

JADE HILLS

VILLAS



J.H.

ENDLESS CASCADES
OF LUXURY

Tade Hills



EGYPT

INSPIRING EXCELLENCE IN REAL ESTATE



Qatari Diar Real Estate Company was established in 2005 by the Qatar Investment Authority, the sovereign wealth fund of the State of Qatar. Headquartered Northeast of capital Doha on the coast of the Arabian Gulf. Qatari Diar was entrusted to support Qatar's growing economy and to coordinate the country's real estate development priorities.

City/gate
NEW CAIRO

A Place for the Best in You



A PLACE FOR THE BEST IN YOU



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J.H.

Welcome to CityGate New Cairo, the pinnacle of convenience. A self-sustaining city offering an array of villas and luxury apartments, all graced with captivating views of the golf course, green spaces, and picturesque parks.

AT THE HEART OF NEW CAIRO



Located in the center of New Cairo, 30 km southeast of Cairo, CityGate New Cairo stands poised as the gateway to Egypt's New Administrative Capital. Embrace unparalleled accessibility, as this prime location ensures you are mere minutes away from any destination.

5 min

from
AUC

15 min

from
Cairo-Sokhna Road

30 min

from
Cairo Heliopolis

40 min

from
Cairo International
Airport

50 min

from
Down Town
Cairo

YOUR GATEWAY TO WORLD-CLASS



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J.H.

AMENITIES

Experience a Signature Golf Course, educational excellence, international hotels, a sports club, business parks, medical Facilities, entertainment, and community centers, all meeting world-class standards. Immerse yourself in the inspiring ambiance of CityGate New Cairo, where creativity brings out the best in you.

18-hole Golf Course



Overlooking the expansive 18-hole golf course spanning 850,000 sqm within CityGate New Cairo, meticulously crafted by the acclaimed Thomson, Perret, and Lobb. CityGate offers stunning views of the magnificent golf course. Revel in the beauty of panoramic vistas stretching over 1km, showcasing an endless expanse of lush greenery.

LOBB + PARTNERS

GOLF COURSE ARCHITECTS

World-Class Education



CityGate New Cairo is home to a selection of top-tier international schools, offering world-class education within a convenient, safe, and vibrant community.

Luxury Stays



Enjoy the luxury of convenience with a range of high-end hotels located within CityGate New Cairo. Whether for business or leisure, these hotels offer impeccable service, sophisticated accommodations, and easy access to all that the community has to offer.

Scenic, Green Spaces



CityGate New Cairo is designed with nature in mind. Expansive parks, lush greenery, and beautifully landscaped areas bring balance to daily life. The masterplan includes four thoughtfully designed parks. Each park will feature a mix of open space and community-focused amenities, including: food & beverage outlets, tennis and sports courts, bicycle lanes, kids' play areas.



Breathe Deeper. Live Greener.

Retail & Dining













CityGate New Cairo features a vibrant commercial area that caters to every need, from shopping and dining to business and entertainment. With modern retail outlets, premium restaurants, and office spaces, this dynamic hub offers residents and visitors the best in convenience and accessibility.

Citygate Masterplan

Spanning over 8.5 million m², the master plan of CityGate New Cairo showcases its unique communities, diverse range of facilities, and comprehensive amenities. This fully integrated community offers a convenient and holistic solution by providing everything you need in one location.



-  SINGLE FAMILY
-  MULTIPLE FAMILY
-  HOTELS
-  COMMERCIAL
-  REGIONAL MALL
-  18-HOLE GOLF COURSE
-  RING PARK
-  SCHOOLS
-  HOSPITAL
-  SPORTS CLUB

JADE HILLS

VILLAS



JADE HILLS

CASCADING WITH LIFE

A NEW PREMIER ADDRESS
AT CITYGATE

Set on natural elevation, Jade Hills offers a vantage point that brings in more light, more breeze, and a sense of calm above the city pace.



NATURAL SANCTUARY

At Jade Hills, every moment unfolds with intention, revealing a world of endless perspectives.

Panoramic views stretch beyond the horizon, cascading over lush golf courses and serene parks. Each day is an invitation to pause, yet never stand still - to embrace the quiet power of a life well-lived, this is where quiet confidence meets limitless possibility. A place above the noise, where luxury isn't measured - it's felt.



Jade Hills

CURATED LIVING



Jade Hills offers a curated residential experience with 160 golf villas and townhomes. Enjoy uninterrupted golf views, lush pocket parks, and walkable promenades in a secure, gated community with private underpass access.

DIRECT GOLF VIEWS



At the top of Jade Hills, the view opens up across the golf course, with sunlight, shadows, and greenery shifting throughout the day. It's the kind of view you settle into. You don't just look at it you live with it. And it never really gets old.

J.H.

YOUR DAY SURROUNDED BY GREENS



From large parks to tucked-away pocket gardens, greenery is always in view, bringing softness, balance, and a slower rhythm to each day.

J.H.

LIFE ALONG A SEAMLESS SPINE



A soft, walkable spine weaves through Jade Hills — a calm route designed for everyday ease. Lined with trees and quiet green pockets, it's made for strolls, small moments, and the occasional coffee along the way.

CONNECTED

WALKABLE.
SEAMLESS.
INTENTIONAL.

LIVING



01.

BUILDING COMMUNITIES

02.



NURTURING WELL-BEING



03.

CONNECTED ALONG THE SPINE

04.



SHARED MOMENTS

FULLY FLEDGED AMENITIES

QUIET CORNERS OF YOUR OWN



Privacy is thoughtfully built into every home at Jade Hills — from how villas are positioned to how terraces and windows are placed. It's a setting designed for quiet mornings, unhurried evenings, and the comfort of knowing your space is truly your own.

J.H.

TUCKED AWAY, TIED IN



Jade Hills feels removed just enough, yet stays closely linked to everything you need. The project's design is shaped by its prime location and smooth accessibility, with three gated entry points offering both privacy and a sense of quiet exclusivity. It's secluded when you want it, connected when you need it

J.H.

PERSONAL, PANORAMIC LIVING



Elevated villas open onto sweeping, uninterrupted views—golf, greenery, and sky—offering a daily backdrop that feels both expansive and deeply personal. It's the kind of luxury that doesn't need to be spoken, just quietly experienced.

J.H.

FULLY-FLEDGED AMENITIES

HIGHER PERSPECTIVE
ON LIVING

DESIGNED TO
BUILD COMMUNITIES

ENDLESS CASCADES
OF LUXURY



The amenities at Jade Hills are thoughtfully designed to bring people together—turning everyday routines into shared moments and familiar faces into a true community.

Jade Hills

JADE HILLS

FLOOR
PLANS

J.H.

FLOOR PLANS

Golf Villa-GV73

Total Area: 714 sqm



FLOOR PLANS

Golf Villa-GV73

Ground Area: 422 sqm



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J.H.

FLOOR PLANS

Golf Villa-GV73

Basement Area: 292 sqm



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J.H.

FLOOR PLANS

Golf Villa-GV51

Total Area: 565 sqm



FLOOR PLANS

Golf Villa-GV51

Ground Area: 330 sqm



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J.H.

FLOOR PLANS

Golf Villa-GV51

Basement Area: 235 sqm

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J.H.

FLOOR PLANS

Villa-V43

Total Area: 423 m² + 75 m² Roof Terrace



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J.H.

FLOOR PLANS

Villa-V43

Total Area: 423 m² + 75 m² Roof Terrace



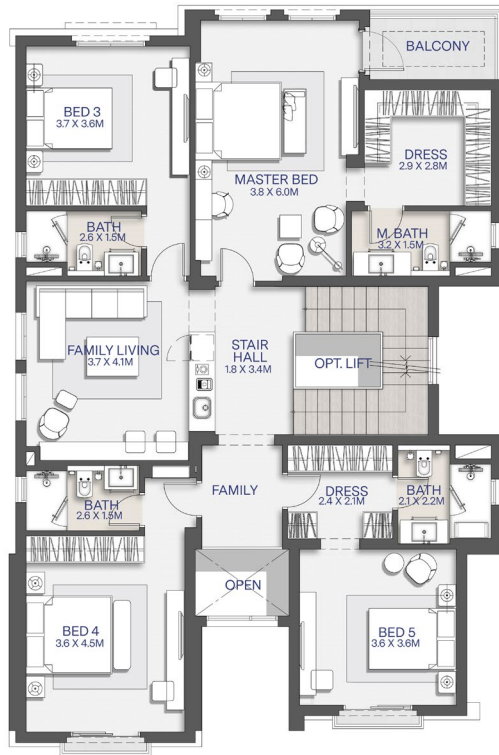
38 - 69

J.H.

FLOOR PLANS

Villa-V43

First Area: 168 sqm

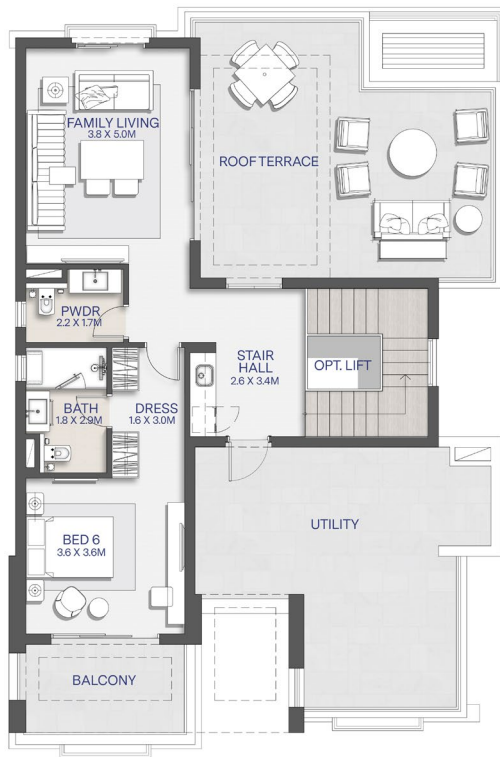


FLOOR PLANS

Villa-V43

Penthouse: 81 sqm

Roof Terrace: 75 sqm



FLOOR PLANS

Villa-V36

Total Area: 356 m² + 67 m² Roof Terrace



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J.H.

FLOOR PLANS

Villa-V36

Total Area: 356 m² + 67 m² Roof Terrace



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J.H.

FLOOR PLANS

Villa-V36

Ground Area: 145 sqm



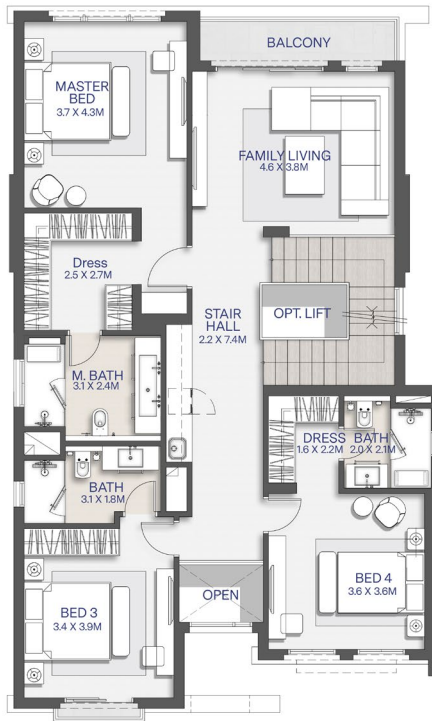
44 - 69

J.H.

FLOOR PLANS

Villa-V36

First Area: 140 sqm

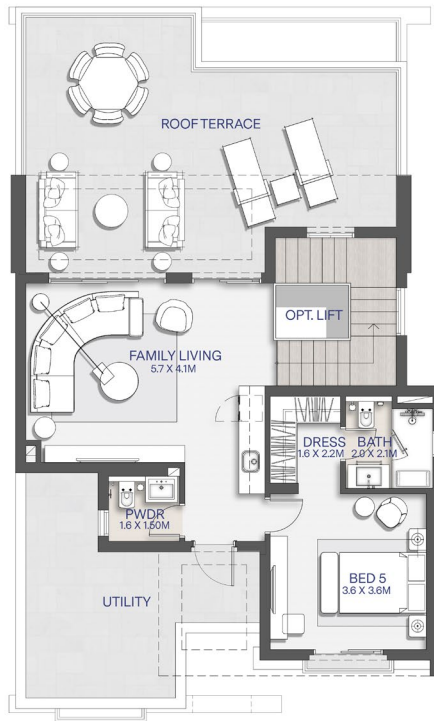


FLOOR PLANS

Villa-V36

Penthouse: 71 sqm

Roof Terrace: 67 sqm



FLOOR PLANS

Villa-V22

Total Area: 289 m² + 59 m² Roof Terrace



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J.H.

FLOOR PLANS

Villa-V22

Total Area: 289 m² + 59 m² Roof Terrace



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J.H.

FLOOR PLANS

Villa-V22

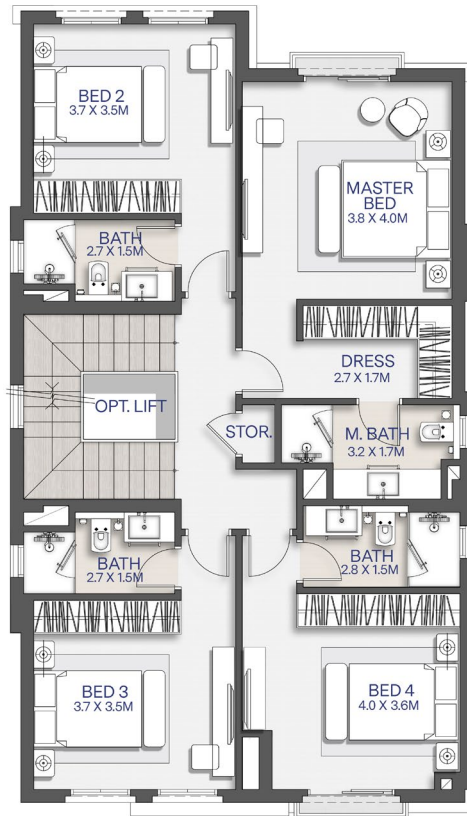
Ground Area: 115 sqm



FLOOR PLANS

Villa-V22

First Area: 117 sqm

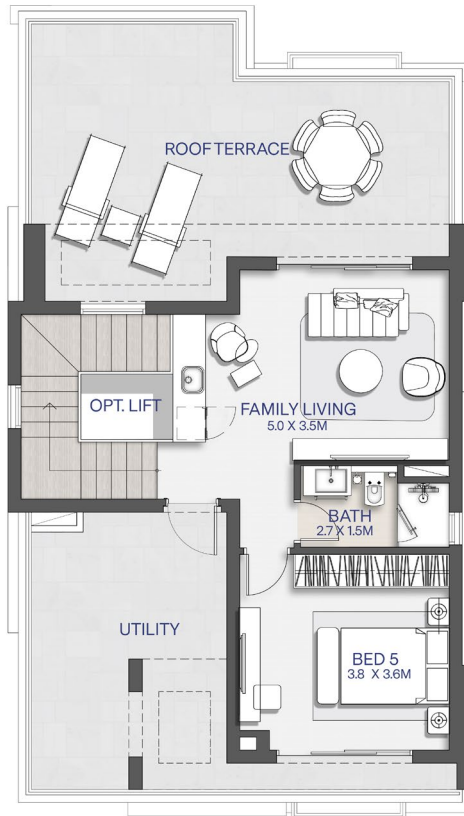


FLOOR PLANS

Villa-V22

Penthouse: 57 sqm

Roof Terrace: 59 sqm



FLOOR PLANS

Villa-V21

Total Area: 258 m² + 65 m² Roof Terrace



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J.H.

FLOOR PLANS

Villa-V21

Total Area: 258 m² + 65 m² Roof Terrace



53 - 69

J.H.

FLOOR PLANS

Villa-V21

Ground Area: 108 sqm



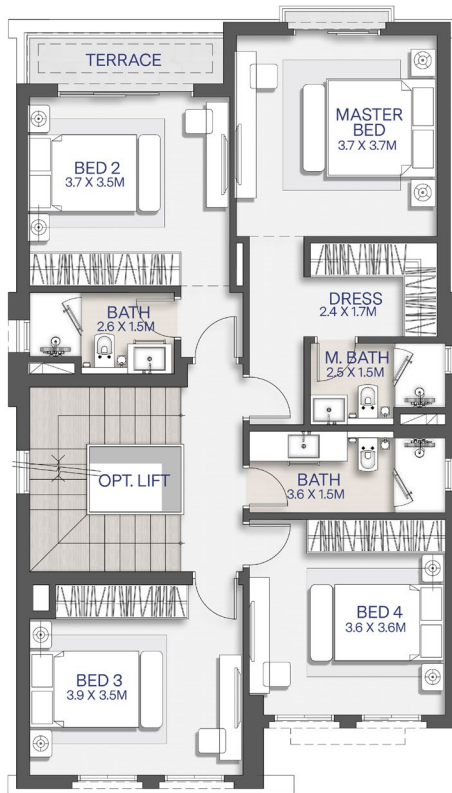
54 - 69

J.H.

FLOOR PLANS

Villa-V21

First Area: 109 sqm

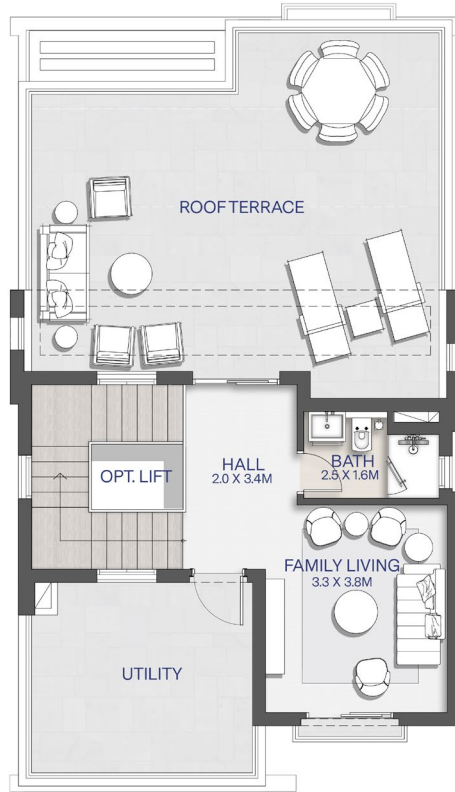


FLOOR PLANS

Villa-V21

Penthouse: 41 sqm

Roof Terrace: 65 sqm



FLOOR PLANS

Twin Villa-TV23 Unit E1

Total Area: 236 m² + 55 m² Roof Terrace



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J.H.

FLOOR PLANS

Twin Villa-TV23

Total Area: 236 m² + 55 m² Roof Terrace



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J.H.

FLOOR PLANS

Twin Villa-TV23

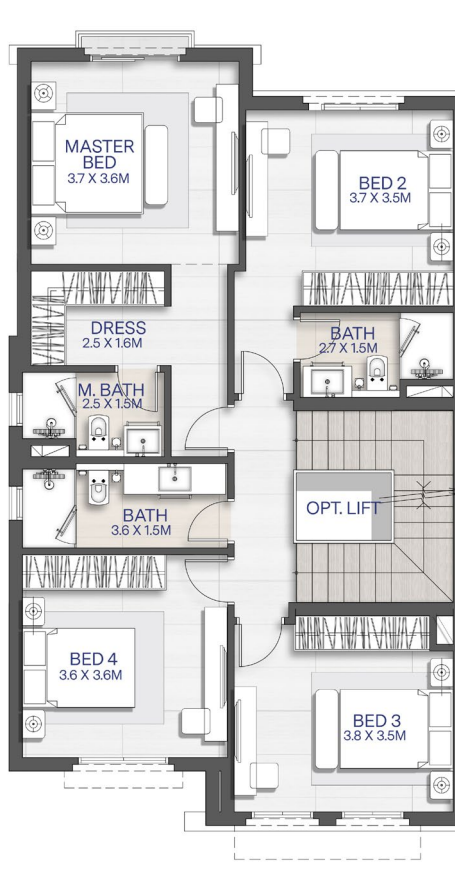
Ground Area: 95 sqm



FLOOR PLANS

Twin Villa-TV23

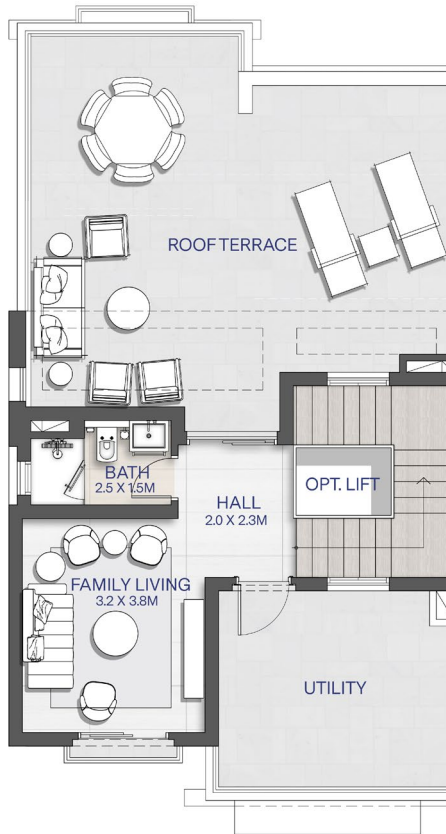
First Area: 103 sqm



FLOOR PLANS

Twin Villa-TV23

Penthouse: 38 sqm - Roof Terrace: 55 sqm



Town homes-TH22

Total Area: 218 m² + 55 m² Roof Terrace



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J.H.

Town homes-TH22

Total Area: 218 m² + 55 m² Roof Terrace



FLOOR PLANS

Town homes-TH22

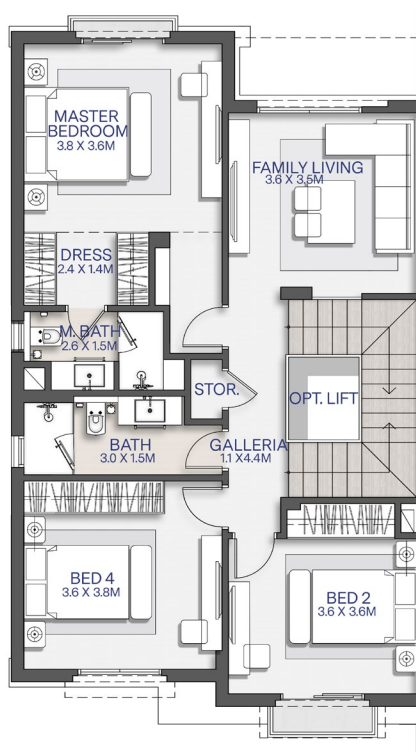
Ground Area: 86 sqm



FLOOR PLANS

Town homes-TH22

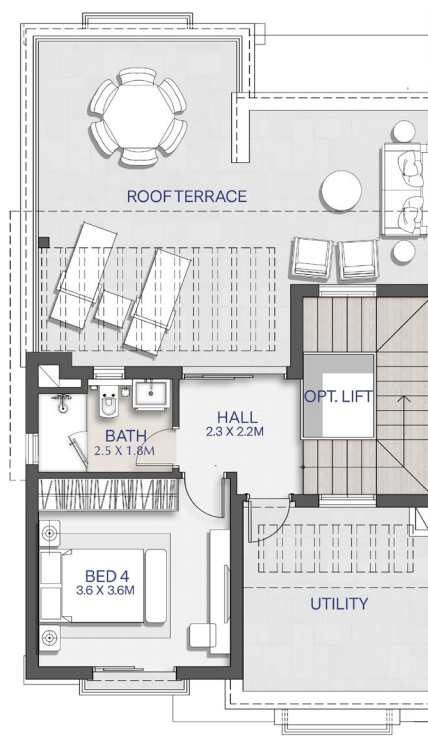
First Area: 94 sqm



FLOOR PLANS

Town homes-TH22

Penthouse: 38 sqm - Roof Terrace: 55 sqm





EGYPT

Disclaimer

1. Actual Areas May Vary From The Stated Area. Drawings Are Not To Scale.
2. The Architectural Details, Dimensions And Area In This Plan Are Approximate, Information Based On Schematic Design Information Only, And Final As-Built Conditions May Vary.
3. All Images Used Are For Illustrative Purposes Only And Do Not Represent The Actual Size, Features, Specifications, Fittings, And Furnishings.
4. Qatari Diar Reserves The Right To Make Revisions/Alterations, At Its Absolute Discretion, And Without Liability.
5. Each Garden Plot Will Vary Based On The Location Of The Building.
6. All Room Dimensions Exclude Wall Finishes And Construction Tolerances Allowance Of A 5% Variance.
7. All Materials, Dimensions And Drawings Are Approximate, Information Subject To Change Without Notice.



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