

MASPERO MALL



MASPERO

TRIANGLE

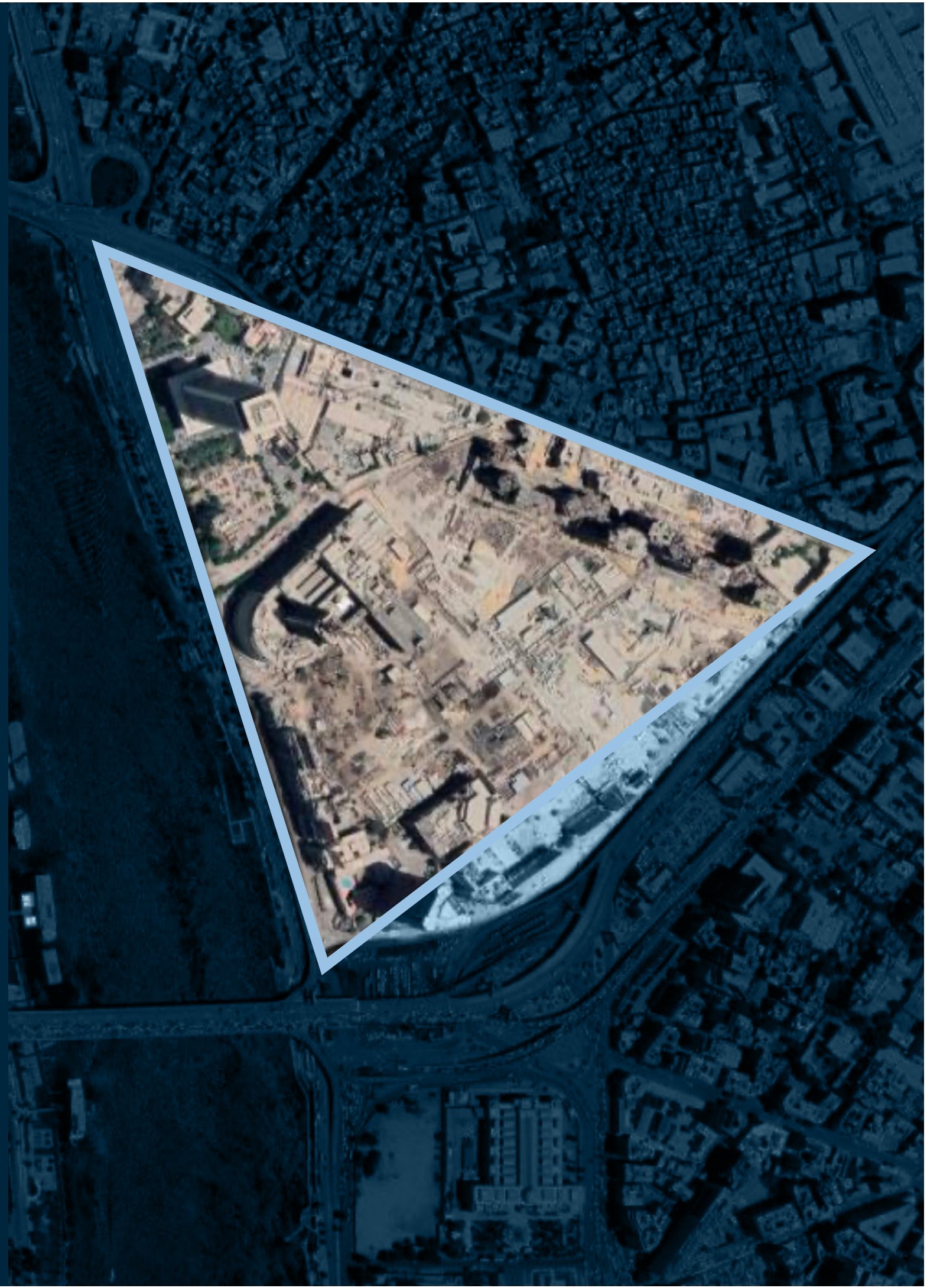


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ABOUT CITY EDGE DEVELOPMENTS

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.



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, residential 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'.

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.

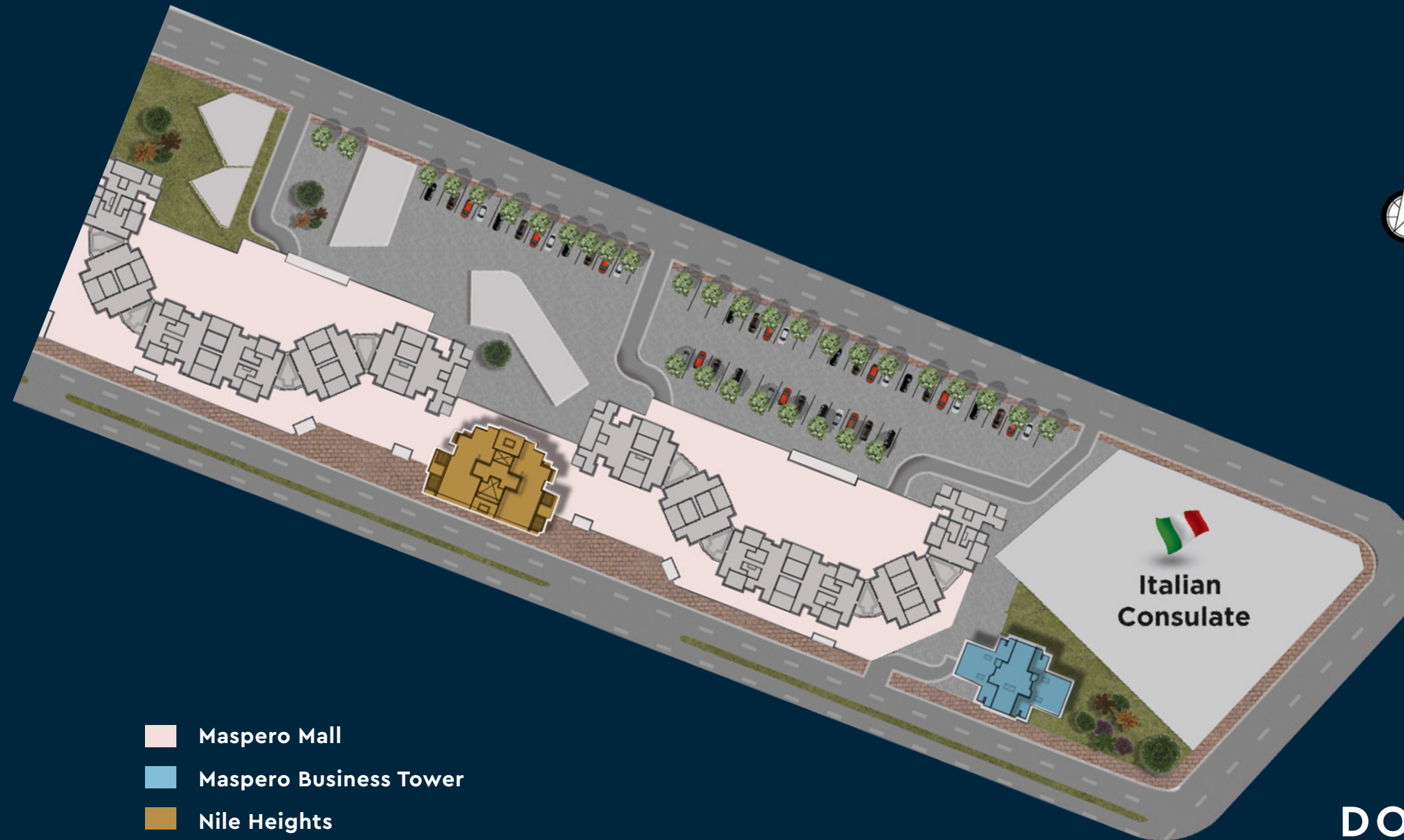
26th of July Corridor

Nile Corniche

Nile River

Disclaimer:

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- Maspero Mall
- Maspero Business Tower
- Nile Heights

DOWNTOWN CAIRO, THE CENTER FOR EVERYTHING

Set to be a central hub for entertainment, Maspero Triangle is located within close proximity to the 26 of July Street, Al-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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MASPERO
MALL

MASPERO MALL

A LANDMARK OF RETAIL & LIFESTYLE EXPERIENCES

Maspero Mall is a unique destination for retail and lifestyle experiences in the heart of Cairo. Situated in Maspero Triangle, Maspero Mall is an icon of downtown Cairo offering unforgettable shopping experiences, delicious cuisines and a variety of distractions that will leave you entertained. Drawing on a heritage that stretches back thousands of years, Maspero Mall seeks to mark a new era of modern experiences to delight future generations ahead.

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MASPERO MALL

AMENITIES

WORLD-CLASS AMENITIES AND FACILITIES

Maspero Mall is designed to offer extraordinary experiences in the heart of Cairo. Its wide range of retail and lifestyle attractions spread out across 28 commercial units spanning 75 sqm to 1,057 sqm. Welcoming thousands of visitors throughout the year, the commercial podium provides plenty of parking spaces, helping you move around easily, leaving no room for traffic jam. As a thriving commercial destination, Maspero Mall continues to ensure memorable experiences for everyone through state-of-the-art services and facilities.

AMENITIES



Fire-fighting Systems



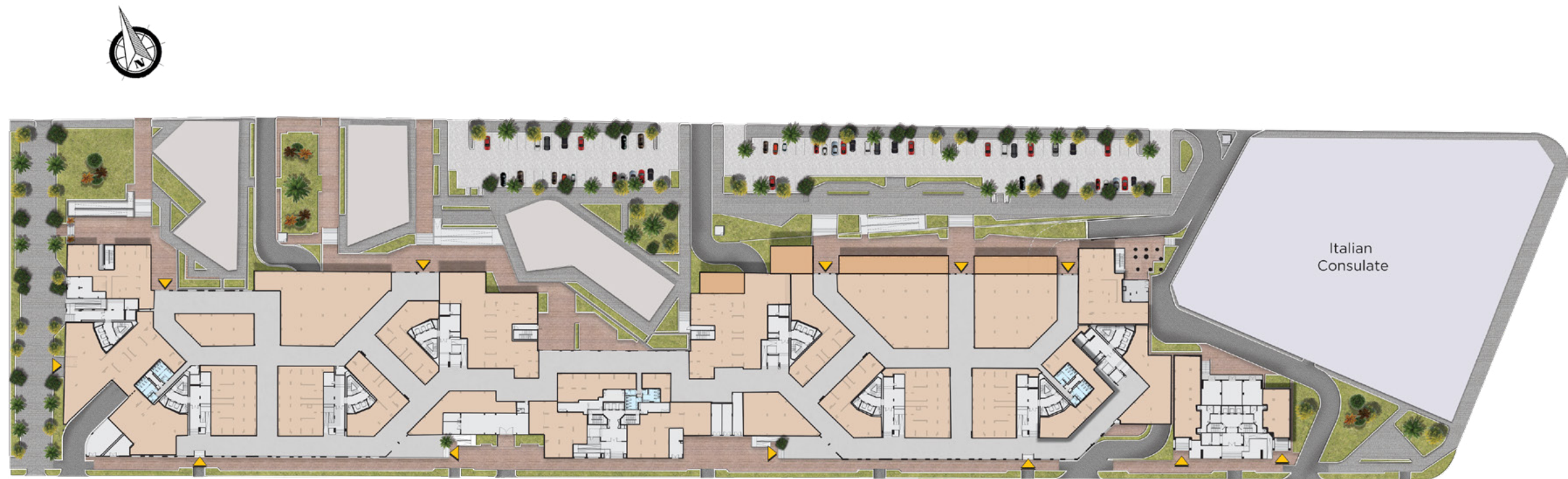
FTTH



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

MASPERO MALL

GROUND LEVEL



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MASPERO MALL

FINISHING SPECS



Units are delivered as Core & Shell



Central AC is available in all commercial units



Public Areas, Lobbies, Service Areas & Building Entrances & Elevations are delivered fully finished.

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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

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