



CATALAN.
NEW CAPITAL



ABOUT

Gates developments was founded in 2018 as a new branch of the mother company Gates Holding. Gates Holding was originally established in 1995 with board members who have more than 25 years of experience in the construction field in Egypt.

Along with Gates developments, Gates Holding also operates AL ESRAA for construction and steel martial trading, The United Arab Construction, Taqa factory and Arab Stone.

AL ESRAA is a company specialized in construction martial supply and steel exchange. Over the years, AL ESRAA used to support distributing cement, steel and construction supplies to huge factories that include Ezz Steel, Beshay Steel, El Garhy Steel, El Masryeen Steel, Qena factory, Helwan factory, Masr Beni-Suef factory, Wadi el Nile factory, El Qawmia factory. The company has also extended its branches covering most of Cairo's major areas like, Badr, New Heliopolis, El Shorouk City, The 5th settlement, Northern expansions, October city, El Sheikh Zayed, El Ahram Gardens and El Robeke Ismailia Road. One of the strategic goals for AL ESRAA company is to serve a larger number of the real estate developers, as the amount of trading in construction and cement supplies reached 290,000,000 million.

Established in 1995, The United Arab construction company has developed numerous residential and commercial projects. In the past 3 years, the company has developed 250,000 residential and 80,000 administrative & commercial units, as the sales reached 3,302,000,000 EGP. The united Arab construction projects are located in; Dokki, New Cairo, Mohandseen, Haram, October and Sheikh Zayed.

TAQA Factory for wires and electronic cables was formed in 2016. During a very short period, Taqa factory received the ISO certificate, the Credence of the Engineering Military Forces Counsel all over the Government, the Credence of the Urban Communities, and many others. The factory successfully lead many real estate developers to construct their vast commercial and residential Projects in Egypt's most prime districts, hence, the sales value of the factory reached 195,000,000 million EGP.

Arab Stone for marble, Granite and Natural Stones was established in 1974 to become the first company to introduce Egyptian stones to the world. Arab Stone accomplishments in the marble, granite and natural stones business is presented in its architectural and constructional projects. Over the years, Arab Stone projects included Semiramis Intercontinental Hotel, Marriott Hotel, Cairo International Airport Hall 3 & 1, City Starts Mall, Steigenberger Resort in Hurghada, Intercontinental Compound in Shram El-sheikh, San Stefano Mall in Alexandria, Hurghada International Airport, Sheraton Hotel in Luxor, Lahore International Airport in Pakistan, Marriott Hotel in Lebanon, Dubai's Palm Tree Project, King Abdullah Bin Al Seoud University in the KSA, Al Mohammedya Settlements in Morocco, Raffles Hotel and Fairmont Hotel in the Philippines, Manderine Grand trade market in Vietnam and Parkview Trade Center in South Africa and more.

WITH YEARS OF EXPERIENCE IN DEVELOPMENT, WE PLACE RELIANCE ON OUR OWN MATERIALS AND RESOURCES TO DELIVER ALL THAT WE PROMISE AND MORE.



PHILOSOPHY

Gates Developments is one of Egypt's most dynamic property development companies. Our philosophy is all about challenging perspectives. At Gates Developments, we simply believe in the power of the space we live in. We are convinced that design is primarily responsible for the behavior of the community. That's why we aspire to create daring shapes and designs. Inspired by nature, these new shapes will be bringing Gates Developments communities to life.



INSPIRATION

We pride ourselves for being one of the few developers in the market that fathom the impact of design on human behavior and how important it is to keep pushing forward.

That's why we were inspired by one of the most prominent Spanish architects, Antoni Gaudi, who kept challenging architecture with his cutting-edge and leading designs.



COMMUNITY

We are determined to support our communities with cutting edge innovation and creativity to build the basis for a new prosperous future. We believe that promoting sustainable development and saving energy through our state-of-the-art designs will satisfy our communities with a happier and more meaningful future.

At Gates developments, we believe that the diversity of individuals and culture are the foundation for a more thriving community.



LIVE SPANISH







INTRODUCING CATALAN

The whole story started when we got inspired by one of Spain's most celebrated architects, Antoni Gaudi. Known for his unique, unprecedented and dynamic architectural style, Gaudi was one of the main pillars of Catalan's Modernism. He had an ever-changing architecture style that was intricately influenced by nature.

Spanning across 40 acres in the New Capital, our challenge will be to build daring, luxurious, and green communities where our residents enjoy the true meaning of being home.







CATALAN MALL

-  INTERNATIONAL SPA AND BEAUTY SALONS
-  INTERNATIONAL BRANDS AND SHOPPING STORES
-  HYPER MARKET
-  WORLDWIDE RESTAURANTS AND CUISINES



CATALAN CLUB HOUSE

-  CERTIFIED GYM
-  RUNNING AND WALKING TRACKS
-  OLYMPIC SWIMMING POOLS
-  MOSQUE

CATALAN
LAYOUT

- LUXURY ELECTRONIC ENTRANCES
- SPECIAL VISITORS ENTRANCE
- BICYCLE AND WALKING LANES
- PARKING SPACE FOR EACH UNIT
- SPANISH DESIGNED LAKES
- SPANISH GREEN SPACES
- SOLAR SYSTEM ENERGY



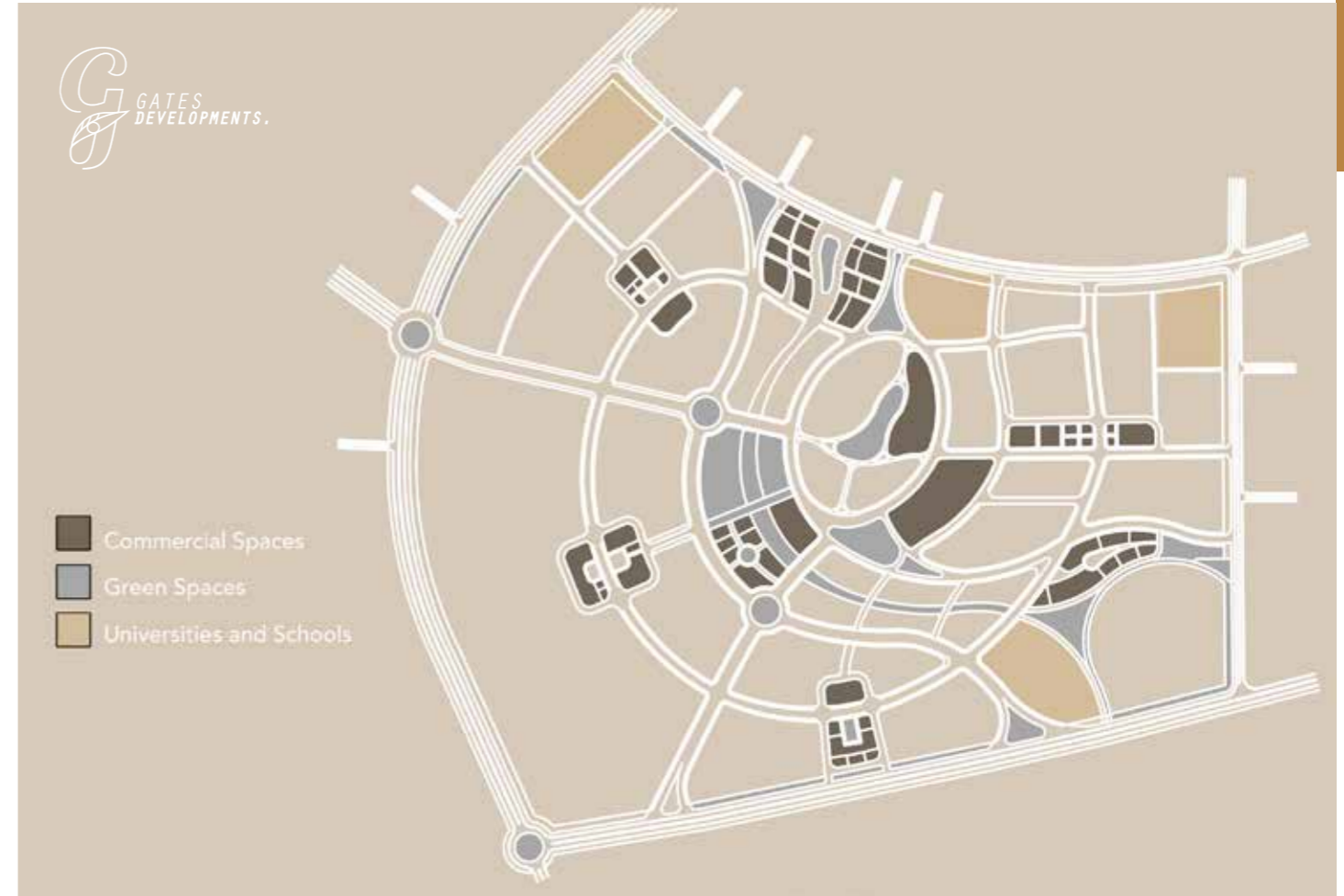
TYPE A



THE NEW CAPITAL



R7



TYPE B



TYPE Z





LIFESTYLE



DYNAMIC



EXCLUSIVE



EXPRESSIVE



LOCATION

Catalan is located in the heart of the New Capital in the midst of the city's most luxurious compounds and primary attractions. It's not only close to one of the New Capital's main roads, Mohamed Bin Zayed, but also also 1.5 kilo's away from the airport road. Thus, guaranteeing easy accessibility and connection to all its residents.



NEARBY ATTRACTIONS!

- The British University of Egypt
- The Diplomatic district
- The Green River
- The Governmental Complex
- Governmental palace
- El Massa
- The Opera
- Expo City
- Mega Mall
- The Central Commercial Zone

VILLAS







RESIDENTIAL INTERIOR

A blend of glamor, creativity and geometric designs all come together to create an urban interior.



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UNITS PLANS

UNITS PLANS



GROUND FLOOR TOTAL AREA: 115 M2		
Reception: 4.20 x 5.17 m2	Bathroom 2.20 x 2.78 m2	
Kitchen: 3.31 x 2.78 m2	Bathroom 2.24 x 2.78 m2	
Room 4.20 x 3.93 m2	Dressing Room: 2.70 x 2.78 m2	
Room 4.20 x 4 m2	Terrace: 1.63 x 1.31 m2	

UNITS PLANS



GROUND FLOOR TOTAL AREA: 120 M2		
Reception: 4.20 x 5.17 m2	Bathroom 2.20 x 2.78 m2	
Kitchen: 3.31 x 2.78 m2	Bathroom 2.24 x 2.78 m2	
Room 4.20 x 3.93 m2	Dressing Room: 2.70 x 2.78 m2	
Room 4.20 x 4 m2	Terrace: 1.30 x 4 m2	

UNITS PLANS



GROUND FLOOR TOTAL AREA: 149 M2		
Reception: 6.93 x 5.42 m2	Bathroom 2.20 x 3.48 m2	
Kitchen: 3.51 x 4.4 m2	Bathroom 2.73 x 2.56 m2	
Room 5.36 x 3.48 m2	Dressing Room: 3.56 x 2.73 m2	
Room 5.36 x 3.48 m2	Terrace: 1.25 x 7.58 m2	

UNITS PLANS



GROUND FLOOR TOTAL AREA: 160 M2		
Reception: 9.5 x 4 m2	Room 4 :3 x 4.20 m2	Dressing Room: 2.70 x 2.78 m2
Kitchen: 3.31 x 2.20 m2	Bathroom 1.38 x 2.31 m2	Terrace: 1.40 x 3.95 m2
Room 3.95 x 4.20 m2	Bathroom 2.20 x 2.78 m2	
Room 3.95 x 4.20 m2	Bathroom 2.24 x 2.78 m2	

UNITS PLANS



GROUND FLOOR TOTAL AREA: 165 M2		
Reception: 7.74 x 4 m2	Room 4.20 x 4 m2	Dressing Room: 2.70 x 2.78 m2
Kitchen: 2.20 x 3.31 m2	Bathroom 2.31 x 1.38 m2	Terrace: 1.25 x 4 m2
Room 4.20 x 3.95 m2	Bathroom 2.20 x 2.78 m2	Terrace: 1.31 x 1.63 m2
Room 3.85 x 4.20 m2	Bathroom 2.24 x 2.78 m2	

UNITS PLANS



TYPICAL FLOOR TOTAL AREA: 175 M2		
Reception: 4 x 9.00 m2	Room 4.20 x 4 m2	Dressing Room: 2.70 x 2.78 m2
Kitchen: 3.31 x 2.20 m2	Bathroom 2.30 x 1.38 m2	Terrace: 1.2 x 4 m2
Room 4.55 x 4.20 m2	Bathroom 2.78 x 2.20 m2	Terrace: 1.63 x 1.31 m2
Room 4.20 x 3.95 m2	Bathroom 2.78 x 2.24 m2	Terrace: 1.25 x 3.00 m2

UNITS PLANS



TYPICAL FLOOR TOTAL AREA: 185 M2		
Reception: 4 x 9.00 m ²	Room 4.20 x 4 m ²	Dressing Room: 2.70 x 2.78 m ²
Kitchen: 3.31x 2.20 m ²	Bathroom 2.30 x 1.38 m ²	Terrace: 1.2 x 4 m ²
Room 4.55 x 4.20 m ²	Bathroom 2.78 x 2.20 m ²	Terrace: 8.20 x 1.50 m ²
Room 4.20 x 3.95 m ²	Bathroom 2.78 x 2.24 m ²	Terrace: 1.25 x 3.00 m ²

UNITS PLANS



GROUND FLOOR TOTAL AREA: 195 M2		
Reception: 8.44 x 3.80 m ²	Room 4.17 x 3.41m ²	Bathroom 2.73 x 2.58 m ²
Kitchen: 3.51 x 3.8 m ²	Room 5.36 x 3.48 m ²	Dressing Room: 3.56 x 2.73 m ²
Room 4.20 x 3.40 m ²	Bathroom 2.1 x 1.38 m ²	Terrace: 1.25 x 7.58 m ²
Room 4.20 x 3.40 m ²	Bathroom 3.8 x 2.20 m ²	Terrace: 1.50 x 3.80 m ²

UNITS PLANS



GROUND & TYPICAL FLOOR TOTAL AREA: 200 M2		
Reception: 8.89 x 3.80 m2	Room 3.41 x 4.17 m2	Bathroom 2.50 x 2.73 m2
Kitchen: 3.51 x 3.48 m2	Room 5.36 x 3.48m2	Dressing Room: 3.56 x 2.73 m2
Room 4.20 x 3.40 m2	Bathroom 1.38 x 2.18 m2	Terrace: 1.50 x 3.80 m2
Room 3.40 x 4.20 m2	Bathroom 2.20 x 3.48 m2	Terrace: 1.25 x 7.58 m2

UNITS PLANS



DUPLEX (GROUND) TOTAL AREA: 335 M2		
Reception: 82.38 m2	Bathroom 2.78 x 1.46 m2	
Kitchen: 4.82 x 2.49 m2		
Nany Room: 2.15 x 3.50 m2		
Nany Bathroom: 1.30 x 2.15 m2		

UNITS PLANS



DUPLEX (TYPICAL)
TOTAL AREA: 335 M²

Room 3.95 x 4 m2	Bathroom 2.78 x 1: 1.46 m2	Dressing Room: 2.78 x 2.70 m2
Room 4.20 x 4.55 m2	Bathroom 2.78 x 2: 2.24 m2	
Room 4.20 x 3.95 m2	Bathroom 2.78 x 3: 2.70 m2	
Room 4 x 4.20 m2	Living Room: 3.70 x 5.19 m2	

UNITS PLANS



PENTHOUSE (TYPE A) AREA: 250 M2		
Reception: 7.44 x 6.29 m2	Bathroom 2.67 x 1.80 m2	Dinning Room: 3.40 x 2.50 m2
Master Bedroom: 6.27x6.17 m2	Bathroom 3.48 x 1.92 m2	Terrace 3.80 x 1.30 m2
Kitchen: 3.67 x 4.05 m2	Bathroom 1.80 x 1.38 m2	Terrace 5.05 x 1.20 m2
Room 4.00 x 3.51 m2	Living Room: 3.06 x 1.50 m2	Private Stair 3.37 x 1.96 m2
Room 4.19 x 3.40 m2	Dressing Room: 3.60 x 1.98 m2	



PENTHOUSE (TYPE A) ROOF AREA: 150 M2		
Reception 7.56 x 3.80 m2	Toilet 3.06 x 2.18 m2	
Kitchen 1.81 x 1.18 m2		
Private Stair 3.37 x 1.96 m2		
Utility 2.14 x 1.60 m2		

UNITS PLANS



PENTHOUSE (TYPE B) AREA: 231 M2		
Reception: 7.00 x 4.00 m2	Bathroom 2.78 x 1.20 m2	Terrace 3.75 x 1.00 m2
Master Bedroom: 7.40 x 4.69 m2	Bathroom 1.90 x 1.40 m2	Terrace 4.75 x 1.0 m2
Kitchen: 3.28 x 3.09 m2	Bathroom 2.66 x 1.80 m2	Private Stair 2.50 x 2.00 m2
Room 4.20 x 3.92 m2	Dinning Room: 2.80 x 2.30 m2	
Room 4.67 x 3.32 m2	Terrace 2.78 x 1.43 m2	



PENTHOUSE (TYPE B) ROOF AREA: 139 M2		
Reception 6.10 x 5.14 m2	Small Kitchen 3.00 x 2.85 m2	
Kitchen 1.50 x 1.00 m2	Sitting Area 4.41 x 2.85 m2	
Private Stair 2.50 x 2.00 m2		
Bathroom 2.18 x 2.00 m2		

UNITS PLANS



PENTHOUSE (TYPE B+) AREA: 218 M2		
Reception: 7.00 x 4.00 m2	Bathroom 1.90 x 1.40 m2	Terrace 2.14 x 1.18 m2
Master Bedroom: 7.40 x 4.69 m2	Bathroom 2.66 x 1.80 m2	Private Stair 2.50 x 2.00 m2
Kitchen: 3.28 x 3.09 m2	Dinning Room: 2.80 x 2.30 m2	
Room 4.00 x 3.51 m2	Terrace 3.75 x 1.00 m2	
Room 4.19 x 3.40 m2	Terrace 2.15 x 1.00 m2	



PENTHOUSE (TYPE B+) ROOF AREA: 131 M2		
Reception 7.56 x 3.80 m2	Toilet 3.06 x 2.18 m2	
Kitchen 1.81 x 1.18 m2		
Private Stair 3.37 x 1.96 m2		
Utility 2.14 x 1.60 m2		

UNITS PLANS



DUPLEX (GROUND) TOTAL AREA: 382M2		
Reception 70.15	Terrace 2.55 x 3.00	
Kitchen 3.67 x 4.05		
Nany Room 3.93 x 2.80		
Nany Bathroom 1.90 x 1.80		
Bathroom 180 x 2.83		



DUPLEX (TYPICAL) TOTAL AREA: 382M2		
Living Room 5.70 x 6.76	Room 4.05 x 4.42	Terrace 4.05 x 3.15
Room 3.40 x 5.52	Bathroom 1.80 x 2.83	Terrace 1.10 x 4.70
Room 4.32 x 4.40	Bathroom 1.80 x 2.83	
Room 4.05 x 4.95	Terrace 2.70 x 3.00	

