



Verandas & Centria

New Capital

new
Garden
City
NEW CAPITAL

ABOUT CITY EDGE DEVELOPMENTS

Established in 2017 as a partnership between the New Urban Communities Authority and the Housing and Development Bank, City Edge Developments strives to become the national brand for premium real estate developments in Egypt. Our focal point is to introduce progressive design concepts to the real estate market with exceptional living experiences through suburban residential communities and best in class mixed-use projects.

City Edge Developments provides development and asset management services, as well as developing its own real estate projects. In addition to a diversified land bank for third-party accounts containing indirect real estate holdings under their management that span a range of investments across all asset classes including residential, hospitality, retail, office and education.



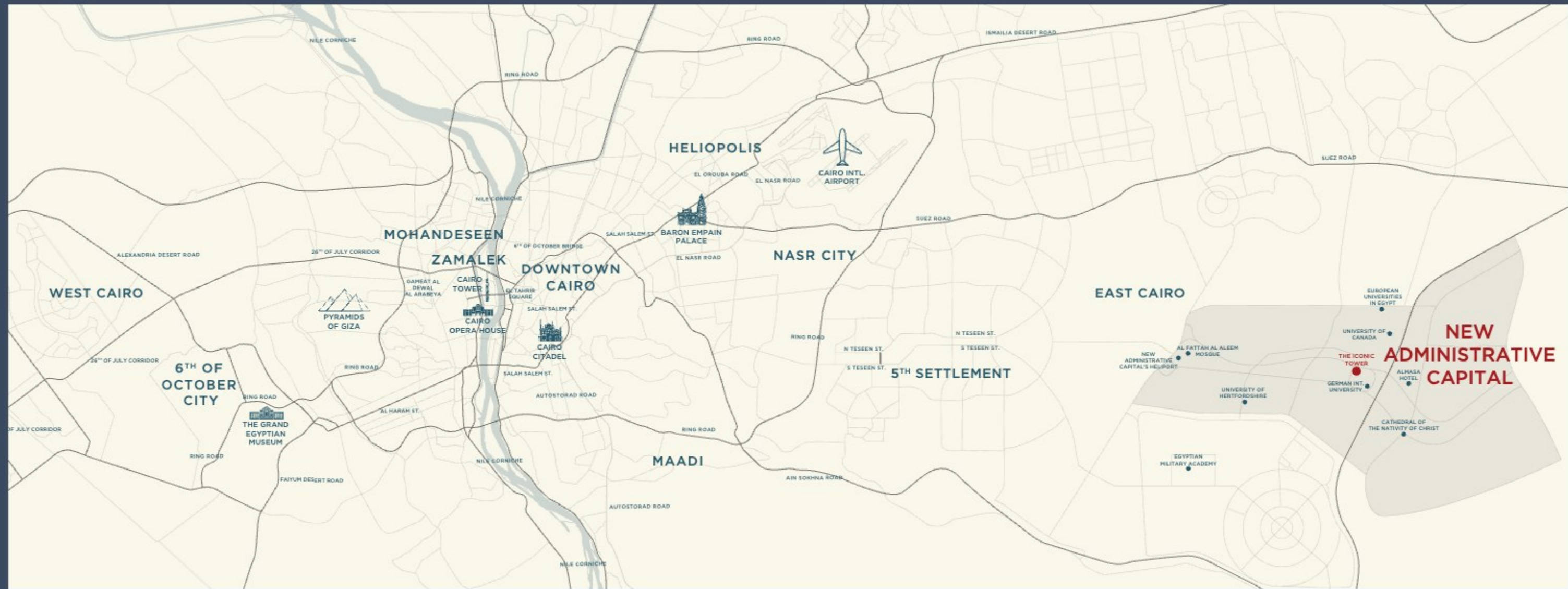
CITY EDGE
DEVELOPMENTS

ABOUT THE NEW ADMINISTRATIVE CAPITAL

The New Administrative Capital is a new urban community in Cairo, Egypt. Considered one of the economic development's projects, the capital city is part of the larger initiative, 'Egypt Vision 2030.' The new city is to be set 45 kilometers east of Cairo and just outside the Second Greater Cairo Ring Road, in a large area halfway to the seaport city of Suez. According to the plans, it will become Egypt's financial capital, housing the main governmental departments & ministries and foreign embassies. On 700 square kilometers, it is expected to house 6.5 million people.



MAP OF CAIRO



ABOUT NEW GARDEN CITY

We welcome you to live in a place, where you can see and sense the authentic vibes of the old Cairo, the old Khedival Cairo. Think the blueprints of that princely age, with its metropolitan design, architectural charm and landscape marks.

Witness today's modernity, embraced by the praised history. This is what it is built on, the notion of the street shopping experience. It is that vigorous concept of mixed-use buildings on the commercial spine, with the ground floors dedicated for retail.

Other buildings are built with ground and mezzanine retail floor to maintain the full experience. We have built each cluster with two basement floors solely for parking, making New Garden City elevated with stunning views.

That is in addition to residential-only clusters that are high up from surrounding street levels, with inner gardens and courtyards. Such designs provide the maximum privacy and luxury.



LOCATION ACCESSIBILITY

Strategically set in one of the prime locations, New Garden City lies in The New Administrative Capital's first phase. It is located between the Middle Ring Road and the Regional Ring Road on the 90th Road south from Ben Zayed Southern Axis.

The Eastern side of the project is the Residential District (R6); the Western side is the Residential District (R4), whereas the New Administrative Capital's Southern Axis lies in the southern boundary. It is worth noting that New Garden City is near the Monorail, which makes it convenient and easy to access.





THE MASTERPLANS

MASTERPLAN

Spanning across 885 feddans, New Garden City's masterplan creates balanced and special neighborhoods, carefully conceptualized into the frame of the site's natural elements. It is accessible from main and secondary entrances, making it easy to get in and out of New Garden City, which adds to the feel of convenience.

New Garden City is close to the New Administrative Capital's landmarks, overlooking the Green River, with its lush landscape. It also overlooks Commercial Business District and The Iconic Tower.

The commercial spine makes you close to your shopping and leisure wishes. The three main squares offer a major space for activity zones, so close to home. Central Park connects all zones and clusters together, for a sense of neighborhood. Mixed-use buildings give a sense of practicality, where retail and F&B are under one roof.



Disclaimer:
1.The renders are for illustrative purposes only. 2.The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4.Rights are reserved to make minor alterations to add or deduct up to 5% from areas & values. 5.All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping and pools are not included in the property and solely for illustrative purposes. 7.Master plan design is subject to minor changes without notice. 8.Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

VERANDAS & CENTRIA MASTERPLAN



VERANDAS

Life in Verandas is the manifestation of harmony. Wake up to the feel of freedom and serenity, with your eyes and soul in the heart of the vibrant and energetic atmosphere of one of the main squares. Depending on how far you can see, it is some sort of magic, with the tranquil greenery sending ripples of peacefulness and relaxation. Most clusters boast views of a serene internal courtyard, providing a private oasis for residents to enjoy. This tranquil space enhances the sense of community while offering a peaceful retreat just steps from home.



ALL YOU ASK FOR

Verandas embodies the essence of bringing a community together, creating an experience of movement and integration within the confines of your living area. Spend time with your family and friends, or chill as you take time for yourself, reveling in delicacies and à la mode garments. The ground and first floors are a world to explore, with everything you need is within reach in one stroll.

THE STUNNING VIEWS

The stunning views from the units facing the square enhance their allure, making them a premium choice. With sweeping views that stretch across the landscape, these residences provide an unmatched sense of elegance and tranquility, creating an extraordinary living experience.



HOME IS HAVEN

The charismatic architecture, with the very domed style has a representation of the sky and the infinite. Circles symbolize perfection, eternity and haven. A spacious land catering to 10 buildings of elevated apartments, you have got your own locus to call 'home...' your haven. A complete state of prestige, richness and everything exquisite.

The expansive views from the units overlooking the square elevate them to a premium status. With a breathtaking panorama right outside, these residences offer a unique blend of sophistication and serenity, making them truly exceptional.



CENTRIA



In the heart of New Garden City, stands Centria. It is a picturesque tale of the unparalleled blend of splendor and purposeful design. This is the paragon of sophisticated detail that forms the most beautiful and tunefully designed homes that are nothing short of spectacular. Most clusters overlook a charming internal courtyard, creating a secluded retreat just for residents. This intimate space offers a perfect blend of tranquility and community, inviting you to relax and unwind in a serene environment.

Centria overlooks Central Park, with a 180-degree view of greenery. With spacious land of flora and verdure, it is the sheer definition for park and green living with prime panoramas.

THE BEAUTIFUL FUSION

Merging convenience with quality in a luxurious complex, Centria features an entire ground floor for the best commercial experience. We bring shopping and dining options that taste like spark. You are a few steps away from indulging in a lifestyle like no other, with top-notch brand stores and eateries, to enjoy at any time of your day.

In Centria, practicality plays a major role to this chapter in your life. One edge is the school zone with its universities and schools, minutes away from your doorstep. Picture your children walking to school down a trail paved for their own safety, better yet, strolling across a bicycle track, in the heart of a pollution-free breezy setting.



THE CENTRIA ZONE

Nestled next to the vibrant Centria zone, a range of services awaits to enhance convenience for users. From educational institutions and religious facilities to bustling commercial buildings, these offerings are sure to enrich the experience. Stay tuned for more details on the specific functions of these amenities!



MARVELOUS DESIGNS

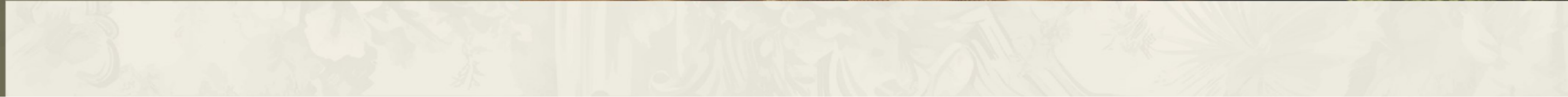
Centria comes in 15 buildings of delicate details and lines of beauty. Select your apartment, create your story, and make it a canvas of unforgettable times. We promise you a home that matches your taste for elegance, uplifting your lifestyle and living experience, surrounded by everything you need. In Centria, we grant you a state of delight, being part of a community having its own persona.



HOME TO LUXURY

With a wide array of units that matches your taste for elegance, all overlooking picturesque views, you will feel that sense of connection to your home in New Garden City.

Select what suits your needs from palaces, standalone villas, twin villas, townhouses and apartments. All surrounding an extensive promenade that is guaranteed to uplift your lifestyle and living experience.





MAIN SURROUNDINGS



SPORTING CLUB

New Garden City is surrounded by one of the largest sports and social club. The club promises a stately social park setting that offers a distinctive lifestyle and lavish features, just so close to the residential neighborhood, all interconnected to create one large lively community.

Being a neighbor to sports and social club is both an inspiration and an invitation to revel in the lifestyle you love. Pick up a new sport, fine-tune an existing one, or lounge around the poolside after training for a couple of laps. The time is set to your preference, along this sprawling premises.

FIRST- CLASS EDUCATION



Another surrounding pillar is the school district with its universities and schools around New Garden City, only a few minutes away from your doorstep. Imagine your children walking to school, down a trail oriented for their own safety, better yet, strolling across a bicycle track, amidst a pollution-free, splendid landscape.

MEDICAL CARE & SPECIALIZED CLINICS

Our residents' health and satisfaction come first, a hospital and a range of specialized clinics are around New Garden City to serve the community at all times. That is to ensure that all of their medical and wellbeing needs are catered for.





BRINGING THE FINEST HOTELIERS

In the Commercial Business District, and overlooking The Iconic Tower, we have brought world-renowned hotels that will take you on an exclusive hospitality journey. On the western side of New Garden City, there is Tiba Rose Hotel.

You will enjoy a pampered stay, all with breathtaking views of the verdure greenery. From state-of-the-art interiors, to signature food outlets and facilities, the hotels will create new standards for the capital. Explore the luxury of fine dining and a world-class spa treatment, where all your heart's desires are at your reach.