

CITY EDGE DEVELOPMENTS



THE GATE
TOWERS | NEW ALAMEIN



AN INCOMPARABLE
PERSPECTIVE

City Edge Developments

At CITY EDGE DEVELOPMENTS, we advocate progressive concepts that yield exceptional living experiences. We feel it is our duty to boldly shape the future. A future with an edge.

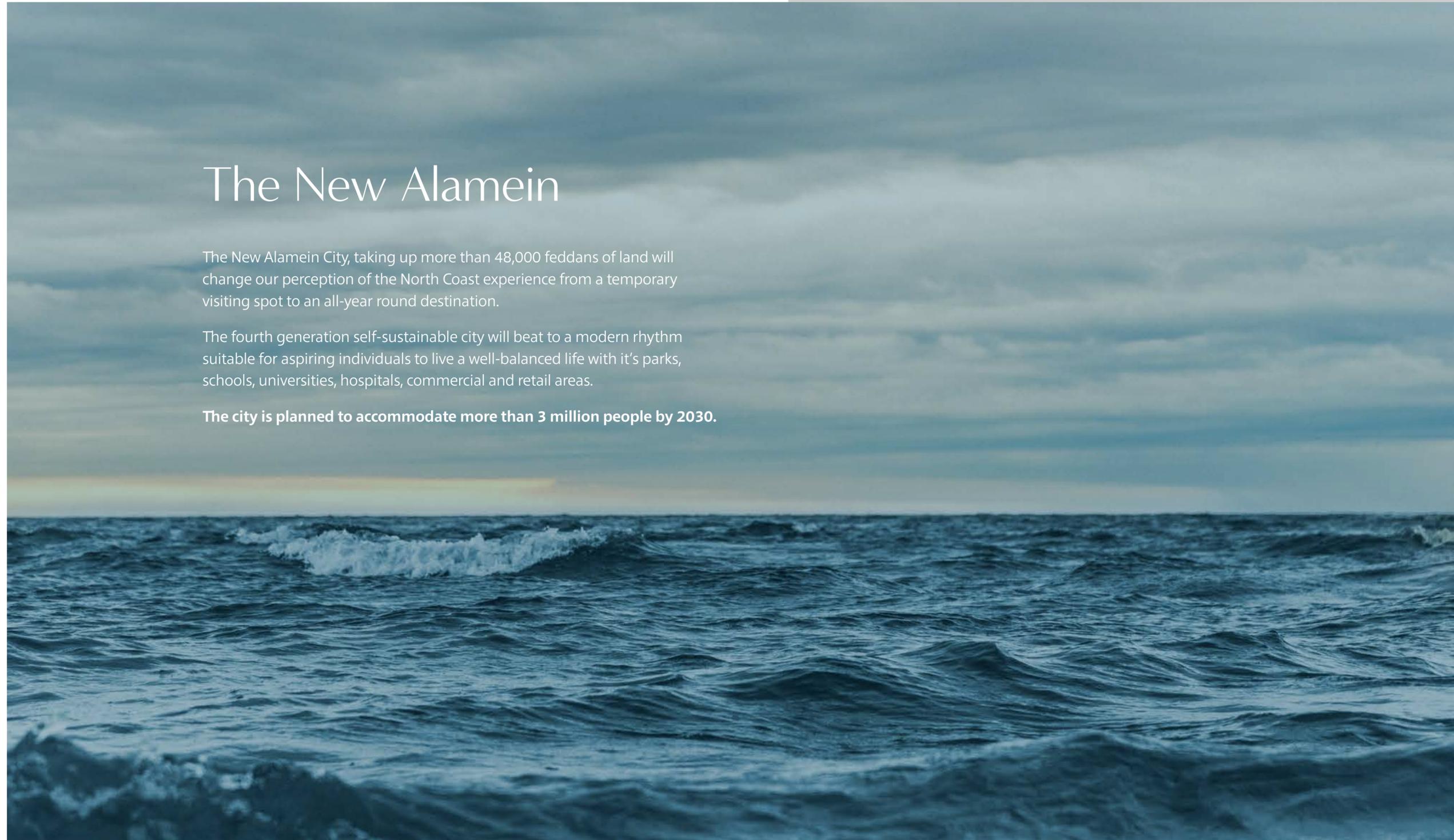
Established in 2017 as a partnership between the New Urban Communities Authority and the Housing and Development Bank, CITY EDGE strives to become the national brand for premium real estate developments in Egypt.

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.



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 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 GATE

TOWERS | NEW ALAMEIN

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.



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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




THE GATE
TOWERS | NEW ALAMEIN



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





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A Groundbreaking Design Philosophy

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.



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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

Rise Luxuriously

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.

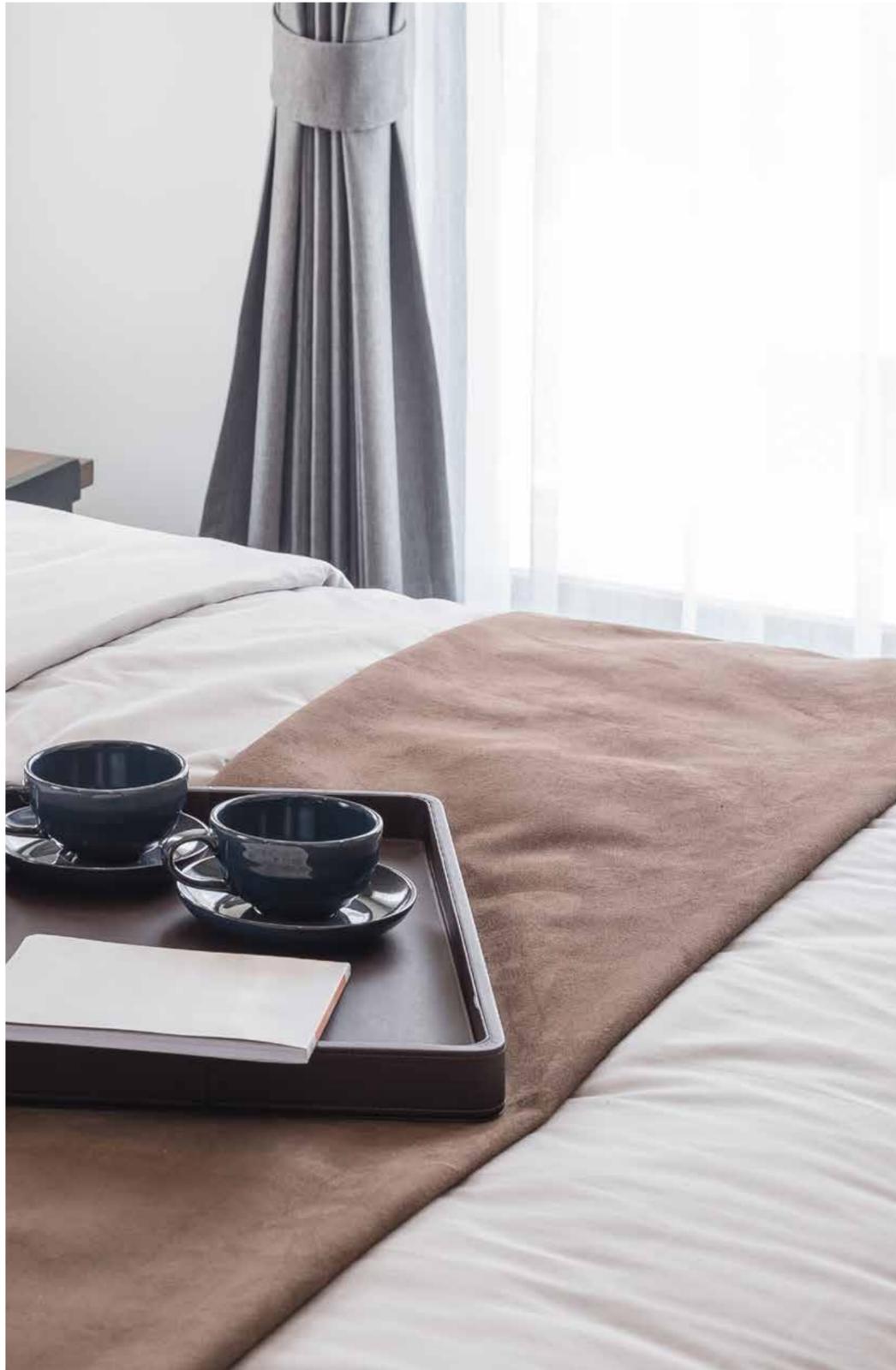
Start your experience in a glass glazed panoramic elevator and slowly rise while watching the city of New Alamein thriving in front of your eyes. As soon as you arrive, walk into our range of panoramic L-shaped restaurants, located in various levels and at the top of the buildings for the ultimate view.

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.



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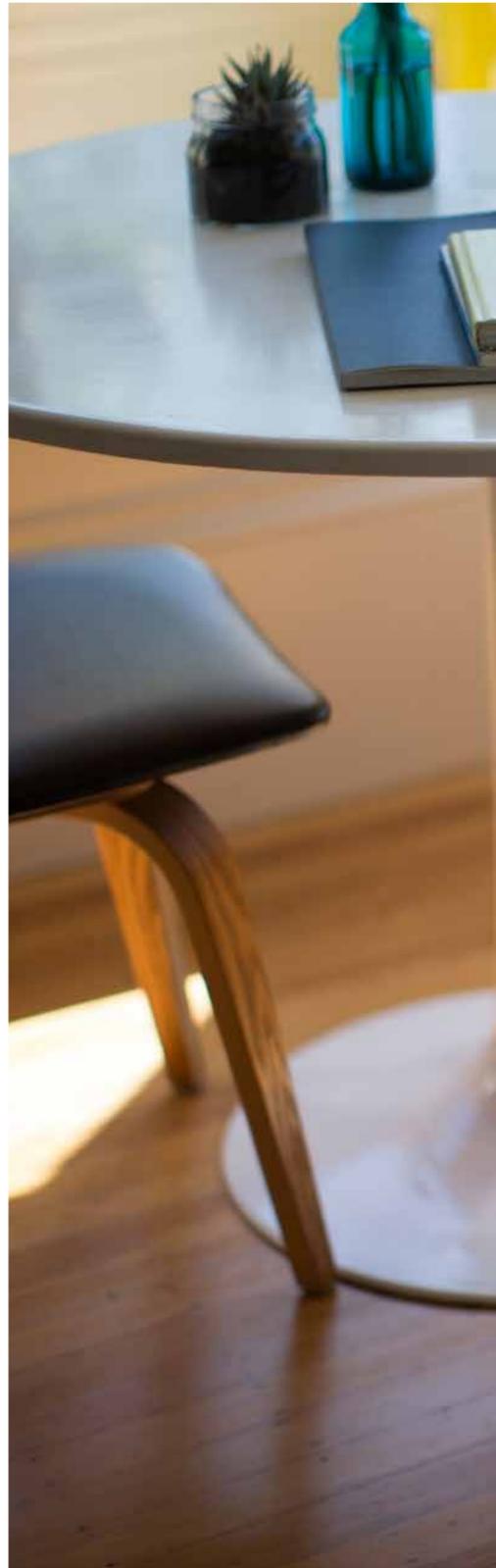


Upscale Finishing

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-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

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

Bedroom

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

Bathroom & Kitchen

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

Terrace

FLOORING :	PORCELAIN TILES
CEILING :	COMPOSITE ALUMINUM PANEL CLADDING

Doors

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

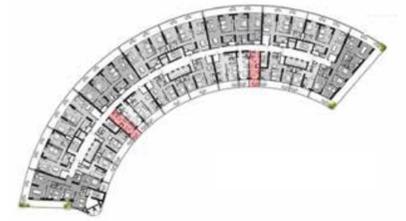
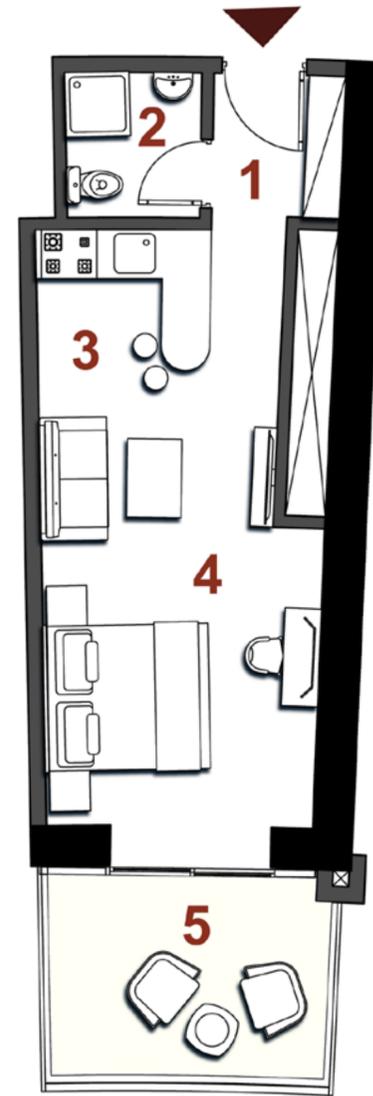
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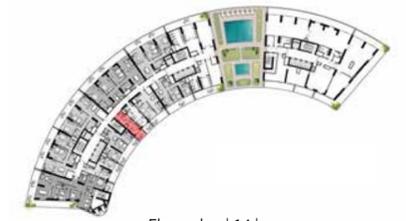
Studio

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



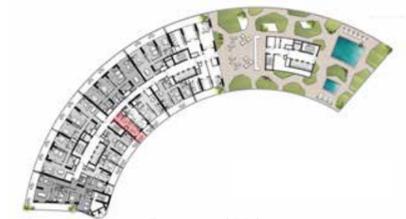
Floor plans | 1: 12 & 29: 31 |



Floor plan | 14 |



Floor plans | 15: 28 |



Floor plan | 33 |



Floor plans | 34: 36 |



Floor plans | 37: 38 |

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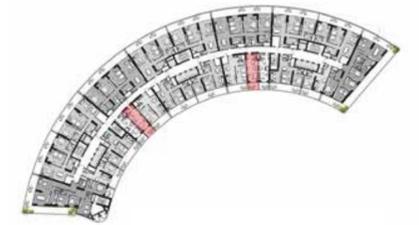
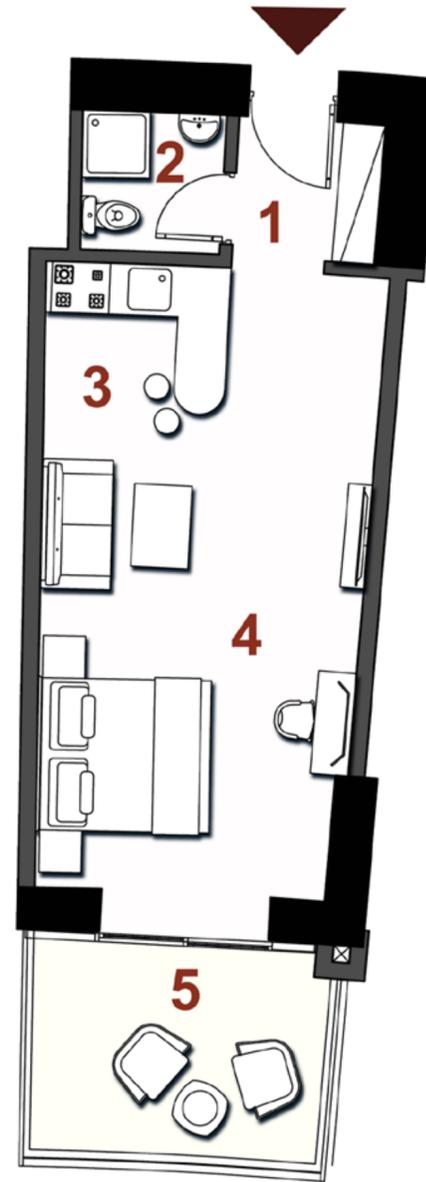
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UNIT 13 & 20

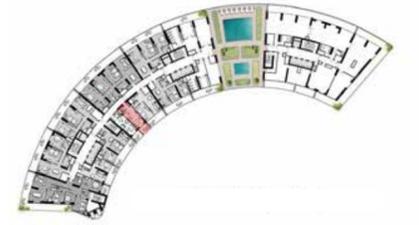
Studio

Area : 54 sqm

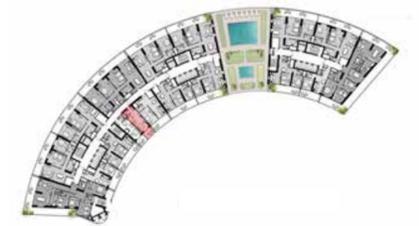
- 01. Entrance 1.70 × 1.65
- 02. Bathroom 1.70 × 1.65
- 03. Kitchen 1.75 × 2.20
- 04. Reception/Bedroom 7.40 × 3.80
- 05. Terrace 2.50 × 3.40



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

UNIT 14 & 19

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1/2

Bedrooms

Area : 84 sqm

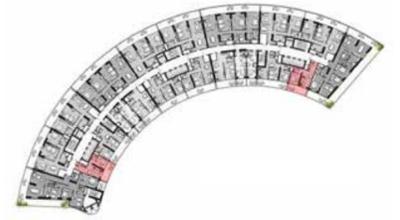
- | | |
|------------------------|-------------|
| 01. Entrance | 1.50 × 0.80 |
| 02. Kitchen | 2.80 × 1.80 |
| 03. Reception & Dining | 6.00 × 3.70 |
| 04. Bedroom | 4.00 × 3.60 |
| 05. Bathroom | 1.90 × 1.80 |
| 06. Terrace | 2.50 × 6.80 |



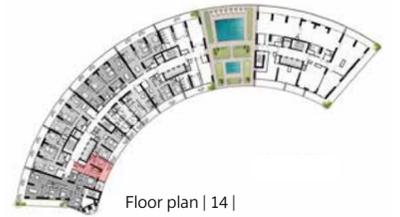
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UNIT 11 & 22



Floor plans | 1: 12 & 29: 31 |



Floor plan | 14 |



Floor plans | 15: 28 |



Floor plan | 33 |



Floor plans | 34: 36 |



Floor plans | 37: 38 |

1/2

Bedrooms

Area : **93 sqm**

- | | |
|-------------------------------|-------------|
| 01. Entrance | 1.20 × 2.00 |
| 02. Kitchen | 3.00 × 2.30 |
| 03. Reception & Dining | 6.00 × 4.20 |
| 04. Bedroom | 4.00 × 3.60 |
| 05. Bathroom | 2.00 × 1.90 |
| 06. Terrace | 2.50 × 8.00 |



Floor plans | 37 : 38 |

UNIT 16

Disclaimer.

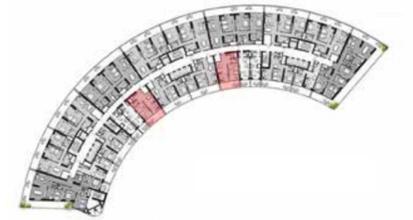
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1/2

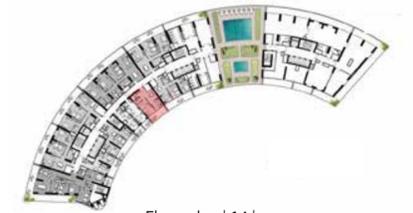
Bedrooms

Area : 100 sqm

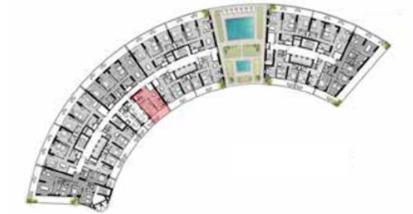
- | | |
|---------------|-------------|
| 01. Entrance | 3.60 × 1.80 |
| 02. Kitchen | 1.70 × 2.50 |
| 03. Reception | 3.40 × 4.50 |
| 04. Dining | 3.40 × 3.00 |
| 05. Bedroom | 6.00 × 4.00 |
| 06. Bathroom | 1.80 × 2.70 |
| 07. Terrace | 2.50 × 6.50 |



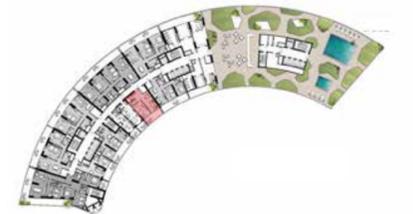
Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



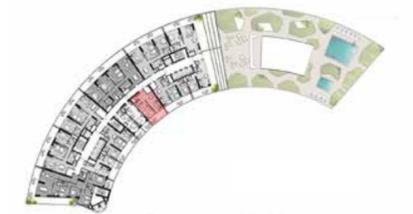
Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

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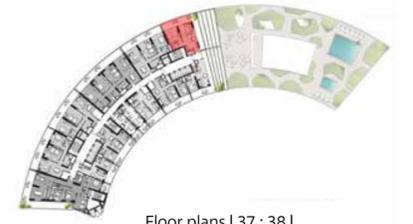
UNIT 15 & 18

1/2

Bedrooms

Area : 129 sqm

01. Entrance	2.15 × 2.10
02. Kitchen	2.55 × 2.15
03. Reception & Dining	7.40 × 5.20
04. Corridor	2.40 × 1.50
05. Bedroom	4.85 × 4.75
06. Bathroom	2.55 × 2.40
07. Terrace	10.00 × 2.50



Floor plans | 37 : 38 |

UNIT 6

Disclaimer.

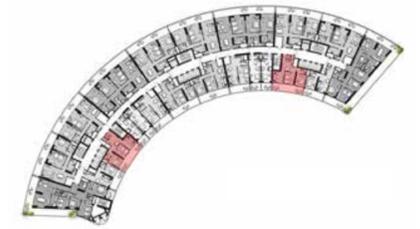
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2/3

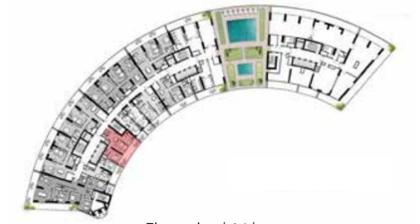
Bedrooms

Area : 121 sqm

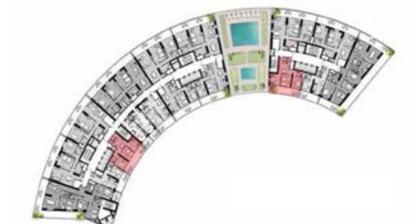
- | | |
|------------------|--------------|
| 01. Entrance | 5.95 × 1.20 |
| 02. Guest Toilet | 1.20 × 1.70 |
| 03. Kitchen | 2.45 × 2.55 |
| 04. Reception | 3.90 × 3.90 |
| 05. Bedroom 1 | 4.10 × 3.50 |
| 06. Bedroom 2 | 4.10 × 3.50 |
| 07. Bathroom | 1.90 × 1.90 |
| 08. Terrace | 2.50 × 10.00 |



Floor plans | 1:12 & 29:31 |



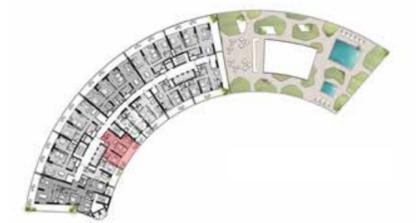
Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

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UNIT 12 & 21

2/3

Bedrooms

Area : 136 sqm

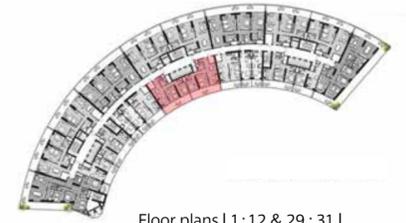
- | | |
|------------------------|--------------|
| 01. Entrance | 2.55 × 1.80 |
| 02. Reception & Dining | 7.35 × 3.65 |
| 03. Guest Toilet | 1.20 × 1.60 |
| 04. Kitchen | 2.60 × 2.40 |
| 05. Corridor | 1.20 × 5.70 |
| 06. Bedroom 1 | 4.75 × 3.75 |
| 07. Bedroom 2 | 4.00 × 3.60 |
| 08. Bathroom | 1.90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



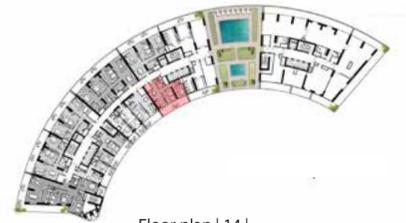
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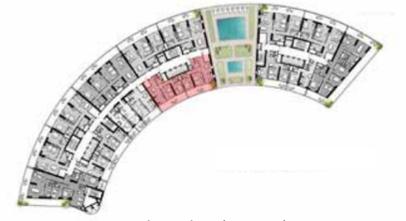
UNIT 16 & 17



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



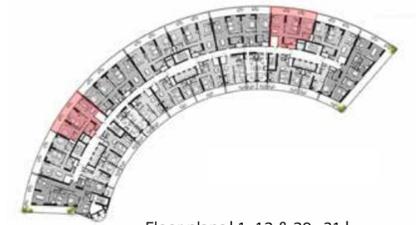
Floor plans | 37:38 |

2/3

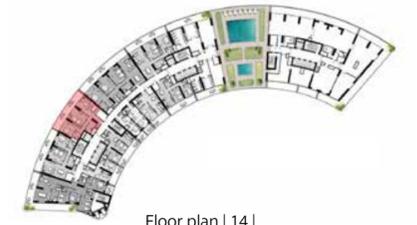
Bedrooms

Area : 194 sqm

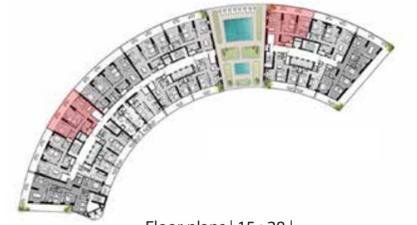
01. Entrance	3.70 × 1.40
02. Guest Toilet	1.20 × 1.70
03. Reception & Dining	7.45 × 4.60
04. Kitchen	2.15 × 4.20
05. Corridor	1.15 × 6.70
06. Bedroom 1	6.15 × 4.80
07. Bedroom 2	4.80 × 4.60
08. Bathroom	2.65 × 2.40
09. Terrace	2.50 × 16.00



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

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UNIT 3 & 8

2/3

Bedrooms

Area : 198 sqm

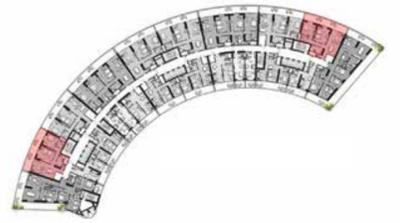
01. Entrance	2.45 × 1.20
02. Guest Toilet	1.20 × 1.70
03. Reception & Dining	8.65 × 4.65
04. Kitchen	4.15 × 4.20
05. Corridor	1.25 × 6.70
06. Bedroom 1	5.45 × 4.90
07. Bedroom 2	4.75 × 4.20
08. Bathroom	2.65 × 2.40
09. Terrace	2.50 × 16.00



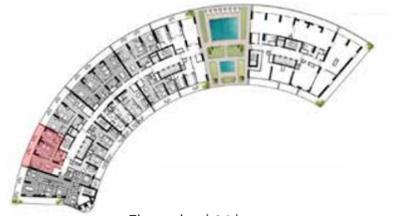
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UNIT 2 & 9



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



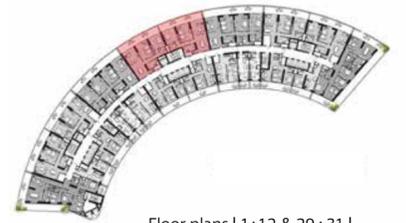
Floor plans | 37:38 |

2/3

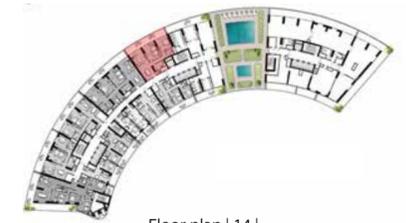
Bedrooms

Area : 210 sqm

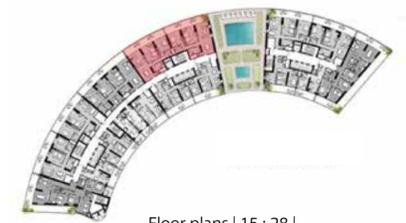
01. Reception & Dining	11.15 × 4.60
02. Guest Toilet	1.20 × 1.70
03. Kitchen	2.15 × 4.20
04. Corridor	2.00 × 8.20
05. Bedroom 1	6.00 × 4.95
06. Bedroom 2	4.80 × 4.75
07. Bathroom	2.65 × 2.40
08. Terrace	2.50 × 16.20



Floor plans | 1:12 & 29:31 |



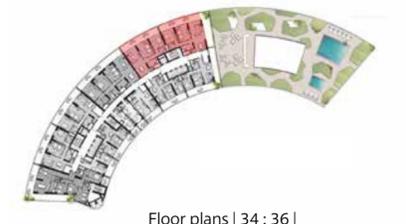
Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

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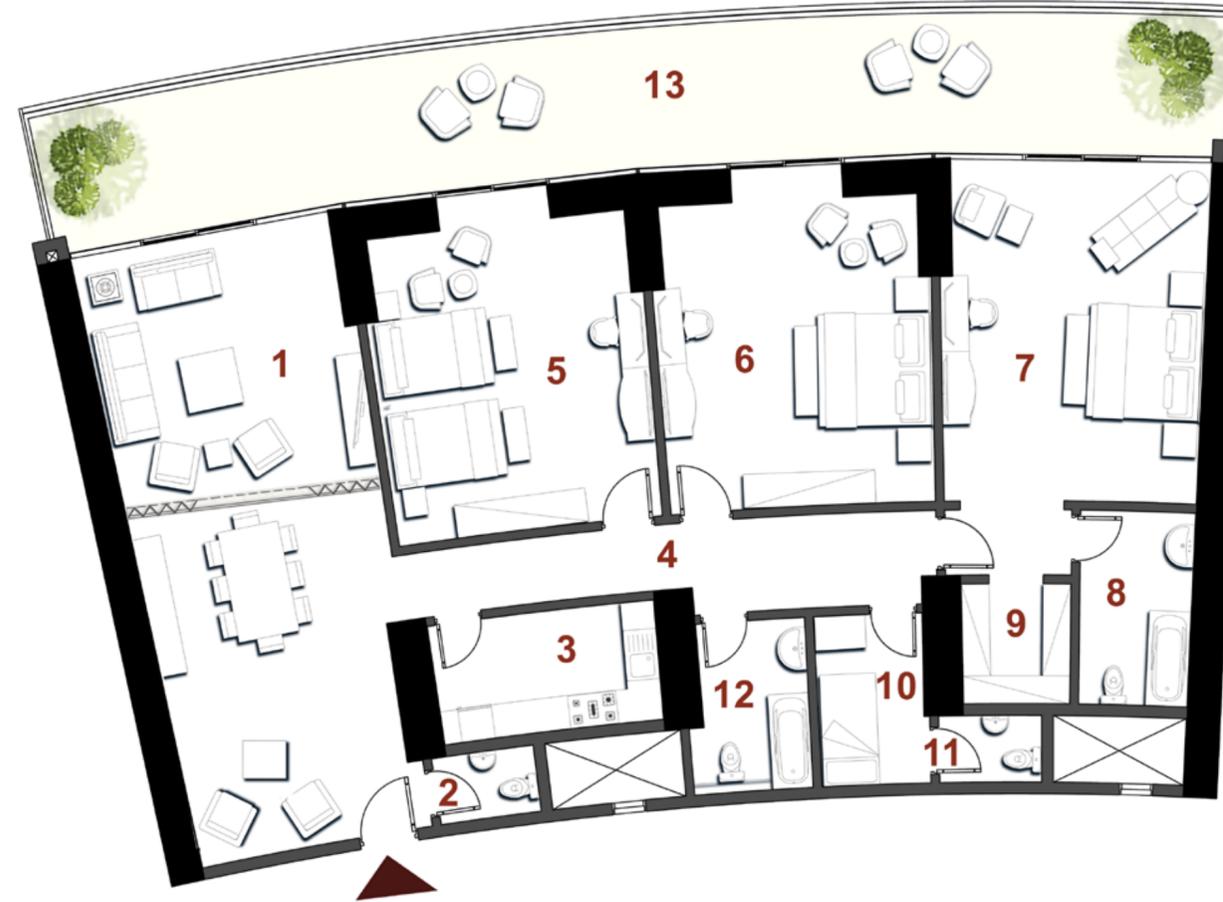
UNIT 5 & 6

3/4

Bedrooms

Area : 309 sqm

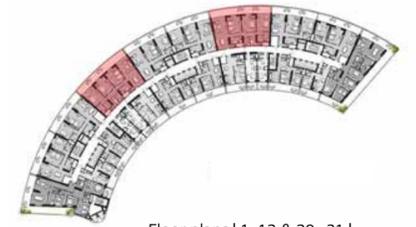
- | | |
|-----------------------------|--------------|
| 01. Reception & Dining | 11.25 × 4.95 |
| 02. Guest Toilet | 1.20 × 1.85 |
| 03. Kitchen | 2.15 × 4.00 |
| 04. Corridor | 1.15 × 9.60 |
| 05. Bedroom 1 | 5.50 × 4.95 |
| 06. Bedroom 2 | 5.50 × 4.95 |
| 07. Master Bedroom | 6.10 × 4.70 |
| 08. Master 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 |



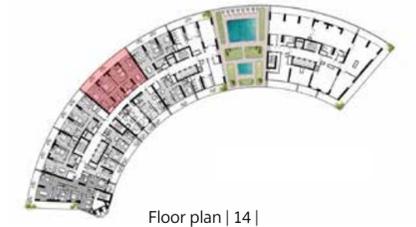
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UNIT 4 & 7



Floor plans | 1:12 & 29:31 |



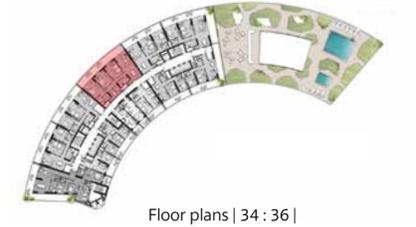
Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



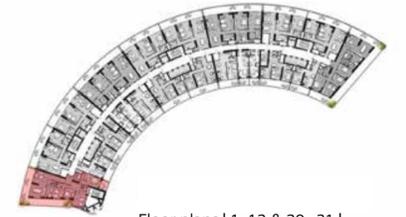
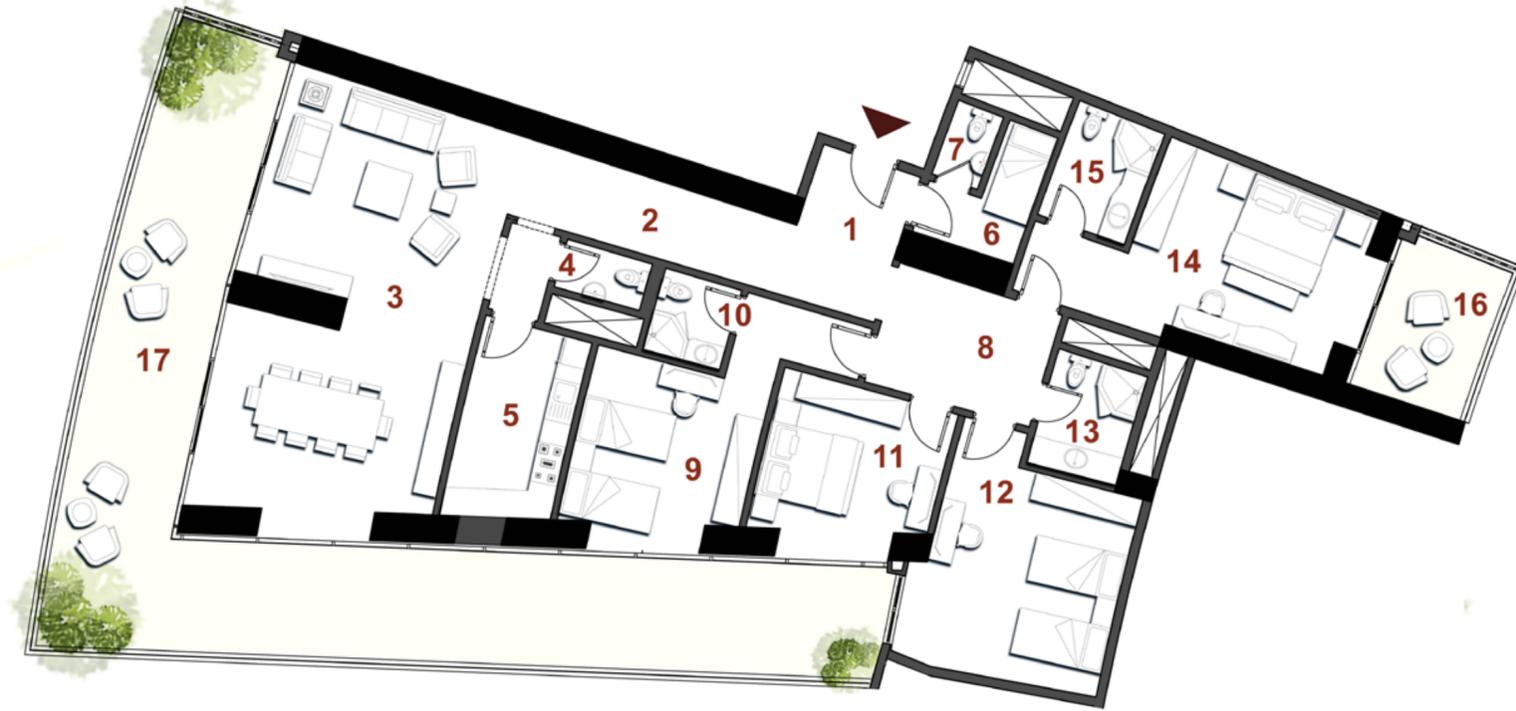
Floor plans | 37:38 |

4

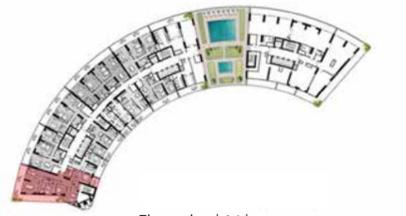
Bedrooms

Area : 331 sqm

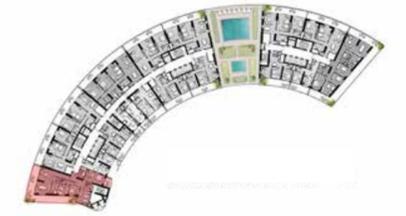
01. Entrance	2.50 × 2.00
02. Corridor	2.00 × 8.20
03. Reception & Dining	9.00 × 5.50
04. Guest Toilet	1.00 × 1.90
05. Kitchen	4.40 × 2.40
06. Nanny's Bedroom	1.20 × 1.80
07. Nanny's Bathroom	1.70 × 1.00
08. Corridor	2.60 × 3.60
09. Bedroom 1	3.80 × 3.80
10. Bathroom 1	1.70 × 1.80
11. Bedroom 2	4.00 × 3.90
12. Bedroom 3	4.60 × 4.10
13. Bathroom 2	2.50 × 2.00
14. Master Bedroom	3.60 × 5.00
15. Master Bedroom Bathroom	2.60 × 1.90
16. Terrace 1	3.20 × 2.50
17. Terrace 2	10.00 × 2.50 2.50 × 11.00



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



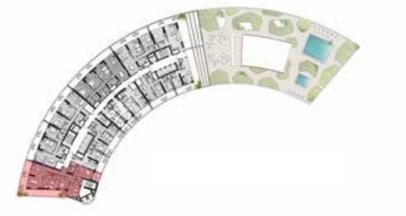
Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

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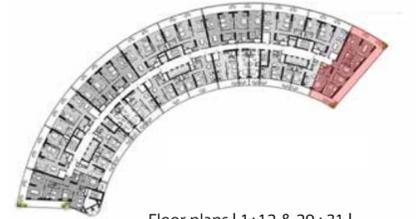
UNIT 1

4

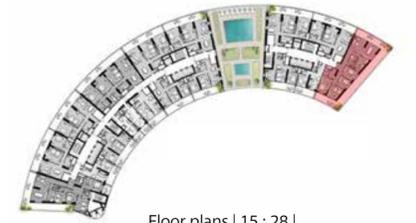
Bedrooms

Area : 387 sqm

01. Entrance	1.50 × 1.70
02. Guest Toilet	1.60 × 1.50
03. Corridor	13.0 × 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. Bathroom 1	1.80 × 2.40
11. Bedroom 2	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
	22.00 × 2.50
	2.50 × 11.00



Floor plans | 1: 12 & 29 : 31 |



Floor plans | 15 : 28 |

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UNIT 10

General Specs

Public Areas

Residential Unit

Indoor Parking Areas

Central HVAC Systems

- 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

✓

✓

Fresh Air Supply

- Continuous fresh air supply independent from the AC operation, ensuring quality of indoor fresh air
- Parking Ventilation System.

✓

✓

✓

✓

Exhaust Systems

- Extract air system in all toilets and bathrooms
- Central Exhaust system in all kitchens
- Exhaust systems at parking areas

✓

✓

✓

✓

✓

Outdoor Swimming pools

- Outdoor swimming pool features
- Outdoor swimming pool heating system
- Water flow turnover
- Automatic injection sterilization system
- PH correction with automated dosing pump

✓

✓

✓

✓

✓

Communication and Security Structured Data Cabling and LAN Switching

- LAN network
- High-speed internet access
- IP Telephone + IPTV
- IP-CCTV

✓

✓

✓

✓

✓

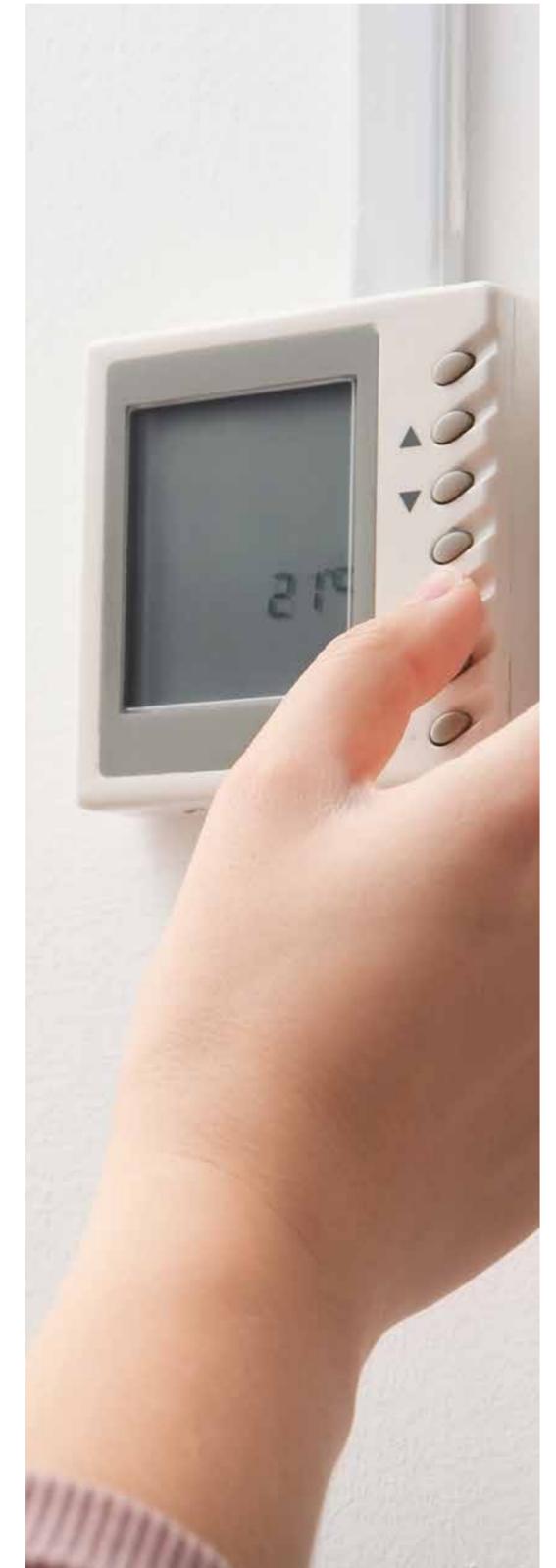
✓

✓

✓

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General Specs

Fire Alarm Systems

	Public Areas	Residential Unit	Indoor Parking Areas
- 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 on 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

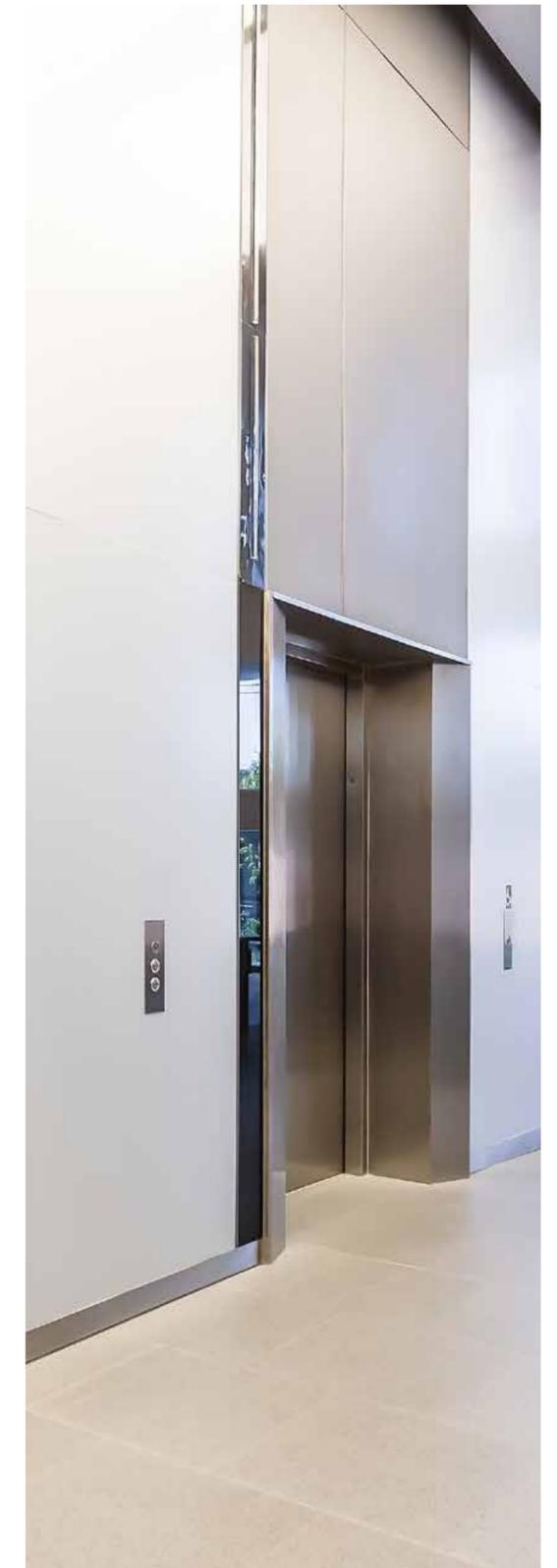
- Earth leakage circuit breaker for wet areas	✓	✓	
- Lightning and Grounding network	✓	✓	
- Redundant transformers for all main loads	✓		
- Emergency backup generator for life safety & security systems	✓		✓
- LED lighting for lower power consumption	✓	✓	✓
- Motion detector in corridors and general areas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

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)	✓	✓	



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PROJECT BY



V.1