

MAMSHA
DISTRICT

ALMAQSAD
NEW CAPITAL



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.

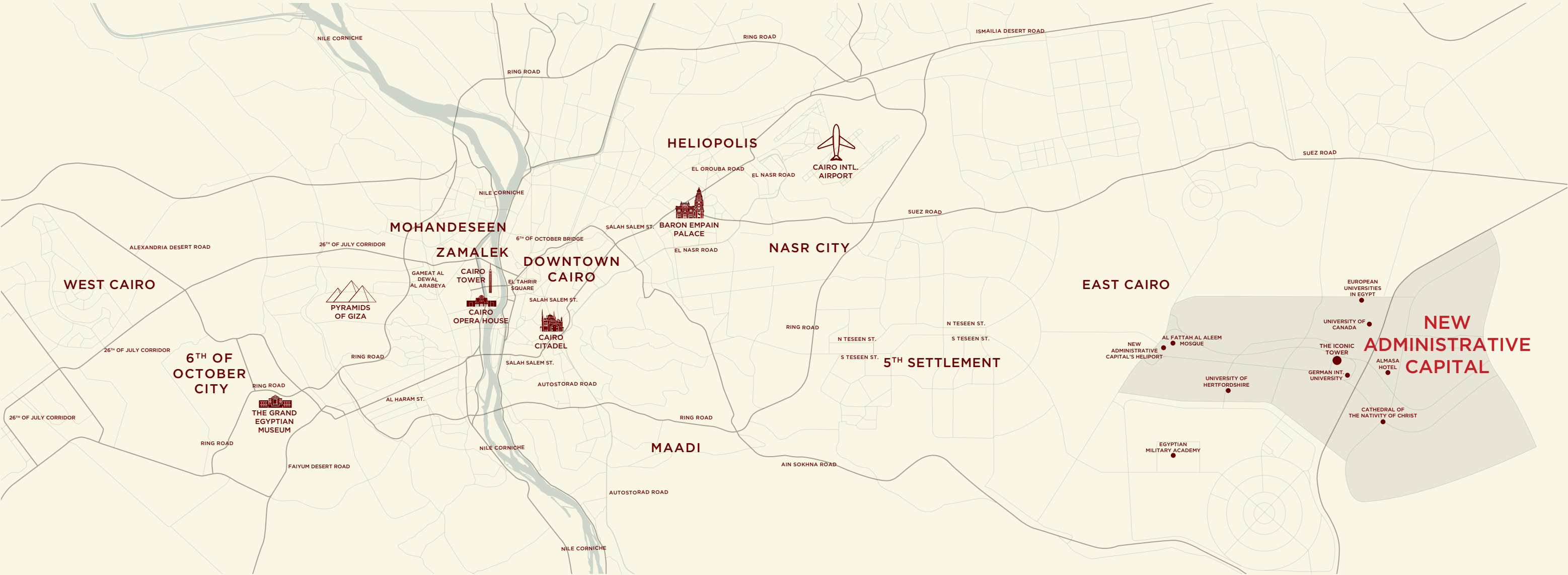


ABOUT **THE NEW CAPITAL**

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.

MAP OF CAIRO





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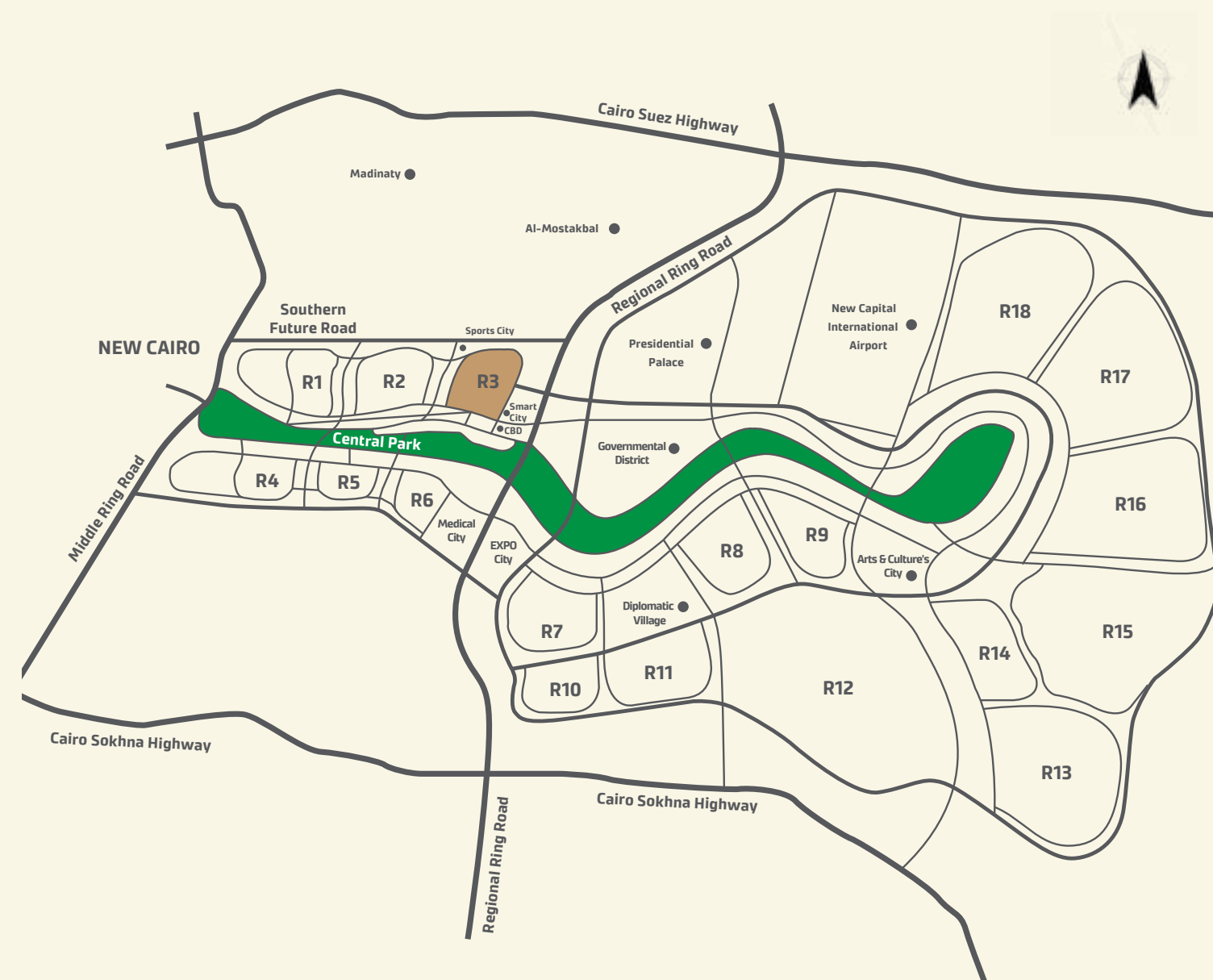
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LOCATION & ACCESSIBILITY

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 surrounding it. The district is also in close vicinity to the Canadian and European universities.



32km from Cairo International Airport
45km from Downtown Cairo
55km from Ain Sokhna
80km 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 Arts & Culture City, Smart City, Sports City, Central Business District, Medical City, Expo City, Diplomatic Village, Governmental District as well as the Canadian and European universities offer unmatched luxury, making it a future address for those who appreciate distinguished ways of living.



MAMSHA DISTRICT

INTRODUCING **MAMSHA DISTRICT**

WHERE CONTEMPORARY LIFESTYLE
MEETS MODERN FUNCTIONALITY

Introducing timeless excellence, where contemporary lifestyle meets modern functionality at Mamsha District. For a new kind of retail luxury, business success, medical care and living experience, in a prime location surrounded by lush landscapes and open spaces, this is the place where everything you seek in an integrated way of life exists – welcome to Mamsha District.



OFFICES

RETAIL

CLINICS

RESIDENTIAL

MASTER PLAN



MAMSHA DISTRICT

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PROJECT OVERVIEW

A TRULY INTEGRATED EXPERIENCE

At Mamsha District, the exclusivity of an integrated lifestyle remains the same, but the experience has been perfected. Nestled in a strategic location nearby main road exists and surrounded by green landscapes, a range of 10 modern, sleek and practical buildings are established to provide outstanding retail units, offices, clinics and residential spaces. The contemporary buildings exude vibrant views, ample spaces and premium amenities. Fully finished building entrances, grand lobbies, secure public areas and green landscapes present a seamless blend of everyday convenience and luxury. Here at Mamsha District, the experience is truly refined.



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A PROMISE OF TRUE LUXURY

Mamsha District is proud to present its retail units, which truly live up to its promise. Spread out across 10 buildings in the ground floor, the retail units range between 33 sqm to 115 sqm. Each building is lined up by 12 retail units delivered in core and shell, overlooking awe-inspiring landscapes and open spaces. The buildings feature fully-finished elevated entrances, spacious lobbies, service areas, and public areas with elegant shading and secure firefighting systems. At Mamsha District, be inspired with exclusive retail options, where you can find fashion, jewelry, culinary delicacies and much more.



THE RETAIL EXPERIENCE

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OFFICE + CLINICS MEZZANINE EXPERIENCE INNOVATIVE DISTINCTION

Mamsha District boasts a wide range of distinguished offices and clinics across its 10 buildings on the mezzanine floor. Featuring 20 units per building ranging between 23 sqm to 151 sqm, you will find exclusive business prospects and healthcare with splendid views and a prime location leading to main road exists. The units come with nearby surface parking areas, pedestrian walkways and bicycle lanes, as well as fully-finished entrances, lobbies, service areas, and public areas with secure firefighting systems. Here, the offices and clinics stand out with absolute innovation and distinction.



BUSINESS OPPORTUNITIES & MEDICAL CARE

OFFICES

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RETAIL

GROUND FLOOR

Prototype A



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RETAIL

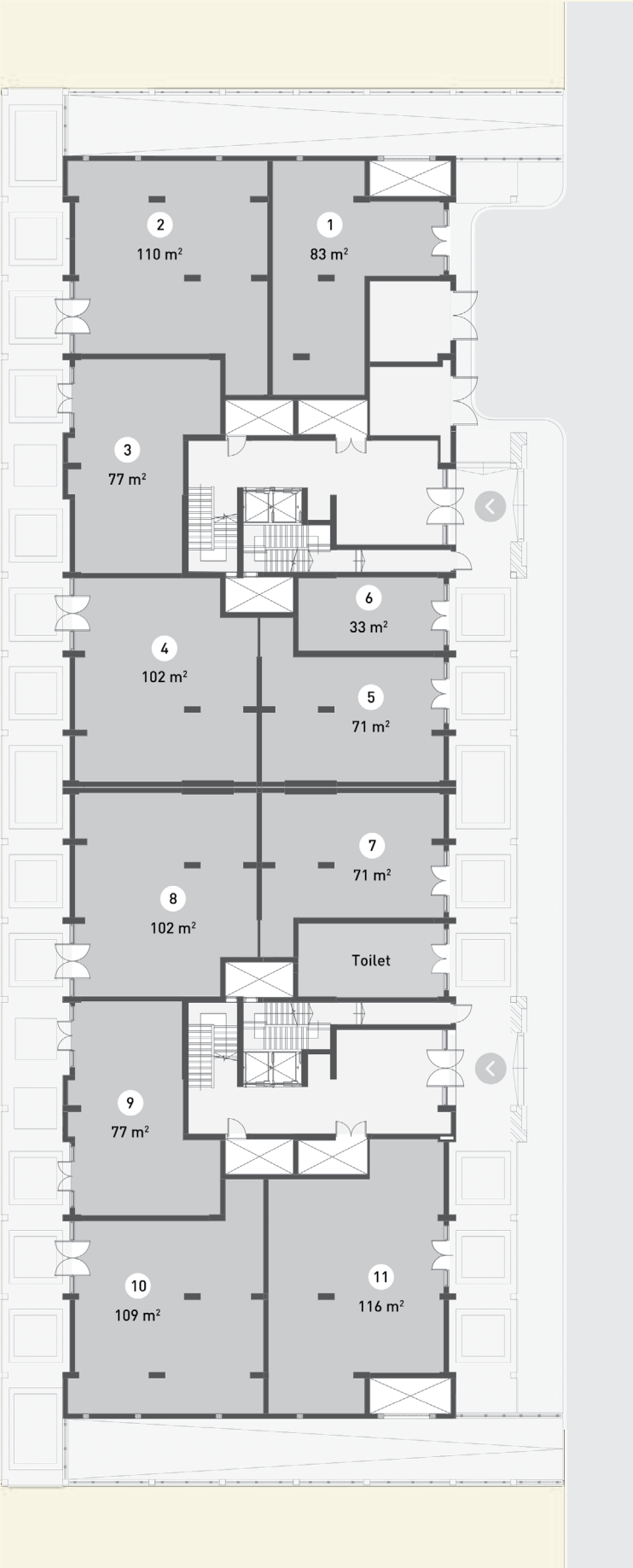
GROUND FLOOR

Prototype B



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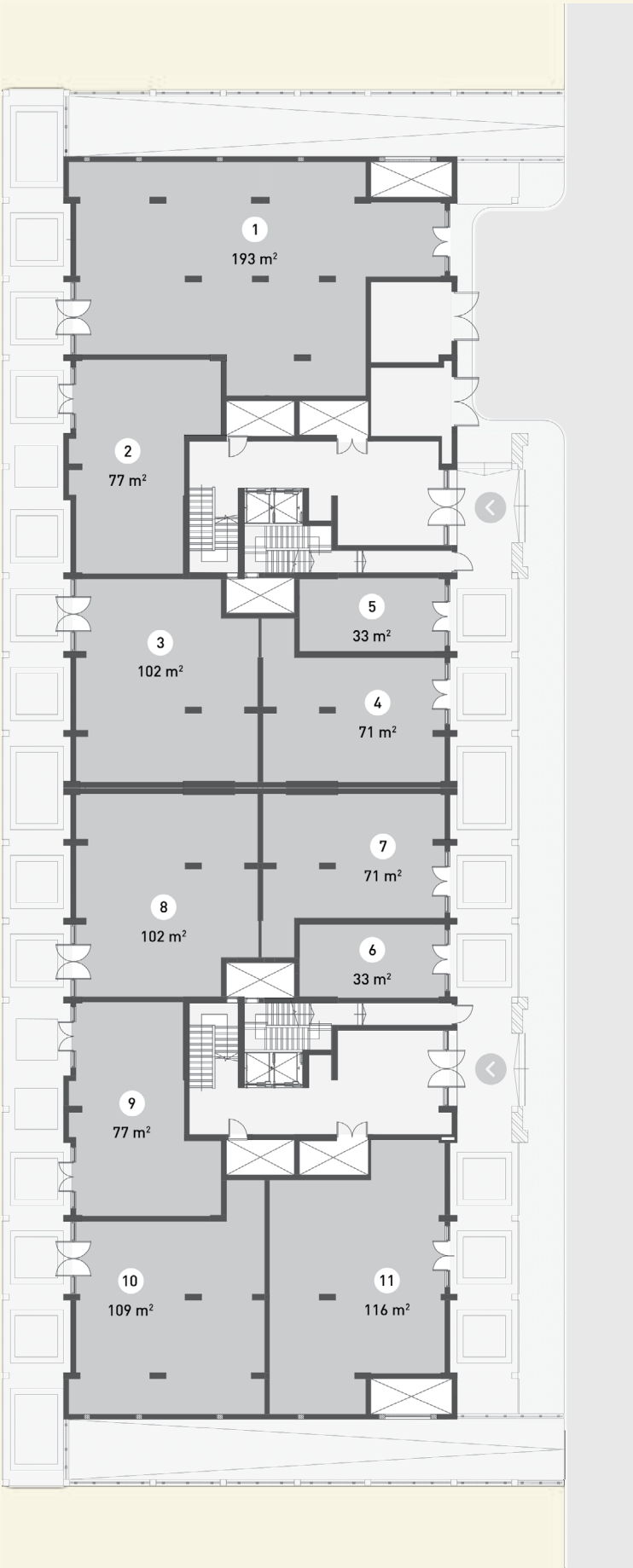
GROUND FLOOR

Prototype C



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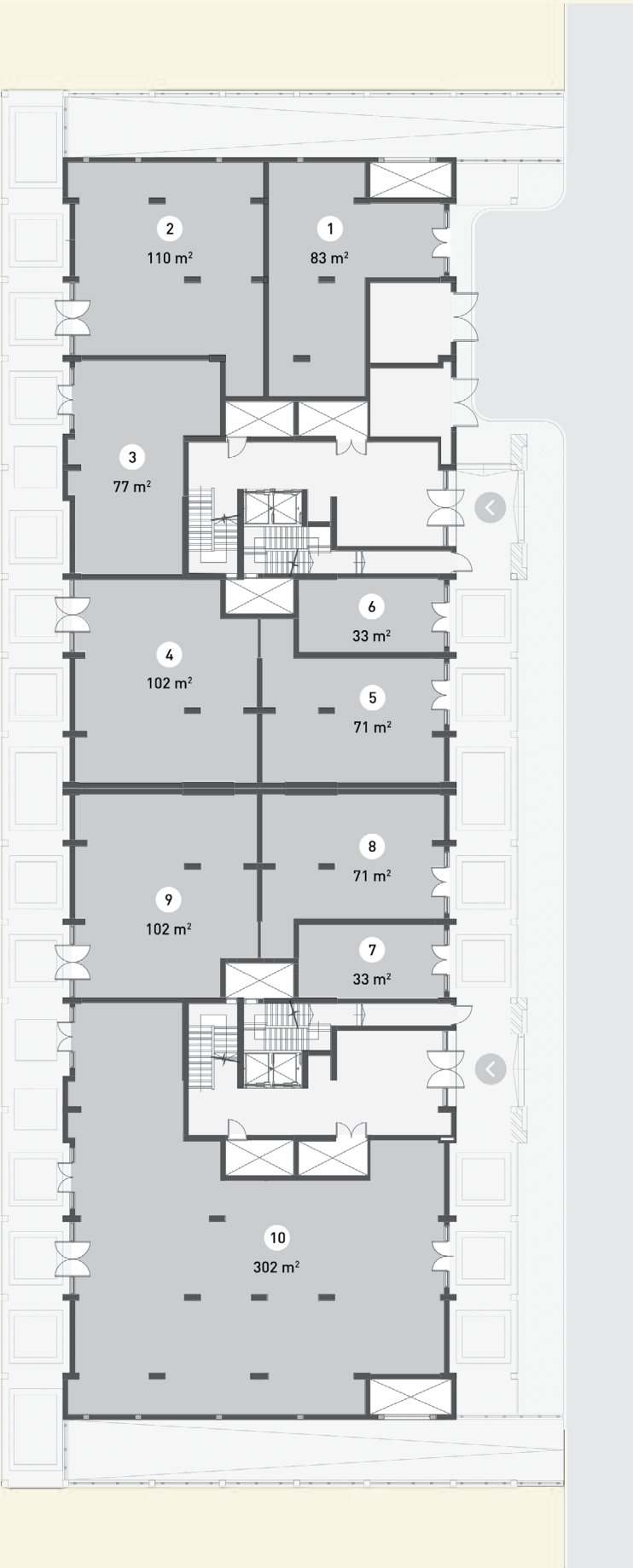
GROUND FLOOR

Prototype D



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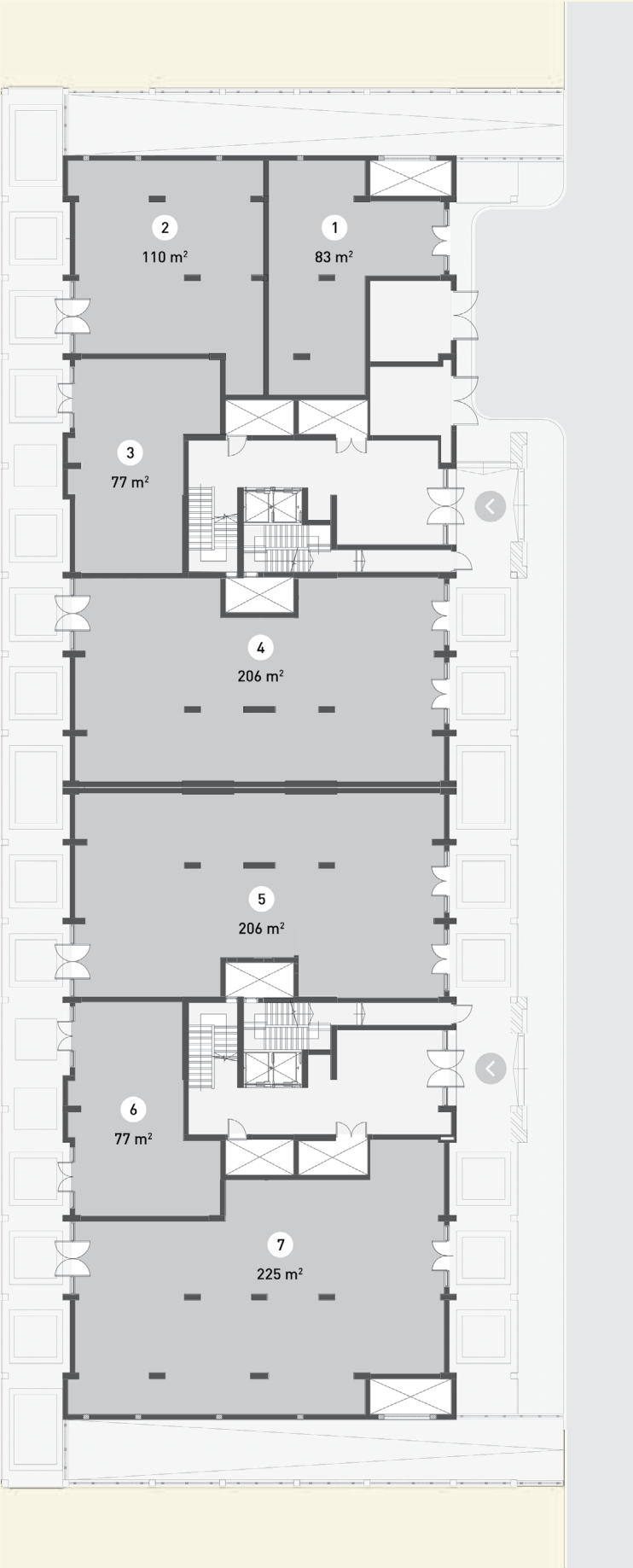
GROUND FLOOR

Prototype E



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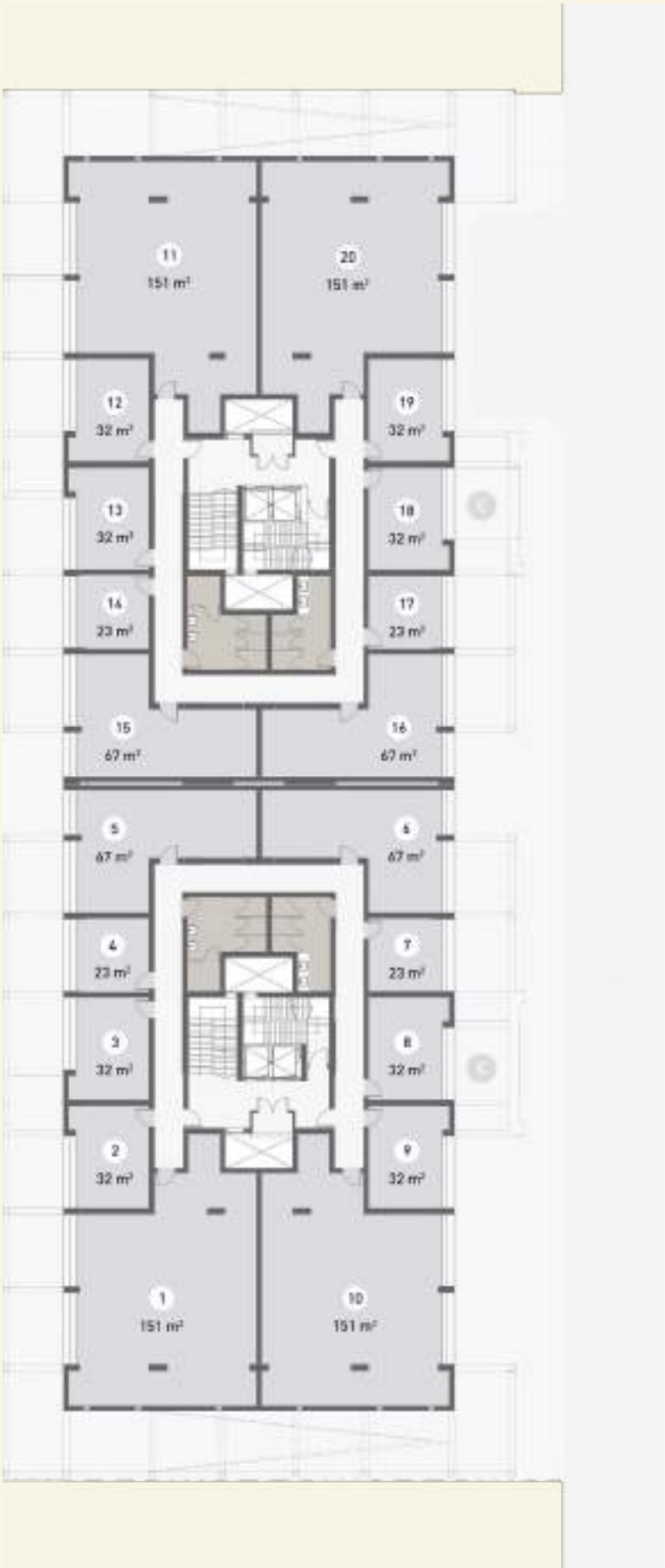
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OFFICE - CLINIC

MEZZANINE FLOOR

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MASTERPLAN AMENITIES

Mamsha District will be home to an array of facilities and amenities to create a memorable living experience.

-  Pergolas & Shaded Areas
-  Bicycle Lanes
-  Surface Parking
-  Pedestrian Walkways
-  Security Management

UNIT AMENITIES

-  Two Main Elevators per Building
- Connections are provided for:**
-  FTTH (Fiber to the Home)
-  Triple Play System (IPTV-IP Telephone - IP Internet)
-  Firefighting systems

FINISHING SPECIFICIATIONS

-  Units are delivered in core & shell with AC preparations.
-  Public areas, lobbies, service areas, and building entrances & elevations are delivered fully finished.
-  Firefighting systems are implemented in public areas.





 **16044**

cityedgedevelopments.com