

M A M S H A
AVENUE
COMMERCIAL BROCHURE



About

CITY EDGE DEVELOPMENTS

City Edge Developments is Egypt's National leading real estate developer. The company was established between New Urban Communities Authority (NUCA) and the Housing and Development Bank (HDB).

City Edge Developments provides development and asset management services as well as developing its own real estate projects.



CITY EDGE
DEVELOPMENTS

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.



Map of CAIRO



About

THE NEW ADMINISTRATIVE CAPITAL



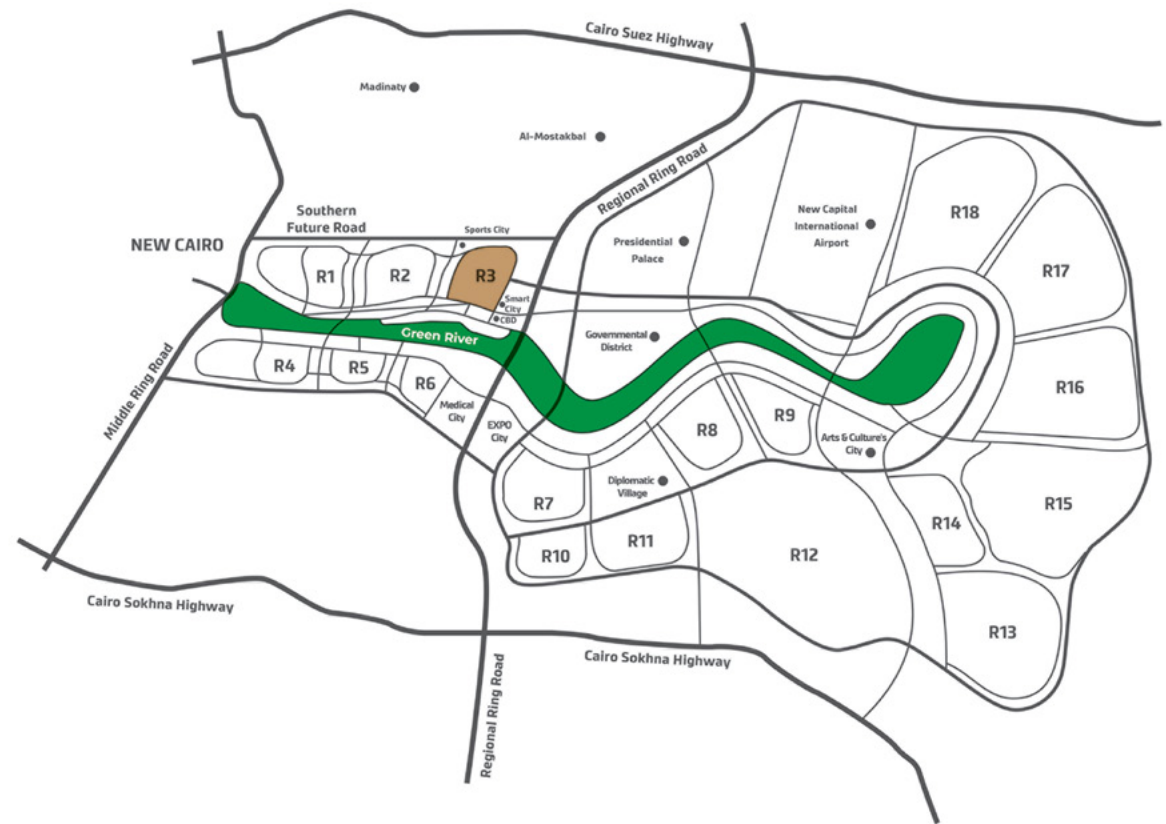
Nestled in a strategic location in Cairo, the New Administrative Capital is set out for new horizons of residential, business, commercial and economic wealth. Spanning an area of 170,000 feddans, the New Capital stands out for its unmatched sustainability and smart features, boasting a wide range of world-class amenities to serve 15 million residents.

From top-notch schools and colleges to state-of-the-art medical facilities, smart infrastructure and cutting-edge utilities, including an electric train and an international airport. The new city also unveils a breathtaking green spine spreading across 500 feddans, connecting the new city horizontally with 35 km of greenery and lush landscapes.

Located 32 km from the Cairo International Airport, 45 km from Downtown Cairo, 55 km from Ain El Sokhna, and 80 km from Suez, the New Capital is a prime address set to be Egypt's economic future with places to live, work and visit all year round.

LOCATION AND ACCESSIBILITY

Al Maqsad has full accessibility to all main roads in New Capital along with Ain Al Sokhna Road and Suez Road. Al Maqsad is the closest district to the New Capital Airport and Diplomatic Village. Prominent landmarks in the New Capital, such as the Arts & Culture and Smart cities surround it. The district is also in close vicinity to the Canadian and European universities.



32 KM

from Cairo International Airport

45 KM

from Downtown Cairo

55 KM

from Ain Sokhna

80 KM

from Suez City

WELCOME TO **AL MAQSAD**

Welcome to Al Maqsad, your future destination in the heart of the New Capital. Set to be a prominent address in Egypt's most sought-after location, Al Maqsad promises a full-fledge of vantages, including unique architectural designs with premium exterior and interior finishing, and a charming landscape with horizons of greenery and tree-lined pathways between every home.



Its strategic proximity to the New Capital's cultural city, smart city and sports city, as well as the Canadian and European university offers unmatched luxury, making it a future address for those who appreciate distinguished ways of living.



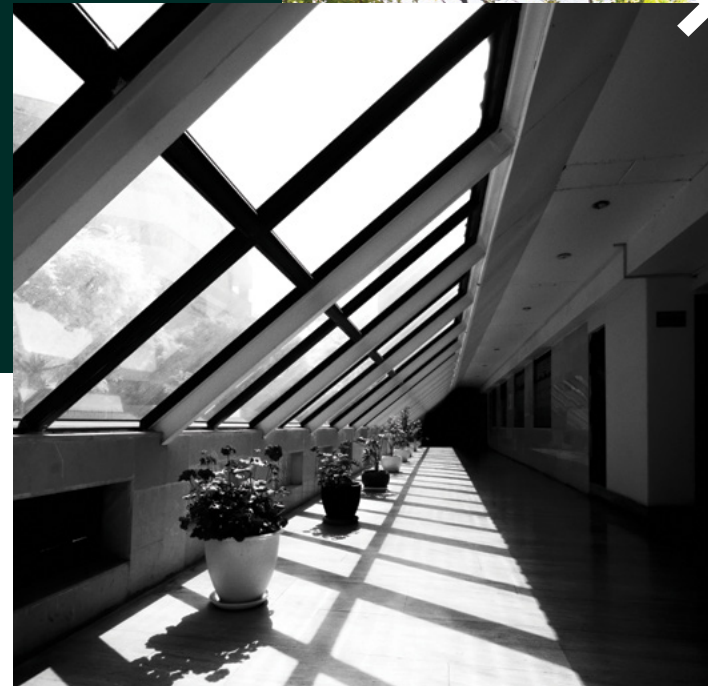




INTO MAMSHA AVENUE

Mamsha Avenue is the premier residence created for those looking for an elevated lifestyle and a special community experience. It is the place where you can treat your eyes and soul to splendid views of landscapes and greenery.

Mamsha Avenue brings you the most eminent residential units, office spaces, commercial areas with retail stores, restaurants, cafes and medical facilities... all together.



THE MASTERPLAN



THE MASTERPLAN OF MAMSHA AVENUE





Discovering **THE CULINARY CHARMS WITHIN**

Within this gated compound, you'll discover a collection of elegant restaurants that exude luxury and style. These fancy dining spots offer a refined atmosphere and gourmet dishes prepared with meticulous attention to detail. From upscale decor to exquisite flavors, each restaurant provides a sophisticated dining experience that caters to discerning tastes.

Whether you're enjoying a fine dining meal or sipping on premium wines and cocktails, this parcel is the epitome of indulgence and class, perfect for those seeking a special culinary journey.



EXCELLENT **BUSINESS FACILITIES AND OFFICES**

With its robust business core, Mamsha Avenue is home to major corporations and private business offices. With so many workspace options, you are guaranteed to find the professional work environment you are in search for.



SMOOTH LIVING EXPERIENCE



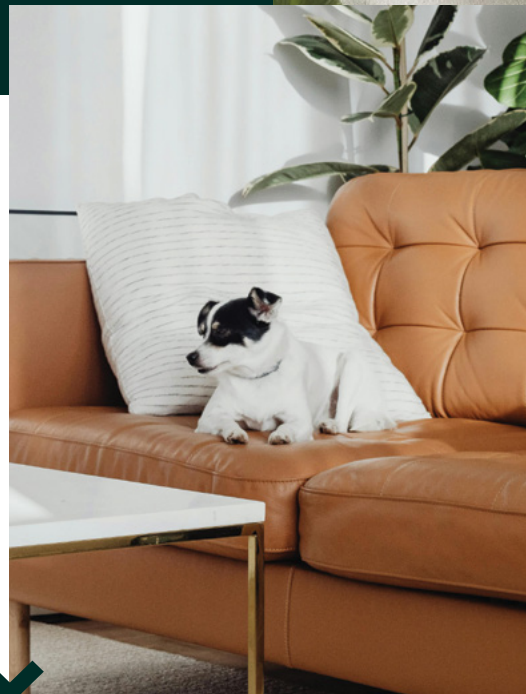
Nothing speaks an integrated life like having world class facilities and amenities right next to home. Right when you step in, you will feel welcomed at the fully finished stately entrances and lush lobbies for the best level of satisfaction and opulence.

Inside your home, we offer a fiber-to-home connection (FTTH), as well as a Triple play system (IPTV, IP telephone and IP internet).

All across Mamsha Avenue, the public areas are secured with the latest firefighting technology systems. That is along with designated parking areas, for the maximal level of safety and allowing uninterrupted scenery.

GRACEFUL DESIGNS

Just above the retail and office floors, Mamsha Avenue brings a graceful selection of units. Fully finished in designs that match your taste and lifestyle, you have the freedom to select what you desire.



From every corner of your home, you can enjoy scenic views of evergreen landscape and panoramas. Homes are designed in colors and elements that bring a sense of tranquility, privacy and luxury. So, you are closely set to all facilities and services you will need.





PREMIUM **HEALTHCARE SERVICES**

Mamsha Avenue residents' medical needs are always at the top of our concerns. Our best healthcare facilities and clinics are fully accessible to all homeowners, for a healthy community environment. With the best doctors, we promise you the highest extent of precision and care.





FLOOR PLANS

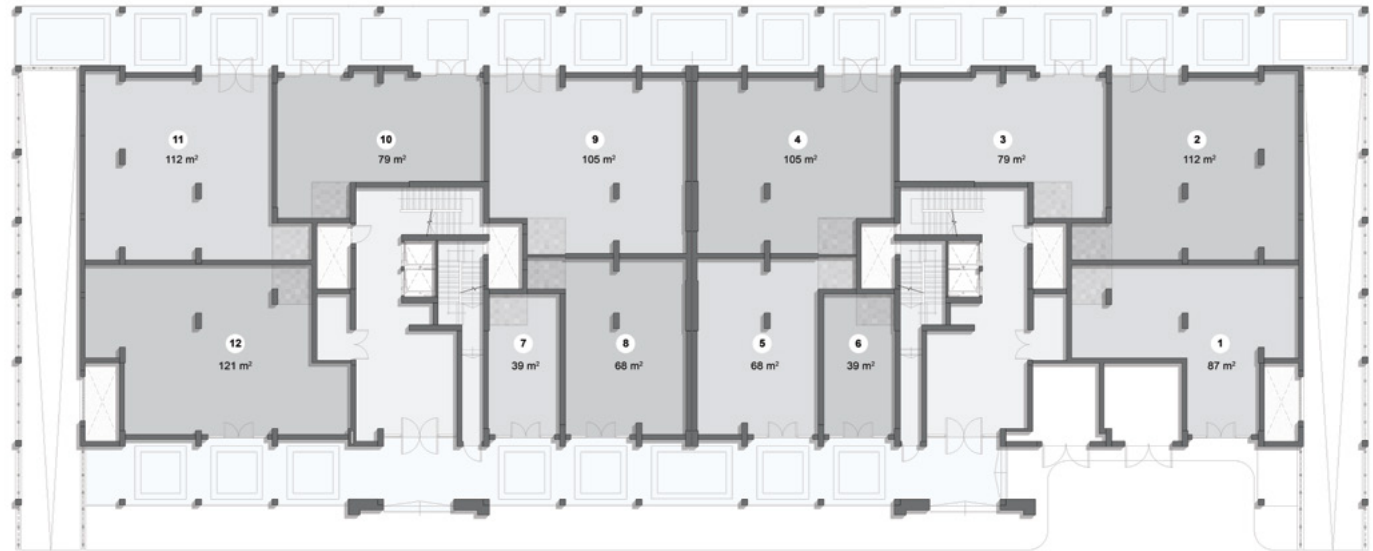
THE MASTERPLAN OF MAMSHA AVENUE



● GF - PROTOTYPE 1

FLOOR PLANS

Ground Floor (PROTOTYPE 1) - RETAIL



Ground Floor Plan Prototype 1

Disclaimer:

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs According to the third and sixth clauses. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings added or deducted from areas& values According to the third and sixth clauses.

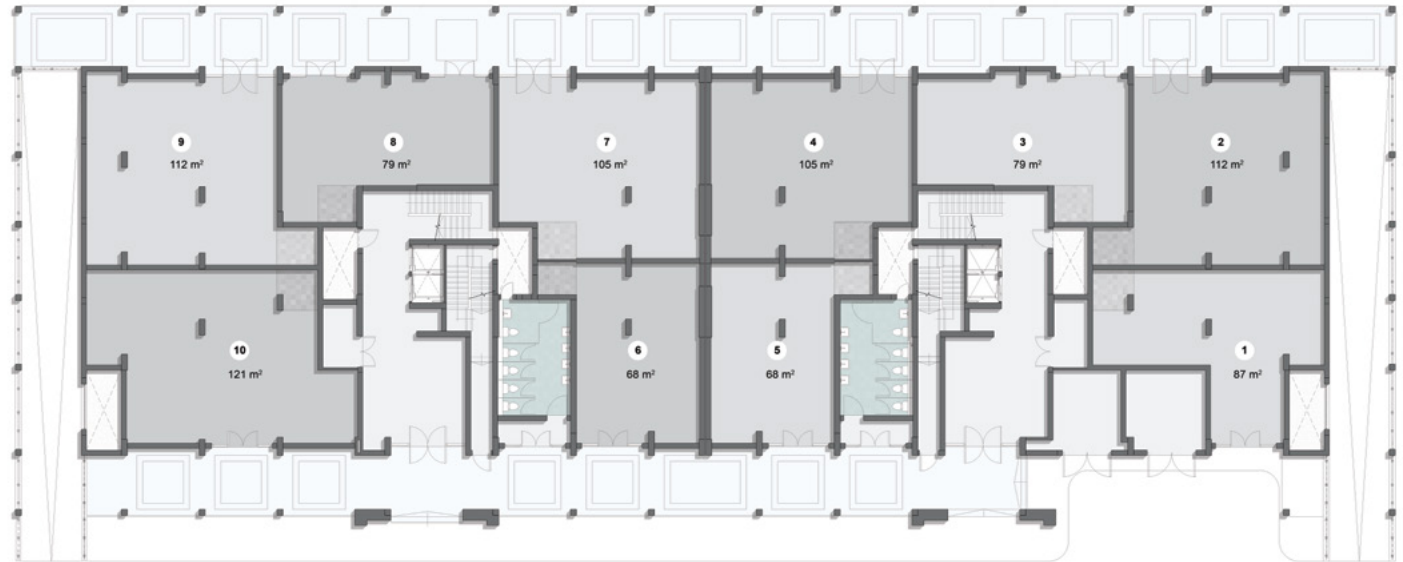
THE MASTERPLAN OF MAMSHA AVENUE



● GF - PROTOTYPE 2

FLOOR PLANS

Ground Floor (PROTOTYPE 2) - RETAIL



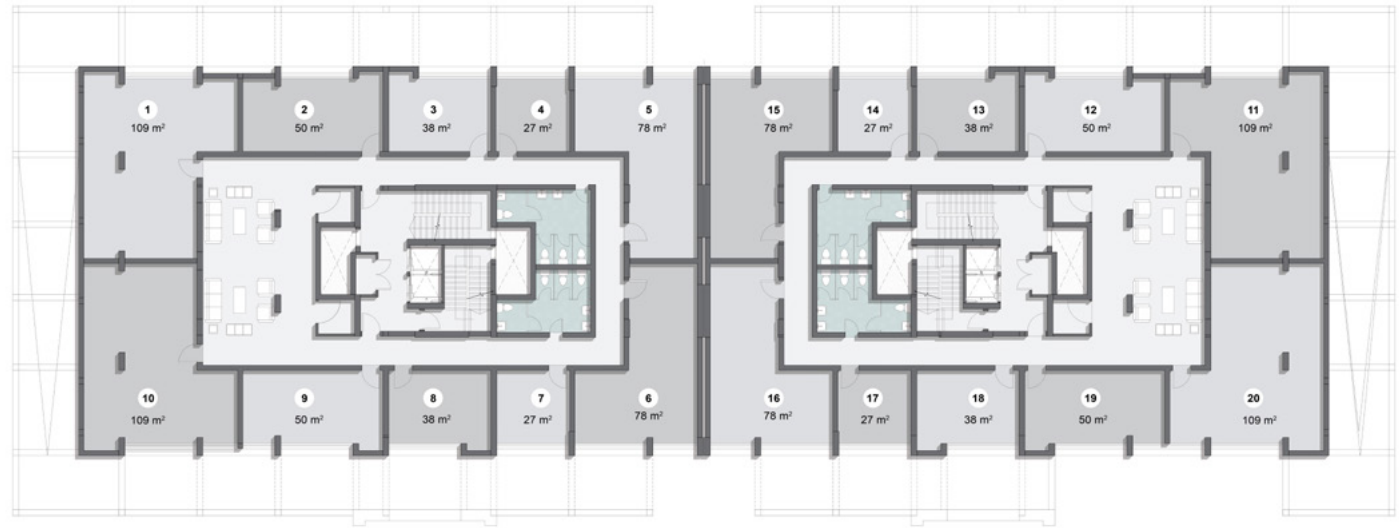
Ground Floor Plan Prototype 2

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FLOOR PLANS

Mezzanine OFFICES/ CLINICS



Mezzanine Floor Plan

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