

NILE HEIGHTS

MASPERO BUSINESS TOWER

MASPERO

TRIANGLE

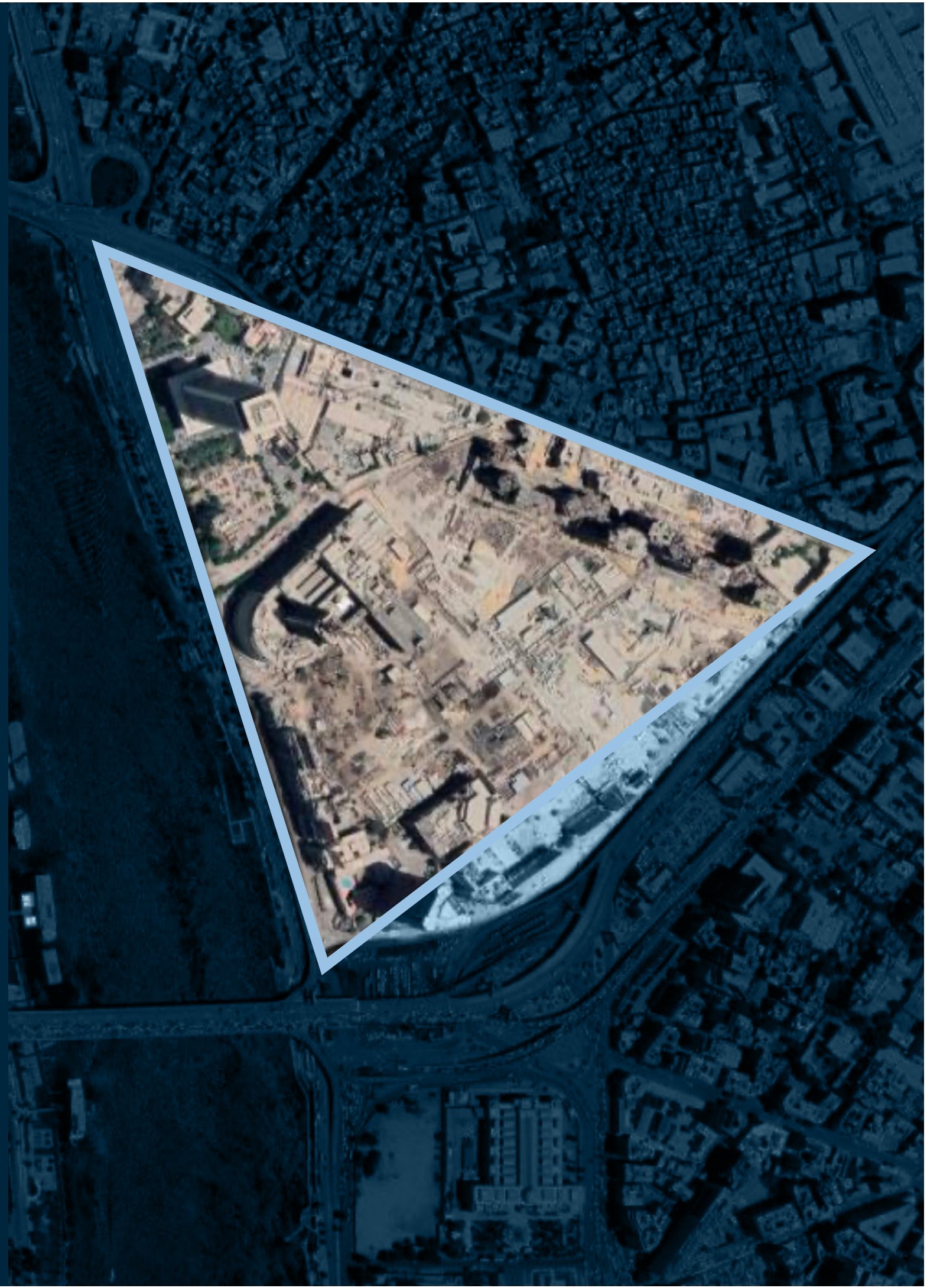


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ABOUT CITY EDGE DEVELOPMENTS

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.

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.



MASPERO TRIANGLE
OVERVIEW

A MODERNIZED HISTORIC DISTRICT

Maspero Triangle has long been a proud symbol of heritage and history in Cairo. Some of its areas were established in the 1400s and the rest were built in the 1800s. Today, it is set to become one of Downtown Cairo's central points for business, commercial and investment opportunities. Within its land plot area of 77 acres near the Nile River, City Edge Developments will be establishing residential, commercial, administrative and hospitality towers. As a 21st century symbol of modernization, Maspero Triangle is set to transform the destination from its original setting of Egypt's 'Golden Age' to 'Egypt's Modern Downtown Experience'.





PROJECT OVERVIEW

SET TO BE A MUST-VISIT DESTINATION FOR TOURISTS & CAIRENES ALIKE

As a landmark of heritage, Maspero Triangle is transforming into a symbol of Cairo's urban evolution throughout the ages. It is set to be the modern destination for residential, commercial, and business attractions, drawing thousands of local and international tourists as well as investors from around the world.



CAIRO'S MODERN DOWNTOWN EXPERIENCE

Situated in a prominent location on the Nile River in Downtown Cairo, Maspero Triangle will embody the modern-day Cairene, urban and Downtown experience. This modern downtown center point will be divided into 24 sub plots, boasting a variety of mixed-use projects that will range from residential and hospitality to administrative and commercial. Spanning a total land area of 327,000 sqm, Maspero Triangle is surrounded by the Nile Corniche from the Western side, El Galaa Street from the eastern side, 26th of July Corridor from the northern side and Abdel Moneim Riad Square from the southern side, making it easily accessible from most Cairo districts.



MAMSHA
أهل مصر AHLMISR

Abo El Elaa
Mosque

Ministry of
Foreign Affairs

Royal
Chariots
Museum

Maspero TV &
Radio Building

Italian
Consulate

Hilton
Ramses Hilton

El-Galaa St.

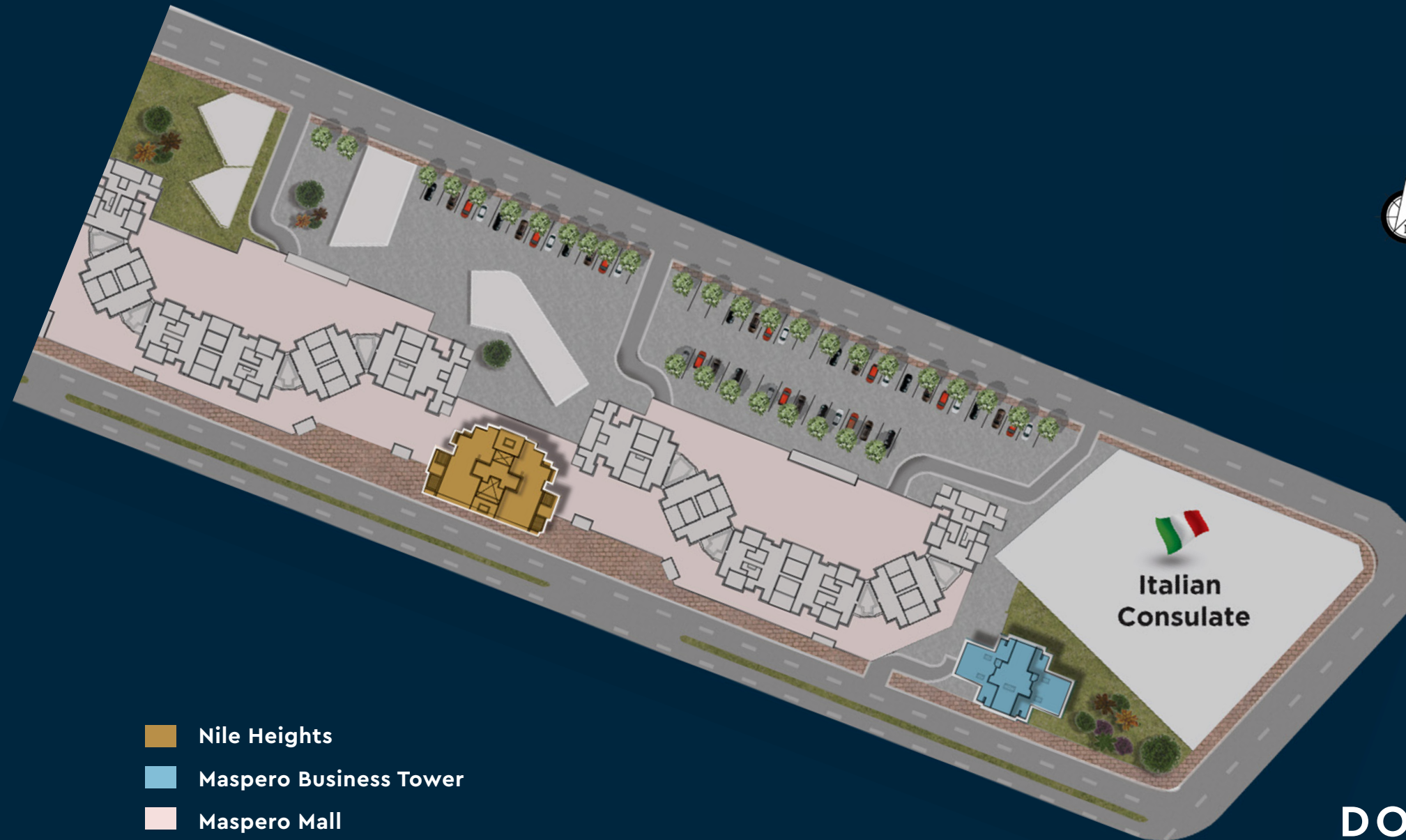
26th of July Corridor

Nile Corniche

Nile River

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- Nile Heights
- Maspero Business Tower
- Maspero Mall

DOWNTOWN CAIRO, THE CENTER FOR EVERYTHING

Set to be a central hub for businesses, Maspero Triangle is located within close proximity to the 26th of July Corridor, El Galaa Street and Abdel Moneim Riad Square. It is also home to a number of heritage buildings and landmarks, such as the Radio and Television Union (Maspero) Building, the Foreign Affairs Ministry Building, the Ramses Hilton Hotel, the Sultan Abu El Elaa Mosque, the Royal Chariots Museum and the Italian Consulate.

10 minutes from Ramses Train Station

6 minutes from the Egyptian Museum

6 minutes from Tahrir Square

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NILE HEIGHTS
MASPERO BUSINESS TOWER

NILE HEIGHTS

A PRESTIGIOUS DOWNTOWN ADMINISTRATIVE EXPERIENCE

From remarkable views of Cairo's dazzling cityscape to renowned commercial experiences, Nile Heights is a momentous business tower that provides a futuristic setting for Cairenes. A place that brings the city's monumental architecture, vast skyline, Nile River, lush spaces and vibrant sunsets into daily office views.

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NILE HEIGHTS
MASPERO BUSINESS TOWER

AMENITIES

WORLD-CLASS AMENITIES
AND FACILITIES

Nile Heights is a symbol of business prosperity in Cairo's most central address. The 24-storey business tower accommodates a spacious upper garage, a ground-level commercial podium, and 134 fully finished office spaces ranging between 92 sqm to 206 sqm. A wide range of amenities is designed to promise daily inspiration, central convenience and exceptional experiences for your thriving business.

AMENITIES



Fire-fighting Systems



FTTH



Triple Play System (IPTV –
IP Telephone – IP Internet)



Elevators



Audio Digital Intercom

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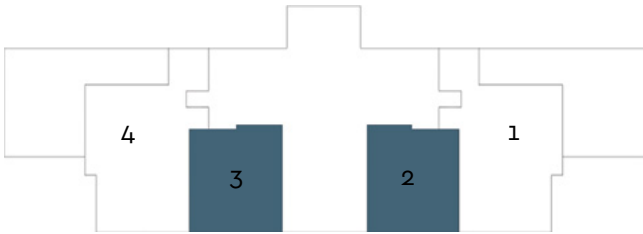
TYPE1

TOTAL AREA: 92

01	Room 1	8.75 x 3.72
02	Corridor	2.13 x 1.10
03	Pantry	2.40 x 3.60
04	Toilet	2.00 x 2.40
05	Room 2	4.63 x 3.75



FLOORPLANS



First Floor Plan

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TYPE2

TOTAL AREA: 162

01	Entrance Lobby	3.00 x 1.87
02	Lobby	1.20 x 1.30
03	Pantry	3.12 x 3.60
04	Toilet 1	1.22 x 2.30
05	Toilet 2	2.27 x 2.44
06	Corridor 1	3.62 x 1.20
07	Room 1	4.00 x 8.76
08	Room 2	3.95 x 4.88
09	Room 3	3.75 x 3.75
10	Room 4	3.75 x 3.75
11	Corridor 2	1.10 x 3.88



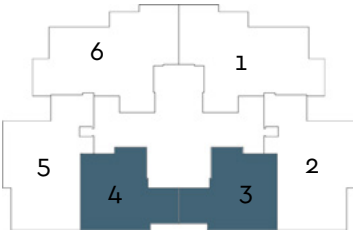
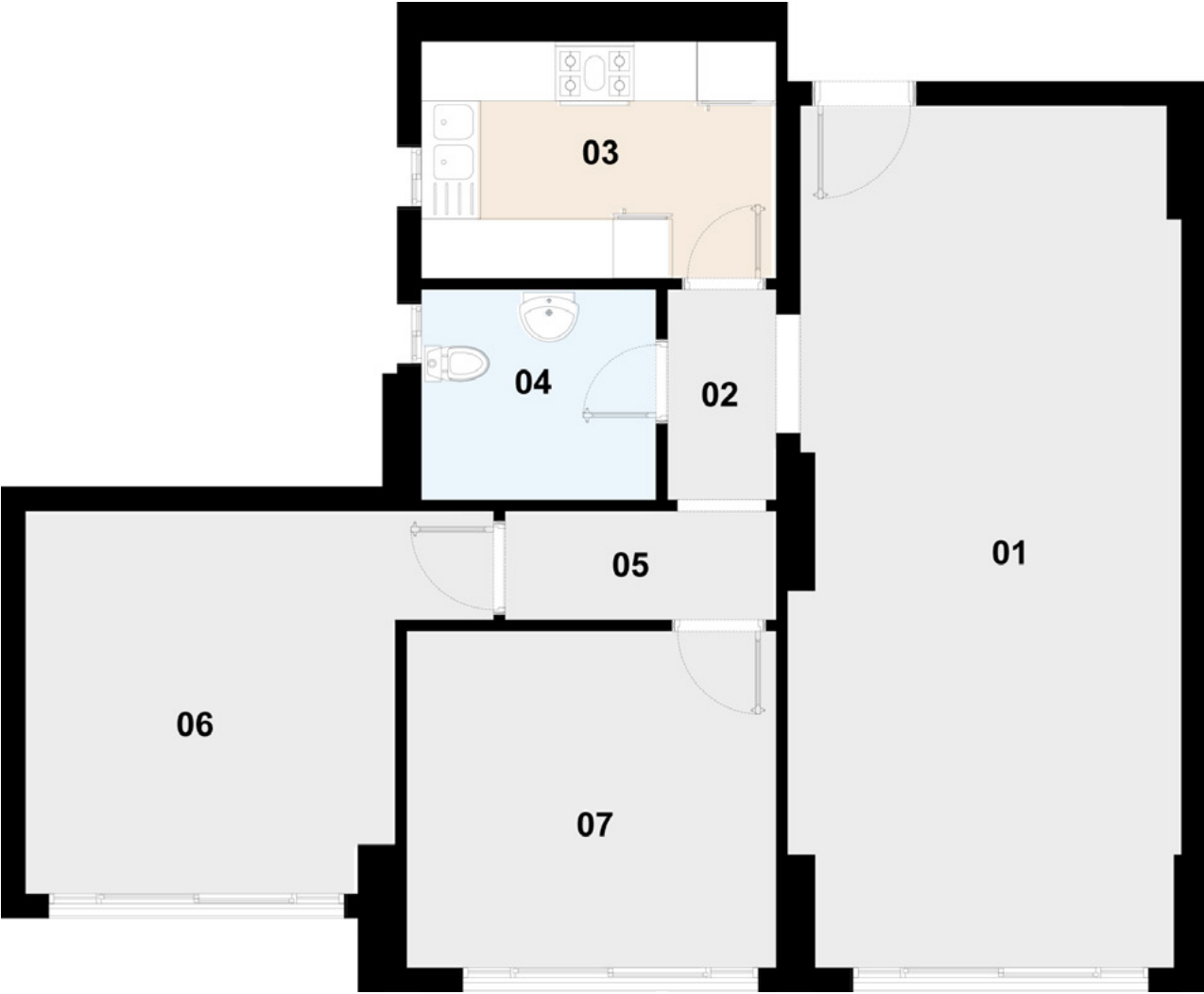
First Floor Plan

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TYPE 3

TOTAL AREA: 113

01	Room 1	4.00 x 8.75
02	Corridor 1	1.10 x 2.13
03	Pantry	3.60 x 2.40
04	Toilet	2.30 x 2.13
05	Corridor 2	2.75 x 1.10
06	Room 2	3.75 x 3.89
07	Room 3	3.75 x 3.41



Second Floor Plan

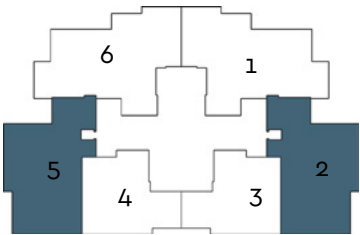
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TYPE 4

TOTAL AREA: 168

01	Entrance Lobby	3.00 x 1.87
02	Lobby	1.20 x 1.30
03	Pantry	3.12 x 3.60
04	Terrace	1.39 x 2.64
05	Toilet 1	1.10 x 2.30
06	Toilet 2	2.27 x 2.44
07	Corridor 1	3.62 x 1.20
08	Room 1	4.00 x 8.76
09	Room 2	3.95 x 4.88
10	Room 3	3.75 x 3.75
11	Room 4	3.75 x 3.75
12	Corridor 2	1.10 x 3.88



Second Floor Plan

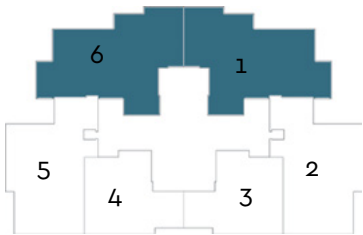
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TYPE5

TOTAL AREA: 185

01	Entrance Lobby	2.00 x 2.21
02	Room 1	8.20 x 4.00
03	Terrace	3.24 x 3.80
04	Room 2	3.75 x 3.75
05	Room 3	3.75 x 3.75
06	Room 4	4.20 x 4.00
07	Toilet 1	2.47 x 2.00
08	Corridor 1	3.74 x 1.20
09	Toilet 2	2.34 x 2.19
10	Storage	1.15 x 2.00
11	Corridor 2	1.16 x 2.20
12	Toilet 3	2.10 x 1.10
13	Pantry	3.64 x 2.86
14	Lobby	1.48 x 1.23



Second Floor Plan

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TYPE 6

TOTAL AREA: 184

01	Entrance Lobby	3.00 x 1.87
02	Lobby	1.20 x 1.30
03	Pantry	3.12 x 3.60
04	Terrace 1	1.39 x 2.64
05	Toilet 1	1.10 x 2.30
06	Toilet 2	2.27 x 2.44
07	Corridor 1	3.62 x 1.20
08	Room 1	4.00 x 8.00
09	Terrace 2	3.79 x 1.49
10	Room 2	3.95 x 4.20
11	Toilet 3	2.50 x 2.37
12	Room 3	3.75 x 3.75
13	Room 4	3.75 x 3.75
14	Corridor 2	1.10 x 3.88



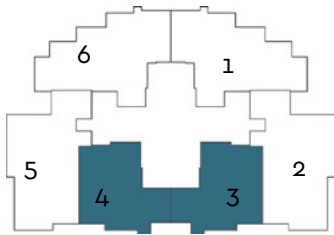
Third To Twentieth Floor Plan

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TYPE 7

TOTAL AREA: 130

01	Room 1	3.87 x 8.00
02	Terrace	3.79 x 1.49
03	Lobby	1.10 x 1.65
04	Pantry	3.60 x 2.40
05	Toilet 1	2.38 x 1.25
06	Toilet 2	2.53 x 2.11
07	Corridor	5.70 x 1.10
08	Room 2	3.75 x 3.95
09	Room 3	3.75 x 3.75



Third To Twentieth Floor Plan

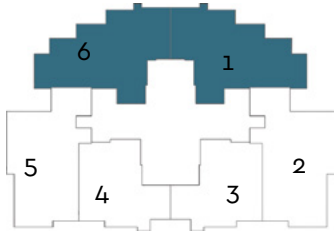
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TYPE 8

TOTAL AREA: 176

01	Entrance Lobby	2.00 x 2.21
02	Room 1	8.20 x 4.00
03	Terrace	3.24 x 1.89
04	Room 2	3.75 x 3.75
05	Room 3	3.75 x 3.75
06	Room 4	4.20 x 4.00
07	Toilet 1	2.47 x 2.00
08	Corridor 1	3.74 x 1.20
09	Toilet 2	2.34 x 2.19
10	Storage	1.15 x 2.00
11	Corridor 2	1.16 x 2.20
12	Toilet 3	2.10 x 1.10
13	Pantry	3.64 x 2.86
14	Lobby	1.48 x 1.23



Third To Twentieth Floor Plan

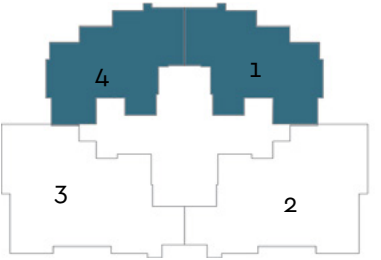
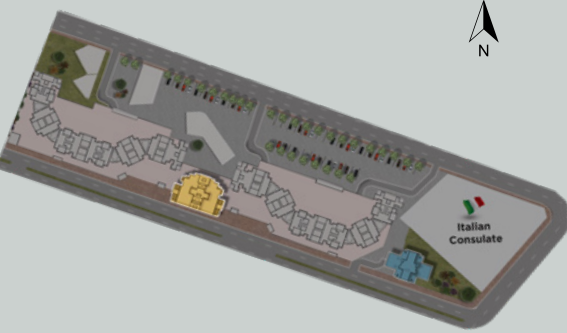
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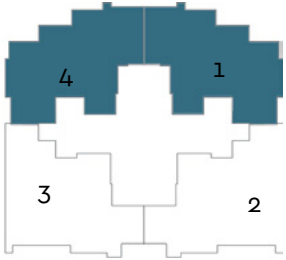
TYPE 9

TOTAL AREA: 188

01	Entrance Lobby	2.00 x 2.21
02	Room 1	6.70 x 4.00
03	Room 2	4.76 x 3.17
04	Terrace	3.24 x 1.89
05	Room 3	3.75 x 3.75
06	Room 4	3.75 x 3.75
07	Room 5	4.20 x 4.00
08	Toilet 1	2.47 x 2.00
09	Corridor 1	3.74 x 1.20
10	Toilet 2	2.34 x 2.19
11	Storage	1.15 x 2.00
12	Corridor 2	1.16 x 2.20
13	Toilet 3	2.10 x 1.10
14	Pantry	3.64 x 2.86
15	Lobby	1.48 x 1.23



Twenty First Floor Plan



Twenty Second To
Twenty Fourth Floor Plan

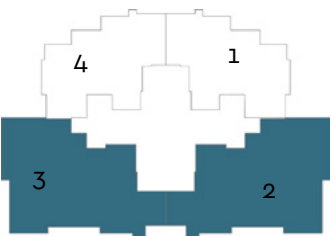
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TYPE10

TOTAL AREA: 206

OUTDOOR TERRACE: 85

01	Lobby	2.67 x 2.74
02	Pantry	5.39 x 3.75
03	Room 1	4.00 x 8.65
04	Outdoor Terrace	4.97 x 14.56
05	Terrace 1	3.79 x 0.84
06	Corridor	7.20 x 2.20
07	Toilet 1	2.38 x 1.66
08	Toilet 2	2.38 x 2.06
09	Room 2	4.00 x 4.94
10	Terrace 2	3.79 x 1.69
11	Room 3	3.75 x 3.75
12	Room 4	3.75 x 3.95
13	Toilet 3	2.51 x 2.00
14	Lobby 2	1.80 x 1.40



Twenty First Floor Plan

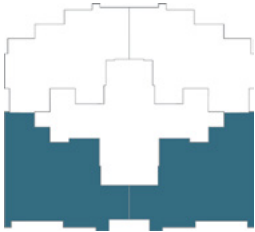
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TYPE11

TOTAL AREA: 206

01	Lobby	2.67 x 2.74
02	Pantry	5.39 x 3.75
03	Room 1	4.00 x 7.80
04	Terrace 1	3.79 x 1.69
05	Corridor	5.68 x 2.20
06	Toilet 1	2.38 x 1.66
07	Toilet 2	2.31 x 2.06
08	Lobby 2	1.80 x 1.40
09	Room 2	4.00 x 4.94
10	Terrace 2	3.79 x 1.69
11	Room 3	3.75 x 3.75
12	Room 4	3.75 x 3.95
13	Toilet 3	2.51 x 2.00



Twenty Second To
Twenty Fourth Floor Plan

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NILE HEIGHTS

MASPERO BUSINESS TOWER

FINISHING SPECS

-  Porcelain floors
-  Acrylic painted walls
-  HDF floors
-  Acrylic painted walls
-  Ceramic walls and ceramic floors

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SALES OFFICES

El Sheikh Zayed: Arkan Plaza, Building 4, 6th Floor.
New Cairo: Intersection South 90th St. with Mohamed Naguib axis.
New Alamein: 107 Alex Matrouh Road.
Mansoura: 24, Gomhoreya Street.

 **16044**

cityedgedevelopments.com