

RIVERSIDE

SAPPHIRE RESIDENCES



LIVE IN *Flow*



EGYPT



Inspiring Excellence in Real Estate

Founded in 2005 and headquartered in Lusail City, Qatari Diar Real Estate Investment Company has become a global leader in shaping landmark communities. With more than 50 projects across 20+ countries, its vision extends beyond construction to creating sustainable destinations that enrich lives. Guided by integrity, excellence, and innovation, Qatari Diar develops places that endure, inspire, and foster meaningful connections between people, culture, and the environment.



CITYGATE

NEW CAIRO



A Place for the best in you

Welcome to CityGate New Cairo, the pinnacle of convenience. A self-sustaining city offering an array of villas and luxury apartments, all graced with captivating views of the golf course, green spaces, and picturesque parks.

A Prime Location



Located in the center of New Cairo, 30 km southeast of Cairo, CityGate New Cairo stands poised as the gateway to Egypt's New Administrative Capital.





18-Hole Golf Course

Overlooking the expansive 18-hole golf course spanning 850,000 sqm within CityGate New Cairo, meticulously crafted by the acclaimed Thomson, Perret, and Lobb. Fairways unfold across rolling greenery with panoramic views stretching over 1 km, offering residents and visitors an uninterrupted canvas of open space.



Golf Clubhouse

At the heart of the course stands the Golf Clubhouse, a refined social hub where sport and lifestyle converge. Thoughtfully designed lounges, dining areas, and wellness facilities provide a setting for both relaxation and connection.



Ring Parks

CityGate New Cairo is designed with nature in mind. The masterplan includes five thoughtfully designed parks. Each park will feature a mix of open space and community-focused amenities, including: food & beverage outlets, tennis and sports courts, bicycle lanes, kids' play areas.



Integrated Sports Club

Set across 147,000 sqm, the Integrated Sports Club embodies vitality and balance. Featuring courts, fields, training facilities, and wellness zones, it serves as a destination for active living. More than a place to exercise, the club is designed as a gathering point where families and neighbors connect through sport, health, and shared experiences.



Retail & Dining

CityGate's retail district is a vibrant 118,000 sqm commercial hub where Shopping, dining, and entertainment come seamlessly together. From flagship retail outlets to curated boutiques, from gourmet restaurants to casual cafés, the district is designed for both convenience and discovery. Integrated within landscaped boulevards, it becomes a natural extension of everyday life.



World-Class Education

Education is central to CityGate, with international schools and institutions offering safe, enriching environments and world-class learning just steps from home.



Luxury Stays

CityGate offers luxury hotels and serviced residences for both business and leisure, combining refined accommodation, attentive service, and seamless access to the community. A welcoming expression of CityGate's signature elegance.



Healthcare

CityGate hosts a cutting-edge medical city with specialized hospitals, advanced clinics, and integrated healthcare services. Designed to international standards, it ensures world-class care right at the heart of the community.



Office District

CityGate introduces its first dedicated office district, featuring expansive workspaces tailored for modern business excellence. Anchored by a landmark Central Plaza, the district unites striking office towers, sculpted F&B pavilions, and tree-lined boulevards.

Masterplan



Spanning over 8.5 million sqm, the master plan of CityGate New Cairo showcases its unique communities, diverse range of facilities, and comprehensive amenities. This fully integrated community offers a convenient and holistic solution by providing everything you need in one location.

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





RIVERSIDE

SAPPHIRE RESIDENCES

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Presence . Connection . Growth

LIVE IN *Flow*



Moving with the
current of life is
surrendering to its
rhythm, trusting the flow,
and embracing each
moment as it comes;
effortless, purposeful,
and in tune with the
world around you. It's
the ease with which
time passes as you
engage fully with
the present,
connected and
simply being.





Riverside living, effortlessly refined

Moving with the current of life

Inspired by the quiet rhythm of water, this refined collection of residences at CityGate New Cairo is designed around the idea of moving effortlessly with the current of life — embracing each moment with calm, balance, and purpose. Overlooking tranquil waterways and lush landscapes, the residences create a seamless connection between architecture and nature, offering a lifestyle defined by serenity and everyday sophistication.



Where water and landscape move as one.

A Harmony of Greens and Blues

A network of waterways flows gently through Sapphire Riverside Residences, reflecting the surrounding greenery and creating a natural sense of balance. Walking paths and open spaces invite residents to slow down and enjoy the landscape, whether through a quiet morning stroll or an evening jog beside the water.



Smart design, elevated in every detail.

Architectural & Design Excellence

Smart layouts optimize every square meter, creating homes that feel open, efficient, and comfortable. Double-height entrances and spacious lobbies create a striking arrival experience, while see-through handrails preserve open views. Integrated solutions discreetly conceal outdoor AC units, while premium façade finishes add a refined and timeless character.



Save built into everyday life.

Effortless Living

Each building features two elevators for smooth access, alongside underground parking that keeps the surroundings calm and pedestrian-friendly. A garbage chute system enhances everyday ease, while fully finished apartments allow for immediate move-in comfort.



Designed for the way you live.

Homes for Every Lifestyle

Choose from ground-floor apartments and duplexes with private gardens, penthouses with exclusive roof terraces, or a unique one-bedroom garden unit — all designed with efficient layouts that maximize space and value.

TYPE F



EXTERIOR











INTERIOR













FLOORPLANS





1 BEDROOM APARTMENTS

RIVERSIDE SAPPHIRE RESIDENCES - FLOORPLANS

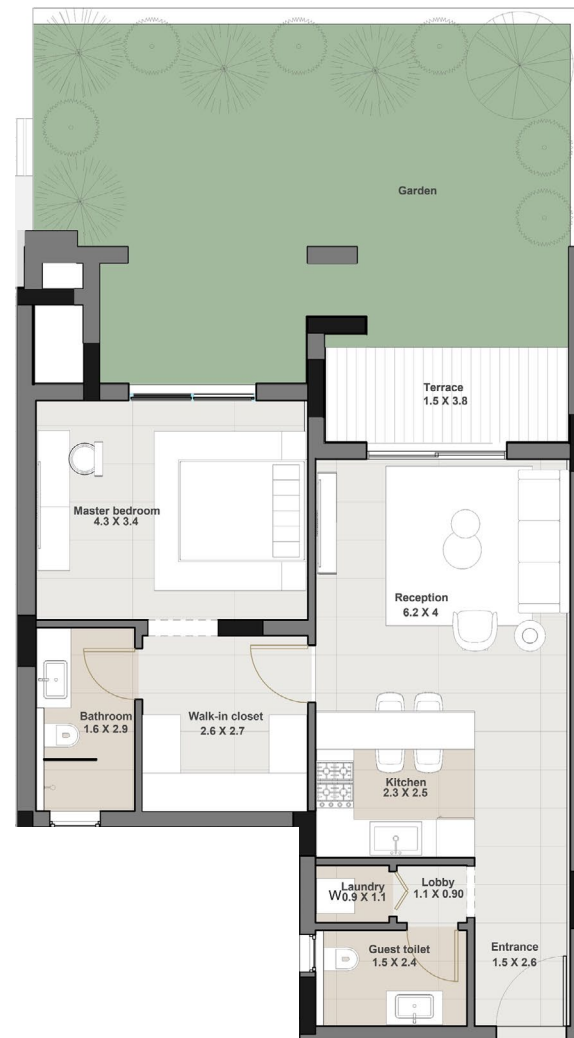
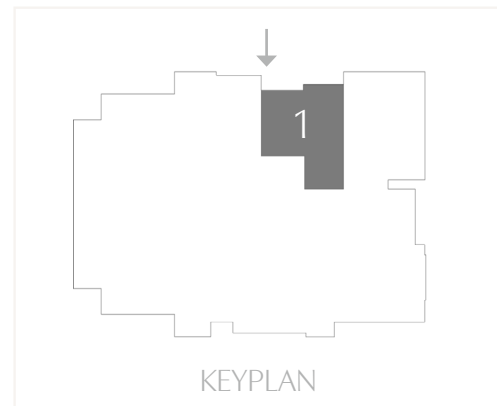
1 Bedroom

Total Area: 89 sqm



AVAILABLE ON FLOORS:

GROUND FLOOR



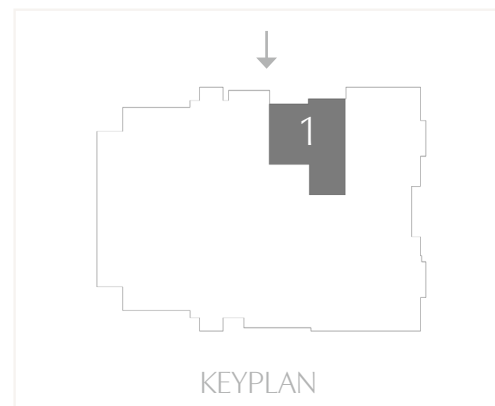
1 Bedroom

Total Area: 89 sqm



AVAILABLE ON FLOORS:

1st FLOOR





2 BEDROOM APARTMENTS

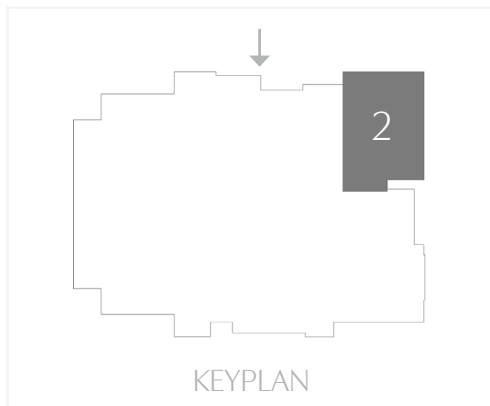
RIVERSIDE SAPPHIRE RESIDENCES - FLOORPLANS

2 Bedrooms

Total Area: 107 sqm

AVAILABLE ON FLOORS:

GROUND FLOOR



2 Bedrooms

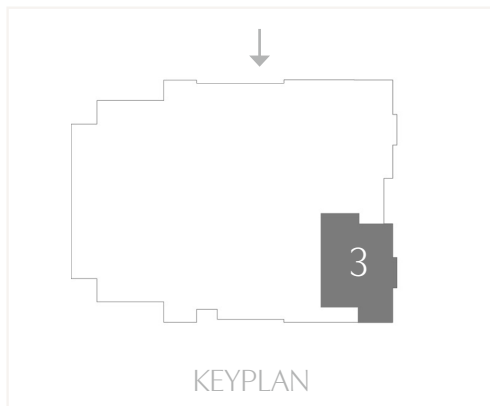
Total Area: 107 sqm



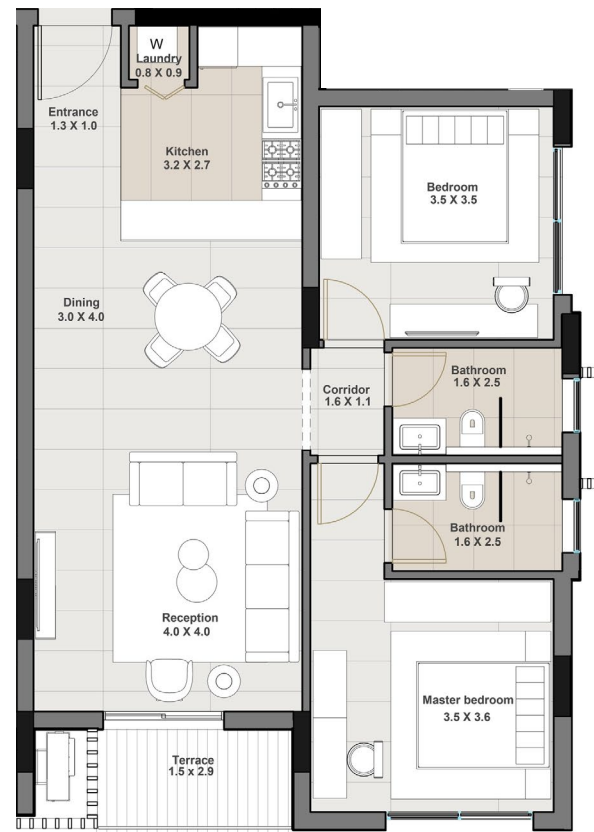
AVAILABLE ON FLOORS:

2nd, 3rd, 4th, 5th FLOOR

RIVER VIEW



KEYPLAN



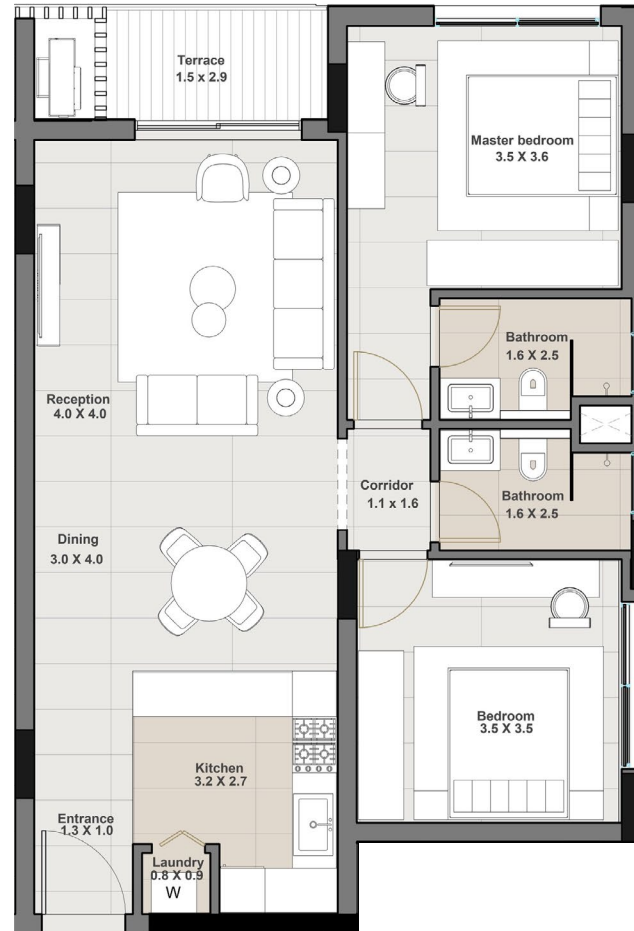
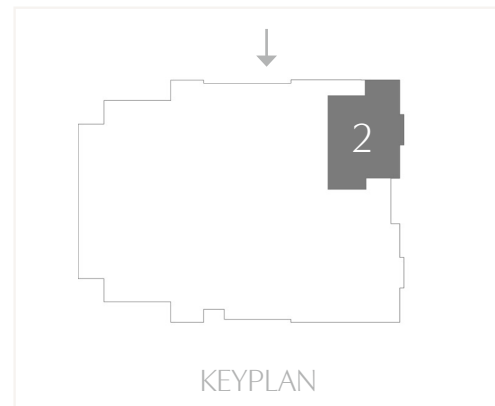
2 Bedrooms

Total Area: 107 sqm



AVAILABLE ON FLOORS:

1st, 2nd, 3rd, 4th, 5th FLOOR



2 Bedrooms

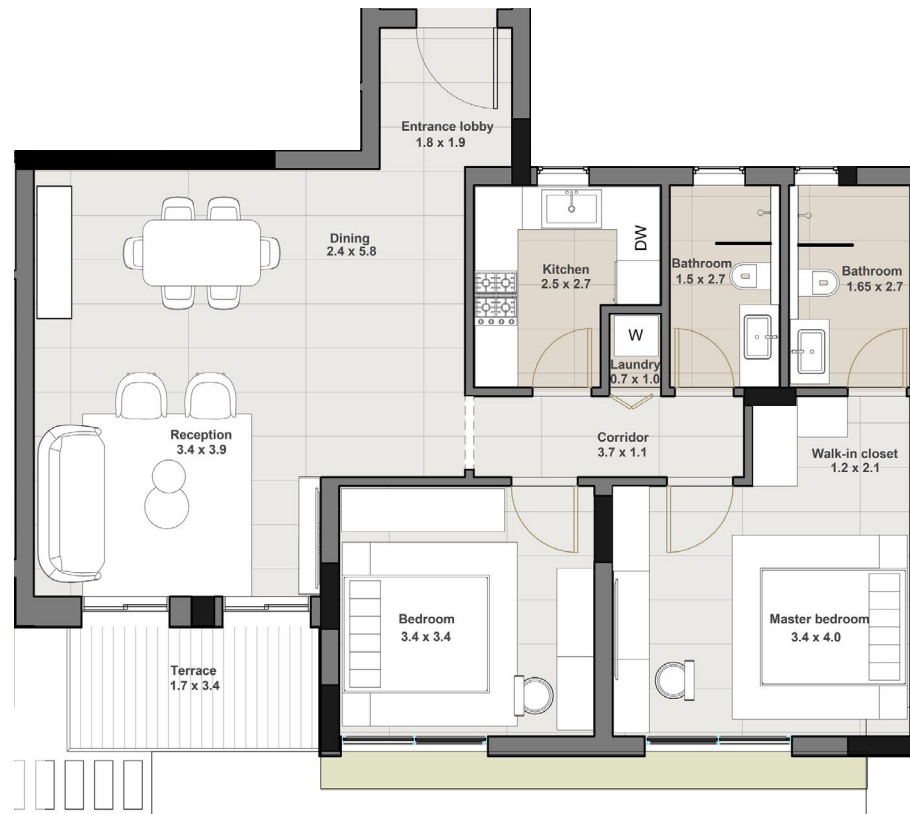
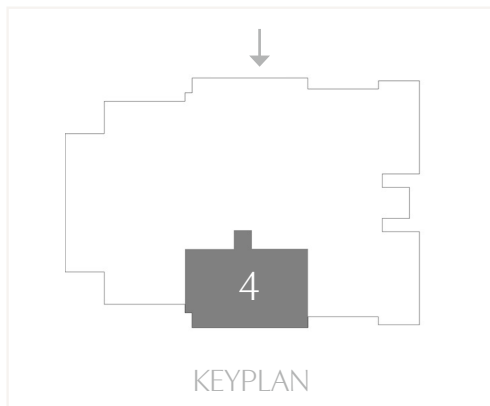
Total Area: 116 sqm



AVAILABLE ON FLOORS:

6th FLOOR

RIVER VIEW



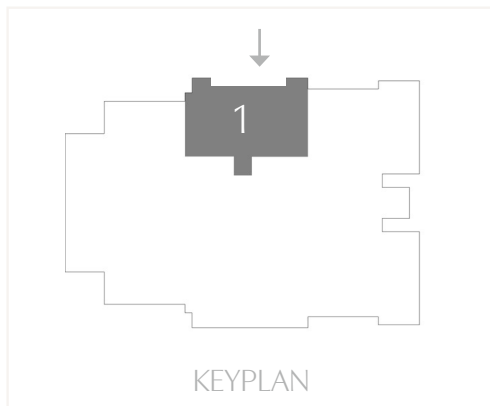
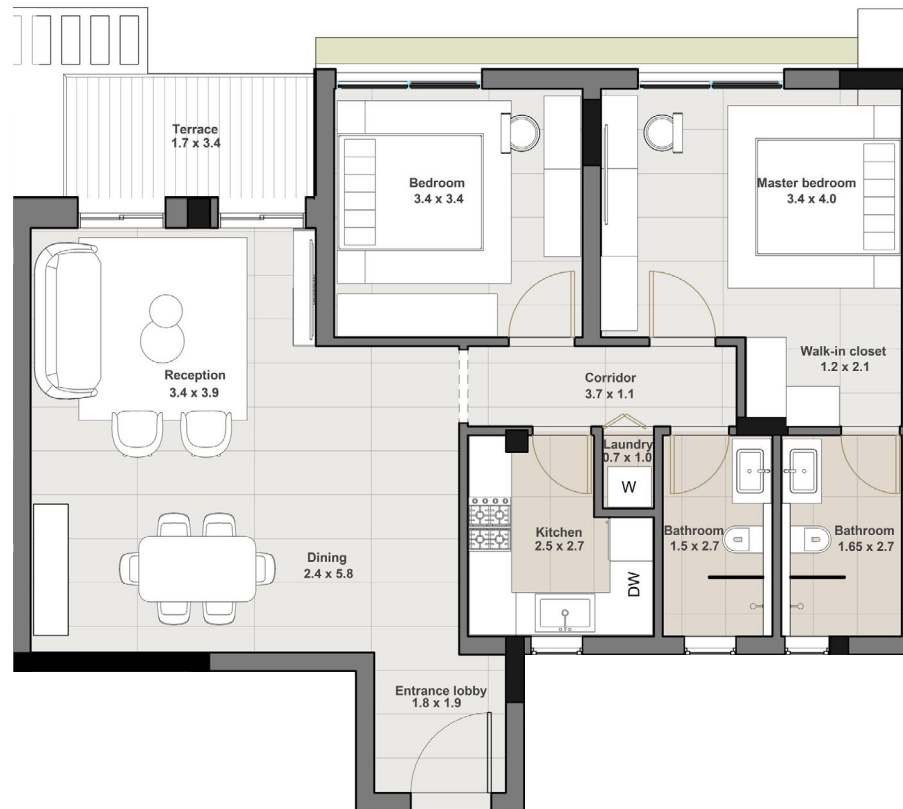
2 Bedrooms

Total Area: 116 sqm



AVAILABLE ON FLOORS:

6th FLOOR



2 Bedrooms

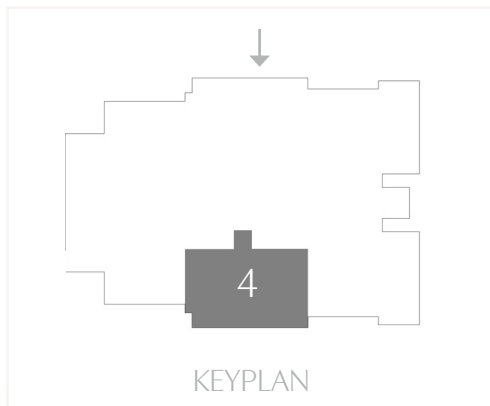
Total Area: 116 sqm



AVAILABLE ON FLOORS:

7th FLOOR

RIVER VIEW



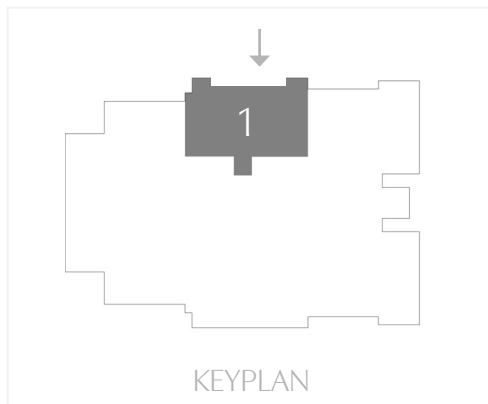
2 Bedrooms

Total Area: 116 sqm



AVAILABLE ON FLOORS:

7th FLOOR





3 BEDROOM APARTMENTS

RIVERSIDE SAPPHIRE RESIDENCES - FLOORPLANS

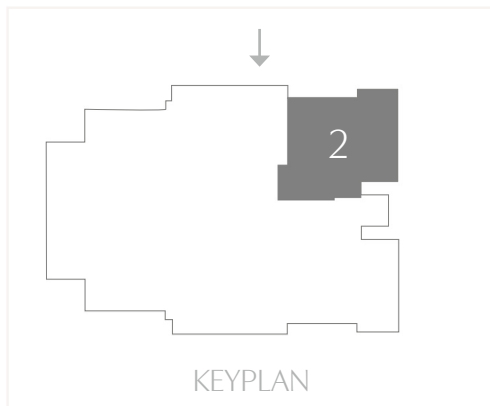
3 Bedrooms

Total Area: 138 sqm



AVAILABLE ON FLOORS:

6th FLOOR



3 Bedrooms

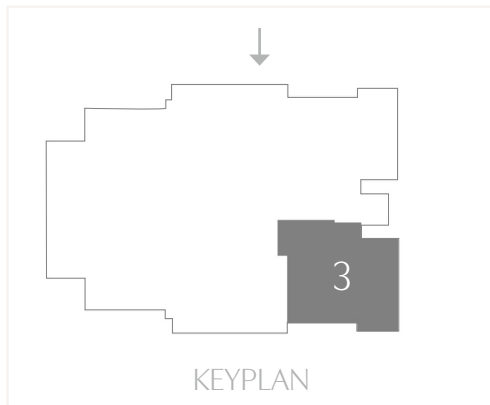
Total Area: 138 sqm



AVAILABLE ON FLOORS:

6th FLOOR

RIVER VIEW



3 Bedrooms

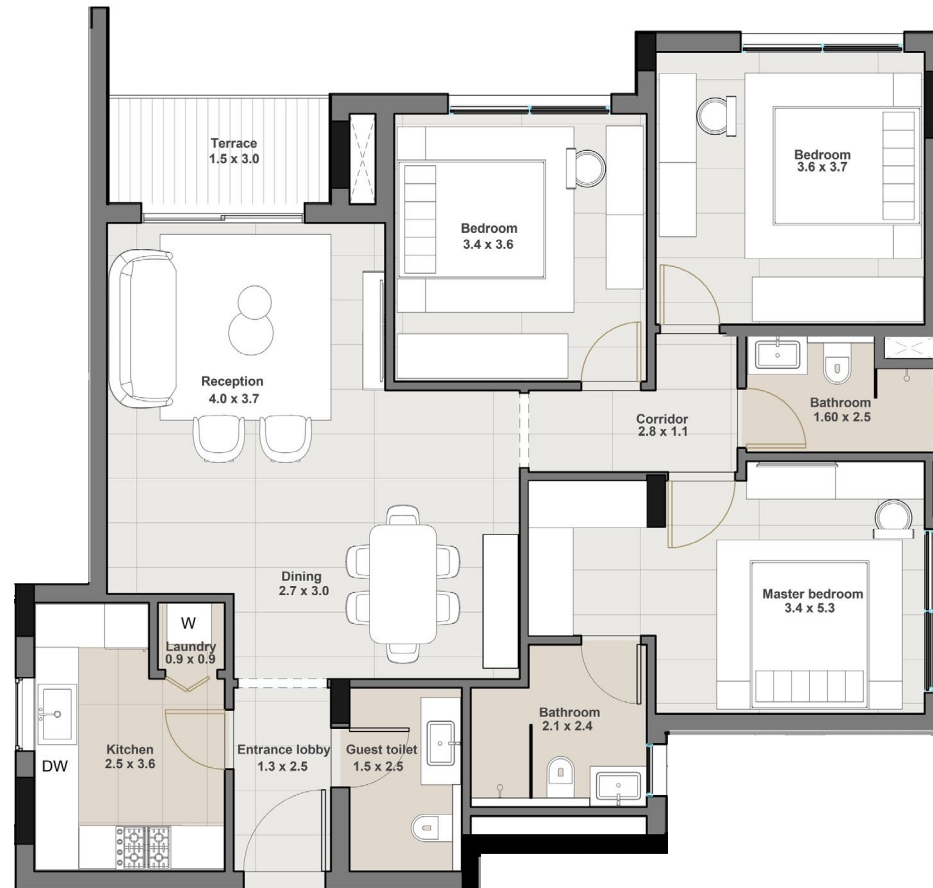
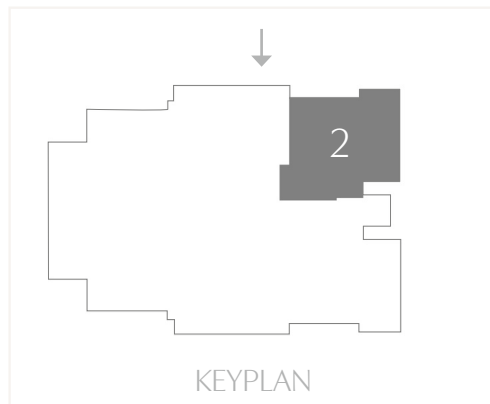
Total Area: 138 sqm



AVAILABLE ON FLOORS:

7th FLOOR

First Floor: 4



3 Bedrooms

Total Area: 138 sqm

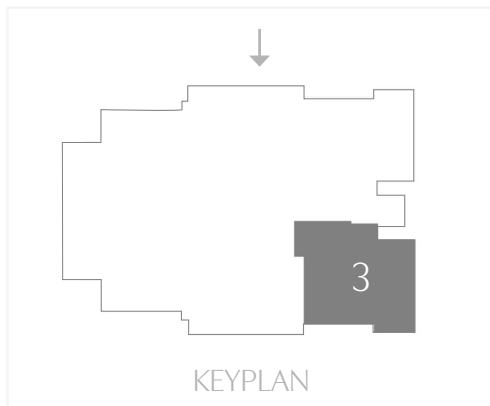


AVAILABLE ON FLOORS:

7th FLOOR

RIVER VIEW

First Floor: 5



3 Bedrooms

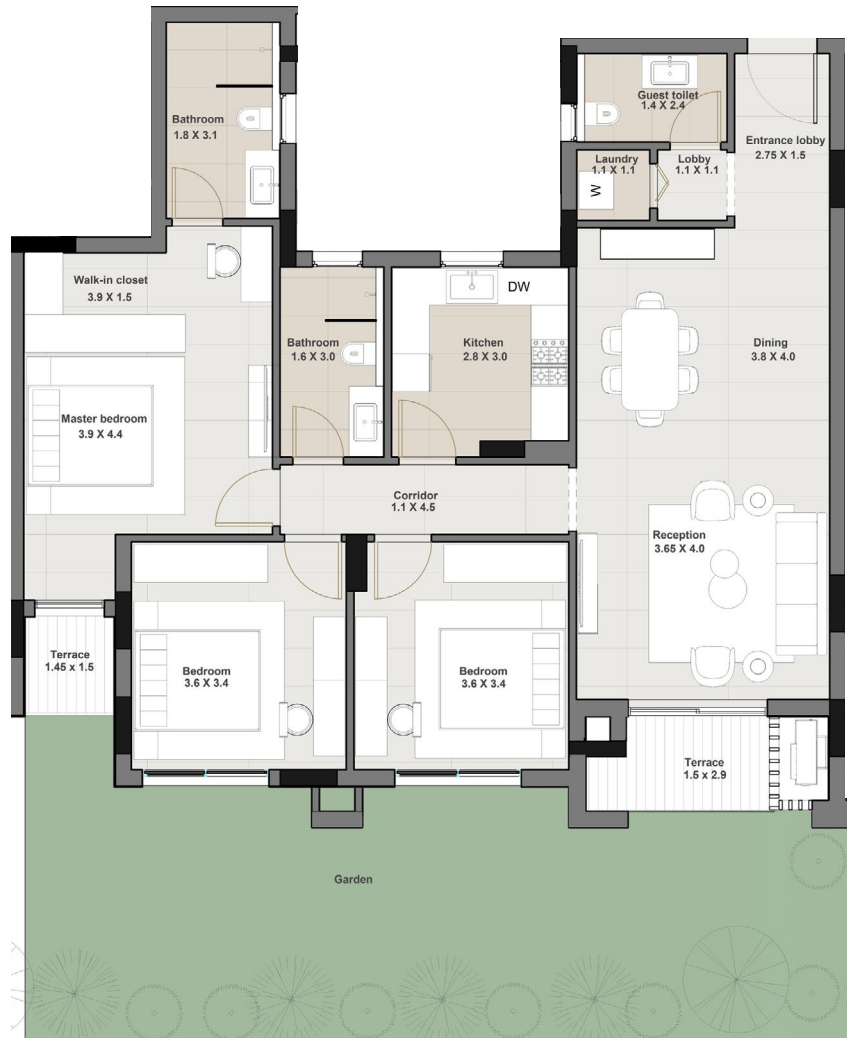
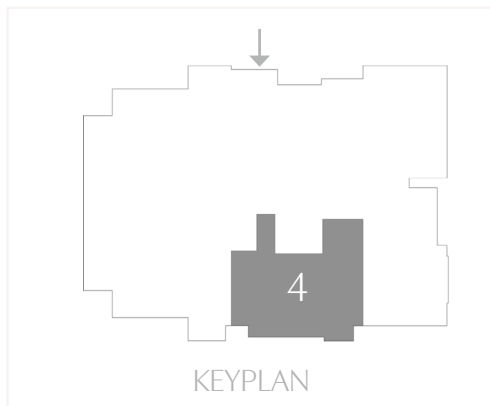
Total Area: 151 sqm



AVAILABLE ON FLOORS:

GROUND FLOOR

RIVER VIEW



3 Bedrooms

Total Area: 151 sqm

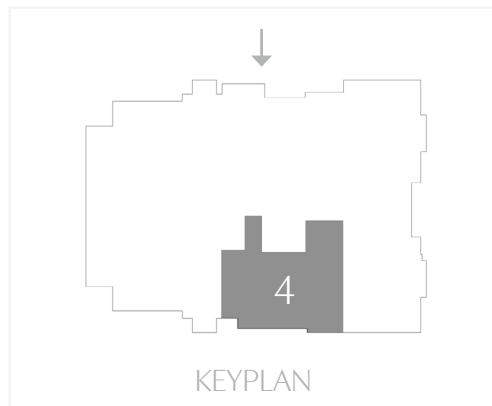


AVAILABLE ON FLOORS:

1st, 2nd, 3rd, 4th, 5th

RIVER VIEW

First Floor: 3



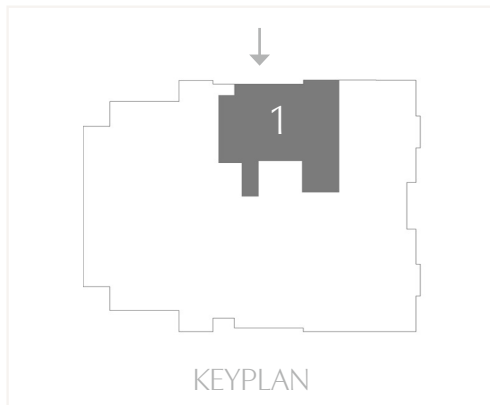
3 Bedrooms

Total Area: 151 sqm



AVAILABLE ON FLOORS:

2nd, 3rd, 4th, 5th FLOOR



3 Bedrooms + Nanny's Room

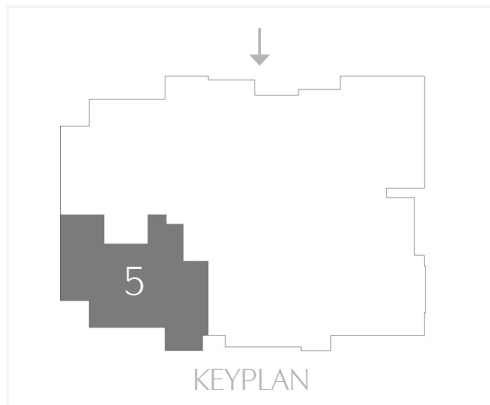
Total Area: 160 sqm



AVAILABLE ON FLOORS:

GROUND FLOOR

RIVER VIEW



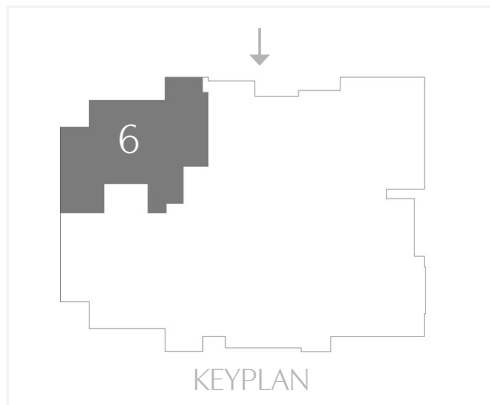
3 Bedrooms + Nanny's Room

Total Area: 160 sqm



AVAILABLE ON FLOORS:

GROUND FLOOR



3 Bedrooms + Nanny's Room

Total Area: 160 sqm

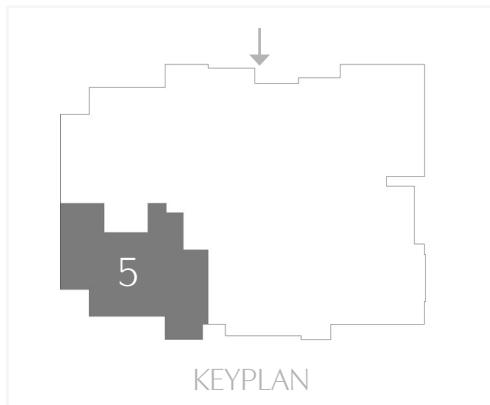


AVAILABLE ON FLOORS:

1st, 2nd, 3rd, 4th, 5th

RIVER VIEW

First Floor: 4



3 Bedrooms + Nanny's Room

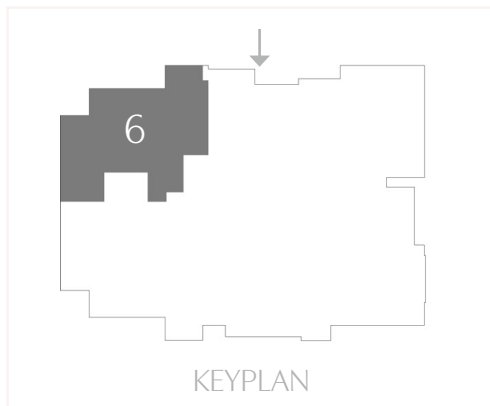
Total Area: 160 sqm



AVAILABLE ON FLOORS:

1st, 2nd, 3rd, 4th, 5th

First Floor: 5





3 BEDROOM DUPLEX APARTMENTS

RIVERSIDE SAPPHIRE RESIDENCES - FLOORPLANS

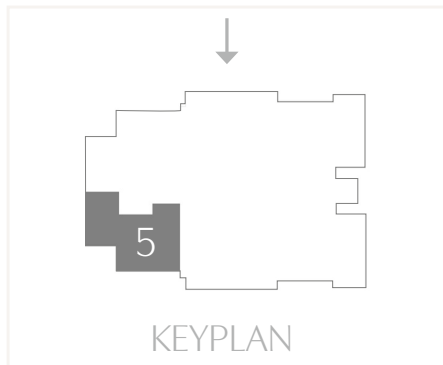
3 Bedrooms + Nanny's Room

Total Area:191 sqm

AVAILABLE ON FLOORS:

6TH, 7TH FLOOR

DUPLEX RIVER VIEW



3 Bedrooms + Nanny's Room

Total Area:191 sqm

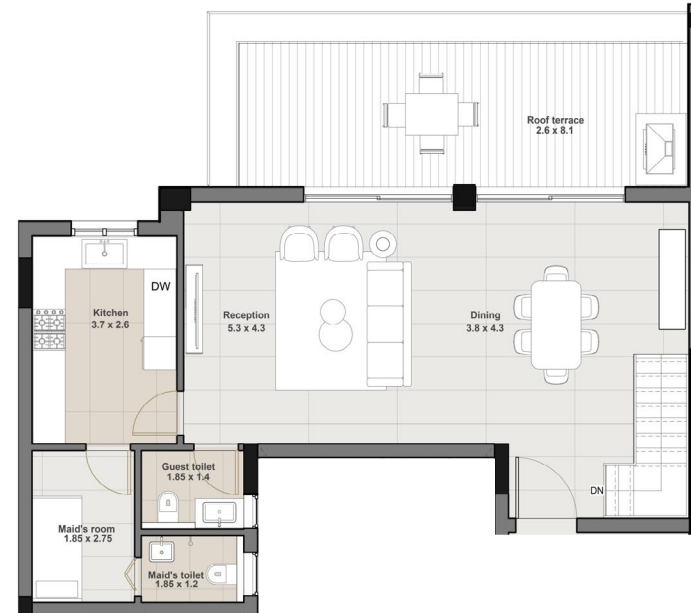
AVAILABLE ON FLOORS:

6TH, 7TH FLOOR

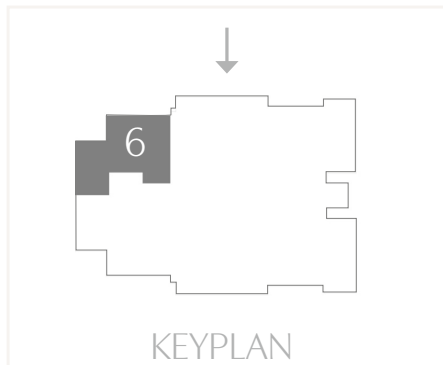
DUPLEX



6TH FLOOR



7TH FLOOR



KEYPLAN





3 Bedrooms + Nanny's Room

Total Area: 202 sqm

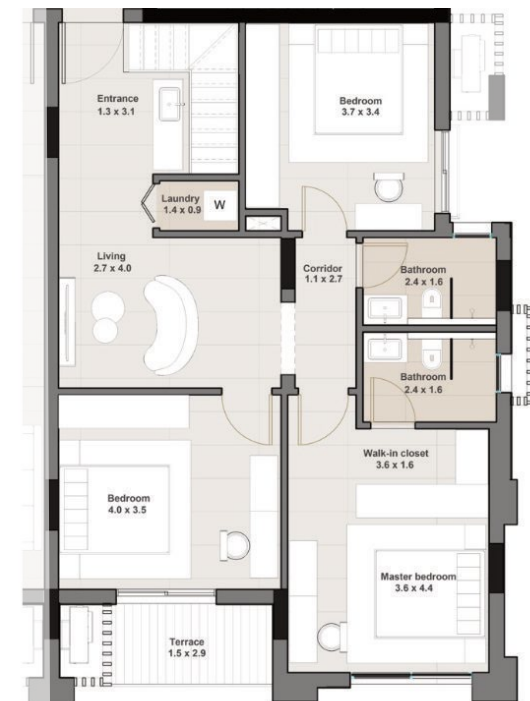
AVAILABLE ON FLOORS:

GROUND FLOOR, 1ST FLOOR

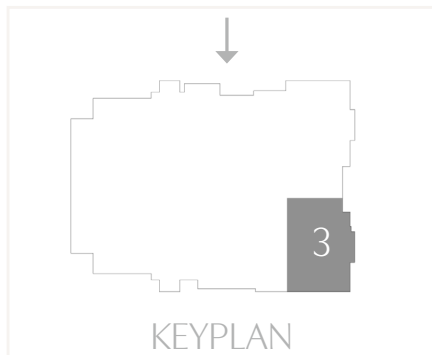
DUPLEX RIVER VIEW



GROUND FLOOR



1ST FLOOR



Disclaimer



1. Actual Areas May Vary From The Stated Area. Drawings Are Not To Scale.
2. The Architectural Details, Dimensions And Area In This Plan Are Approximate, Information Based On Schematic Design Information Only, And Final As-Built Conditions May Vary.
3. All Images Used Are For Illustrative Purposes Only And Do Not Represent The Actual Size, Features, Specifications, Fittings, And Furnishings.
4. Qatari Diar Reserves The Right To Make Revisions/Alterations, At Its Absolute Discretion, And Without Liability.
5. Each Garden Plot Will Vary Based On The Location Of The Building.
6. All Room Dimensions Exclude Wall Finishes And Construction Tolerances Allowance Of A 5% Variance.
7. All Materials, Dimensions And Drawings Are Approximate, Information Subject To Change Without Notice.



EGYPT

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