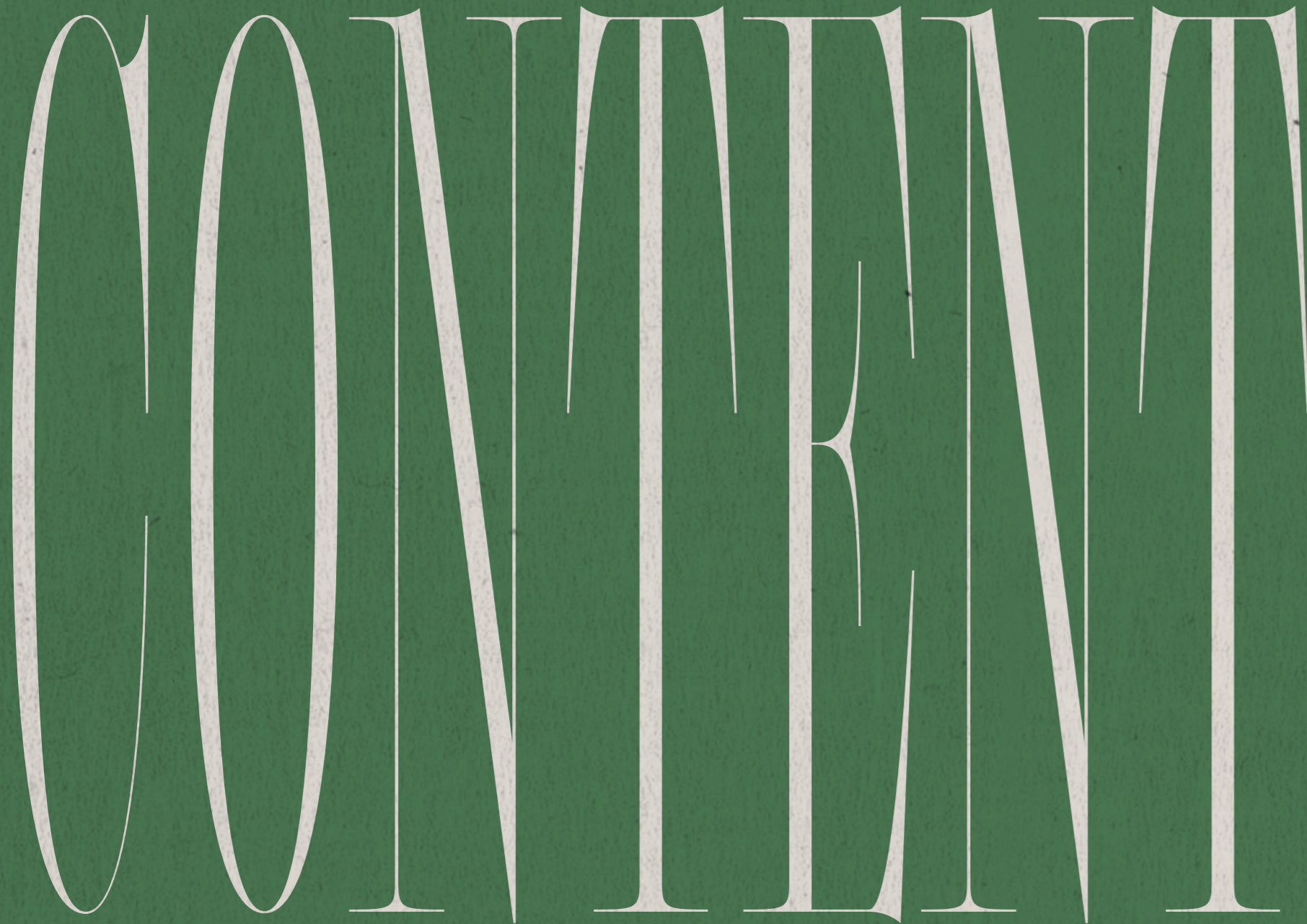


**GOLDEN GATE**



AN ICONIC LANDMARK





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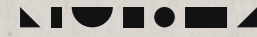
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# redcon

## PROPERTIES

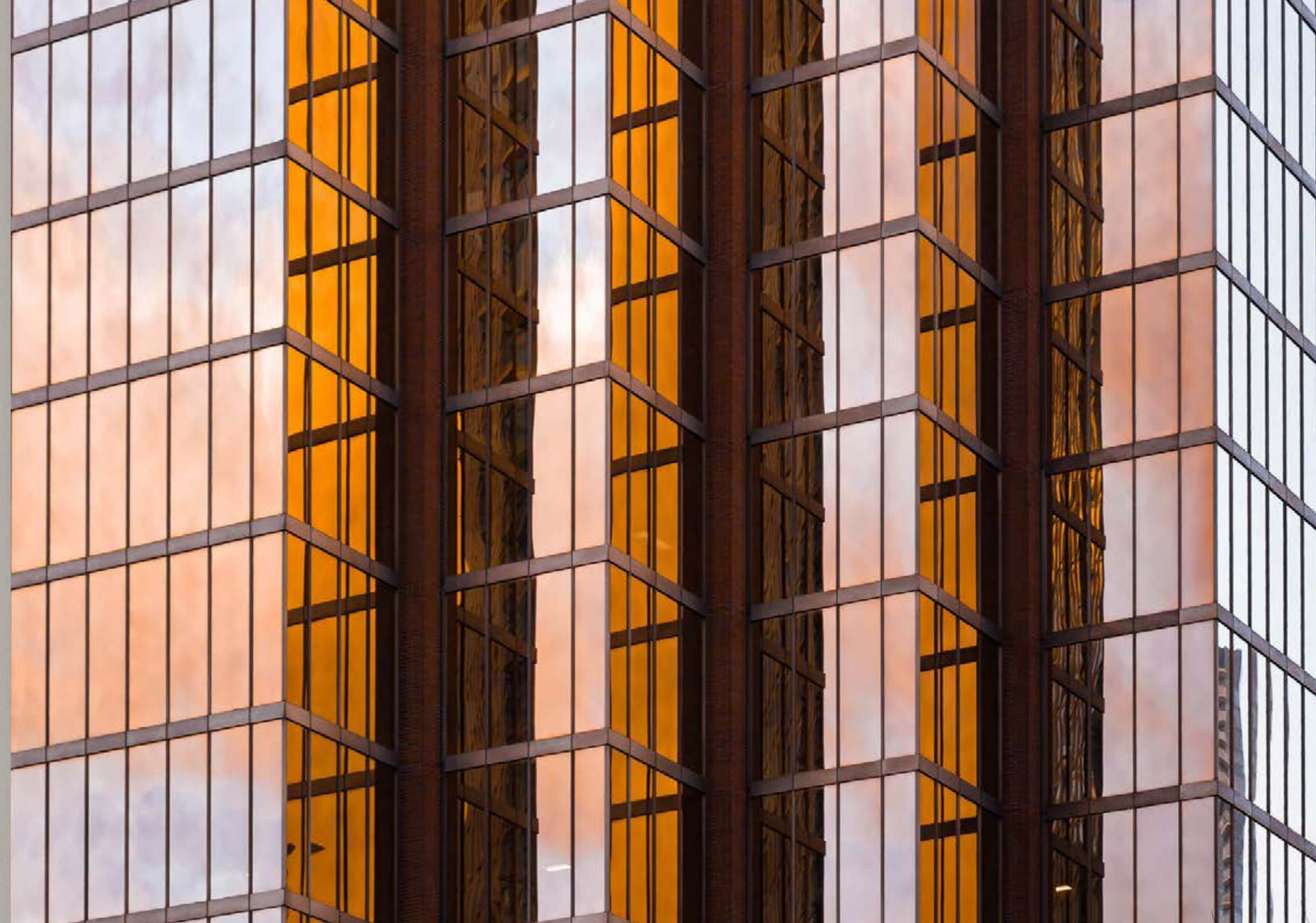
### Shaping Future Communities

Redcon Properties is a real estate development company and a fully owned subsidiary of Redcon Construction, a market leader with three decades of experience.

We are redefining the real estate landscape by exemplifying excellence and fostering a culture of positive change.

With an authorized capital of EGP 5 billion, Redcon Properties is channeling its unwavering dedication to excellence and progress into diverse projects with hardwired commitment to innovation, sustainability, and luxury.

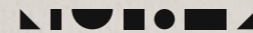
Disclaimer  
All renderings and landscaping visuals, materials, and façades are for indicative purposes only and subject to change. Redcon Properties reserves the right to make minor alterations to the design provided herein.







# GOLDEN GATE



Golden Gate is a mixed-use sustainable destination that seamlessly combines business and lifestyle into a breathtaking harmonious environment. Primely nestled in the heart of New Cairo, opposite the AUC on South 90<sup>th</sup> Street,

Advanced design and cutting-edge technology are utilized throughout the project to ensure your experience is memorable and enjoyable. Setting a new benchmark in the region, Golden Gate offers endless immersive opportunities that captivate your senses and enrich your experiences.

The project is easily accessible and encompasses the largest smart underground parking in town. Our visionary development features an iconic cluster of sustainable mixed-use buildings comprised of configurable office spaces, fine culinary concepts, upscale retail outlets, & engaging entertainment venues.

Sustainability is incorporated throughout the project to create iconic architecture, which encourages cost savings and provides a positive impact on the health and well-being of our community.

Golden Gate is a multi-faceted, forward-thinking destination that presents elevated experiences that transcend the ordinary.





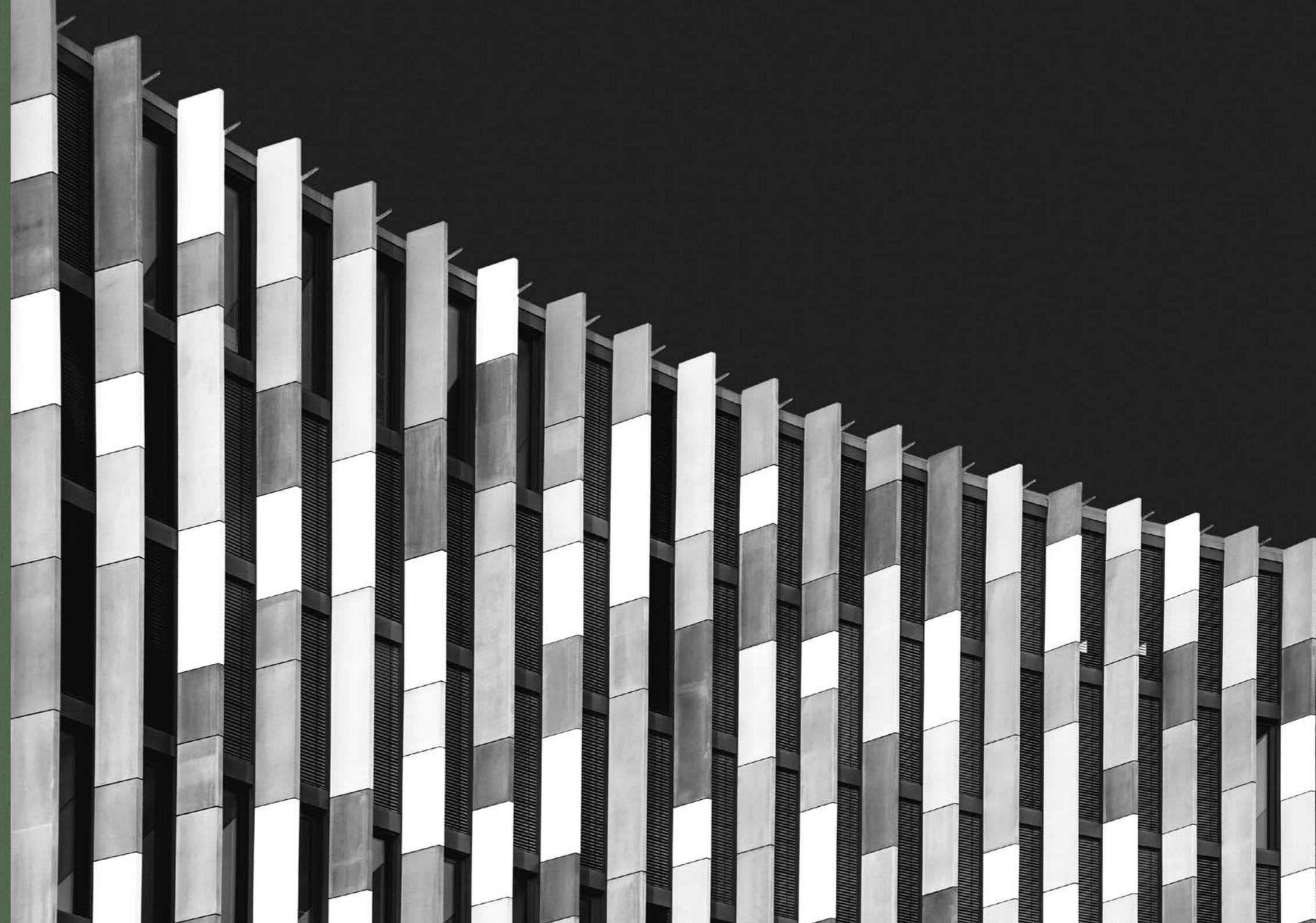




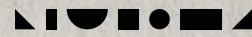
# A VISIONARY DESIGN

Golden Gate's identity is shaped by intelligent technology and sustainable practices, skillfully curated by over fifteen world-renowned leaders in progressive architecture. Every aspect of this project has a purpose, contributing to a sustainable present and future.

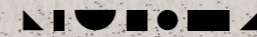
Innovative design is redefining architectural norms, seamlessly blending indoor and outdoor spaces to inspire from every angle. Together, we've crafted a story of excellence, where mastery meets aspiration, culminating in a new era of creative brilliance and human experience.







# A CLOSER LOOK AT GOLDEN GATE



Land Area  
**160,000 m2**



Number of  
Buildings **29**



Built Up Area  
**200,000 m2**



Office Area  
**130,000 m2**



Retail Area  
**70,000 m2**



Open Spaces  
**100,000 m2**



Parking & Storage  
**250,000 m2**



Parking Capacity  
**8,000**



Office Ceiling Height  
**4 meters**



Retail Ceiling Height  
**6 meters**



Delivery Status  
**Core & Shell**





# A PRIME LOCATION IN THE HEART OF NEW CAIRO

Golden Gate is an unrivaled destination of convenience and connectivity positioned in the sought-after heart of New Cairo.

This iconic architectural landmark serves as a human-centric hub, seamlessly connecting customers and businesses from neighboring communities and beyond.

Its strategic location on South 90<sup>th</sup> Road, opposite The American University in Cairo (AUC), provides effortless accessibility.

Additionally, the project is in proximity to two monorail stations, ensuring swift connections, and is serviced by electric shuttle buses, enhancing overall accessibility and eco-friendly commuting options.

### ACCESSIBILITY

20 MINS SOUTH & NORTH 90<sup>TH</sup> STREET

15 MINS

SOKHNA ROAD

20 MINS

CAIRO AIRPORT

### LINKING

2 MONORAIL STATIONS

15 MINS

SUEZ ROAD

30 MINS

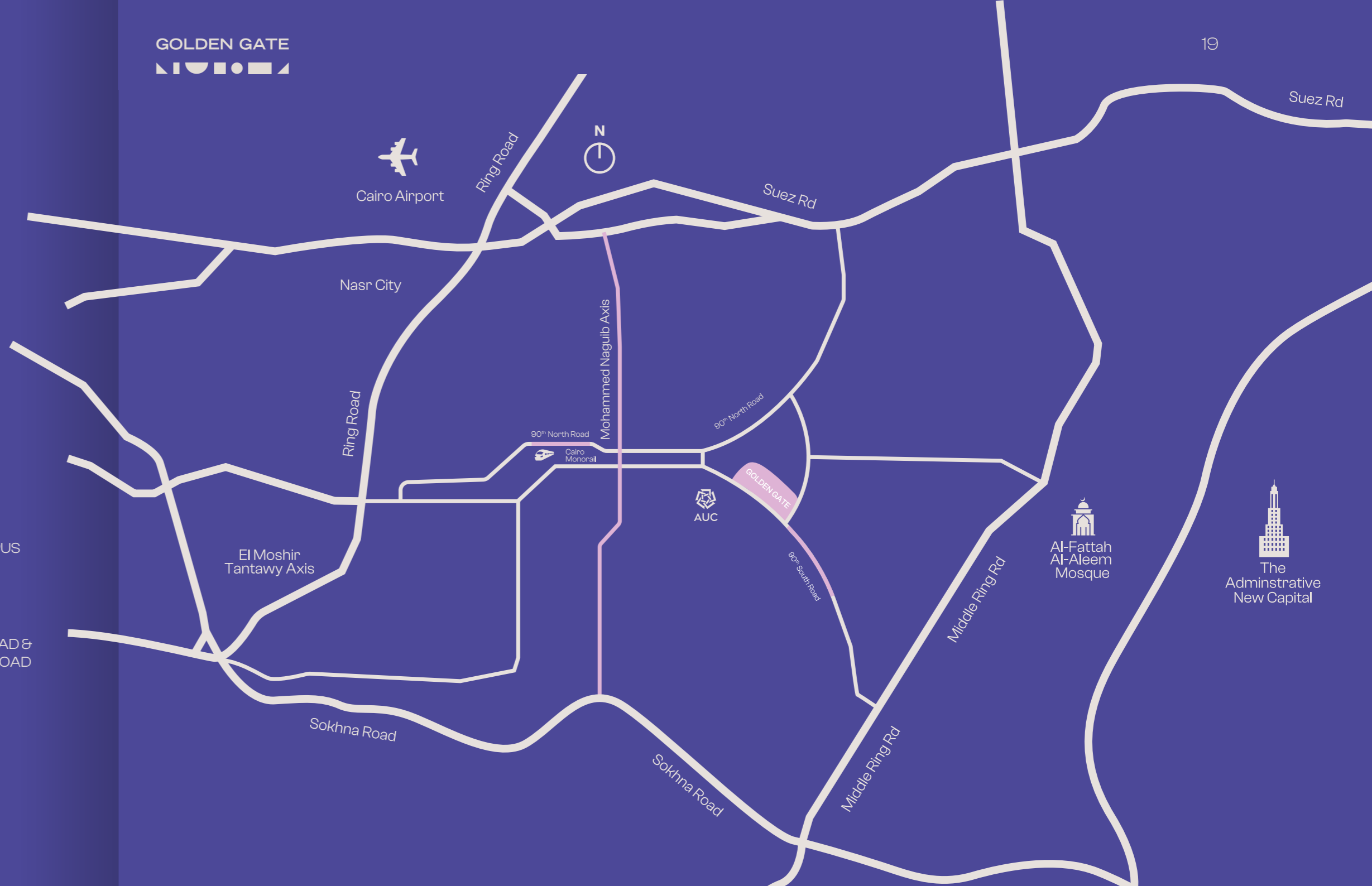
NEW ADMINISTRATIVE CAPITAL

2 MINS

AUC CAMPUS

15 MINS

FROM RING ROAD & MIDDLE RING ROAD







# MASTERPLAN

Golden Gate meticulously integrates millions of details, crafting a visionary destination that elevates business and leisure experiences.

Designed by esteemed architects WATG and landscape experts SWA, the development adheres to international sustainability standards, creating multifaceted spaces for diverse lifestyles.

Thoughtfully placed indoor, outdoor, and rooftop dining and entertainment venues balance work and leisure. Spacious pedestrian areas foster social connectivity, and with twenty entry and exit ramps, Golden Gate ensures fulfilling experiences for all.

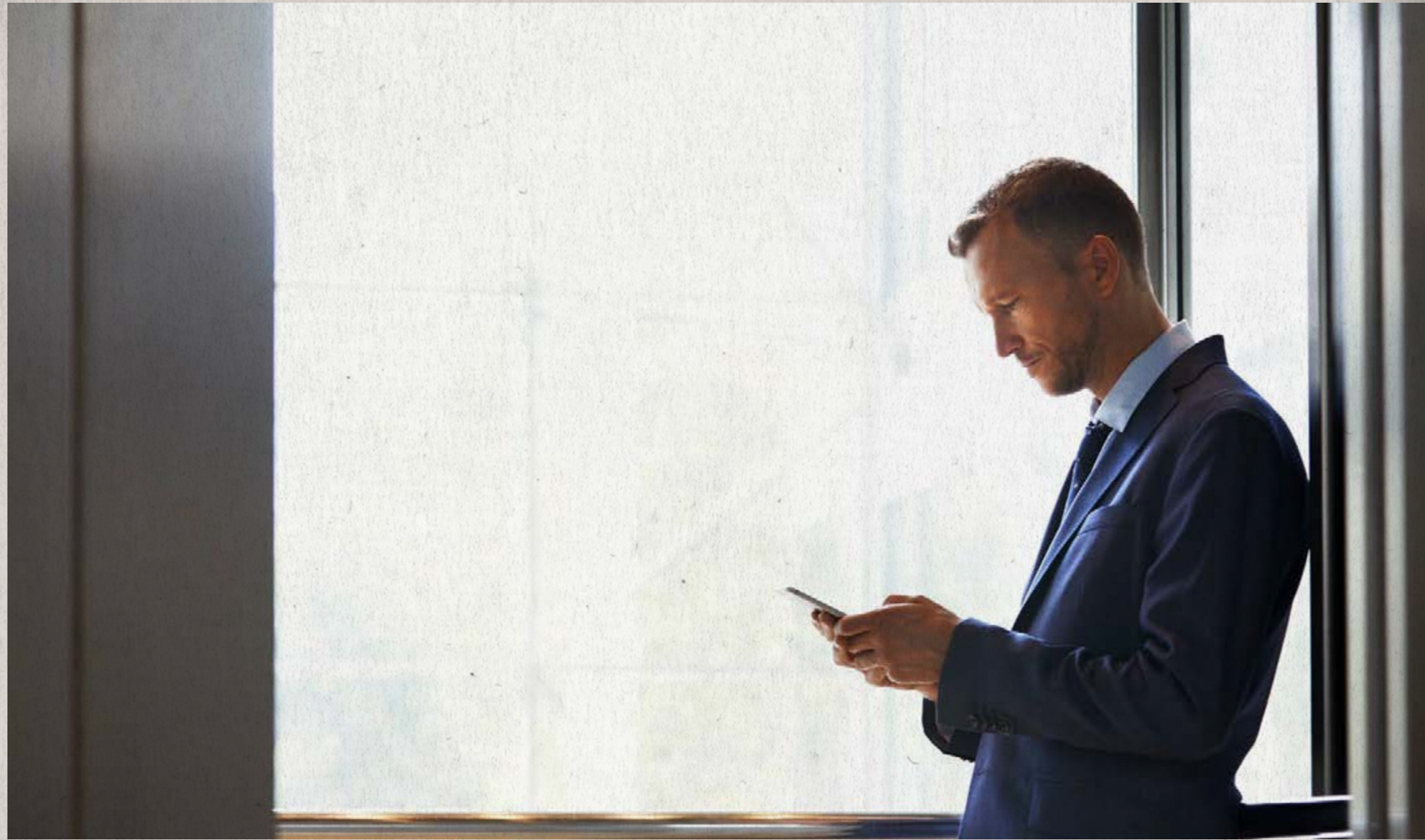
Five interconnected districts effortlessly merge to form a sustainable commercial destination, housing versatile office spaces and upscale retail outlets.







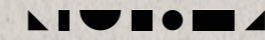




Golden Gate is home to a dynamic mixed-use business hub that supports a corporate culture of innovation. Presenting a variety of configurable offices spaces, within fully sustainable environments, complete with intelligent design,

Dedicated support services and advanced technology infrastructures, the visionary corporate ecosystem was created for individuals and businesses of all sizes to thrive, grow, network and collaborate.

GOLDEN GATE



# WORK

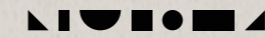




Pedestrian walkways invite exploration, guiding visitors through Golden Gate's diverse retail landscape. Six-meter-high window facades and ceilings imbue spaces with contemporary sophistication. Within, a plethora of local and international,

Luxury, and premium brands await, offering elevated, immersive, and inviting retail experiences. Intuitive design ensures effortless navigation, creating an environment where discerning shoppers can indulge in the finest selections.

GOLDEN GATE



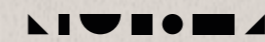
# SHOP





The best outings, catch-ups, and impromptu business discussions always revolve around tables. Our flavor-centric culinary offerings are eclectic, vast, and varied and are inclusive of dietary preferences.

From atmospheric high-end gourmand dining experiences to inspiring cafe cuisine, to savoring a freshly ground double espresso at an artisanal coffee house, embrace an unparalleled lifestyle every moment you spend at Golden Gate.



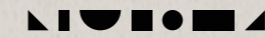
# DINE





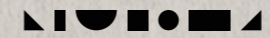
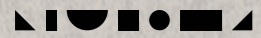
Golden Gate was designed so that you can live your best possible life in our creatively curated spaces. Express yourself fully by engaging with so many mindfully arranged lifestyle offerings. Relax in serene, landscaped outdoor spaces, discover invigorating recreational activities,

And be entertained in ambiances created to foster a sense of well-being. Our entertainment district is inclusive for all ages, ensuring our vibrant community leaves our destination feeling sheer exhilaration.



# PLAY





# OFFICES







GOLDEN GATE



# Elevated Business Spaces

Experience a dynamic and innovative business community at Golden Gate, where our smart offices are meticulously designed to cater to businesses of all sizes.

From private offices to shared workspaces and meeting rooms, our versatile office spaces support diverse work settings. Ranging from seventy square meters to entire floors, these thoughtfully crafted environments enhance the efficiency of various businesses.





GOLDEN GATE



# Luxurious Lobby Entrances

Complete with reception counters and lounge areas, warmly welcome occupants in every building.

The buildings are equipped with a vertical circulation system, including service and passenger elevators, as well as staircases.





GOLDEN GATE



# Architecturally Distinctive

Each smart office boasts high-performance double-glazed windows, standing at 4 meters in height. These windows not only provide excellent sound and heat insulation but also maximize the influx of natural light.

Our offices coupled with versatile workspaces on every floor, our offices offer exceptional layout flexibility.





GOLDEN GATE

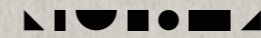
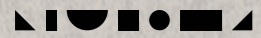


# Rooftop Spaces

All offices have access to rooftop spaces, allowing for open-air work, small events, corporate gatherings, or casual breaks with colleagues.







# REMAIL



GOLDEN GATE



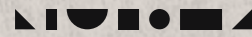
# Unparalleled Retail Experience

Golden Gate is a human-centric destination dedicated to transforming retail experiences through innovative design and physical spaces. The project offers serene landscapes, greenery, and open areas, inviting visitors to explore a diverse range of international and local retail brands. With six meter high luxury facades and spacious pedestrian walkways,

Golden Gate sets a new standard for retail and F&B. Every aspect of this project is tailored to our customers, ensuring unique lifestyle experiences unmatched in the region, emphasizing connectivity, healthy living, and a sense of belonging.







# UNDERGROUND PARKING



GOLDEN GATE



# The Largest in Town

Golden Gate's smart underground parking, spanning 250,000 sqm over two levels, epitomizes efficiency and accessibility. Crafted with meticulous planning, this facility aims to deliver a seamless parking experience to every visitor.

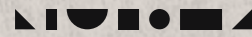
With 8,000 vehicle capacity, twenty entry and exit ramps, elevators, escalators, and luxury drop-off points, it offers effortless access from all directions.

Designed to enhance retail interactions and create a unique identity, the parking area ensures a comfortable arrival for discerning businesses and shoppers alike.

Advanced guidance systems and fast charging stations for electric cars, coupled with a methodical truck service routing system, make Golden Gate's parking facility innovative, convenient, and disruption-free for all.

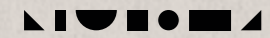






# DIGITAL TRANSFORMATION

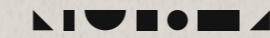




Golden Gate leads in today's rapidly evolving digital landscape with forward-thinking e-infrastructure.

Our Digital Transformation Plan includes the development of an innovative mobile application tailored to our advanced,

mixed-use destination. By implementing progressive digital technology approaches, customers, tenants, and owners will all enjoy a unique digital experience.



ERP System



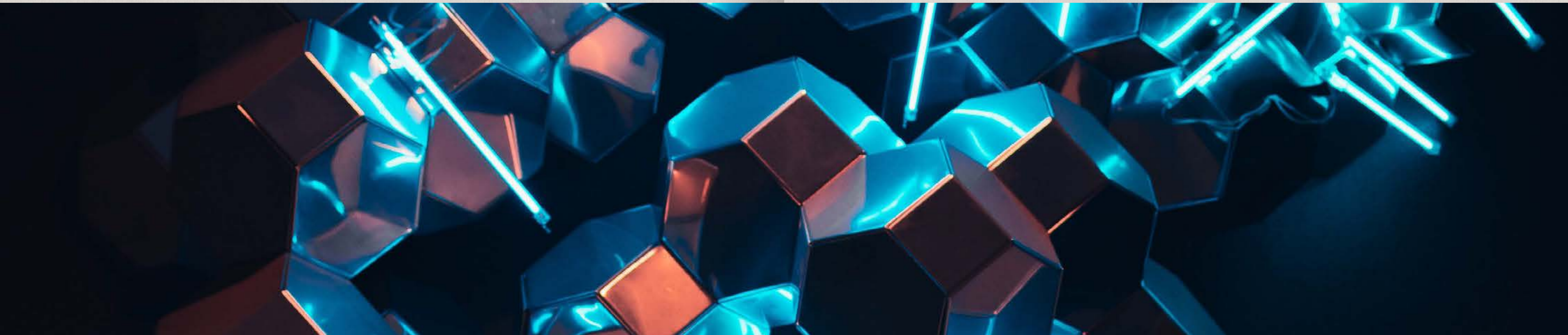
Wayfinding Services



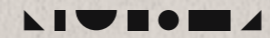
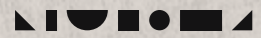
Real-time Parking slot Availability



Bonus Point Management







# SUSTAINABILITY





## A COMMITMENT TO FUTURE GENERATIONS

Our deep commitment to sustainability for community welfare is evident. We are a founding member of the Egyptian Green Council and an active member in the UN Global Compact, all while aligning with nine out of the seventeen United Nations sustainable development goals. Golden Gate is the first project in Egypt to achieve a dual certification from EDGE, (Excellence in Design for Greater Efficiencies), and Tarsheed.

Golden Gate has been dedicated to becoming an industry leader, establishing new benchmarks and exemplary standards through innovative sustainable practices.

With steadfast commitment and adherence to both local and international guidelines, Golden Gate is shaping a sustainable green community, ensuring a positive impact on present and future generations.

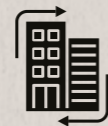
By incorporating eco-friendly initiatives in commercial spaces, we uphold our commitment to achieving our environmental, economic, and social goals.



Improve overall quality of life



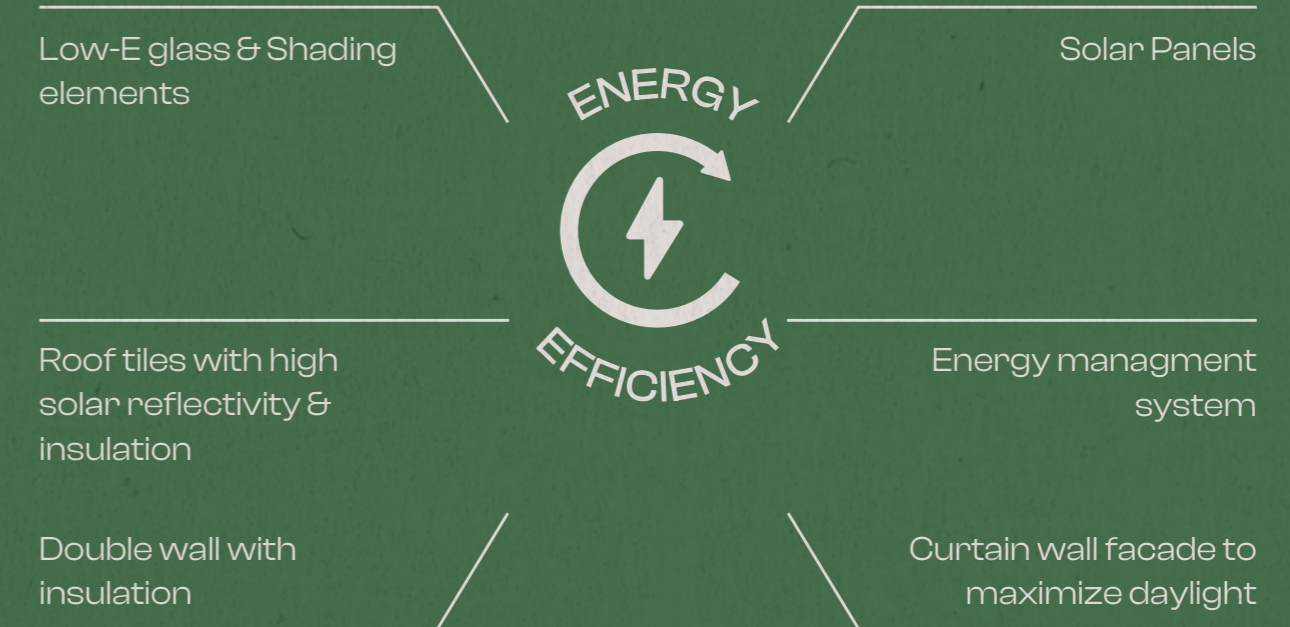
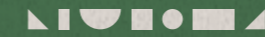
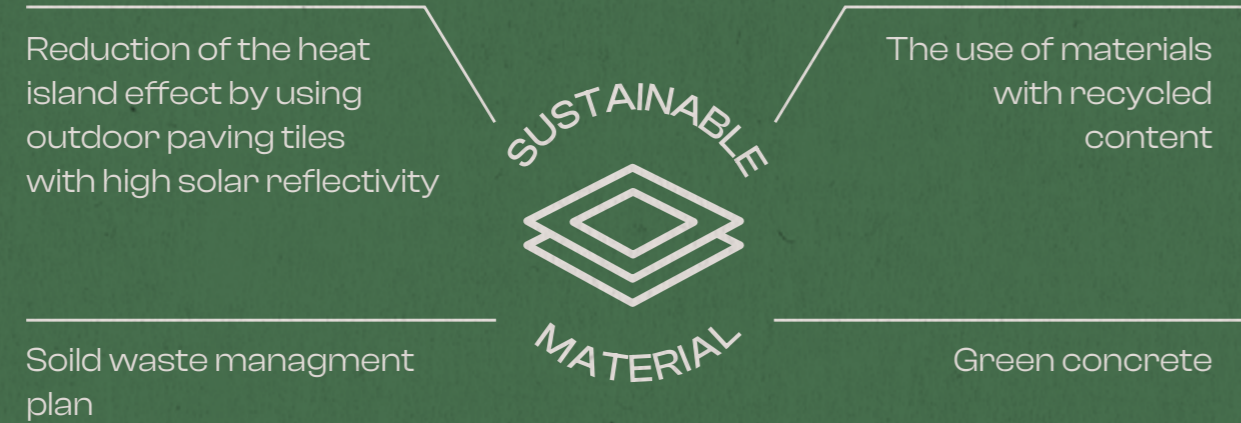
Enhance work productivity



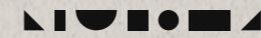
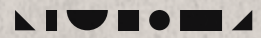
Increase asset value & building lifecycle











# AMENITIES





# Building Protection System



Fire Alarm



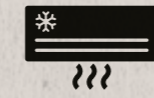
Automated  
Emergency  
Assembly Point



Public  
Address  
System



Advance Fire  
Fighting System

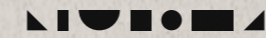


District  
Cooling  
System



Electrical  
Emergency &  
Backup System

# Utility System



# Building Operating System



Access  
Control



Car Parking  
Management



Facility  
Management  
Service



High  
Speed  
Elevators



CCTV  
System



BMS & EMS  
Building Management System  
Energy Management System



Security  
System



Command  
Room Center





# Customer Service System



Electric Vehicle Transportation



Internal Accurate Location System



Customer Service Counter



Mobile Charging Station



Shuttle Bus to Monrail Station



Fast Electric Car Chargers



Valet Parking Service



Mobile Application



# Customer Service System



ATM Center



Interactive Way Finding Service



Digital Signage



Accessibility



License Plate Recognition



High Speed Wifi Coverage

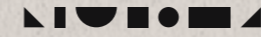
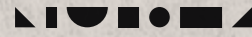


Smart Camera



Central Screen Display





# CONSULTANTS





CONCEPT DESIGN



CAR PARKING CONSULTANT



MAIN CONTRACTOR



CONSTRUCTION PROJECT MANAGEMENT



LANDSCAPE DESIGN



LANDSCAPE LIGHTING CONSULTANT



SIGNAGE & WAYFINDING CONSULTANT



LEAD SITE SUPERVISION CONSULTANT



SUSTAINABILITY CONSULTANTS



GREEN BUILDING CONSULTANT



DIGITAL TRANSFORMATION PARTNER



STRUCTURE CONSULTANT



FACILITY MANAGEMENT CONSULTANT



ARCHITECTURAL CONSULTANTS

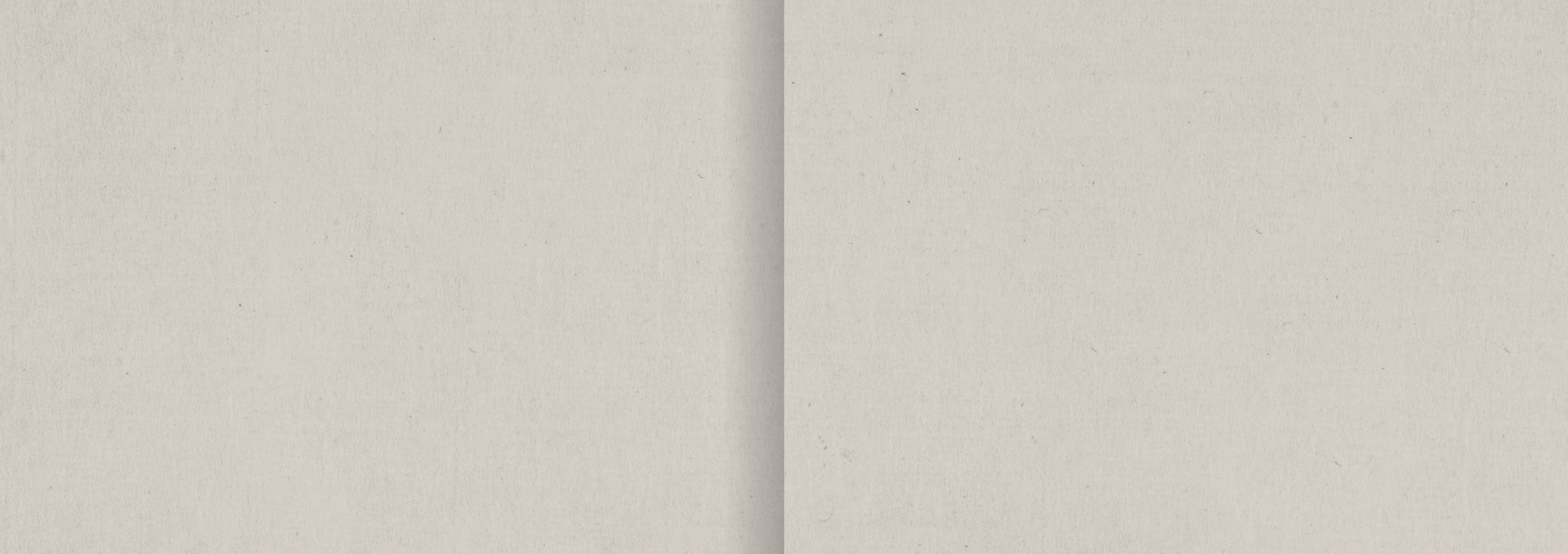


BUSINESS CONSULTANT



MARKET RESEARCH CONSULTANT







**redcon** PROPERTIES



GOLDEN GATE

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HOTLINE

15799