RECREATIONAL LIVING ©2023

A PROJECT BY GATES DEVELOPMENTS

GATES

LUGAR®

GATES
LUGAR®

WE ARE NESTLED IN A PICTURESQUE LOCATION, OFFERING BREATHTAKING VIEWS OF NATURE OR THE CITYSCAPE. IMMERSE YOURSELF IN A SERENE ENVIRONMENT THAT PROVIDES ASENSE OF TRANQUILITY AND ESCAPE

Picturesque Luxury

Hollistic LIVING

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(About) GATES

Driving A Digital Transformation With A Team Of Professionals

GATES LUGAR®

REDEFINING THE TRADITIONAL REAL ESTATE MODEL TO CREATE POSITIVE EXPERIENCES FOR ITS COMMUNITY.

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(01) ABOUT GATES

a full-service real estate development and management company that takes pride in redefining the traditional real estate model to create positive experiences for its community. we strive for real mutual success, by encouraging people to live their lives ambitiously in developments that are progressive, sustainable, and future-forward. ever since its birth in 2018, the company has proven to be a dynamic player with high-level expertise of over 25 years, persistently transcending property trends and delivering on its promise.

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Chapter 01 About



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Chapter 01 **About**



AFuture Ready Company

Learning From Digital Natives With A Transformative Drive

Redifining Real-Estate

Our company is future-ready. This is because digital natives are changing the world and they are doing it remarkably. It is important for us to learn from them and we integrate them as part of our team. Gates has been focusing on driving digital transformation with a team of young, dynamic, innovative and creative young professionals. Backed by experienced professionals, Gates is firmly positioned as a future ready organisation.

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(Our) Vision

Leading With A Human-Centric Approach

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A FULL SERVICE REAL ESTATE DEVELOPMENT
AND MANAGEMENT COMPANY

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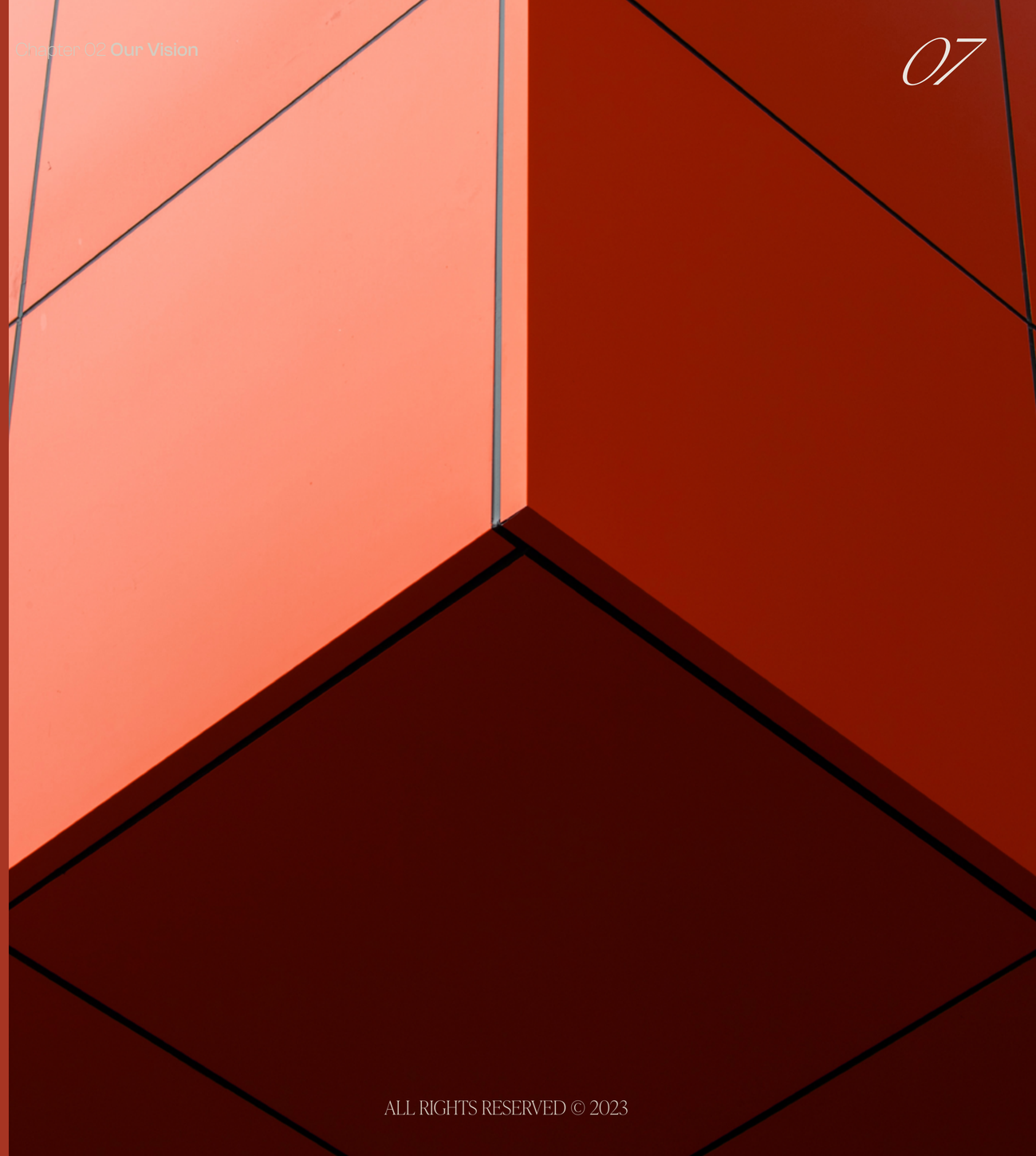
(02)

OUR VISION

A Full Service Real Estate Development And Management Company, That Leads With A Progressive Human-Centric And Ambitious Mindset Through All Its Business Endeavors.

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Chapter 02 **Our Vision**



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Our Mission

Leading With A Human-Centric Approach

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A FULL SERVICE REAL ESTATE DEVELOPMENT
AND MANAGEMENT COMPANY

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(03)

OUR MISSION

Choice and industry leader known for its human-centric approach by delivering the dream of homeowners at every touchpoint

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Chapter 03 **Our Mission**

DELIVERING THE DREAM OF EVERY HOME OWNER



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Our Purpose

Providing Our Residents With A Shared Understanding

GATES LUGAR®

WE STRIVE TO CREATE A PLACE THAT IS UNIQUE AND
WHERE EVERYONE FEELS A SENSE OF JOY

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OUR PURPOSE

We strive to create a place that is unique and where everyone feels a sense of joy. We achieve this by carefully planning and designing our communities to promote quality living. We aim to create a social environment that embraces and celebrates life.

We elevate premium living to new heights by customizing homes to reflect your unique style and personality. Our communities are designed to prioritize what matters most to you, providing you with peace of mind. You can enjoy the utmost in luxury through exclusive community management, unparalleled amenities, and acommitment to exceptional style and quality.



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(The) Concept

Beyond The Notion Of A Place To Live

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OUR EMPHASIS LIES ON FULLY EXPERIENCING EVERY-THING. WE PRIORITIZE MAKING A POSITIVE IMPACT AND CREATING A SIGNIFICANT DIFFERENCE

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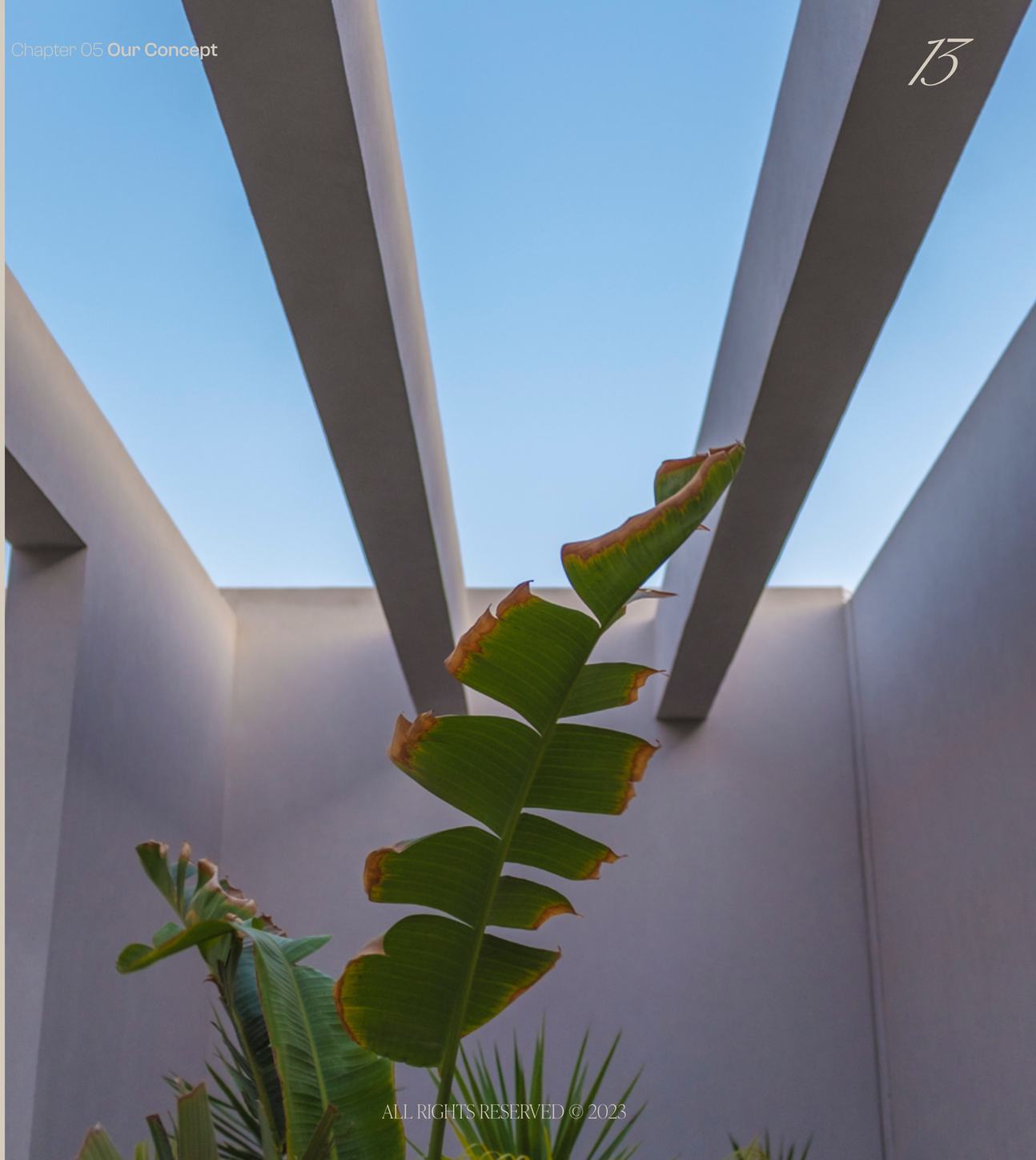
(05)

OUR CONCEPT

A meaningful life

The core idea behind the development Lugar, revolves around a unique viewpoint. It goes beyond the notion of a place to live but instead focuses on a meaningful life.

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Rather than seeking attention, our emphasis lies on fully
experiencing everything. We prioritize making a positive impact and
creating a significant difference rather than making empty
declarations. Our attention is not on being noticed momentarily, but on leaving a lasting impression and being remembered for the life you choose to lead

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Immersive Outdoor Living Experience

Lugar is conceptualized to embody a sustainable approach to design

This acre development combines apartments and villas, with only 60% of the land footprint utilized, ensuring a truly immersive outdoor experience. The absence of crossroads preserves the unobstructed connectivity throughout the entire gated community, enhancing the low-density and high-end nature of the development.



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(The) Location

The contemporary and sought-after location in West Cairo

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Situated in the heart of New Zayed. This exclusive community is conveniently located, indirectly adjacent and easily accessible

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(06)

A Prime Location

the contemporary and sought-after location in West Cairo. Situated in the heart of New Zayed. This exclusive community is conveniently located, indirectly adjacent and easily accessible

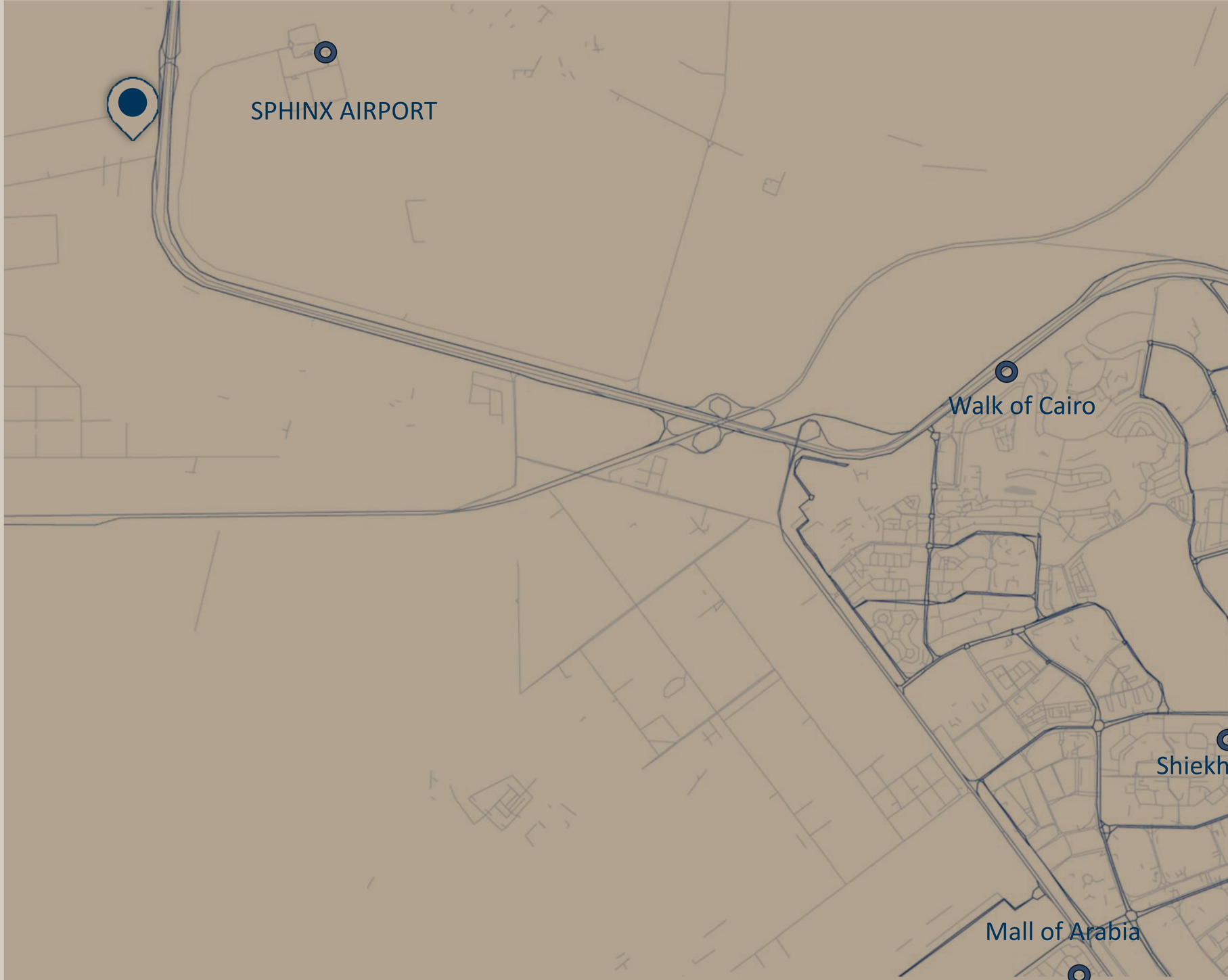
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Chapter 06 **The Location**



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This exclusive community is conveniently located, indirectly adjacent and easily accessible to the Cairo-Alexandria Desert Road, as well as parallel to the Dabaa Road. This prime location allows for seamless access to all the essential services and amenities of the surrounding Sheikh Zayed area. The community is a mere 8 km away from the toll stations, 14 km from Juhayna Square, and only 3.5 km from the Sphinx International Airport, ensuring convenient connectivity to key destinations.



(The)Architecture

Evoking a sense of freedom and comfort

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creating an atmosphere of imagination and serenity

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(07)

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Chapter 07 **THE ARCHITECTURE**

THE ARCHITECTURE

At Lugar, the architecture is thoughtfully designed to evoke a sense of freedom and comfort. The structures of each building/villa blends harmoniously with the natural environment surrounding it

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The homes feature large windows that provide both breathtaking views and an abundance of natural light, creating an atmosphere of imagination and serenity

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Chapter 07 **THE ARCHITECTURE**



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(The) Masterplan

Breathtaking Serene Lakes That Surround The Vast Landscape Havens

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catering to your different moods and cravings

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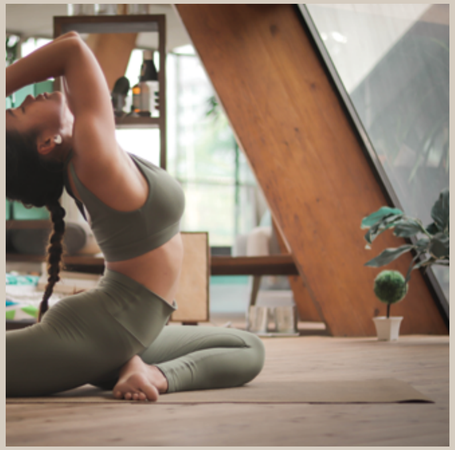
Clubhouse



Greenery Landscape



Health Club



Yoga Area



Commercial Hub



Community Centre

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Apartment

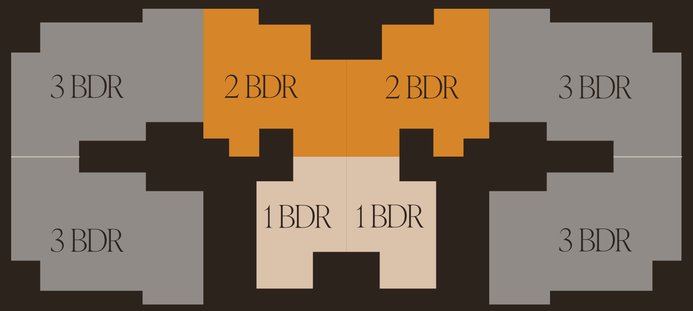


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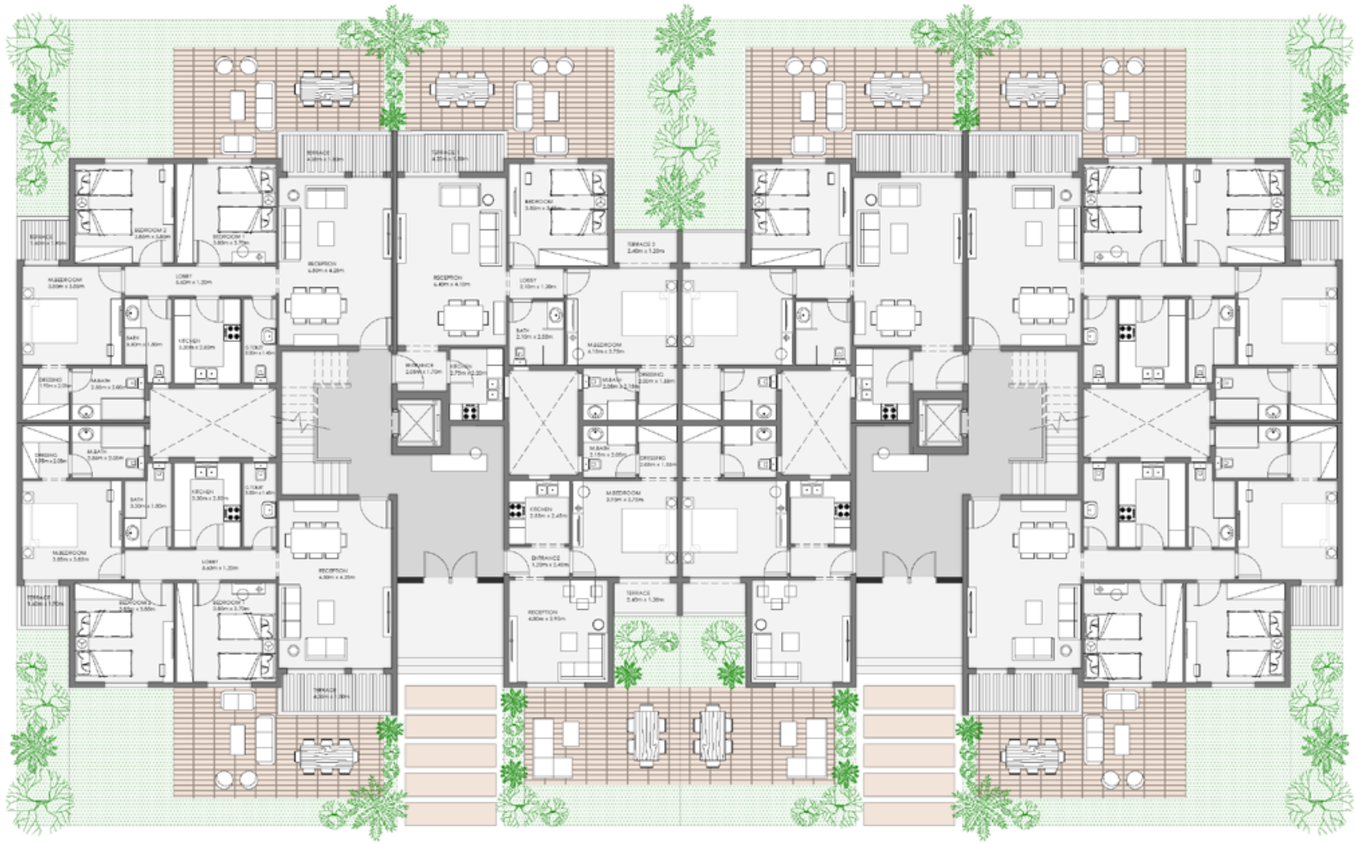
APARTMENT

Ground Floor



NUMBER OF KEYS 32

	1 BDR APARTMENT	65 m^2
	2 BDR APARTMENT	115 m^2
	3 BDR APARTMENT	145 m^2

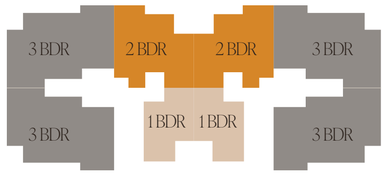


APARTMENT

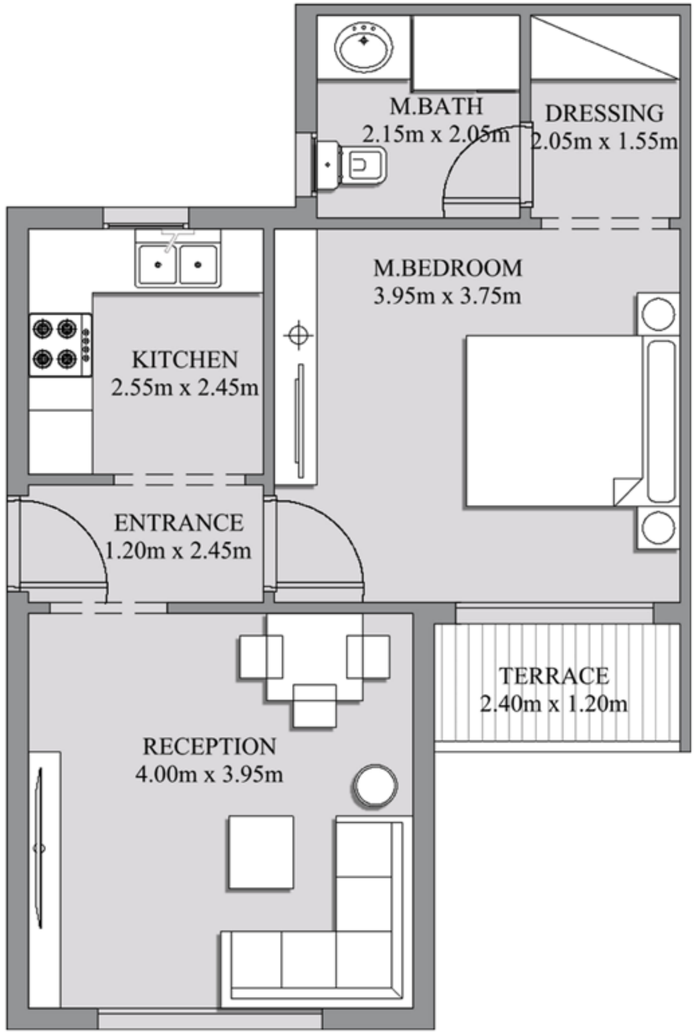
Types
1 Bdr Apartment

Space	*Dim.*
Entrance	1.20 x 2.45
Kitchen	2.55 x 2.45
Reception	4.00 x 3.95
M. Bedroom	3.95 x 3.75
M. Bathroom	2.15 x 2.05
Dressing	2.05 x 1.55
Terrace	2.40 x 1.20

1 BDR APARTMENT 65 m²

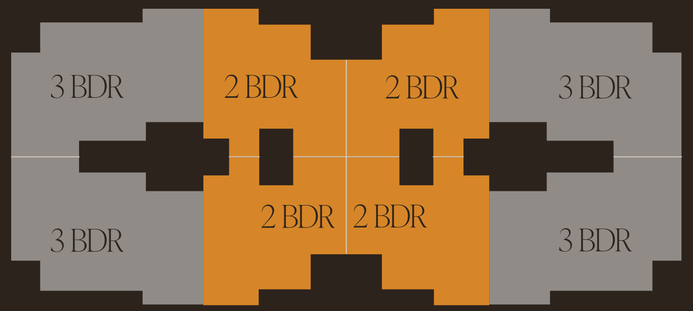


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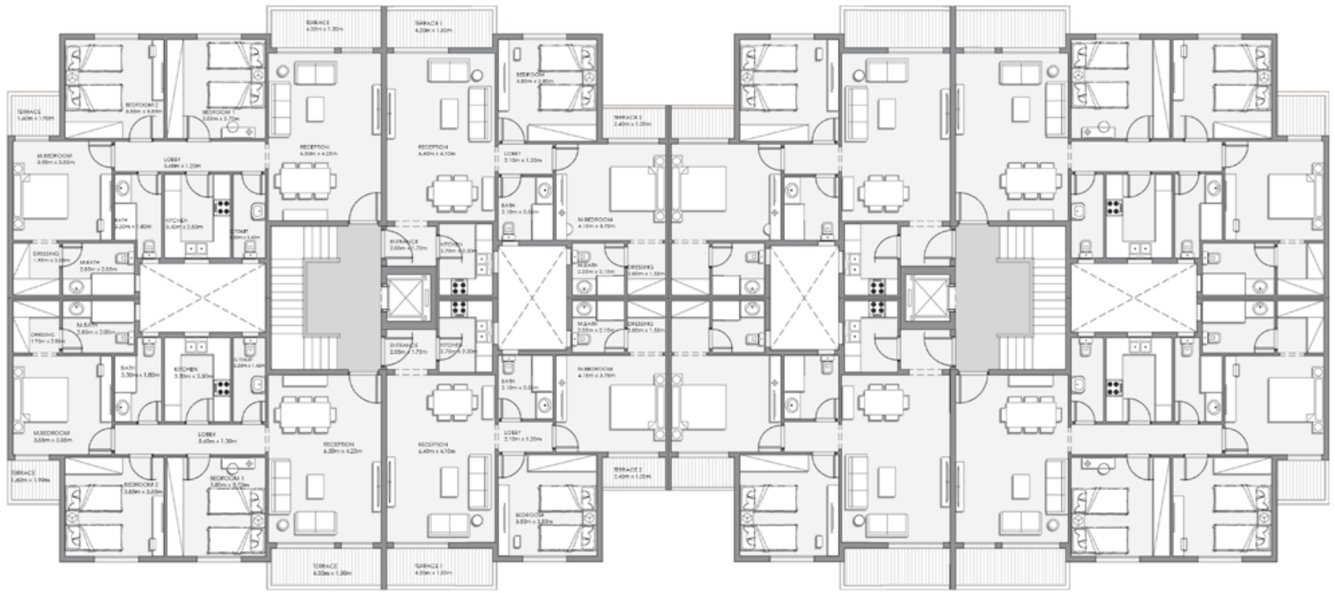
APARTMENT

Typical Floor



NUMBER OF KEYS 32

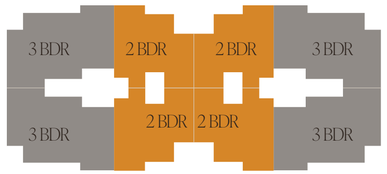
	2 BDR APARTMENT	115 m^2
	3 BDR APARTMENT	145 m^2



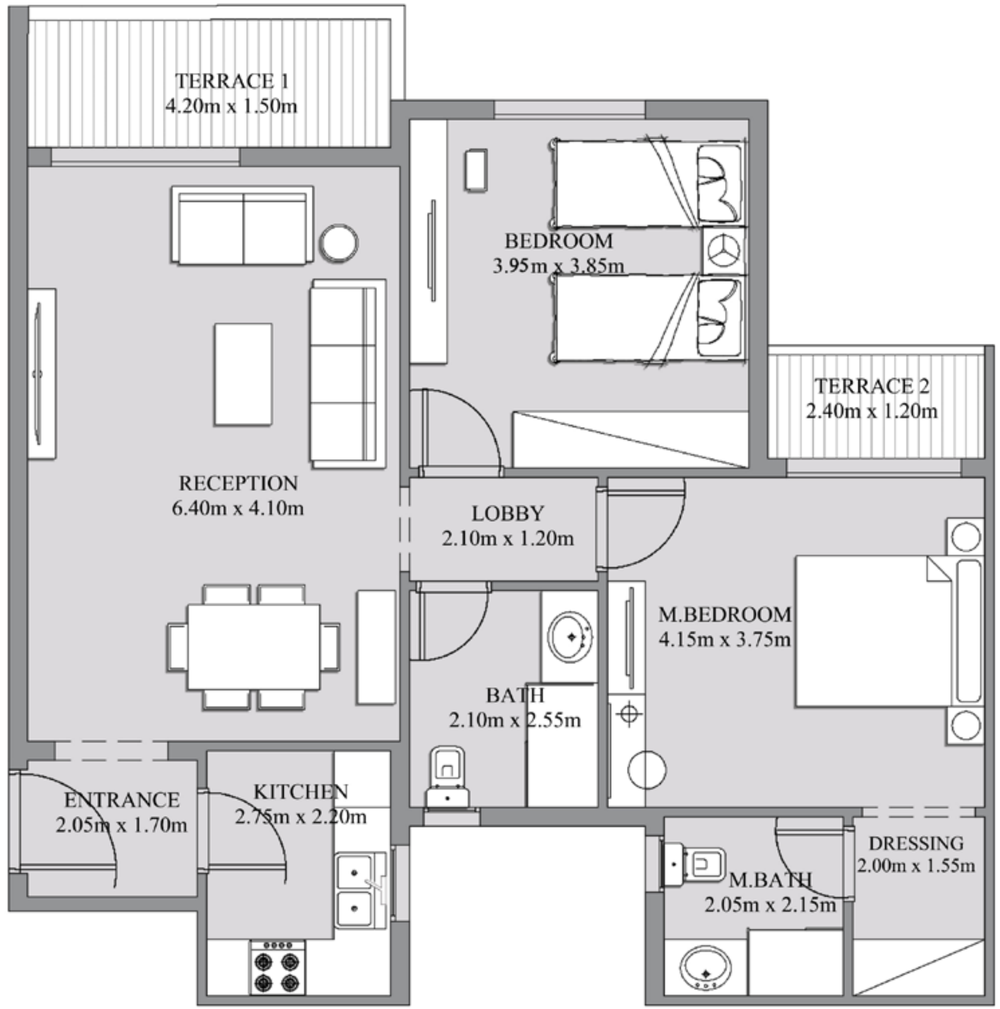
APARTMENT

Types
2 Bdr Apartment

Space	*Dim.*
Entrance	2.05 x 1.70
Kitchen	2.20 x 2.75
Reception	6.40 x 4.10
Terrace1	4.20 x 1.50
Lobby	2.10 x 1.20
Bath	2.10 x 2.55
Bedroom	3.95 x 3.85
M. Bedroom	4.15 x 3.75
M. Bath	2.05 x 2.15
Dressing	2.00 x 1.55
Terrace 2	2.40 x 1.20



NUMBER OF KEYS 32

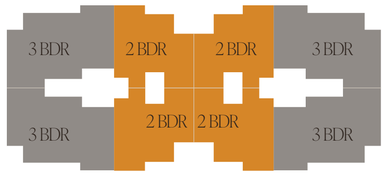


2 BDR APARTMENT 115 m²

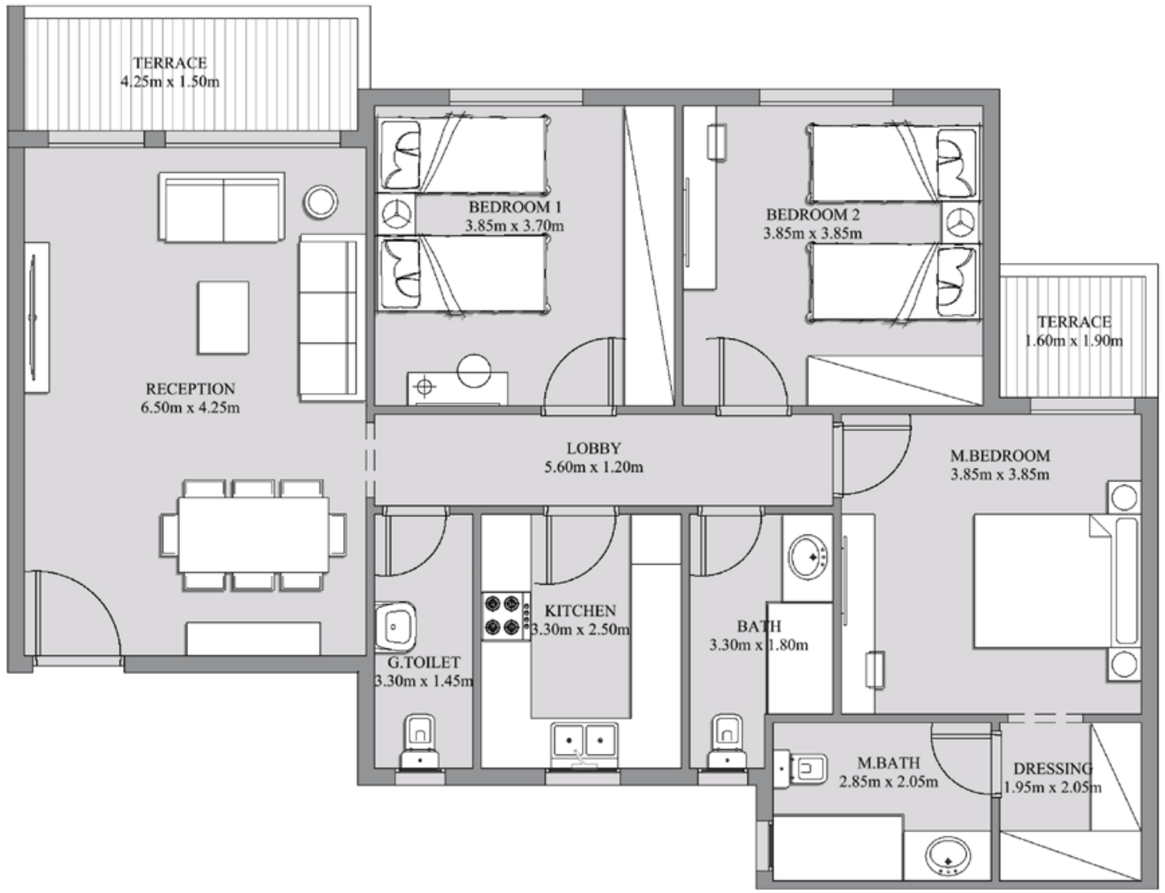
APARTMENT

Types
3 Bdr Apartment

Space	*Dim.*
Reception	6.40 x 4.35
Terrace1	4.25x 1.50
Lobby	5.60 x 1.20
G.toilet	3.30 x 1.45
Kitchen	3.30 x 2.50
Bedroom 1	3.85 x 3.70
Bedroom 2	3.85 x 3.85
Bath	3.30 x 1.80
M. Bedroom	3.85 x 3.85
M. Bath	2.85 x 2.05
Dressing	1.95 x 2.05
Terrace 2	1.90 x 1.60



NUMBER OF KEYS 32



3 BDR APARTMENT 145 m²

Maisonette



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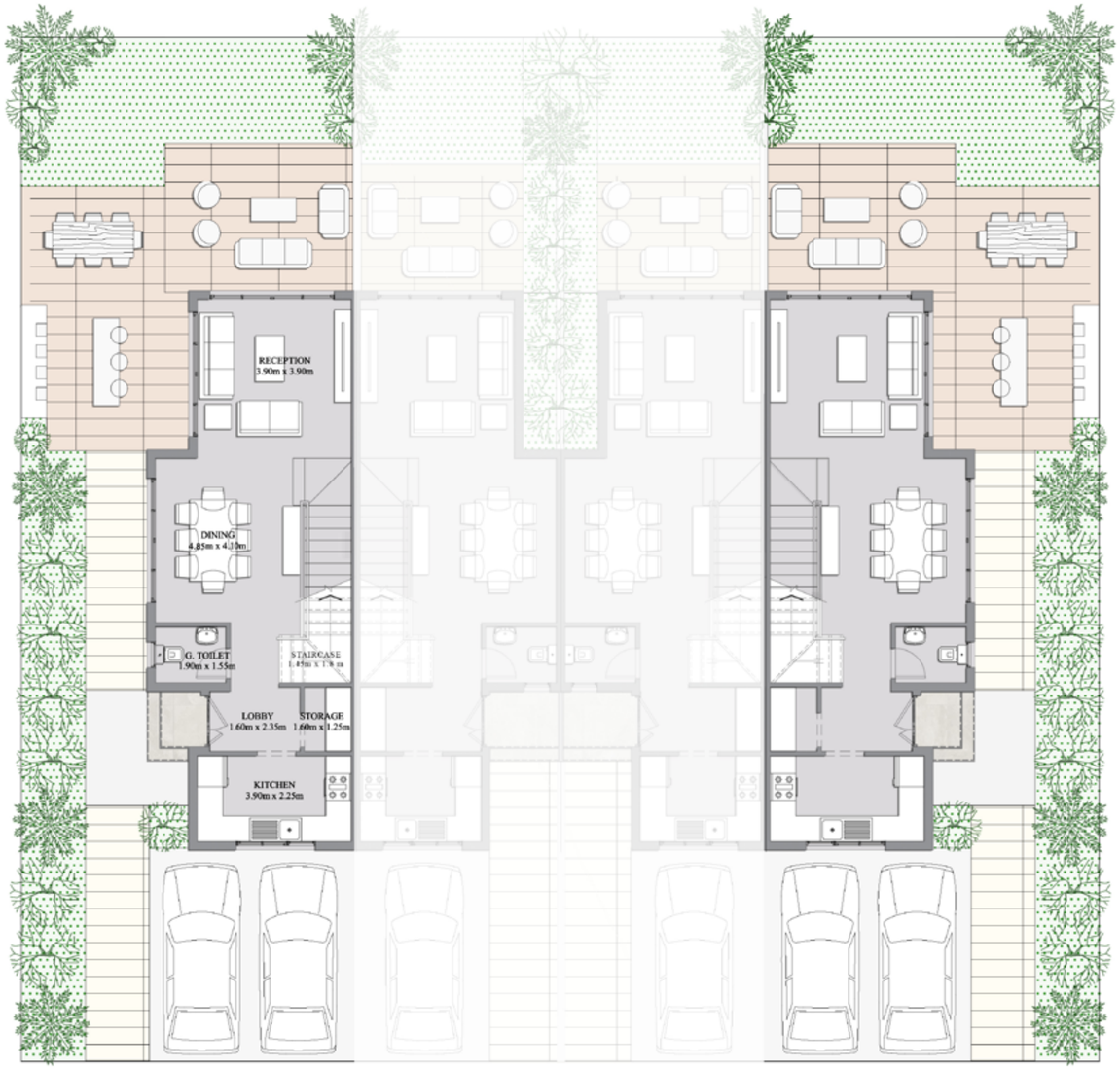
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MAISONETTE

Ground Floor Corner

Corner Unit Area (150 m²)

Space	*Dim.*
Lobby	2.35 x 1.60
Kitchen	3.90 x 2.25
Storage	1.60 x 1.25
G.toilet	1.90 x 1.55
Staircase	1.45 x 1.80
Dining	4.85 x 4.10
Reception	3.90 x 3.90

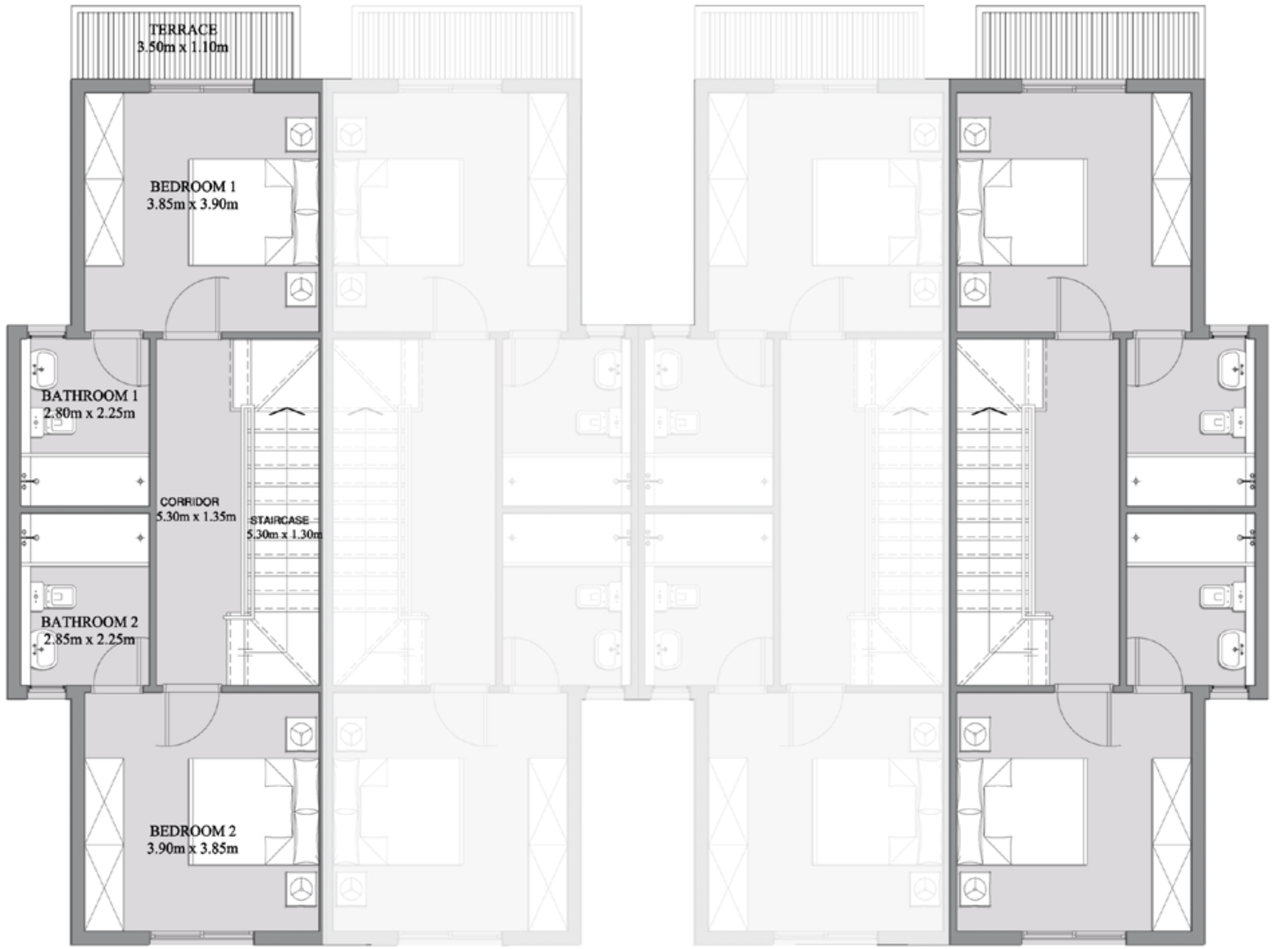


MAISONETTE

First Floor Corner

Corner Unit Area (150 m²)

Space	*Dim.*
Staircase	5.30 x 1.30
Corridor	5.30 x 1.35
Bedroom 1	3.90 x 3.85
Terrace	3.50 x 1.10
Bathroom 1	2.80 x 2.25
Bathroom 2	2.85 x 2.25
Bedroom 2	3.90 x 3.85

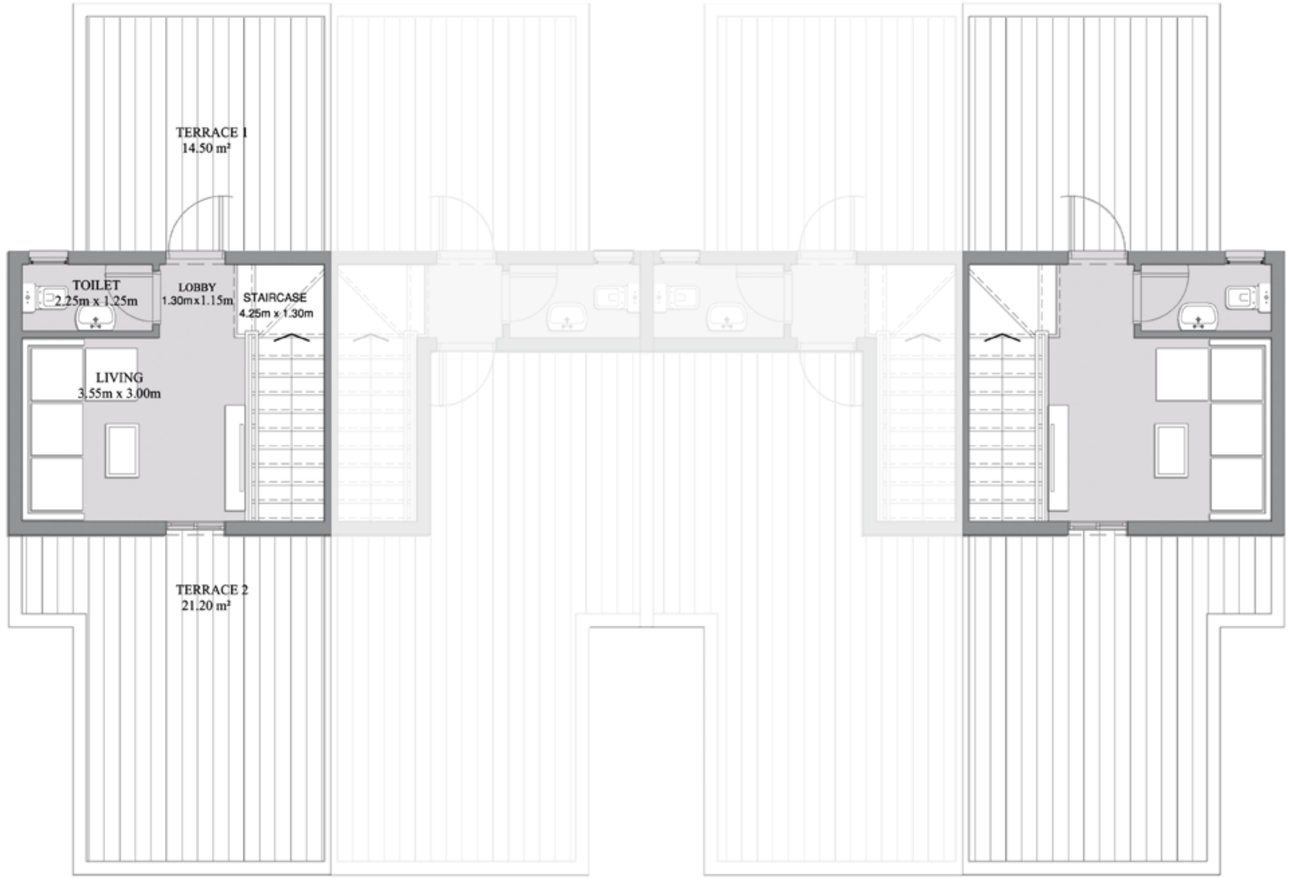


MAISONETTE

Roof Floor Corner

Corner Unit Area (150 m²)

Space	*Dim.*
Staircase	4.25 x 1.30
Toilet	2.25 x 1.25
Living	3.55 x 3.00
Terrace 1	14.50 m²
Terrace 2	21.20 m²
Lobby	1.15 x 1.30

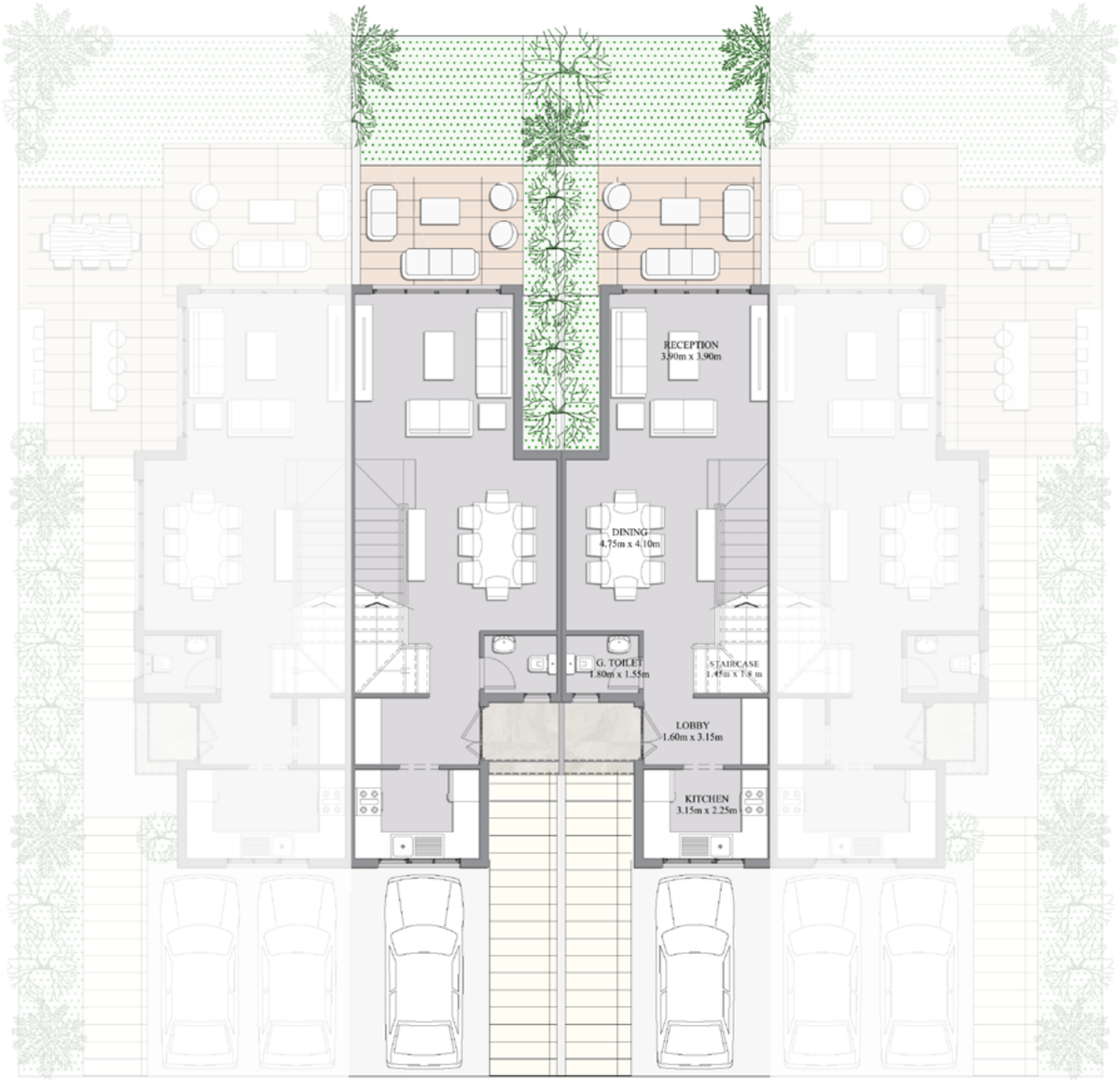


MAISONETTE

Ground Floor Middle

Corner Unit Area (135 m²)

Space	*Dim.*
Lobby	3.15 x 1.60
Kitchen	3.15 x 2.25
G.toilet	1.80 x 1.55
Staircase	1.45 x 1.80
Dining	4.75 x 4.10
Reception	3.90 x 3.90

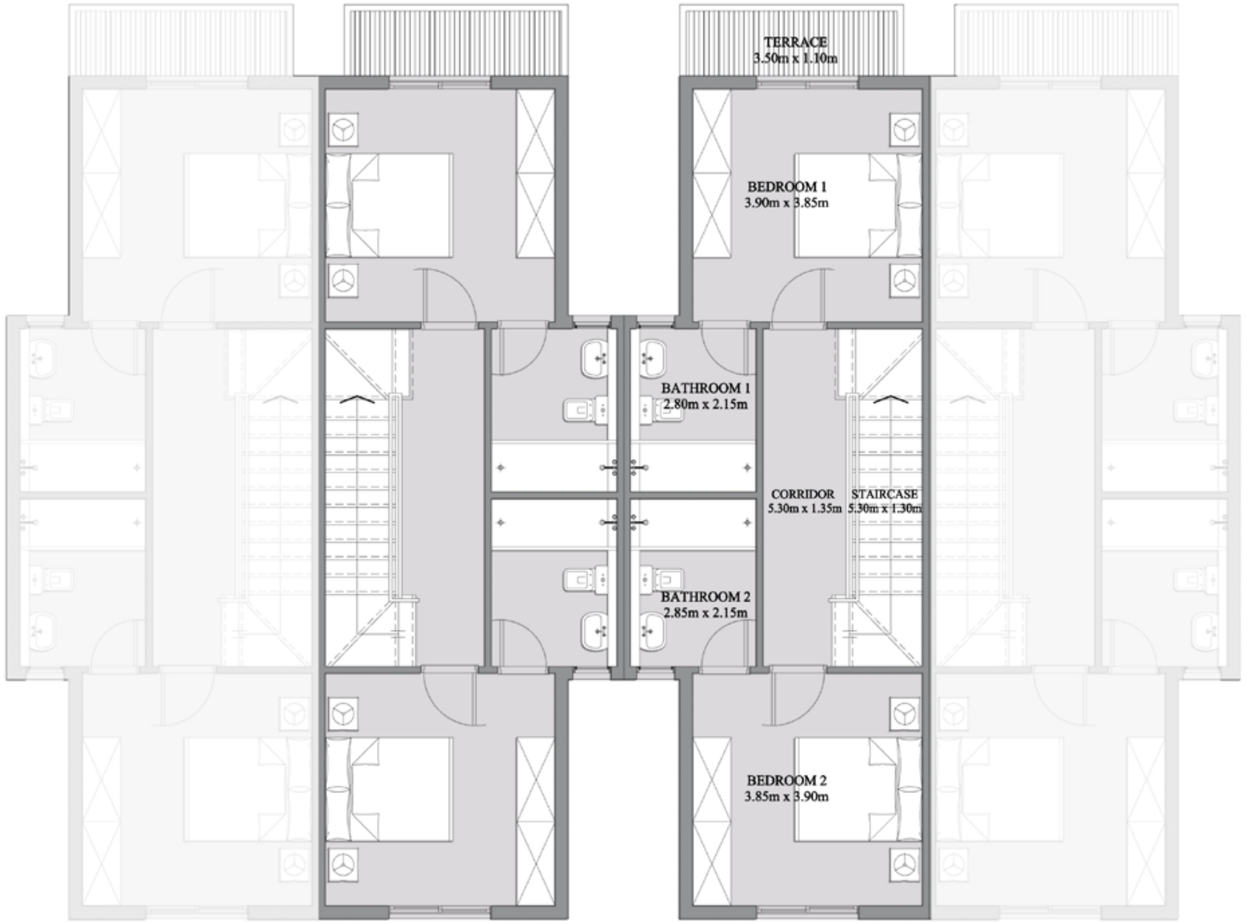


MAISONETTE

First Floor Middle

Corner Unit Area (135 m²)

Space	*Dim.*
Staircase	5.30 x 1.30
Corridor	5.30 x 1.35
Bedroom 1	3.90 x 3.85
Terrace	3.50 x 1.10
Bathroom 1	2.80 x 2.15
Bathroom 2	2.85 x 2.15
Bedroom 2	3.90 x 3.85

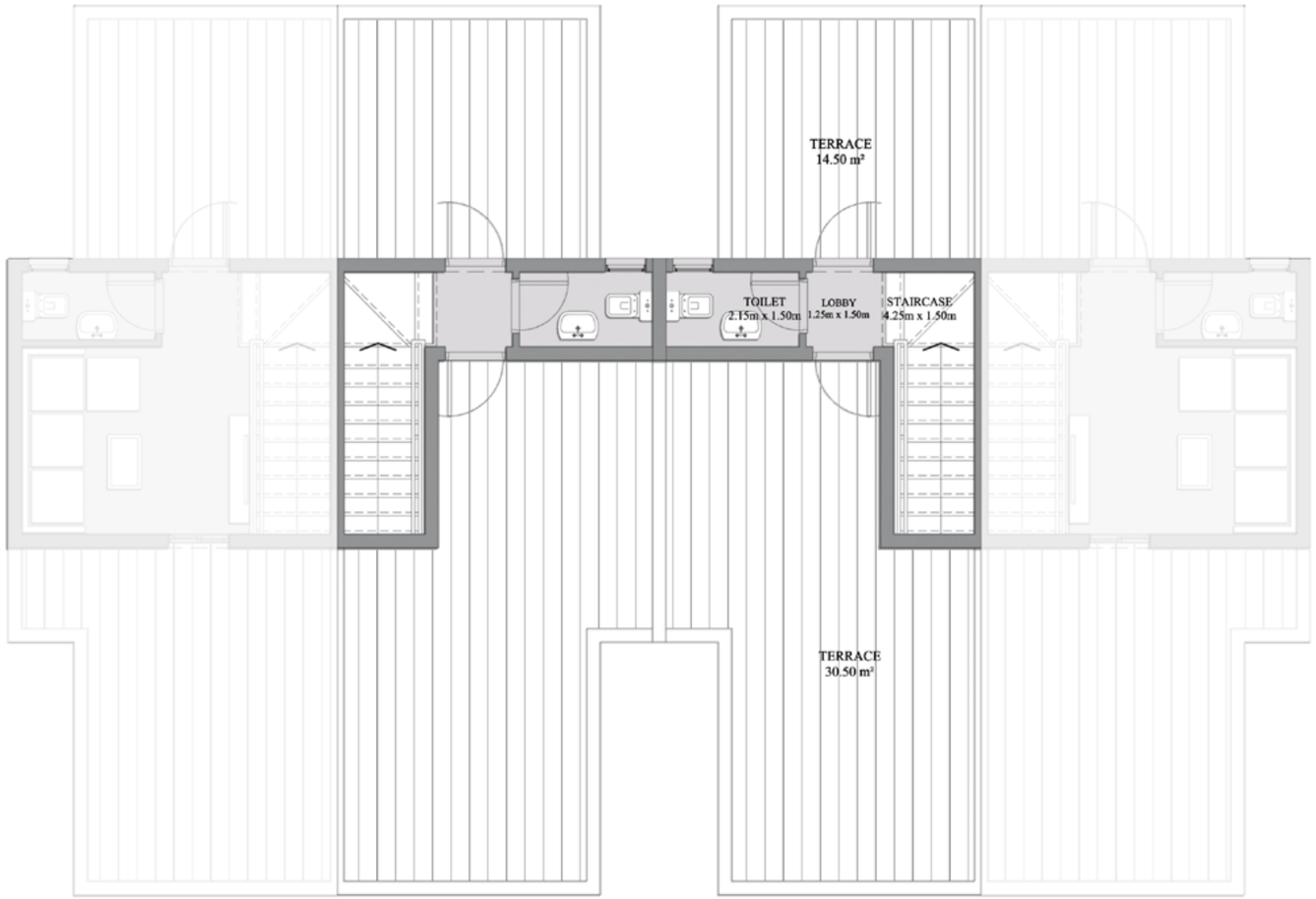


MAISONETTE

Roof Floor Middle

Corner Unit Area (135 m²)

Space	*Dim.*
Staircase	4.25 x 1.50
Toilet	2.15 x 1.50
Lobby	1.25 x 1.50
Terrace 1	14.50 m²
Terrace 2	30.50 m²



Quatro



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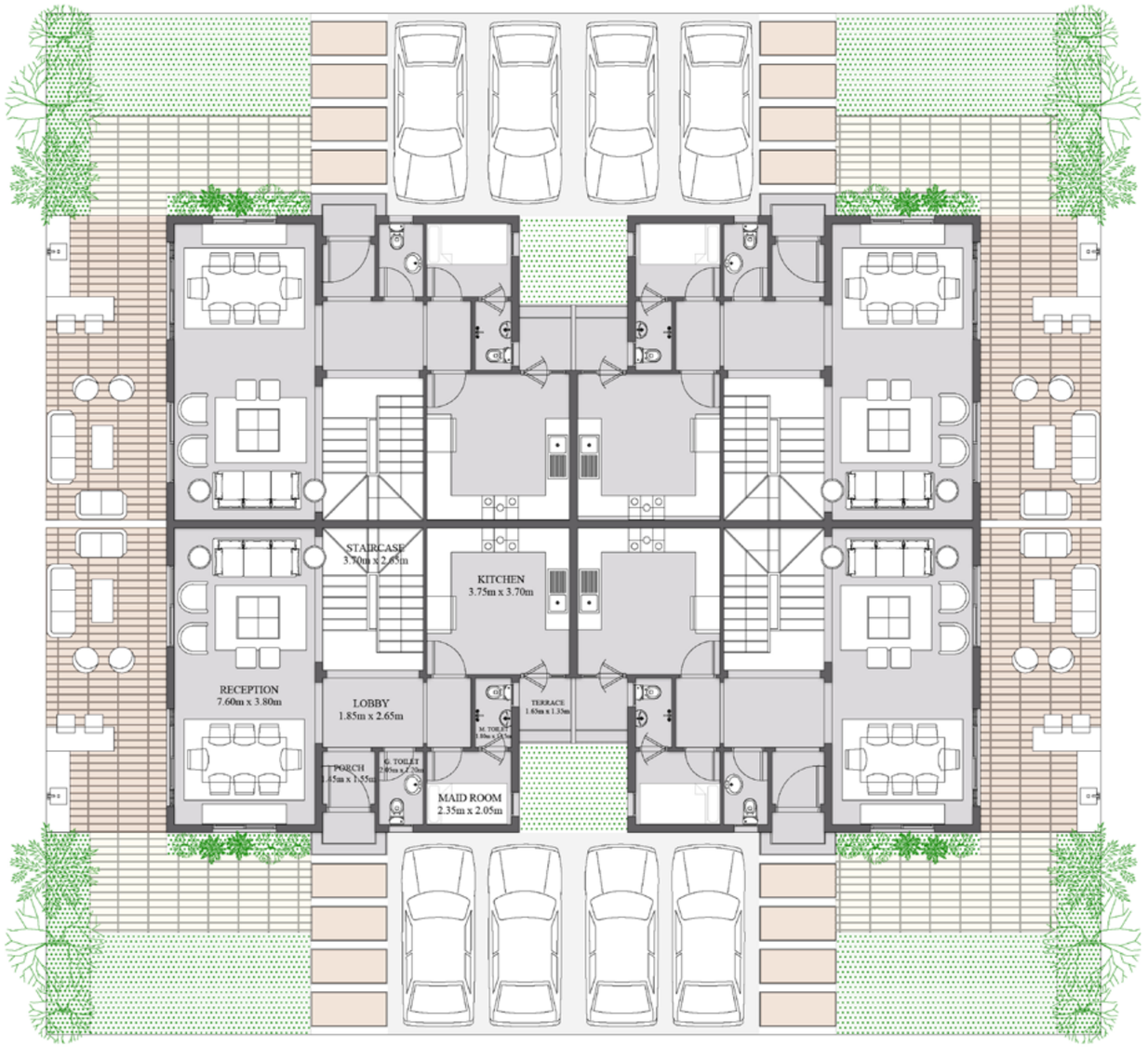
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QUATRO

Ground Floor

Unit Area (200 m²)

Space	*Dim.*
Porch	1.45 x 1.55
Lobby	1.85 x 2.65
Staircase	3.70 x 2.65
Reception	7.60 x 3.80
G.toilet	2.05 x 1.20
Maid room	2.05 x 2.35
M.toilet	1.80 x 1.15
Kitchen	3.75 x 3.70
Terrace	1.65 x 1.35

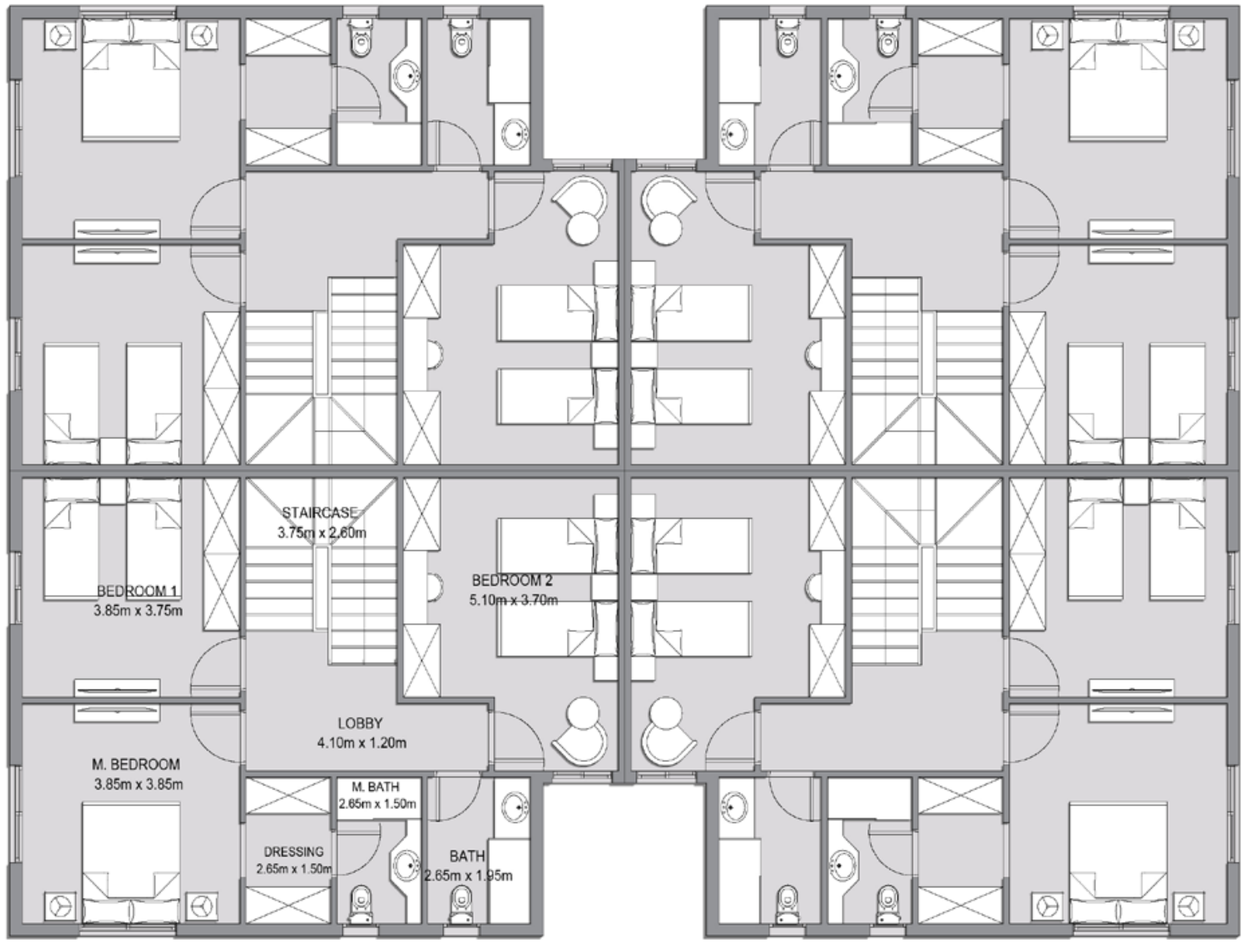


QUATRO

First Floor

Unit Area (200 m²)

Space	*Dim.*
Staircase	3.75 x 2.60
Lobby	4.10 x 1.20
Bedroom 1	3.85 x 3.75
M.Bedroom	3.85 x 3.85
Dressing	2.65 x 1.50
M.Bath	2.65 x 1.50
Bath	2.65 x 1.95
Bedroom 2	5.10 x 3.70

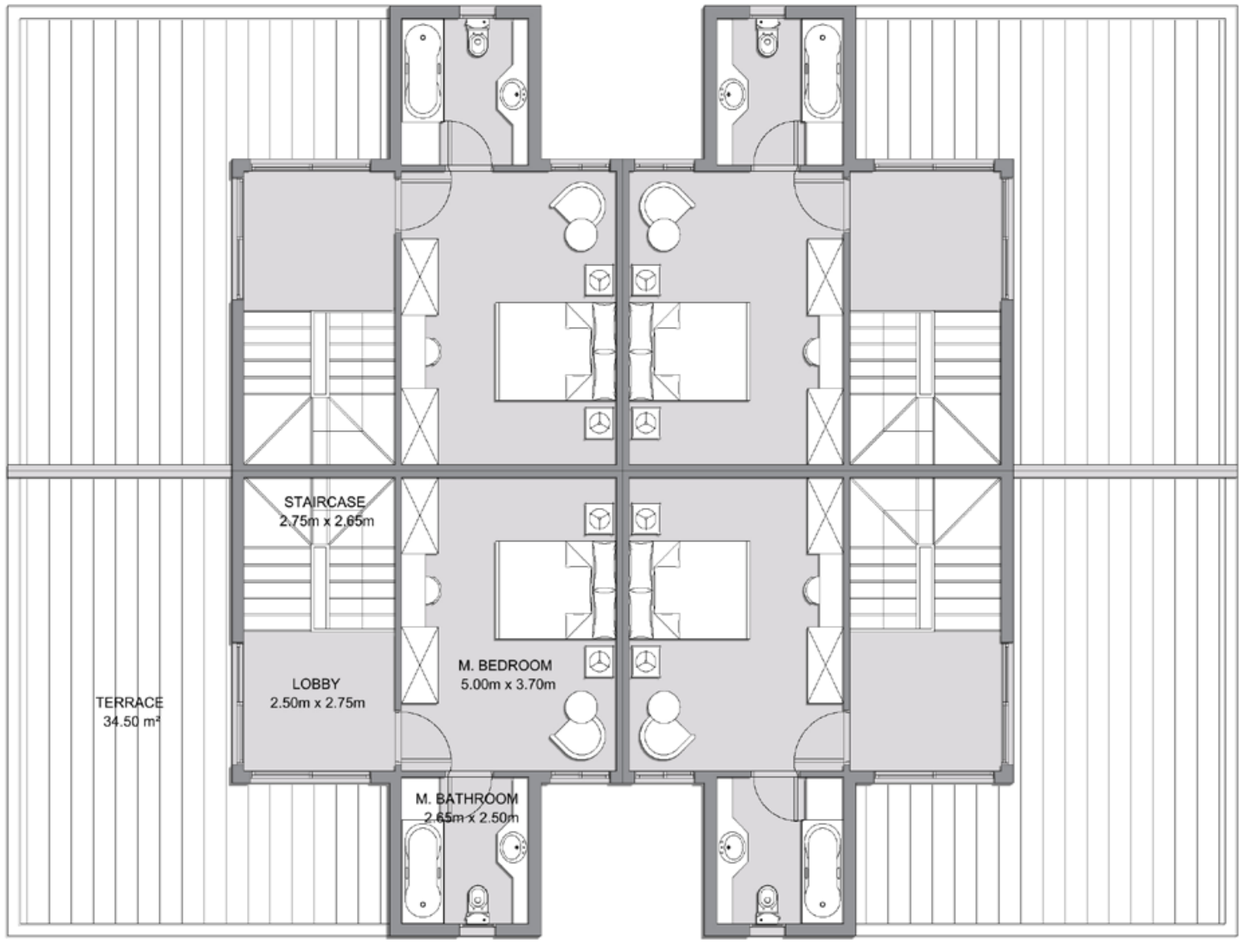


QUATRO

Roof Floor

Unit Area (200 m²)

Space	*Dim.*
Staircase	2.75 x 2.65
Lobby	2.75 x 2.50
M.Bathroom	5.00 x 3.70
M.Bathroom	2.65 x 2.50
Terrace	34.50 m²



Stand-Alone



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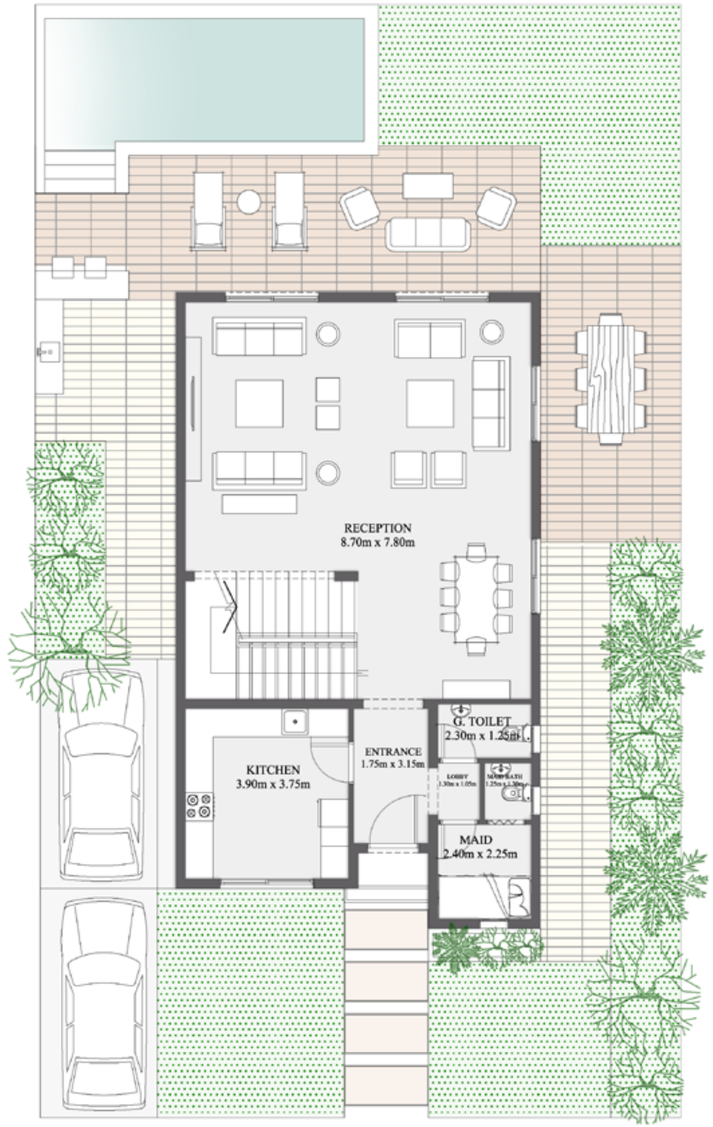
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VILLA 01

Ground Floor

Unit Area (255 m²)

Space	*Dim.*
Entrance	1.75 x 3.15
Kitchen	3.90 x 3.75
Maid	2.40 x 2.25
Maid Bath	1.25 x 1.30
G.toilet	2.30 x 1.25
Reception	8.70 x 7.80

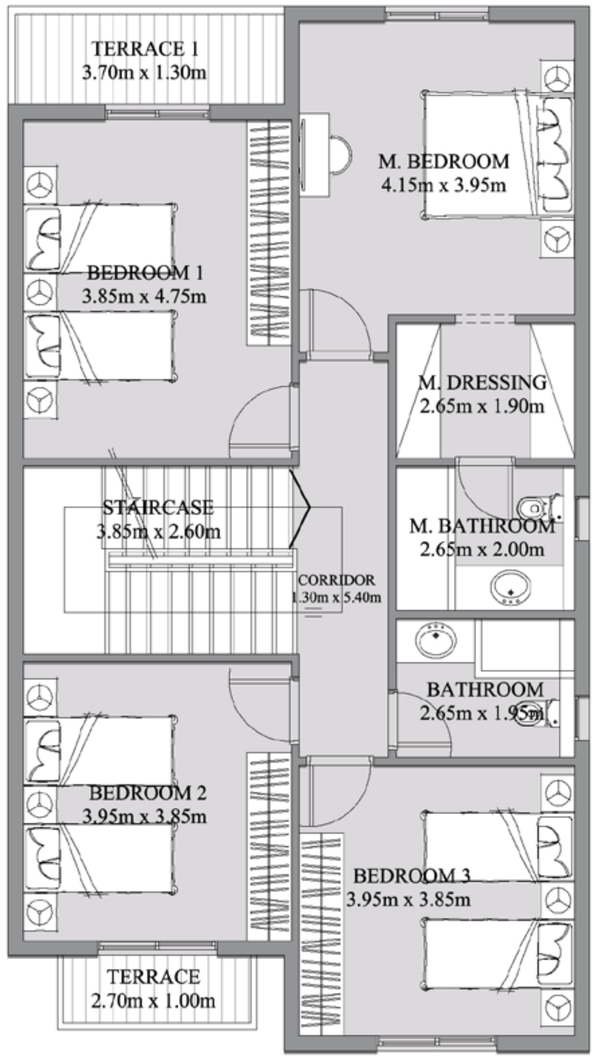


VILLA 01

First Floor

Unit Area (255 m²)

Space	*Dim.*
Staircase	3.85 x 2.60
Corridor	1.30 x 5.40
M.Bedroom	4.15 x 3.95
M.Dressing	2.65 x 1.90
M.Bath	2.65 x 2.00
Bedroom 1	3.85 x 4.75
Terrace 1	3.70 x 1.30
Bedroom 2	3.95 x 3.85
Terrace 2	2.70 x 1.00
Bedroom 3	3.95 x 3.85
Bathroom	2.65 x 1.95

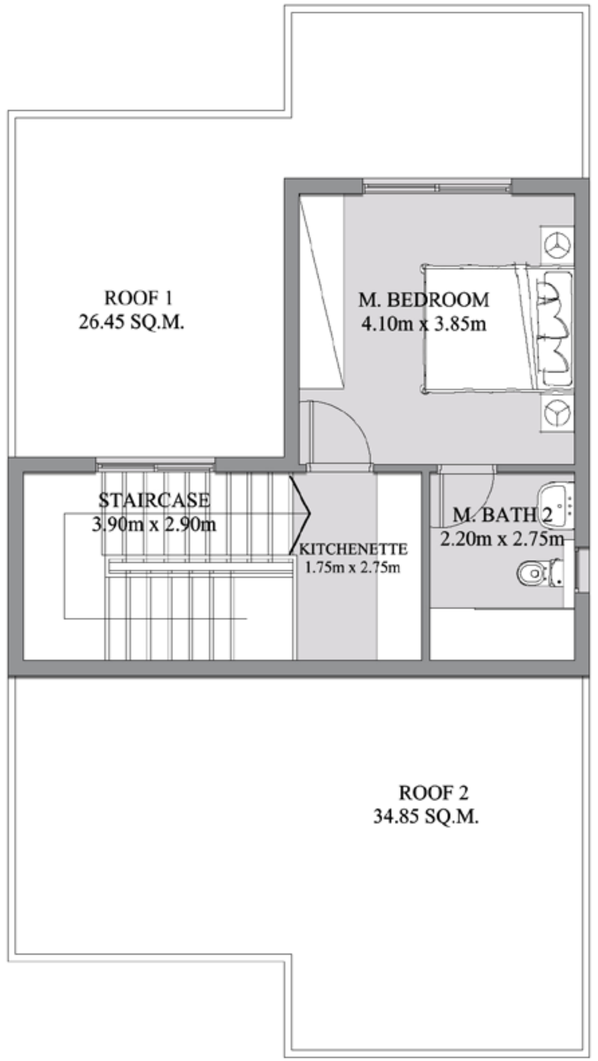


VILLA 01

Roof Floor

Unit Area (255 m²)

Space	*Dim.*
Staircase	3.90 x 2.90
Kitchenette	1.75 x 2.25
M.Bedroom	4.10 x 3.85
M.Bath	2.20 x 2.75
Roof 1	26.45 SQ.M.
Roof 2	34.85 SQ.M.



Townhouse 4



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TOWNHOUSE 4

Ground Floor Corner

Corner Unit Area (190 m²)

Space	*Dim.*
Entrance	2.00 x 1.95
Dining	4.05 x 2.85
Reception	8.30 x 3.90
Staircase	2.40 x 1.95
G.toilet	1.35 x 2.10
Lobby	1.15 x 1.70
Maid room	2.30 x 1.70
Maid Bath	2.30 x 1.30
Kitchen	2.65 x 4.00

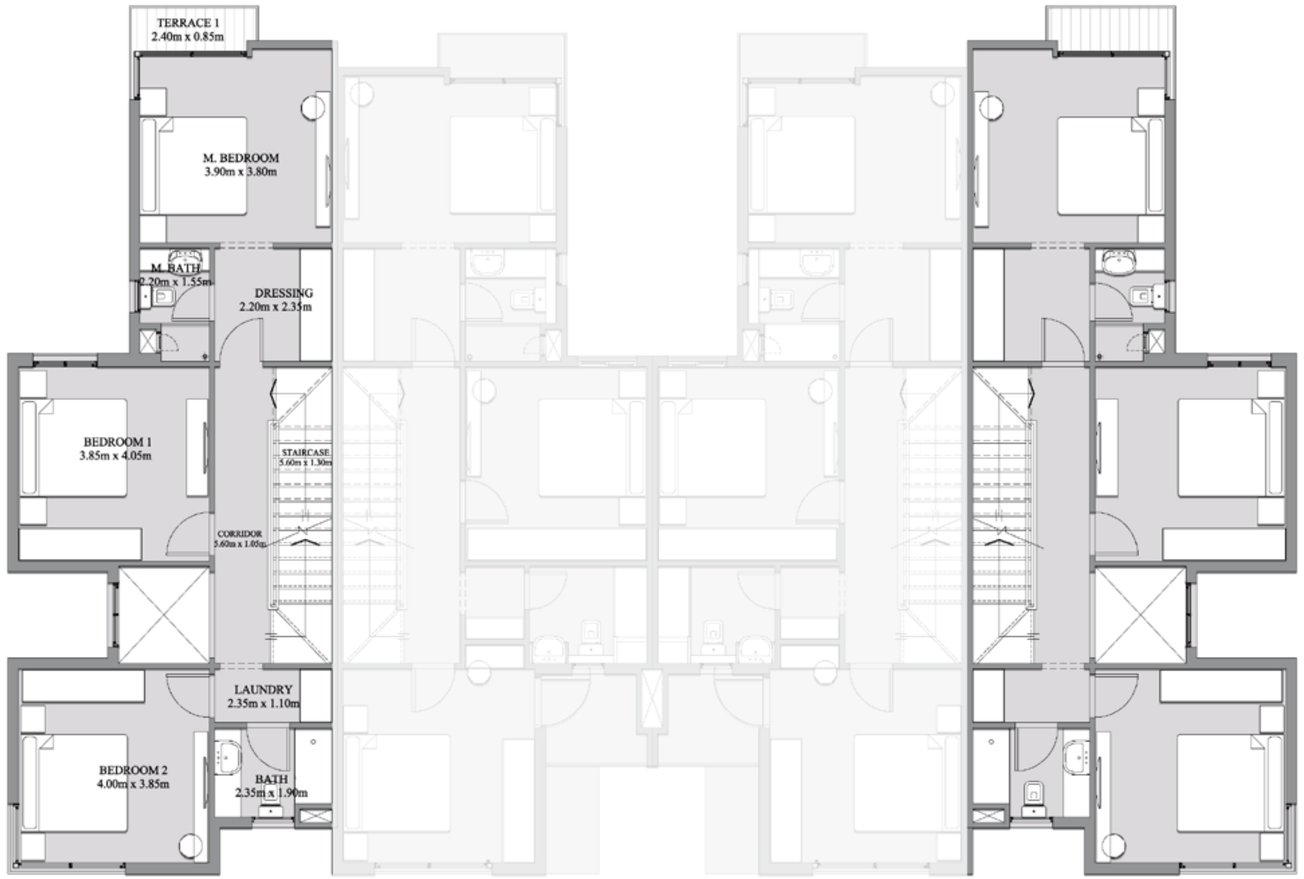


TOWNHOUSE 4

First Floor Corner

Corner Unit Area (190 m²)

Space	*Dim.*
Staircase	5.60 x 1.30
Corridor	5.60 x 1.05
M.Bedroom	3.90 x 3.80
M.Bath	2.20 x 1.55
Dressing	2.20 x 2.35
Bedroom 1	3.85 x 4.05
Laundry	2.35 x 1.10
Bedroom 2	4.00 x 3.85
Bath	2.35 x 1.90
Terrace1	2.45 x 0.85

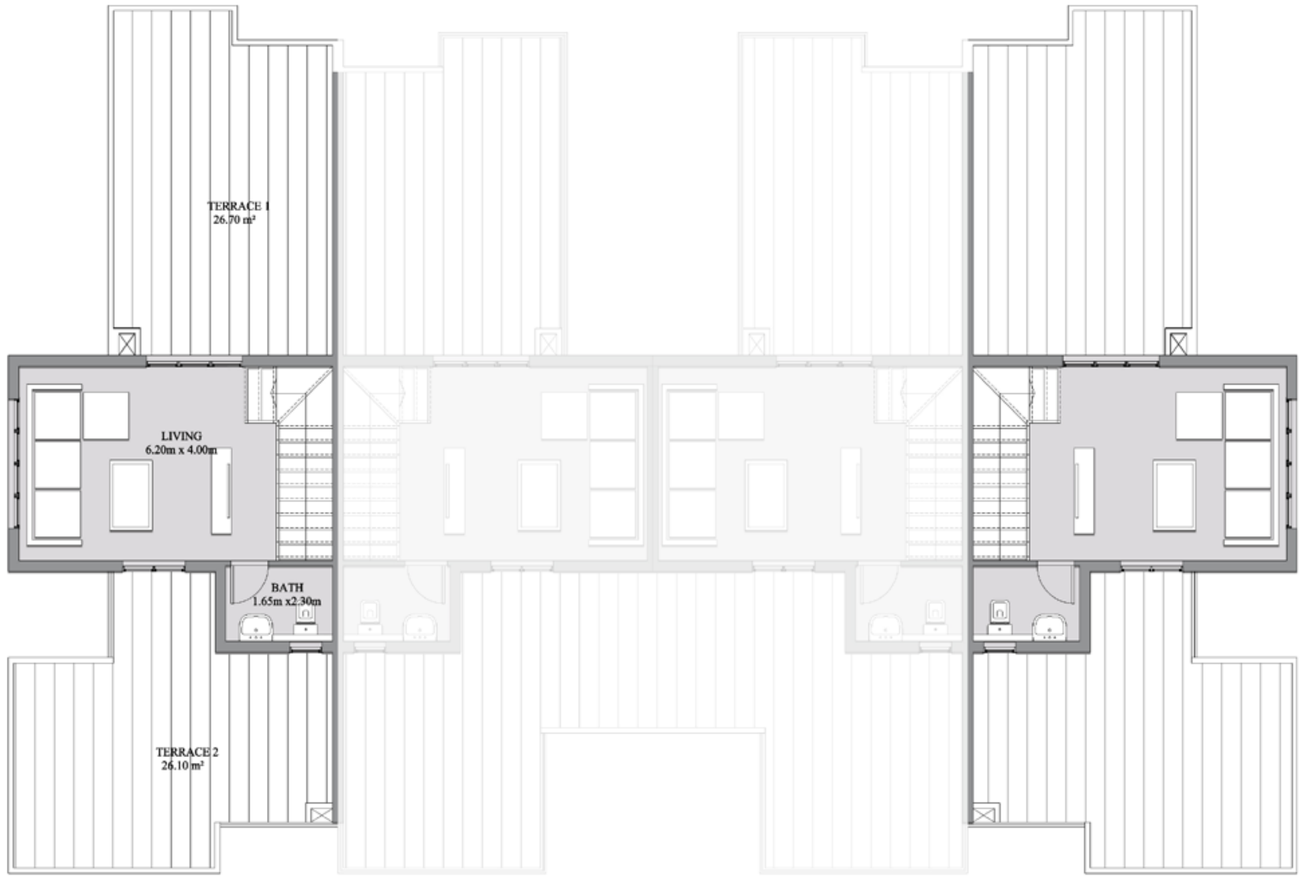


TOWNHOUSE 4

First Floor
Corner

Corner Unit Area (190 m²)

Space	*Dim.*
Living	6.20 x 4.00
Bath	1.65 x 2.30
Terrace 1	26.70 m²
Terrace 2	26.10 m²

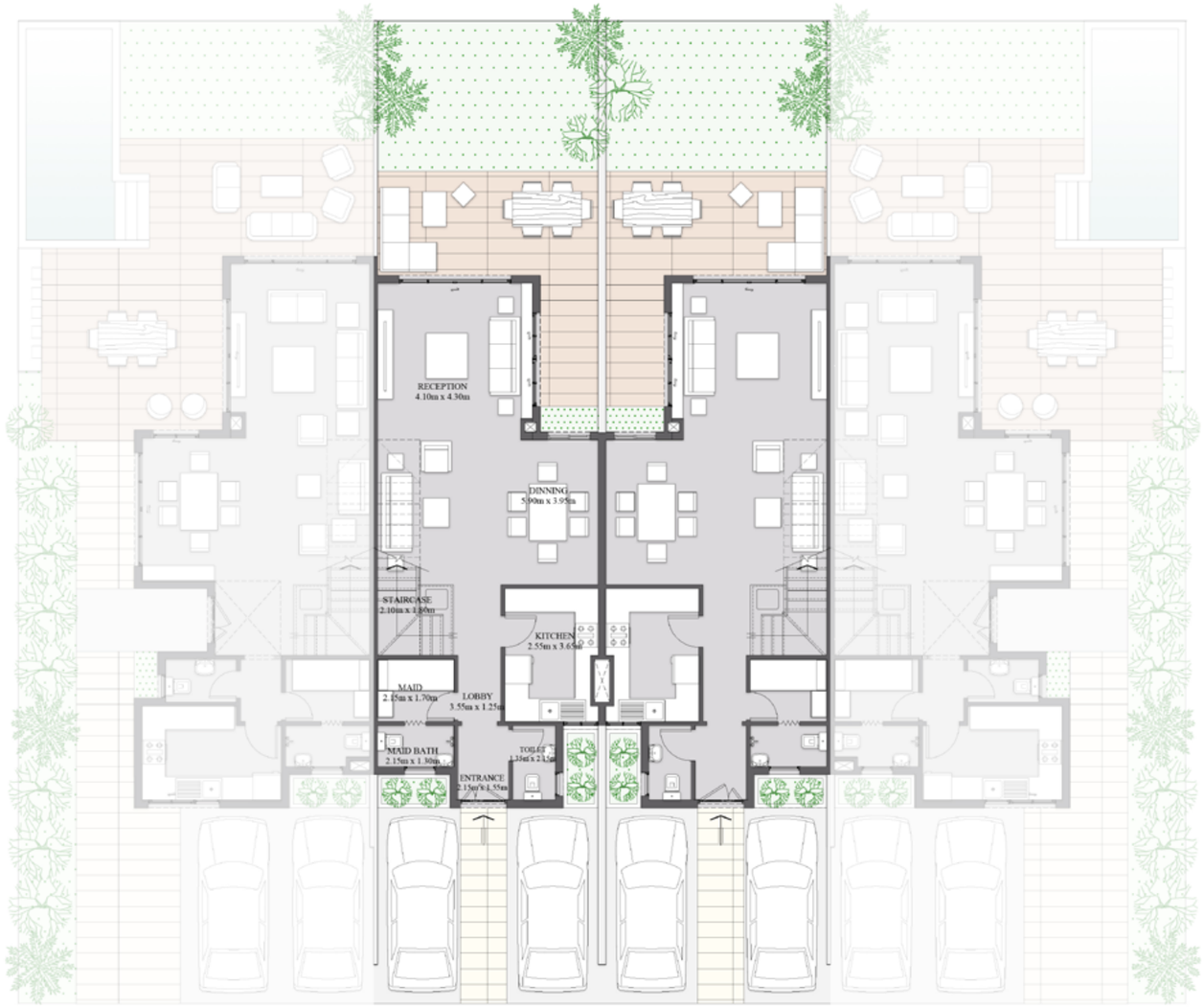


TOWNHOUSE 4

Ground Floor Middle

Middle Unit Area (185 m²)

Space	*Dim.*
Entrance	2.15 x 1.55
Toilet	1.35 x 2.15
Maid room	2.15 x 1.70
Maid Bath	2.15 x 1.30
Lobby	1.25 x 3.55
Kitchen	2.55 x 3.65
Staircase	2.10 x 1.80
Dining	5.90 x 3.95
Reception	4.10 x 4.30

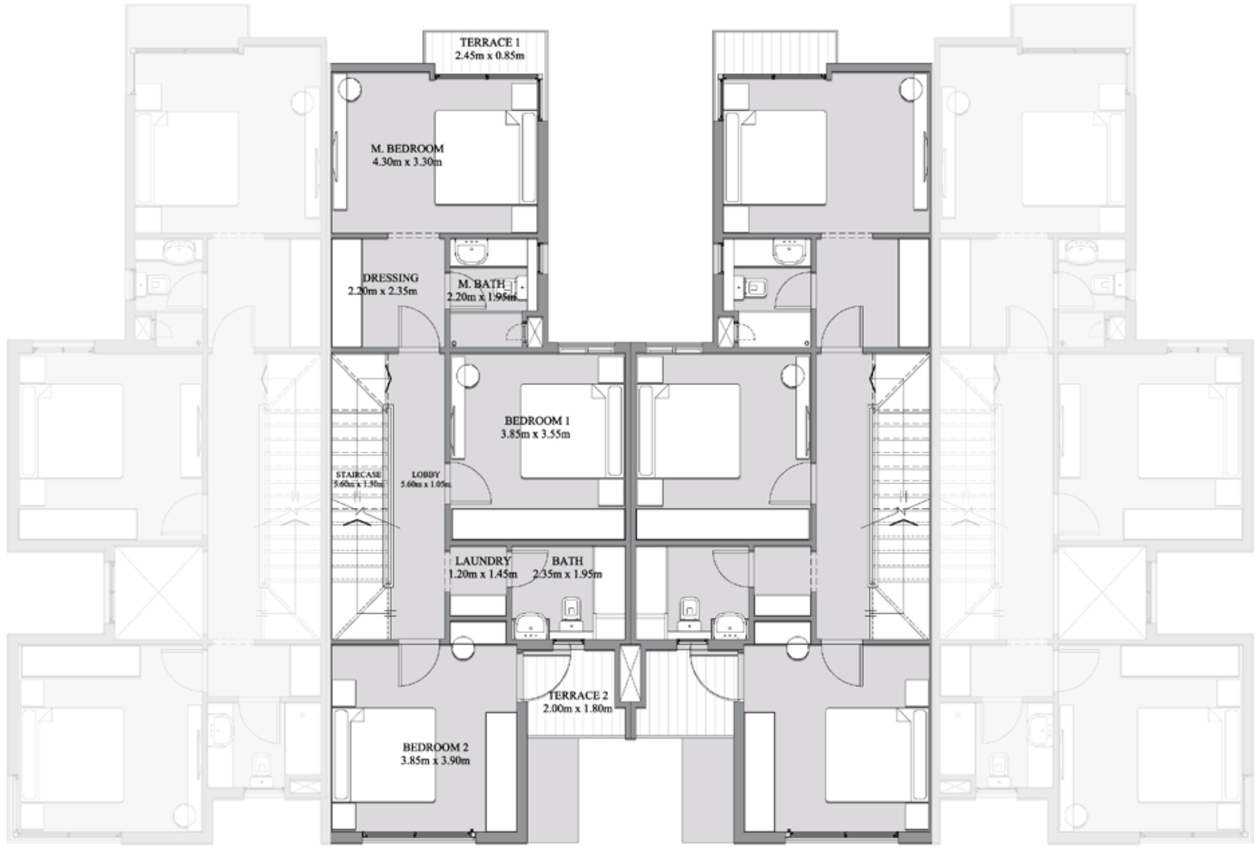


TOWNHOUSE 4

First Floor Middle

Middle Unit Area (185 m²)

Space	*Dim.*
Staircase	5.60 × 1.30
Lobby	5.60 x 1.05
M. Bedroom	4.30 × 3.30
M. Bath	2.20 x 1.95
Dressing	2.20 x 2.35
Bedroom 1	3.85 x 3.55
Laundry	1.20 × 1.45
Bath	2.35 x 1.95
Bedroom 2	3.85 x 3.90
Terrace 1	2.45 x 0.85
Terrace 2	2.00 × 1.80

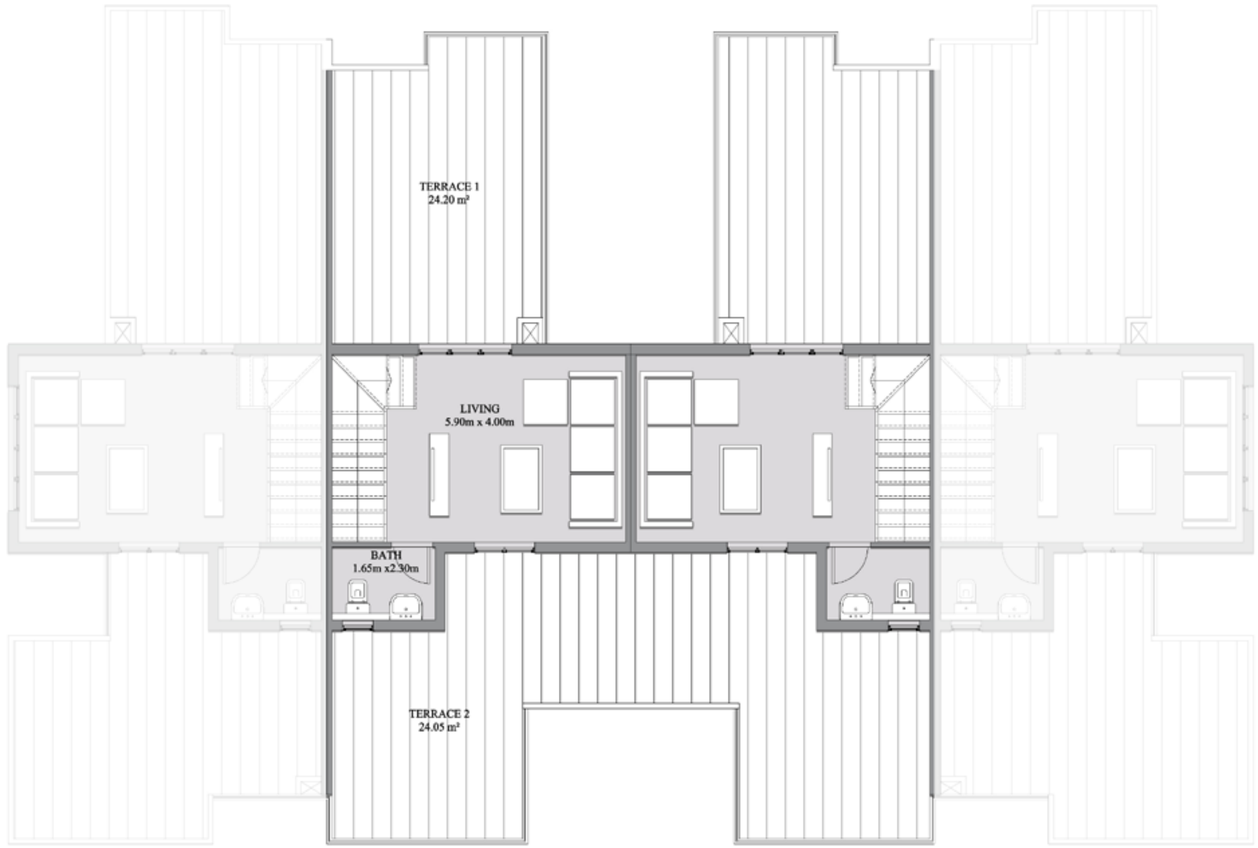


TOWNHOUSE 4

Roof Floor
Middle

Middle Unit Area (185 m²)

Space	*Dim.*
Living	5.90 × 4.00
Bath	1.65 x 2.30
Terrace 1	24.20 M2
Terrace 2	24.05 M2



(The) Experience

Breathtaking Serene Lakes That Surround The Vast Landscape Havens

GATES
LUGAR®

catering to your different moods and cravings

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Chapter 09 **The Experience**

Experience a fulfilling feeling amidst the abundant parks and green path-ways. Each park offers a wide range of activities suitable for every generation, including playgrounds, and endless scenic parks where you can relax and unwind

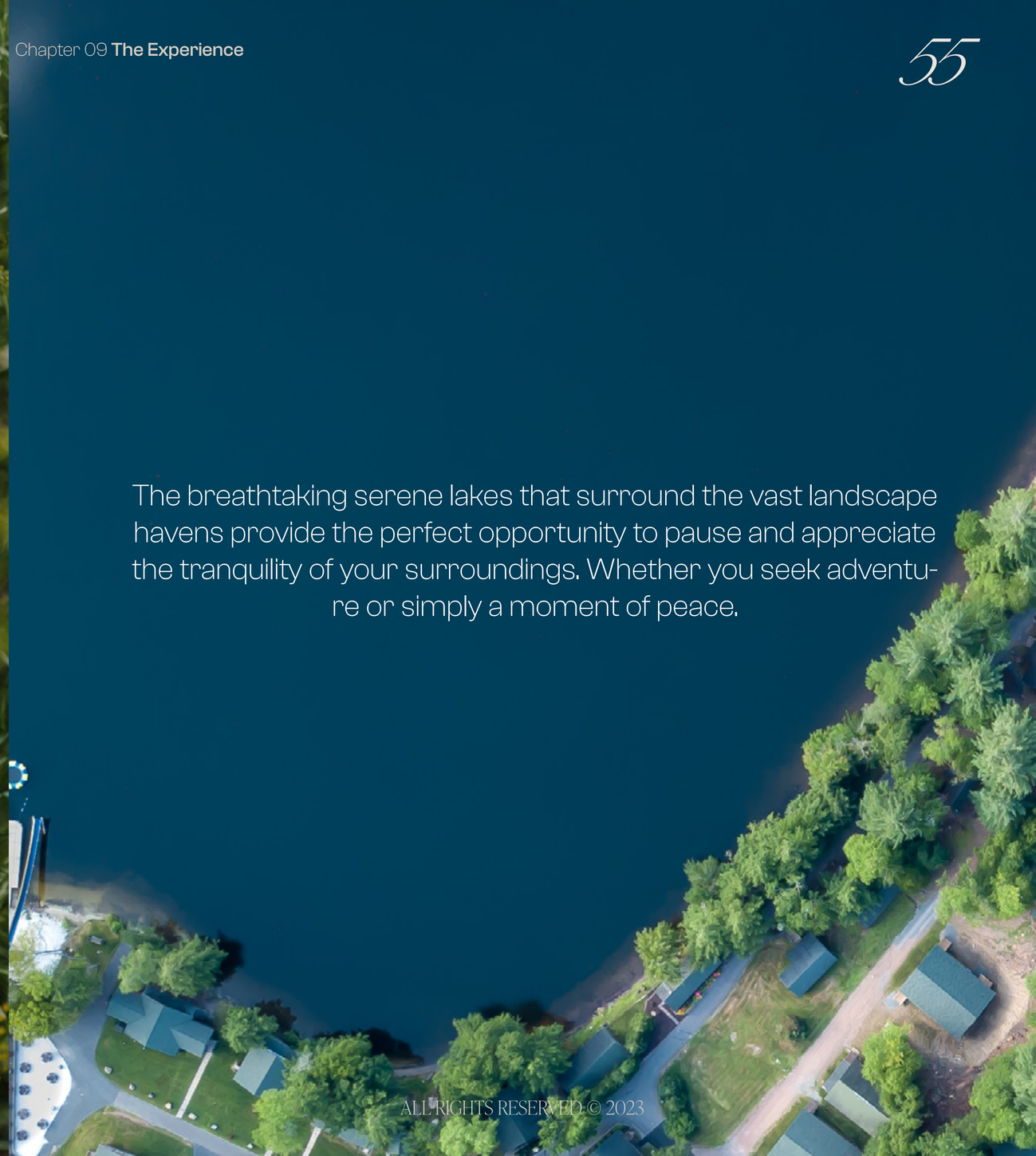
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Natural Environment

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The breathtaking serene lakes that surround the vast landscape havens provide the perfect opportunity to pause and appreciate the tranquility of your surroundings. Whether you seek adventure or simply a moment of peace.



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Chapter 09 **The Experience**

Every place Has its unique Atmosphere

At Lugar every place has its own unique atmosphere, allowing you to explore a variety of options as you move from one choice to another, catering to your different moods and cravings. Whether you're in the mood for sports and physical activities, or seeking a delightful dining experience, everything is just a leisurely walk away.



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Chapter 09 **The Experience**

Everything Is Just A Leisurely Walk Away

Whether you're in the mood for sports and physical activities, or seeking a delightful dining experience, everything is just a leisurely walk away. The community offers state-of-the-art sports facilities, a diverse range of eateries to cater to all tastes, and multipurpose rooms for various activities and events

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Chapter 09 **The Experience**





Fullfilment Within the Community

The community offers state-of-the-art sports facilities, a diverse range of eateries to cater to all tastes, and multipurpose rooms for various activities and events. After a long day, you can unwind and relax , while your children enjoy the outdoor kids' area, ensuring that the whole family can find joy and fulfillment within the community.

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