

RECREATIONAL LIVING ©2024

A PROJECT BY GATES DEVELOPMENTS

GATES

LUGGAR®

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GATES
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Picturesque
Luxury



Hollistic
LIVING

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

(About) GATES

Driving A Digital Transformation With A Team Of Professionals

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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.

Whether 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.



A Future Ready Company

Learning From Digital Natives With A Transformative Drive

Redefining Real-Estate

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

Our Vision

Navigating All Business Endeavours With Values



THOSE ARE THE VALUES WHICH GUIDE OUR BUSINESS DECISIONS AND BUILD A UNIFIED PHILOSOPHY THAT'S PREVALENT IN ALL OUR ACTIVITIES: AGILITY, GRIT, EXPERTISE AND AMBITION.

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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.

Our Mission

Leading With A Human-Centric Approach



A FULL SERVICE REAL ESTATE DEVELOPMENT AND MANAGEMENT COMPANY

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DELIVERING THE DREAM OF EVERY HOME OWNER

(03) OUR MISSION

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



Our Purpose

Providing Our Residents With A Shared Understanding



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

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(04) 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 a commitment to exceptional style and quality.



(The) Concept

Beyond The Notion Of A Place To Live



OUR EMPHASIS LIES ON FULLY EXPERIENCING EVERYTHING. 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.

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.



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.



(The) 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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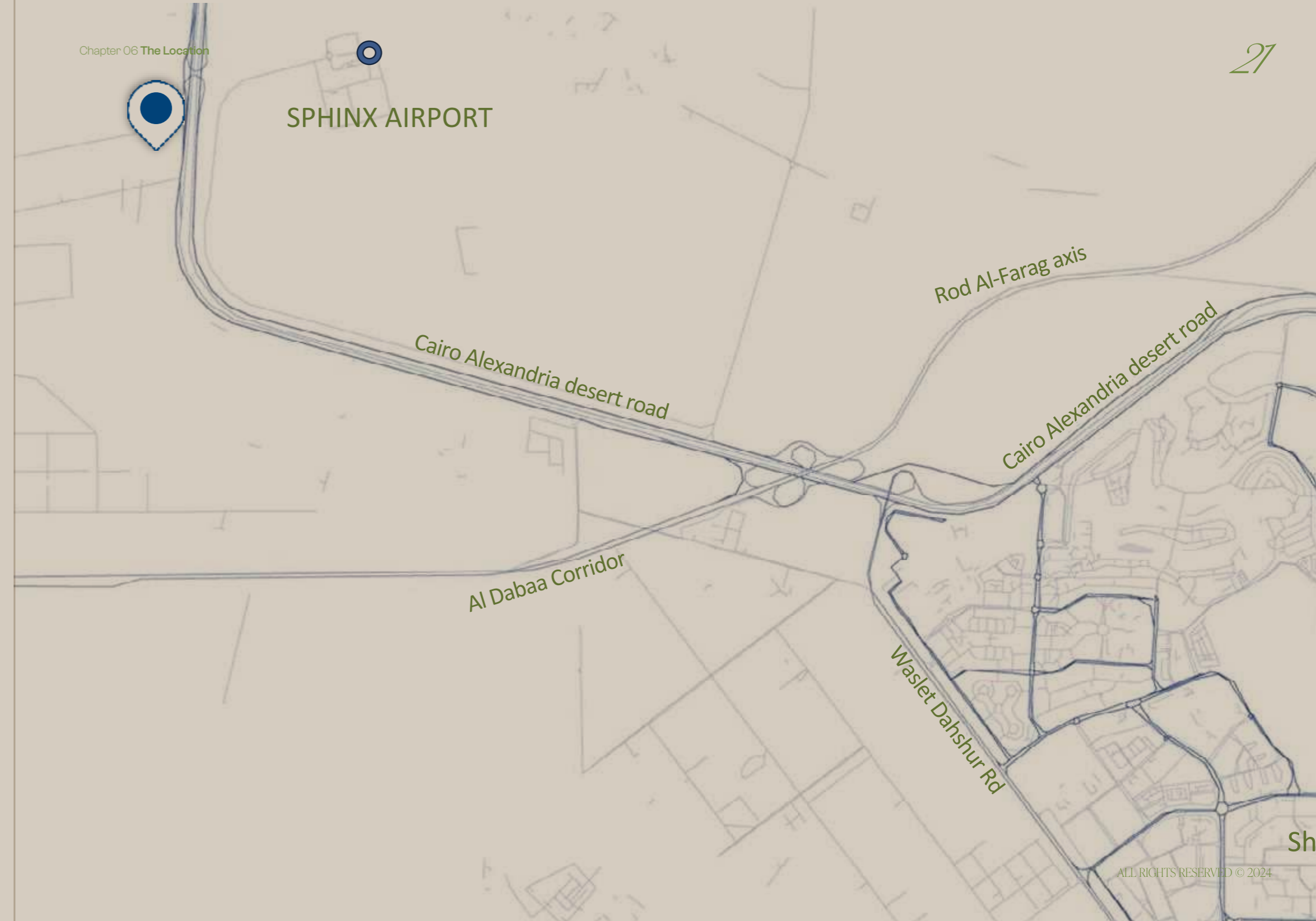
(06) A Prime Location

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



This exclusive community is conveniently located, indirectly adjacent and easily accessible

- Cairo Alexandria desert road tolls - 7 minutes.
- Sphinx Airport - 1 minute.
- Plaza Espana - 25 minutes.



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

(The) Masterplan

Breathtaking Serene Lakes That Surround The Vast Landscape Havens


















CATERING TO YOUR DIFFERENT MOODS AND CRAVINGS

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Amenities

-  Clubhouse
-  Pools
-  Water features
-  Jogging tracks
-  Cycling Lanes
-  Picnic areas
-  Meditation/yoga areas
-  Kids and Toddlers areas
-  Gates

-  Apartments
-  Villas
-  Massionettes
-  Quatro
-  Townhouses
-  Clubhouse

Disclaimer:

1. Actual areas may vary from the stated area. Drawings are not to scale.
2. The architectural details, dimensions and areas in all drawings are approximate, information based on schematic design information only, and final as-built conditions may vary.
3. All units are sold as core & shell, unfurnished, without furniture, pools, pergolas and finishing, etc.
4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
5. Gates developments reserves the right to make revisions/alterations, at its absolute discretion, and without liability.
6. Each garden plot will vary based on the location of the building.
7. All materials, dimensions and drawings are approximate, information subject to change without notice.
8. Detailed dimensions may vary from table of dimensions and area.



(The) Floorplans

Effortlessly Harmonizing Form And Function.



LIVING AREAS THAT BREATHE LIFE INTO EVERY MOMENT.

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(08) THE Floorplans

ensuring a unique and well-managed space that caters to your lifestyle needs. Every detail has been thoughtfully crafted to deliver an unparalleled living experience.



Stand-Alone





VILLA 01

Ground Floor

Unit Area (255 m²)

Space	Dim.
Entrance Lobby	1.75 x 3.15
Reception	8.70 x 7.80
Guest Toilet	2.30 x 1.25
Kitchen	3.90 x 3.75
Maid Room	2.40 x 2.25
Maid Bathroom	1.25 x 1.30

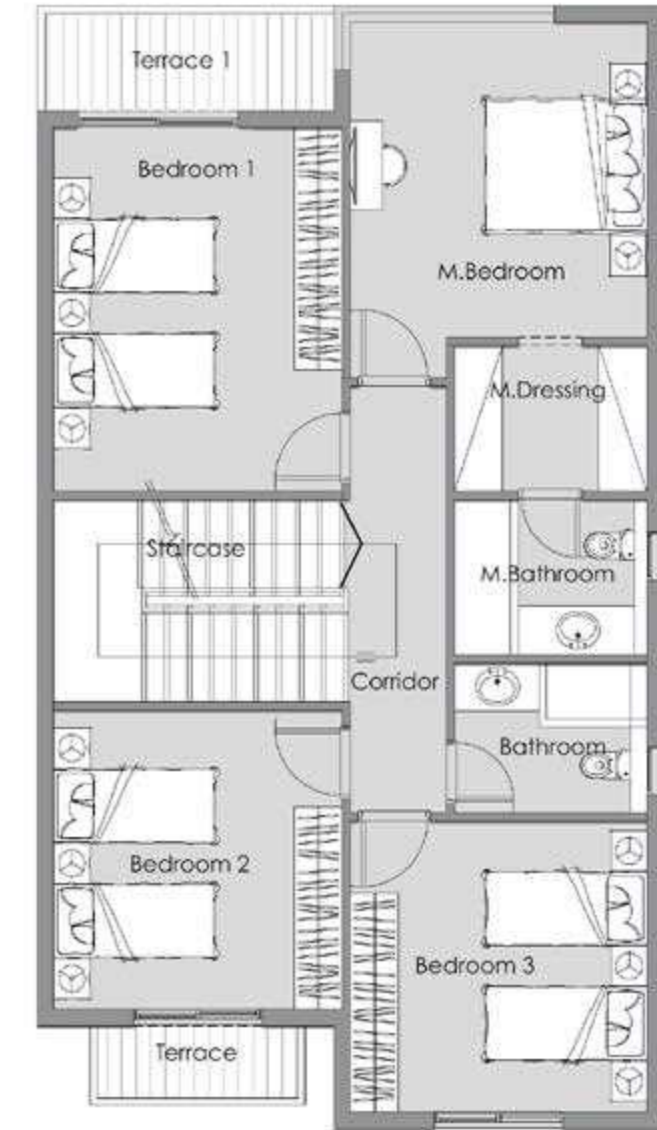


VILLA 01

First Floor

Unit Area (255 m²)

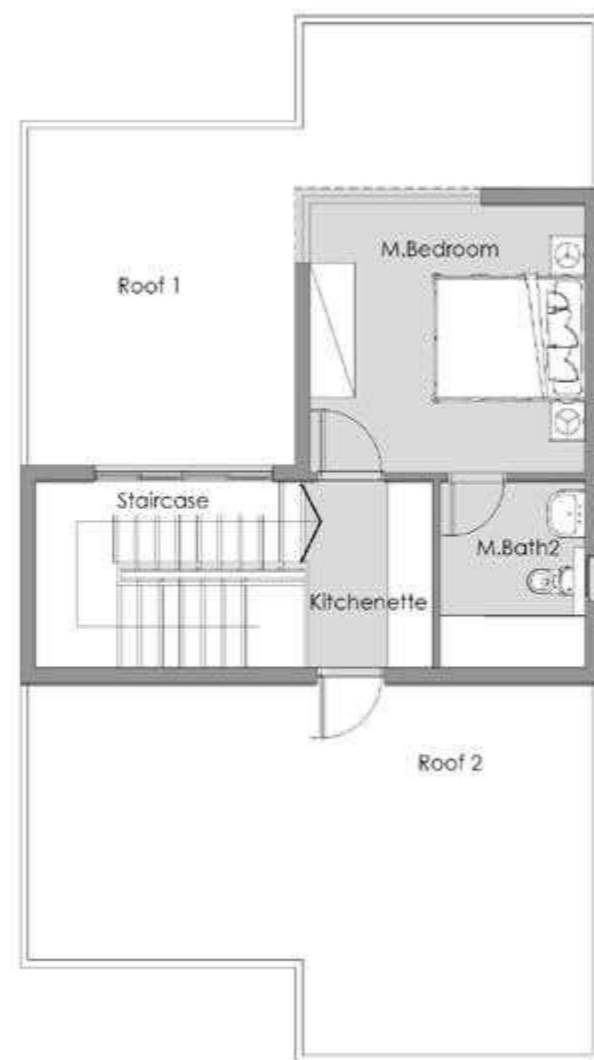
Space	Dim.
Master Bedroom	4.15 x 3.95
Master Bathroom	2.65 x 2.00
Dressing	2.65 x 1.90
Bedroom 1	3.85 x 4.75
Terrace 1	3.70 x 1.30
Bedroom 2	3.95 x 3.85
Terrace 2	2.70 x 1.00
Bedroom 3	3.95 x 3.85
Shared Bath	2.65 x 1.95
Staircase	3.85 x 2.60
Corridor	1.30 x 5.40



VILLA 01

*Roof Floor*Unit Area (255 m²)

<i>Space</i>	<i>Dim.</i>
Master Bedroom	4.10 x 3.85
Master Bathroom	2.20 x 2.75
Kitchenette	1.75 x 2.25
Staircase	3.90 x 2.90
Terrace 01	26.45 SQ.M.
Terrace 02	34.85 SQ.M.



Quattro

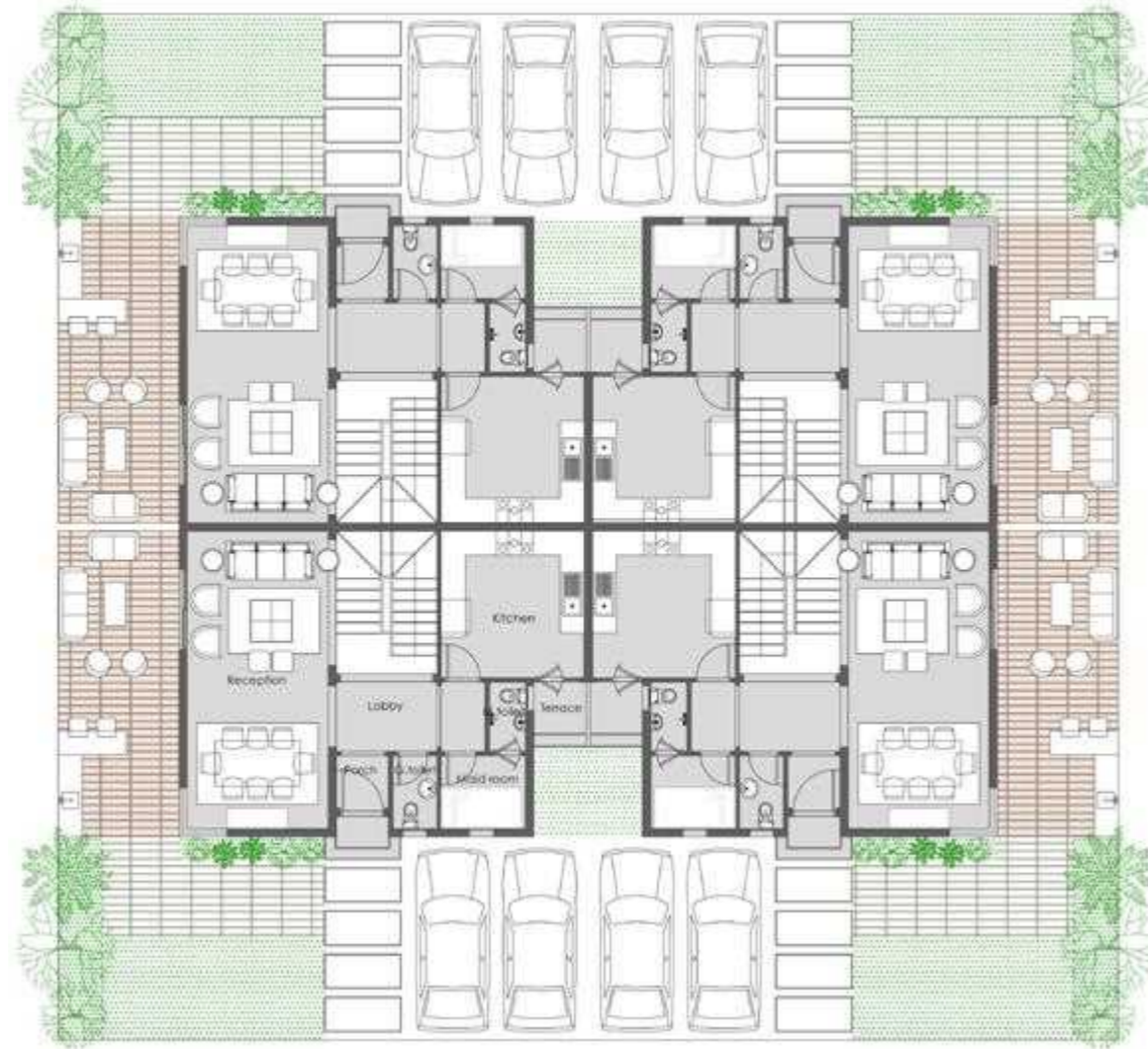


QUATRO

Ground Floor

Unit Area (200 m²)

Space	Dim.
Porch	1.45 x 1.55
Lobby	1.85 x 2.65
Reception	7.60 x 3.80
Guest Toilet	2.05 x 1.20
Staircase	3.70 x 2.65
Kitchen	3.75 x 3.70
Maid Room	2.05 x 2.35
Maid Bathroom	1.80 x 1.15
Terrace	1.65 x 1.35

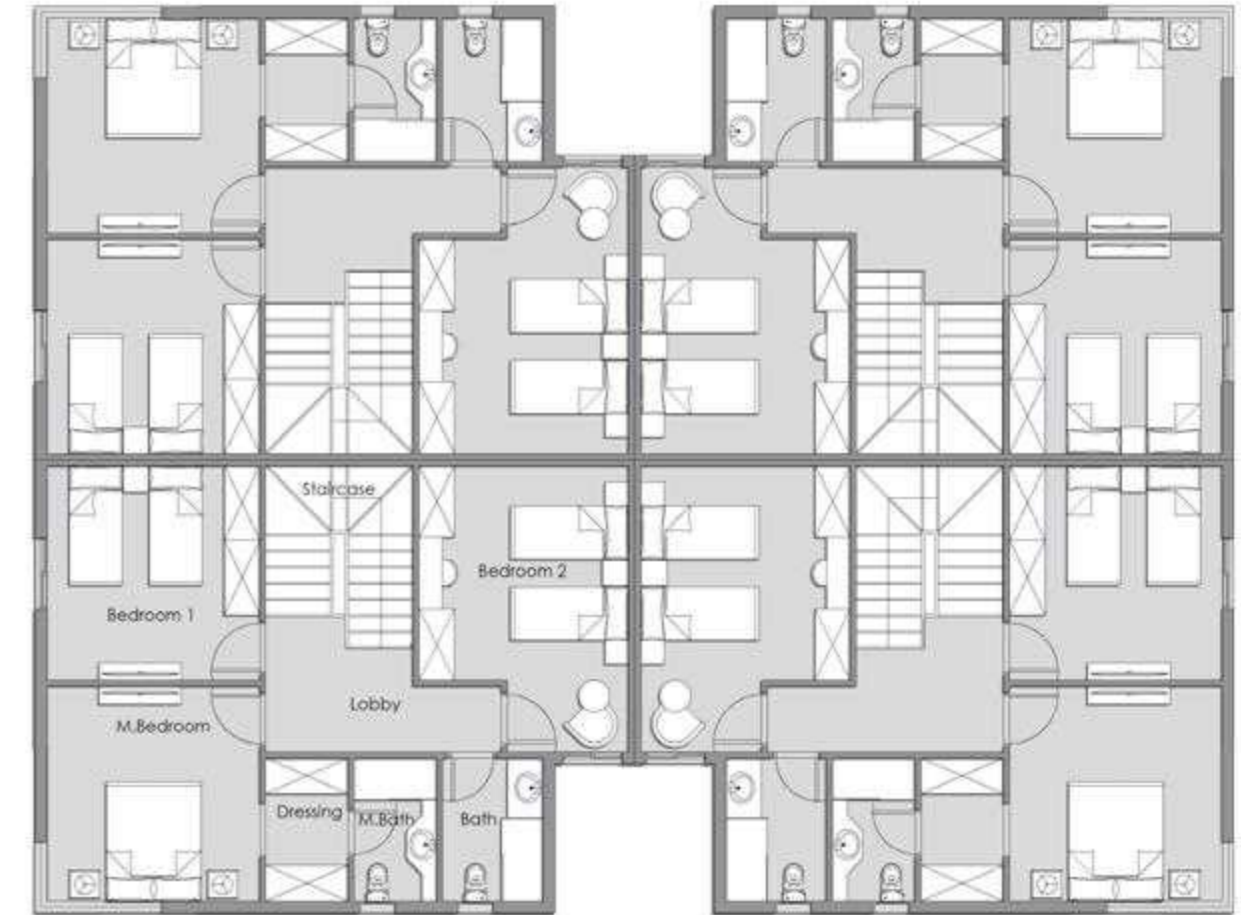


QUATRO

First Floor

Unit Area (200 m²)

Space	Dim.
Lobby	4.10 x 1.20
Master Bedroom	3.85 x 3.85
Dressing	2.65 x 1.50
Master Bathroom	2.65 x 1.50
Bedroom 01	3.85 x 3.75
Bedroom 02	5.10 x 3.70
Shared Bathroom	2.65 x 1.95
Staircase	3.75 x 2.60

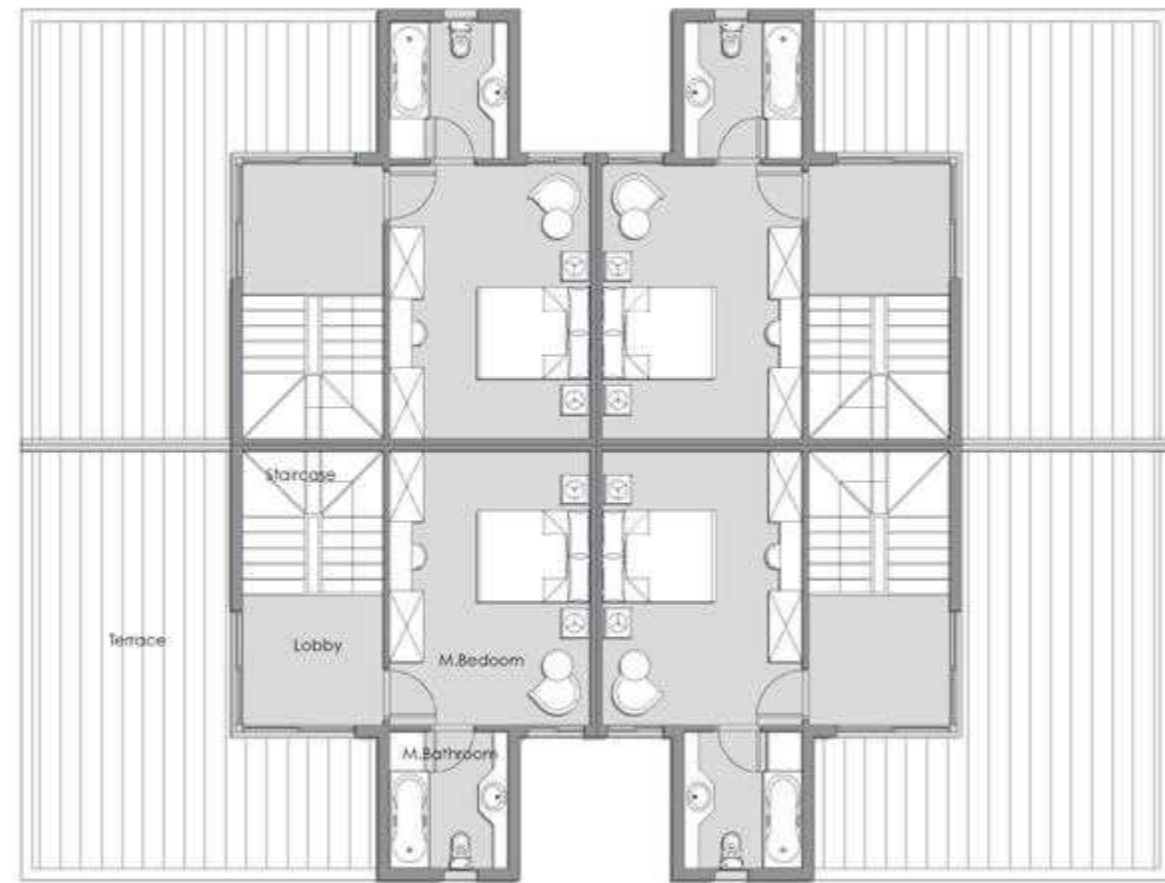


QUATRO

Roof Floor

Unit Area (200 m²)

Space	Dim.
Lobby	2.75 x 2.50
Master Bedroom	5.00 x 3.70
Master Bathroom	2.65 x 2.50
Staircase	2.75 x 2.65
Terrace	34.50 m ²



Townhouse 4



Front Back



TOWNHOUSE 4

*Ground Floor
Corner*

Corner Unit Area (190 m²)

Space	Dim.
Entrance Lobby	2.00 x 1.95
Reception	8.30 x 3.90
Dining	4.05 x 2.85
Guest Toilet	1.35 x 2.10
Staircase	2.40 x 1.95
Lobby	1.15 x 1.70
Kitchen	2.65 x 4.00
Maid Room	2.30 x 1.70
Maid Bathroom	2.30 x 1.30

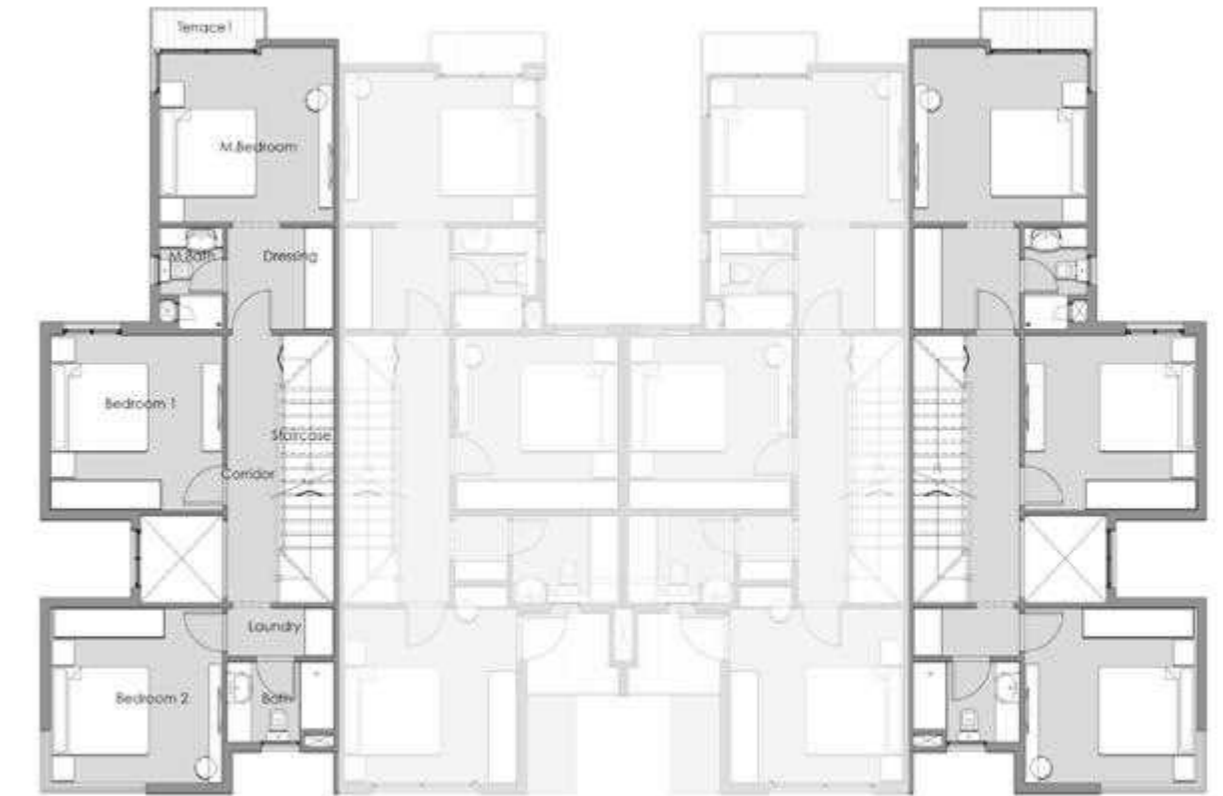


TOWNHOUSE 4

*First Floor
Corner*

Corner Unit Area (190 m²)

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

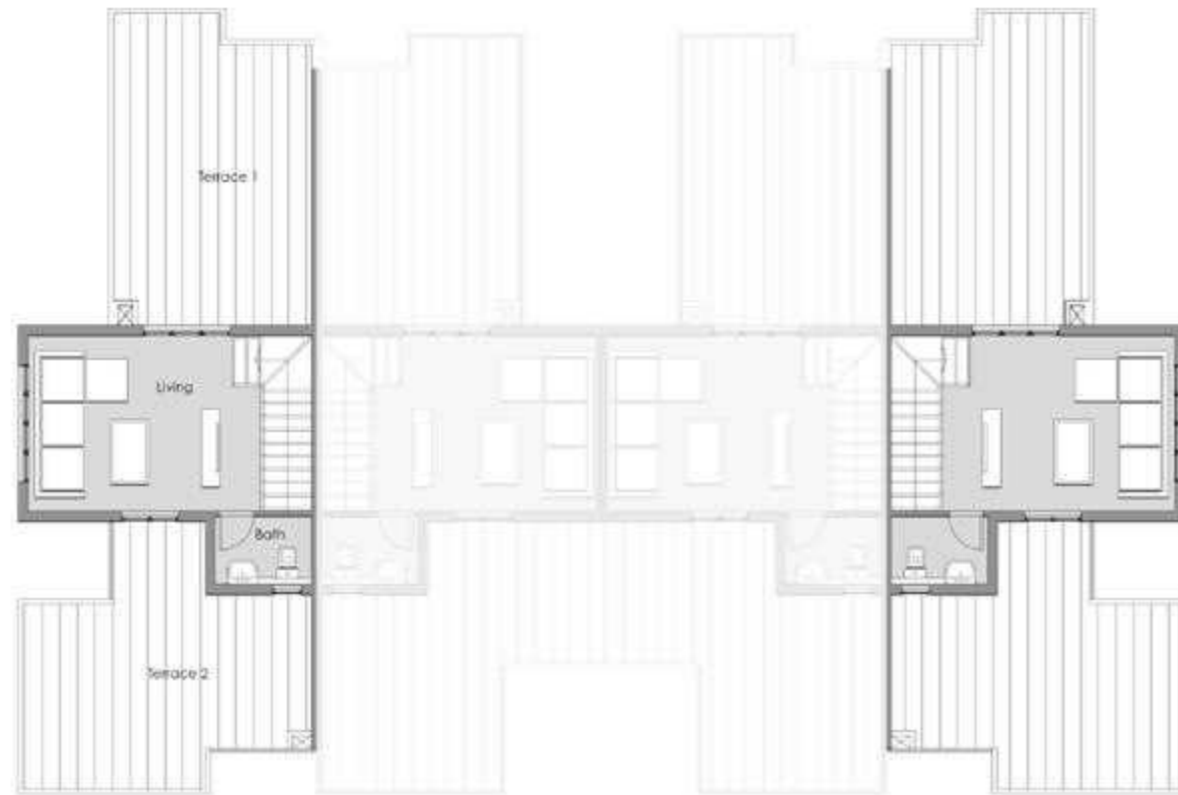


TOWNHOUSE 4

*First Floor
Corner*

Corner Unit Area (190 m²)

Space	Dim.
Living Room	6.20 x 4.00
Toilet	1.65 x 2.30
Terrace 01	26.70 m ²
Terrace 02	26.10 m ²

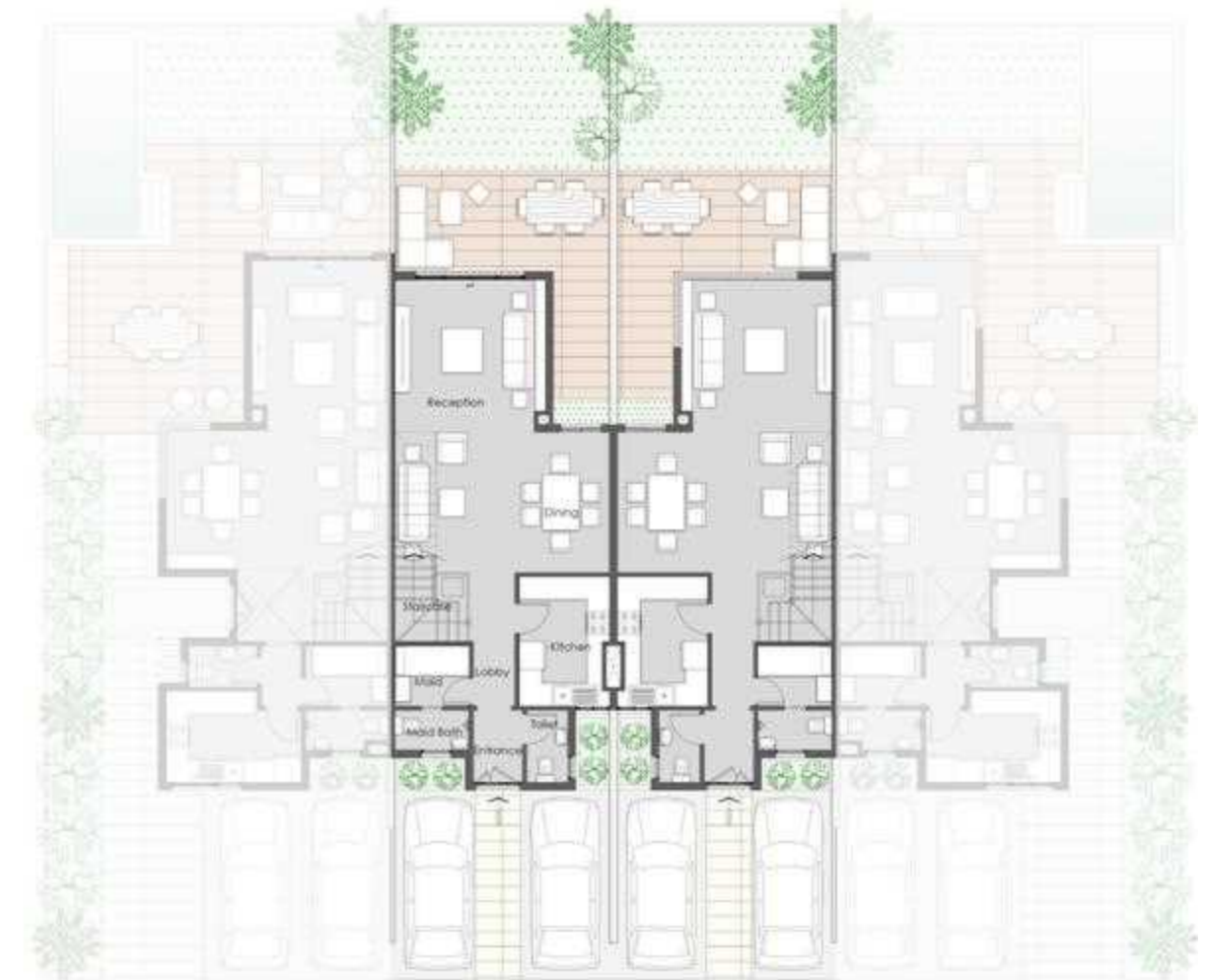


TOWNHOUSE 4

*Ground Floor
Middle*

Middle Unit Area (185 m²)

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

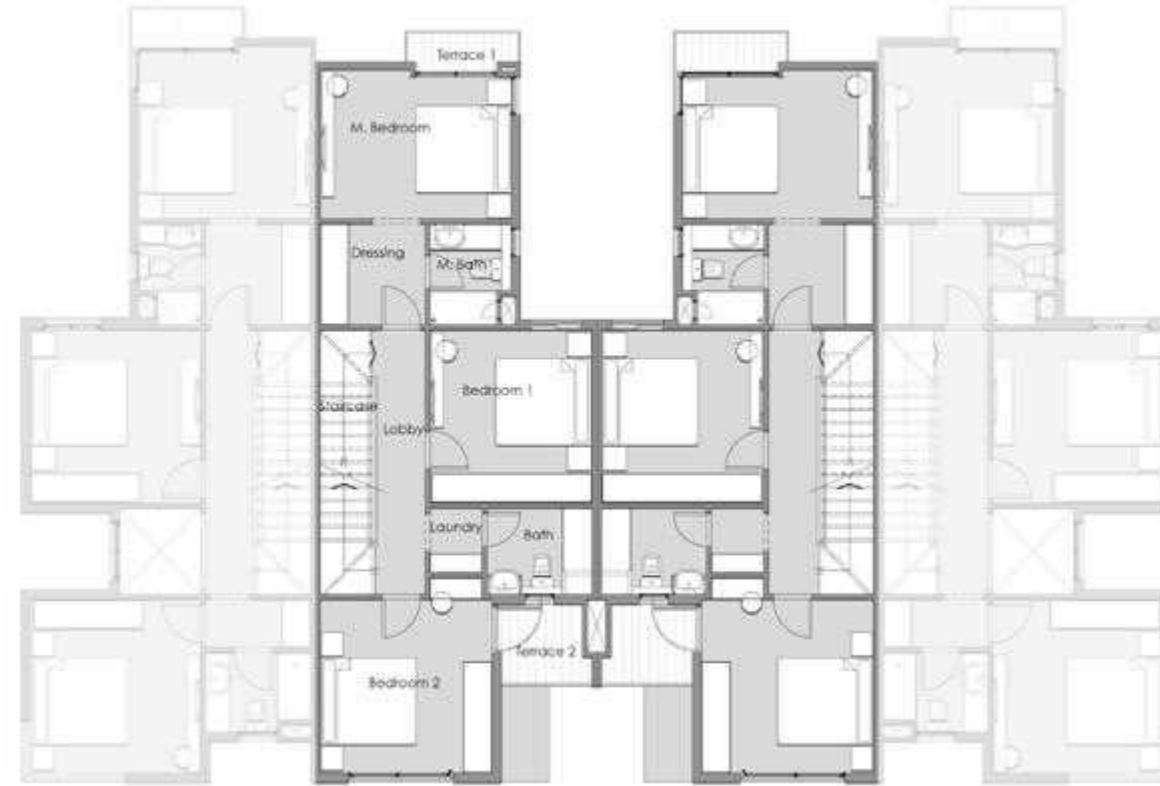


TOWNHOUSE 4

*First Floor
Middle*

Middle Unit Area (185 m²)

Space	Dim.
Master Bedroom	4.30 × 3.30
Dressing	2.20 × 2.35
Master Bathroom	2.20 × 1.95
Terrace 01	2.45 × 0.85
Bedroom 01	3.85 × 3.55
Bedroom 02	3.85 × 3.90
Terrace 02	2.00 × 1.80
Shared Bathroom	2.35 × 1.95
Laundry	1.20 × 1.45
Staircase	5.60 × 1.30
Corridor	5.60 × 1.05

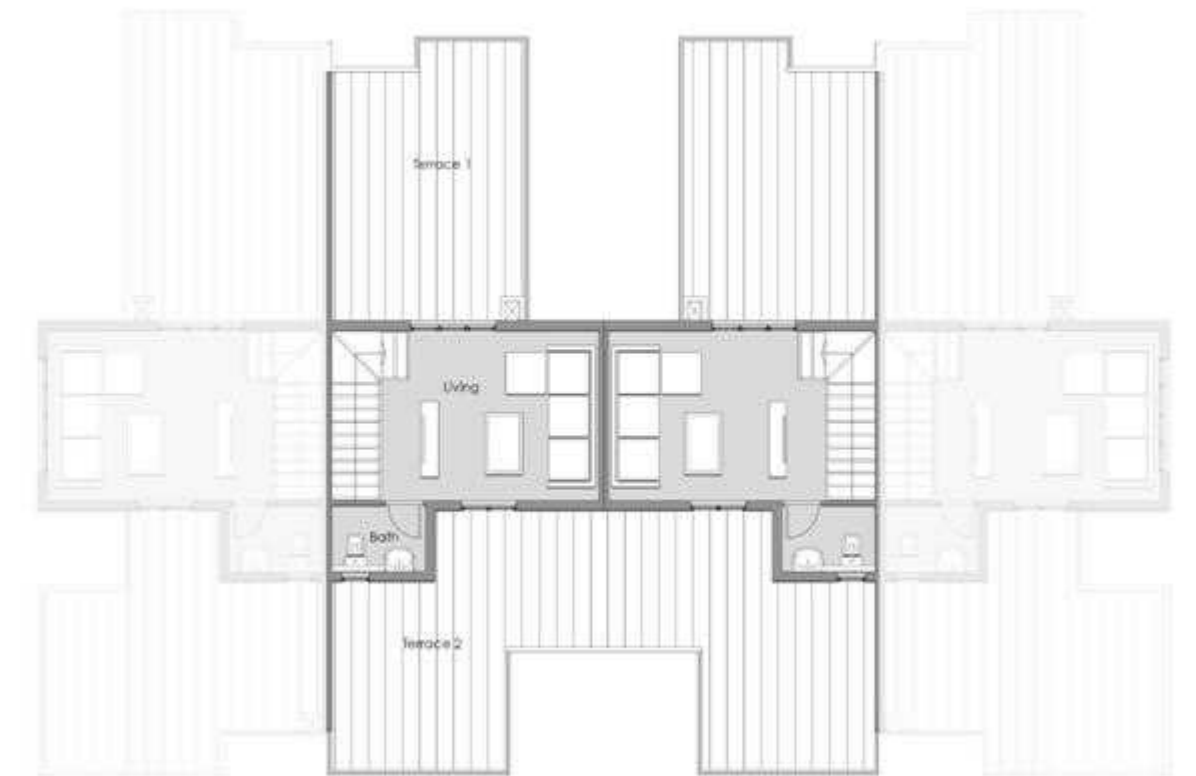


TOWNHOUSE 4

*Roof Floor
Middle*

Middle Unit Area (185 m²)

Space	Dim.
Living Room	5.90 × 4.00
Toilet	1.65 × 2.30
Terrace 01	24.20 M2
Terrace 02	24.05 M2



Maisonette





MAISONETTE

*Ground Floor
Corner*

Corner Unit Area (150 m²)

Space	Dim.
Entrance Lobby	2.35 x 1.60
Reception	3.90 x 3.90
Dining	4.85 x 4.10
Guest Toilet	1.90 x 1.55
Staircase	1.45 x 1.80
Kitchen	3.90 x 2.25
Storage	1.60 x 1.25

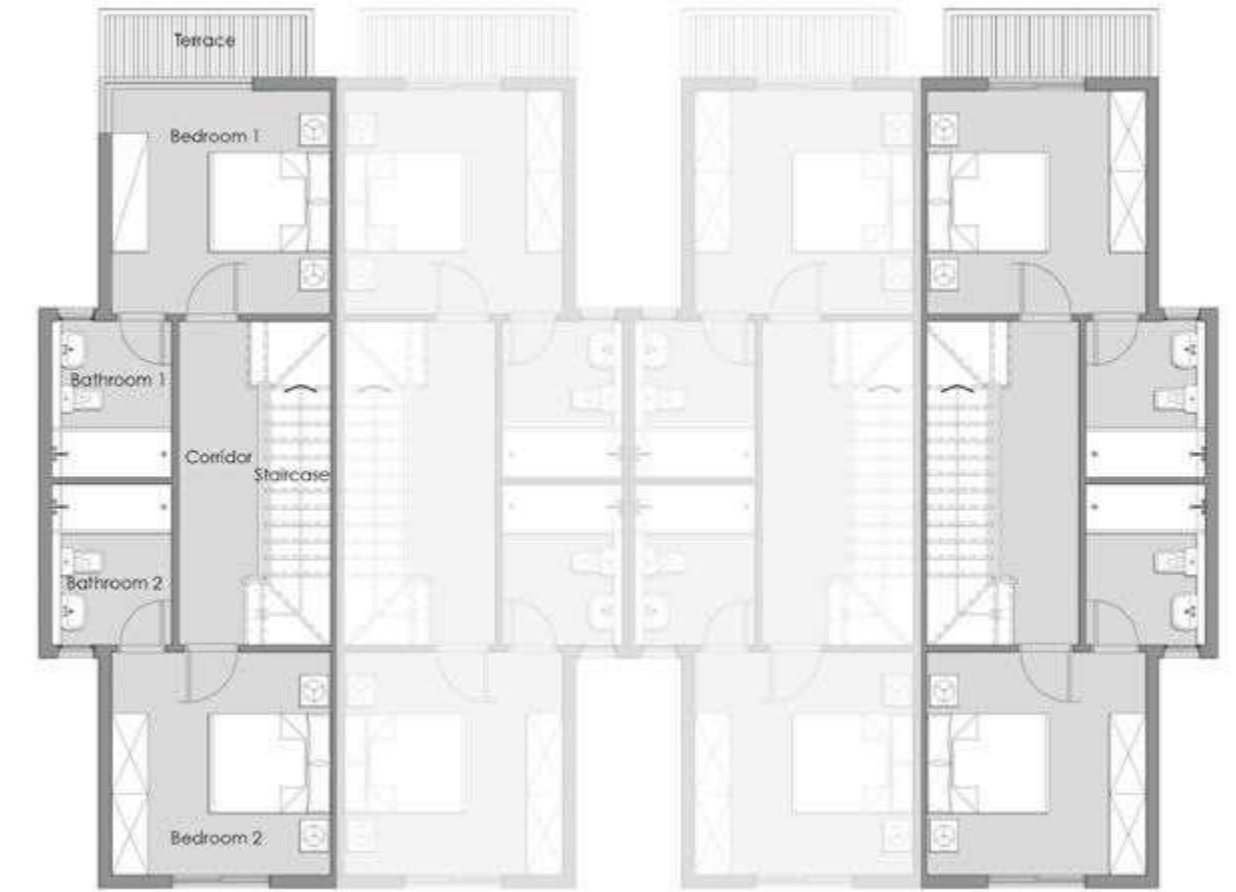


MAISONETTE

*First Floor
Corner*

Corner Unit Area (150 m²)

Space	Dim.
Bedroom 01	3.90 x 3.85
Bathroom 01	2.80 x 2.25
Terrace 01	3.50 x 1.10
Bedroom 02	3.90 x 3.85
Bathroom 02	2.85 x 2.25
Staircase	5.30 x 1.30
Corridor	5.30 x 1.35

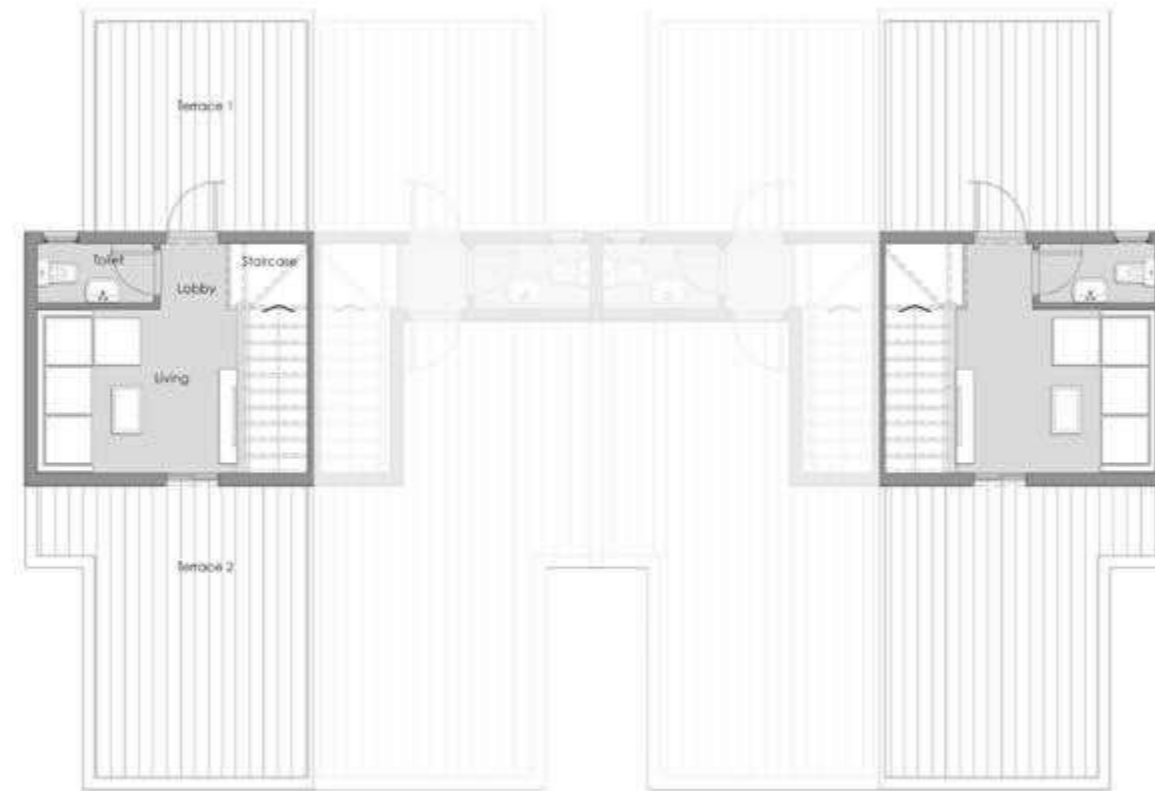


MAISONETTE

*Roof Floor
Corner*

Corner Unit Area (150 m²)

Space	Dim.
Living Room	3.55 x 3.00
Toilet	2.25 x 1.25
Lobby	1.15 x 1.30
Staircase	4.25 x 1.30
Terrace 01	14.50 m ²
Terrace 02	21.20 m ²

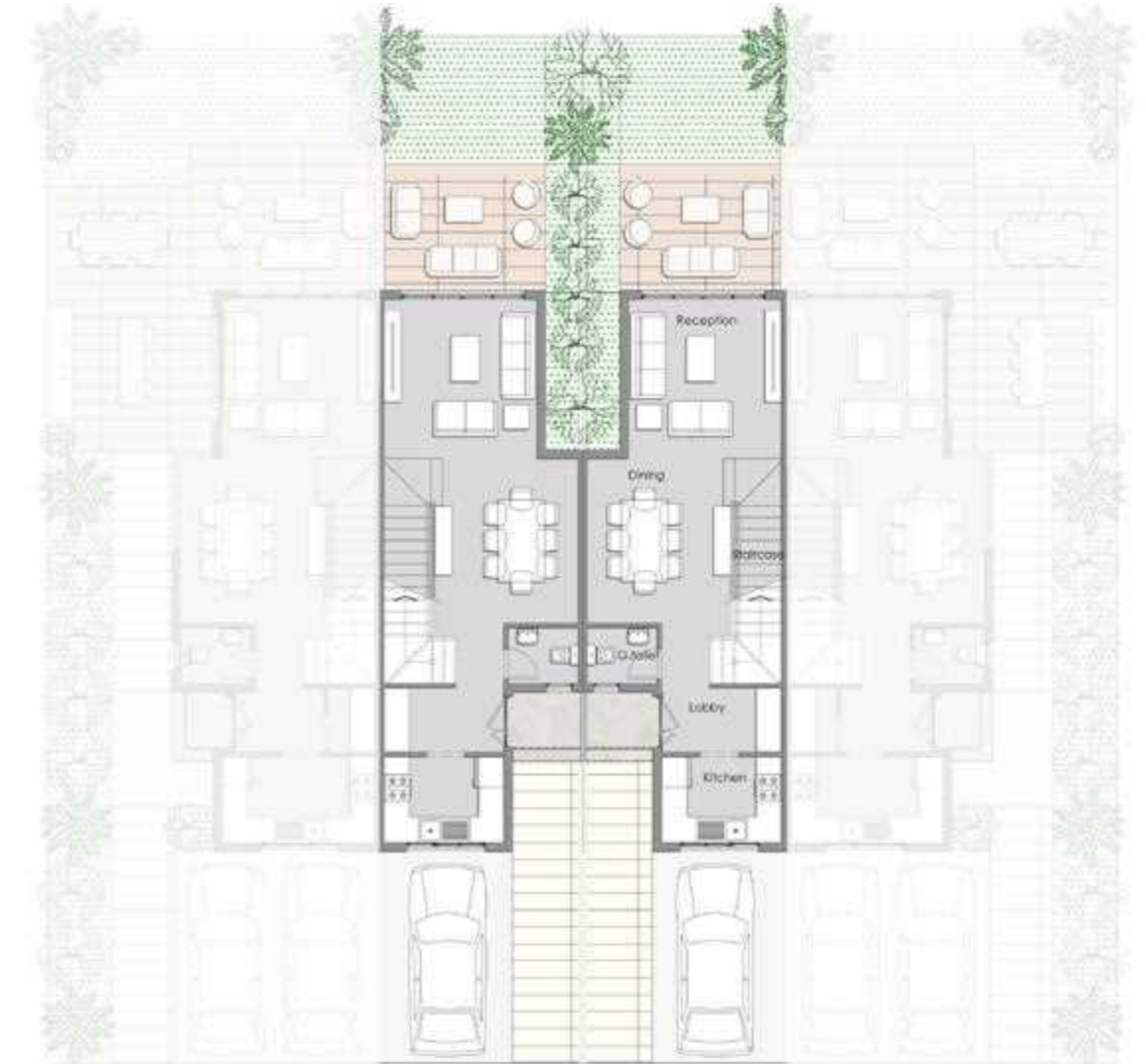


MAISONETTE

*Ground Floor
Middle*

Corner Unit Area (135 m²)

Space	Dim.
Entrance Lobby	3.15 x 1.60
Reception	3.90 x 3.90
Dining	4.75 x 4.10
Guest Toilet	1.80 x 1.55
Staircase	1.45 x 1.80
Kitchen	3.15 x 2.25

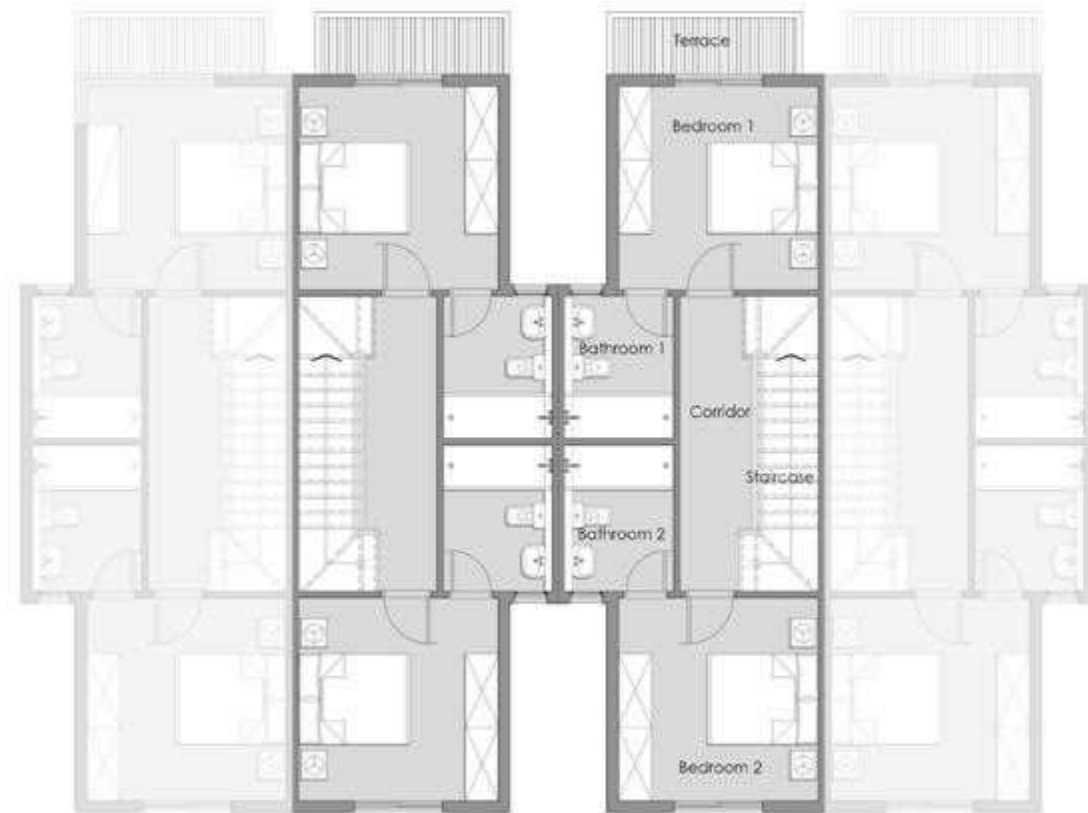


MAISONETTE

*First Floor
Middle*

Corner Unit Area (135 m²)

Space	Dim.
Bedroom 01	3.90 x 3.85
Bathroom 01	2.80 x 2.15
Terrace 01	3.50 x 1.10
Bedroom 02	2.85 x 2.15
Bathroom 02	3.90 x 3.85
Staircase	5.30 x 1.30
Corridor	5.30 x 1.35

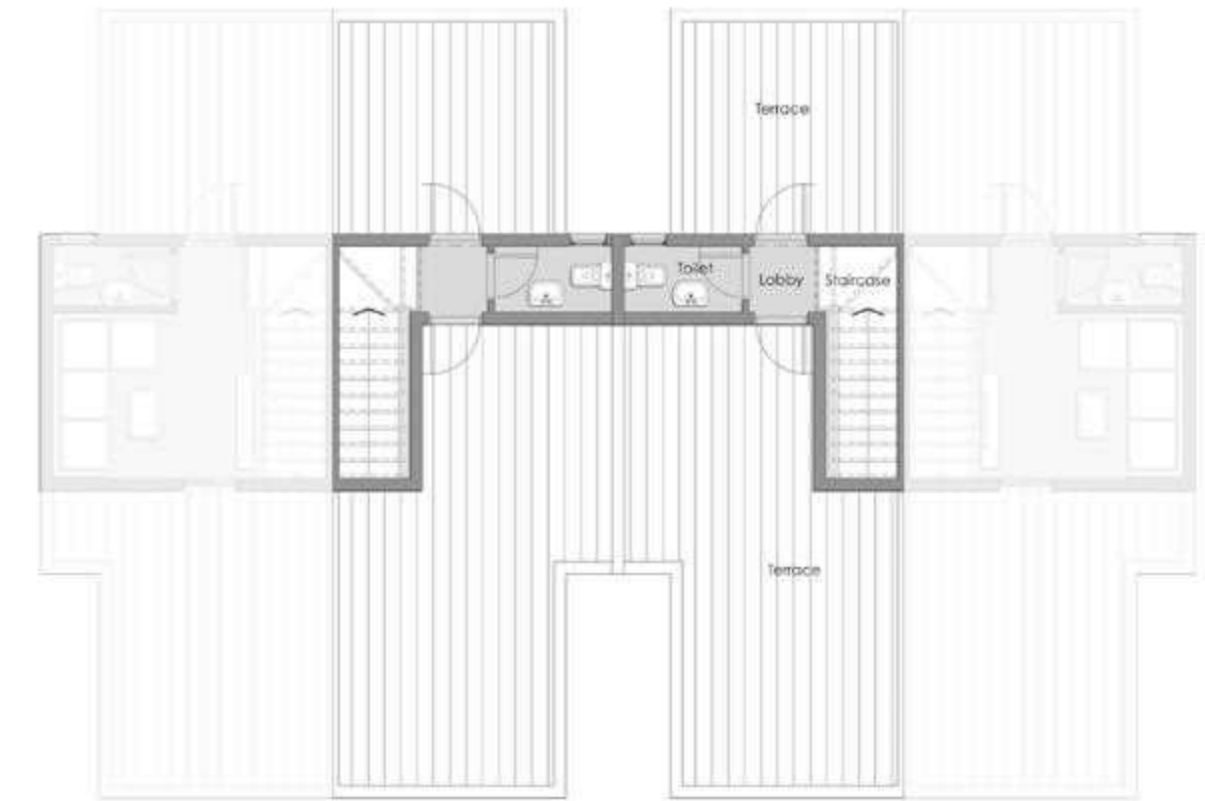


MAISONETTE

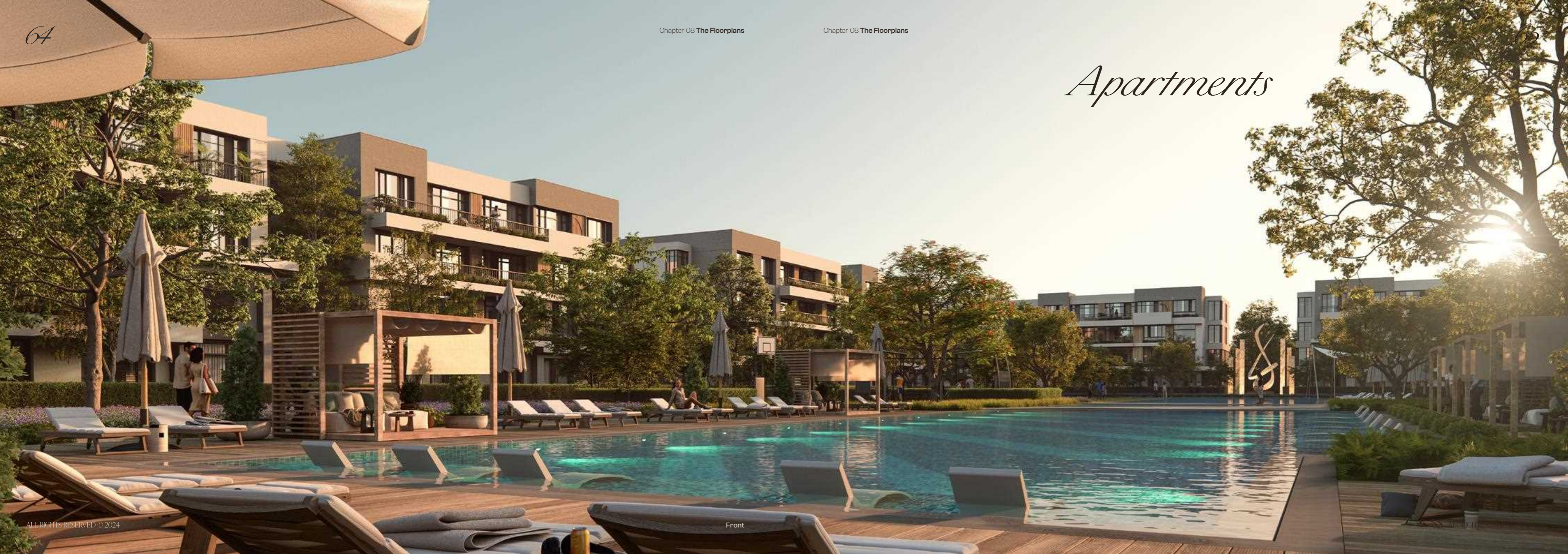
*Roof Floor
Middle*

Corner Unit Area (135 m²)

Space	Dim.
Toilet	2.15 x 1.50
Lobby	1.25 x 1.50
Staircase	4.25 x 1.50
Terrace 01	14.50 m ²
Terrace 02	30.50 m ²



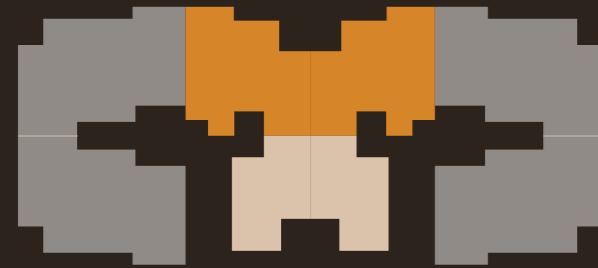
Apartments





APARTMENT

Ground Floor



NUMBER OF KEYS 32

- 1 BDR APARTMENT 65 m²
- 2 BDR APARTMENT 115 m²
- 3 BDR APARTMENT 145 m²

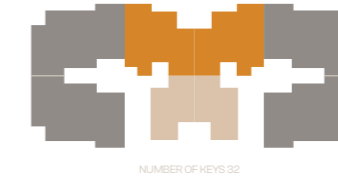


APARTMENT

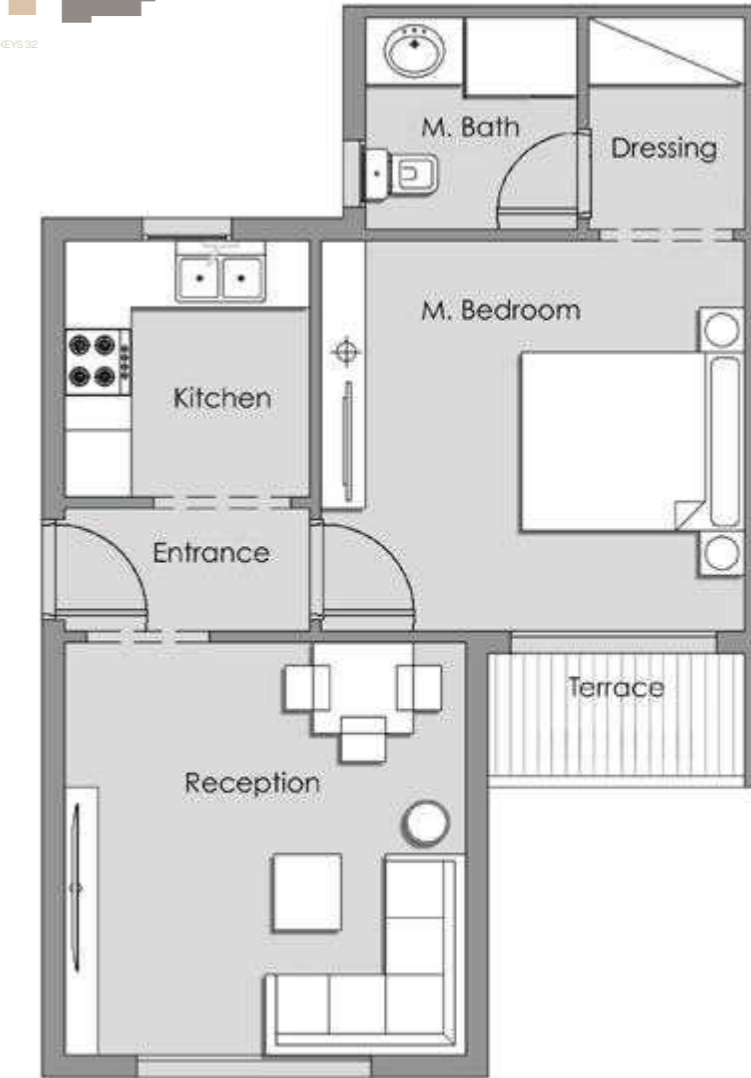
Types
1 Bdr Apartment

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

- 1 BDR APARTMENT 65 m²

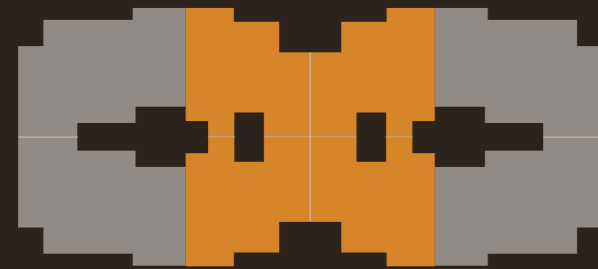


NUMBER OF KEYS 32



APARTMENT

Typical Floor



NUMBER OF KEYS 32

- 2 BDR APARTMENT 115 m²
- 3 BDR APARTMENT 145 m²

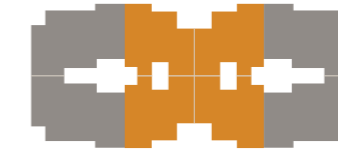


APARTMENT

Types
2 Bdr Apartment

Space	Dim.
Entrance	2.05 x 1.70
Reception	6.40 x 4.10
Terrace 1	4.20 x 1.50
Kitchen	2.20 x 2.75
Lobby	2.10 x 1.20
Shared Bath	2.10 x 2.55
Bedroom	3.95 x 3.85
Master Bedroom	4.15 x 3.75
Master Bathroom	2.05 x 2.15
Dressing	2.00 x 1.55
Terrace 2	2.40 x 1.20

- 2 BDR APARTMENT 115 m²



NUMBER OF KEYS 32

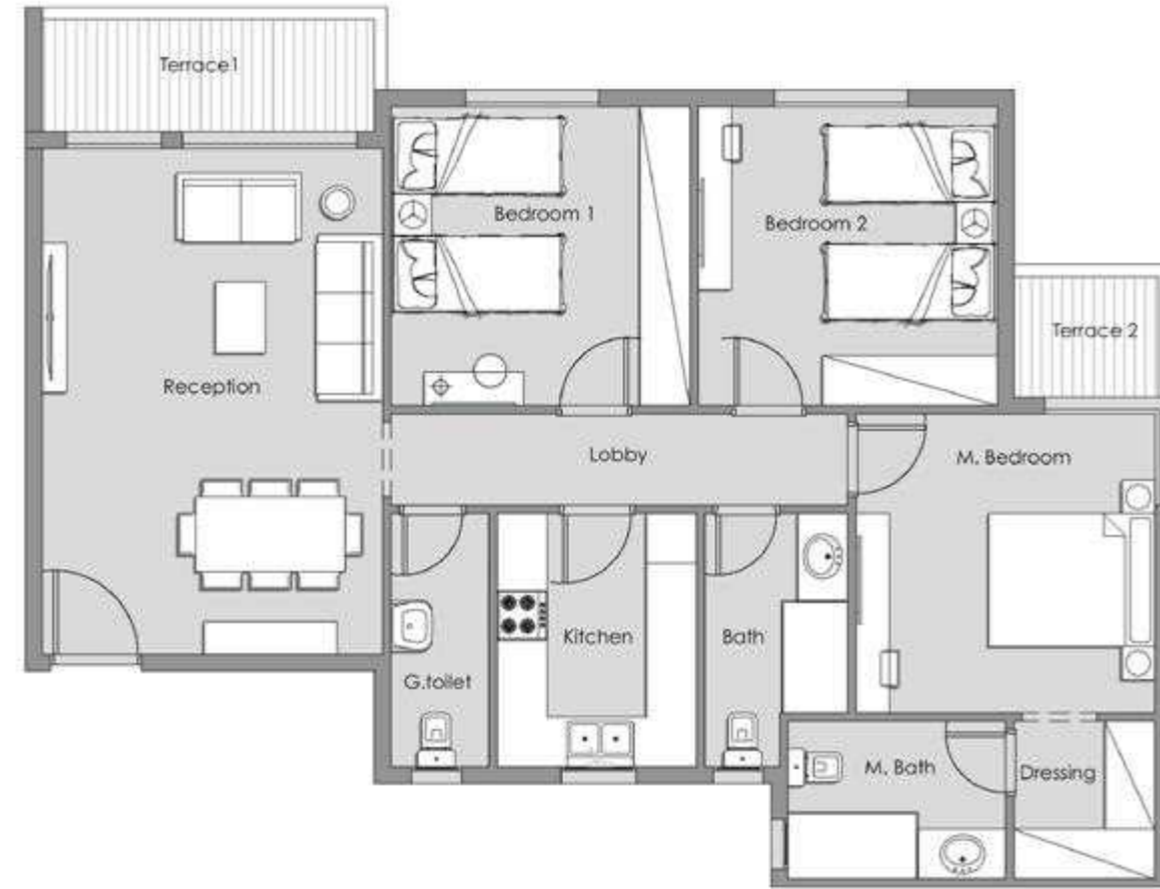
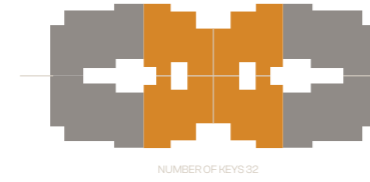


APARTMENT

Types
3 Bdr Apartment

Space	Dim.
Reception	6.50 x 4.35
Terrace 1	4.25x1.50
Guest Toilet	3.30 x 1.45
Lobby	5.60 x 1.20
Kitchen	3.30 x 2.50
Bedroom 1	3.85 x 3.70
Bedroom 2	3.85 x 3.85
Shared Bath	3.30 x 1.80
Master Bedroom	3.85 x 3.85
Master Bathroom	2.85 x 2.05
Dressing	1.95 x 2.05
Terrace 2	1.90 x 1.60

■ 3 BDR APARTMENT 145 m²





The Experience

Breathtaking Serene Lakes That Surround The Vast Landscape Havens

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CATERING TO YOUR DIFFERENT MOODS AND CRAVINGS

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



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.

Natural Environment

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.





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



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.

