

WELCOME TO CATALAN

BY GATES DEVELOPMENTS



BUILDING QUALITY



CONSTRUCTION
COME AND CHECK YOUR UNIT LIVE



FACILITIES



Clubhouse



Mosque



Jogging Tracks



Meditation Areas



Bicycles Lane



24/7 Security System



Solar Panels



Underground Parking



Strip Mall



Electronic Gates



Visitor System



Kids Entertaining Center



Gym and Spa

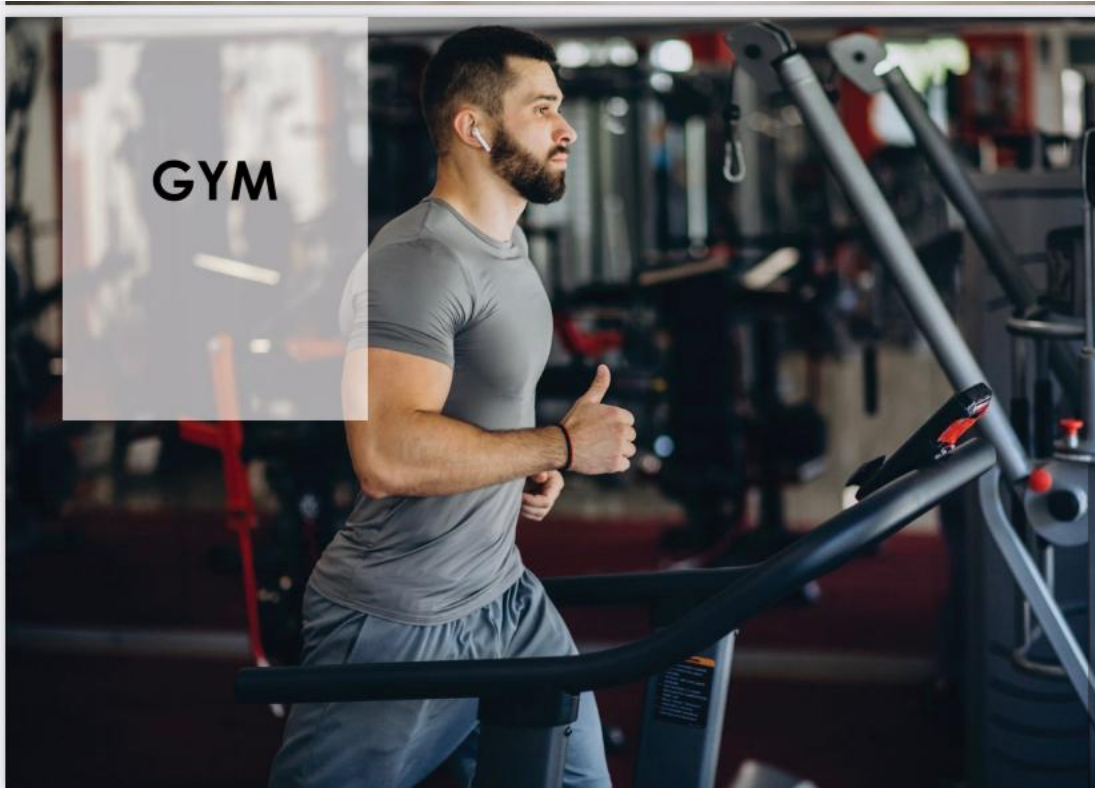


Cafes and Restaurants



Tennis Court





GYM



POOLS

MASTER PLAN

40 ACRES

UNIT : 200M Typical floor

Building : 1 , 8 & 11 P/M= **9000LE**

Building No: 3 Infront of Club House P/M = **10,500le**
(**Semi Finished**)

Club house **40,000le** / Parking **60,000le**

MAINTENANCE : **10%**



FRONT VIEW

COMMUNITY



LIFE STYLE



PAYMENT PLAN

GATES DEVELOPMENTS



طرق السداد الخاصة بمشروع كاتلان و كاتلان مول

فترة السداد	قيمة الخصم	دفعه استلام ٢٠٢٣-١٠	دفعه ٢٠٢١-١٠	المقدم
4YS	10%	-	-	0%
5YS	8%	-	-	5%
6YS	6%	-	-	10%
7YS	-	5%	10%	10%
8YS	-	5%	10%	15%
9YS	-	10%	15%	10%
10YS	-	10%	15%	15%

جميع الأقساط متساوية بدون فوائد

خصم الكاش 25%

(ماعدًا مساحه ٢٠٠ م)

10% DP. 6YS INSTALLMENTS (6% DISCOUNT)

P/M : 9000LE

Catalan	A1-A24		Semi Finished
Area	200	P/M	EGP 9,000
Garden	0	P/M	0
Closed	0	P/M	0
Opened	0	P/M	0
Parking	60,000	Club House	40,000
Original Price	EGP 1,900,000		
Rental Yield	0.0%	0	
Regular Discount	6.0%	108,000	
Final Price	1,792,000		
Installments	100%	EGP 1,792,000	6 Year
Installments			
Down Payment	10.00%	EGP 179,200	18/Apr/2021
Bulk 1			1/Oct/2022
Bulk 2			1/Oct/2023
1	3.75%	EGP 67,200	18/Jul/2021
2	3.75%	EGP 67,200	18/Oct/2021
3	3.75%	EGP 67,200	18/Jan/2022
4	3.75%	EGP 67,200	18/Apr/2022
5	3.75%	EGP 67,200	18/Jul/2022
6	3.75%	EGP 67,200	18/Oct/2022
7	3.75%	EGP 67,200	18/Jan/2023
8	3.75%	EGP 67,200	18/Apr/2023
9	3.75%	EGP 67,200	18/Jul/2023
10	3.75%	EGP 67,200	18/Oct/2023
11	3.75%	EGP 67,200	18/Jan/2024
12	3.75%	EGP 67,200	18/Apr/2024
13	3.75%	EGP 67,200	18/Jul/2024
14	3.75%	EGP 67,200	18/Oct/2024
15	3.75%	EGP 67,200	18/Jan/2025
16	3.75%	EGP 67,200	18/Apr/2025
17	3.75%	EGP 67,200	18/Jul/2025
18	3.75%	EGP 67,200	18/Oct/2025
19	3.75%	EGP 67,200	18/Jan/2026
20	3.75%	EGP 67,200	18/Apr/2026
21	3.75%	EGP 67,200	18/Jul/2026
22	3.75%	EGP 67,200	18/Oct/2026
23	3.75%	EGP 67,200	18/Jan/2027
24	3.75%	EGP 67,200	18/Apr/2027
25			
Maintenance			
1	10%	EGP 179,200	1-Apr-2023
2	0%	EGP 0	

10% DP. 6YS INSTALLMENTS 6% DISCOUNT

P/M : 10,500LE

Catalan	A3-A34		Semi Finished
Area	200	P/M	EGP 10,500
Garden	0	P/M	0
Closed	0	P/M	0
Opened	0	P/M	0
Parking	60,000	Club House	40,000
Original Price	EGP 2,200,000		
Rental Yield	0.0%	0	
Regular Discount	6.0%	126,000	
Final Price	2,074,000		
Installments	100%	EGP 2,074,000	6 Year
Installments			
Downs Payment	10.00%	EGP 207,400	18/Apr/2021
Bulk 1			1/Oct/2022
Bulk 2			1/Oct/2023
1	3.75%	EGP 77,800	18/Jul/2021
2	3.75%	EGP 77,800	18/Oct/2021
3	3.75%	EGP 77,800	18/Jan/2022
4	3.75%	EGP 77,800	18/Apr/2022
5	3.75%	EGP 77,800	18/Jul/2022
6	3.75%	EGP 77,800	18/Oct/2022
7	3.75%	EGP 77,800	18/Jan/2023
8	3.75%	EGP 77,800	18/Apr/2023
9	3.75%	EGP 77,800	18/Jul/2023
10	3.75%	EGP 77,800	18/Oct/2023
11	3.75%	EGP 77,800	18/Jan/2024
12	3.75%	EGP 77,800	18/Apr/2024
13	3.75%	EGP 77,800	18/Jul/2024
14	3.75%	EGP 77,800	18/Oct/2024
15	3.75%	EGP 77,800	18/Jan/2025
16	3.75%	EGP 77,800	18/Apr/2025
17	3.75%	EGP 77,800	18/Jul/2025
18	3.75%	EGP 77,800	18/Oct/2025
19	3.75%	EGP 77,800	18/Jan/2026
20	3.75%	EGP 77,800	18/Apr/2026
21	3.75%	EGP 77,800	18/Jul/2026
22	3.75%	EGP 77,800	18/Oct/2026
23	3.75%	EGP 77,800	18/Jan/2027
24	3.72%	EGP 77,200	18/Apr/2027
25			
Maintenance			
1	10%	EGP 207,400	1-Apr-2023
2	0%	EGP 0	

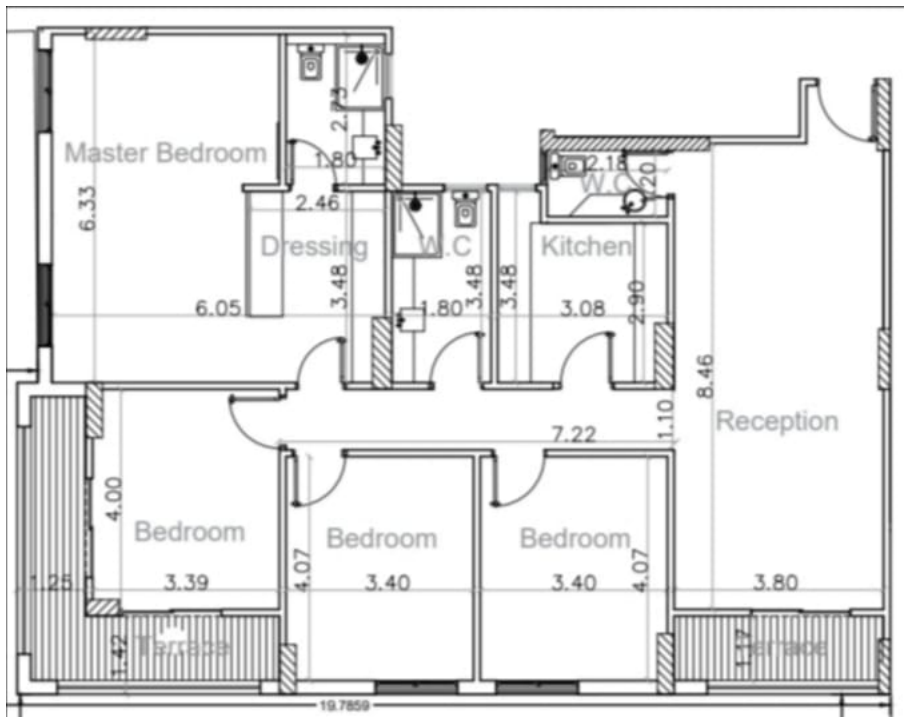
10% DP. 9YS INSTALLMENTS (2 BULKS) (10,500LE)

Catalan	A3-A34		Semi Finished
Area	200	P/M	EGP 10,500
Garden	0	P/M	0
Closed	0	P/M	0
Opened	0	P/M	0
Parking	60,000	Club House	40,000
Original Price	EGP 2,200,000		
Rental Yield	0.0%	0	
Regular Discount	0.0%	0	
Final Price	2,200,000		
Installments	100%	EGP 2,200,000	9 Year
Installments			
Down Payment	10.00%	EGP 220,000	18/Apr/2021
Bulk 1	15.00%	EGP 330,000	1/Oct/2022
Bulk 2	10.00%	EGP 220,000	1/Oct/2023
1	1.81%	EGP 39,800	18/Jul/2021
2	1.81%	EGP 39,800	18/Oct/2021
3	1.81%	EGP 39,800	18/Jan/2022
4	1.81%	EGP 39,800	18/Apr/2022
5	1.81%	EGP 39,800	18/Jul/2022
6	1.81%	EGP 39,800	18/Oct/2022
7	1.81%	EGP 39,800	18/Jan/2023
8	1.81%	EGP 39,800	18/Apr/2023
9	1.81%	EGP 39,800	18/Jul/2023
10	1.81%	EGP 39,800	18/Oct/2023
11	1.81%	EGP 39,800	18/Jan/2024
12	1.81%	EGP 39,800	18/Apr/2024
13	1.81%	EGP 39,800	18/Jul/2024
14	1.81%	EGP 39,800	18/Oct/2024
15	1.81%	EGP 39,800	18/Jan/2025
16	1.81%	EGP 39,800	18/Apr/2025
17	1.81%	EGP 39,800	18/Jul/2025
18	1.81%	EGP 39,800	18/Oct/2025
19	1.81%	EGP 39,800	18/Jan/2026
20	1.81%	EGP 39,800	18/Apr/2026
21	1.81%	EGP 39,800	18/Jul/2026
22	1.81%	EGP 39,800	18/Oct/2026
23	1.81%	EGP 39,800	18/Jan/2027
24	1.81%	EGP 39,800	18/Apr/2027
25	1.81%	EGP 39,800	18/Jul/2027
26	1.81%	EGP 39,800	18/Oct/2027
27	1.81%	EGP 39,800	18/Jan/2028
28	1.81%	EGP 39,800	18/Apr/2028
29	1.81%	EGP 39,800	18/Jul/2028
30	1.81%	EGP 39,800	18/Oct/2028
31	1.81%	EGP 39,800	18/Jan/2029
32	1.81%	EGP 39,800	18/Apr/2029
33	1.81%	EGP 39,800	18/Jul/2029
34	1.81%	EGP 39,800	18/Oct/2029
35	1.81%	EGP 39,800	18/Jan/2030
36	1.68%	EGP 37,000	18/Apr/2030
Maintenance			
1	10%	EGP 220,000	1-Apr-2023
2	0%	EGP 0	

10%DP. 9YS INSTALLMENTS (2 BULKS) (9000LE)

Catalan	A1-A24		Semi Finished
Area	200	P/M	EGP 9,000
Garden	0	P/M	0
Closed	0	P/M	0
Opened	0	P/M	0
Parking	60,000	Club House	40,000
Original Price	EGP 1,900,000		
Rental Yield	0.0%	0	
Regular Discount	0.0%	0	
Final Price	1,900,000		
Installments	100%	EGP 1,900,000	9 Year
Installments			
Down Payment	10.00%	EGP 190,000	18/Apr/2021
Bulk 1	15.00%	EGP 285,000	1/Oct/2022
Bulk 2	10.00%	EGP 190,000	1/Oct/2023
1	1.81%	EGP 34,400	18/Jul/2021
2	1.81%	EGP 34,400	18/Oct/2021
3	1.81%	EGP 34,400	18/Jan/2022
4	1.81%	EGP 34,400	18/Apr/2022
5	1.81%	EGP 34,400	18/Jul/2022
6	1.81%	EGP 34,400	18/Oct/2022
7	1.81%	EGP 34,400	18/Jan/2023
8	1.81%	EGP 34,400	18/Apr/2023
9	1.81%	EGP 34,400	18/Jul/2023
10	1.81%	EGP 34,400	18/Oct/2023
11	1.81%	EGP 34,400	18/Jan/2024
12	1.81%	EGP 34,400	18/Apr/2024
13	1.81%	EGP 34,400	18/Jul/2024
14	1.81%	EGP 34,400	18/Oct/2024
15	1.81%	EGP 34,400	18/Jan/2025
16	1.81%	EGP 34,400	18/Apr/2025
17	1.81%	EGP 34,400	18/Jul/2025
18	1.81%	EGP 34,400	18/Oct/2025
19	1.81%	EGP 34,400	18/Jan/2026
20	1.81%	EGP 34,400	18/Apr/2026
21	1.81%	EGP 34,400	18/Jul/2026
22	1.81%	EGP 34,400	18/Oct/2026
23	1.81%	EGP 34,400	18/Jan/2027
24	1.81%	EGP 34,400	18/Apr/2027
25	1.81%	EGP 34,400	18/Jul/2027
26	1.81%	EGP 34,400	18/Oct/2027
27	1.81%	EGP 34,400	18/Jan/2028
28	1.81%	EGP 34,400	18/Apr/2028
29	1.81%	EGP 34,400	18/Jul/2028
30	1.81%	EGP 34,400	18/Oct/2028
31	1.81%	EGP 34,400	18/Jan/2029
32	1.81%	EGP 34,400	18/Apr/2029
33	1.81%	EGP 34,400	18/Jul/2029
34	1.81%	EGP 34,400	18/Oct/2029
35	1.81%	EGP 34,400	18/Jan/2030
36	1.63%	EGP 31,000	18/Apr/2030
Maintenance			
1	10%	EGP 190,000	1-Apr-2023

UNIT PLAN



ZOOM IN
Come and check Your Unit live



FACILITIES MANAGMENTS

TMH (ZYAD MAGHRBYA) 15 YEARS EXPERIENCE IN AL HOKIER PROJECTS

EXPERIENCE OVERVIEW

- Economic College at Damascus University - Syria.
- International School for Professional Development – Middle East Council of Shopping Centers.
- Australian Council of Property Management.
- Shopping Center Management II from ARA.
- Design & Development of Shopping Centers from ARA.



Mohammed Ziad Moghrabiah
CSM, CLS

Mall, Properties
& Assets
Management –
Malls Manager's
Trainer



TMH **THE
MANAGEMENT
HOUSE**
FACILITY MANAGEMENT

THANK YOU

GATES
DEVELOPMENTS
