

MAMSHA
VIEWS
NEW CAPITAL

AL MAQSAD

NEW CAPITAL

MAMSHA VIEWS

NEW CAPITAL

VIBRANT



LIVING

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.



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.



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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.

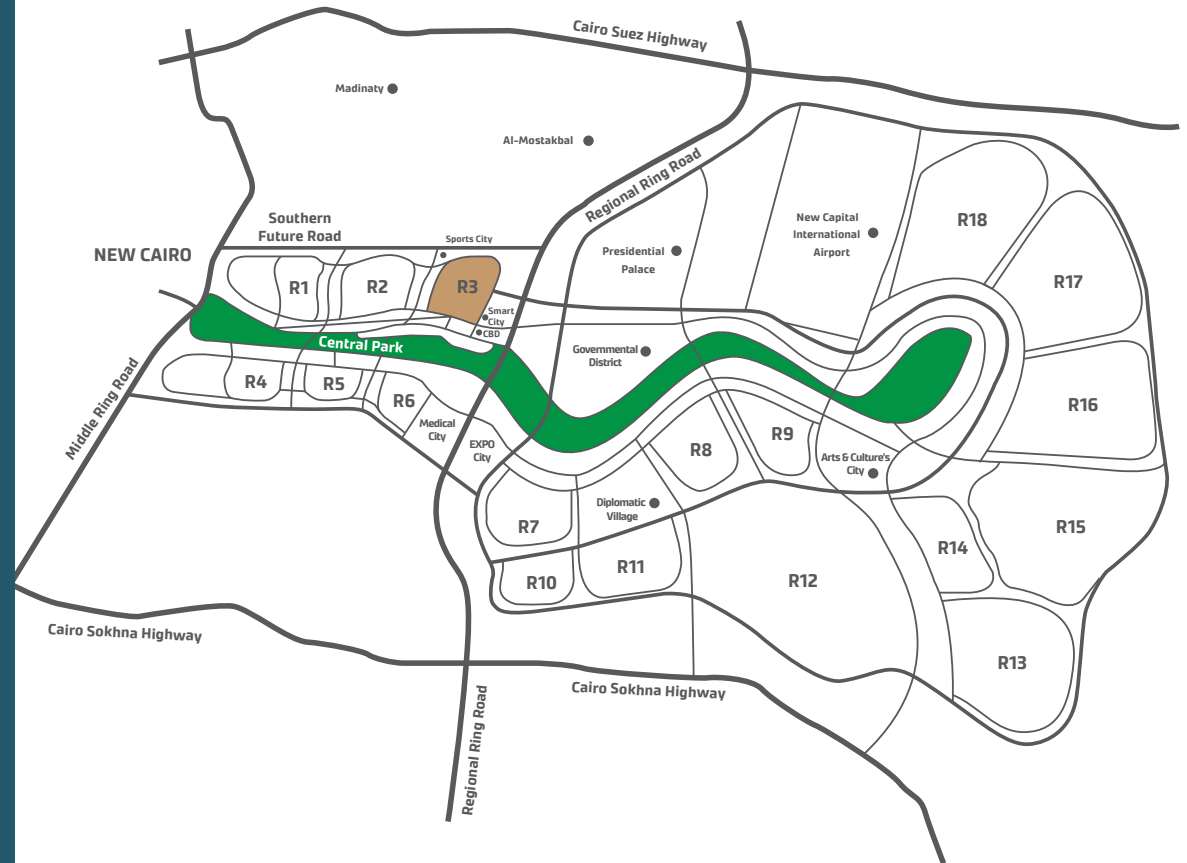
Its strategic proximity to the New Capital's Arts & Culture City, Smart City, Sports City, Central Business District, Medical City, Expo City, Diplomatic Village, Governmental District as well as the Canadian and European universities offer unmatched luxury, making it a future address for those who appreciate distinguished ways of living.



LOCATION & ACCESSIBILITY

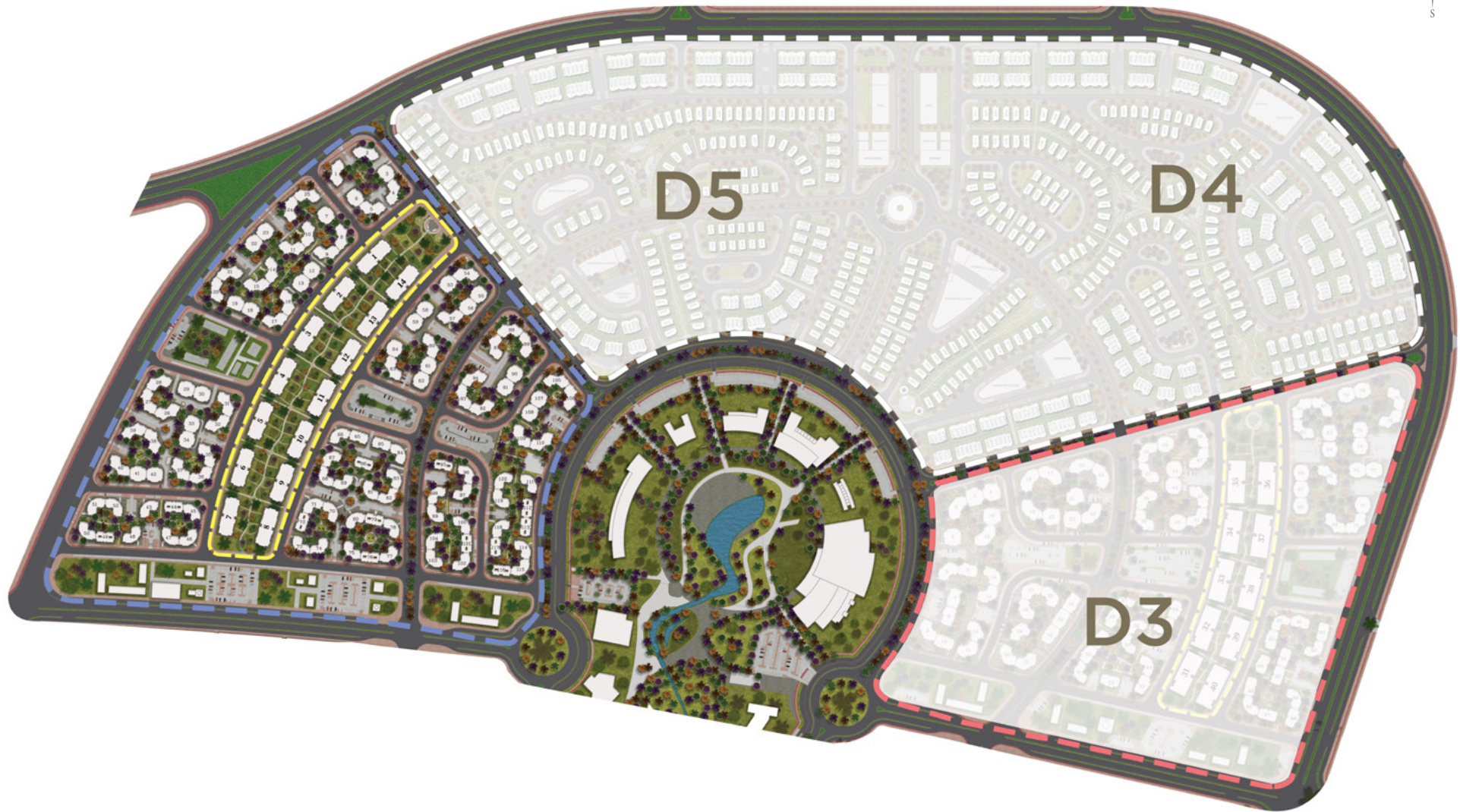
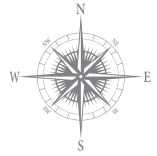
Al Maqsad has full accessibility to all main roads in New Capital along with Ain Al Sokhna road and Suez road.

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.



32 km to Cairo International Airport
45 km to Cairo Downtown
55 km to Ain El Sokhna
80 km to Suez

MASTERPLAN







MAMSHA VIEWS

NEW CAPITAL



WHERE LUXURY MEETS CONVENIENCE

Standing out in the heart of AlMaqsad, Mamsha Views is an exceptional living choice for those who appreciate the seamless blend of convenience and luxury. Spanning a total area of 31 feddans in the west and east of AlMaqsad, this lively destination boasts 24 buildings, each with a range of selective amenities and contemporary apartments.



LIFESTYLE

HOME TO AN INTEGRATED LIFESTYLE

Living at Mamsha Views is an urban downtown luxury many seek in a distinguished modern lifestyle. With everything you need only minutes away from your doorstep, you can choose from meeting with family and friends at your favorite café or restaurant, taking an evening stroll in the promenade, riding a bicycle in the cycling lanes, relaxing in the vibrant gardens, shopping at your favorite retail and grocery stores, working in state-of-the-art offices, maintaining your wellbeing at the clinics, and finding a range of pharmacies and banks near you.



ARCHITECTURE



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WORLD-CLASS DESIGN

Mamsha Views celebrates a grand and contemporary architectural design that seamlessly blends the verdant outdoors with a dynamic lifestyle. The lavish apartment residences nestle in the upper floors of 24 buildings along the promenade. Each building offers direct access to a pedestrian-friendly promenade and a versatile array of retail stores, business offices and clinics, effortlessly integrating everything your heart desires with exceptional living spaces. With a world-class design set to vitalize AlMaqsad districts' thriving community, living here is only the beginning to a life with grand opportunities and everyday experiences.



AMENITIES





RENOWNED FACILITIES

Living at the lavish apartments of Mamsha Views comes with a versatile range of amenities that inspire an exceptional lifestyle. While every apartment is delivered fully finished, the buildings boast grand entrances with lobbies and public areas as well as fully finished service areas, elevations and two main elevators. Safety is a priority with security management systems and firefighting systems implemented in the public areas. Every home also has Fiber to the Home (FTTH), Triple Play System (IPTV, IP Telephone and IP Internet) and firefighting systems. The outdoors also offer a range of distinct experiences, from providing modern pergola and shaded areas to bicycle lanes, convenient parking areas, pedestrian-friendly walkways and security management. With world-class facilities and amenities designed to the finest details, Mamsha Views is home to memorable everyday experiences for a lifetime ahead.



RENDERS & FLOORPLANS



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TYPE A1

Total Area : 185 m²

Number of Bedrooms : 3

First Floor & Second Floor



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TYPE A2

Total Area : 181 m²

Number of Bedrooms : 3

First Floor & Second Floor



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TYPE A3

Total Area : 168 m²

Number of Bedrooms : 3



First Floor & Second Floor



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TYPE A4

Total Area : 171 m²

Number of Bedrooms : 3

First Floor, Second Floor,
Third Floor & Fourth Floor



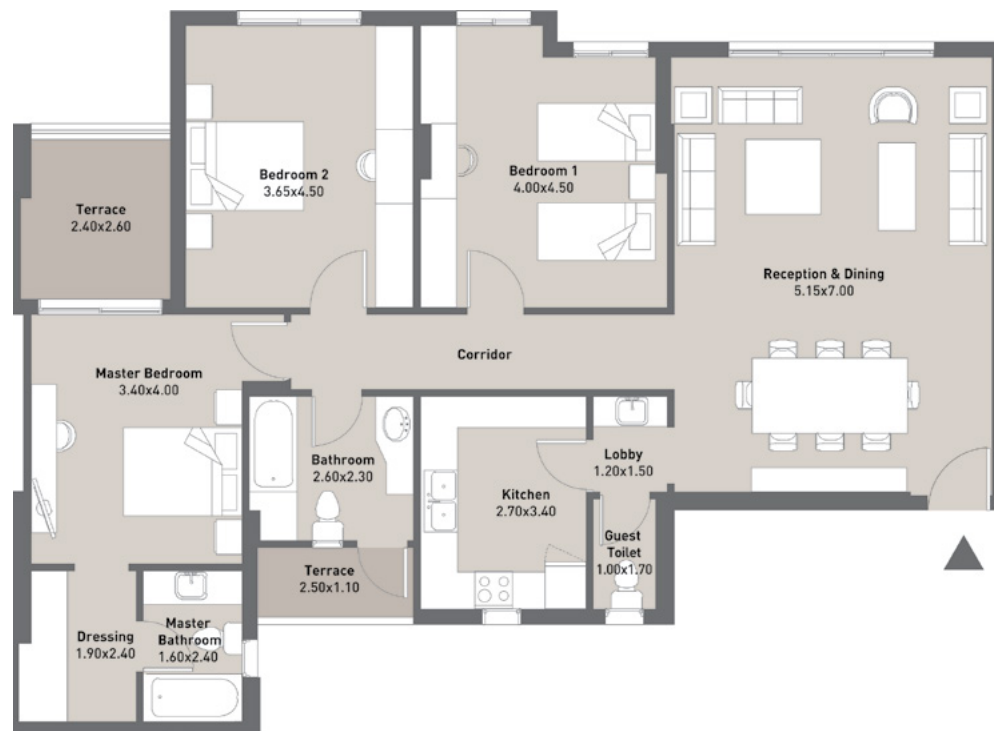
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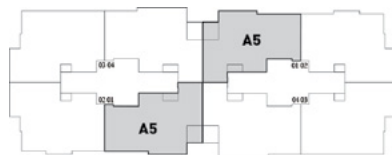
TYPE A5

Total Area : 162 m²

Number of Bedrooms : 3



Third Floor & Fourth Floor



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TYPE A6

Total Area : 166 m²

Number of Bedrooms : 3



Third Floor & Fourth Floor



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TYPE A7

Total Area : 171 m²

Number of Bedrooms : 3



Third Floor & Fourth Floor



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TYPE A8

Total Area : 161 m²

Number of Bedrooms : 3



Fifth Floor



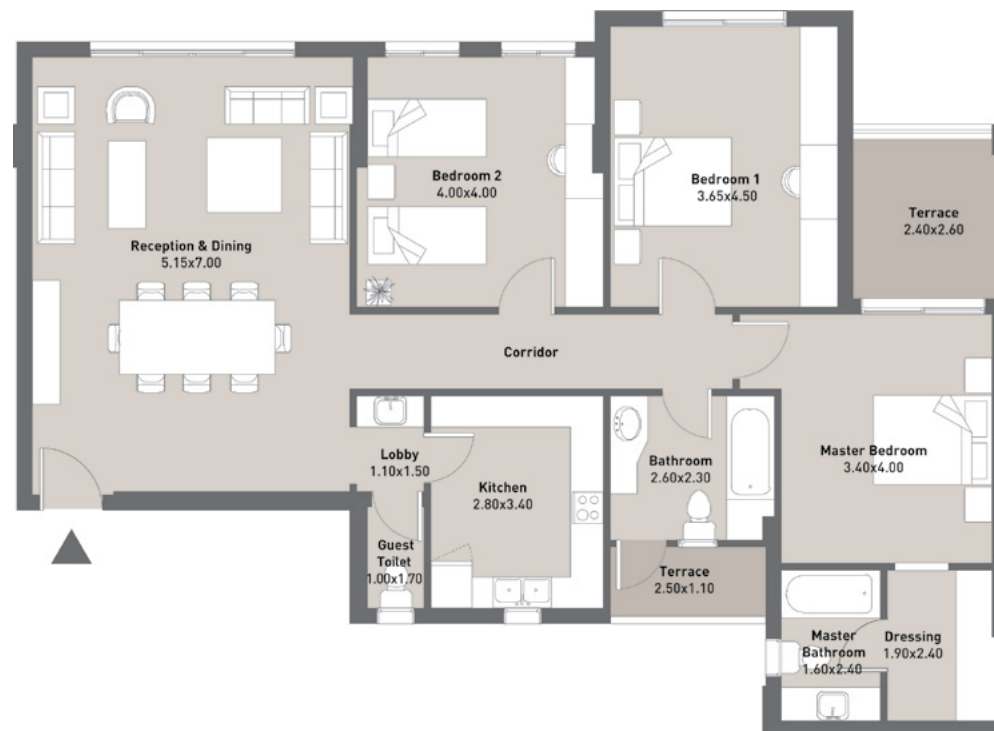
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TYPE A9

Total Area : 161 m²

Number of Bedrooms : 3



Fifth Floor



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DUPLEX TYPE D1

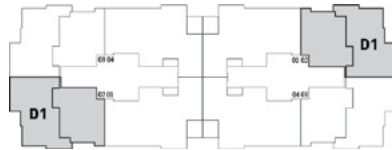
Total Area : 390 m²

Including Terrace : 86 m²

Number of Bedrooms : 4



Fifth Floor

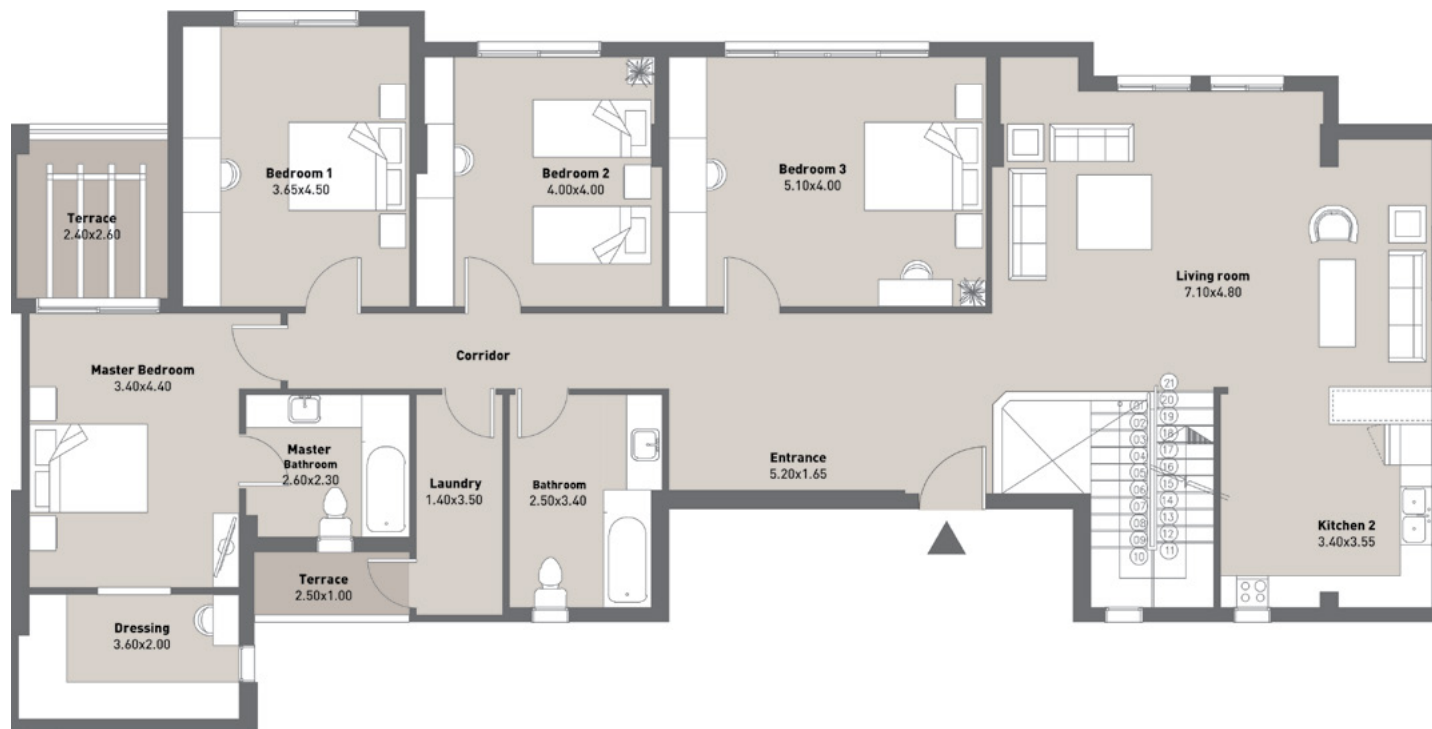


Fifth Floor

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DUPLEX TYPE D1



Sixth Floor



Sixth Floor

DISCLAIMER

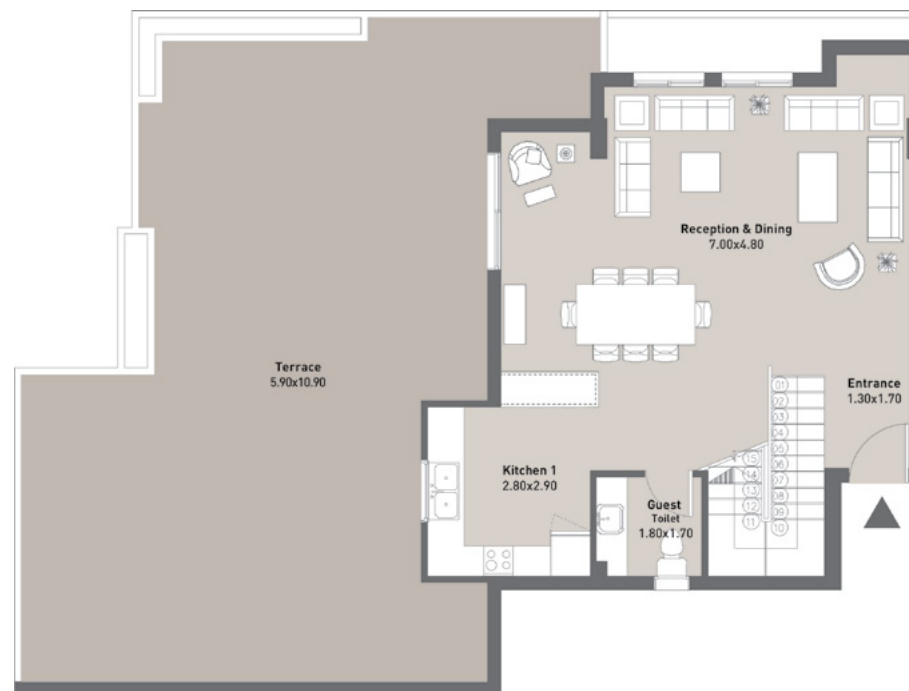
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DUPLEX TYPE D2

Total Area : 392 m²

Including Terrace : 87 m²

Number of Bedrooms : 4



Fifth Floor

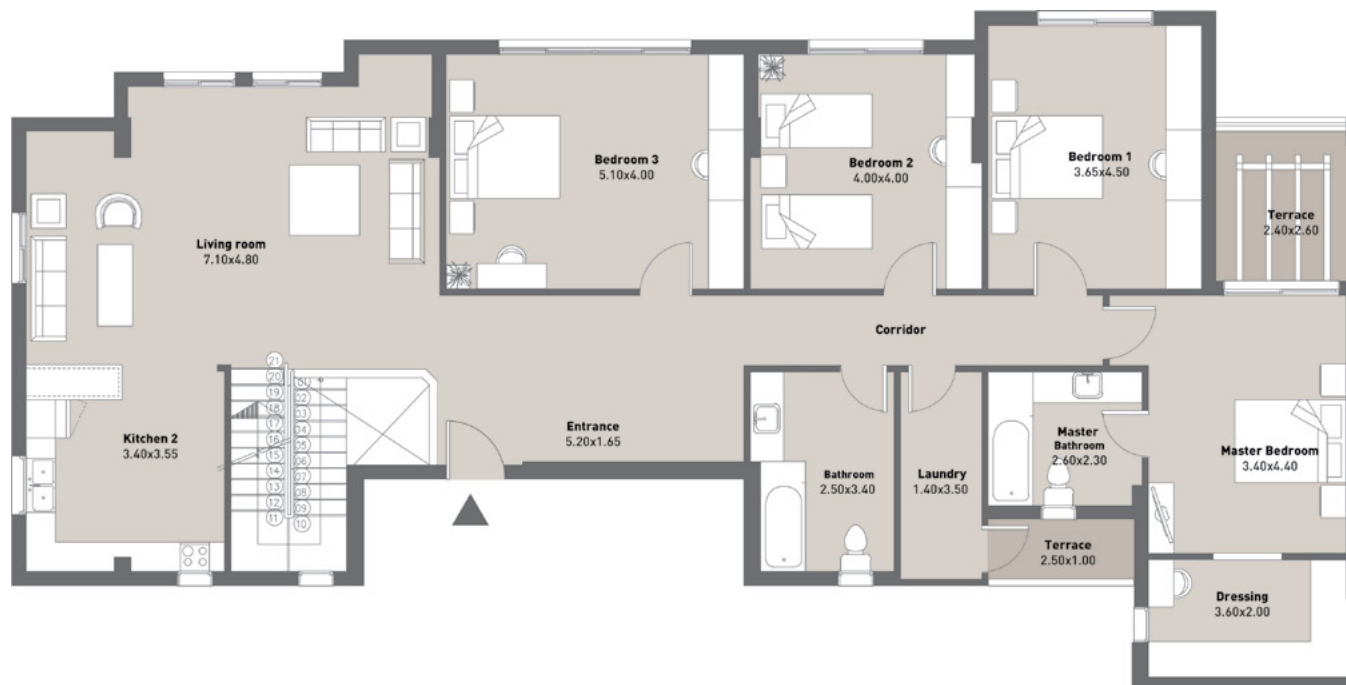


Fifth Floor

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DUPLEX TYPE D2



Sixth Floor



Sixth Floor

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