



MAZARINE

Townhouses



Marsa Matrouh
International Airport

Ras El Hekma

Cairo -
Dabaa Road

New
Alamein
City

Alamein
International
Airport

Marina

Alexandria

Borg El Arab
International
Airport

THE LOCATION

CAIRO	261 KM
ALEXANDRIA	107 KM
MARSA MATROUH	184 KM
ALAMEIN INTERNATIONAL AIRPORT	54 KM
BORG EL ARAB INTERNATIONAL AIRPORT	89 KM

Introduction to **CITY EDGE DEVELOPMENTS**

City Edge Developments is an Egyptian joint stock company launched in 2017 with a capital of EGP 2 billion. The company was established as a result of the cooperation between the New Urban Communities Authority of the Ministry of Housing, Utilities and New Urban Communities, split between them with 74% share, and the Housing and Development Bank with 25% share, and finally the Holding Company for Development and Investment at 1% share (HDBK.CA).



City Edge Developments is one of the leading companies in the fields of real estate development and management of real estate assets in the Egyptian market. The company develops and manages the development of a group of exceptional real estate projects in Egypt that encompass various real estate assets, including several residential projects, commercial malls, hotels, restaurants, and administrative offices. The company was recently awarded the “Fastest Growing Real Estate Company in Egypt” award. City Edge Developments has also succeeded in launching 10+ successful projects all over Egypt since its inception.

NEW ALAMEIN

Masterplan



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About
MAZARINE

The name ‘Mazarine’ came to fruition based on the project’s greatest asset, being surrounded by the deepest shades of blue lagoons. On an artistic level, the shade resonates a sense of intuition.



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Introducing MAZARINE TOWNHOUSES



Situated in New Alamein City, Mazarine Townhouses promises you a breezy experience like no other, within its splendid community. It is the scene to spend a perfectly delightful time by the Mediterranean Sea just any time of the year.

Over a land covering 66,280 m2 by the Mediterranean Sea, close to Mazarine Boulevard, with its retail shops on the ground and first floors.



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All that you
WISH FOR,
 IS JUST SO CLOSE

With spaces ranging from 233 to 260 SQM, this exclusive creation brings a group of 106 townhouses. Mazarine Townhouses presents 7 chalet buildings, In addition to the townhouses with total number of 42 units.



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Exploring Mazarine Townhouses

Wake up to the scene of picturesque, lush greenery and a breath of fresh air. This is the norm in Mazarine Townhouses. Enjoy your morning with your loved ones at your private garden. Every day you will look forward to enjoying your breakfast, surrounded by crystalline water features. All of that makes Mazarine Townhouses the ideal spot, where a feel of tranquility and relaxation lingers.



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A HOMEY FEEL

With spaces ranging from 233 to 260 SQM, this exclusive creation brings a group of 106 townhouses.

This guarantees a maximal level of privacy and comfort, and to maintain that sense of warmth and coziness, Mazarine Townhouses presents 7 chalet buildings, total 42 units.



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The LOCATION

Mazarine Townhouses is close-by launch to the Mazarine community and is located alongside Mazarine Ria Villas and Chalets. Mazarine Townhouses is the latest phase located in close proximity to the Mazarine community, bringing you a variety of Townhouses that overlook swimming pools and green pockets for a sense of beauty paying special attention to your need for privacy and repose. Furthermore, the project is a 10-minute walk to the city's biggest commercial hub, North Square Mall.



UNIT *Types*

TOWNHOUSE
4 PLEX

TOWNHOUSE
6 PLEX

CHALETS



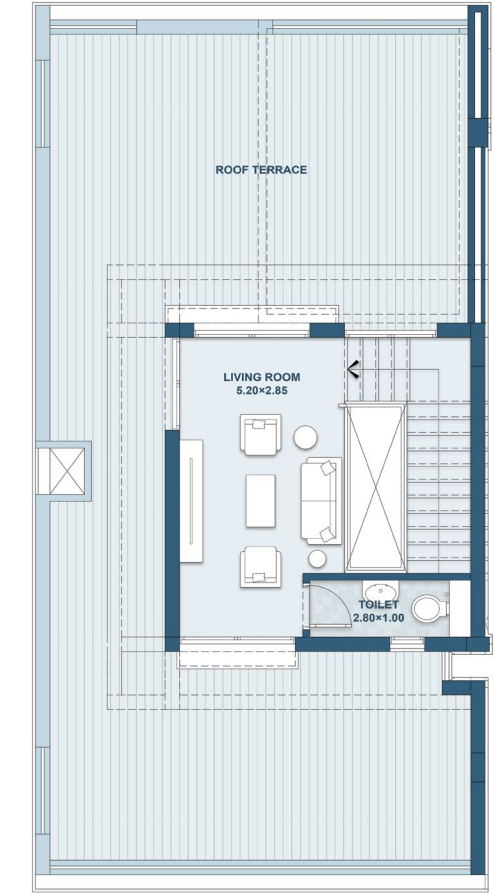
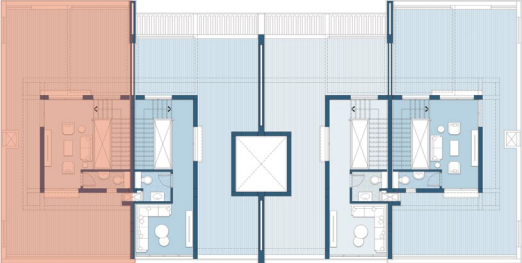
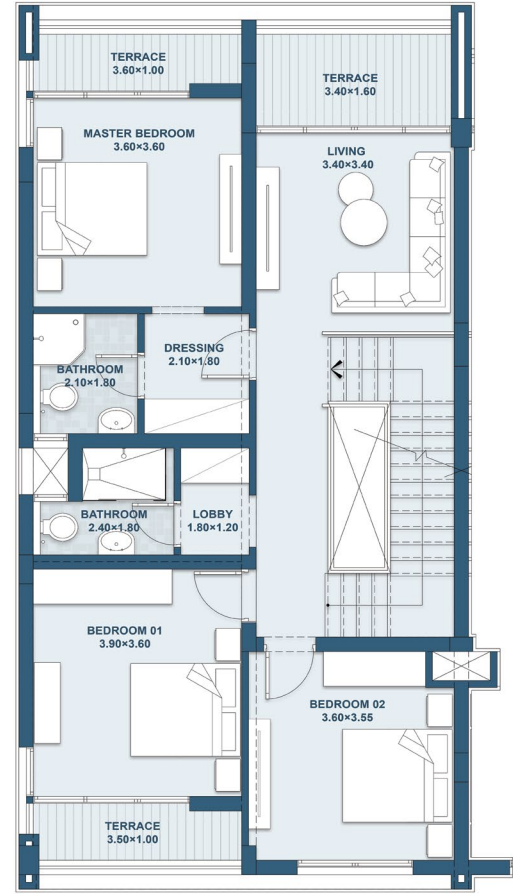
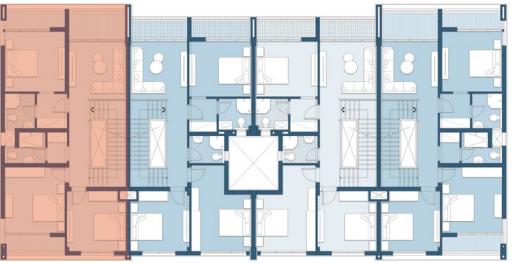
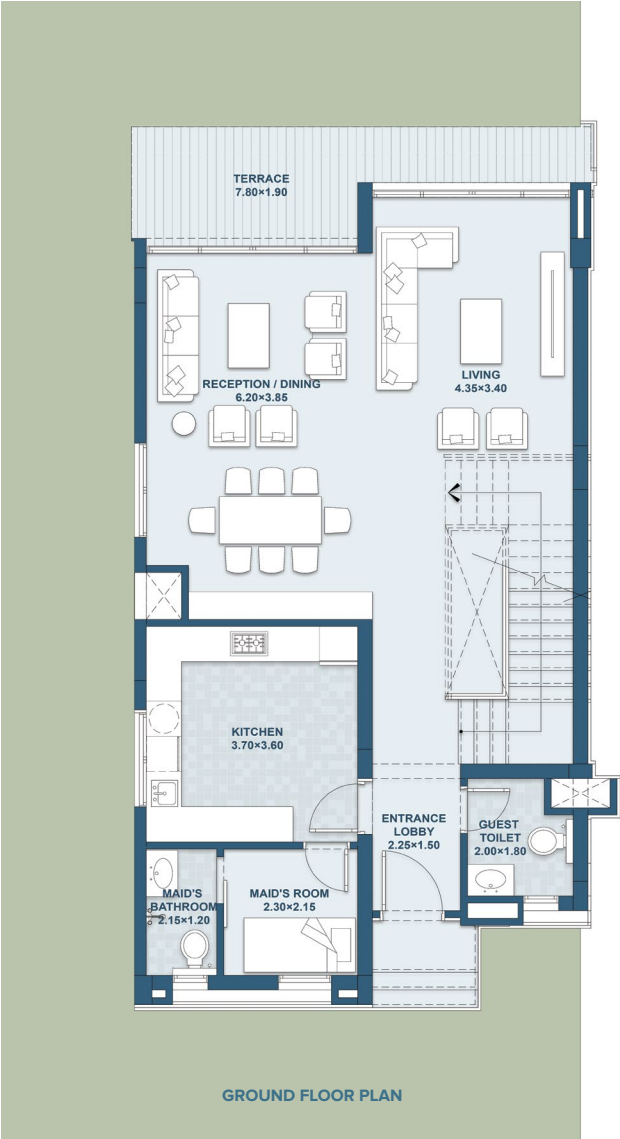
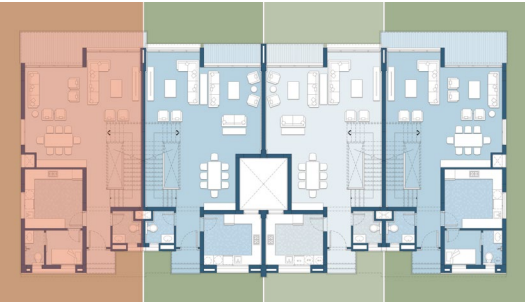
TOWNHOUSE 4 PLEX



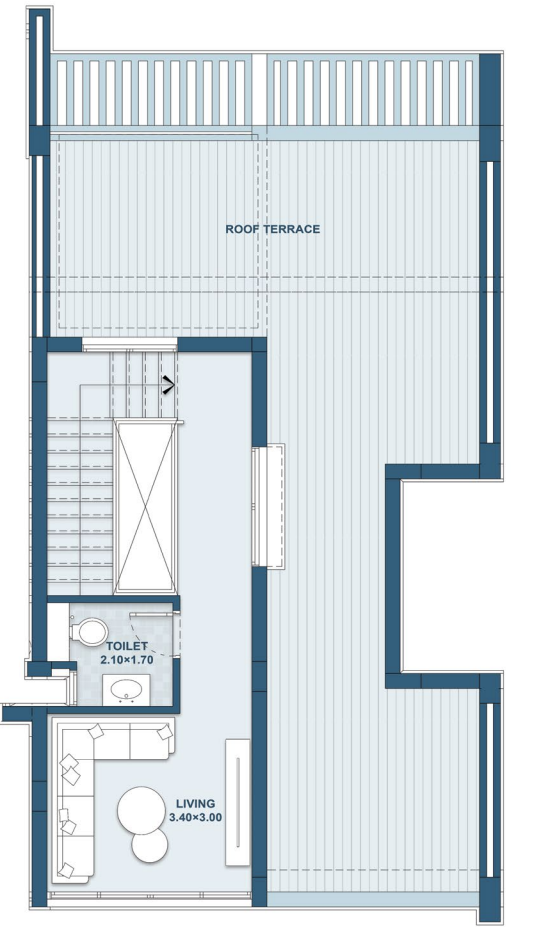
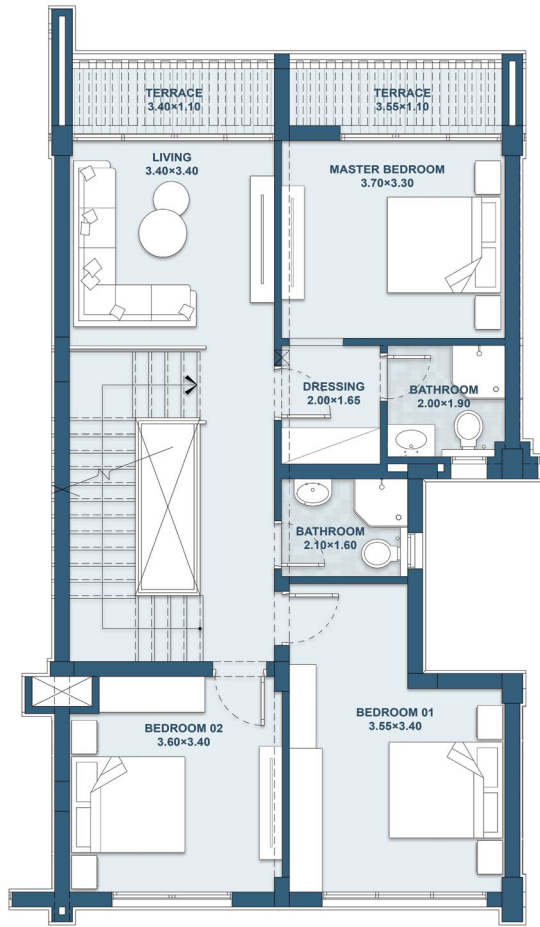
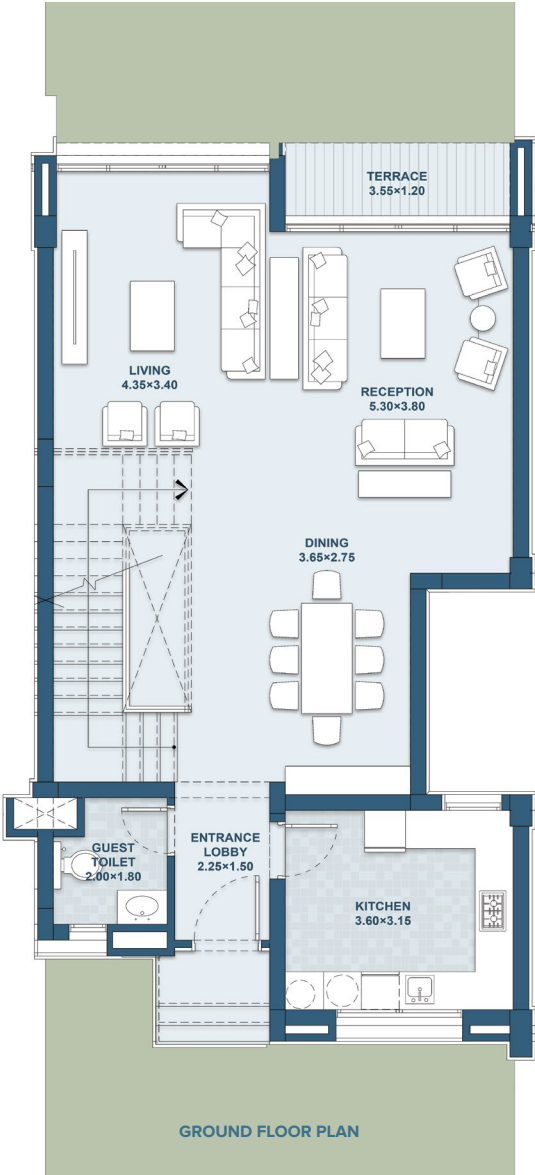
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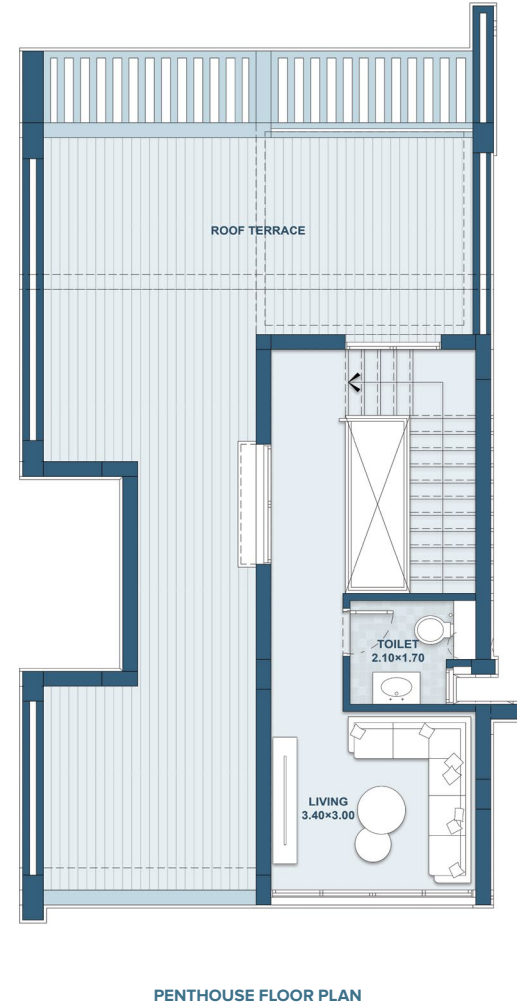
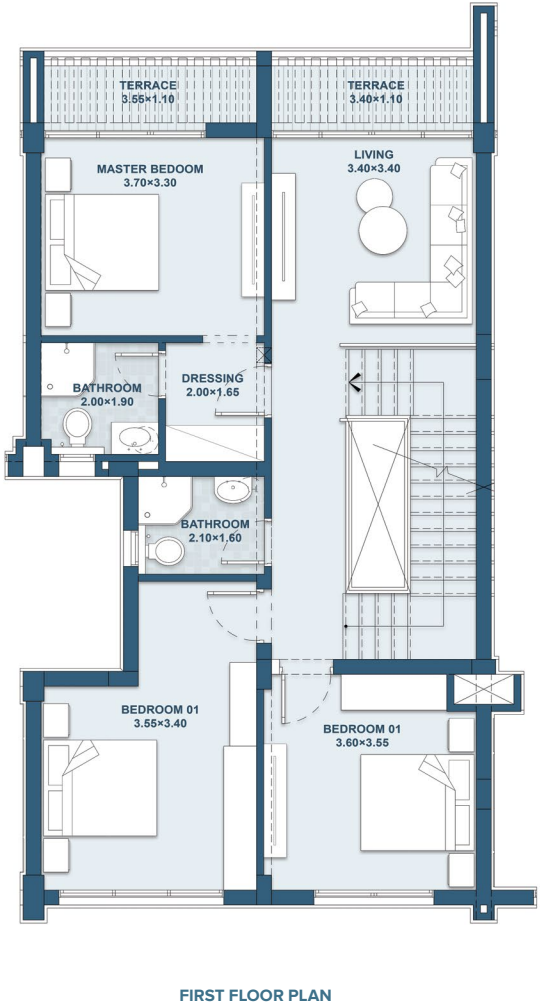
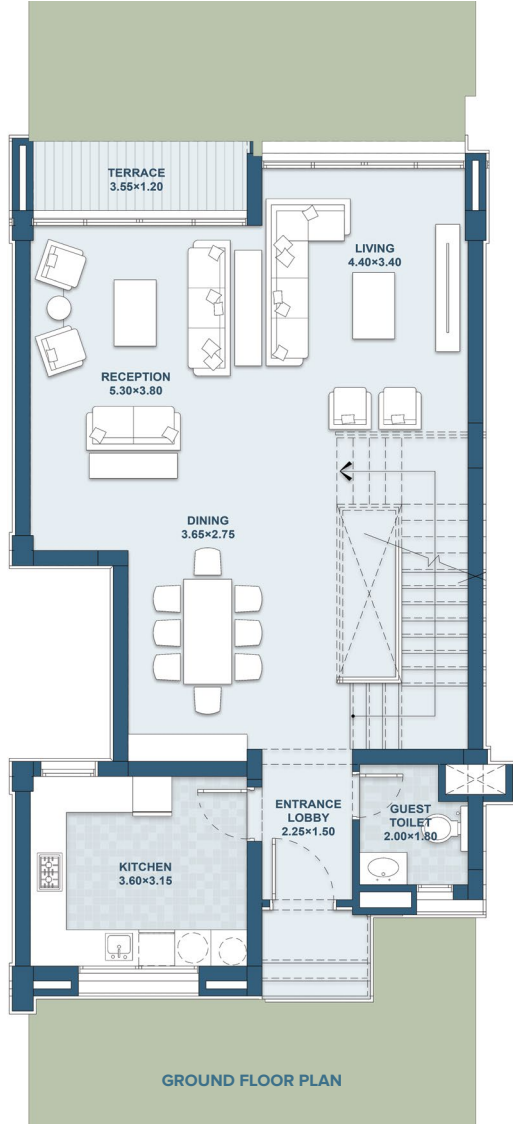
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Land area	255.7
Roof terrace	81.5
No. of bedrooms	3
No. of bathrooms	5



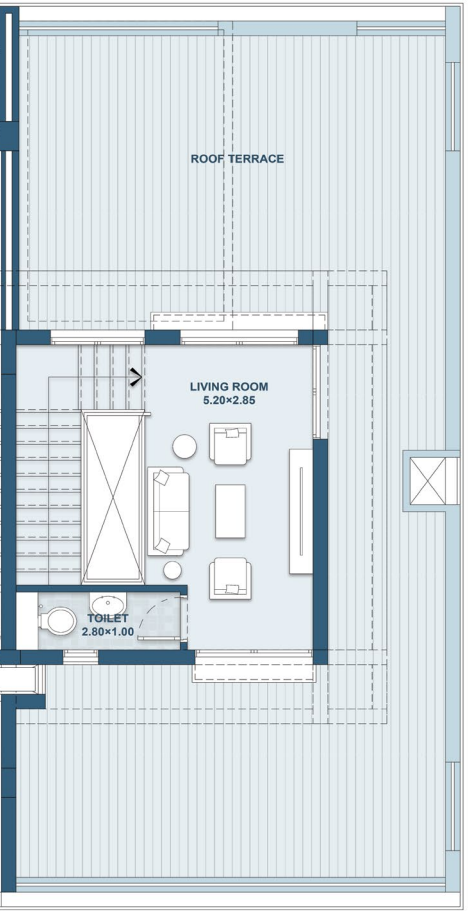
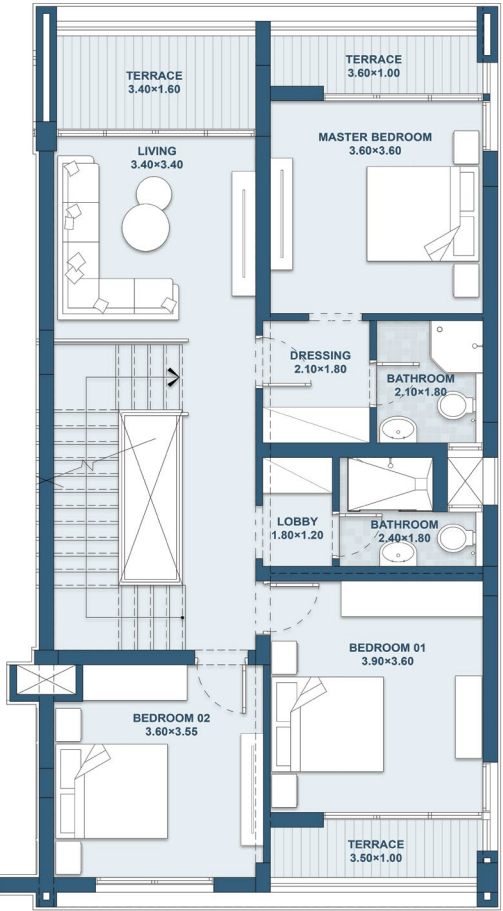
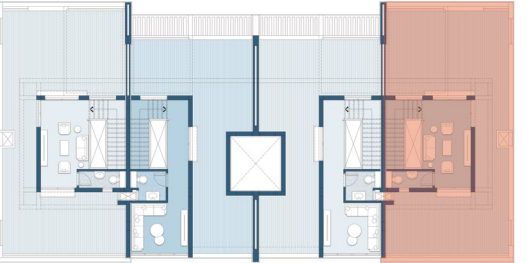
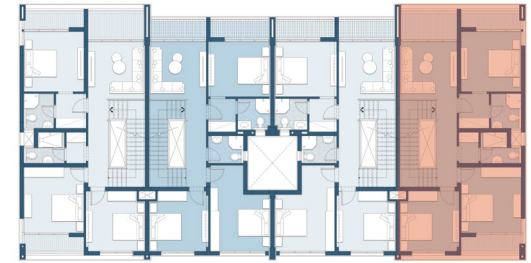
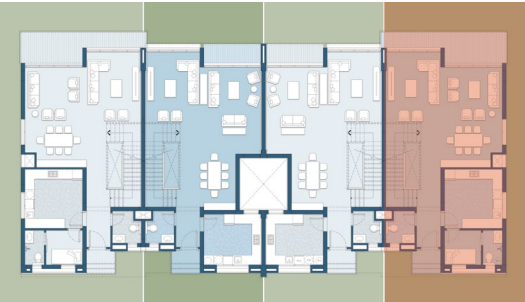
Gross Area	238 m ²
Land area	180.5
Roof terrace	57.5
No. of bedrooms	3
No. of bathrooms	4



Gross Area	237.8 m ²
Land area	180.5
Roof terrace	57.2
No. of bedrooms	3
No. of bathrooms	4



Gross Area	258.3 m²
Land area	257.4
Roof terrace	81.6
No. of bedrooms	3
No. of bathrooms	5



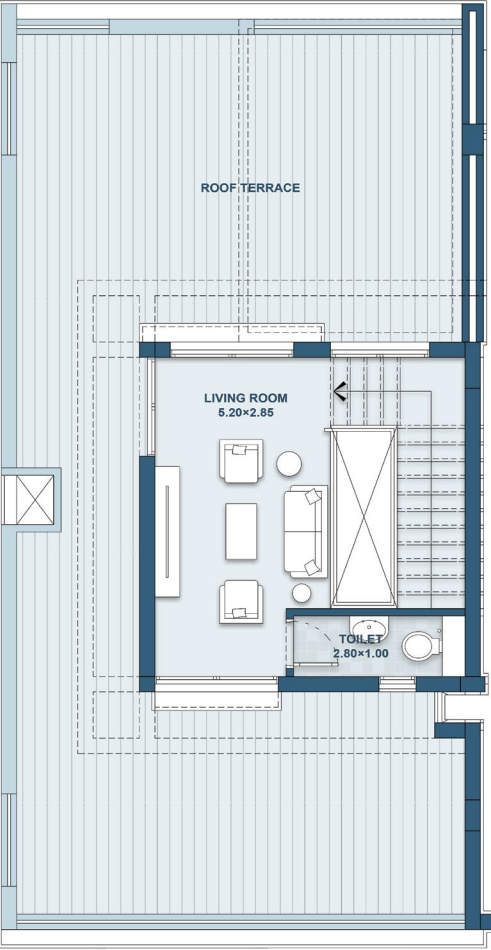
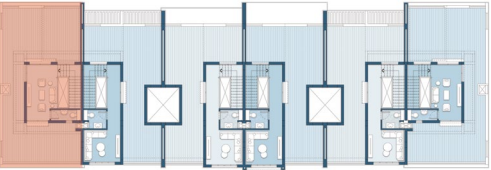
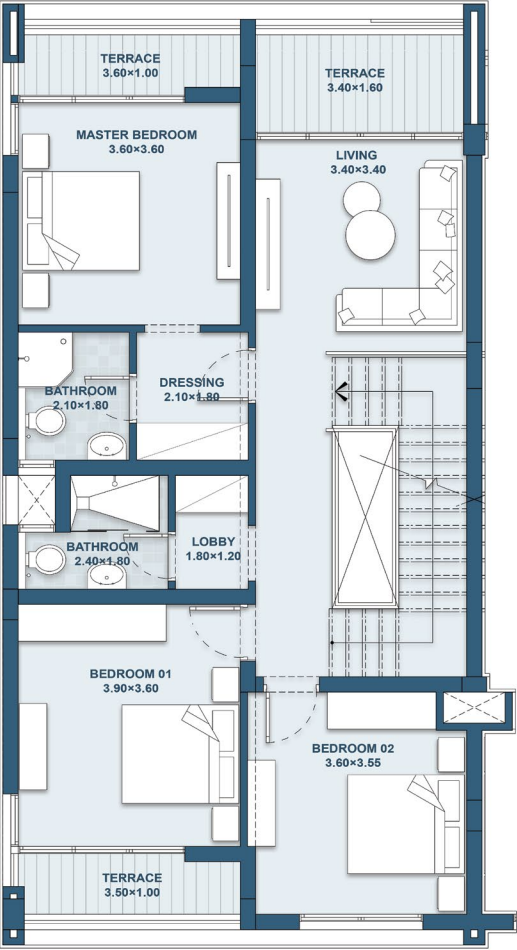
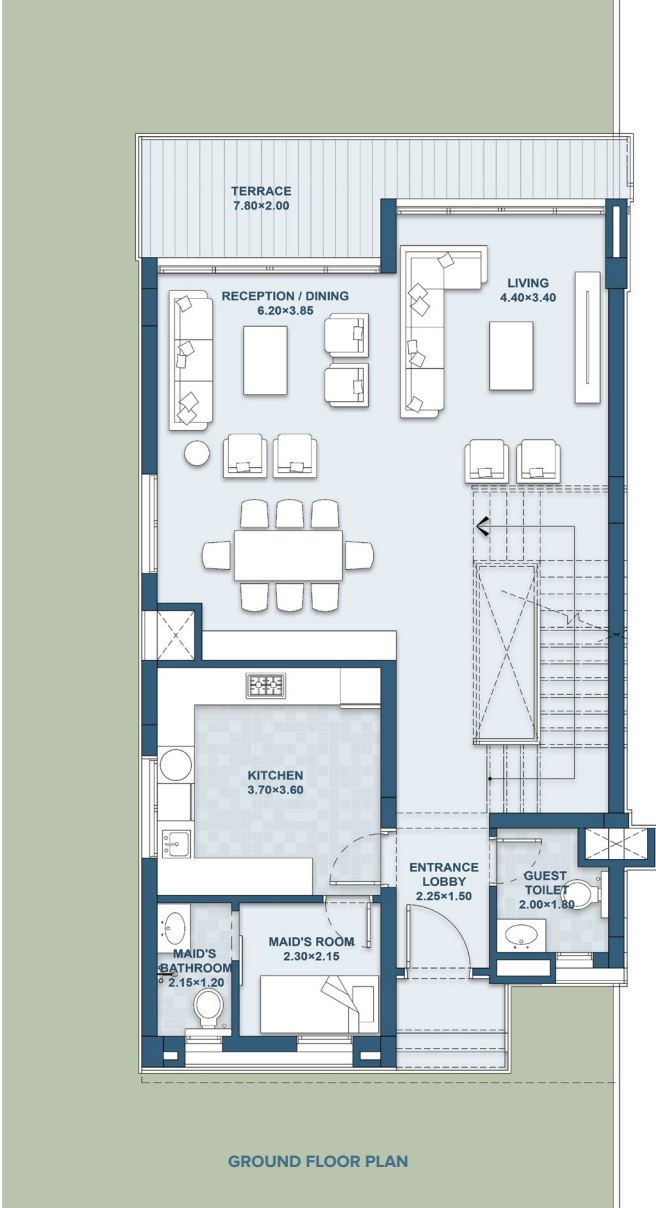
TOWNHOUSE 6 PLEX



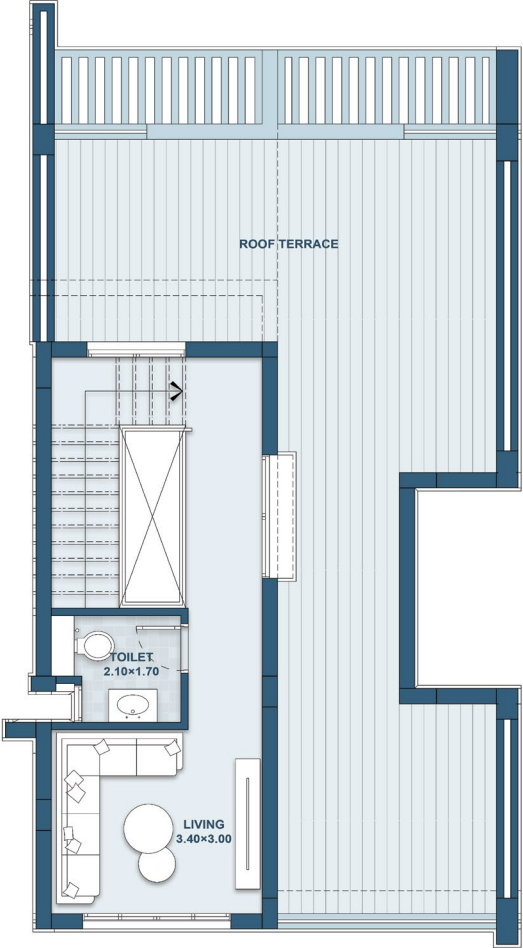
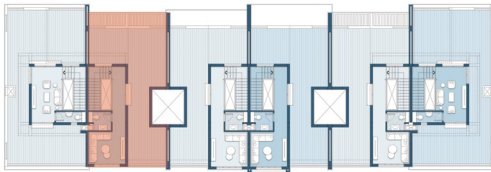
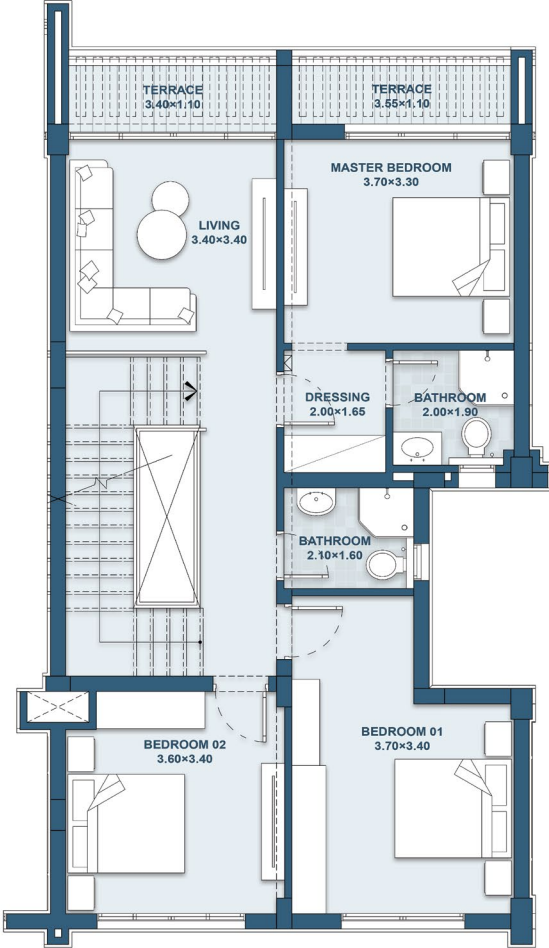
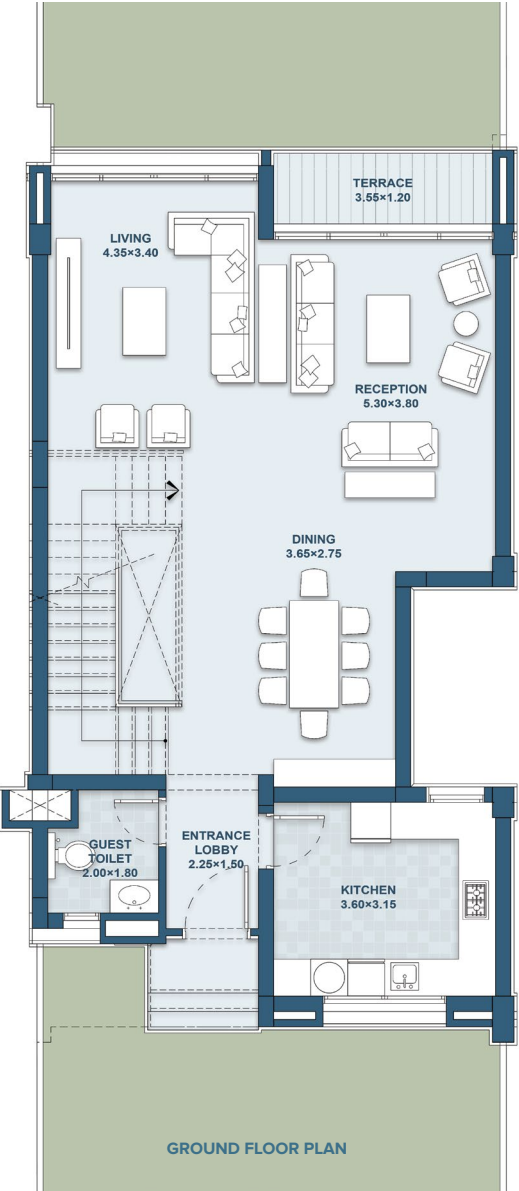
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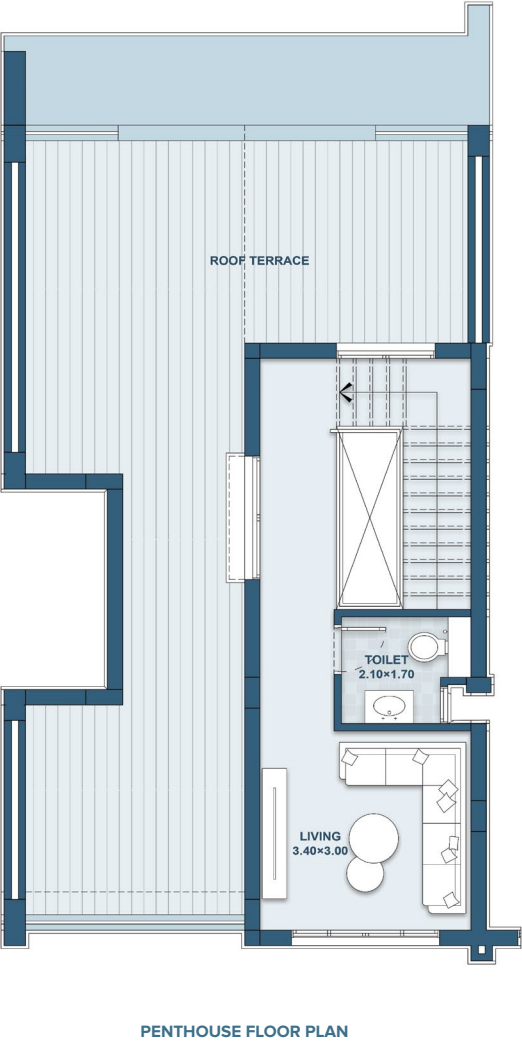
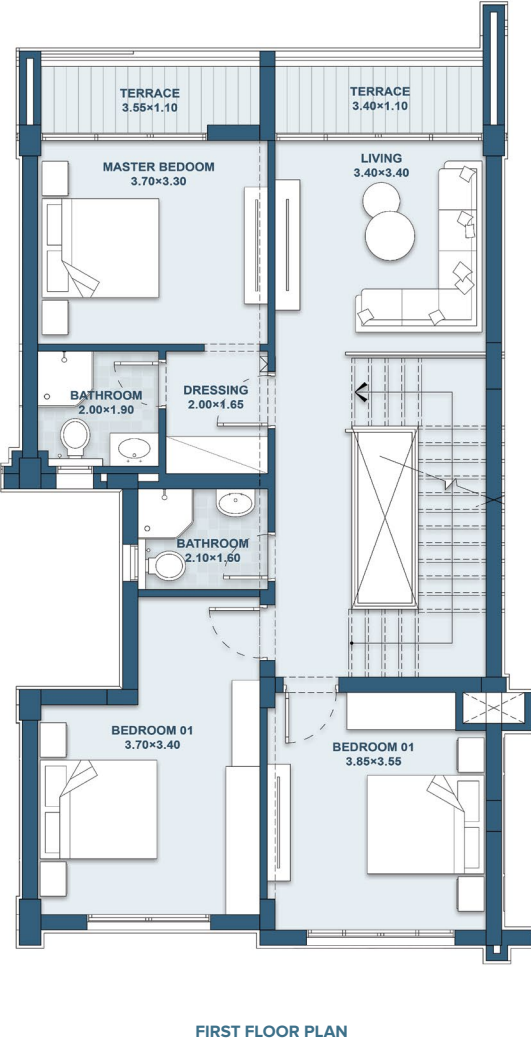
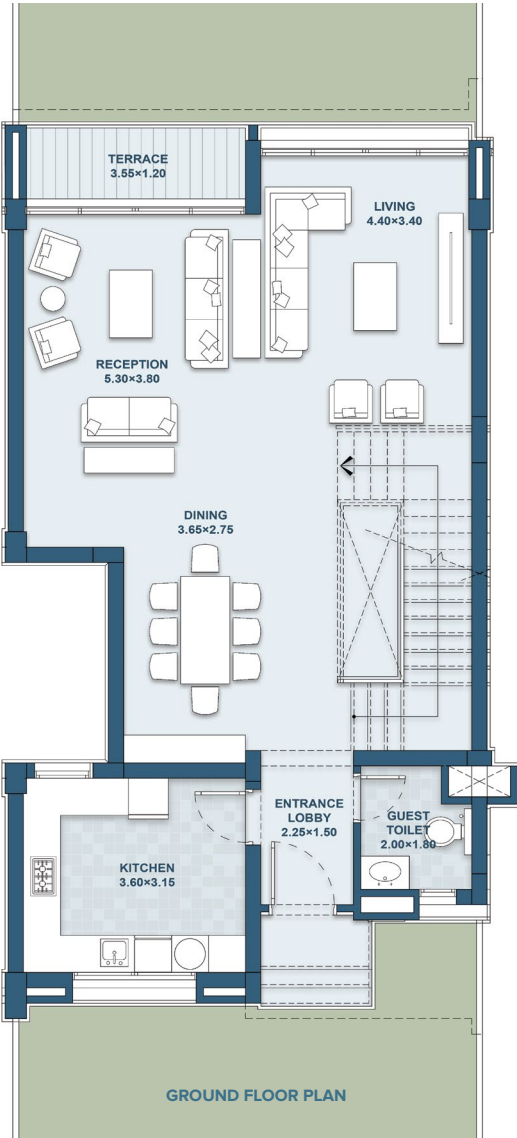
Gross Area	258.4 m ²
Land area	256
Roof terrace	81.6
No. of bedrooms	3
No. of bathrooms	5



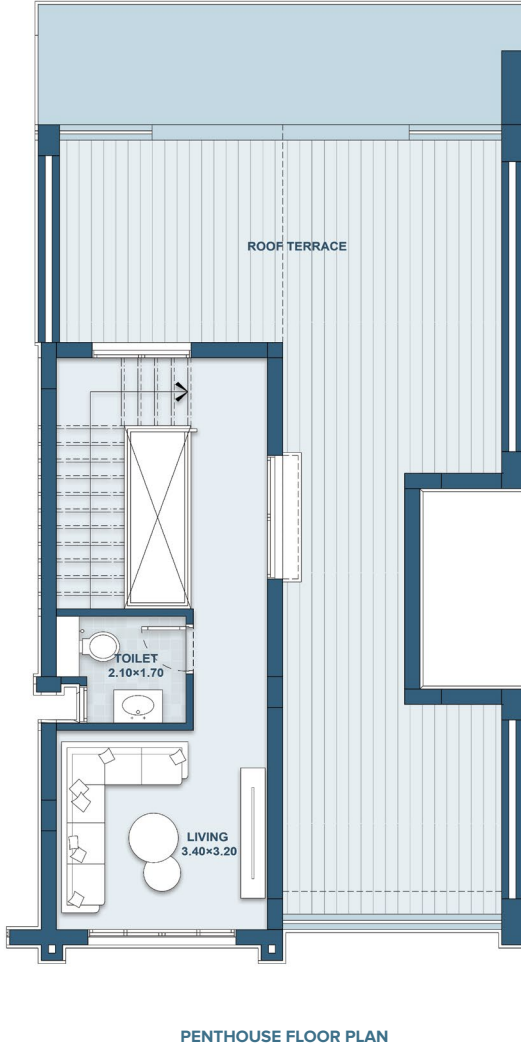
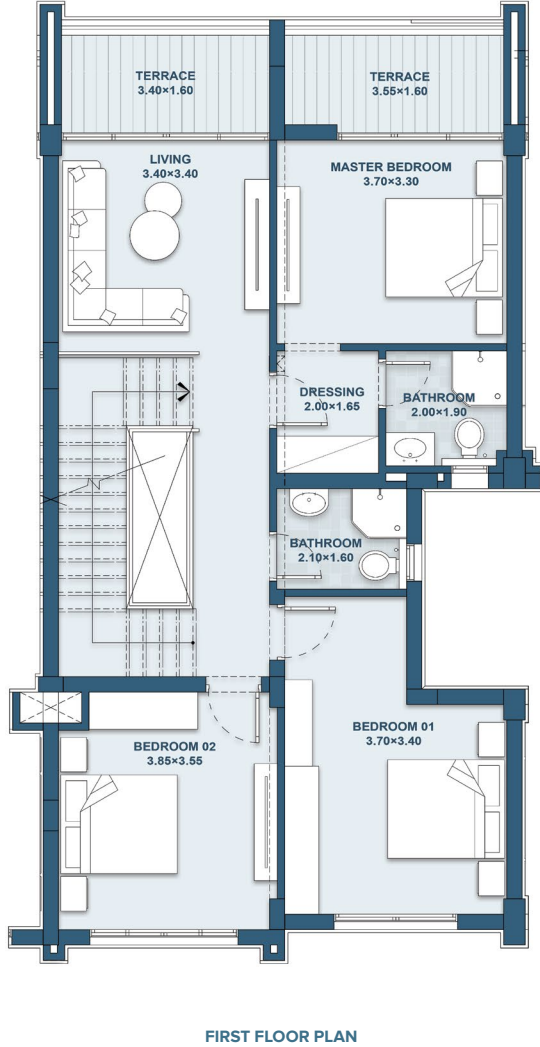
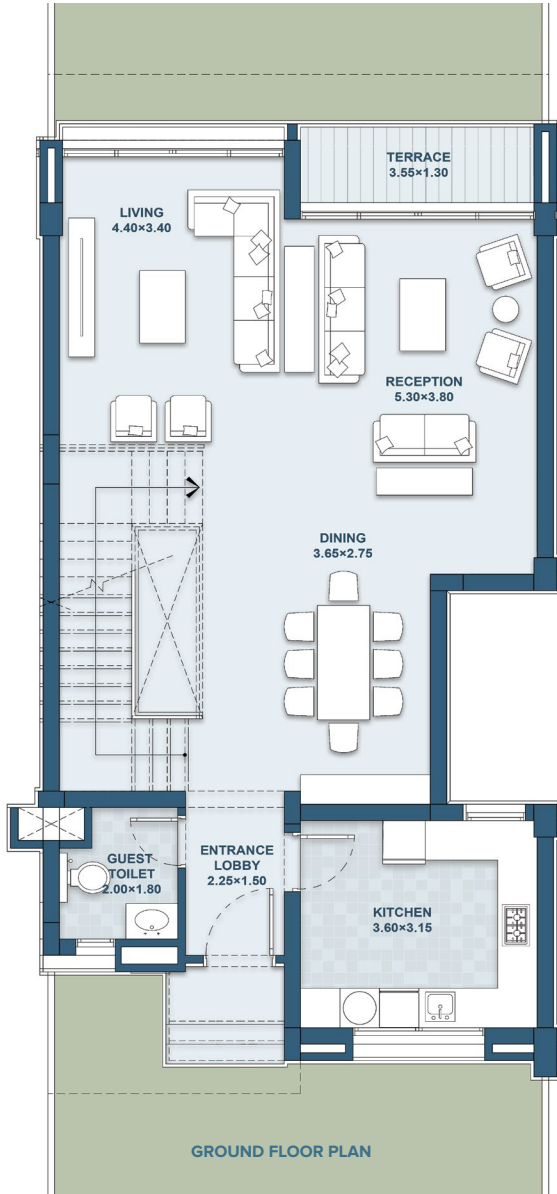
Gross Area	239 m ²
Land area	181.6
Roof terrace	57.2
No. of bedrooms	3
No. of bathrooms	4



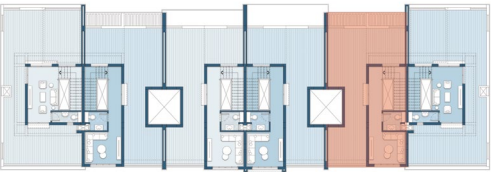
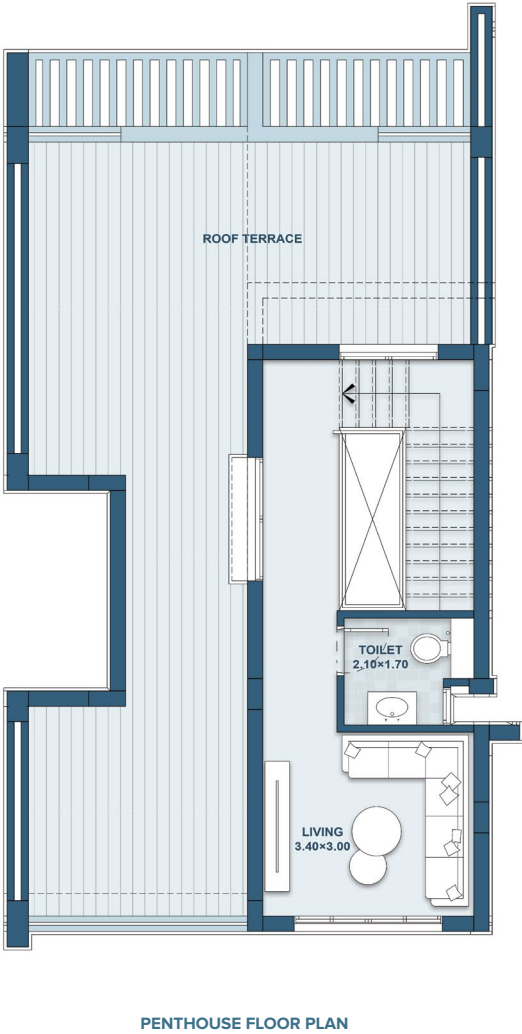
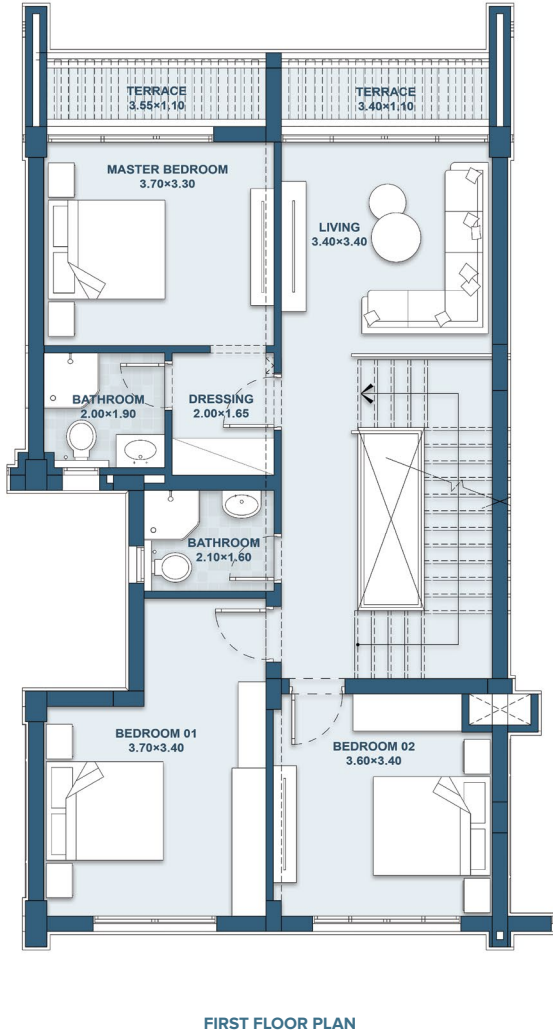
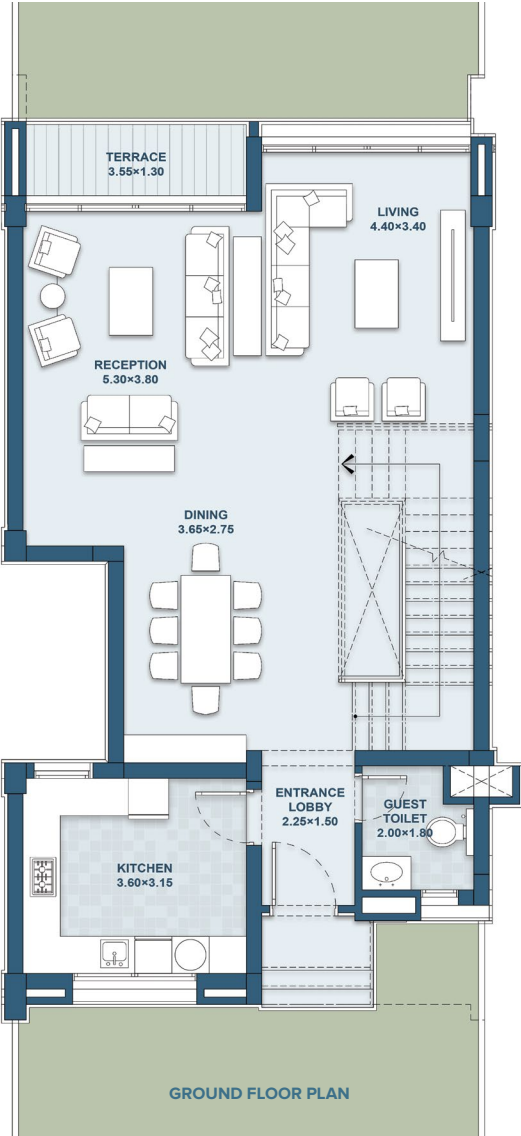
Gross Area	243.1 m ²
Land area	180.5
Roof terrace	57.7
No. of bedrooms	3
No. of bathrooms	4



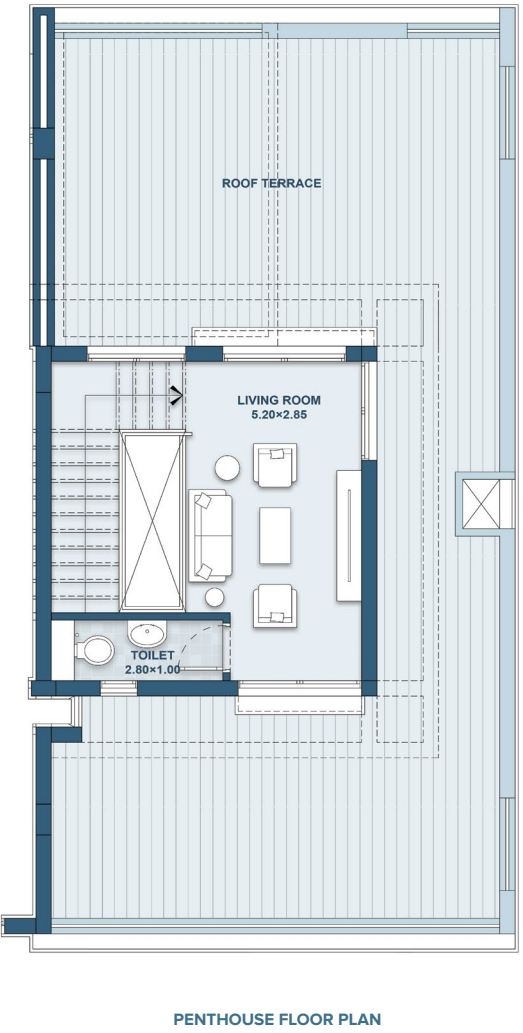
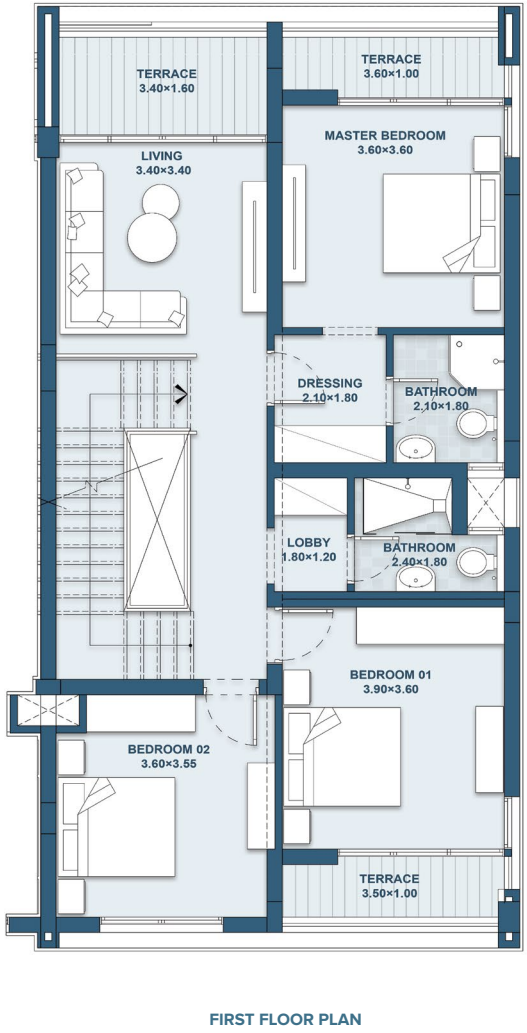
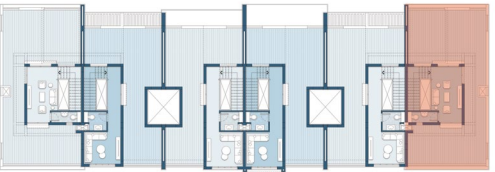
Gross Area	247.8 m ²
Land area	180.4
Roof terrace	57.2
No. of bedrooms	3
No. of bathrooms	4



Gross Area	238.9 m ²
Land area	180.2
Roof terrace	57.2
No. of bedrooms	3
No. of bathrooms	4



Gross Area	260.2 m ²
Land area	256
Roof terrace	82.3
No. of bedrooms	3
No. of bathrooms	5



CHALETS



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BUILDINGS NO. 1, 2, 3, 24, 25, 26, 27

Building No.	unit Number	Floor	Uncovered Terrace/ Roof Terrace	Garden Area	Gross Area	No of bedrooms	No of bathrooms
1	1	G	16.929	197.137	169.04	3	3
1	2	G	17.121	172.957	171.15	3	3

Building No.	unit Number	Floor	Uncovered Terrace/ Roof Terrace	Garden Area	Gross Area	No of bedrooms	No of bathrooms
2	1	G	16.929	198.765	169.04	3	3
2	2	G	17.121	192.160	171.15	3	3

Building No.	unit Number	Floor	Uncovered Terrace/ Roof Terrace	Garden Area	Gross Area	No of bedrooms	No of bathrooms
3	1	G	16.929	201.543	169.04	3	3
3	2	G	17.121	189.920	171.15	3	3

Building No.	unit Number	Floor	Uncovered Terrace/ Roof Terrace	Garden Area	Gross Area	No of bedrooms	No of bathrooms
24	1	G	16.929	178.658	169.04	3	3
24	2	G	17.121	165.082	171.15	3	3

Building No.	unit Number	Floor	Uncovered Terrace/ Roof Terrace	Garden Area	Gross Area	No of bedrooms	No of bathrooms
25	1	G	16.929	178.658	169.04	3	3
25	2	G	17.121	165.082	171.15	3	3

Building No.	unit Number	Floor	Uncovered Terrace/ Roof Terrace	Garden Area	Gross Area	No of bedrooms	No of bathrooms
26	1	G	16.929	178.658	169.04	3	3
26	2	G	17.121	165.403	171.15	3	3

Building No.	unit Number	Floor	Uncovered Terrace/ Roof Terrace	Garden Area	Gross Area	No of bedrooms	No of bathrooms
27	1	G	16.929	178.658	169.04	3	3
27	2	G	17.121	165.403	171.15	3	3



BUILDINGS NO. 1, 2, 3, 24, 25, 26, 27

unit Number	Floor	Uncovered Terrace/ Roof Terrace	Gross Area	No of bedrooms	No of bathrooms
1	F	0.000	166.52	3	3
2	F	0.000	168.51	3	3



BUILDINGS NO. 1, 2, 3, 24, 25, 26, 27

unit Number	Floor	Uncovered Terrace/ Roof Terrace	Gross Area	No of bedrooms	No of bathrooms
1	P	42.239	116.38	1	1
2	P	28.980	139.00	1	1

