AN INCOMPARABLE PERSPECTIVE
City Edge Developments is Egypt’s National leading real estate developer and development manager. The company established between New Urban Communities Authority (NUCA) and Housing and Development Bank (HDB).

City Edge Developments develops and manages the development of high-end 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.
The New Alamein

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 it's parks, schools, universities, hospitals, commercial and retail areas.

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

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.

Egypt’s Fourth Generation City

New Alamein 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.
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

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.
Disclaimer:

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2. Diagrams are not to scale. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. Exact specifications and details vary between units. For exact technical details, please refer to the contract.

3. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values. 5% added or deducted from areas & values.
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.
Cairo 261 km
Alexandria 107 km
Marsa Matrouh 184 km
Alamein International Airport 54 km
Borg El Arab International Airport 89 km
1. Culture Hub
2. Presidential Resort
3. Marsa Al Fanara
4. Al Alamein Gardens
5. North Square
6. Al Massa Hotel
7. Council of Ministers
8. Old City
9. Downtown
Disclaimer:

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4. Reserving the right to make minor alterations in the drawings. All depicted are subject to change and are not intended to be a final design.
The Gate Towers

The architectural design 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.

A Groundbreaking Design Philosophy

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4. Room dimensions are consistent
5. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. Reserving the right to make minor alterations to the drawings and/or project as deemed fit from time to time in relation to any applicable or regulatory changes.
A Self-Sufficient Home

All amenities cater to an extravagantly high-end lifestyle offered at 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 and shops
- Food & Beverages
- Panoramic Elevators
- Cinema Halls
- Generators
- BMS system
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 work out at the sea-view gym and ease your senses at the richly-equipped international standard spa.
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 thriving in front of your eyes. As soon as you arrive, walk into our range of panoramic 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.
Disclaimer

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5. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.
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-stars 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.
### Reception

<table>
<thead>
<tr>
<th>FLOORING</th>
<th>PORCELAIN TILES</th>
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</thead>
<tbody>
<tr>
<td>WALL</td>
<td>PAINTED RENDER</td>
</tr>
<tr>
<td>CEILING</td>
<td>PAINTED / GYPSUM BOARD</td>
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</tbody>
</table>

### Bedroom

<table>
<thead>
<tr>
<th>FLOORING</th>
<th>HPL</th>
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</thead>
<tbody>
<tr>
<td>WALL</td>
<td>PAINTED RENDER</td>
</tr>
<tr>
<td>CEILING</td>
<td>PAINTED R / GYPSUM BOARD</td>
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</tbody>
</table>

### Bathroom & Kitchen

<table>
<thead>
<tr>
<th>FLOORING</th>
<th>PORCELAIN TILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>WALL</td>
<td>PORCELAIN TILES</td>
</tr>
<tr>
<td>CEILING</td>
<td>PAINTED / MOister RESISTANT GYPSUM BOARD</td>
</tr>
</tbody>
</table>

### Terrace

<table>
<thead>
<tr>
<th>FLOORING</th>
<th>PORCELAIN TILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEILING</td>
<td>COMPOSITE ALUMINUM PANEL CLADDING</td>
</tr>
</tbody>
</table>

### Doors

<table>
<thead>
<tr>
<th>EXTERNAL DOORS</th>
<th>SOLID CORE MAHOGANY HARD WOOD DOOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTERNAL DOORS</td>
<td>HOLLOW CORE FLUSH VENEER</td>
</tr>
</tbody>
</table>

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UNIT 13 & 20

Studio

Area : 49 sqm

01. Entrance  1.70 × 1.65
02. Bathroom  1.70 × 1.80
03. Kitchen    2.20 × 2.50
04. Reception/Bedroom  7.40 × 3.80
05. Terrace      2.50 × 3.40
Studio

Area: 54 sqm

01. Entrance 1.70 × 1.65
02. Bathroom 1.70 × 1.65
03. Kitchen 1.75 × 2.20
04. Reception/Bedroom 7.40 × 3.80
05. Terrace 2.50 × 3.40

Disclaimer:
These renders are for illustrative purposes only. Minor changes are applicable as per actual masterplanning designs, other units, and constructed units on site. Dimensions are subject to change during the design and construction phases. Floor plans layout and furniture plans are indicative purposes. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on the site and to the CADs. Disclaimer: The floor plans are not to scale. 5% added or deducted from areas and values. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract.
1/2
Bedrooms

Area: 84 sqm

01. Entrance  1.50 × 0.80
02. Kitchen    2.80 × 1.80
03. Reception & Dining  6.00 × 3.70
04. Bedroom    4.00 × 3.60
05. Bathroom   1.90 × 1.80
06. Terrace    2.50 × 6.80

Disclaimer:
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2. Diagrams are not to scale.
3. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
4. Exact specifications and details are based on averages and may vary per unit. For exact technical details, please refer to the contract.
5. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.
UNIT 16

Area : 93 sqm

Bedrooms

<table>
<thead>
<tr>
<th>No.</th>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Entrance</td>
<td>1.20 × 2.00</td>
</tr>
<tr>
<td>02</td>
<td>Kitchen</td>
<td>3.00 × 2.30</td>
</tr>
<tr>
<td>03</td>
<td>Reception &amp; Dining</td>
<td>6.00 × 4.20</td>
</tr>
<tr>
<td>04</td>
<td>Bedroom</td>
<td>4.00 × 3.60</td>
</tr>
<tr>
<td>05</td>
<td>Bathroom</td>
<td>2.00 × 1.90</td>
</tr>
<tr>
<td>06</td>
<td>Terrace</td>
<td>2.50 × 8.00</td>
</tr>
</tbody>
</table>

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2. Diagrams are not to scale. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract.
1/2

Bedrooms

Area: 100 sqm

01. Entrance: 3.60 x 1.80
02. Kitchen: 1.70 x 2.50
03. Reception: 3.40 x 4.50
04. Dining: 3.40 x 3.00
05. Bedroom: 6.00 x 4.00
06. Bathroom: 1.80 x 2.70
07. Terrace: 2.50 x 6.50

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**UNIT 6**

**Area:** 129 sqm

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance</td>
<td>2.15 × 2.10</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2.55 × 2.15</td>
</tr>
<tr>
<td>Reception &amp; Dining</td>
<td>7.40 × 5.20</td>
</tr>
<tr>
<td>Corridor</td>
<td>2.40 × 1.50</td>
</tr>
<tr>
<td>Bedroom</td>
<td>4.85 × 4.75</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.55 × 2.40</td>
</tr>
<tr>
<td>Terrace</td>
<td>10.00 × 2.50</td>
</tr>
</tbody>
</table>

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4. Exact specifications and details are consistent with structural elements and do not include wall finishes or additional construction. For exact technical details, please refer to the contract.
5. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.
UNIT 12 & 21

Area: 121 sqm

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

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**2/3**

**Bedrooms**

Area : 136 sqm

01. Entrance 2.55 × 1.80
02. Reception & Dining 7.35 × 3.65
03. Guest Toilet 1.20 × 1.60
04. Kitchen 2.60 × 2.40
05. Corridor 1.20 × 5.70
06. Bedroom 1 4.75 × 3.75
07. Bedroom 2 4.00 × 3.60
08. Bathroom 1.90 × 1.85
09. Terrace 2.50 × 10.55

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2/3
Bedrooms

Area: 194 sqm

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance</td>
<td>3.70 x 1.40</td>
</tr>
<tr>
<td>Guest Toilet</td>
<td>1.20 x 1.70</td>
</tr>
<tr>
<td>Reception &amp; Dining</td>
<td>7.45 x 4.60</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2.15 x 4.20</td>
</tr>
<tr>
<td>Corridor</td>
<td>1.15 x 6.70</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>6.15 x 4.80</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.80 x 4.60</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.65 x 2.40</td>
</tr>
<tr>
<td>Terrace</td>
<td>2.50 x 16.00</td>
</tr>
</tbody>
</table>

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UNIT 2 & 9

Area: 198 sqm

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
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</thead>
<tbody>
<tr>
<td>Entrance</td>
<td>2.45 x 1.20</td>
</tr>
<tr>
<td>Guest Toilet</td>
<td>1.20 x 1.70</td>
</tr>
<tr>
<td>Reception &amp; Dining</td>
<td>8.65 x 4.65</td>
</tr>
<tr>
<td>Kitchen</td>
<td>4.15 x 4.20</td>
</tr>
<tr>
<td>Corridor</td>
<td>1.25 x 6.70</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>5.45 x 4.90</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.75 x 4.20</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.65 x 2.40</td>
</tr>
<tr>
<td>Terrace</td>
<td>2.50 x 16.00</td>
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7. Reserving the right to make minor alterations to the drawings and to structural elements. Please refer to the site and to the CADs.
2/3
Bedrooms

Area: 210 sqm

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<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>01. Reception &amp; Dining</td>
<td>11.15 x 4.60</td>
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</tr>
<tr>
<td>02. Guest Toilet</td>
<td>1.20 x 1.70</td>
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<tr>
<td>03. Kitchen</td>
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<tr>
<td>04. Corridor</td>
<td>2.00 x 8.20</td>
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</tr>
<tr>
<td>05. Bedroom 1</td>
<td>6.00 x 4.95</td>
<td></td>
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<tr>
<td>06. Bedroom 2</td>
<td>4.80 x 4.75</td>
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<td>07. Bathroom</td>
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<tr>
<td>08. Terrace</td>
<td>2.50 x 16.20</td>
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3/4

Bedrooms

Area : 309 sqm

01. Reception & Dining  11.25 × 4.95
02. Guest Toilet    1.20 × 1.85
03. Kitchen        2.15 × 4.60
04. Corridor     1.15 × 9.60
05. Bedroom 1    5.50 × 4.95
06. Bedroom 2   5.50 × 4.95
07. Master Bedroom  6.10 × 4.70
08. Master Bedroom Bathroom  3.50 × 1.95
09. Master Bedroom Dressing  2.15 × 1.95
10. Nanny’s Bedroom  3.00 × 1.95
11. Nanny’s Bathroom  1.85 × 1.20
12. Bathroom    3.00 × 1.95
13. Terrace      2.50 × 21.65

Disclaimer:
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**UNIT 1**

**Area:** 331 sqm

**Bedrooms**

01. Entrance  
02. Corridor  
03. Reception & Dining  
04. Guest Toilet  
05. Kitchen  
06. Nanny’s Bedroom  
07. Nanny’s Bathroom  
08. Corridor  
09. Bedroom 1  
10. Bathroom 1  
11. Bedroom 2  
12. Bedroom 3  
13. Bathroom 2  
14. Master Bedroom  
15. Master Bedroom Bathroom  
16. Terrace 1  
17. Terrace 2

**Dimensions:**
- Entrance: 2.50 × 2.00
- Corridor: 2.00 × 8.20
- Reception & Dining: 9.00 × 5.50
- Guest Toilet: 1.00 × 1.90
- Kitchen: 4.40 × 2.40
- Nanny’s Bedroom: 1.20 × 1.80
- Nanny’s Bathroom: 1.70 × 1.00
- Corridor: 2.60 × 3.60
- Bedroom 1: 3.80 × 3.80
- Bathroom 1: 1.70 × 1.80
- Bedroom 2: 4.00 × 3.90
- Bedroom 3: 4.60 × 4.10
- Bathroom 2: 2.50 × 2.00
- Master Bedroom: 3.60 × 5.00
- Master Bedroom Bathroom: 2.60 × 1.90
- Terrace 1: 3.20 × 2.50
- Terrace 2: 10.00 × 2.50
- 10.00 × 11.00

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- Floor plans layout and furniture plans are for indicative purposes.  
- Please refer to the inventory list, CADs, and actual constructed units for areas and areas details.  
- Areas details are based on averages and may vary per unit.  
- Diagrams are not to scale.  
- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.  
- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract.  
- Reserving the right to make minor alterations to the drawings of a rendered or detailed floor plan is subject to alteration from actual construction.  
- 5% added or deducted from areas. For exact areas and areas details, please refer to the contract.
UNIT 10

Area: 387 sqm

01. Entrance 1.50 × 1.70
02. Guest Toilet 1.60 × 1.50
03. Corridor 1.30 × 1.60
04. Reception & Dining 4.10 × 9.00
05. Lobby 1.20 × 2.70
06. Kitchen 3.30 × 3.60
07. Nanny’s Bedroom 2.00 × 1.60
08. Nanny’s Bathroom 1.60 × 1.00
09. Bedroom 1 3.80 × 5.00
10. Bedroom 2 1.80 × 2.40
11. Bedroom 3 4.00 × 3.80
12. Bedroom 3 4.70 × 4.60
13. Master Bedroom 6.00 × 4.00
14. Master Bedroom Bathroom 2.60 × 2.00
15. Bathroom 2 3.60 × 2.00
16. Terrace 2.50 × 10.50
2.50 × 11.00

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2. Floor plans and furniture plans are for indicative purposes.
3. Please refer to the inventory list, CADs, and actual constructed units for areas and areas details. Areas details are based on averages and may vary per unit.
4. Diagrams are not to scale.
5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
6. Exact specifications and details are based on the final unit. For exact technical details, please refer to the contract.
7. Reserving the right to make minor alterations to the drawings. 5% added or deducted from areas & values.

Floor plans | 1 : 12 & 29 : 31 |
<table>
<thead>
<tr>
<th>System Amenities</th>
<th>Public Areas</th>
<th>Residential Unit</th>
<th>Indoor Parking Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Specs</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central HVAC Systems</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Central air conditioning with chilled water-by-water cooled type located on roof</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- Multiple climate control panel per unit</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- Low power consumption &amp; reduction in AC energy cost</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- BTU energy meter for each residential unit</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Fresh Air Supply</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Continuous fresh air supply independent from the AC operation, ensuring quality of indoor fresh air</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>- Parking Ventilation System</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Exhaust Systems</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Extract air system in all toilets and bathrooms</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- Central Exhaust system in all kitchens</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- Exhaust systems at parking areas</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Outdoor Swimming Pools</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Outdoor swimming pool features</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- Outdoor swimming pool heating system</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- Water flow turnover</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- Automatic injection sterilization system</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- pH correction with automated dosing pump</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Communication and Security Structured Data Cabling and LAN Switching</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- LAN network</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- High-speed internet access</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>- IP Telephone + IPTV</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>- IP-CCTV</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

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6. External specifications and details vary between each unit. For any technical details, please refer to the contract.
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## General Specs

### Fire Alarm Systems

- Intelligent Digital addressable Main Fire Control Panel (MFACP)  
- The Fire Alarm with Automatic Telephone Dialer (ATD) which sends an alarm signal to the Fire Brigade in case of fire  
- Manual pull stations installed in all project areas  
- Heat detectors installed in kitchens, transformer rooms, emergency generator rooms, etc  
- High sensitivity smoke detectors

### Electrical LV Safety Systems

- Earth leakage circuit breaker for wet areas  
- Lightening and Grounding network  
- Redundant transformers for all main loads  
- Emergency backup generator for life safety & security systems  
- LED lighting for lower power consumption  
- Motion detector in corridors and general areas

### Elevators

- Each tower will be equipped with elevators and escalators  
- Each tower will be equipped with 12 passenger elevator  
- Each tower will be equipped with 3 service elevator

### Others Amenities

- BMS – Building Management System  
- Garbage Chute system with safety features (door lock & firefighting)
CONTACTS

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