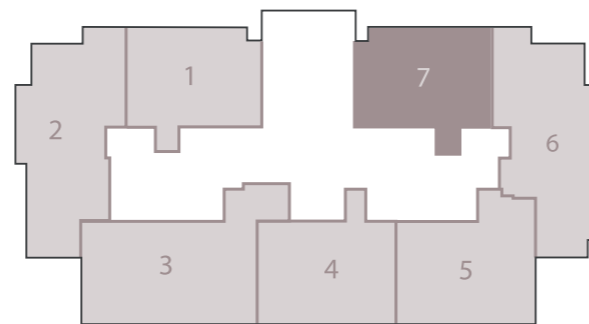


THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

GROSS AREA WITHOUT TERRACES	111.96 SQM
TOTAL TERRACES AREA	7.54 SQM

TOTAL GROSS AREA: 119.5 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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.

BUILDING A 2 BEDROOM APARTMENT

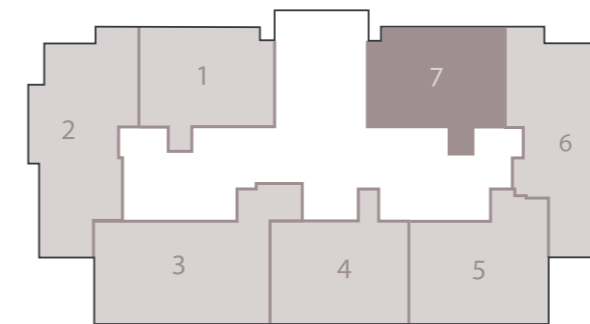


THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5

GROSS AREA WITHOUT TERRACES	110.26 SQM
TOTAL TERRACES AREA	7.54 SQM

TOTAL GROSS AREA: 117.8 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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.

BUILDING A 1 BEDROOM APARTMENT

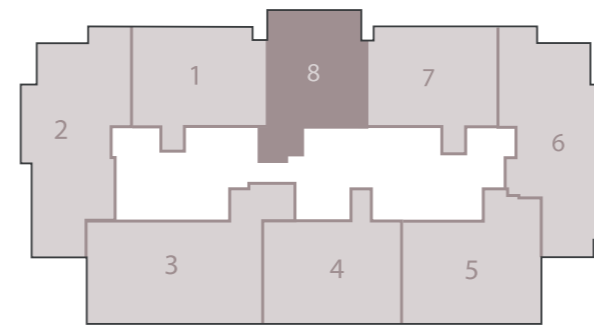


THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5

GROSS AREA WITHOUT TERRACES	80.9 SQM
TOTAL TERRACES AREA	4.6 SQM

TOTAL GROSS AREA: 85.5 SQM

NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	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.

BUILDING B





BUILDING B 2 BEDROOM APARTMENT

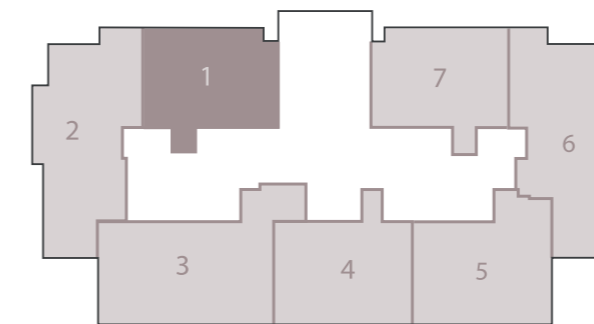
GROSS AREA WITHOUT TERRACES 108.71 SQM

TOTAL TERRACES AREA 8.04 SQM

TOTAL GROSS AREA: 116.74 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.



THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

BUILDING B 2 BEDROOM APARTMENT



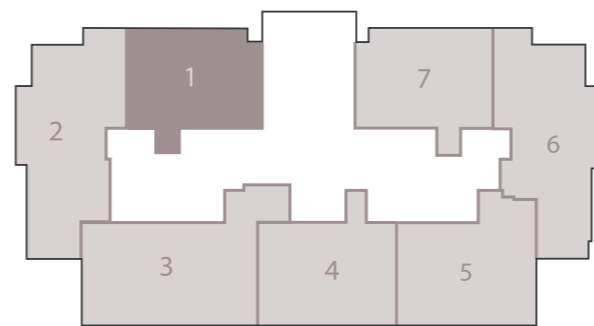
THIS UNIT IS AVAILABLE ON LEVELS 4 TO 5

GROSS AREA WITHOUT TERRACES	108.04 SQM
TOTAL TERRACES AREA	7.68 SQM

TOTAL GROSS AREA: 115.72 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.

BUILDING B 2 BEDROOM APARTMENT



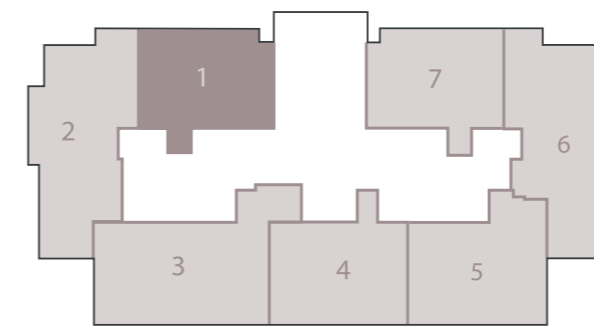
THIS UNIT IS AVAILABLE ON LEVELS 1 TO 3

GROSS AREA WITHOUT TERRACES	108.04 SQM
TOTAL TERRACES AREA	7.68 SQM

TOTAL GROSS AREA: 115.72 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND 2,3, AND 5.

BUILDING B 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 150.48 SQM

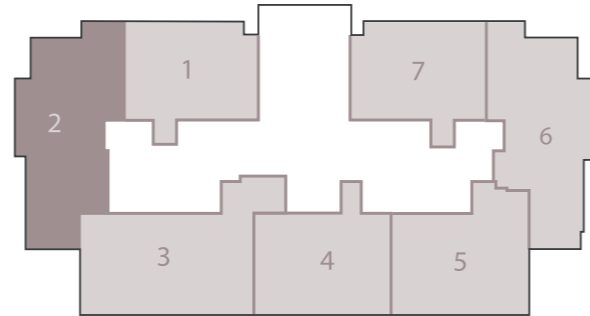
TOTAL TERRACES AREA 7.55SQM

TOTAL GROSS AREA: 158.03 SQM

NUMBER OF BEDROOMS 3

NUMBER OF BATHROOMS 2

POWDER ROOMS 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.

BUILDING B 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 151.06 SQM

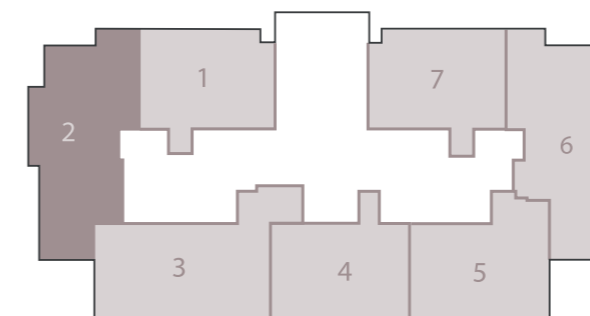
TOTAL TERRACES AREA 9.67 SQM

TOTAL GROSS AREA: 160.73 SQM

NUMBER OF BEDROOMS 3

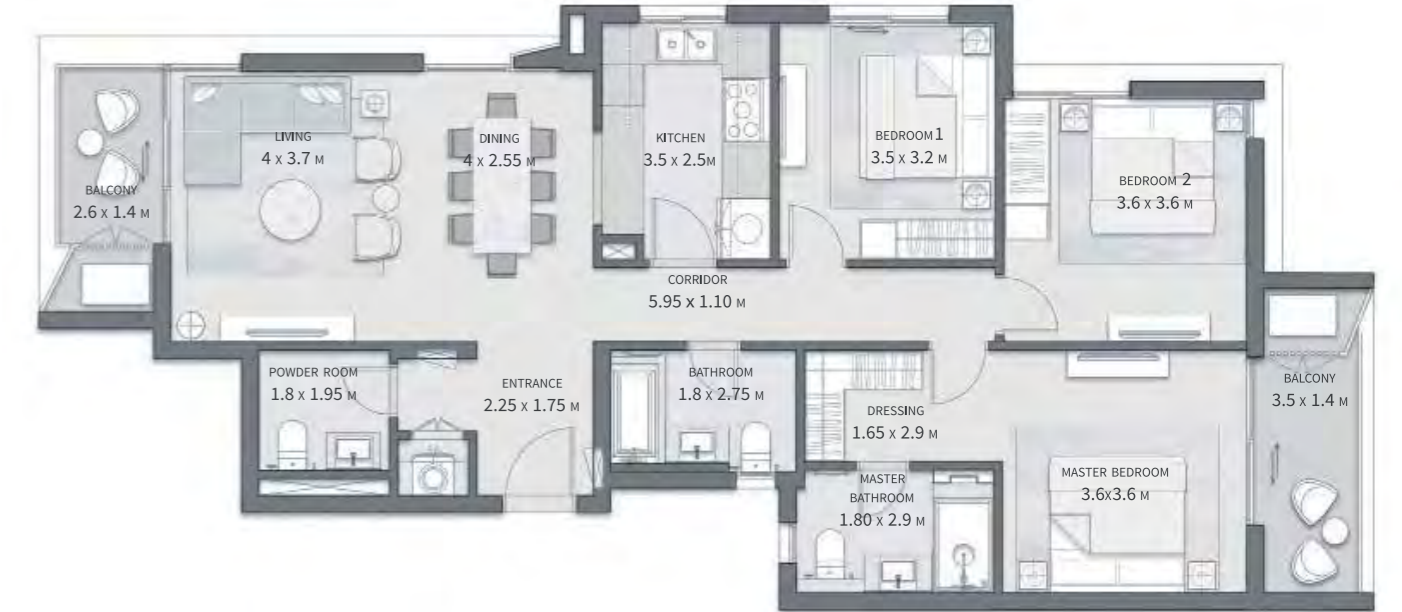
NUMBER OF BATHROOMS 2

POWDER ROOMS 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.



THIS UNIT IS AVAILABLE ON LEVELS 1 AND 4

BUILDING B 3 BEDROOM APARTMENT

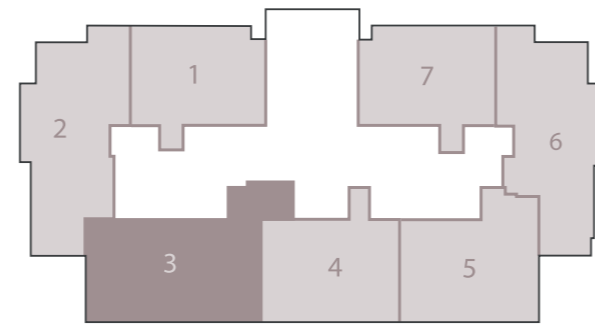


THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND , 3, AND 4

GROSS AREA WITHOUT TERRACES	156.77SQM
TOTAL TERRACES AREA	7.96 SQM

TOTAL GROSS AREA: 164.73 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	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.

BUILDING B 3 BEDROOM APARTMENT

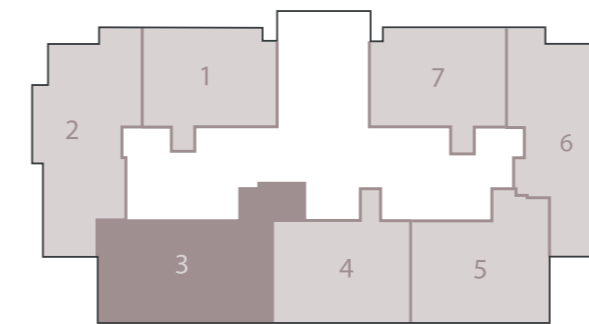


THIS UNIT IS AVAILABLE ON LEVELS 1,2, AND 5

GROSS AREA WITHOUT TERRACES	156.62 SQM
TOTAL TERRACES AREA	9.22 SQM

TOTAL GROSS AREA: 165.84 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	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.

BUILDING B 2 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND, 3, AND 4

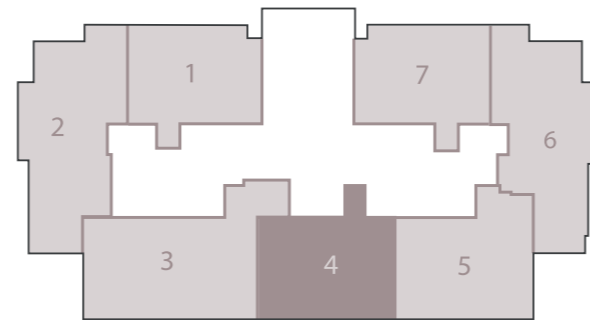
GROSS AREA WITHOUT TERRACES 113.48 SQM

TOTAL TERRACES AREA 7.85 SQM

TOTAL GROSS AREA: 121.33 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.

BUILDING B 2 BEDROOM APARTMENT

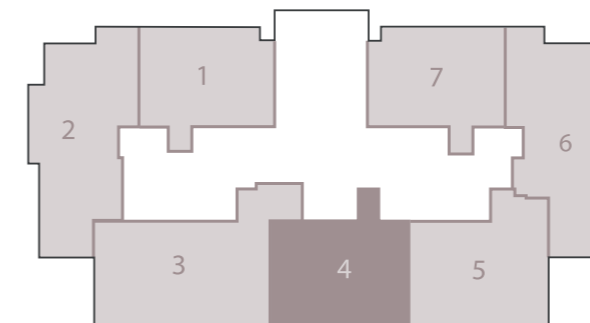
GROSS AREA WITHOUT TERRACES 113.46 SQM

TOTAL TERRACES AREA 8.24 SQM

TOTAL GROSS AREA: 121.70 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.



THIS UNIT IS AVAILABLE ON LEVELS 1, 2, AND 5

BUILDING B 2 BEDROOM APARTMENT



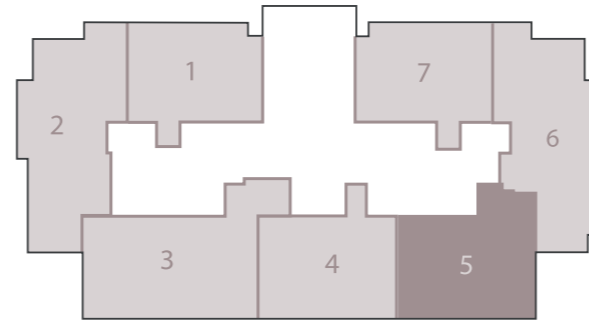
THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND, 2 AND 3

GROSS AREA WITHOUT TERRACES	115.83 SQM
TOTAL TERRACES AREA	5.33 SQM

TOTAL GROSS AREA: 121.16 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.

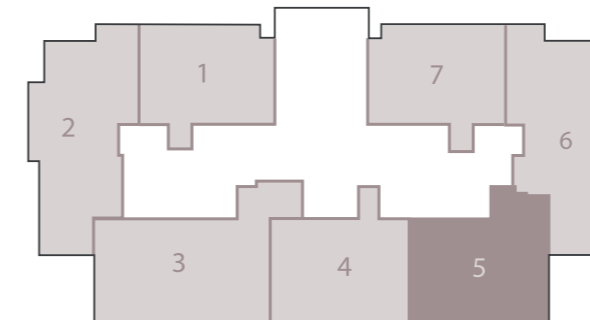
BUILDING B 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	116.31 SQM
TOTAL TERRACES AREA	5.19 SQM

TOTAL GROSS AREA: 121.50 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.



THIS UNIT IS AVAILABLE ON LEVELS 1, 4, AND 5.



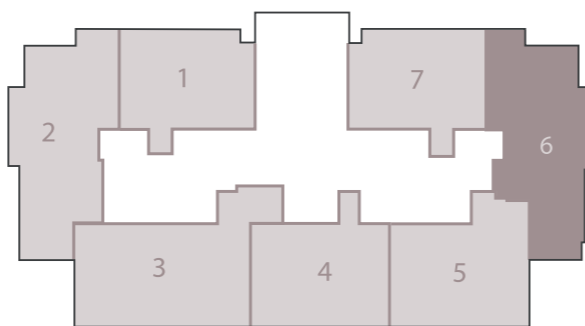
THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND 2, 3, AND 4

BUILDING B 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	147.10 SQM
TOTAL TERRACES AREA	8.86 SQM

TOTAL GROSS AREA: 155.96 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	1



DISCLAIMER

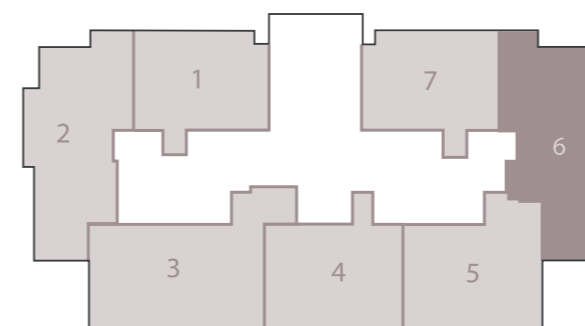
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas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

BUILDING B 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	147.10 SQM
TOTAL TERRACES AREA	7.86 SQM

TOTAL GROSS AREA: 154.92 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	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.



THIS UNIT IS AVAILABLE ON LEVELS 1 AND 5

BUILDING B 2 BEDROOM APARTMENT



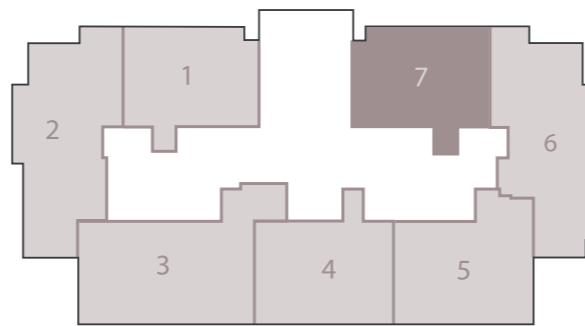
THIS UNIT IS AVAILABLE ON UPPER GROUND LEVEL

GROSS AREA WITHOUT TERRACES	109.65 SQM
TOTAL TERRACES AREA	8.15 SQM

TOTAL GROSS AREA: 117.80 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.

BUILDING B 2 BEDROOM APARTMENT



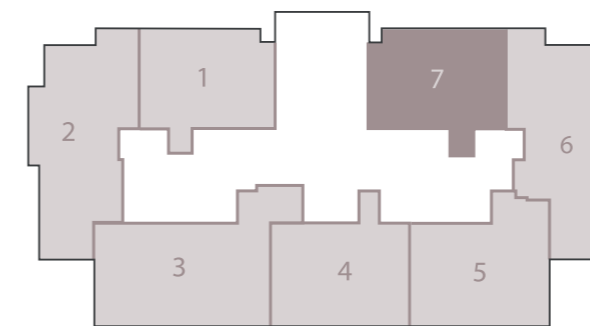
THIS UNIT IS AVAILABLE ON LEVELS 2,3, AND 4.

GROSS AREA WITHOUT TERRACES	108.51 SQM
TOTAL TERRACES AREA	8.14 SQM

TOTAL GROSS AREA: 116.65 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.

BUILDING B 2 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS 1 AND 5

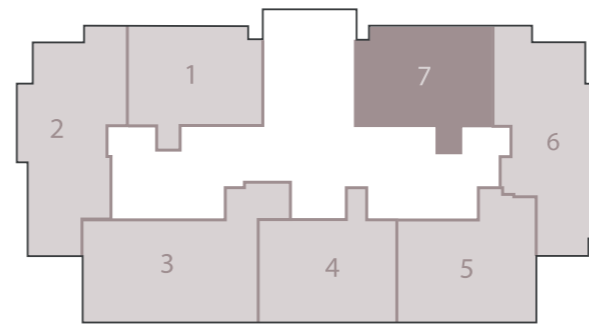
GROSS AREA WITHOUT TERRACES 108.47 SQM

TOTAL TERRACES AREA 7.58 SQM

TOTAL GROSS AREA: 116.05 SQM

NUMBER OF BEDROOMS 2

NUMBER OF BATHROOMS 2



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.

BUILDING B 1 BEDROOM APARTMENT

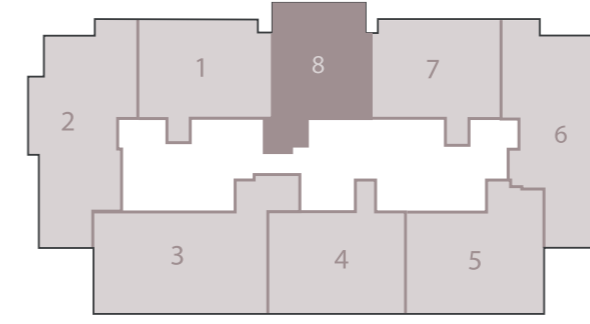
GROSS AREA WITHOUT TERRACES 81.60 SQM

TOTAL TERRACES AREA 4.20 SQM

TOTAL GROSS AREA: 85.80 SQM

NUMBER OF BEDROOMS 1

NUMBER OF BATHROOMS 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.



THIS UNIT IS AVAILABLE ON LEVELS 1 AND 2

BUILDING B 1 BEDROOM APARTMENT



THIS UNIT IS AVAILABLE ON LEVELS 3 TO 5

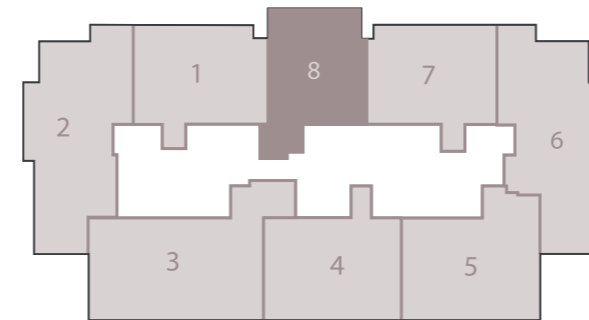
GROSS AREA WITHOUT TERRACES 81.96 SQM

TOTAL TERRACES AREA 4.04 SQM

TOTAL GROSS AREA: 86.00 SQM

NUMBER OF BEDROOMS 1

NUMBER OF BATHROOMS 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.



Apartment - Living Room



Apartment - Bedroom

GRAND RESIDENCES *apartments*

SPECIFICATION & FACILITIES

1. LIVING, DINING & INTERNAL CORRIDORS:

- Floors Engineered wood workings
- Walls Paint (white)
- Ceiling Paint (white)

2. KITCHEN:

- Floors Engineered wood workings (Open Kitchen), Local Ceramic (Closed Kitchen)
- Walls Paint (white)
- Ceiling Paint (white)

3. BEDROOMS:

- Floors HDF Flooring
- Walls Paint (Off-white)
- Ceiling Paint (white)

4. ALL BATHROOMS:

- Floors Local Ceramic tiles
- Walls Local Ceramic with Paint
- Ceiling Paint (white)

5. SANITARY WARE:

- High quality local sanitary fixtures and chrome mixers

6. KITCHEN CABINETS:

- Not Included

7. UTILITY ROOMS & BATHROOMS (IF ANY):

- Floors Local Ceramic tiles
- Walls Paint (White)/Full height local Ceramic tiles in case of bathrooms
- Ceiling Paint (White)

8. ALUMINIUM & GLAZING:

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing

9. DOORS

- Entrance Stained woodwork (Color according to scheme)
- Internal doors White matt paint lacquered doors

10. AIR CONDITIONING UNITS:

- Not Included

11. WATER HEATER :

- Not Included – Provisions only

12. APPLIANCES & PANTRY (IF ANY):

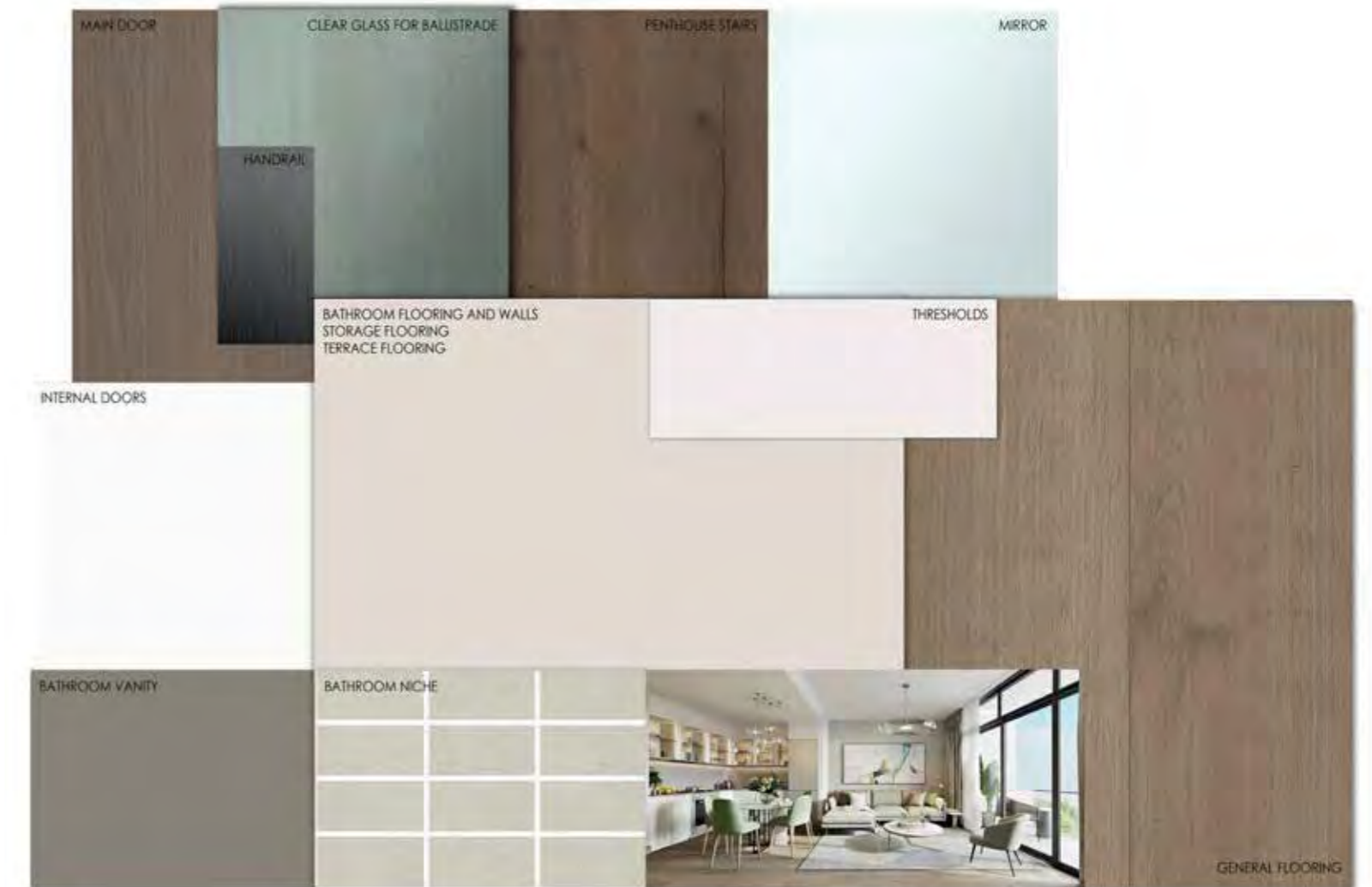
- Not Included – Provisions only

13. EXTERNAL SHUTTERS :

- 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 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

