

CATALAN

NEW CAPITAL

LIVE ON

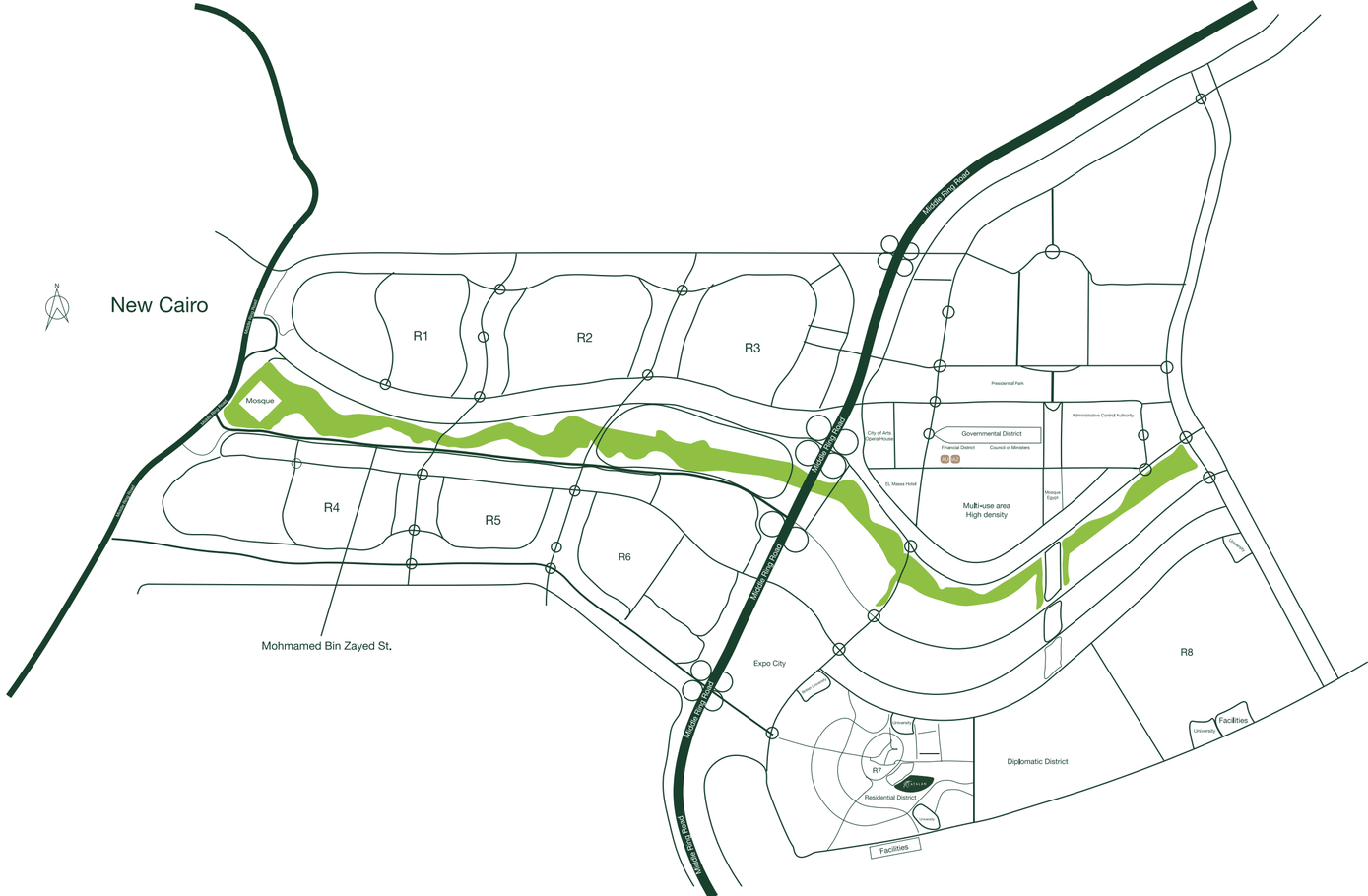
THE GREEN SIDE

ABOUT CATALAN

It is one of the biggest projects of Gates Development. Spanning across 40 acres in the New Capital, our challenge will be to build unique, luxurious, and green communities where our residents enjoy the true meaning of being home, close to the Green River in addition to its approach to the governmental and diplomatic neighborhoods, as well as the exhibition Centre and the financial district and next to the Embassy District Which is one of the most important residential neighborhoods within the New Administrative Capital. The percentage of construction within the project is about 18% of the total area of the project and 82% are green spaces in addition to a social club that includes swimming pools, sports playgrounds, a social building with a Spanish style, a mosque that accommodates 250 prayers, the compound includes 3 electronic entrances, garage for the residence, In addition to garages for visitors as well, it also includes a track for running, bike lanes and the compound is based on clean solar energy.

UNIQUE LOCATION

Perfectly located in heart of R7 in the New Capital, Near the Exhibition Centre, the Regional Ring road, the Cathedral, the Embassy District, also near the Green River, the Governmental, Diplomatic District and the Financial District, in the midst of the city's most luxurious compounds and primary attractions. It's not only close to one of the New Capital's main roads, Mohamed Bin Zayed, but also 1.5 kilo's away from the airport road. Thus, guaranteeing easy accessibility and connection to all its residents.
The project is considered to be located in the best and most vital places in the new capital as also it is considered to be one of the safest places because it is near the Ministry of Defense building, the presidential palace and the administrative capital airport.



MASTER PLAN





INSPIRATION

We pride ourselves for being one of the few developers in the market that fathom the impact of design on human behavior and how important it is to keep pushing forward.
The whole story started when we got inspired by one of Spain's most celebrated architects, Antoni Gaudi. He was born and died in Catalonia, known for his unique, unprecedented and dynamic architectural style, Gaudi was on of main pillars of Catalan's Modernism. He had an ever-changing architecture style that was intricately influenced by nature.





LIFESTYLE

Nobody can ignore the usefulness of modernization on our daily life, especially on how much it makes life of humans easier, most researchers agree that to some extent modern life style indirectly impact psychosocial life of individuals and from there Gates Developments inspired to provide not only a unique building's design but also committed to building a long-term relationship with its clients based on integrity of performance as we believe that promoting sustainable development and saving energy through our state of the art designs will satisfy our communities with a happier and more meaningful future.

CATALAN MALL

A blend of what every day Catalan residence's needs all in one place, which will include spa, beauty salon, branded stores, hyper market, restaurants, cafes and much more in Catalan Mall.







EXCLUSIVE

We pride ourselves for being one of the few developers in the market that fathom the impact of design on human behavior and how important it is to keep pushing forward, as we are determined to support our communities with cutting edge innovation and creativity to build the basis for a new prosperous future.



COMMUNITY

Our main purpose is to meet our client’s needs and to always present the highest quality to make sure they live in the community they have been searching for as we strive to exceed the expectations of our customers (internally and externally) by anticipating, understanding and responding appropriately to their needs.





LIFESTYLE

Nobody can ignore the usefulness of modernization on our daily life, especially on how much it makes life of humans easier, most researchers agree that to some extent modern life style indirectly impact psychosocial life of individuals and from there Gates Developments inspired to provide not only a unique building's design but also committed to building a long-term relationship with its clients based on integrity of performance as we believe that promoting sustainable development and saving energy through our state of the art designs will satisfy our communities with a happier and more meaningful future.





EXPRESSIVE

Discover the luxury within, with Catalan interior design, experience a life style rising up to give you an empire of Spanish luxuries living, 360-degree views of greenery and spacious interiors, as Catalan offers the lifestyle everyone always dreamt of, all within your reach at the New Capital.





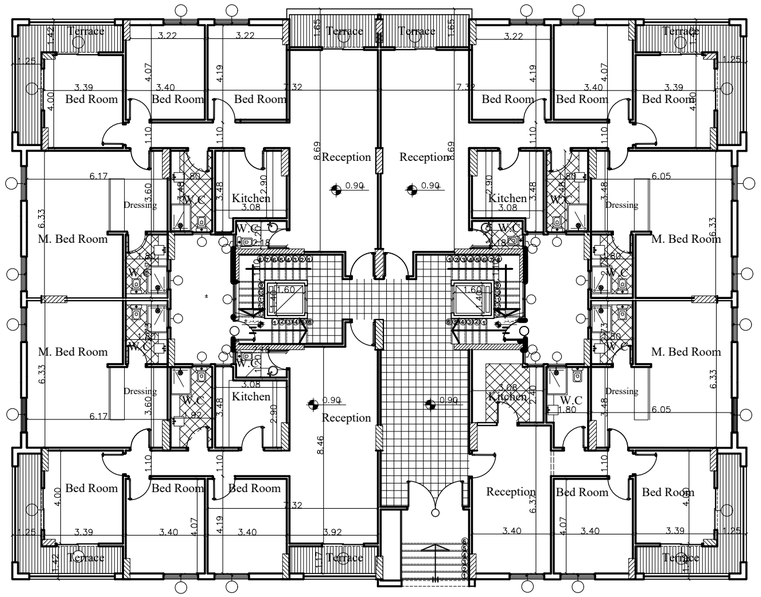
UNIT PLANS



TYPE A: 200 M

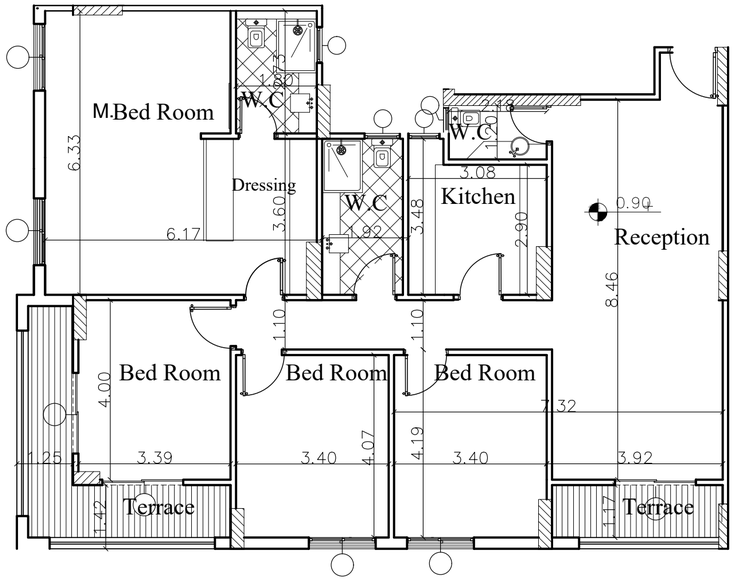
A	GROSS AREAS
Ground	**149 – 200 M**
Typical	200 M
7th Floor	200 M
Penthouse	50 Closed

FLOOR UNITS



GROUND FLOOR

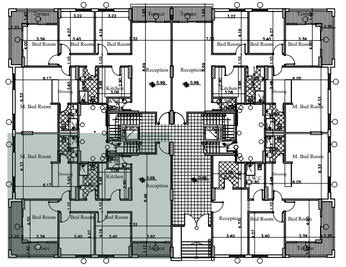
UNIT PLAN



UNIT 1

TYPE A: 200 M

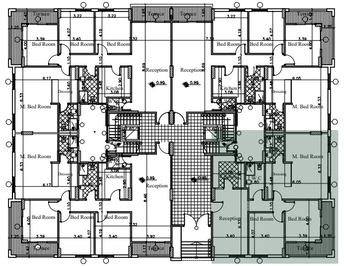
A	GROSS AREAS
Ground	149 **– 200 M**
Typical	200 M
th Floor	200 M
Penthouse	50 Closed



GROUND FLOOR

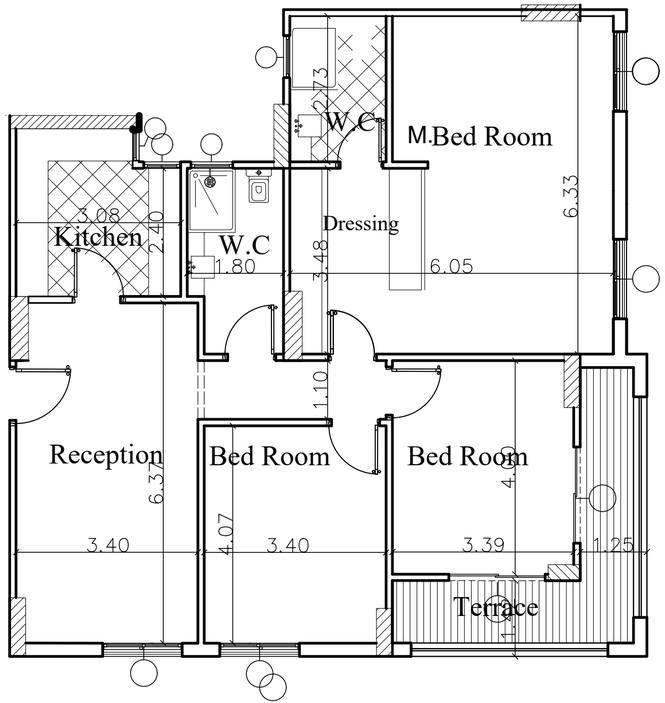
TYPE A: 200 M

A	GROSS AREAS
Ground	**149 –** 200 M
Typical	200 M
7th Floor	200 M
Penthouse	50 Closed

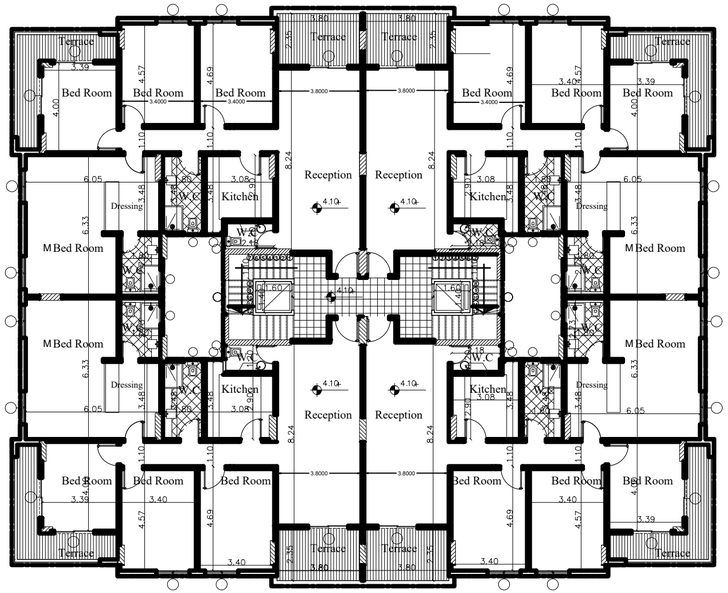


GROUND FLOOR

UNIT PLAN



UNIT 4



TYPE A: 200 M

A	GROSS AREAS
Ground	149 – 200 M
Typical	**200 M**
Floor	200 M
Penthouse	50 Closed

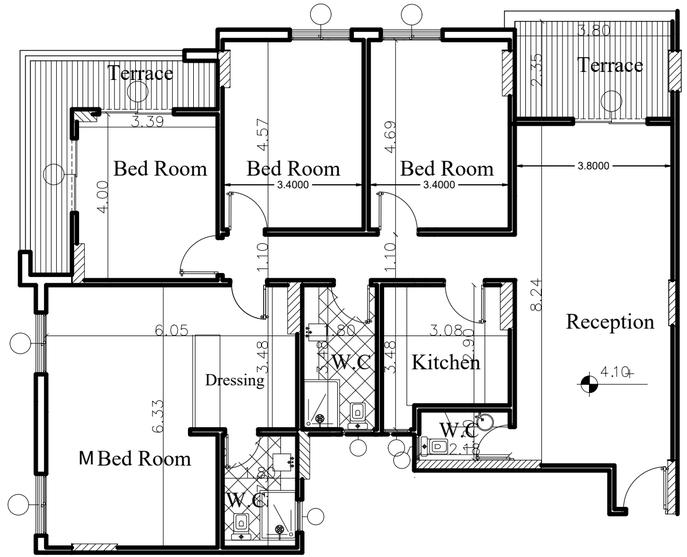
FLOOR UNITS

TYPICAL FLOOR

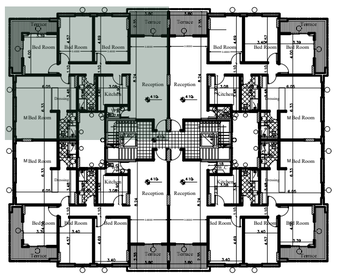
TYPE A: 200 M

A	GROSS AREAS
Ground	149 – 200 M
Typical	**200 M**
Floor	200 M
Penthouse	50 Closed

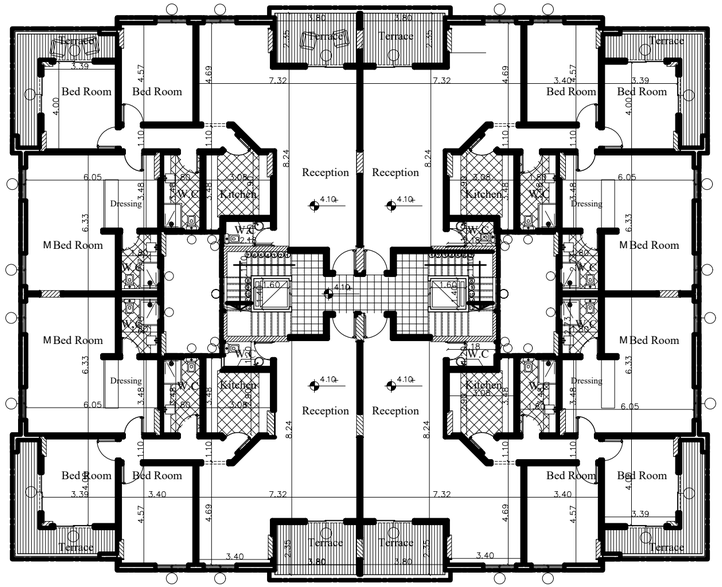
UNIT PLAN



UNIT 2



4 BEDROOM
TYPICAL FLOOR



TYPE A: 200 M

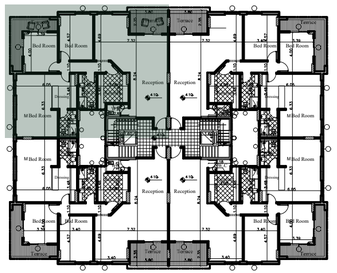
A	GROSS AREAS
Ground	149 – 200 M
Typical	**200 M**
Floor	200 M
Penthouse	50 Closed

FLOOR UNITS

TYPICAL FLOOR

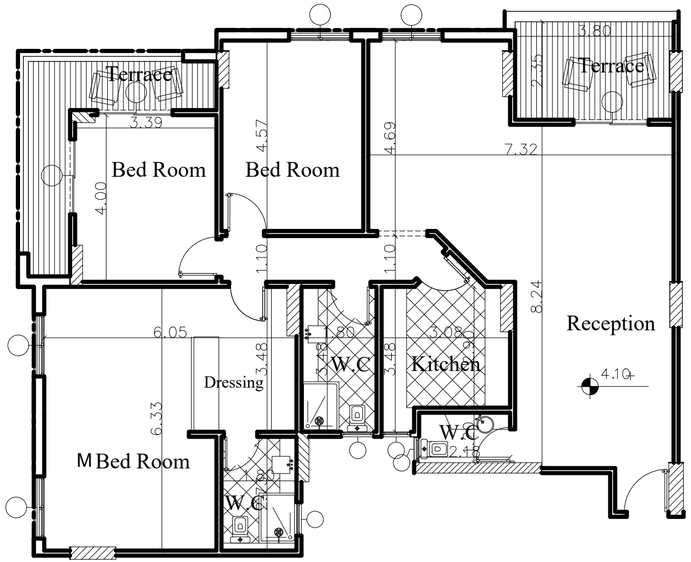
TYPE A: 200 M

A	GROSS AREAS
Ground	149 – 200 M
Typical	**200 M**
Floor	200 M
Penthouse	50 Closed



3 BEDROOM
TYPICAL FLOOR

UNIT PLAN

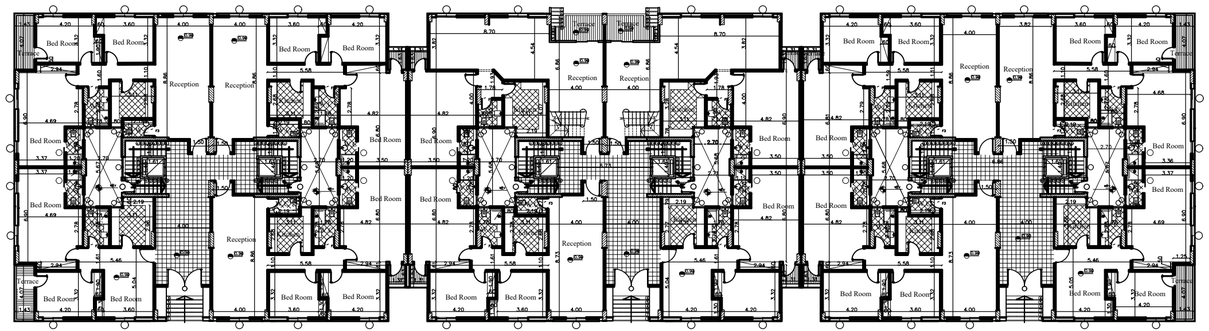


UNIT 2

FLOOR LAYOUT GROUND FLOOR

VIEW

C B A



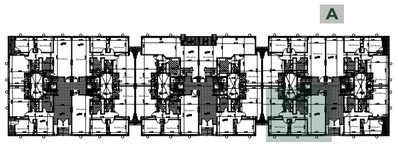
STREET LANE

TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	115 - 120 - 160 - 165
Typical	175 - 185
Penthouse	219 - 231

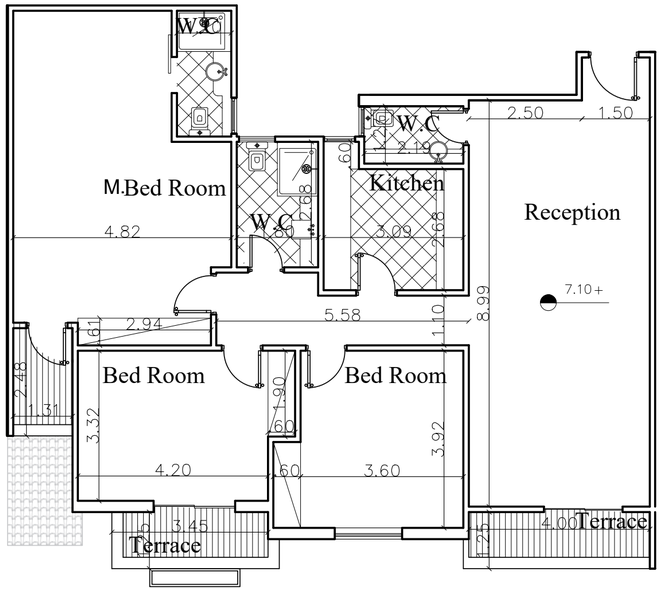
TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	115 - 120 - **160** - 165
Typical	175 - 185
Penthouse	219 - 231



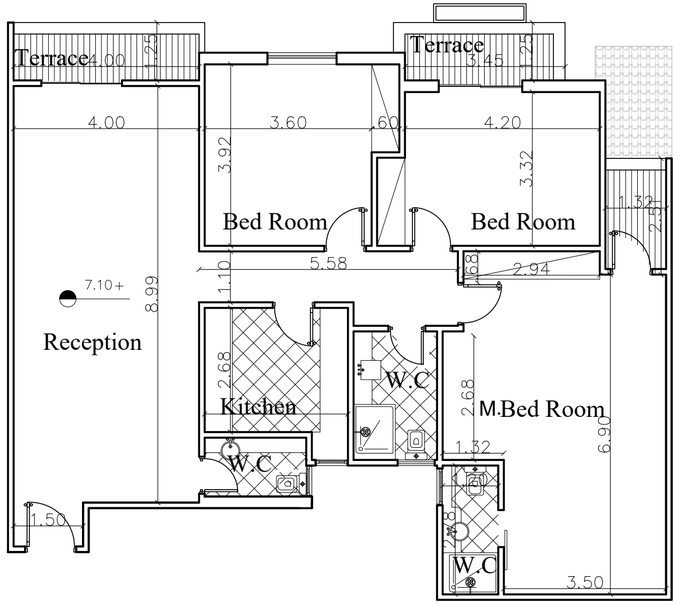
GROUND FLOOR

UNIT PLAN



UNIT 1

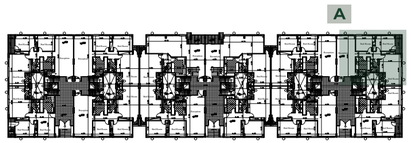
UNIT PLAN



UNIT 3

TYPE B: 175 - 185 M

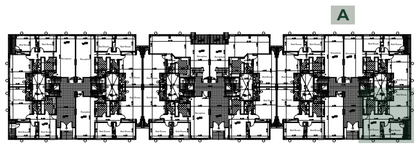
B	GROSS AREAS
Ground	115 - 120 - 160 - **165**
Typical	175 - 185
Penthouse	219 - 231



GROUND FLOOR

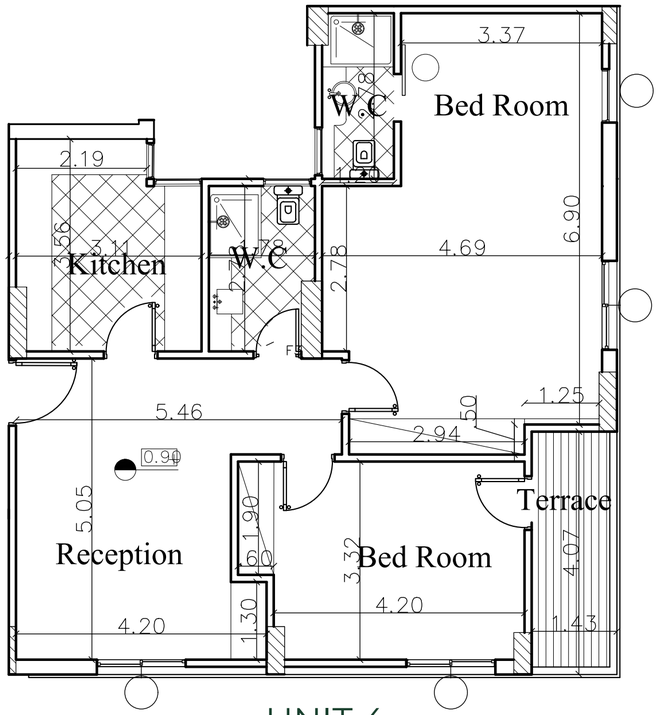
TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	115 - **120** - 160 - 165
Typical	175 - 185
Penthouse	219 - 231



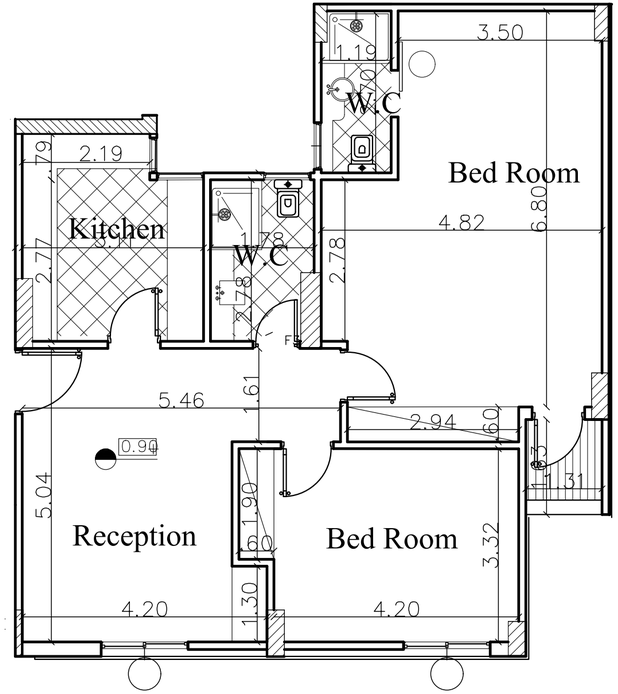
GROUND FLOOR

UNIT PLAN



UNIT 4

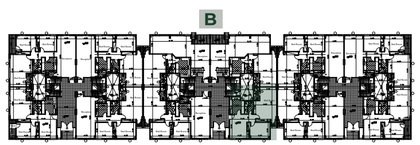
UNIT PLAN



UNIT 4

TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	**115** - 120 - 160 - 165
Typical	175 - 185
Penthouse	219 - 231



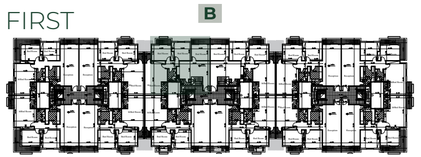
GROUND FLOOR

TYPE B: 175 - 185 M

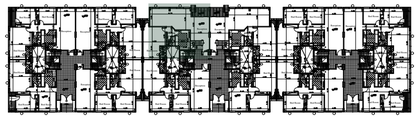
B	GROSS AREAS
Ground + First	**335**
Typical	175 - 185
Penthouse	219 - 231

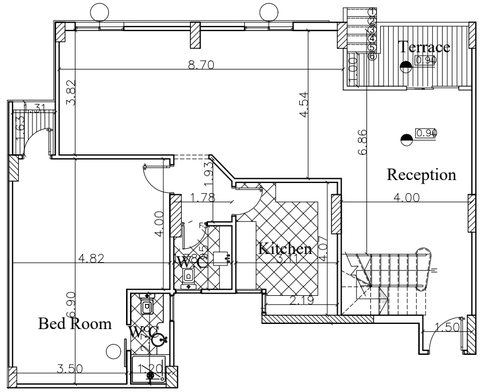
DUPLEX G+1

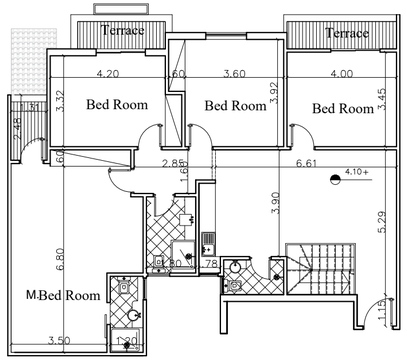
FIRST



GROUND







UNIT 2

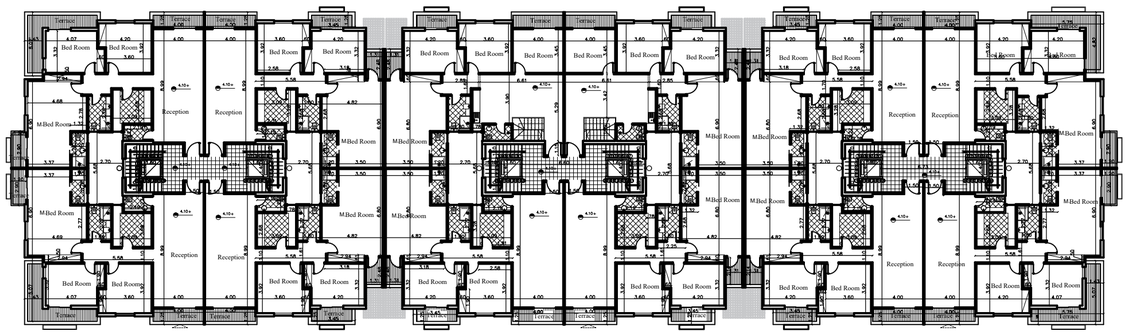
FLOOR LAYOUT
FIRST FLOOR

TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	120 - 160 - 165
First	**175 - 185**
Typical	175 - 185
Penthouse	219 - 231

VIEW

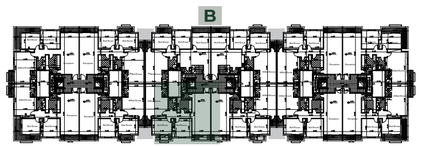
C **B** **A**



STREET LANE

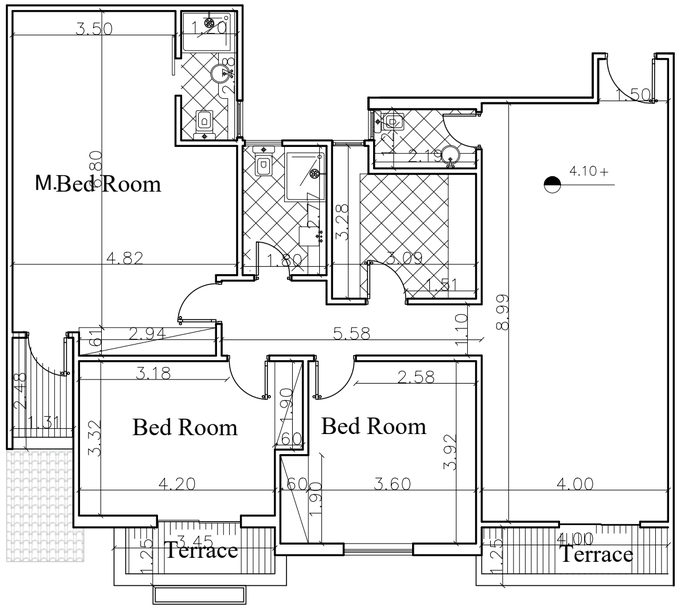
TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	115 - 120 160 - 165
First	**175** - 185
Typical	175 - 185
Penthouse	219 - 231



FIRST FLOOR

UNIT PLAN



UNIT 1

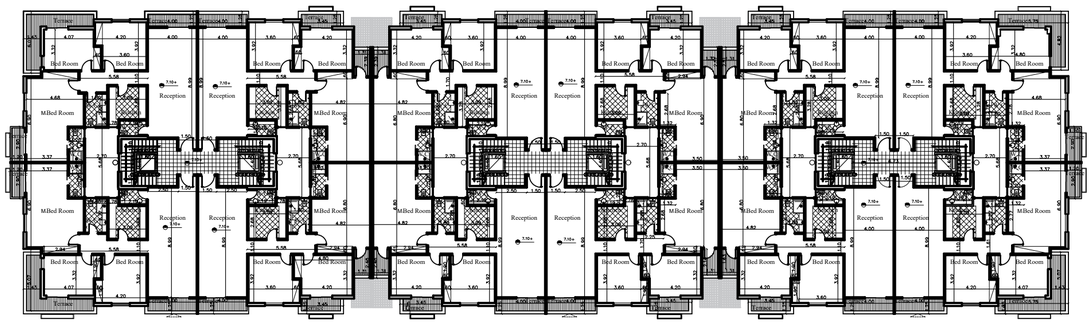
TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	115 - 120 160 - 165
Typical	**175 - 185**
Penthouse	219 - 231

FLOOR LAYOUT
TYPICAL FLOOR

VIEW

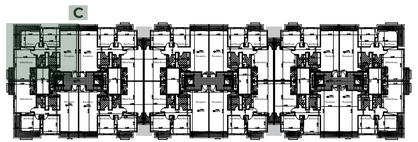
C B A



STREET LANE

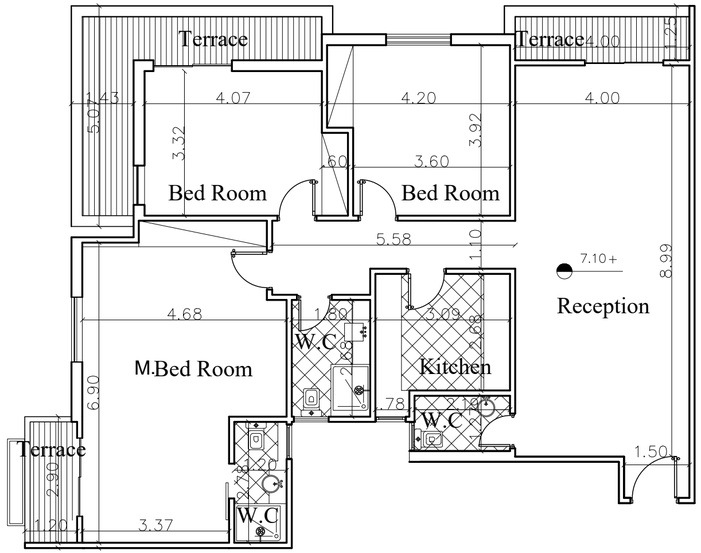
TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	115 -120 -160 -165
Typical	175 -**185**
Penthouse	219 -231

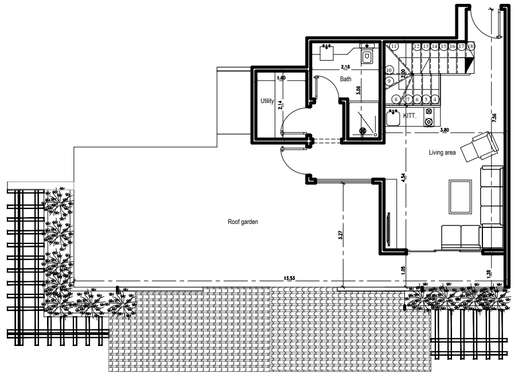


TYPICAL FLOOR

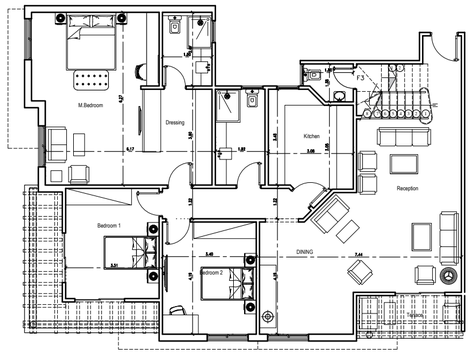
UNIT PLAN



UNIT 2



50 M



200 M

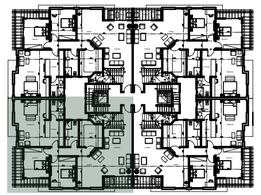
UNIT 1

TYPE A: 200 M

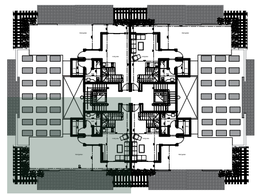
A	GROSS AREAS
Ground	149 – 200 M
Typical	200 M
7th Floor	**200**
Penthouse	**50 M Closed**

TYPE A - PENTHOUSE

7TH FLOOR



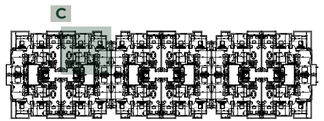
PENTHOUSE



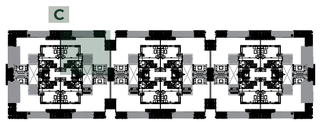
TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	115 - 120 - 160 - 165
Typical	175 - 185
Penthouse	**219** - 231

TYPE B - PENTHOUSE

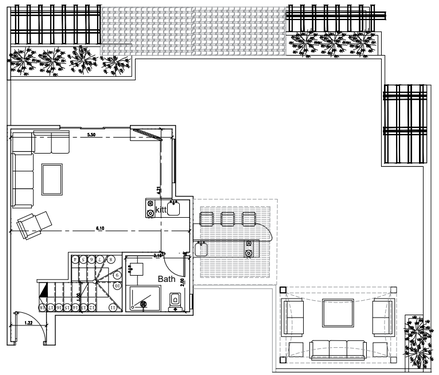


7TH FLOOR

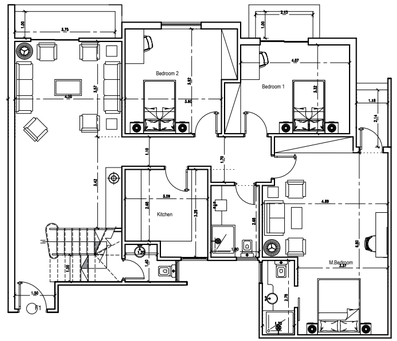


PENTHOUSE

44 M

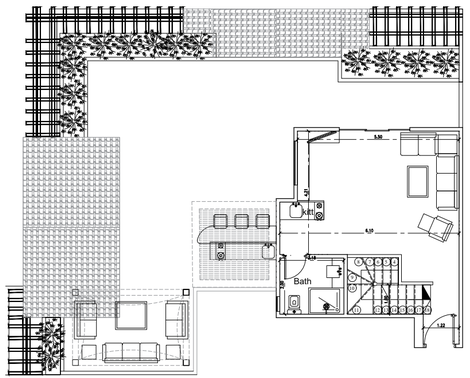


175 M

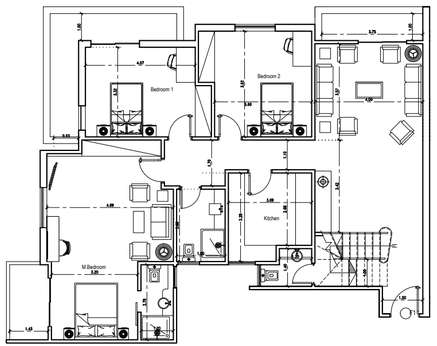


UNIT 3

46 M



185 M

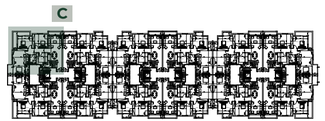


UNIT 2

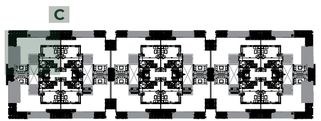
TYPE B: 175 - 185 M

B	GROSS AREAS
Ground	115 - 120 - 160 - 165
Typical	175 - 185
Penthouse	219 - **231**

TYPE B - PENTHOUSE



7TH FLOOR



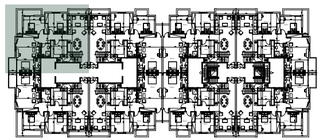
PENTHOUSE

TYPE G: 107 - 209 M

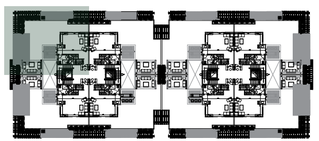
G	GROSS AREAS
Ground	107 - 143
Typical	164 - 167
Penthouse	205 - **209**

TYPE G - PENTHOUSE

B

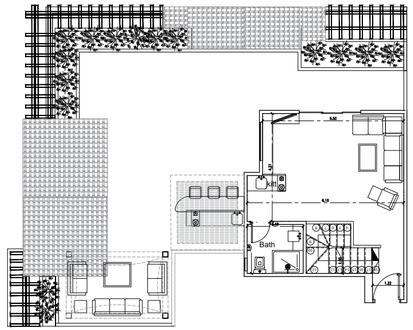


7TH FLOOR

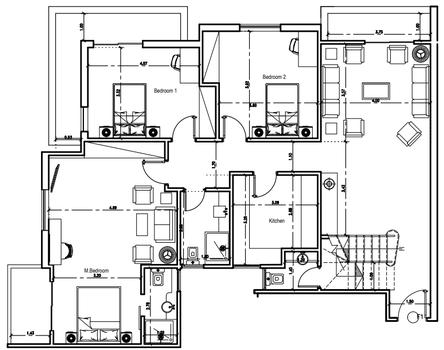


PENTHOUSE

42 M

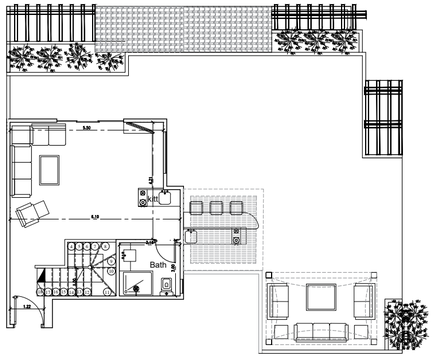


167 M

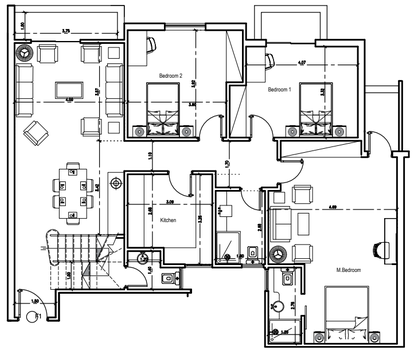


UNIT 2

41 M



164 M



UNIT 3

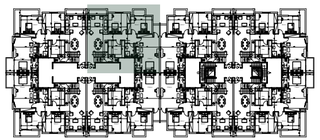
TYPE G: 107 - 209 M

G	GROSS AREAS
Ground	107 - 143
Typical	164 - 167
Penthouse	**205** - 209

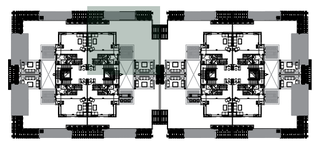
TYPE G - PENTHOUSE

B

7TH FLOOR



PENTHOUSE

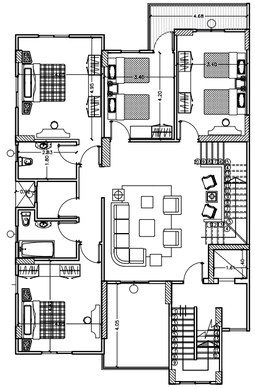


TYPE Z: 363 M

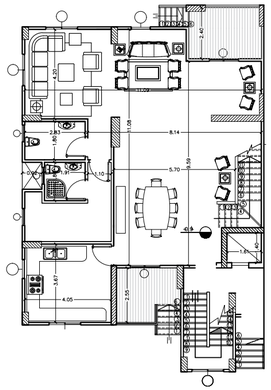
382 M	6+7	7
		6
382 M	4+5	5
		4
382 M	2+3	3
		2
363 M	G1+	**1**
		G

UNIT 1/2	GROSS AREAS
Ground	181.5 M
First	181.5 M
Garden	150 - 154 - 282 M

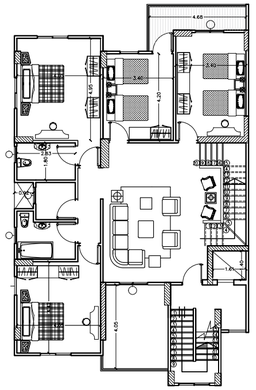
FIRST FLOOR



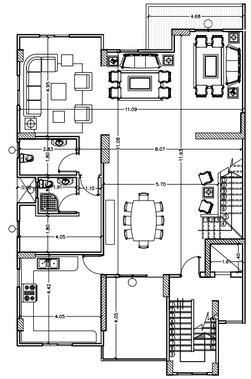
GROUND FLOOR



THIRD FLOOR

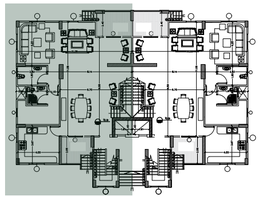


SECOND FLOOR



TYPE Z - DUPLEXES

1



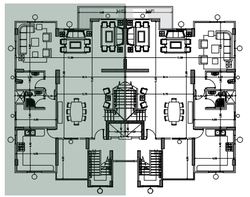
TYPE Z: 382 M

UNIT 1/2	GROSS AREAS
Second	191 M
Third	191 M

382 M	6+7	7
		6
382 M	4+5	5
		4
382 M	2+3	**3**
		2
363 M	G+1	1
		G

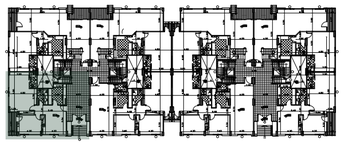
TYPE Z - DUPLEXES

1



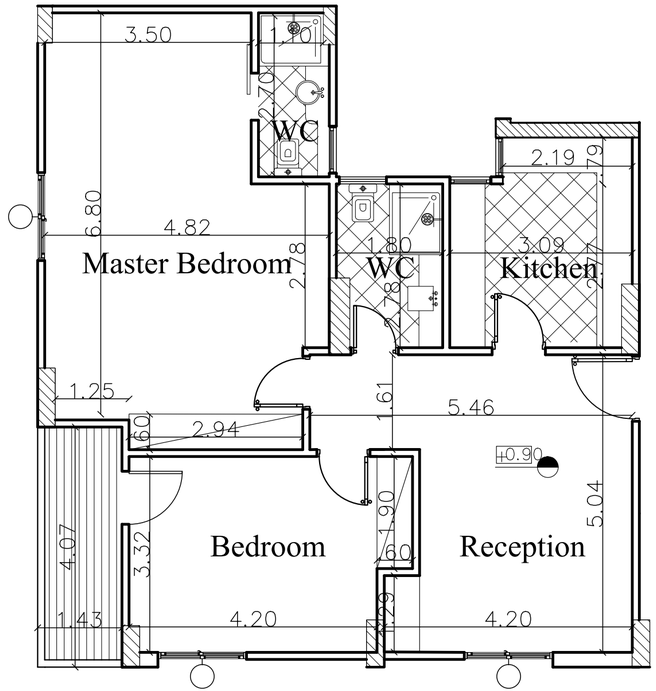
TYPE G: 107 - 209 M

G	GROSS AREAS
Ground	**107**- 143
Typical	164 - 167
Penthouse	205 - 209



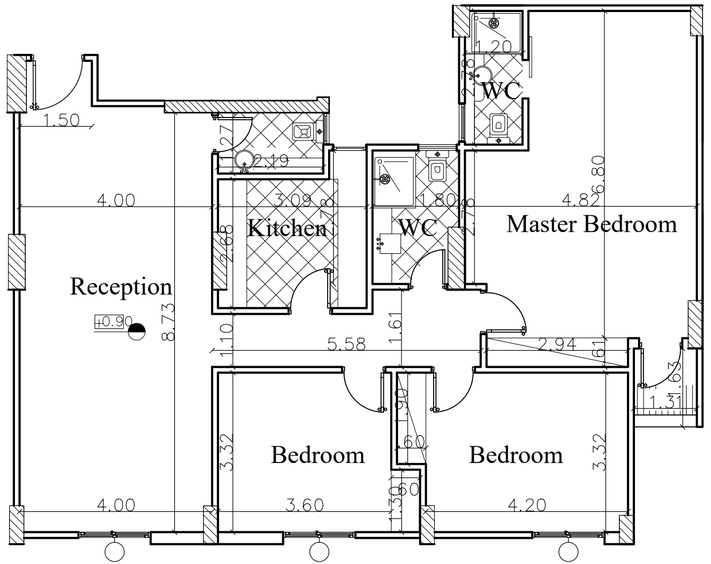
GROUND FLOOR

UNIT PLAN



UNIT 1

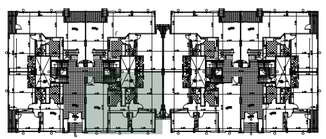
UNIT PLAN



UNIT 4

TYPE G: 107 - 209 M

G	GROSS AREAS
Ground	107- **143**
Typical	164 - 167
Penthouse	205 - 209



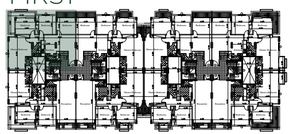
GROUND FLOOR

TYPE G: 107 - 209 M

G	GROSS AREAS
Ground + First	**315**
Typical	164 - 167
Penthouse	205 - 209

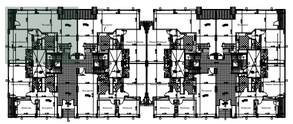
DUPLEX G+1

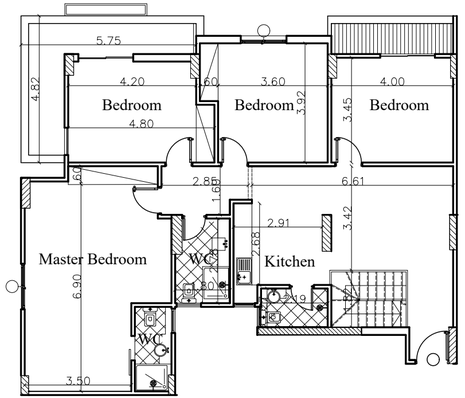
FIRST

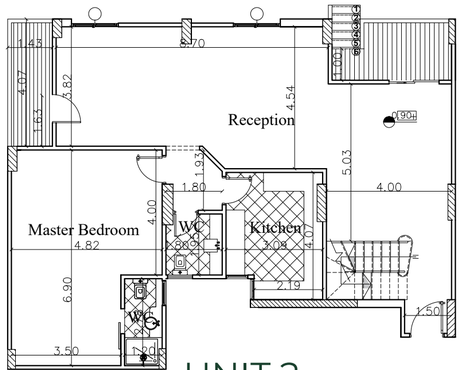


B

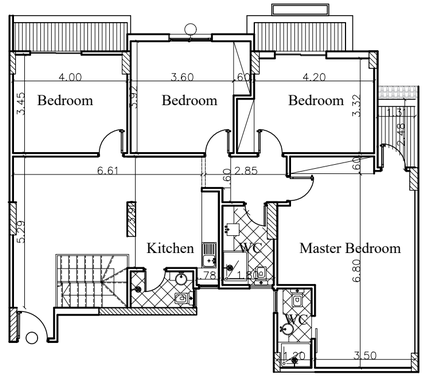
GROUND

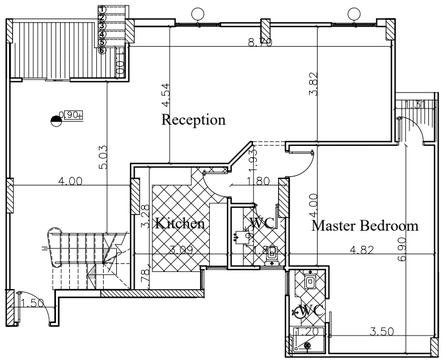






UNIT 2





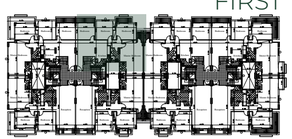
UNIT 3

TYPE G: 107 - 209 M

G	GROSS AREAS
Ground + First	**312**
Typical	164 - 167
Penthouse	205 - 209

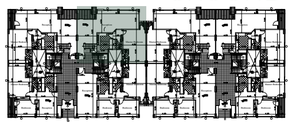
DUPLEX G+1

FIRST



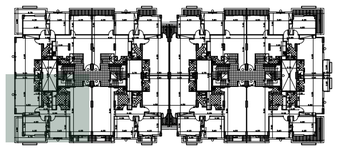
B

GROUND



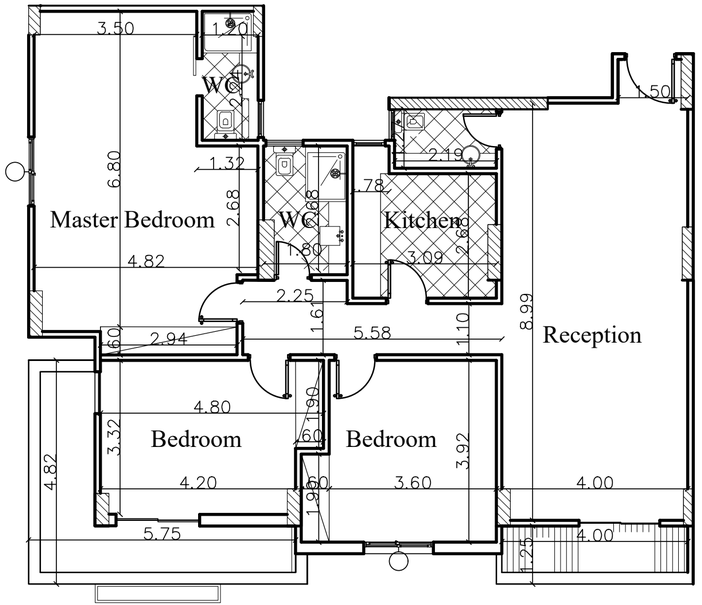
TYPE G: 107 - 209 M

G	GROSS AREAS
Ground	107 - 143
Typical	164 - **167**
Penthouse	205 - 209



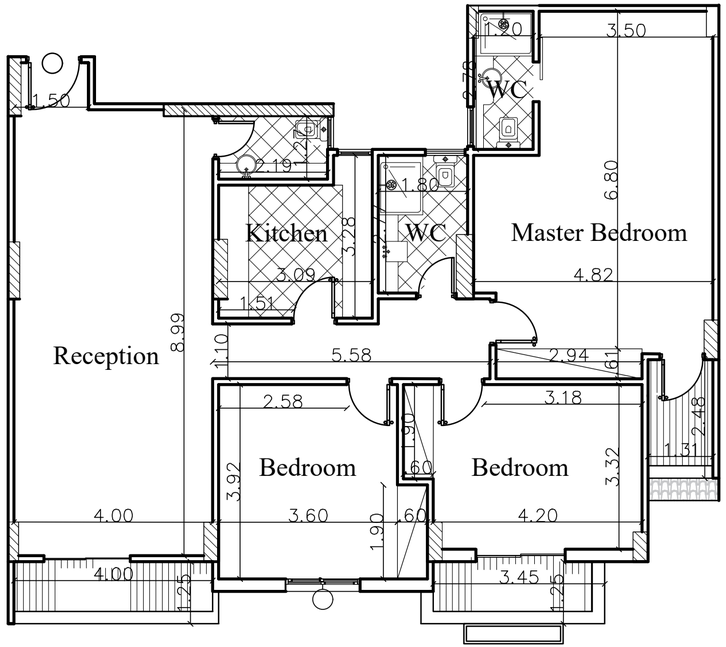
FIRST FLOOR

UNIT PLAN



UNIT 1

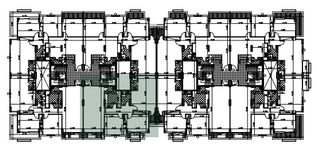
UNIT PLAN



UNIT 4

TYPE G: 107 - 209 M

G	GROSS AREAS
Ground	107 - 143
Typical	**164** - 167
Penthouse	205 - 209

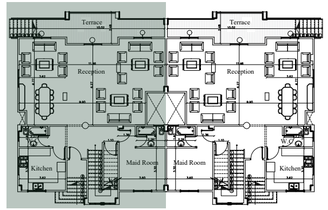


FIRST FLOOR

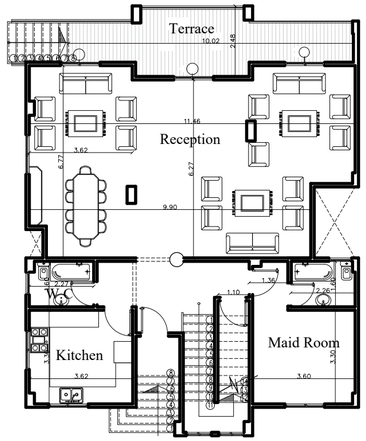
BIG VILLA T1 - T7
TYPE A: 647 M

A/B	GROSS AREAS
Basement	190 M2
Ground	**184 M2**
First	**200 M2**
Built Roof	74 M2
Outer Roof	159 M2
Garden	233 M2

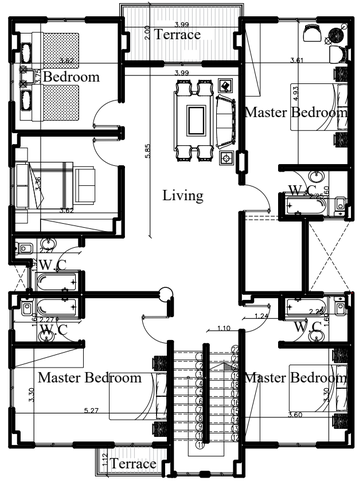
A



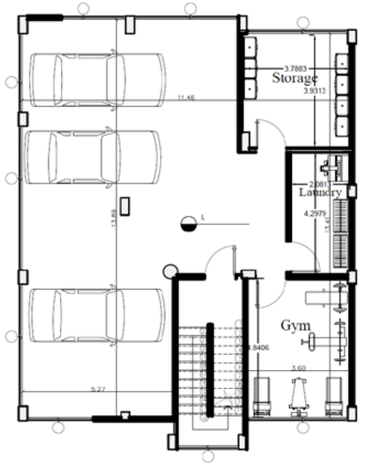
GROUND FLOOR



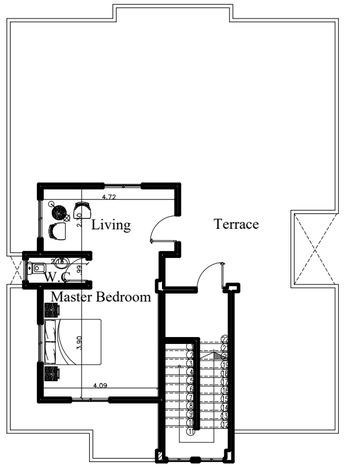
FIRST FLOOR



BASEMENT PLAN



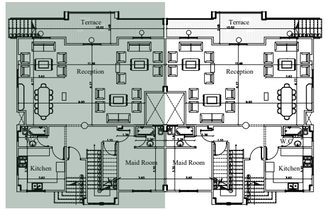
ROOF PLAN



BIG VILLA T1 - T7
TYPE A: 647 M

A/B	GROSS AREAS
Basement	**190 M2**
Ground	184 M2
First	200 M2
Built Roof	**74 M2**
Outer Roof	**159 M2**
Garden	233 M2

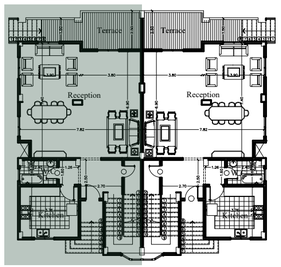
A



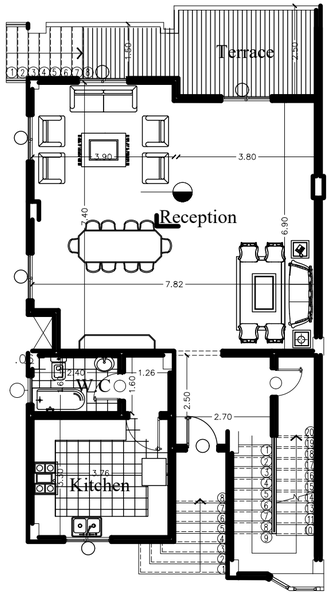
SMALL VILLA T8 - T13
TYPE A: 478 M

A/B	GROSS AREAS
Basement	137 M2
Ground	**137 M2**
First	**150 M2**
Built Roof	55 M2
Outer Roof	82 M2
Garden	182 M2

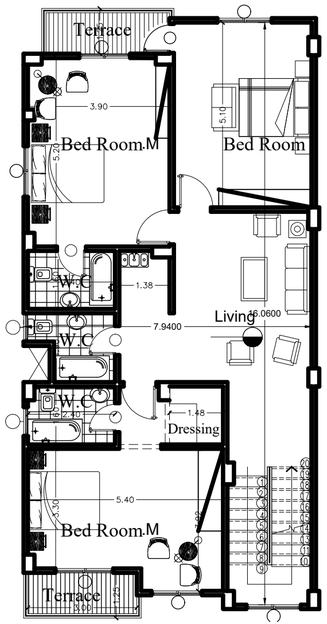
A



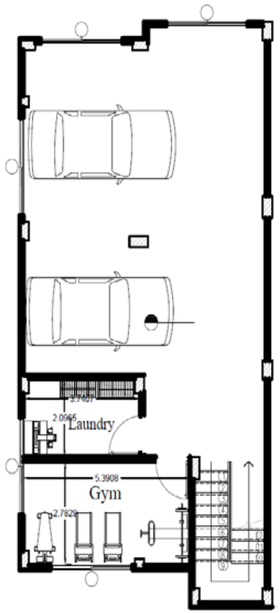
GROUND FLOOR



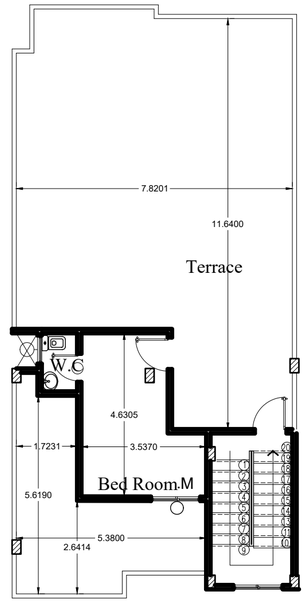
FIRST FLOOR



BASEMENT PLAN



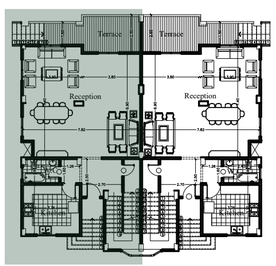
ROOF PLAN



SMALL VILLA T8 - T13
TYPE A: 478 M

A/B	GROSS AREAS
Basement	**137 M2**
Ground	137 M2
First	150 M2
Built Roof	**55 M2**
Outer Roof	**82 M2**
Garden	182 M2

A



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PENTHOUSE RECEPTION



MASTER BED ROOM



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RECEPTION



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