

# THE GATE

TOWERS | NEW ALAMEIN

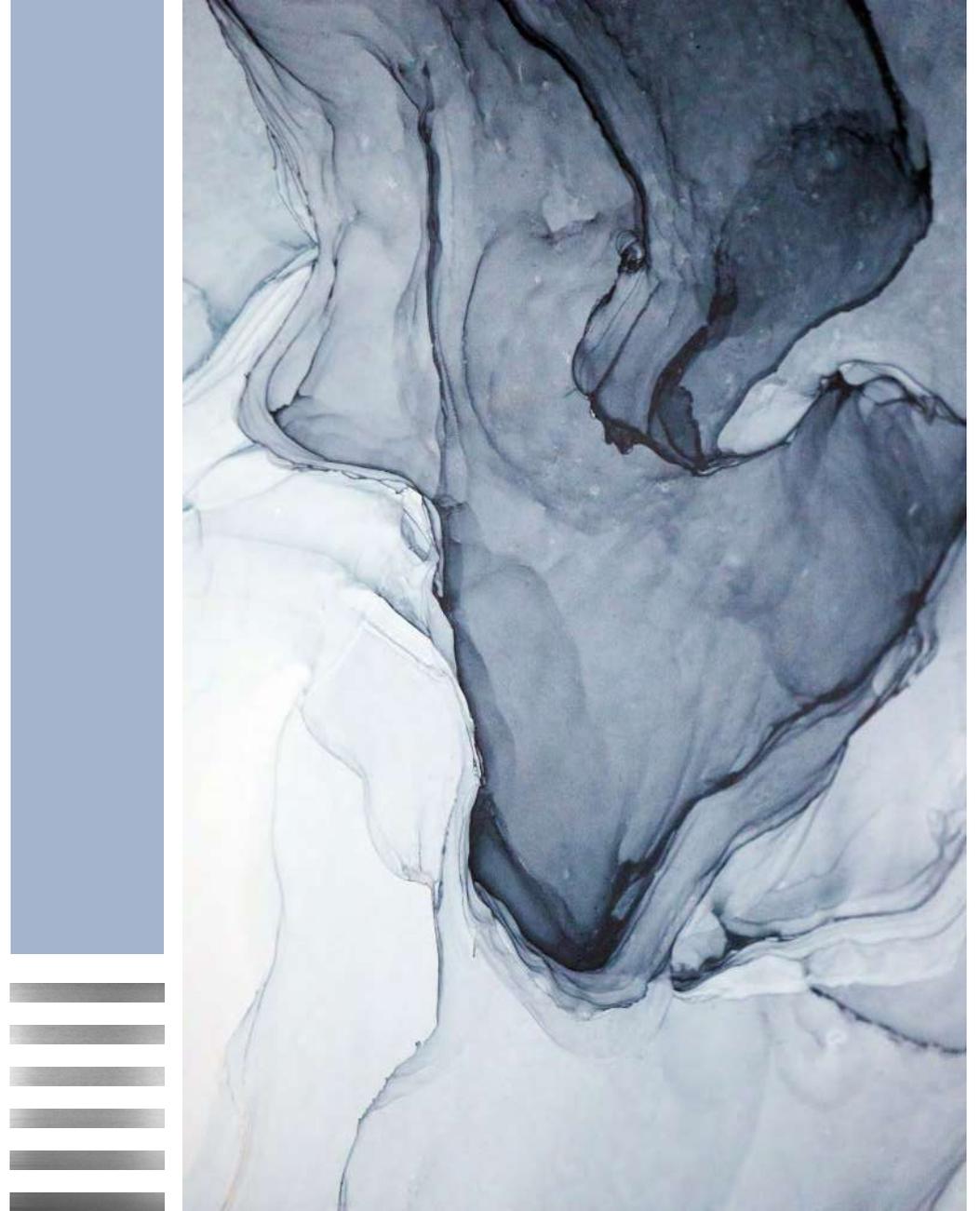
# Rise Luxuriously

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High-End Real Estate Projects

# About City Edge Developments



# City Edge Developments



City Edge Developments is Egypt's National leading real estate developer. The company was established between New Urban Communities Authority (NUCA) and the Housing and Development Bank (HDB).

City Edge Developments provides development and asset management services as well as developing its own real estate projects. In addition to a diversified land bank for third-party accounts containing indirect real estate holdings under their management that span a range of investments across all asset classes including residential, hospitality, retail, office and education.

Egypt's Fourth Generation City

# About New Alamein City

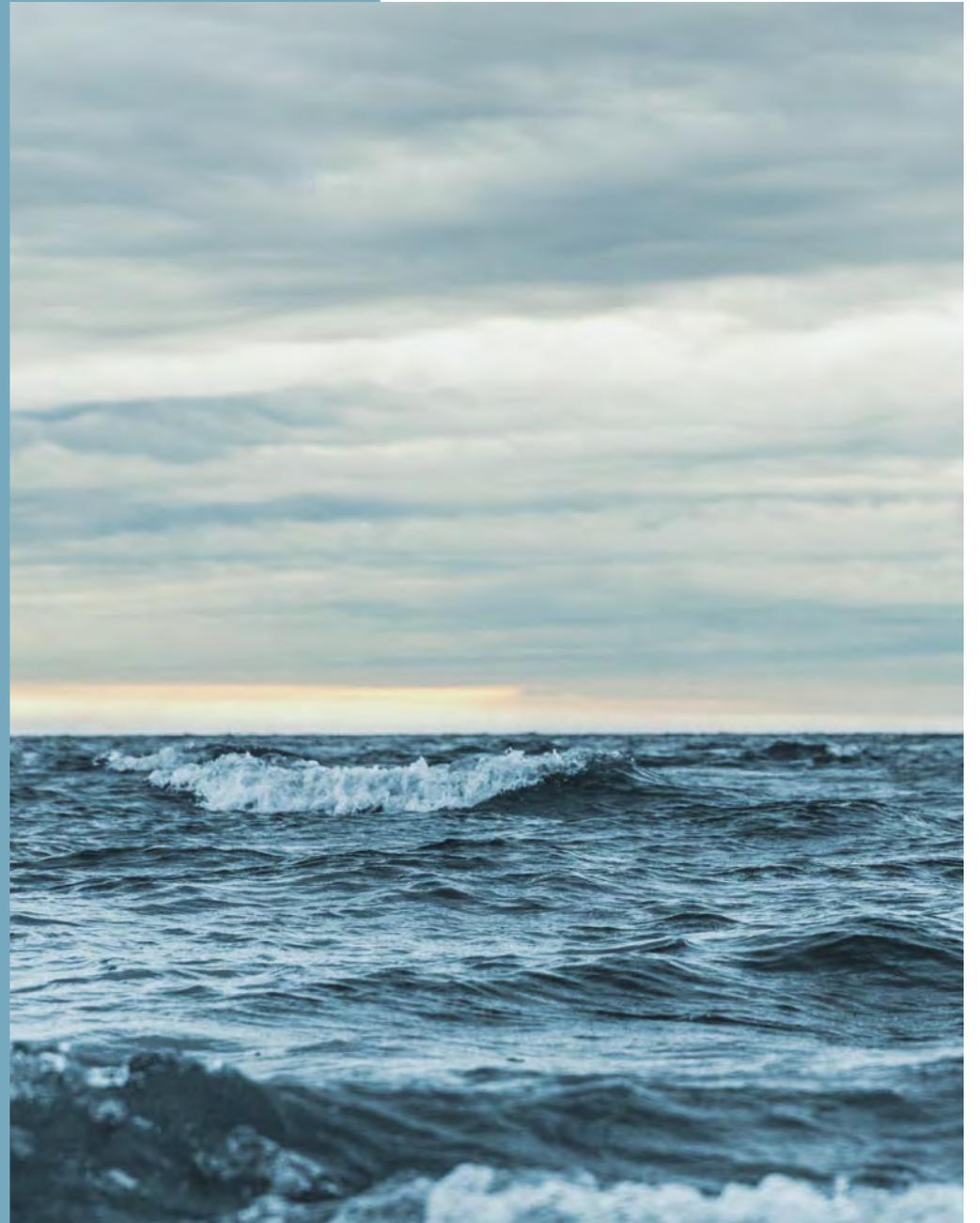


# New Alamein City

The New Alamein City, taking up more than 48,000 feddans of land will change our perception of the North Coast experience from a temporary visiting spot to an all-year round destination.

The fourth generation self-sustainable city will beat to a modern rhythm suitable for aspiring individuals to live a well-balanced life with its parks, schools, universities, hospitals, commercial and retail areas.

The city is planned to accommodate more than 3 million people by 2030.



# Egypt's Fourth Generation City

New Alamein is already coming to life and will set a new forefront for living in Egypt and the Arab region.

The city doesn't compromise on world-class industrial, touristic, agricultural and trading components that cater to all local and international segments.

New Alamein will be home to 3 million people by 2030 through a self-sustainable city that liberates many from the usual problems of urban spaces.

The quintessential version of what a city should be.

# New Alamein City in Detail



The nature of New Alamein's location and structure gives the city a character that is new to the Egyptian market.

With a 14 km long touristic corniche, beautifully crisp blue sea and the Alamein Eye, the city stays vivacious and real amidst the modernity. The museums, opera houses, international and national schools and universities culturally enrich residents with the highest level of artistry and knowledge to build a community.

Quality, impeccable planning and a thirst for the ultimate living experience are the ingredients of New Alamein's success in becoming an impressive fourth generation city.

The Pinnacle of New Alamein

About  
The Gate Towers





# THE GATEWAY TO NEW ALAMEIN

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We tend to stand at a gate patiently waiting, overshadowed by its grandiosity and solemn position, comparing our own size to its height in awe.

While we wait, we begin to imagine what experience it could hold for us beyond its landmark stature. That is where The Gate Towers deliver to our imagination.

Standing as Egypt's North gate, The Gate Towers introduces New Alamein City rightfully as an incomparably new experience Egypt hasn't seen before.

**There's no better introduction to an uncompromisingly luxurious beginning.**

## Towering All Expectations

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The massive stance of the towers as grand gates to the Alamein City gives viewers a metaphorical thought about big opportunities and adventurous beginnings. They stand as the true gateway to the city, representing an icon that will be known for years to come.

The Gate Towers is made up of two podiums that open the scene to the spectacle of the city. The grand towers consist of 44 floors with a range of studios and four-bedroom apartments.

The two grand pinnacles stand on a 5-floor podium filled with amenities and services for the homeowners of the tower, spoiling them like the fanciest high-end hotel.

## A Groundbreaking Design Philosophy

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The architectural of the towers' composition has been crafted to create gorgeous wide angle sea views from every vantage point.

With an uncompromising aesthetic philosophy, the towers appeal to those with a taste for bold, unapologetic designs and cut clean modern finishings that are second to none.

Just visualize having a timid blue sea as a panoramic backdrop to your every day life, bordered by a glistening horizon.

The horizontal connection between the towers allows them to stand uniquely and seamlessly, uninterruptedly joining in the Alamein skyline.

The Gate Towers are truly the gateway to the New Alamein. Standing as two guardians split by a road that leads straight to the shore, the Gate Towers are a grand welcoming gesture, acting as the first entry point of the city to the Mediterranean Sea and Egypt's North border.

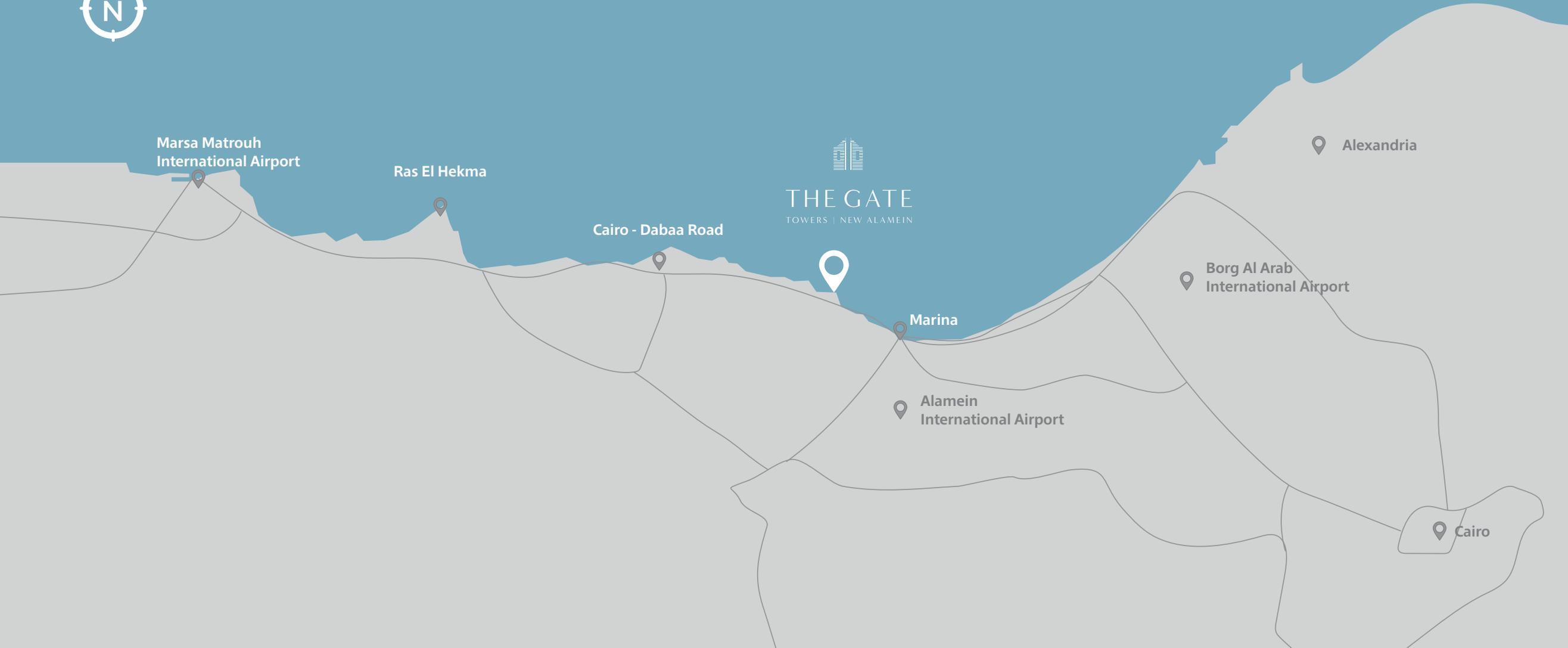
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The Height of Quality

# Location and Masterplan





Cairo	261 km
Alexandria	107 km
Marsa Matrouh	184 km

Alamein International Airport	54 km
Borg El Arab International Airport	89 km

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Masterplan

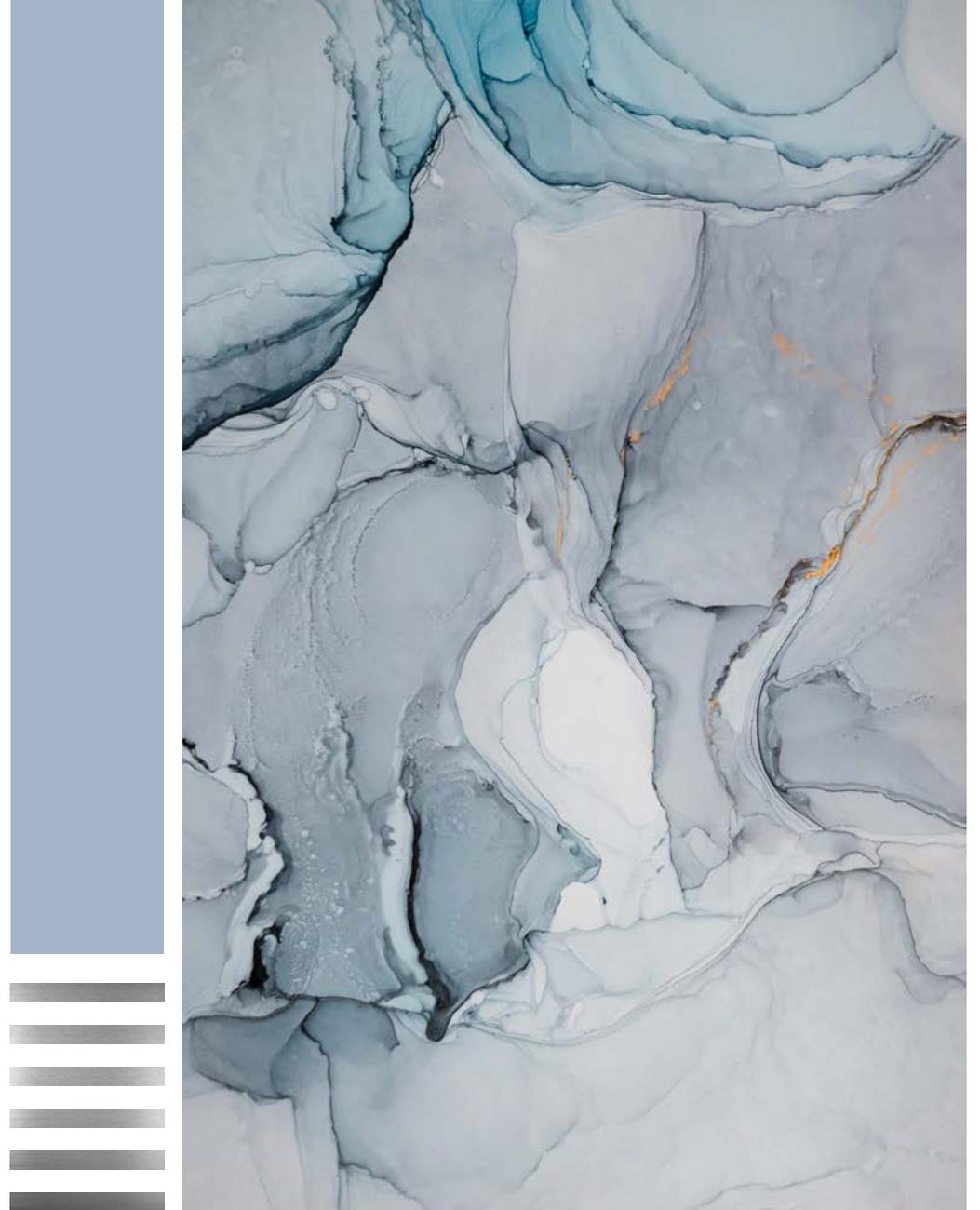


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Completing the Quintessential Experience

Facilities & Amenities



# A Self Sufficient Home



All amenities cater to an extravagantly high-end lifestyle offered at The Gate Towers. They set safety, comfort and luxury at the forefront for homeowners making sure to never fall short on premium standards.

# Completing the Quintessential Experience



The Gate Towers are surrounded by restaurants, retail outlets and cinema halls that make life beyond your home just as rich in experience and standard.

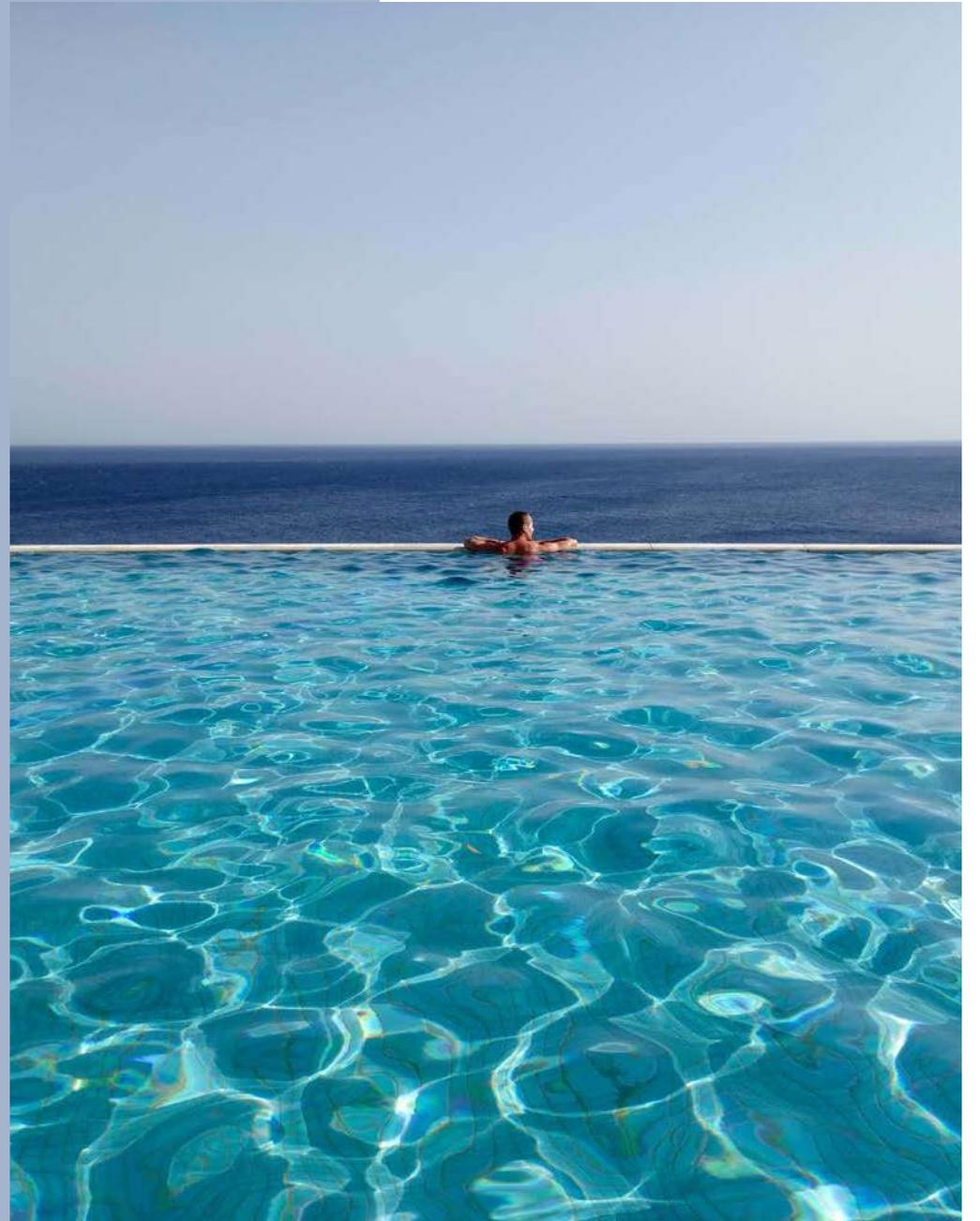
## The Gate Towers Amenities:

-  2 Sky Pools
-  Waste Management System
-  Restaurants
-  Spa
-  Gym
-  Retail & Shops
-  Food & Beverages
-  Panoramic Elevators
-  Cinema Halls
-  Generators
-  BMS system

# An Incomparable Perspective

Dip yourself into the silky sky pool that aligns with the horizon, giving you a sense of swimming amidst the clouds. Gently rest on the side of the pool as a spectator watching the sea move and all of New Alamein thriving from a bird's eye view.

Enjoy the premium facilities by fitting in your workout at the sea-view gym and ease your senses at the richly-equipped international standard spa.





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# Indulge in the Sky

The Gate Towers provide luxury at its own standard so you don't have to look for it anywhere else.

Start your experience in a glass glazed panoramic elevator and slowly rise while watching the city of New Alamein thrive in front of your eyes. As soon as you arrive, walk into our panoramic roof top restaurant, along with a range of L-shaped restaurants, located in various levels and at the top of the buildings for the ultimate view.

Indulge in world-class quality cuisines with impeccable sights and sun-rays gleaming all around you. With gorgeous clouds decorating a rich blue coat, your dynamic wallpaper will always be a sight worth visiting.

Upscale Finishing

Finishing specs

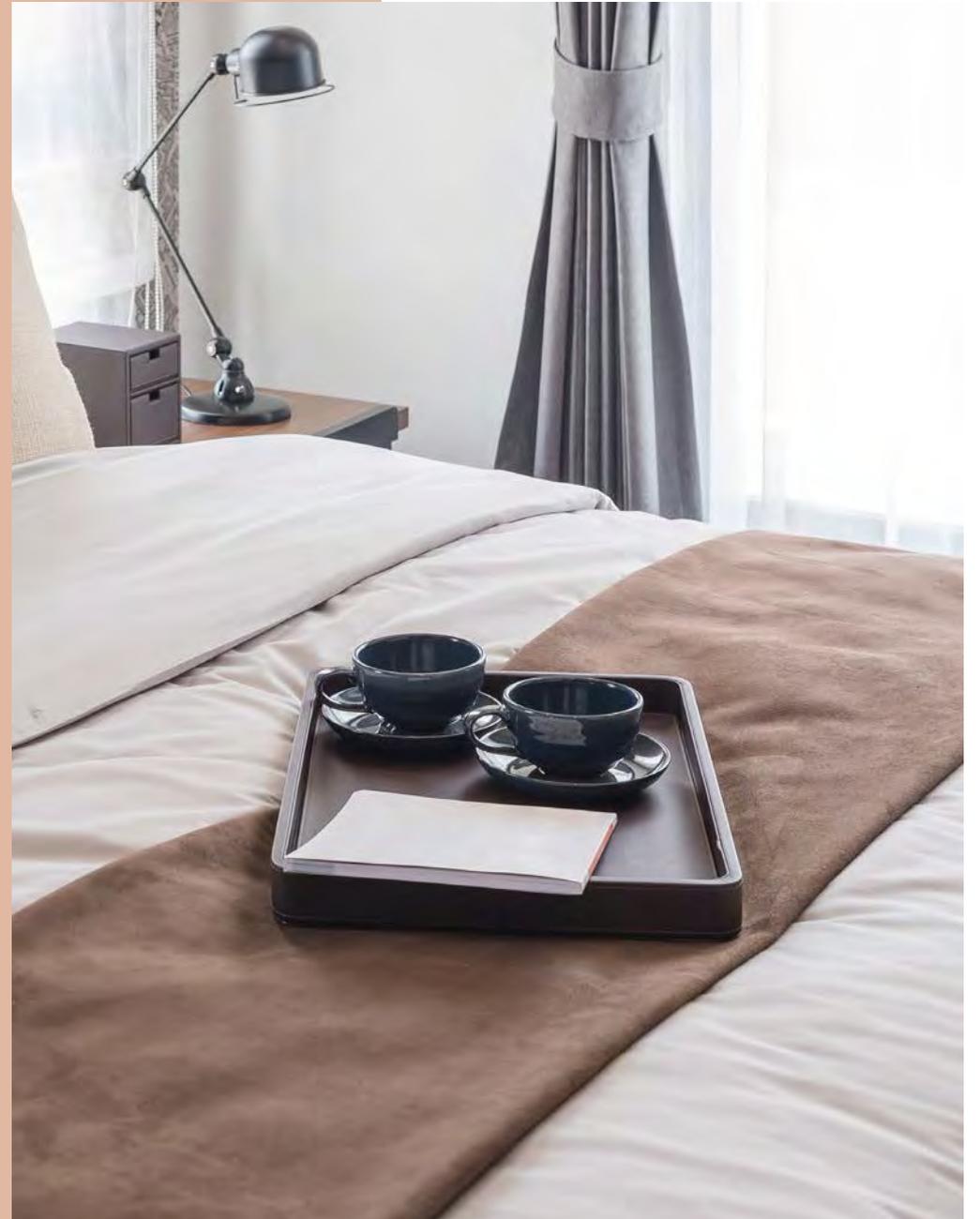


# Upscale Finishing

We all love the best of things and eventually cannot live without them.

Posh, crisp finishings, glossy and ever so accurately light systems were the missing puzzle pieces that complemented the uncompromising luxury the building promised on the outside.

At The Gate Towers, you live in a 7-star experience day and night. With brilliant designs that are second-to-none, you will literally live in an artistic masterpiece that you will proudly call home.





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### Reception

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FLOORING :	PORCELAIN TILES
WALL :	PAINTED RENDER
CEILING :	PAINTED / GYPSUM BOARD

### Bedroom

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FLOORING :	HPL
WALL :	PAINTED RENDER
CEILING :	PAINTED / GYPSUM BOARD

### Bathroom & Kitchen

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FLOORING :	PORCELAIN TILES
WALL :	PORCELAIN TILES
CEILING :	PAINTED / MOISTER RESISTANT GYPSUM BOARD

### Terrace

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FLOORING :	PORCELAIN TILES
CEILING :	COMPOSITE ALUMINUM PANEL CLADDING

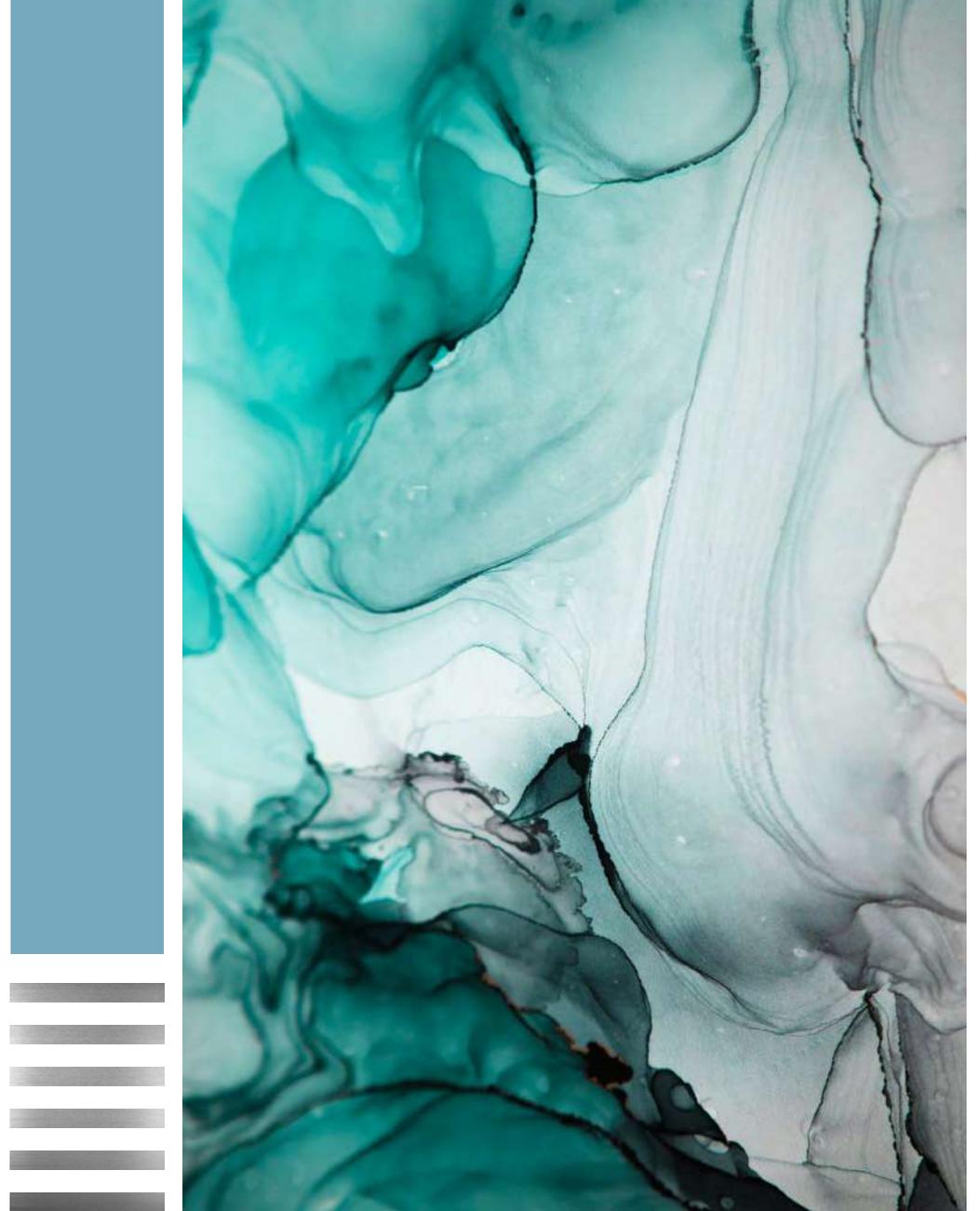
### Doors

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EXTERNAL DOORS :	SOLID CORE MAHOGANY HARD WOOD DOOR
INTERNAL DOORS :	HOLLOW CORE FLUSH VENEER

Guiding You Home

Floor plans



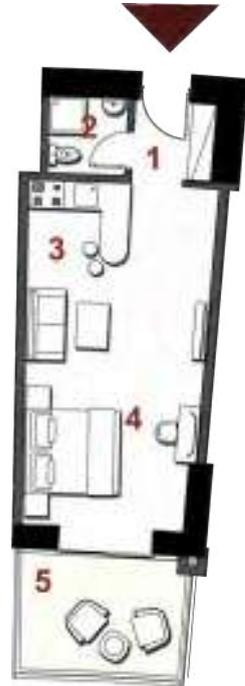


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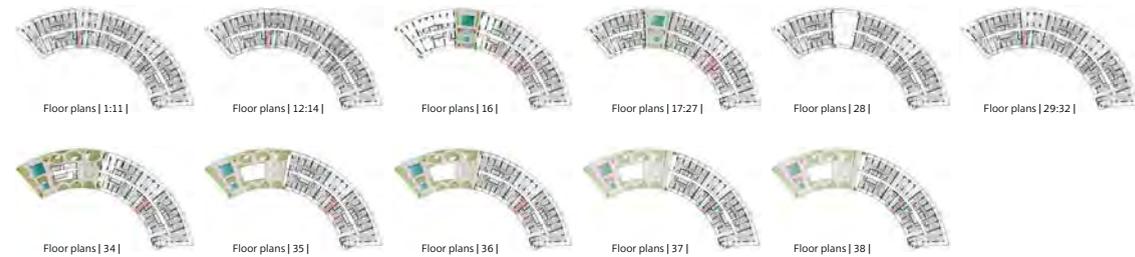
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# Studio

Area: 49 sqm



- 01.** Entrance 1.70 x 1.65 m
- 02.** Bathroom 1.70 x 1.65 m
- 03.** Kitchen 2.20 x 1.75 m
- 04.** Reception & Bedroom 7.40 x 3.80 m
- 05.** Terrace 2.50 x 3.40 m



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# Studio

Area: 51 sqm



- 01.** Entrance 2.45 x 1.05 m
- 02.** Bathroom 2.30 x 1.75 m
- 03.** Kitchen 2.75 x 2.45 m
- 04.** Reception & Bedroom 4.45 x 3.55 m
- 05.** Terrace 3.50 x 2.50 m

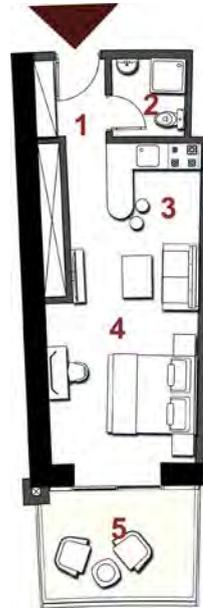


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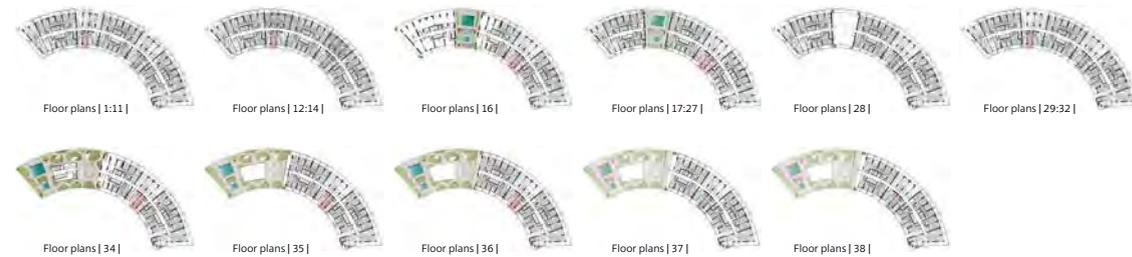
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# Studio

Area: 54 sqm



- 01.** Entrance 1.70 × 1.65 m
- 02.** Bathroom 1.70 × 1.80 m
- 03.** Kitchen 2.20 × 2.50 m
- 04.** Reception & Bedroom 4.90 × 3.50 m
- 05.** Terrace 2.50 × 3.40 m

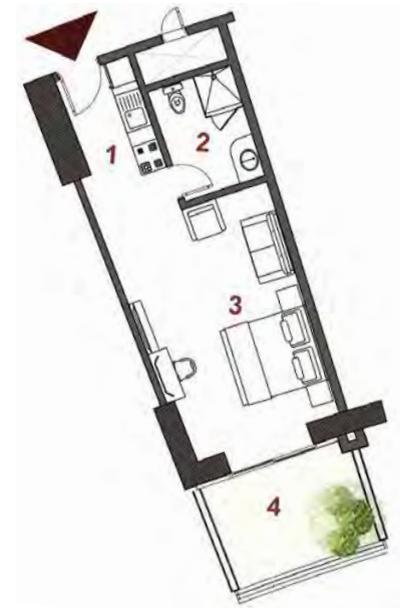


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# Studio

Area: 54 sqm



- 01.** Entrance & Kitchen 3.75 × 1.75 m
- 02.** Bathroom 2.70 × 2.00 m
- 03.** Reception & Bedroom 6.10 × 3.45 m
- 04.** Terrace 3.55 × 2.50 m

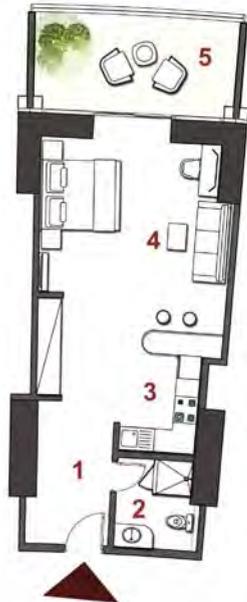


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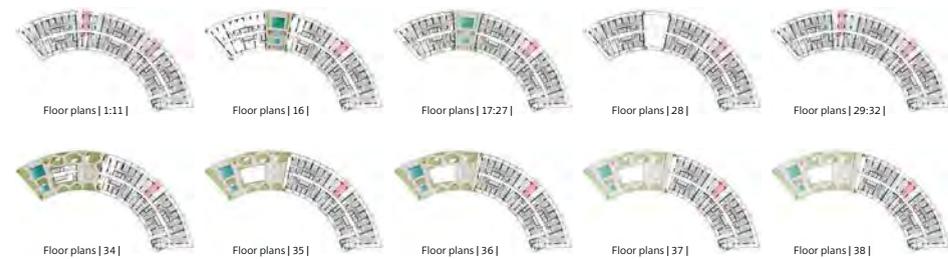
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# Studio

Area: 71 sqm



- 01.** Entrance 3.70 × 2.15 m
- 02.** Bathroom 2.15 × 2.30 m
- 03.** Kitchen 1.95 × 2.50 m
- 04.** Reception & Bedroom 6.70 × 5.15 m
- 05.** Terrace 5.25 × 2.50 m

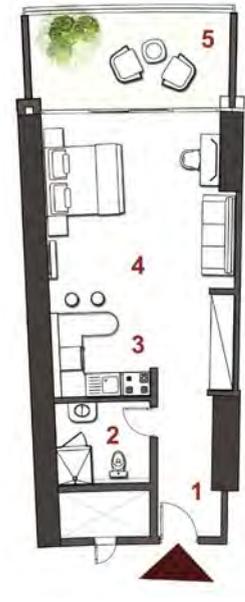


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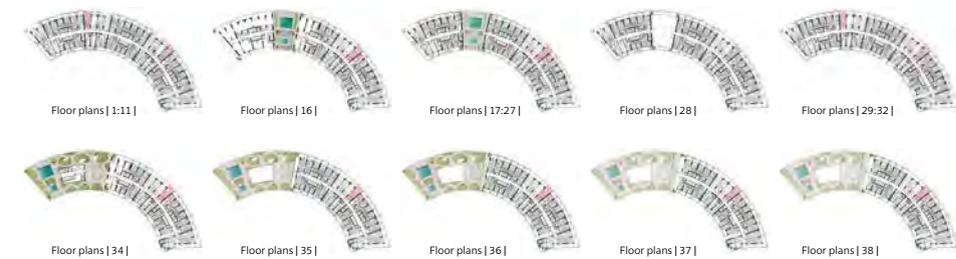
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# Studio

Area: 71 sqm



- 01.** Entrance 3.85 × 1.65 m
- 02.** Bathroom 2.40 × 2.15 m
- 03.** Kitchen 2.30 × 2.20 m
- 04.** Reception & Bedroom 7.30 × 5.00 m
- 05.** Terrace 5.35 × 2.50 m



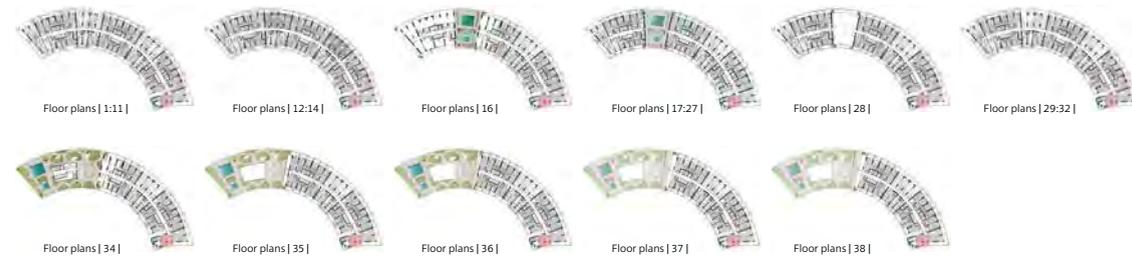
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## 1/2 Bedrooms Area: 81 sqm



- 01.** Kitchen 3.65 x 2.55 m
- 02.** Reception/Bedroom 4.60 x 3.80 m
- 03.** Terrace 4.10 x 2.50 m
- 04.** Bathroom 2.45 x 2.00 m
- 05.** Bedroom 4.35 x 4.15 m



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## 1/2 Bedrooms Area: 84 sqm



- 01.** Entrance 1.50 x 0.80 m
- 02.** Bathroom 1.90 x 1.80 m
- 03.** Reception/Bedroom 6.00 x 3.70 m
- 04.** Terrace 2.50 x 6.80 m
- 05.** Kitchen 1.80 x 2.80 m
- 06.** Bedroom 3.60 x 4.00 m



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## 1/2 Bedrooms Area: 92 sqm



- 01.** Entrance 3.80 x 2.00 m
- 02.** Kitchen 2.40 x 1.35 m
- 03.** Lobby 1.90 x 1.15 m
- 04.** Bathroom 1.85 x 1.85 m
- 05.** Bedroom 4.05 x 2.10 m
- 06.** Reception/Bedroom 6.05 x 4.05 m
- 07.** Terrace 8.30 x 2.50 m



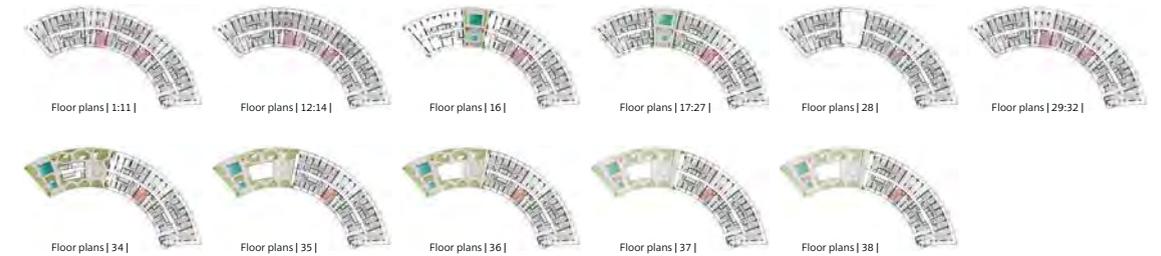
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## 1/2 Bedrooms Area: 100 sqm



- 01.** Entrance 3.60 x 1.80 m
- 02.** Bathroom 2.70 x 1.80 m
- 03.** Reception/Bedroom 3.40 x 7.50 m
- 04.** Terrace 2.50 x 6.50 m
- 05.** Kitchen 2.50 x 1.70 m
- 06.** Bedroom 6.00 x 4.00 m



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## 1/2 Bedrooms Area: 143 sqm



<b>01.</b> Entrance	2.15 x 2.10 m
<b>02.</b> Kitchen	2.55 x 2.10 m
<b>03.</b> Lobby	2.40 x 1.50 m
<b>04.</b> Bathroom	2.55 x 2.40 m
<b>05.</b> Bedroom	4.85 x 4.75 m
<b>06.</b> Reception/Bedroom	7.40 x 5.20 m
<b>07.</b> Terrace	12.30 x 2.50 m



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## 1/2 Bedrooms Area: 146 sqm



<b>01.</b> Entrance	2.30 x 2.05 m
<b>02.</b> Guest Toilet	3.15 x 1.20 m
<b>03.</b> Reception/Bedroom	7.55 x 3.35 m
<b>04.</b> Bedroom	3.85 x 3.25 m
<b>05.</b> Kitchen	3.40 x 2.10 m
<b>06.</b> Bathroom	4.40 x 2.15 m
<b>07.</b> Terrace	14.20 x 2.50 m
	6.05 x 2.50 m

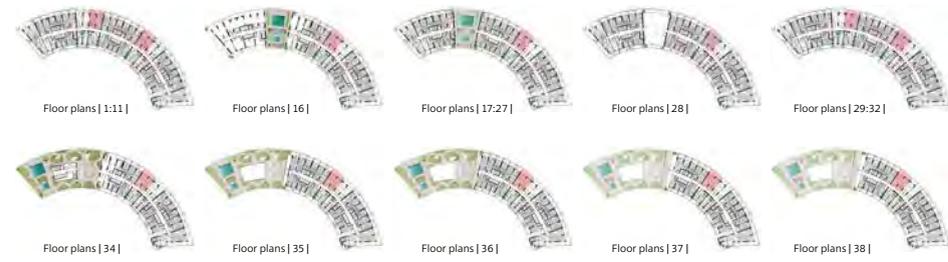


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## 1/2 Bedrooms Area: 150 sqm

- 01.** Reception/Bedroom 11.15 x 5.00 m
- 02.** Terrace 10.70 x 2.50 m
- 03.** Corridor 2.70 x 1.15 m
- 04.** Bedroom 6.10 x 4.65 m
- 05.** Bathroom 3.50 x 2.05 m
- 06.** Kitchen 3.55 x 2.35 m



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## 1/2 Bedrooms Area: 174 sqm

- 01.** Entrance 5.35 x 1.35 m
- 02.** Guest Toilet 1.90 x 1.75 m
- 03.** Reception/Bedroom 5.80 x 4.65 m
- 04.** Bedroom 5.10 x 4.45 m
- 05.** Kitchen 2.95 x 2.40 m
- 06.** Dressing Room 3.25 x 1.95 m
- 07.** Bathroom 2.75 x 2.20 m
- 08.** Terrace 12.20 x 2.50 m  
11.45 x 2.50 m



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## 2/3 Bedrooms Area: 120 sqm



- 01. Entrance 5.95 x 1.20 m
- 02. Guest Toilet 1.70 x 1.20 m
- 03. Kitchen 2.55 x 2.45 m
- 04. Reception/Bedroom 3.90 x 3.90 m
- 05. Bedroom 1 4.10 x 3.50 m
- 06. Bedroom 2 4.10 x 3.50 m
- 07. Bathroom 1.90 x 1.90 m
- 08. Terrace 2.50 x 10.00 m



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## 2/3 Bedrooms Area: 136 sqm



- 01. Entrance 2.55 x 1.80 m
- 02. Guest Toilet 1.60 x 1.20 m
- 03. Reception/Bedroom 7.35 x 3.65 m
- 04. Terrace 2.50 x 10.55 m
- 05. Kitchen 2.60 x 2.40 m
- 06. Corridor 5.70 x 1.20 m
- 07. Bedroom 1 4.75 x 3.75 m
- 08. Bedroom 2 4.05 x 3.60 m
- 09. Bathroom 1.90 x 1.85 m



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## 2/3 Bedrooms Area: 160 sqm



<b>01.</b> Entrance	2.55 x 1.80 m
<b>02.</b> Guest Toilet	1.55 x 1.10 m
<b>03.</b> Reception/Bedroom	7.30 x 3.60 m
<b>04.</b> Terrace	10.55 x 2.50 m
<b>05.</b> Kitchen	2.60 x 2.50 m
<b>06.</b> Corridor	4.45 x 1.20 m
<b>07.</b> Lobby	1.85 x 1.15 m
<b>08.</b> Bedroom 1	3.60 x 2.70 m
<b>09.</b> Bedroom 2	3.60 x 2.65 m
<b>10.</b> Bathroom	1.95 x 1.75 m



Floor plans | 35 |

Floor plans | 36 |

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## 2/3 Bedrooms Area: 180 sqm



<b>01.</b> Kitchen & Dining	5.75 x 2.90 m
<b>02.</b> Reception/Bedroom	5.35 x 4.55 m
<b>03.</b> Corridor	1.55 x 1.10 m
<b>04.</b> Bathroom	2.90 x 2.05 m
<b>05.</b> Bedroom 1	4.55 x 3.40 m
<b>06.</b> Bedroom 1 Dressing	3.30 x 1.80 m
<b>07.</b> Bedroom 2	4.75 x 4.05 m
<b>08.</b> Terrace 1	11.35 x 2.50 m
<b>09.</b> Terrace 2	13.90 x 2.50 m



Floor plans | 111 |

Floor plans | 12:14 |

Floor plans | 16 |

Floor plans | 17:27 |

Floor plans | 28 |

Floor plans | 29:32 |

Floor plans | 34 |

Floor plans | 35 |

Floor plans | 36 |

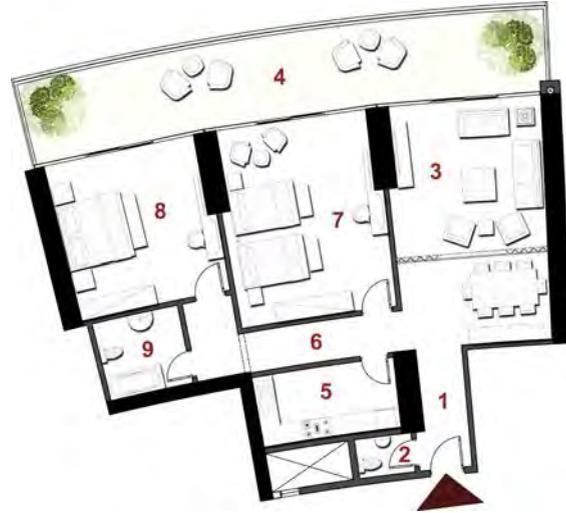
Floor plans | 37 |

Floor plans | 38 |

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## 2/3 Bedrooms Area: 194 sqm



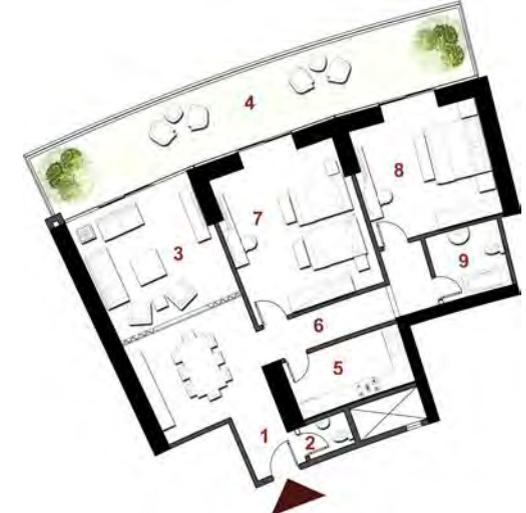
<b>01.</b> Entrance	3.70 x 1.40 m
<b>02.</b> Guest Toilet	1.70 x 1.20 m
<b>03.</b> Reception/Bedroom	7.45 x 4.60 m
<b>04.</b> Terrace	2.50 x 16.00 m
<b>05.</b> Kitchen	4.20 x 2.15 m
<b>06.</b> Corridor	6.70 x 1.25 m
<b>07.</b> Bedroom 1	6.15 x 4.80 m
<b>08.</b> Bedroom 2	4.80 x 4.60 m
<b>09.</b> Bathroom	2.65 x 2.40 m



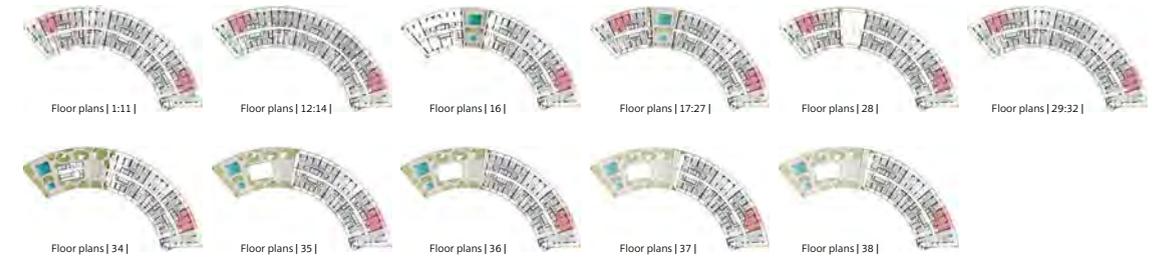
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## 2/3 Bedrooms Area: 197 sqm



<b>01.</b> Entrance	2.45 x 1.20 m
<b>02.</b> Guest Toilet	1.70 x 1.20 m
<b>03.</b> Reception/Bedroom	8.65 x 4.65 m
<b>04.</b> Terrace	2.50 x 16.00 m
<b>05.</b> Kitchen	4.20 x 2.15 m
<b>06.</b> Corridor	6.70 x 1.25 m
<b>07.</b> Bedroom 1	5.45 x 4.90 m
<b>08.</b> Bedroom 2	4.75 x 4.20 m
<b>09.</b> Bathroom	2.65 x 2.40 m



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## 2/3 Bedrooms Area: 207 sqm



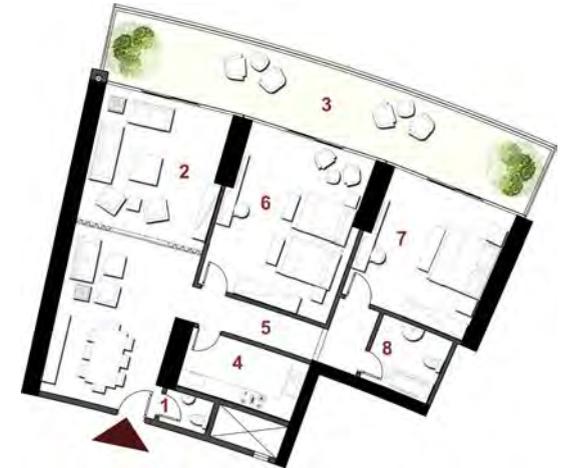
<b>01.</b> Guest Toilet	1.75 x 1.20 m
<b>02.</b> Reception/Bedroom	11.25 x 4.80 m
<b>03.</b> Terrace	16.18 x 2.50 m
<b>04.</b> Kitchen	4.50 x 2.15 m
<b>05.</b> Corridor	5.20 x 1.25 m
<b>06.</b> Lobby	2.40 x 1.30 m
<b>07.</b> Bedroom 1	6.05 x 5.00 m
<b>08.</b> Bedroom 2	4.80 x 3.50 m
<b>09.</b> Bathroom	2.65 x 2.40 m



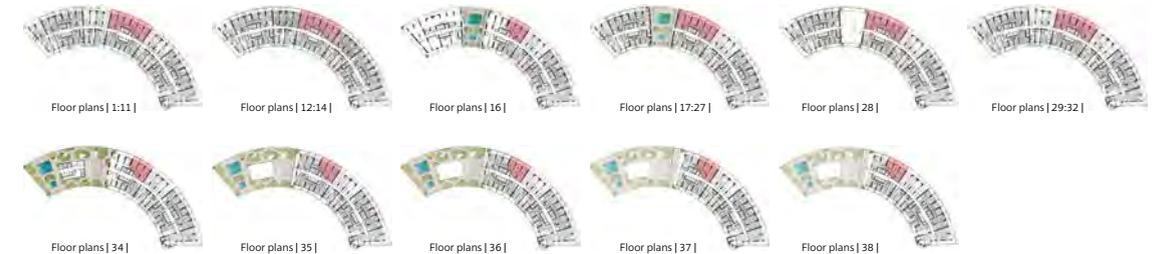
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## 2/3 Bedrooms Area: 210 sqm



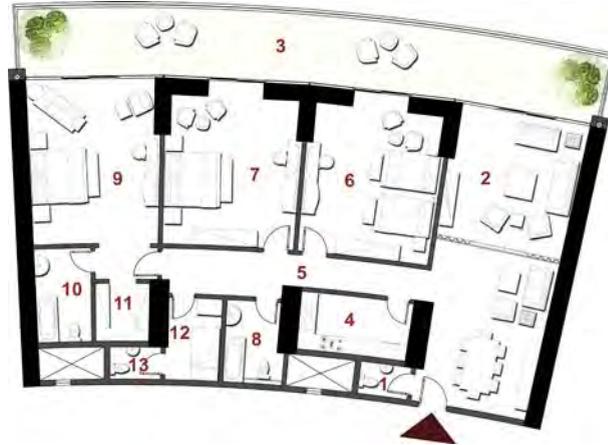
<b>01.</b> Guest Toilet	1.70 x 1.20 m
<b>02.</b> Reception/Bedroom	11.15 x 4.60 m
<b>03.</b> Terrace	2.50 x 16.20 m
<b>04.</b> Kitchen	4.20 x 2.15 m
<b>05.</b> Corridor	8.20 x 2.00 m
<b>06.</b> Bedroom 1	6.05 x 4.95 m
<b>07.</b> Bedroom 2	4.80 x 4.75 m
<b>08.</b> Bathroom	2.65 x 2.40 m



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## 3/4 Bedrooms Area: 309 sqm



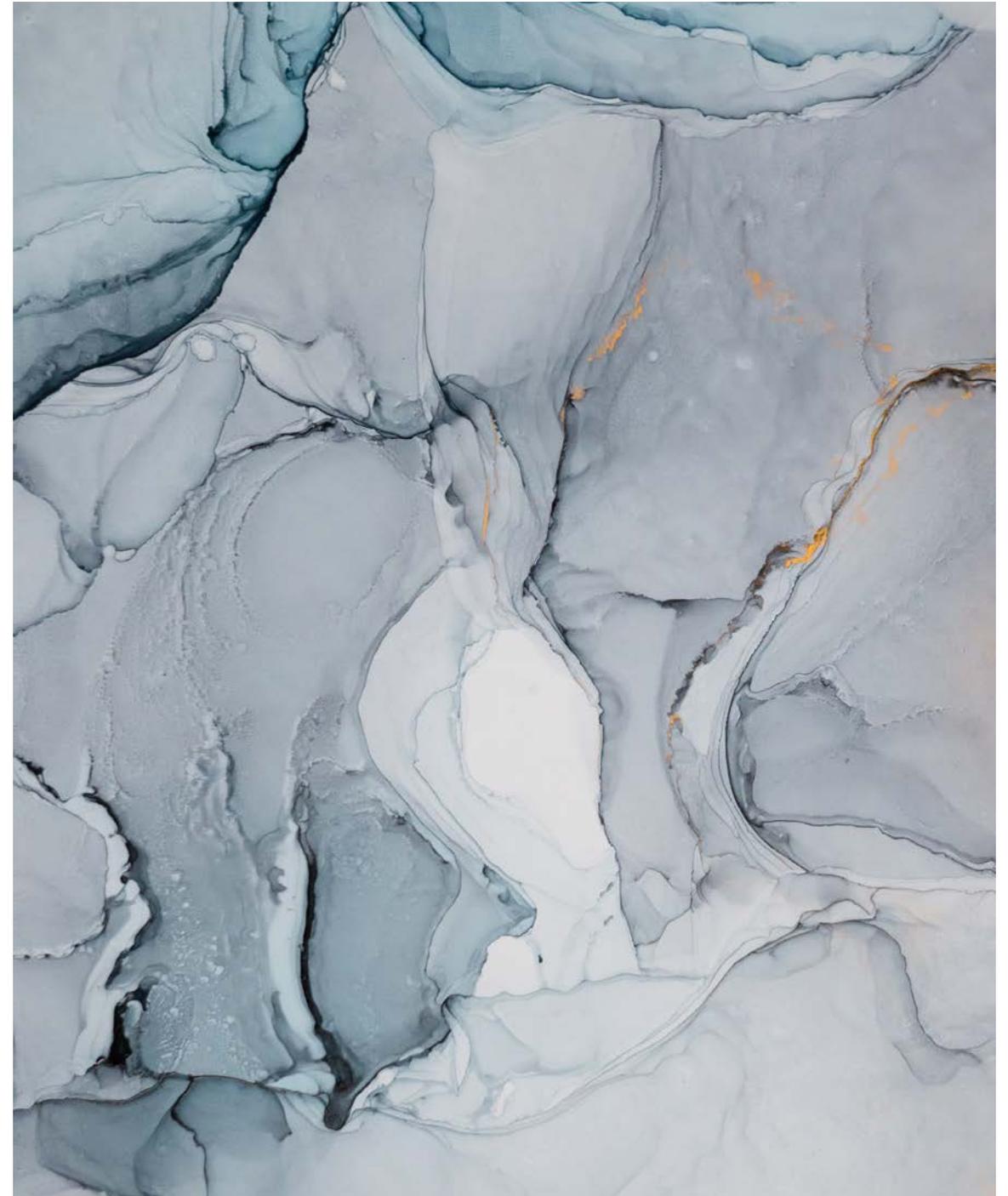
<b>01.</b> Guest Toilet	1.85 x 1.20 m
<b>02.</b> Reception/Bedroom	11.25 x 4.95 m
<b>03.</b> Terrace	2.50 x 21.65 m
<b>04.</b> Kitchen	4.00 x 2.15 m
<b>05.</b> Corridor	9.55 x 1.15 m
<b>06.</b> Bedroom 1	5.50 x 4.95 m
<b>07.</b> Bedroom 2	5.50 x 4.95 m
<b>08.</b> Bathroom	3.05 x 1.95 m
<b>09.</b> Master Bedroom	6.10 x 4.70 m
<b>10.</b> Master Bedroom Bathroom	3.50 x 1.95 m
<b>11.</b> Master Bedroom Dressing	2.15 x 1.95 m
<b>12.</b> Nanny's Bedroom	3.05 x 1.95 m
<b>13.</b> Nanny's Bathroom	1.85 x 1.20 m



Floor plans | 12-14 |

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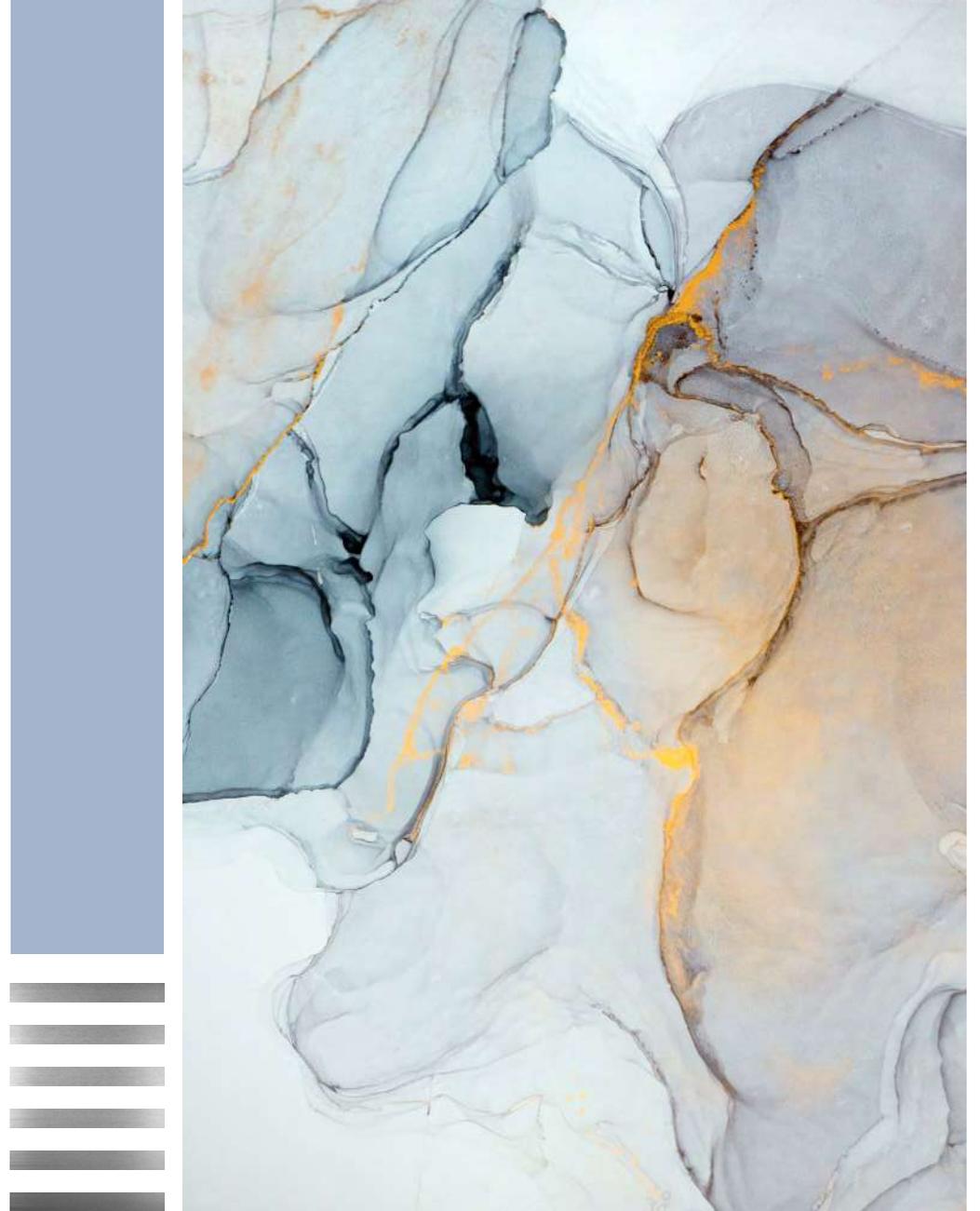


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Exclusively Grand

System Amenities



General Specs	Public Areas	Residential Unit	Indoor Parking Areas
<b>Central HVAC Systems</b>			
• Central air conditioning with chilled water-by-water cooled type located on roof.			
• Multiple climate control panel per unit.	✓	✓	
• Low power consumption & reduction in AC energy cost.			
• BTU energy meter for each residential unit.			
<b>Fresh Air Supply</b>			
• Continuous fresh air supply independent from the AC operation, ensuring quality of indoor fresh air.	✓	✓	✓
• Parking Ventilation System.			✓
<b>Exhaust Systems</b>			
• Extract air system in all toilets and bathrooms.	✓	✓	
• Central Exhaust system in all kitchens.	✓	✓	
• Exhaust systems at Parking areas.			✓
<b>Outdoor Swimming pools</b>			
• Outdoor swimming pool features.	✓		
• Outdoor swimming pool heating system .	✓		
• Water flow turnover.	✓		
• Automatic injection sterilization system.	✓		
• PH correction with automated dosing pump.	✓		
<b>Communication and Security Structured Data Cabling and LAN Switching</b>			
• LAN network.	✓	✓	
• High-speed internet access.	✓	✓	
• IP Telephone + IPTV.	✓	✓	
• IP-CCTV.	✓	✓	

**Disclaimer.**

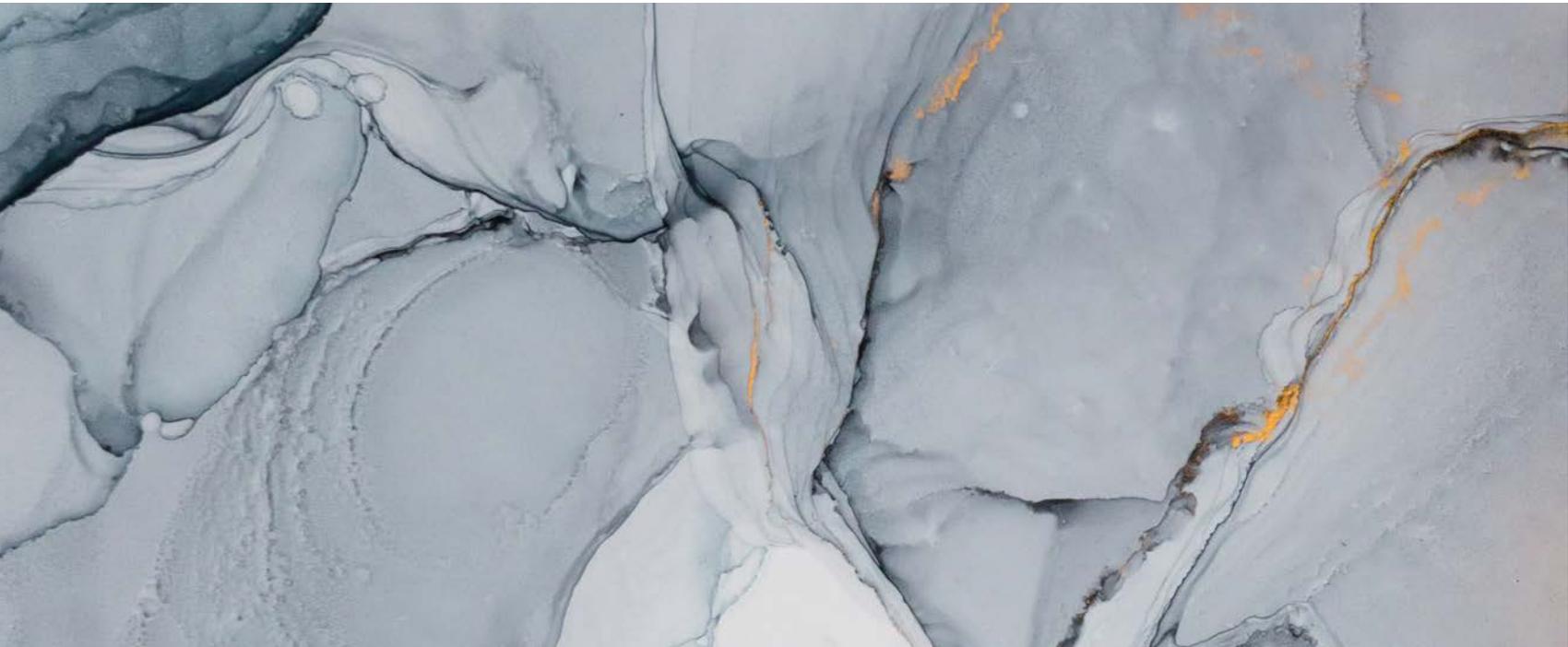
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