



SAPPHIRE
RESIDENCES



citygate
NEW CAIRO

UN

A PLACE FOR THE BEST IN YOU

Welcome to CityGate New Cairo, the pinnacle of convenience. A self-sustained city offering an array of villas and luxury apartments, all graced with captivating views of the golf course, green spaces, and picturesque parks. Experience the allure of community centers, educational excellence, international hotels, a sports club, business parks, a cutting-edge medical complex, and an abundance of entertainment—all designed to meet world-class standards. Immerse yourself in the inspiring ambiance of CityGate New Cairo, where creativity knows no bounds and discover a place that brings out the best in you.



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. With direct connections to Road 90, the Ring road, Cairo-Suez highway, Ain Sokhna highway, and Sheikh Mohammed Bin Zayed new road leading to the New Capital of Egypt, CityGate New Cairo offers unrivaled convenience and connectivity to every corner of the city. CityGate New Cairo's strategic location is estimated to be:

- 5 mins from AUC
- 15 mins from Cairo-Sokhna Road
- 30 mins from Cairo International Airport
- 40 mins from Heliopolis
- 50 mins from Downtown Cairo



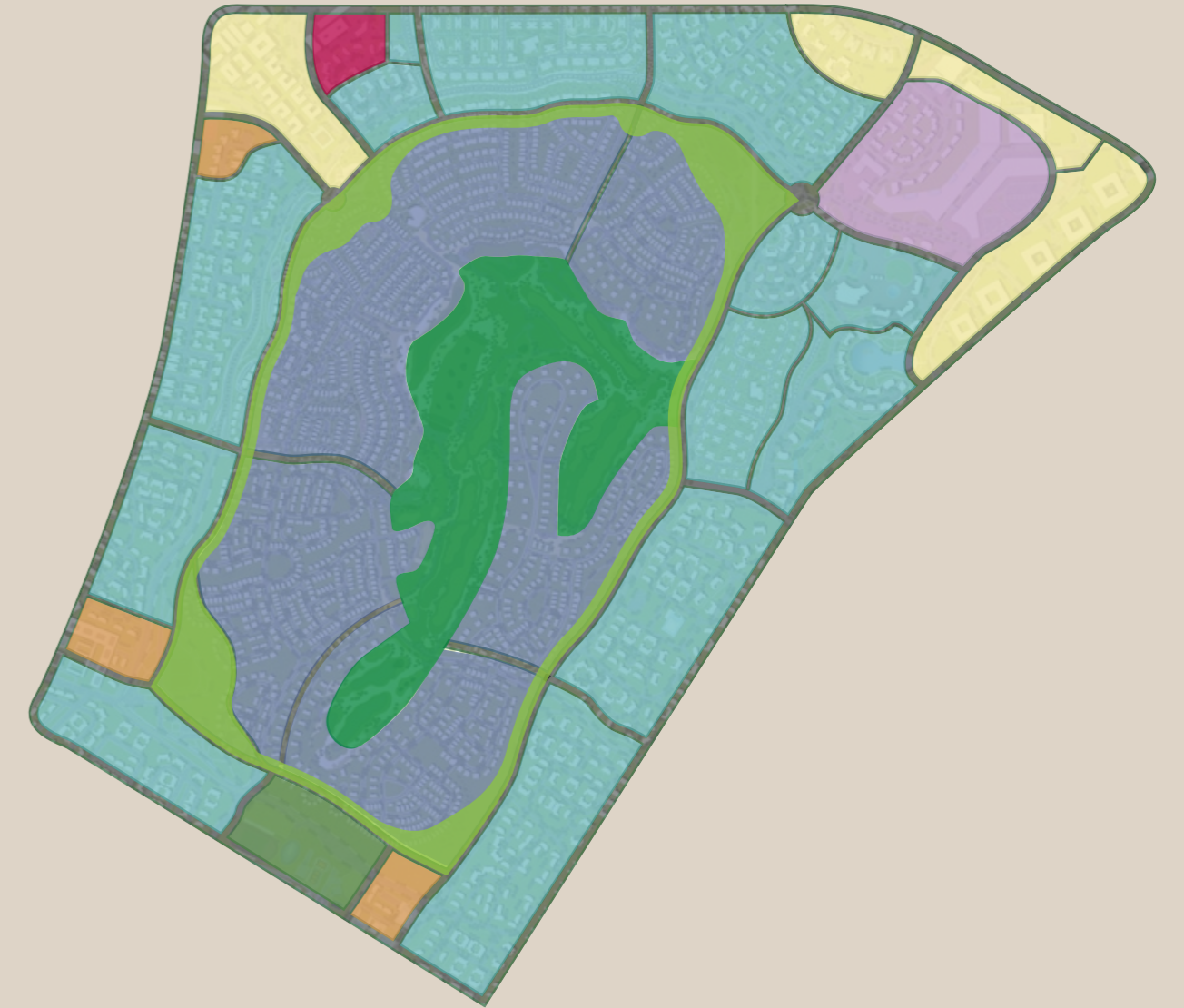


A PLACE FOR THE BEST IN YOU

FULLY INTEGRATED *Community*

The master plan of CityGate New Cairo highlights its distinct parcels, diverse range of facilities, and comprehensive amenities. As a fully integrated community, CityGate New Cairo presents a convenient and comprehensive solution by providing all you need in a single location. With a tranquil atmosphere, nature, and vast green spaces, its amenities are strategically distributed in the 8.5 million square meters.

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





SAPPHIRE

RESIDENCES

LUXURY LIVING RESIDENCES

Welcome to Sapphire Residences, a remarkable addition to the CityGate New Cairo community. Situated amidst green vistas and complemented by serene water features, Sapphire Residences provide a refreshing retreat from the urban hustle and bustle. Sapphire Residences offer a harmonious living experience that seamlessly integrates nature into everyday life.







FULLY FINISHED *Luxury Apartments*

Sapphire Residences' fully finished luxury apartments offer a perfect blend of modern living and natural surroundings. With impeccable attention to detail and meticulously selected material, the residences ensure that every corner is thoughtfully designed and ready for you to call home. Discover the allure of these thoughtfully designed residences, where comfort and tranquility meet amidst an idyllic setting.





LOCATION

Strategically located in Citygate New Cairo, Sapphire Residences boast a coveted location that offers a seamless blend of urban convenience and natural splendor. This prestigious residential community overlooks a vast expanse of lush greenery, providing a breathtaking panorama that serves as a soothing backdrop to everyday life. From the apartment window, indulge in the picturesque views of verdant landscapes, immersing yourself in the tranquility and serenity that only such a setting can offer. Sapphire Residences truly embody the essence of harmonious living, where the beauty of nature seamlessly intertwines with the tranquil urban surroundings.



Sapphire Residences



EXCEPTIONAL RESIDENTIAL
FACILITIES

UN



US

FUNCTIONAL GREEN *Parks*

Sapphire Residences is encompassed by expansive green areas and functional parks. The convenience of being within walking distance from the nearest park allows residents to enjoy outdoor activities and embrace a balanced lifestyle. Avid walkers will find walking trails that grace the landscape surrounding Sapphire Residences. Take leisurely strolls amidst the vast greenery and revel in the tranquility of the idyllic pathways.

As for the cycling enthusiasts, dedicated tracks encircling Sapphire Residences beckon you to embark on daily rides, allowing you to explore the picturesque surroundings while maintaining an active connection with nature.



KIDS *Area*

The dedicated kids' areas within each park are thoughtfully designed to prioritize safety while encouraging active play and social interactions. These secure spaces provide young residents with the opportunity to experience the benefits of an active lifestyle, fostering physical health, cognitive development, and a sense of community. From age-appropriate playground equipment to carefully cushioned surfaces, every detail is crafted to ensure a secure environment that promotes both fun and peace of mind for parents and guardians.





US

COMMUNITY *Center*

Nestled in close proximity to Sapphire Residences, lies a prestigious community center that stands as a beacon of vibrant social and recreational activities. This community center serves as a central hub where residents can come together, fostering a sense of community. Within its walls, a multitude of engaging opportunities await, ranging from fitness classes that cater to various interests to enriching cultural events. Through the community center one can also forge meaningful connections, and enrich their lifestyles.



EATERIES

Sapphire Residences takes pride in offering a collection of exclusive food and beverage outlets that are thoughtfully curated to cater to the diverse tastes and needs of its residents. These establishments provide a delightful variety of culinary experiences, ensuring there is something for everyone to enjoy. Whether you seek a quick drink or a satisfying meal, Sapphire Residences' food and beverage outlets are designed to please, inviting you to savor every moment and discover new culinary delights.



UNDERGROUND *Parking*

Sapphire Residences boast the remarkable advantage of underground parking, offering residents a range of invaluable benefits. Firstly, this secure and sheltered parking facility provides convenience and safety. Additionally, this thoughtful amenity contributes to a cleaner and more aesthetically pleasing environment, as it prevents cluttered street parking and allows for more green spaces and landscaped areas. The convenience of having underground parking ensures that residents can easily access their vehicles without having to search for parking spaces or worry about their vehicles' safety.



SS

LIVING *Spaces*

Sapphire Residences' wide selection of unit options is designed to accommodate diverse lifestyles, ensuring that each resident discovers the ideal living space that aligns with their personal preferences. Whether you seek a cozy and intimate setting or a luxurious and expansive living experience, our meticulously crafted apartments offer a range of home layouts. These generously sized living spaces provide ample room for relaxation, work, and entertainment, all within the sanctuary of your own home.



TYPE A



2 BEDROOMS - GROUND



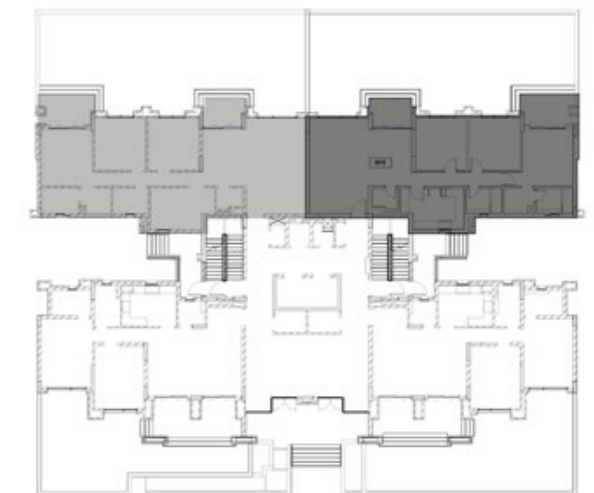
TOTAL AREA 158 sqm



3 BEDROOMS - GROUND



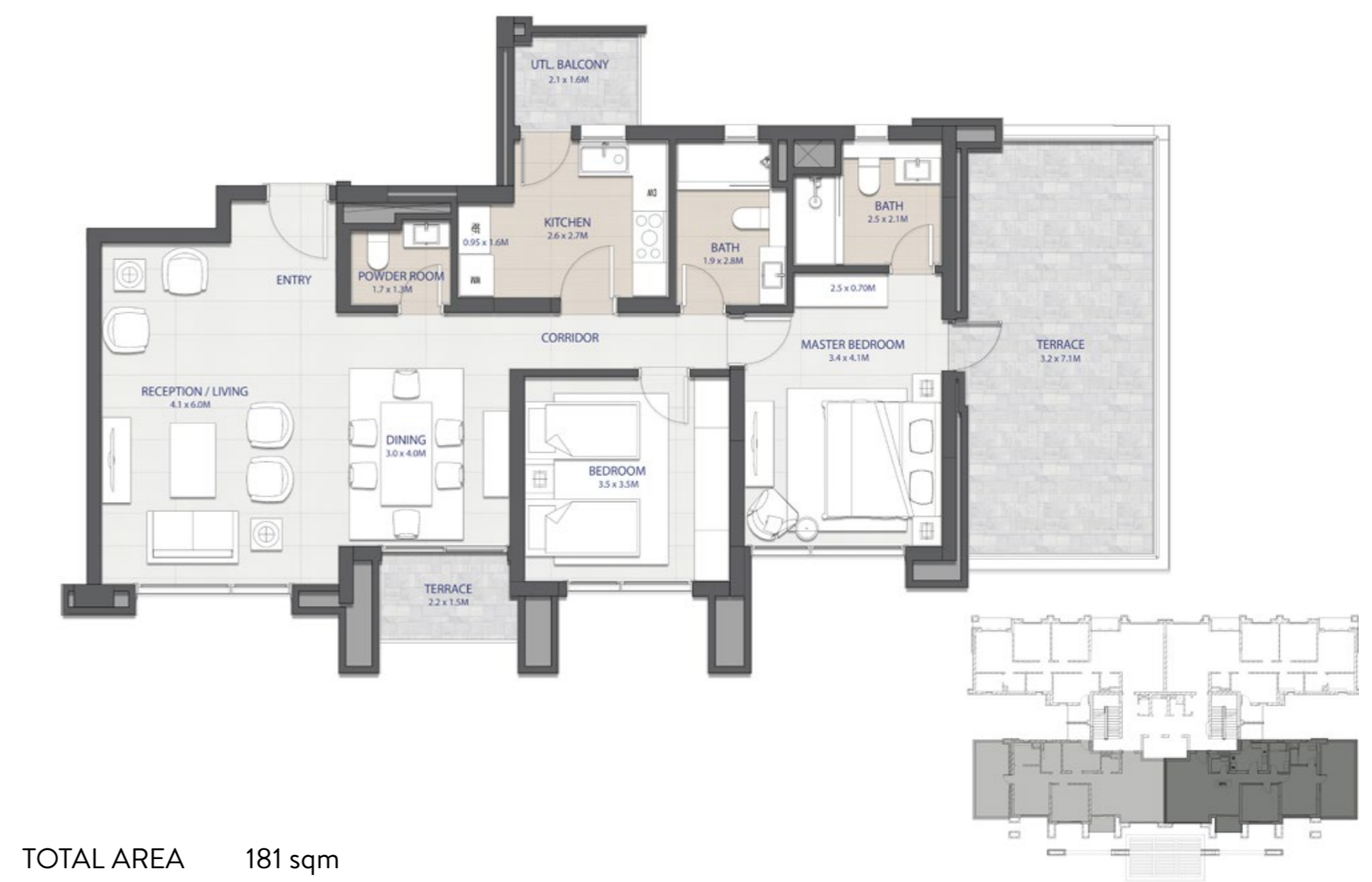
TOTAL AREA 180 sqm



2 BEDROOMS - TYPICAL



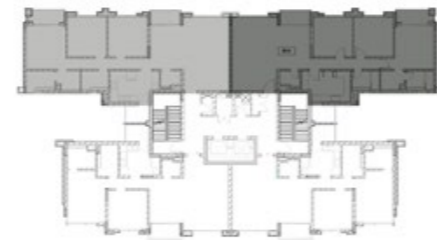
2 BEDROOMS - 1ST FLOOR ONLY



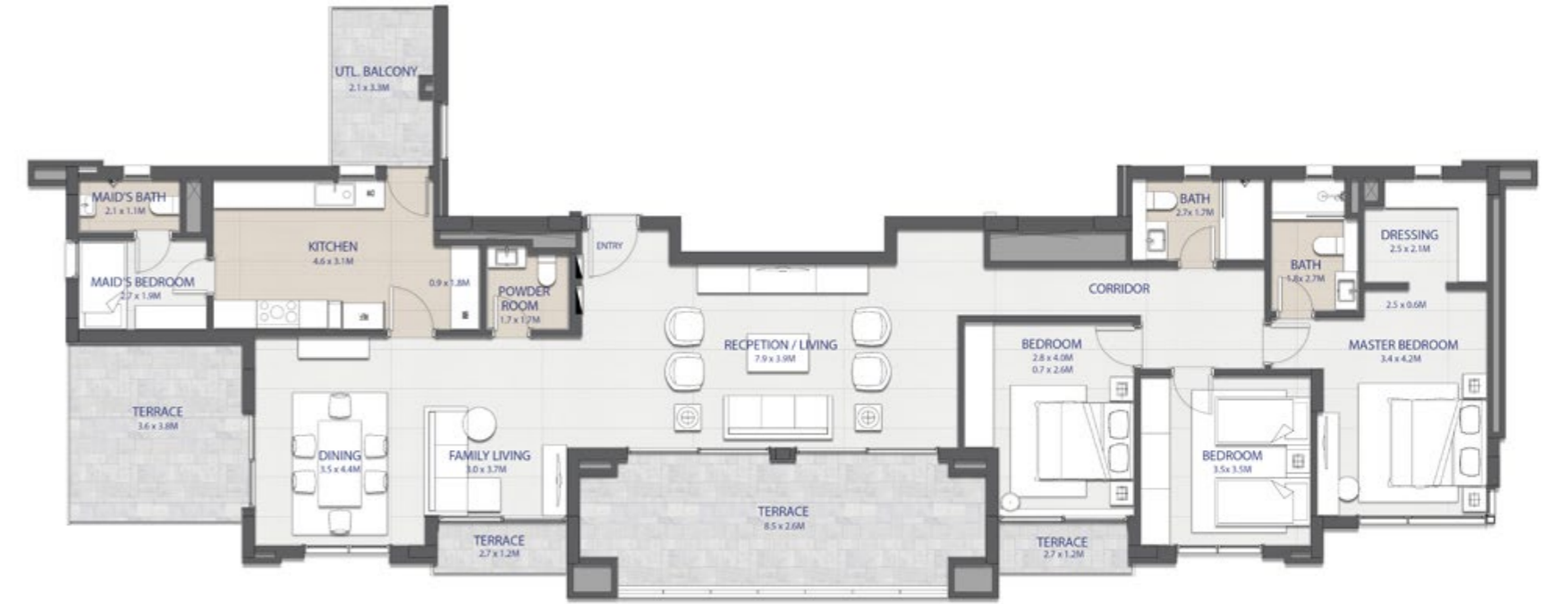
3 BEDROOMS - TYPICAL



TOTAL AREA 177 sqm



3 BEDROOMS - PENTHOUSE



TOTAL AREA 294 sqm

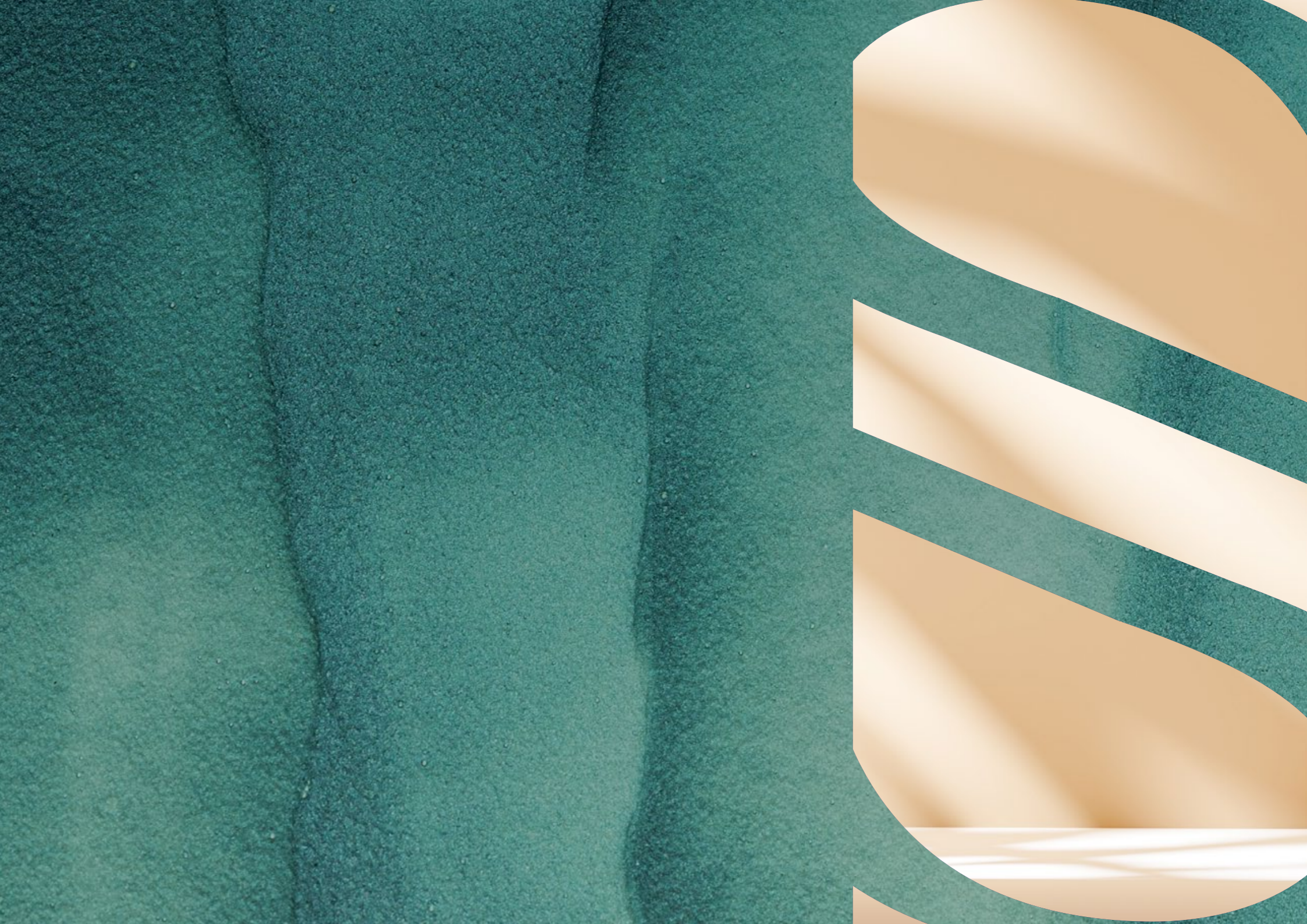


4 BEDROOMS - PENTHOUSE



TOTAL AREA 351 sqm





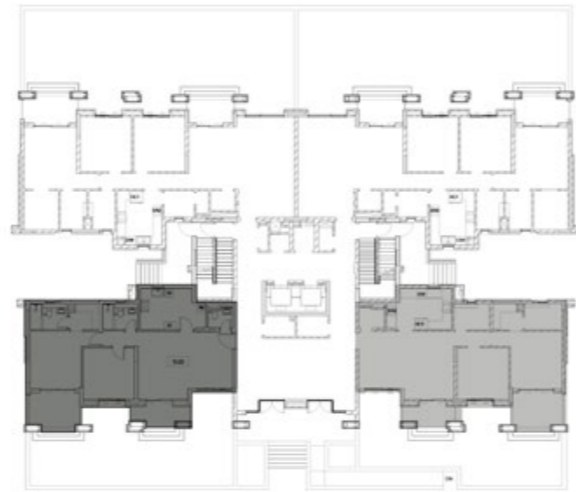
TYPE B



2 BEDROOMS - GROUND



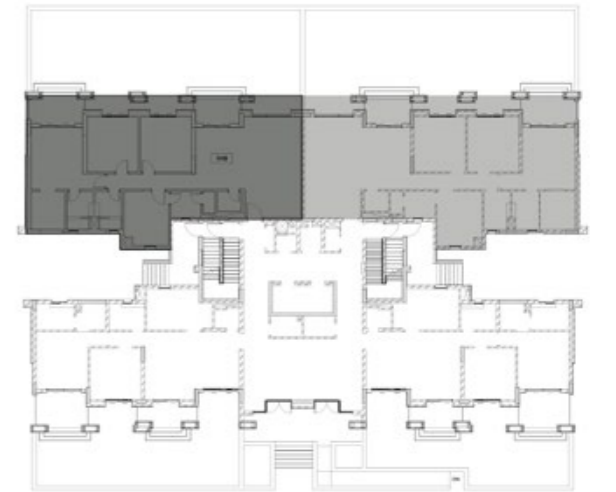
TOTAL AREA 143 sqm



3 BEDROOMS - GROUND



TOTAL AREA 196 sqm



3 BEDROOMS - TYPICAL



TOTAL AREA 201 sqm



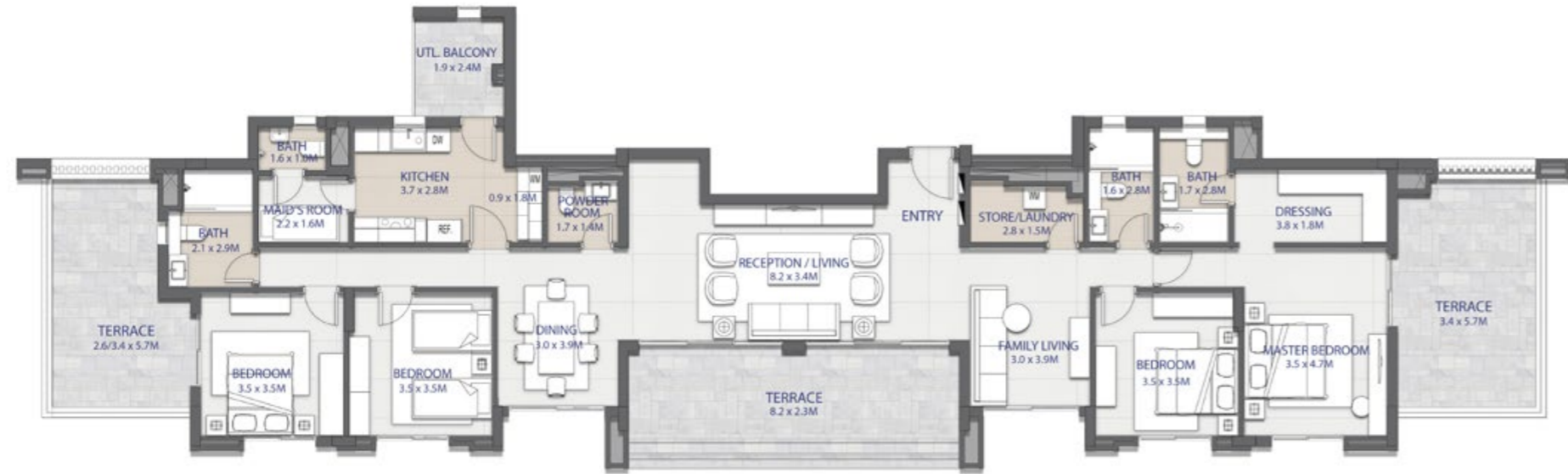
3 BEDROOMS - TYPICAL



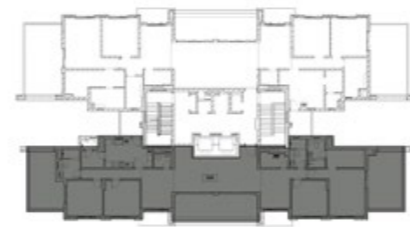
TOTAL AREA 176 sqm



4 BEDROOMS - PENTHOUSE



TOTAL AREA 330 sqm



4 BEDROOMS - PENTHOUSE



TOTAL AREA 377 sqm





TYPE C



2 BEDROOMS - GROUND



TOTAL AREA 173 sqm



3 BEDROOMS - GROUND



TOTAL AREA 223 sqm



3 BEDROOMS - GROUND



TOTAL AREA 242 sqm



3 BEDROOMS - TYPICAL (1ST FLOOR ONLY)



TOTAL AREA 225 sqm



3 BEDROOMS - TYPICAL



TOTAL AREA 210 sqm



3 BEDROOMS - TYPICAL



TOTAL AREA 223 sqm



4 BEDROOMS - PENTHOUSE



TOTAL AREA 411 sqm

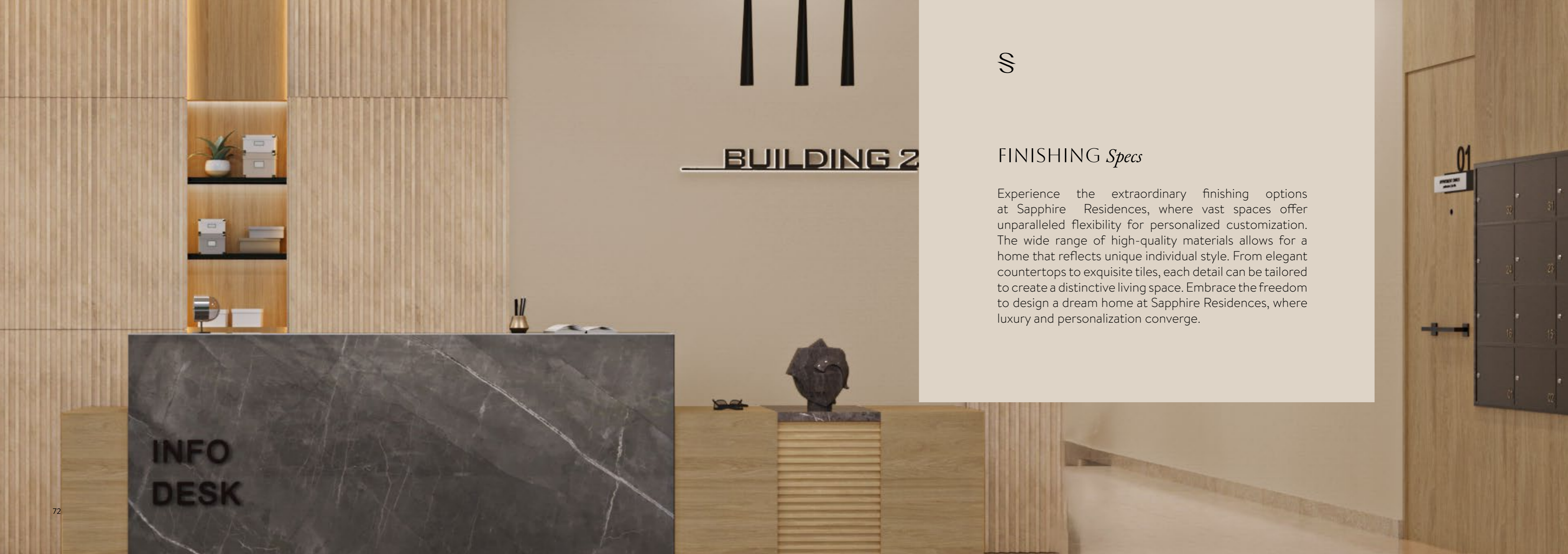






INTERIOR FINISHING

UP



UN

BUILDING 2

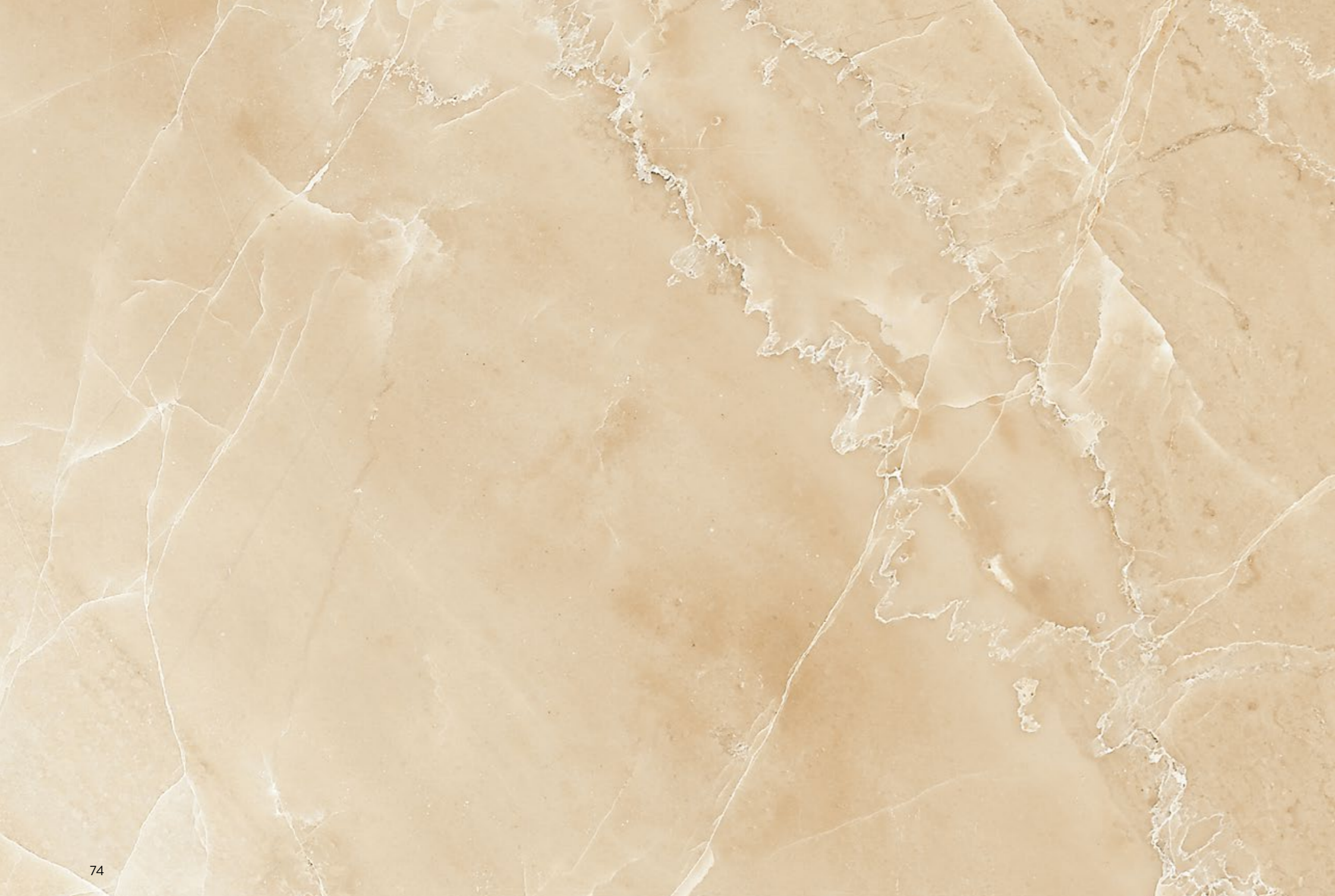
FINISHING *Specs*

Experience the extraordinary finishing options at Sapphire Residences, where vast spaces offer unparalleled flexibility for personalized customization. The wide range of high-quality materials allows for a home that reflects unique individual style. From elegant countertops to exquisite tiles, each detail can be tailored to create a distinctive living space. Embrace the freedom to design a dream home at Sapphire Residences, where luxury and personalization converge.

INFO
DESK

01





UN

Entry Foyer:

- Floors: Local Marble
- Walls: Paint - White
- Ceiling: Paint – White

Bedrooms:

- Floors: HDF
- Walls: Paint -White
- Ceiling: Paint – White

Sanitary Ware:

- High quality local sanitary ware and mixers

Living Dining & Internal Corridors:

- Floors: Local Marble
- Walls: Paint - White
- Ceiling: Paint – White

Bathrooms:

- Floors: local ceramics
- Walls: Local Ceramics / White - Paint
- Ceiling Paint – White

Water Heaters:

- Provision only

Kitchen:

- Floors: Local Ceramics
- Walls: Local Ceramics/ White - Paint
- Ceiling Paint – White

Nanny’s Room:

- Floors: Local Ceramic Tiles
- Walls: White - Paint
- Ceiling: Paint White

Appliances & Furniture:

- Not included

Doors:

- Entrance: Veneer Woodwork
- Internal Doors: Veneer Woodwork

Nanny’s Bathroom (where applicable):

- Floors: Local Ceramic Tiles
- Walls: Local Ceramic Tiles
- Ceiling: Paint White

Aluminum & Glazing:

- Aluminum Works: Powder Coated Aluminum Frames
- Glass: Single Glazing



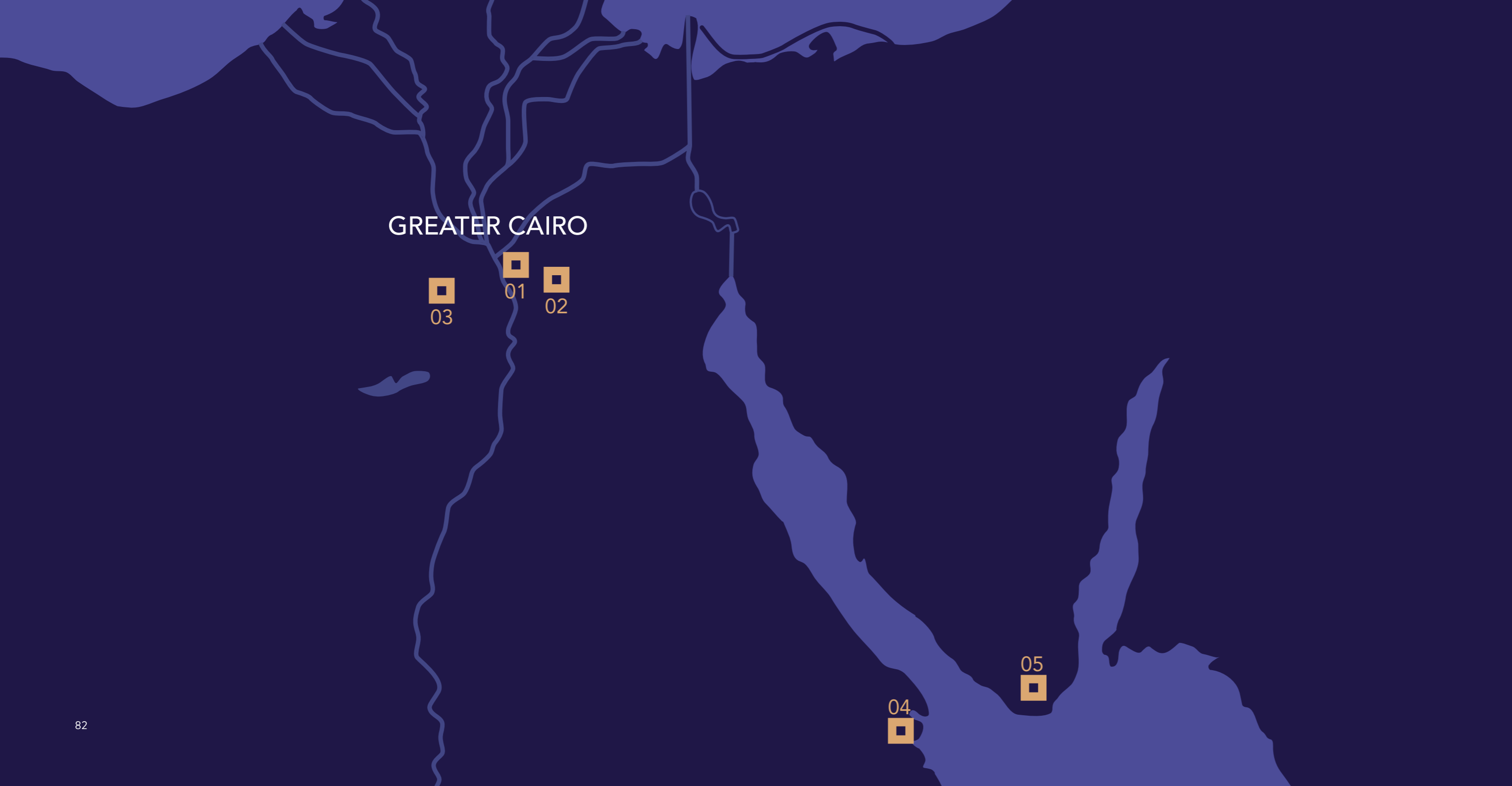




EGYPT

ABOUT QATARI DIAR EGYPT

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.



GREATER CAIRO

03

01

02

04

05



01 **ST REGIS**
CAIRO

Downtown Cairo

02 **city/gate**
NEW CAIRO

New Cairo

03 **NEWGIZA**

6th of October

04 **Red Sea**

05 **Sharm El-Sheikh**



EGYPT