

**GOLDEN GATE**

# ABOUT ROCC

**Founded to push the conventional boundaries of real estate development, ROCC is a commercial-led mixed-use developer with a commitment to unlock maximized value,**

as well as growth opportunities to forever transform the face of integrated excellence across Egypt. With an eye on bespoke design and a visionary approach that puts communities' development at the heart of its operations, ROCC focuses on sale and build to rent schemes, crafting aesthetic lifestyle destinations that not only re-imagine the way people work, shop and entertain, but also enhance the local environment through key principles of sustainability and joyful walkability.



# GOLDEN GATE

PROLONGED EXPERIENCES  
STRETCHING ACROSS  
SOUTH 90<sup>TH</sup> ST.





# ABOUT THE PROJECT

## INTRODUCING GOLDEN GATE AN OUTDOOR EXPERIENCE EMBRACING WORLDS WITHIN

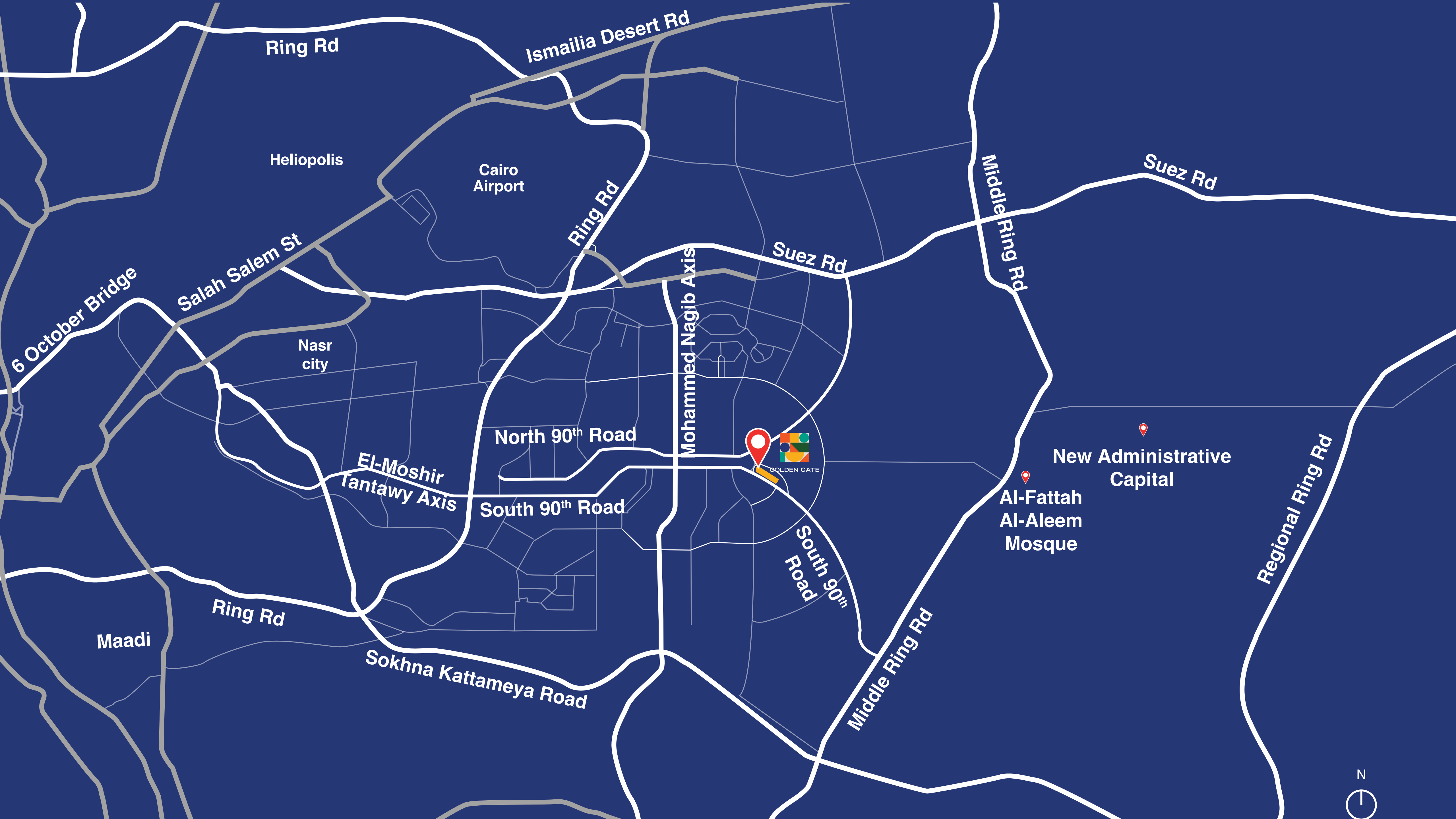
Rolling out on an impressive 160,109 Sqm of land, Golden Gate is an iconic landmark of outdoor discovery, as well as a multi-layered experience, melding top-grade office spaces, retail luxuries and memorable dining options with high-end entertainment in the heart of South 90<sup>th</sup> St.

Expertly masterplanned by ROCC Offices and Commercial Centers, Golden Gate re-imagines accelerated productivity and social interaction from an innovative perspective to re-define integration, as well as modern-day convenience under one joyful roof. The development is artfully envisaged to boast five seamlessly interconnected districts where each neighborhood offers a dramatically different version of the project, thanks to a breakthrough vision, comprised of mixed-use buildings, stand alone offices and retail, in addition to a luxury shopping zone at its heart, as well as a soulful retail experience packed with eye candy of all sorts.

# LOCATION & CATCHMENT AREA

## GOLDEN GATE, AN UNPARALLELED ADDRESS TO THRIVE IN THE HEART OF NEW CAIRO'S GOLDEN SQUARE

Boasting the longest facade, overlooking South 90<sup>th</sup> St., Golden Gate is smartly interconnected to four main access roads while enjoying a strategic location on the main road leading in and out of the 5<sup>th</sup> Settlement. The development directly faces the AUC from the opposite side and is ideally situated 800 meters away from the nearest monorail station, connecting Greater Cairo's East and West with cutting-edge trains every 90 seconds. Golden Gate proudly sets itself a central business hub and a thriving retail haven, easily accessible by more than 20 residential compounds that lie within a 5 km radius.



Ring Rd

Ismailia Desert Rd

Heliopolis

Cairo Airport

Ring Rd

Suez Rd

Middle Ring Rd

Suez Rd

6 October Bridge

Salah Salem St

Nasr city

North 90<sup>th</sup> Road

Mohammed Nagib Axis



El-Moshir Tantawy Axis

South 90<sup>th</sup> Road

South Road

New Administrative Capital

Al-Fattah Al-Aleem Mosque

Regional Ring Rd

Maadi

Ring Rd

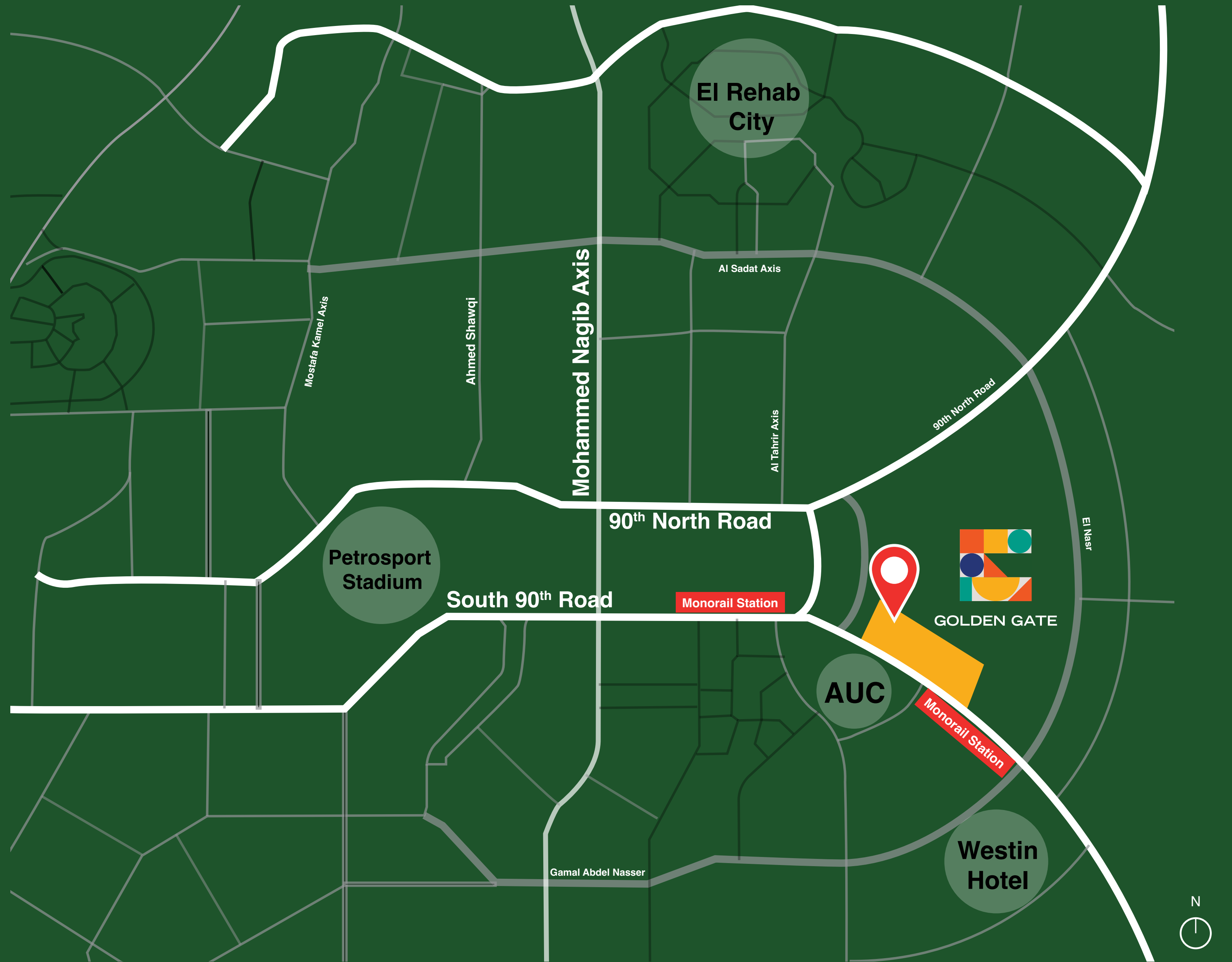
Sokhna Kattameya Road

Middle Ring Rd



# LAND LOCATION MAP

Planned with the community's ultimate convenience in mind, Golden Gate sets a new benchmark in seamless accessibility, thanks to an unrivaled location overlooking South 90<sup>th</sup> St., powered by an abundant variety of signature experiences within reach, wherever you are in Cairo.





# MASTER PLAN

## AN UNPARALLELED ADDRESS TO THRIVE SOUTH 90<sup>TH</sup> ST. NEW SOULFUL DOWNTOWN

Designed to be one of the biggest, yet human scale, mixed use projects in New Cairo. A tailored experience for shopping, working, and playing, erected in one of the most prominent locations, the Golden Square. Golden Gate represents a unique transit-oriented development, as it creates a pedestrian, mixed use community, with close proximity to two monorail stations.

Experience the interwoven qualities between work and retail, through a walkable, sociable downtown street, that will become the heart of the city with its' strong sense of pride and history, deeply rooted but forward thinking, evoking a true sense of belonging.

An upscale transition from every day's rapid movement into a convenient humane pace, showcasing the sustainable and environmental qualities of an open-air commercial habitat. Created within the distinctive passageways joining the inner courts, diffused between the built envelopes, which enclose open-air pockets, devoted to being social nodes, inhibited by multitude of pop-up kiosks, adapting to seasonal trending demands.





OPEN

# SOULFUL WALKABILITY JOYFUL ENTERTAINMENT

**A pedestrian-friendly experience of non-stop discovery**

Endless discovery at Golden Gate is as easy as walking a few avenues through smooth pedestrian walkways, lush manicured gardens and spirited streets where life naturally abounds in every direction. All you need to do is move and expect the unexpected.



**ENJOY A BRISK WALK  
UNDER CAIRO'S WARM  
SUN AND ALLOW THE  
COOL BREEZE TO  
INSPIRE CHERISHED  
FAMILY MOMENTS,  
PERFECTED  
BY OUTDOOR  
ENTERTAINMENT,  
365 DAYS A YEAR.**

Golden Gate captures a seamless walkability concept that not only puts its community's wellbeing at heart, but also encourages daily productivity and entertainment where endless delights unfold in every step. From world-class cafes, artisanal bistros and atmospheric restaurants to luxury boutiques, trend-setting brands and inspirational art within reach, Golden Gate is a waking outdoor discovery, on foot .

# NATURAL DISCOVERY COLORFUL INSPIRATION

## **A sustainable vision of year-round recreation & connectivity**

Planned with ultimate sustainability and interconnectivity in mind, every aspect of Golden Gate has been carefully designed in absolute harmony with the natural environment to promote a friendly pedestrian experience where everything you seek, easily finds you.





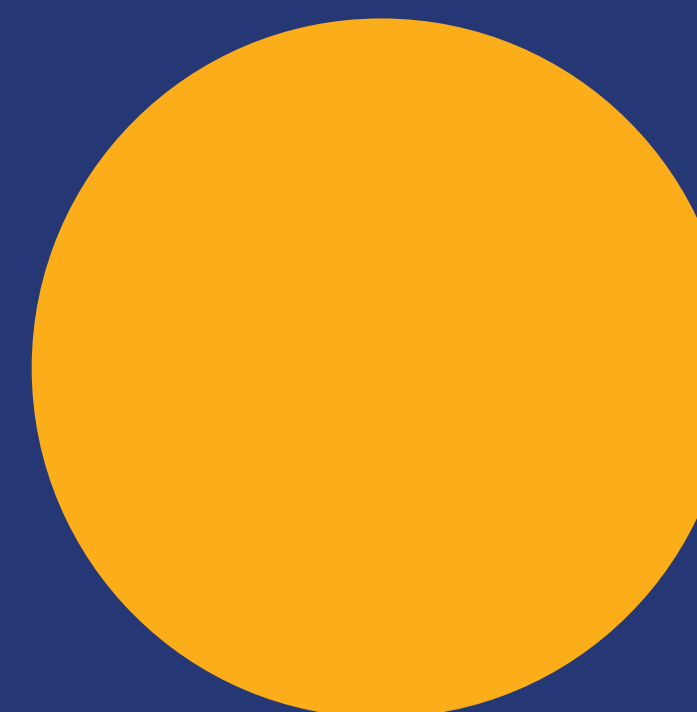


## A CARE-FREE WALKING EXPERIENCE THROUGH SMOOTH WALKWAYS

Golden Gate's thoughtful concept takes into consideration the site's orientation and unique design to invite the outdoors and natural daylight inside every building while accounting for wind circulation to create a cool wandering experience, perfected by maximized shade, anytime of the year. The project introduces a breathing work/life environment by utilizing the latest in sustainability principles, adhering to the highest global standards across its masterplan.

Golden Gate's sustainable principles takes into consideration the most efficient use of energy as to meet with the global environmental requirements. The site's orientation and unique design invites the outdoors and natural daylight inside every building while accounting for wind circulation to create a cool wandering experience, perfected by maximized shade, anytime of the year. Making the buildings more comfortable and less expensive to run.

**EVERYDAY IS BUSINESS  
HASSLE FREE**



# STAND-ALONE OFFICE SPACES INSPIRING BUSINESS GROWTH

Golden Gate offers an exclusive opportunity for business professionals and forward-thinking brains to exponentially grow and network in a collaborative work environment where retail luxuries redefine business unusual, every single day.







Mindfully located on two ends of the land, Golden Gate's 4 floor stand alone office buildings introduce a fresh outtake on business unusual, thanks to unique clusters that shape a contemporary business park where support retail delights reign on the ground floor. Boasting sleek facades with sweeping glass windows, all offices invite changing scenery and natural day light inside while benefiting from interactive and an open retail zone in their heart. Ideal for large corporations and rising businesses alike, Golden Gate's stand alone offices are synonymous with ultimate flexibility, thanks to a wide range of spaces to suit every industry type.

Take in changing vistas of natural surroundings, as you excel in collaborative office spaces, powered by the latest technology to stay ahead. Sip on a cup of freshly ground coffee with your colleagues or simply brainstorm epic ideas on where views are unlimited as your productivity.

The image shows a modern, multi-story office building with a glass and metal facade. The ground floor features retail spaces with signs for 'CAFE', 'FOOTWEAR', and 'LOGO'. The upper floors are office spaces with large windows. The building is set in an urban environment with cars and a cyclist on the street. A yellow text box is overlaid on the right side of the image.

# MIXED USE OFFICE SPACES INSPIRING DAILY RECREATION

**Golden Gate introduces a one-of-a-kind concept, bridging the gap between work/life balance in one integrated mixed-use office building.**

A contemporary business interpretation, bringing professionals closer to a world of signature experiences that empower them to grow beyond their potential - both professionally and personally.

**MORE SPACE  
TO STRESS  
LESS**



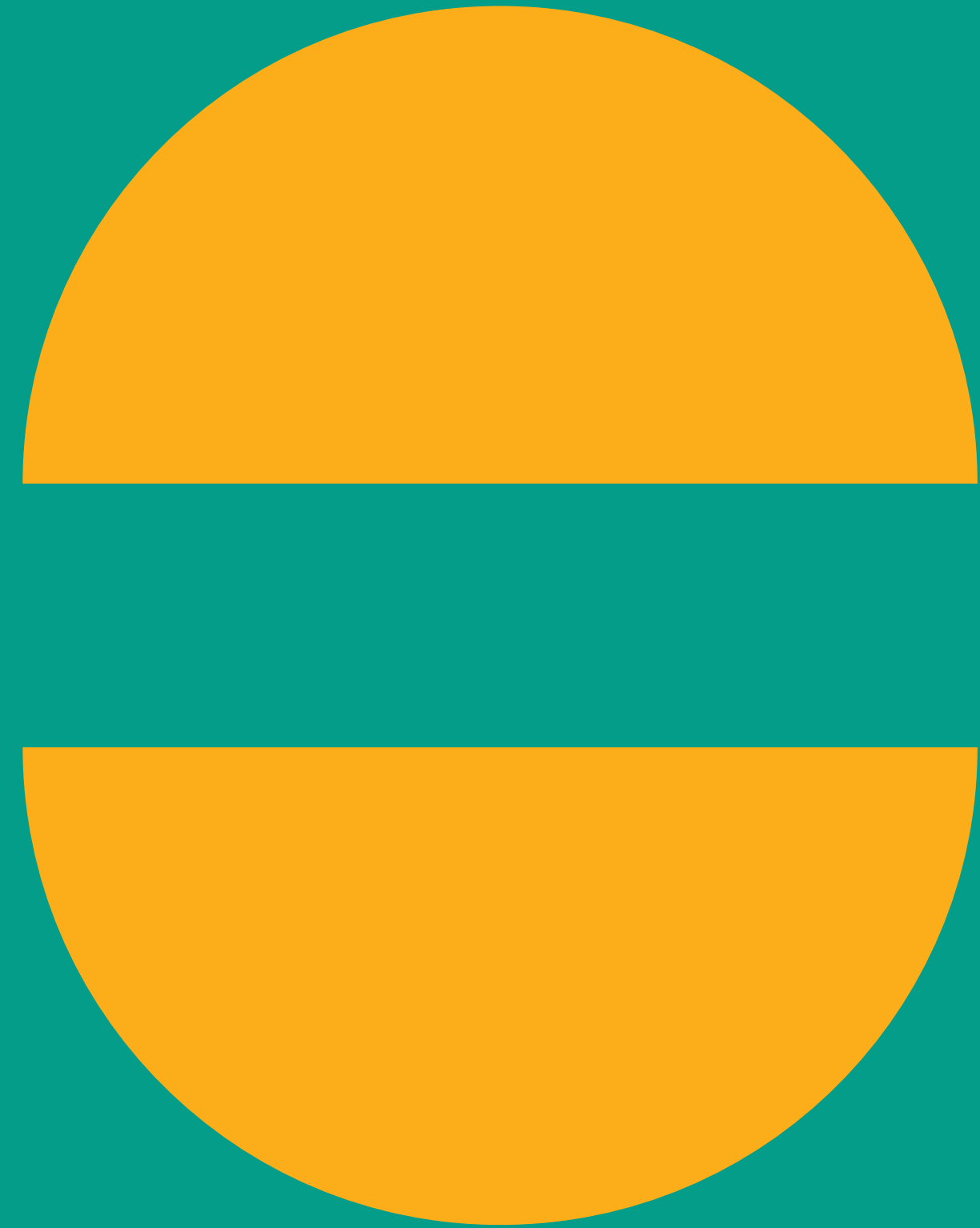




**At Golden Gate, we understand that convenience is a necessity not a luxury. That's why, the development boasts adequate parking bays that are easily accessible from every location, guaranteeing a worry free experience, on repeat.**

Golden Gate offers a seamless wanderer experience, centered around its community's peace of mind. Designed using the latest digital screens for ultimate visibility, the parking utilizes a streamlined management system to indicate available spots throughout the day. Luxury lovers will also be able to shop without worrying about anything but style, thanks to a luxury pick-up/drop-off zone.

Experience a car-free environment where your peace of mind comes first.



AN OUTDOOR RETAIL EXPERIENCE

A CENTERSTAGE FOR  
CHERISHED MOMENTS



BRAND

LOGO

LOGO

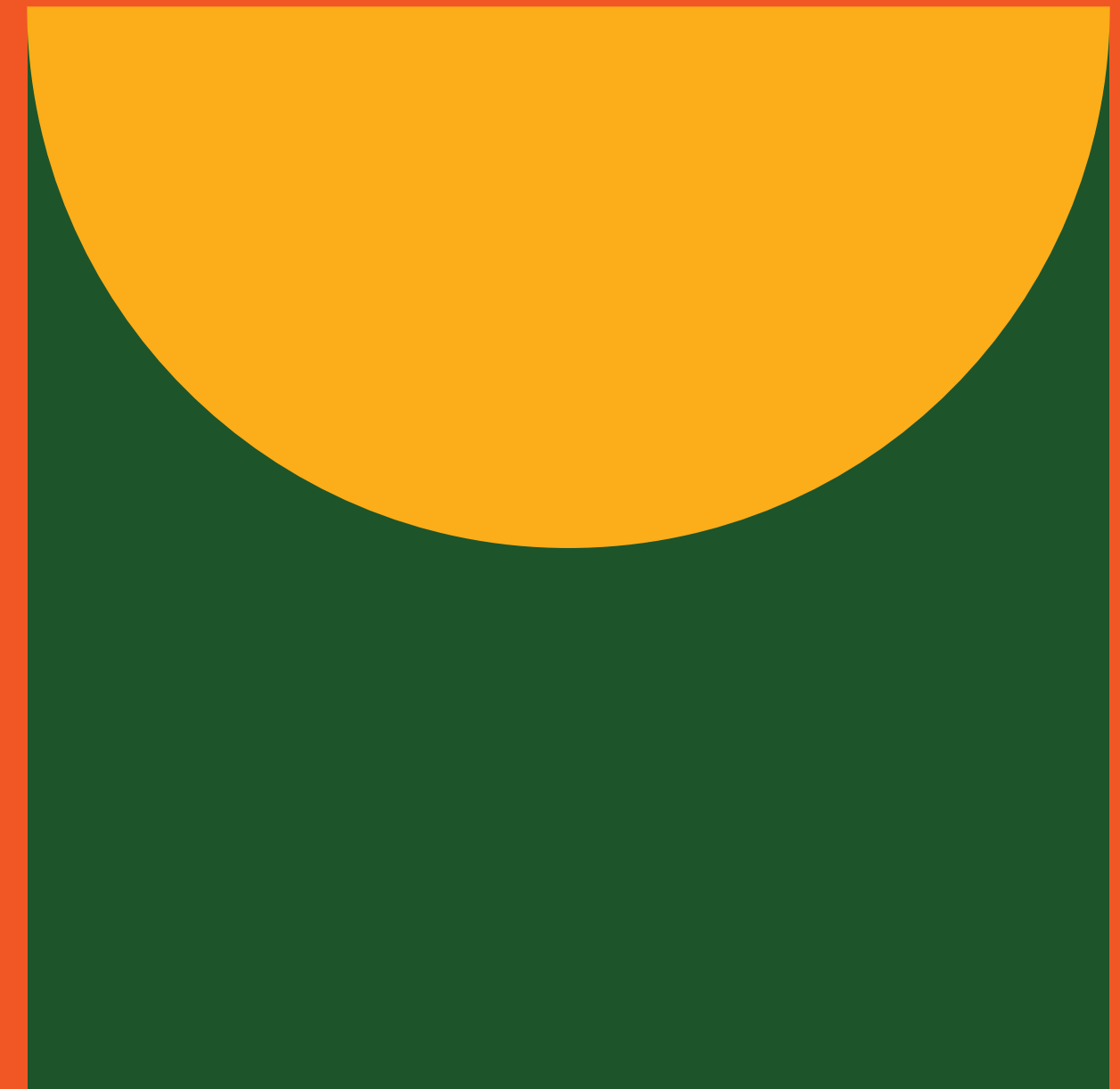
# Tasteful Indulgence Everyday

Golden Gate is a culinary adventure for the whole family, offering a selected host of world-class cafes, elegantly appointed bistros as well as top notch restaurants to satisfy every style and taste. The project is artfully envisaged to take quality standards to heights while allowing you to savor every moment where impeccable service comes alive





RETAIL STORES  
FOR JOYFUL  
CONVENIENCE





OPEN

Golden Gate is a family-centric destination, promising varied worlds of convenience and entertainment at your fingertips. From memorable movie nights and lively cultural performances to a cutting-edge hyper market catering to your daily necessities; everything you can possibly imagine, simply exists here.



Providing outdoor seating, powered by an abundant variety of food and beverages outlets, the retail units provide an on-going shopping and entertainment experience, made simple.

Rolling out on an impressive outdoor area reaching 65% of the land area, Golden Gate's retail units mimic the perfect idea of an exciting Pandora's box, thanks to two flexible arenas, dedicated to accommodate retail shops of all sorts and varying depths while bringing the community closer to a leading Super market and a variety of world-class entertainment concepts.

An architectural rendering of a modern shopping district. The main building is a large, multi-story structure with a facade of light-colored, rectangular panels, some of which are illuminated from within. The word "LOGO" is prominently displayed in large, dark letters on the upper part of the building. The ground floor features large glass windows and a glass entrance. In front of the building, there is a paved plaza with several palm trees, potted plants, and people walking. A white car is visible in the foreground on the left. In the background, other buildings and a clear sky with light clouds are visible.

## **Golden Gate's Luxury District World-class style, exclusively yours**

**Golden Gate's beating heart embraces a signature lifestyle experience for the selected few. A world-class shopping district, putting the beauty of style and imagination in your hands, thanks to a variety of International labels and luxury designer brands, so you no longer need to travel thousands of miles.**



# GOLDEN GATE LUXURY DISTRICT

Set to become the focal point of the development, Golden Gate's luxury district boasts a select variety of elegantly-appointed boutiques and luxury designer brands where style and sophistication come complete. An exclusive outdoor experience similar to Paris's Champs Elysees and London's Oxford Street, opening your eyes on the latest in world fashion in inspired settings, powered by a VIP vehicle drop off service, attentive concierge and a dedicated parking with direct access to the zone.



LOGO

Advertise Here!!

Deliver Your Message Across the Board

LOGO

LOGO

# TOP-CLASS AMENITIES

Golden Gate is expertly designed to surround you with a unique melange of top-class amenities to enrich your experience. Planned with ultimate convenience in mind, the destination boasts green buildings for ideal temperatures year round, powered by the latest in technology innovation to keep your business ahead of the curve. From a spacious parking, CCTV systems and a dedicated customer service center to ATMs, and electrical car services, Golden Gate covers everything you can possibly imagine under one seamless roof



# TOP-CLASS AMENITIES



**Green Buildings**



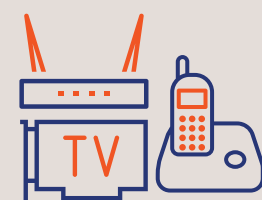
**CCTV System**



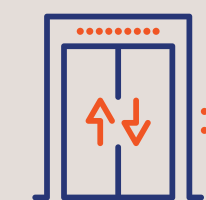
**Façade Cleaning System**



**Fire Alarm**



**Triple Play System**



**Hi Speed Elevators**



**Automatic Fire Fighting**



**Security System**



**District Cooling System**



**Public Address System**



**BMS & EMS**  
Building Management System  
Energy Management System



**Electrical Emergency & Backup System**



**Access Control**

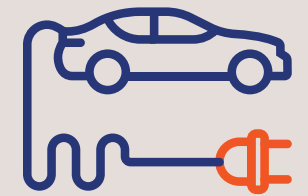


**Car Parking Management**



**Water Supply System**  
With dedicated water storage

# TOP-CLASS AMENITIES



Electrical Car  
Transportation



Customer  
Service Counter



Mobile Charging  
Stations



Monorail Station  
with Shuttle Bus



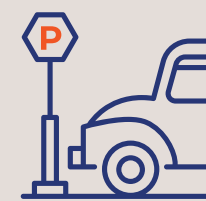
Lost and Found  
Service



ATM Centres



Hi Quality Rest  
Rooms



Valet Parking  
Service



Clinic



Fast Electrical  
Car Chargers



Mobile  
Application



Interactive Way  
Finding Service

# GOLDEN GATE PARTNERS

## LIST OF CONSULTANTS & CONTRACTORS

CONCEPT  
DESIGN

**WATG**

LANDSCAPE  
DESIGN

**swa**

PROJECT  
MANAGEMENT

**REDCON**  
MANAGEMENT

STRUCTURE  
CONSULTANT

**AACE**

ELECTROMECHANICAL  
CONSULTANT

**EMG**

MAIN  
CONTRACTOR



MINISTERIAL DECREE  
CONSULTANT

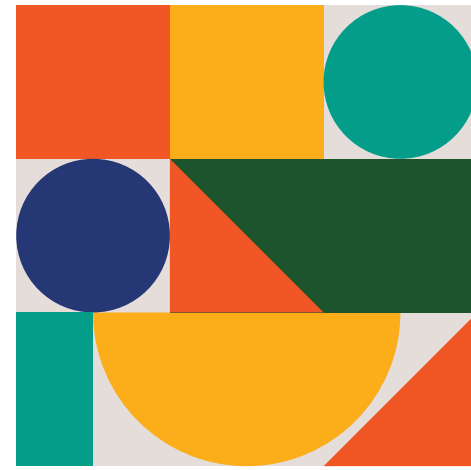
**PLATOON**

TRAFFIC  
CONSULTANT

**DR.Usama Okeil**

BUSINESS CONSULTANT  
& MARKET RESEARCHERS





# GOLDEN GATE

Developed by \_\_\_\_\_



**ROCC**  
REDCON FOR OFFICES &  
COMMERCIAL CENTERS

