



Sun Gate II
NEW ZAYED



ABOUT US

With a legacy of over 350 successful projects, we've built more than just properties – we've built trust, innovation, and excellence that redefine real estate development.



WELCOME TO SUN GATE II

A New Chapter of Luxury Unfolds in New Zayed City.
Sun Gate invites you To a Life Where Every Detail Speaks of Elegance, From the Architectural Design to the Serene Surroundings. Discover a Community of Exclusive Villas and Twin Houses Crafted for Those Who Seek More Than just a Home a Lifestyle.

With World-Class Amenities and Seamless Accessibility, Sun Gate Blends Sophistication, Comfort, and Convenience in Perfect Harmony. It's not just a Compound. it's Your Gateway to Elevated Living.

LOCATION

Strategically Placed on Two Major Roads in New Zayed City, Sun Gate Keeps You Connected to Everything that Matters, Only Minutes from Beverly Hills and Dahshur Link.





Sun Gate II
NEW ZAYED



7 MINUTES FROM
BEVERLY HILLS
ZAYED



DAHSHUR LINK

10 MINUTES FROM
SHEIKH ZAYED CITY



10 MINUTES FROM
ARABIA MALL



BOULEVARD RD

BOULEVARD RD

MASTER PLAN

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19

17

15

13

11

9

7

5

3

1

20

18

16

14

12

10

8

6

4

2

ARCHITECTURE DESIGNS

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SUN GATE II BENEFITS

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2 CLUB HOUSES

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2 CLUB HOUSES

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RUNNING TRACK

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BICYCLE TRACK

Made by
Alkhalij Developments



GYM

Made by
Alkhalij Developments



LANDSCAPE

Made by
Alkhalij Developments



SECURITY CAMERAS

Made by
Alkhalij Developments



2 ELECTRONIC GATES

Made by
Alkhalij Developments



2 ELECTRONIC GATES

Made by
Alkhalij Developments



BBQ

Made by
Alkhalij Developments



SECURITY

Made by
Alkhalij Developments



SPACES

Made by
Alkhalij Developments



COMMUNITY

Made by
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FLOOR PLANS

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Alkhalij Developments



TWIN HOUSE

250 M

Made by
Alkhalij Developments



TWIN HOUSE

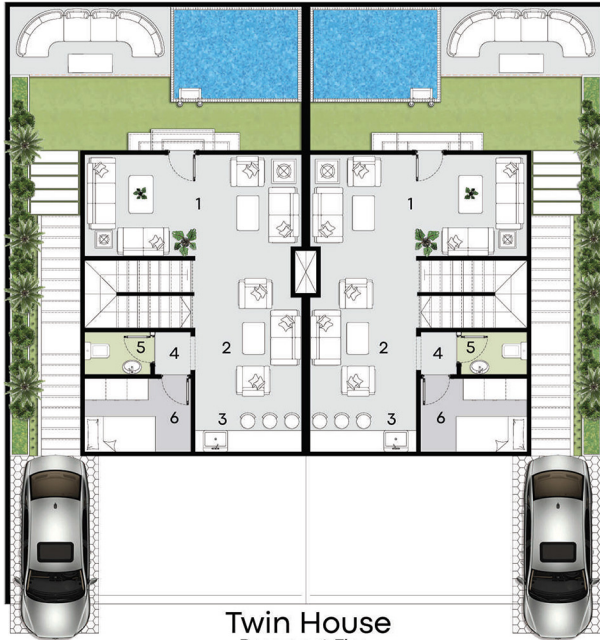
250 M

Made by
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(01)

Twin House
73 M²

NO	Location	Dimension
1	Reception	6.13 x 2.87
2	Living	5.13 x 3.00
3	Kitchenette	0.60 x 3.00
4	Looby	1.20 x 1.02
5	WC	1.86 x 1.20
6	Nanny	3.01 x 2.06



Twin House
Basement Floor

(01)

Twin House
73 M²

NO	Location	Dimension
1	Reception	6.13 x 2.87
2	Living	5.13 x 3.00
3	Kitchenette	0.60 x 3.00
4	Looby	1.20 x 1.02
5	WC	1.86 x 1.20
6	Nanny	3.01 x 2.06

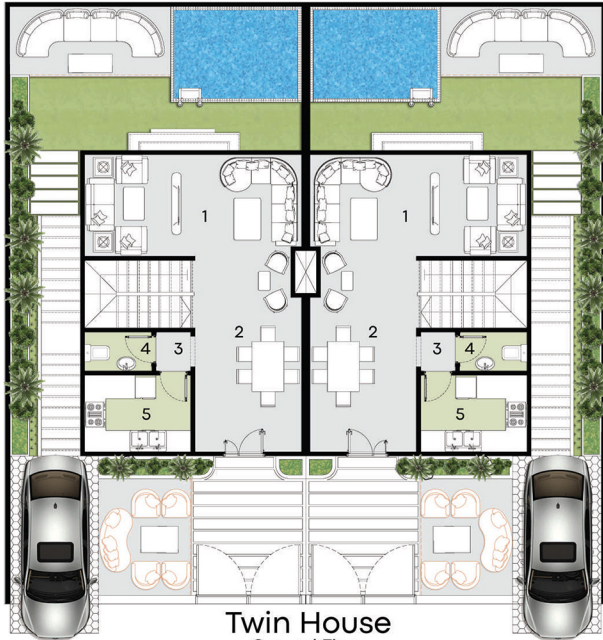
TWIN HOUSE ALL

Made by
Alkhalij Developments

(01)

Twin House
73 M²

NO	Location	Dimension
1	Reception	6.13 x 2.87
2	Dinning	5.47 x 3.00
3	Looby	1.11 x 0.98
4	WC	1.90 x 1.10
5	Kitchen	3.00 x 2.16



Twin House
Ground Floor

(01)

Twin House
73 M²

NO	Location	Dimension
1	Reception	6.13 x 2.87
2	Dinning	5.47 x 3.00
3	Looby	1.11 x 0.98
4	WC	1.90 x 1.10
5	Kitchen	3.00 x 2.16



(01)

Twin House
81 M²

NO	Location	Dimension
1	Looby	3.00 x 1.04
2	B.Room	3.50 x 3.01
3	B.Room	3.61 x 3.00
4	Bath	1.87 x 1.83
5	M.B.Room	4.14 x 2.75
6	Terrace	3.01 x 1.20
7	Dressing	1.97 x 1.91
8	M.Bath	1.87 x 1.83

(01)

Twin House
81 M²

NO	Location	Dimension
1	Looby	3.00 x 1.04
2	B.Room	3.50 x 3.01
3	B.Room	3.61 x 3.00
4	Bath	1.87 x 1.83
5	M.B.Room	4.14 x 2.75
6	Terrace	3.01 x 1.20
7	Dressing	1.97 x 1.91
8	M.Bath	1.87 x 1.83

Twin House
First Floor



(01)

Twin House
23 M²

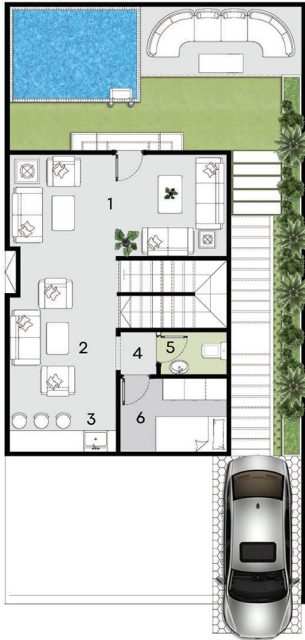
NO	Location	Dimension
1	Looby	2.15 x 1.10
2	Dinning	3.91 x 3.01
3	Bar	3.12 x 2.60
4	Living	4.85 x 6.13
5	Bath	1.90 x 1.66

(01)

Twin House
23 M²

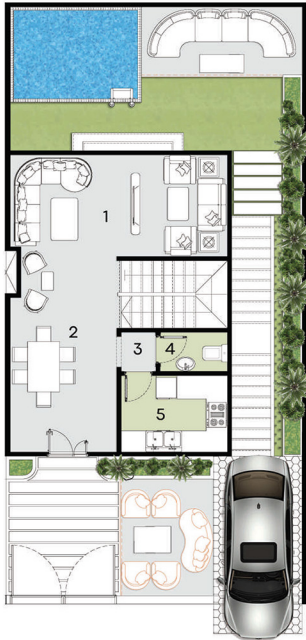
NO	Location	Dimension
1	Looby	2.15 x 1.10
2	Dinning	3.91 x 3.01
3	Bar	3.12 x 2.60
4	Living	4.85 x 6.13
5	Bath	1.90 x 1.66

Twin House
Roof Floor



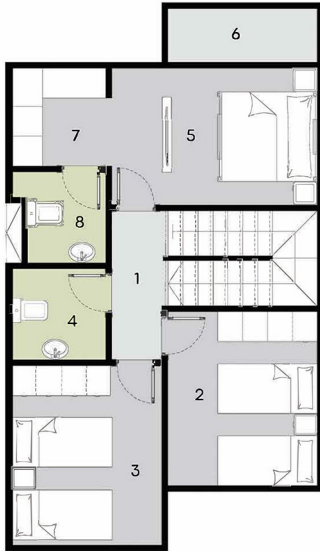
(01)
Twin House
Basement Floor
73 M²

NO	Location	Dimension
1	Reception	6.13 x 2.87
2	Living	5.13 x 3.00
3	Kitchenette	0.60 x 3.00
4	Looby	1.20 x 1.02
5	WC	1.86 x 1.20
6	Nanny	3.01 x 2.06



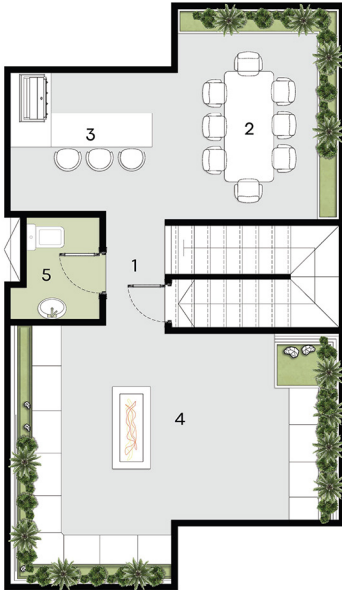
(01)
Twin House
Ground Floor
73 M²

NO	Location	Dimension
1	Reception	6.13 x 2.87
2	Dinning	5.47 x 3.00
3	Looby	1.11 x 0.98
4	WC	1.90 x 1.10
5	Kitchen	3.00 x 2.16



(01)
Twin House
First Floor
81 M²

NO	Location	Dimension
1	Looby	3.00 x 1.04
2	B.Room	3.50 x 3.01
3	B.Room	3.61 x 3.00
4	Bath	1.87 x 1.83
5	M.B.Room	4.14 x 2.75
6	Terrace	3.01 x 1.20
7	Dressing	1.97 x 1.91
8	M.Bath	1.87 x 1.83



(01)
Twin House
Roof Floor
23 M²

NO	Location	Dimension
1	Looby	2.15 x 1.10
2	Dinning	3.91 x 3.01
3	Bar	3.12 x 2.60
4	Living	4.85 x 6.13
5	Bath	1.90 x 1.66



VILLA-C

300 M

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VILLA-C

300 M

Made by
Alkhalij Developments



Villa C (01) Basement Floor 90 M²

NO	Location	Dimension
1	Living 1	2.74 x 3.13
2	Living 2	6.25 x 3.56
3	Looby	1.28 x 1.02
4	WC	1.85 x 1.28
5	Nanny	3.00 x 2.16
6	Kitchenette	3.13 x 1.60



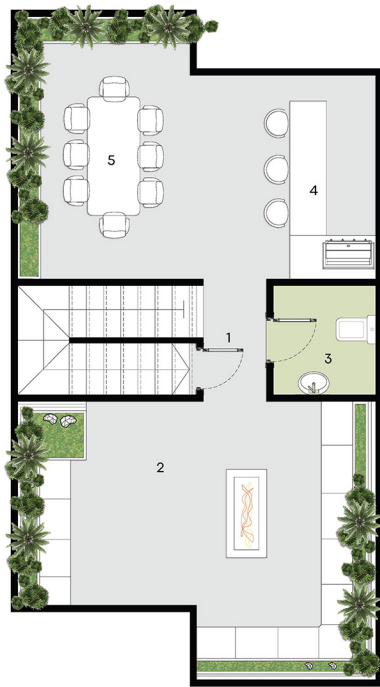
Villa C (01) Ground Floor 90 M²

NO	Location	Dimension
1	Entrance	3.68 x 3.13
2	Dinning	3.16 x 1.91
3	Reception	6.26 x 3.56
4	Looby	1.10 x 0.98
5	WC	1.90 x 1.10
6	Kitchen	2.75 x 2.34



Villa C (01) First Floor 95 M²

NO	Location	Dimension
1	Entrance	3.17 x 1.09
2	B.Room 1	3.00 x 3.56
3	B.Room 2	3.60 x 3.15
4	Bath	2.00 x 2.00
5	M.B.Room	4.15 x 3.56
6	M.Bath	2.20 x 2.00
7	Dressing	2.40 x 2.00
8	Terrace	3.00 x 0.90



Villa C (01) Roof Floor 25 M²

NO	Location	Dimension
1	Looby	5.71 x 1.10
2	Living	6.26 x 4.86
3	Bath	1.80 x 1.90
4	Kitchenette	3.56 x 1.91
5	Dinning	4.58 x 3.25



VILLA-A

370 M

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VILLA-A

370 M

Made by
Alkhalij Developments



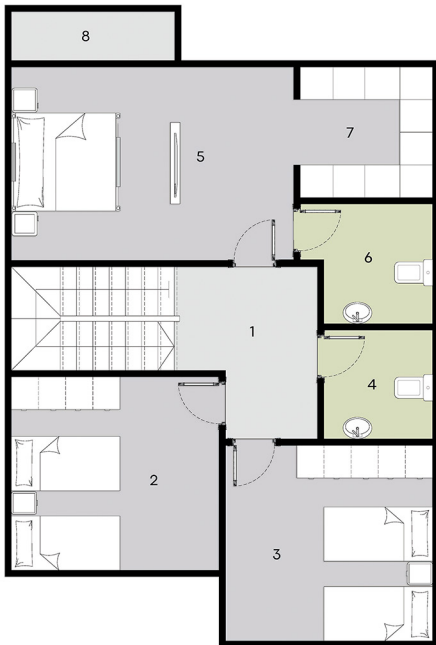
Villa A (01) Basement Floor 111 M²

NO	Location	Dimension
1	Living 1	2.74 x 4.63
2	Living 2	6.25 x 3.56
3	Looby	1.28 x 1.02
4	WC	1.85 x 1.28
5	Nanny	3.00 x 2.16
6	Kitchenette	4.63 x 1.60



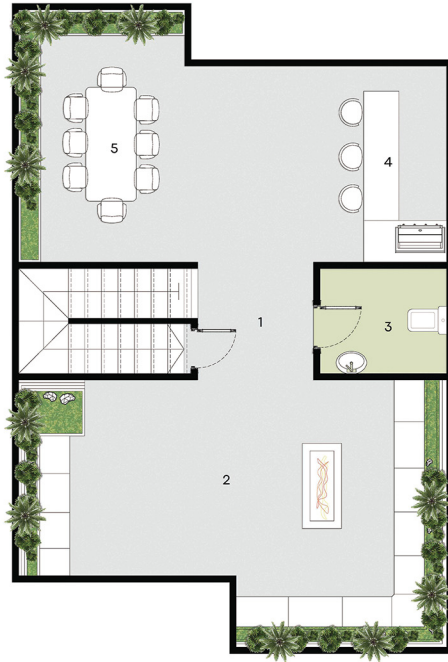
Villa A (01) Ground Floor 109 M²

NO	Location	Dimension
1	Entrance	3.68 x 3.36
2	Dinning	4.66 x 1.91
3	Reception	7.76 x 3.56
4	Looby	1.43 x 1.11
5	WC	2.71 x 1.11
6	Kitchen	4.26 x 2.34



Villa A (01) First Floor 114 M²

NO	Location	Dimension
1	Entrance	3.17 x 1.69
2	B.Room 1	3.83 x 3.56
3	B.Room 2	3.60 x 3.61
4	Bath	2.00 x 2.00
5	M.B.Room	5.20 x 3.56
6	M.Bath	2.20 x 2.00
7	Dressing	2.44 x 2.40
8	Terrace	3.00 x 0.90



Villa A (01) Roof Floor 36 M²

NO	Location	Dimension
1	Looby	5.71 x 2.09
2	Living	7.76 x 4.86
3	Bath	2.30 x 1.90
4	Kitchenette	3.56 x 2.42
5	Dinning	4.58 x 3.25