

The image is an architectural rendering of a modern, multi-story building with a curved facade and large glass windows. The building is overlaid with a semi-transparent red filter. The rendering shows various levels of the building, including outdoor seating areas, balconies, and a large staircase on the right side. The ground floor features several shops with signs like 'COFFEE SHOP', 'BUNA SHOP', and 'MUGS SHOP'. The top of the building has a sign that reads 'WINGATE'. The overall aesthetic is contemporary and urban.

WINGATE
NORTH 90St.



WINGATE

160 NORTH 90^{ST.}



FLYING TO A NEW EXPERIENCE





ABOUT WEALTH DEVELOPMENTS

A new premium developer, with architecture and construction background, promising to deliver quality properties, in premium locations, to all classes in Egypt.

After their huge success in South Gate Complex in New Cairo, Wealth Developments are now offering their second project, Wingate - North 90 St, a fully integrated administrative, commercial, and medical complex.













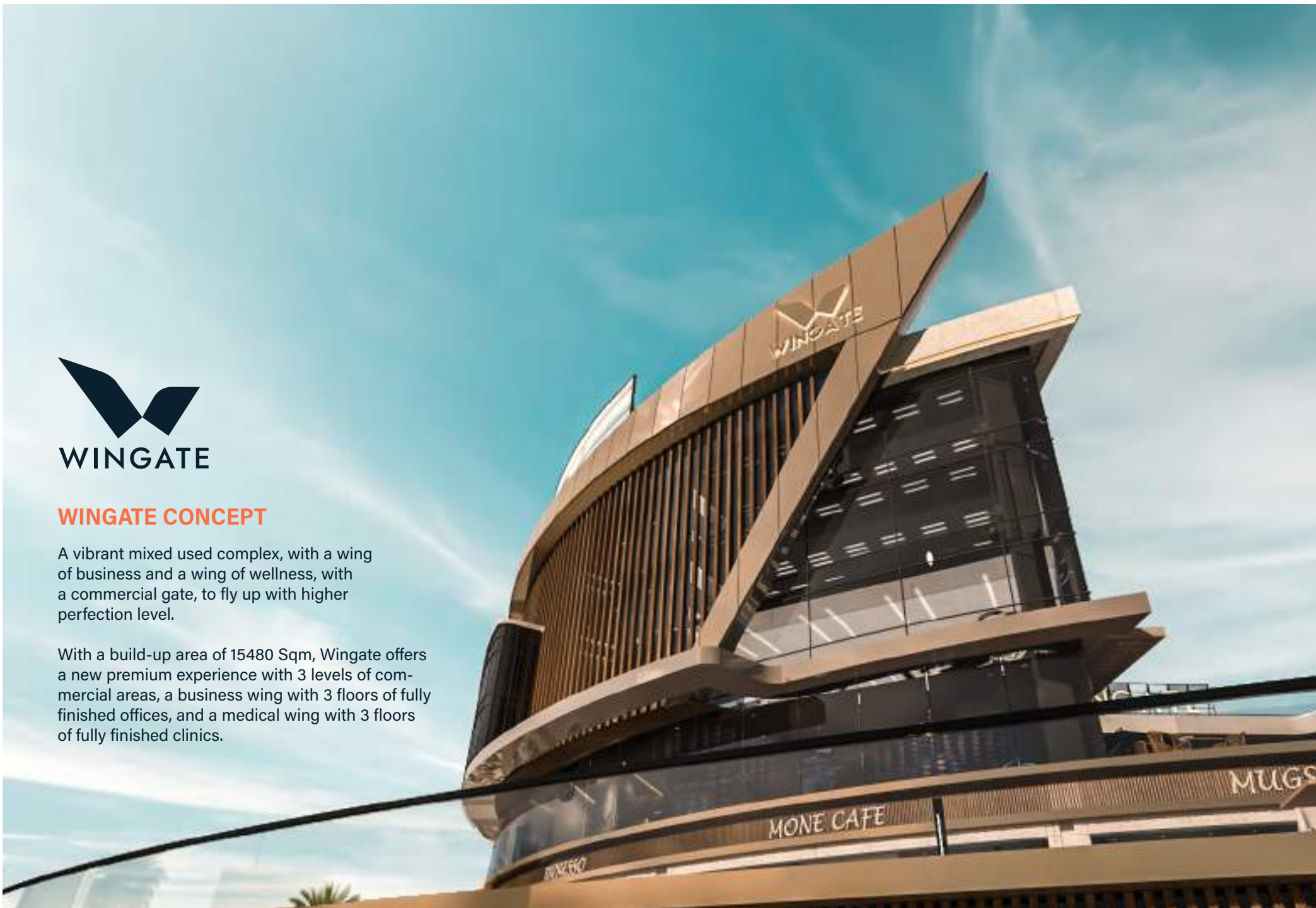




WINGATE CONCEPT

A vibrant mixed used complex, with a wing of business and a wing of wellness, with a commercial gate, to fly up with higher perfection level.

With a build-up area of 15480 Sqm, Wingate offers a new premium experience with 3 levels of commercial areas, a business wing with 3 floors of fully finished offices, and a medical wing with 3 floors of fully finished clinics.





THE LOCATION

Primely located on the North 90 St, with a foretop to 3 main streets axis, directly beside CMC Building, and with an open view to Mobil Gas Station. The project is directly neighbouring most of the iconic medical, administrative, and commercial districts in New Cairo.



THE MEDICAL HUB

You're in the core of the Medical hub

In Wingate we are a very picky people as tiny details matters

At the last piece of prime location we have chosen what's important for your business

You can boost up your business easily by owning a clinic within more than 6 hospitals around you



THE BANKS HUB

Wingate welcome to the banks hub
When you choose you main office you have to be easily accessible
Here we are giving you the perfect location for your perfect business





WE CREATED A UNIQUE DYNAMIC COMMERCIAL CONCEPT YOU CAN CHOOSE WHAT SUITS YOUR BUSINESS

- STREET LEVEL

commercial units facing the plaza with a great overlooking view

- TERRACE LEVEL

This is for who seeks the outdoor to be with a nice view

- PLATFORM LEVEL

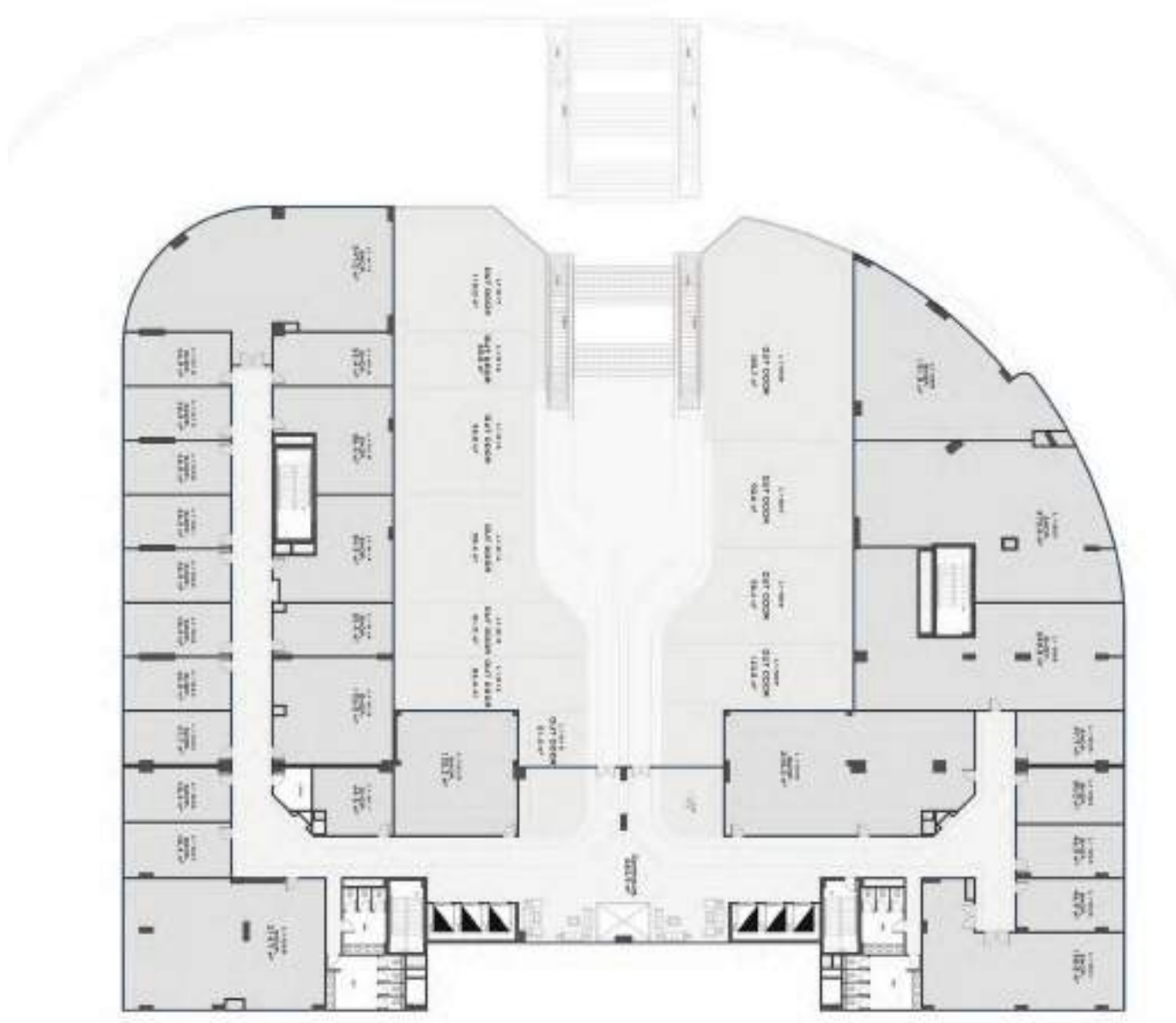
This is really a brilliant idea with an outstanding panoramic view over the 5th settlement



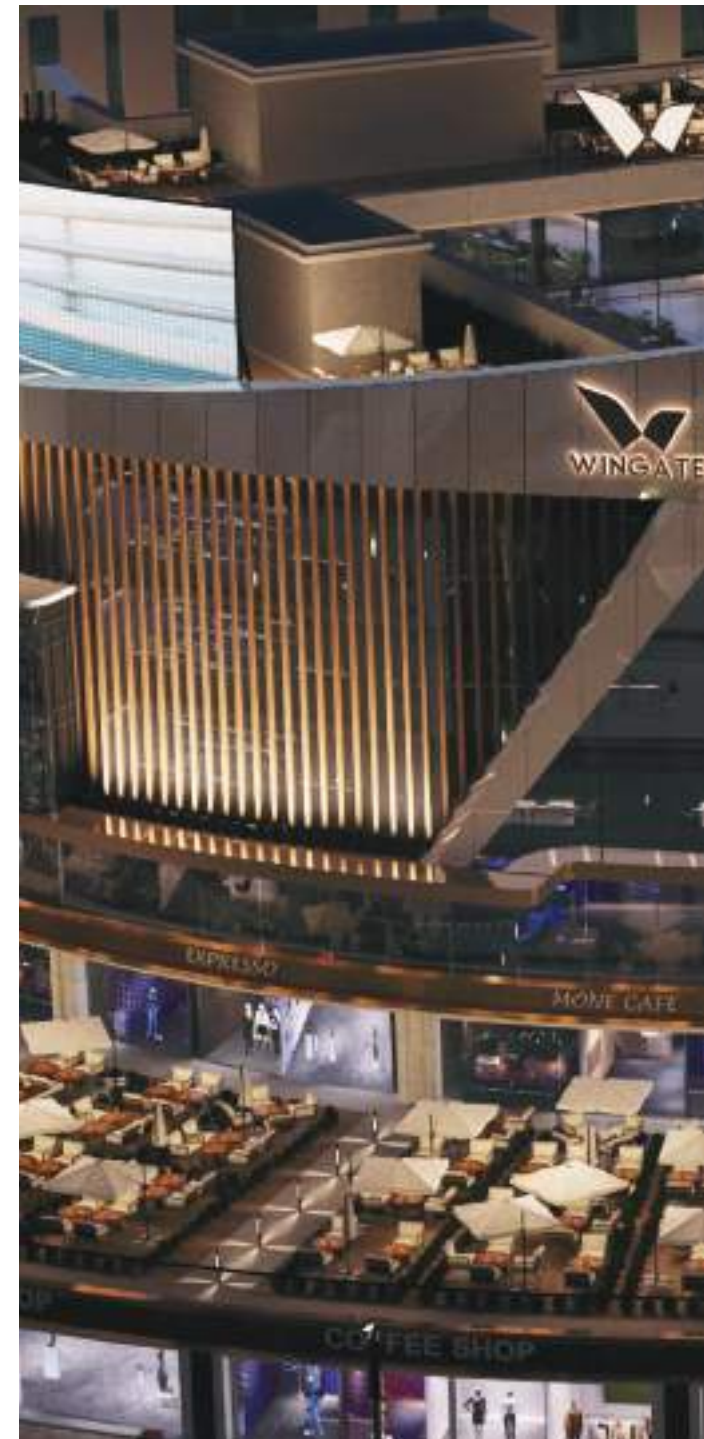


THE DESIGN

Contemporary design consist of luxurious granite & glazed structure, and with a wide glass openings luxurious view 360 degrees to the main axis.



PLATFORM LEVEL

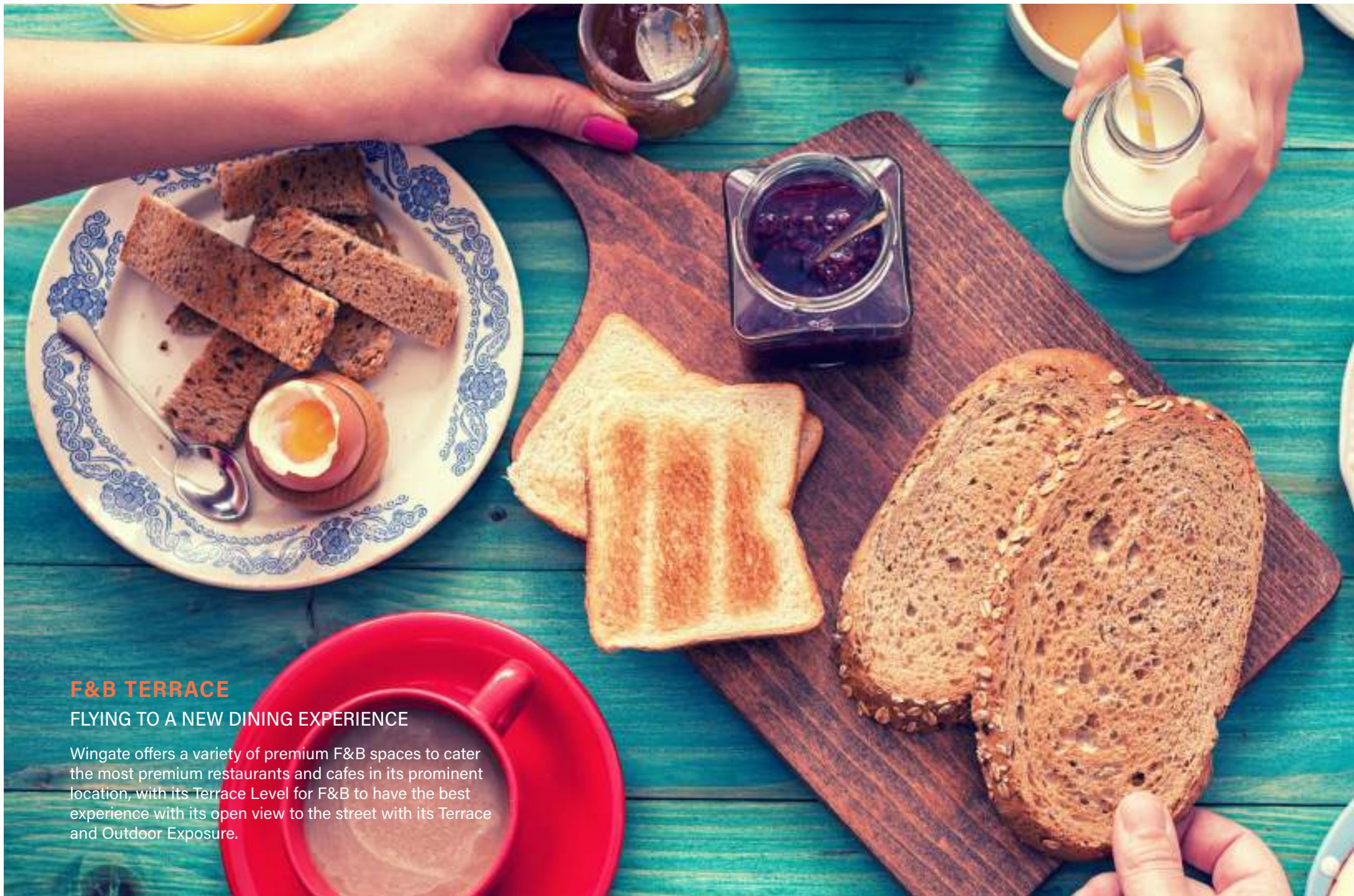




THE PLATFORM

FLYING TO A NEW COMMERCIAL EXPERIENCE

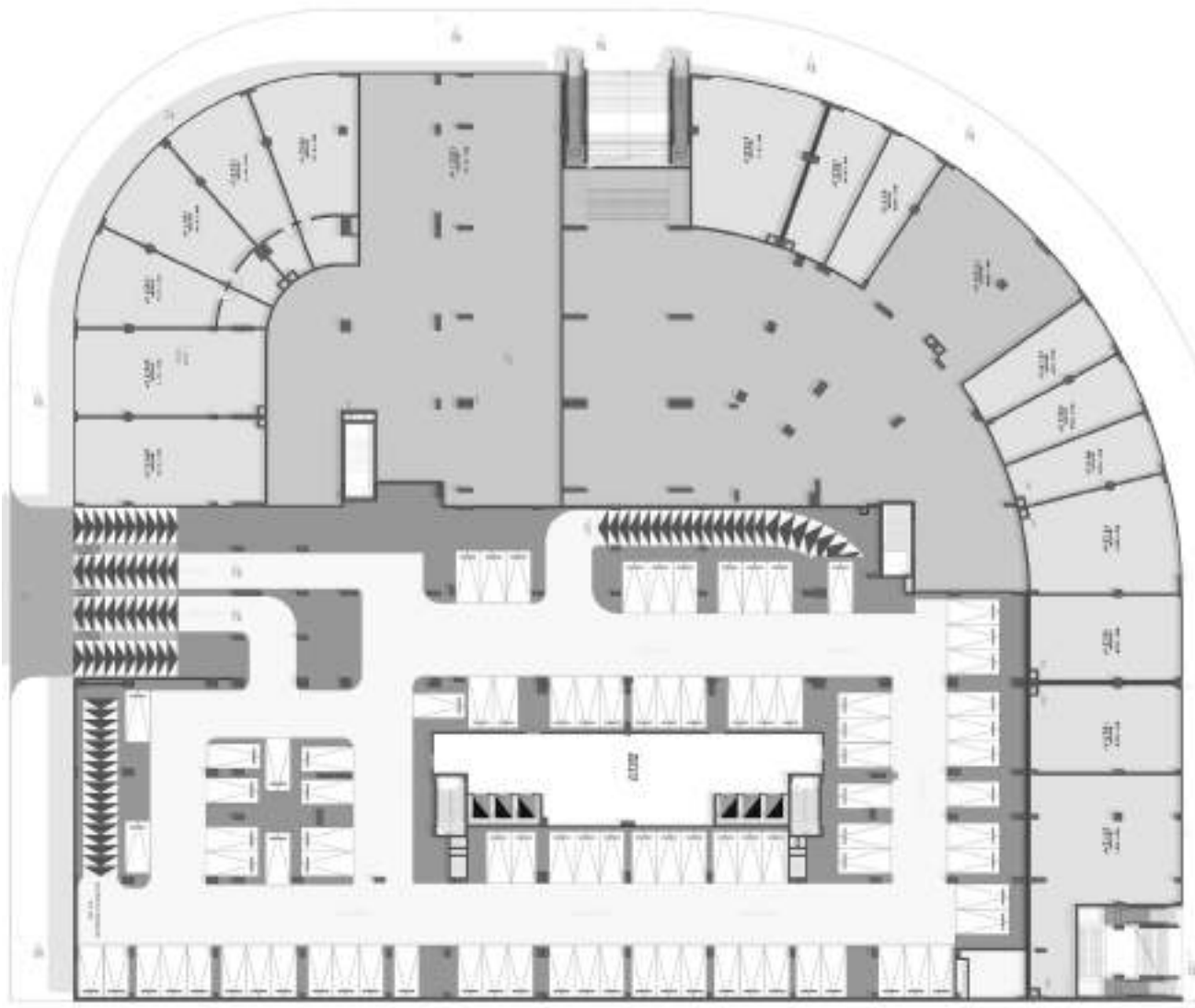
Wingate is introducing The Platform Concept for the First time in New Cairo, with its open and panoramic view to the main street, including the most premium gathering for Restaurants and Cafes with different premium retail spaces to attract top-notch F&B and Retail tenants.



F&B TERRACE

FLYING TO A NEW DINING EXPERIENCE

Wingate offers a variety of premium F&B spaces to cater the most premium restaurants and cafes in its prominent location, with its Terrace Level for F&B to have the best experience with its open view to the street with its Terrace and Outdoor Exposure.



STREET LEVEL





RETAIL

FLYING TO A NEW SHOPPING EXPERIENCE

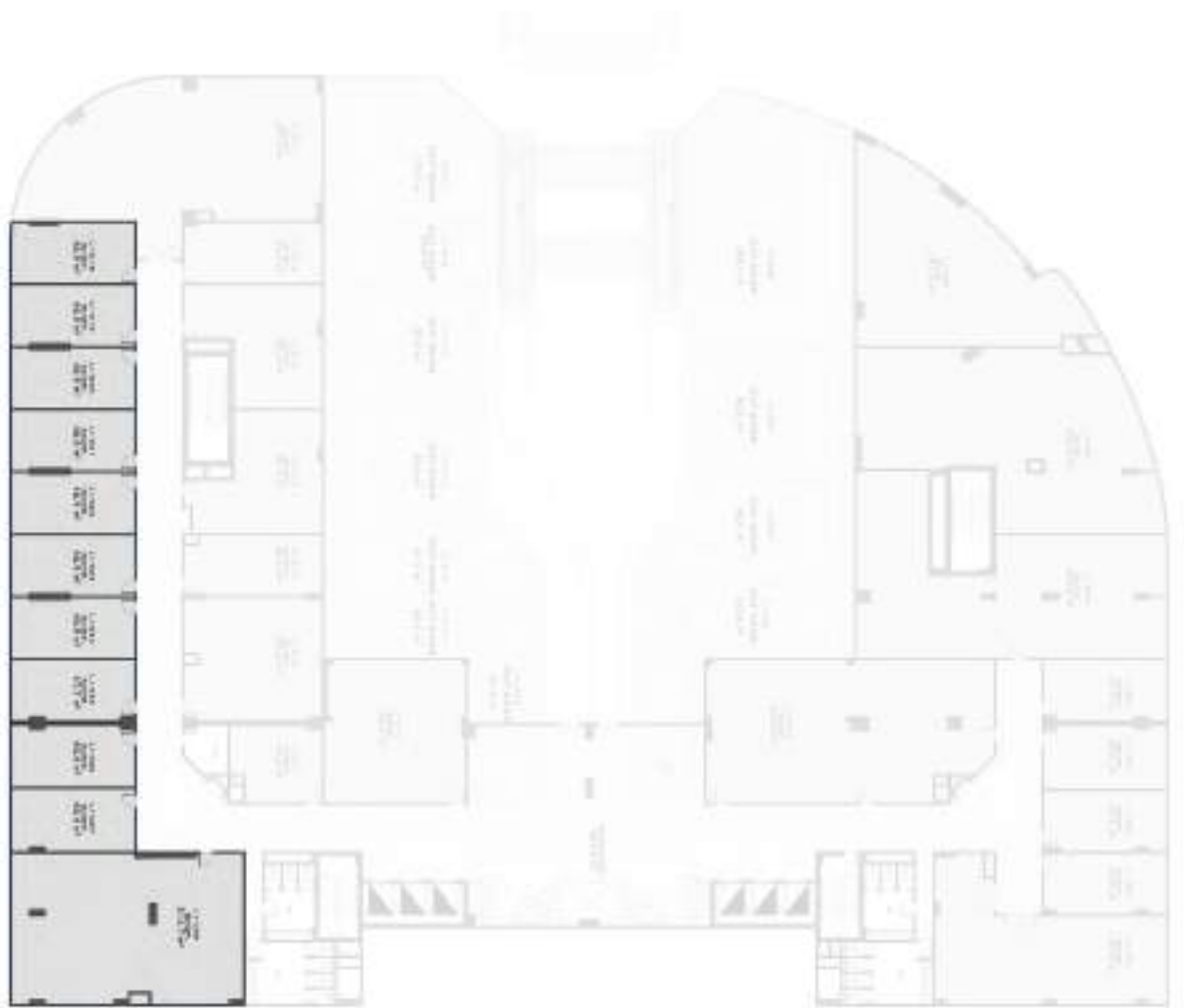
With various spaces, Wingate offers a variety of premium retail units to attract prime tenants on its Street Level Experience with a direct access to the main street to ensure maximum exposure to the shops and capitalize high traffic.

THE BEAUTY PLATFORM

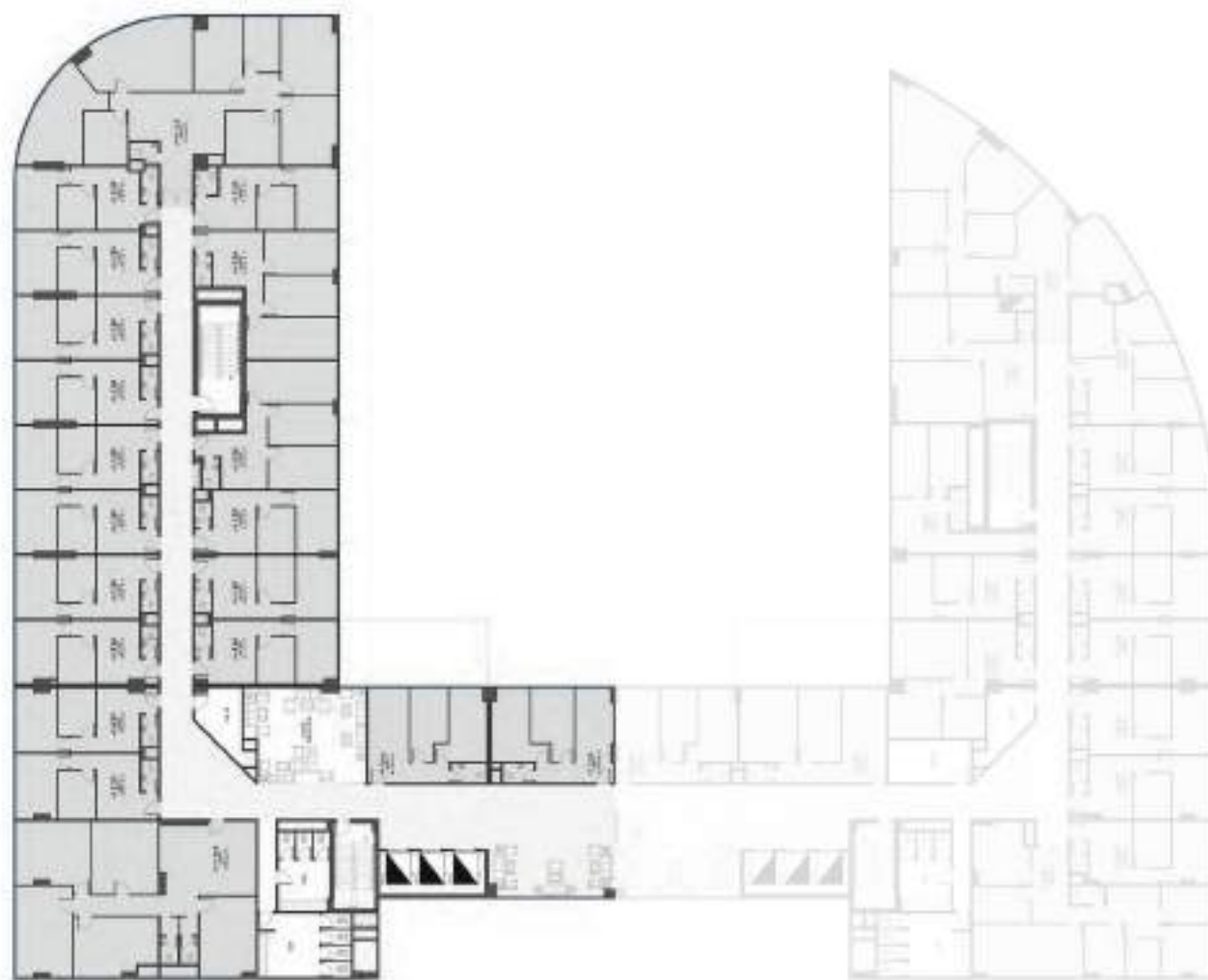
FLYING TO A NEW WELLNESS EXPERIENCE

The premium gathering of health and beauty in one platform in Wingate, different spaces to pamper beauty and health seekers, having a variety of beauty offering as Hair Salons, Nail Salons, Spa, Beauty Centers and more.





BEAUTY PLATFORM



SECOND FLOOR





THE MEDICAL WING

FLYING TO A NEW MEDICAL EXPERIENCE

Wingate offers fully finished clinics with variant spaces to suit different needs, starting from small clinics to poly clinics.

The Medical Wing consists of 3 floors with a private entrance from the Terrace level, and having a wide open view to the main street.

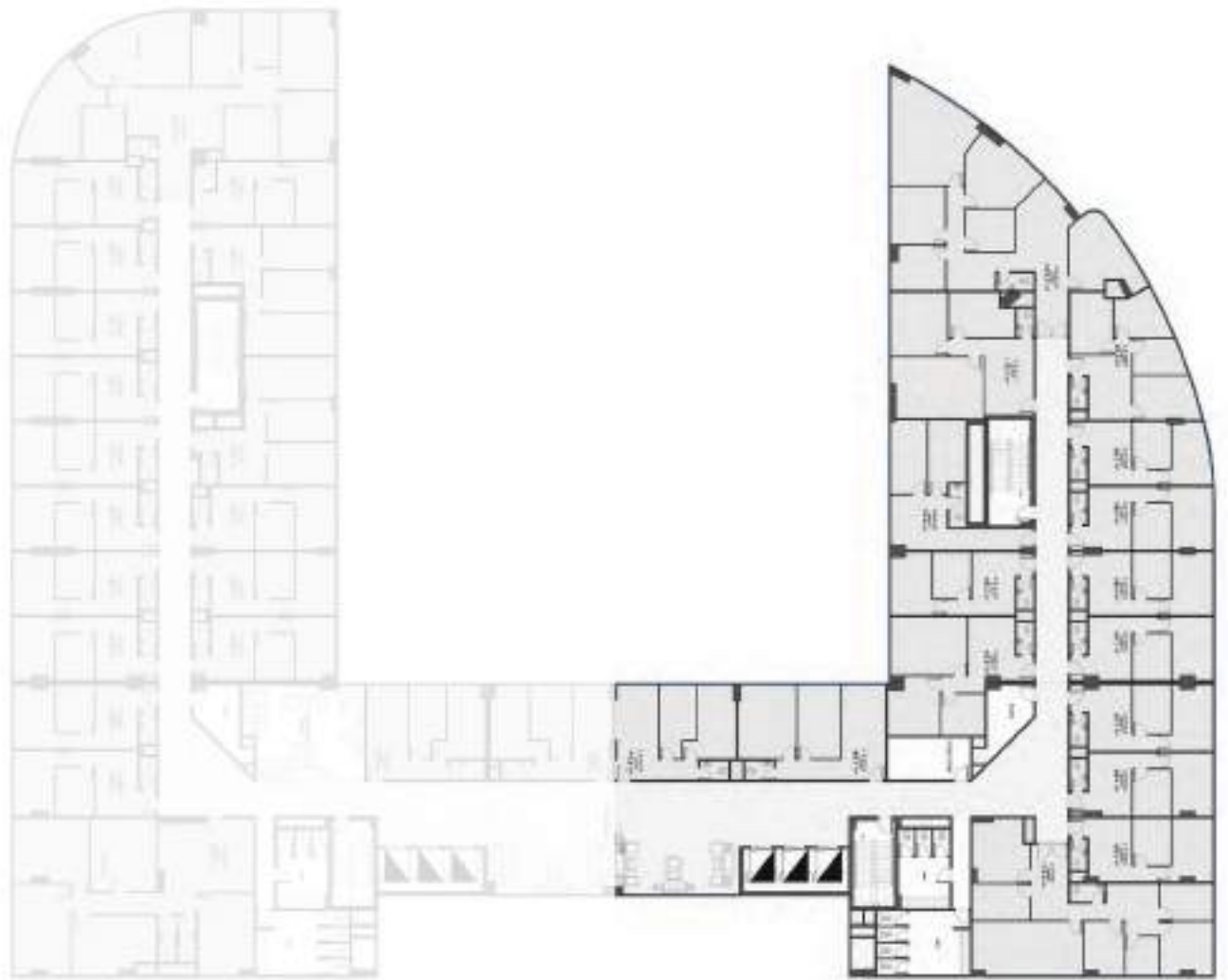


THE BUSINESS WING

FLYING TO A NEW BUSINESS EXPERIENCE

Wingate offers fully finished premium Offices with variant spaces to cater both entrepreneurs along with big multi-national companies.

With a total build-up area of 7,396 SQM, The Business Wing consists of 3 floors with a private entrance from the Street level, and having a wide open view to the main street.



THIRD FLOOR

FACILITIES





SAFETY AND SECURITY SYSTEMS



24/7 Firefighting
Systems



24/7 CCTV
Cameras



4 Emergency
Exits



24/7 Security
Personnel



SMART MANAGEMENT SYSTEMS



Fiber Optic
Cables



Lightening
Automation System



Electric
Generators



Mobile App for
Community Management





BUILDING FACILITIES



3 Levels
Parking Slots



Service Areas in
Each Floor (Toilets,
Pantry & Mechanical
Rooms)



Double Height
Main Entrance



4 Staircases



6 High-Capacity
Elevators



Retail Service
Area (Loading/
Uploading Area)



6 Escalators





FINISHING AND SPECIFICATIONS

MAIN ENTRANCE AND LOBBY

Characterized with luxurious finishing, furniture & atrium with a double-height of 7.40 m. The floor is finished with high-quality of granite & marble. Entrance walls' cladding with a high-quality marble & fine glazing system.

PUBLIC TOILETS

The floor is finished with high-quality GEMMA ceramic tiles and the ceiling is covered by a false ceiling of gypsum boards martial. Ideal Standard sanitary.

PUBLIC FLOORS CORRIDORS

The floor is finished with high-quality marble tiles, and the walls are finished with high-quality colorful plastic paints and wooden doors.

PUBLIC WAITING AREAS

Floor finished with a high quality of marble & granite. Walls cladding with a high quality of marble, wooden doors. Ceiling cover with false ceiling of gypsum boards martial.



WINGATE

160 NORTH 90^{ST.}

our projects

MEDICAL
DESTINATION



O-court

SOUTH GATE
NEW CAIRO

