

MAZARINE

R I A | chalets



Homes surrounded
——— *by the lagoons*



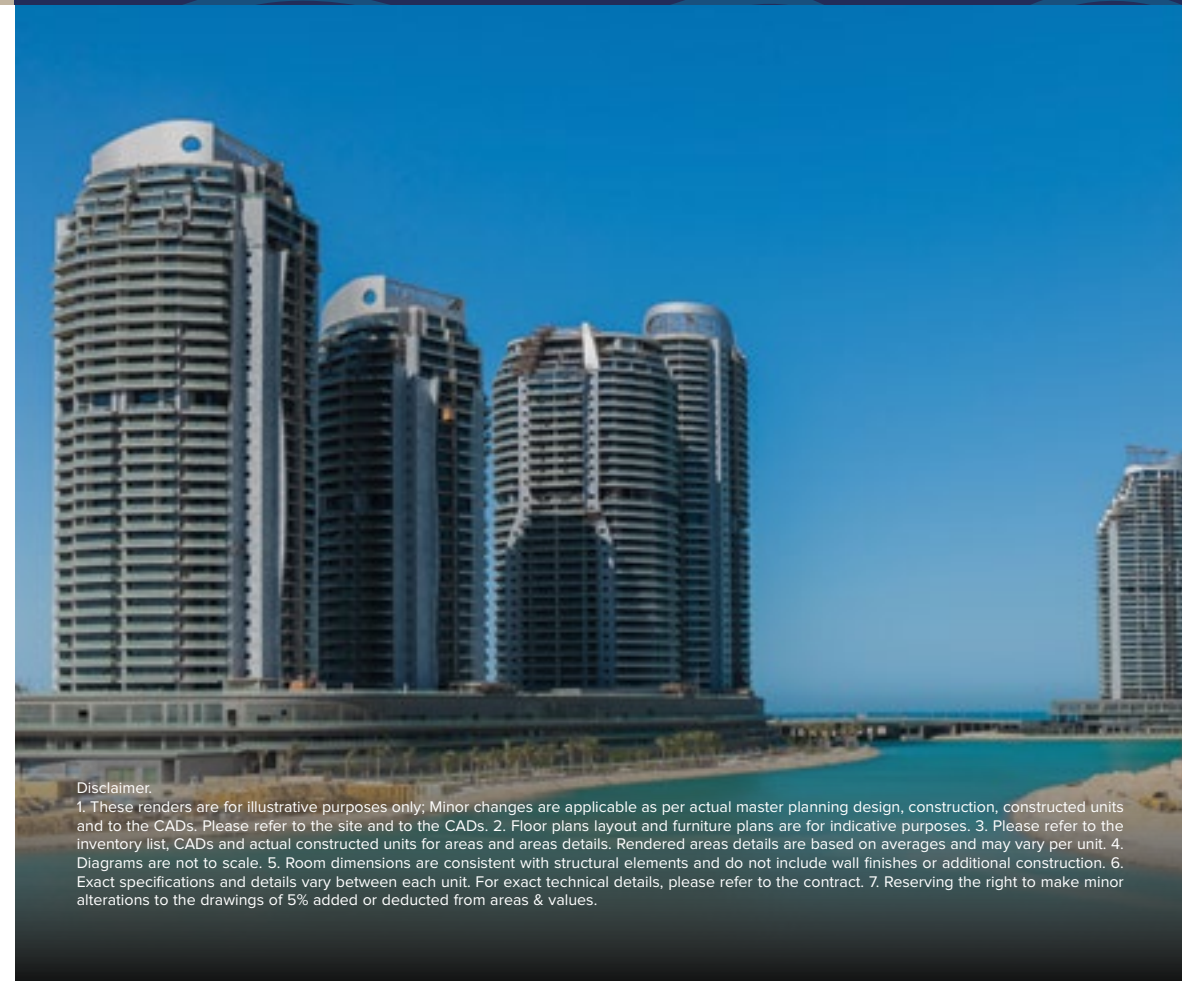
Introduction to **CITY EDGE DEVELOPMENTS**

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 *city*

Spread across more than 48,000 Feddans and planned to accommodate more than 3 million people by 2030, New Alamein City has changed our perception of the North Coast from a summer destination to an all-year-round quintessential version of what a city should be. Its strategic location offers a character uniqueness to the Egyptian market. With 14 KM of a breathtaking turquoise shoreline, New Alamein City leaves its visitors in awe and its residents with homes in paradise.



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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 RIA CHALETS



Situated in New Alamein City, Mazarine Ria chalets 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.

Live in your home and enjoy the spectacular scenery, lagoons and greenery, overlooking The Gate, North edge and Beachfront Towers. You can pick from the wide array of fully finished units with different types of chalets and Panoramic chalets, all in a modern design. Enjoy the maximum level of privacy in chalets ranging from 68 to 288 sqm with one to three bedrooms.



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All that you
WISH FOR,
IS JUST SO CLOSE

Wherever you are at Mazarine Ria Chalets, revel in a special state of serenity with the marvelous green spaces and landscape. And whenever you feel like it, enjoy your walk as you let that airy relaxing feel sink into your soul around the lagoon promenade. You'll love that fresh dip into the swimming pools.



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LET THE LAGOON *give you the feels*

Right from the comfort of your home, Mazarine Ria Chalets will allow you a stunning setting from every corner. Thanks to the canals and bridges, the taintless Mediterranean Sea will go along our lagoons to give you a vivid passageway for a pleasant stroll.



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Sheer SOLITUDE

Live in a place that treasures your desire for being around the deepest shades of blue. With a design that caters to privacy and space between each and every unit, your home is designed to bring you the maximum levels of comfort and privacy. Mazarine Ria Chalets is your getaway from that fast-paced rhythm of the city.



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The LOCATION

Mazarine Ria Chalets is close-by launch to the Mazarine community and is located alongside Mazarine Ria Villas. Mazarine Ria Chalets is the latest phase located in close proximity to the Mazarine community, bringing you a variety of chalets and Panoramic chalets 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.



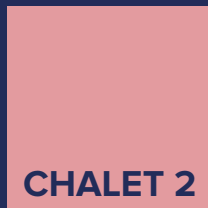
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UNIT *Types*



CHALET 1



CHALET 2



CHALET 3B



CHALET 4



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FLOOR

Plans

CHALETS

3B floorplans



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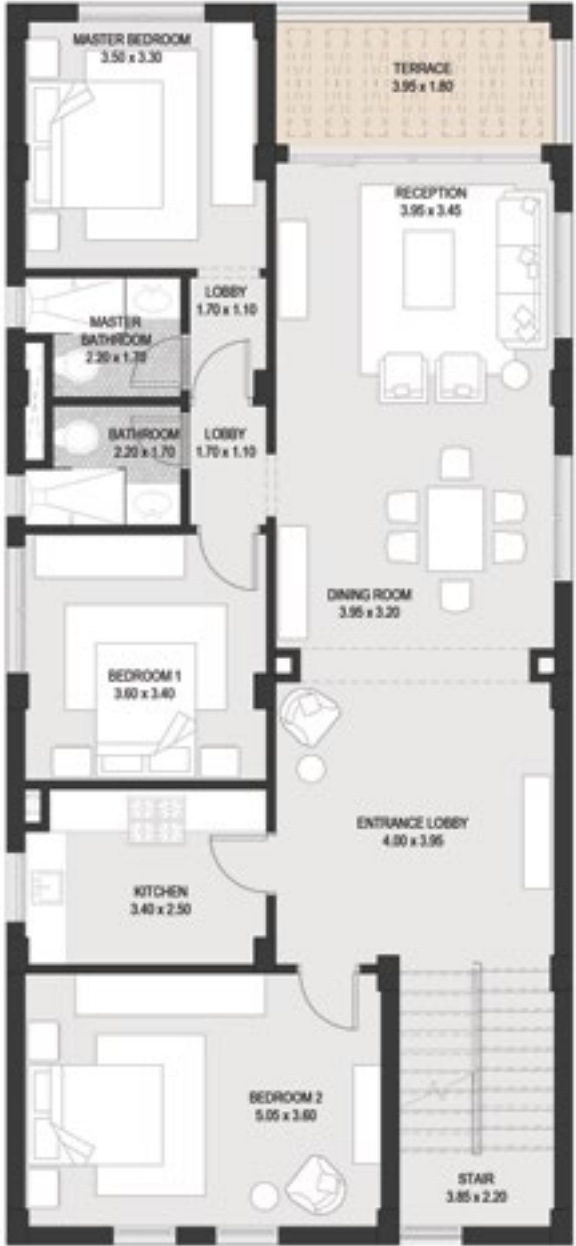
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Total Area	130 m ²
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Total Area	193 m ² + 95 m ² roof terrace
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PANORAMIC

Chalets floorplans



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BUILDINGS NO. 7, 9, 11, 13

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
7	Chalet 1	L	G	1	52	122	2	2
7	Chalet 1	L	G	2	36	70	1	1
7	Chalet 1	L	G	3	20	155	2	2
7	Chalet 1	R	G	1	56	154	2	3
7	Chalet 1	R	G	2	42	75	1	1
7	Chalet 1	R	G	3	19	120	2	2

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
9	Chalet 1	L	G	1	50	122	2	2
9	Chalet 1	L	G	2	35	70	1	1
9	Chalet 1	L	G	3	19	155	2	2
9	Chalet 1	R	G	1	47	154	2	3
9	Chalet 1	R	G	2	40	75	1	1
9	Chalet 1	R	G	3	19	120	2	2

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
11	Chalet 1	L	G	1	50	122	2	2
11	Chalet 1	L	G	2	39	70	1	1
11	Chalet 1	L	G	3	27	155	2	2
11	Chalet 1	R	G	1	81	154	2	3
11	Chalet 1	R	G	2	36	75	1	1
11	Chalet 1	R	G	3	26	120	2	2

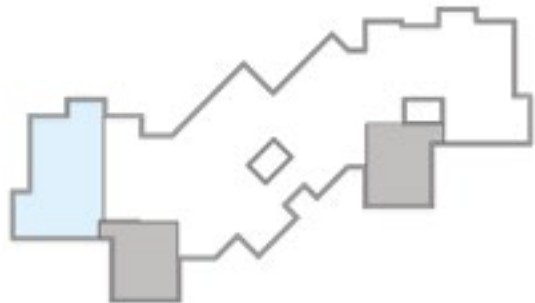
Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
13	Chalet 1	L	G	1	50	122	2	2
13	Chalet 1	L	G	2	39	70	1	1
13	Chalet 1	L	G	3	27	155	2	2
13	Chalet 1	R	G	1	81	154	2	3
13	Chalet 1	R	G	2	36	75	1	1
13	Chalet 1	R	G	3	26	120	2	2



GROUND FLOOR

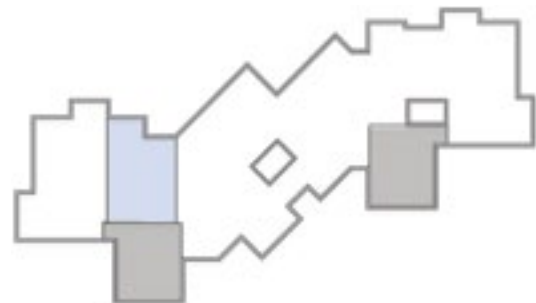
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Total Area	122 m ²
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Total Area	70 m ²
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Total Area	155 m ²
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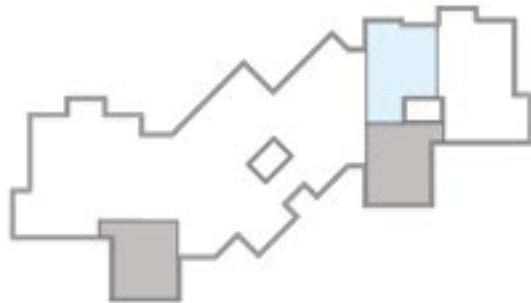
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Total Area	154 m ²
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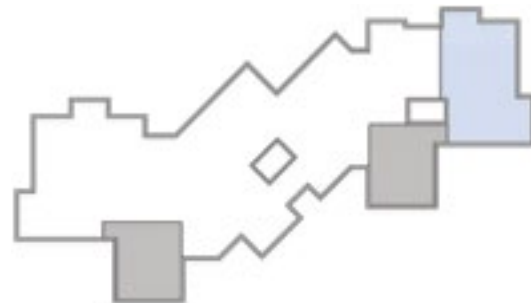
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Total Area	75 m ²
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Total Area	120 m ²
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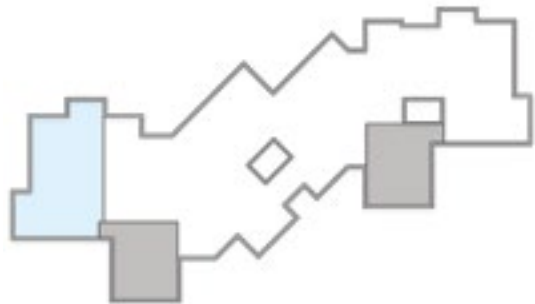
Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
7, 9, 11, 13	Chalet 1	L	1	1	-	119	2	2
	Chalet 1	L	1	2	-	68	1	1
	Chalet 1	L	1	3	-	150	2	2
	Chalet 1	R	1	1	-	151	2	3
	Chalet 1	R	1	2	-	75	1	1
	Chalet 1	R	1	3	-	117	2	2



FIRST FLOOR

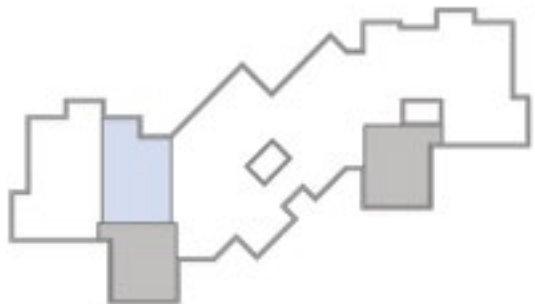
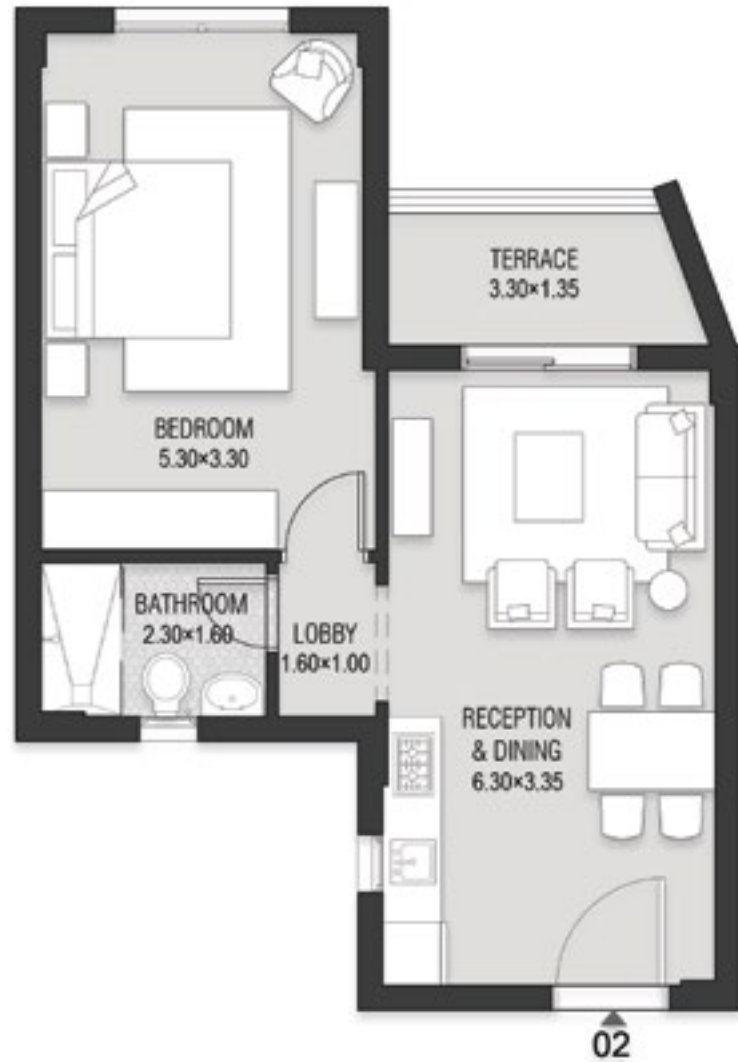
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Total Area	119 m ²
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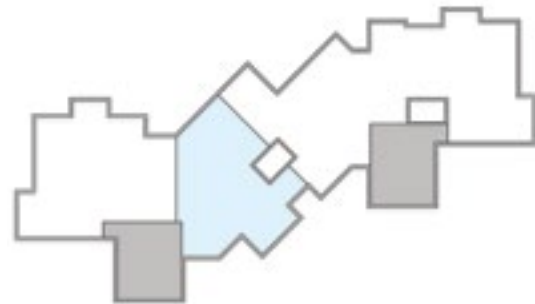
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Total Area	68 m ²
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Total Area	150 m ²
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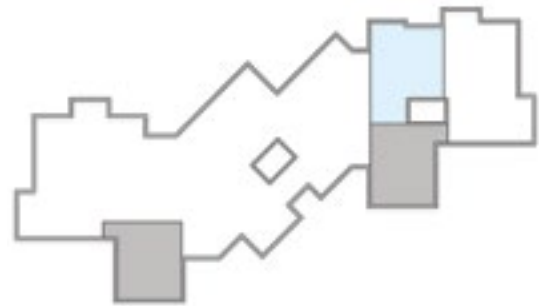
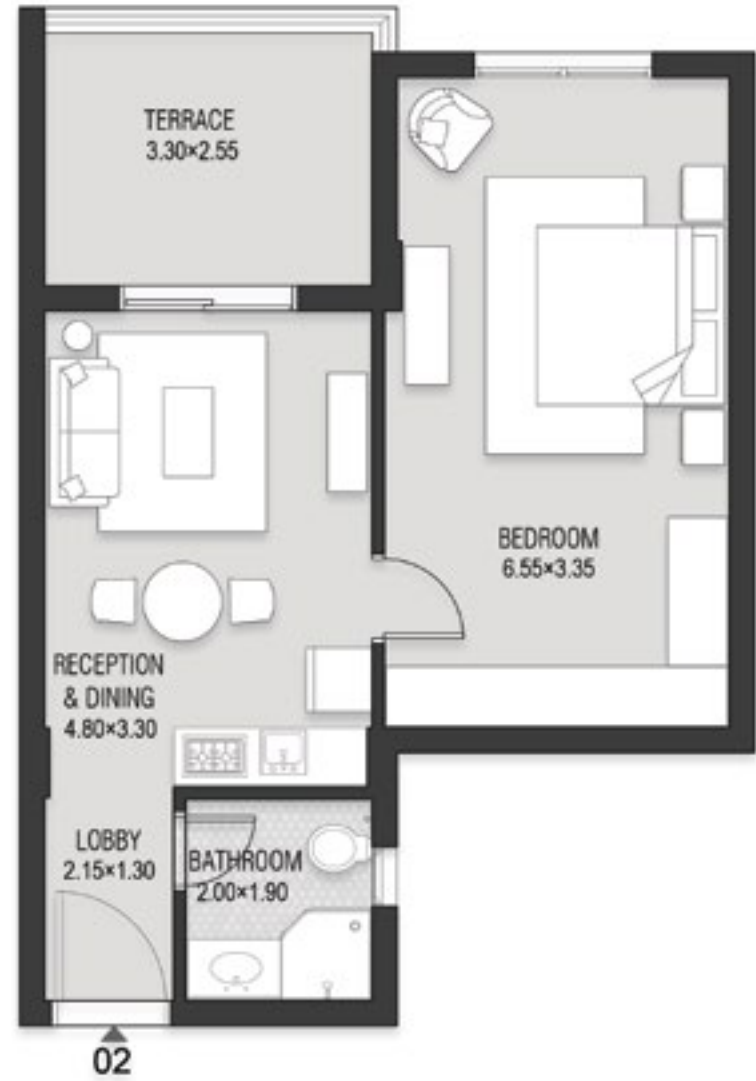
Total Area	151 m ²
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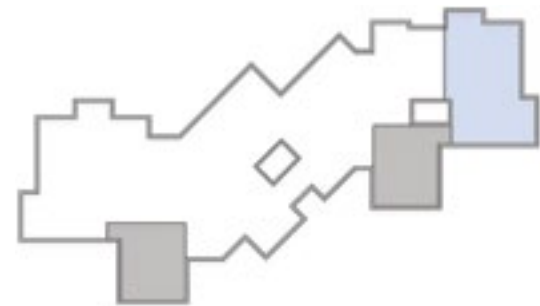
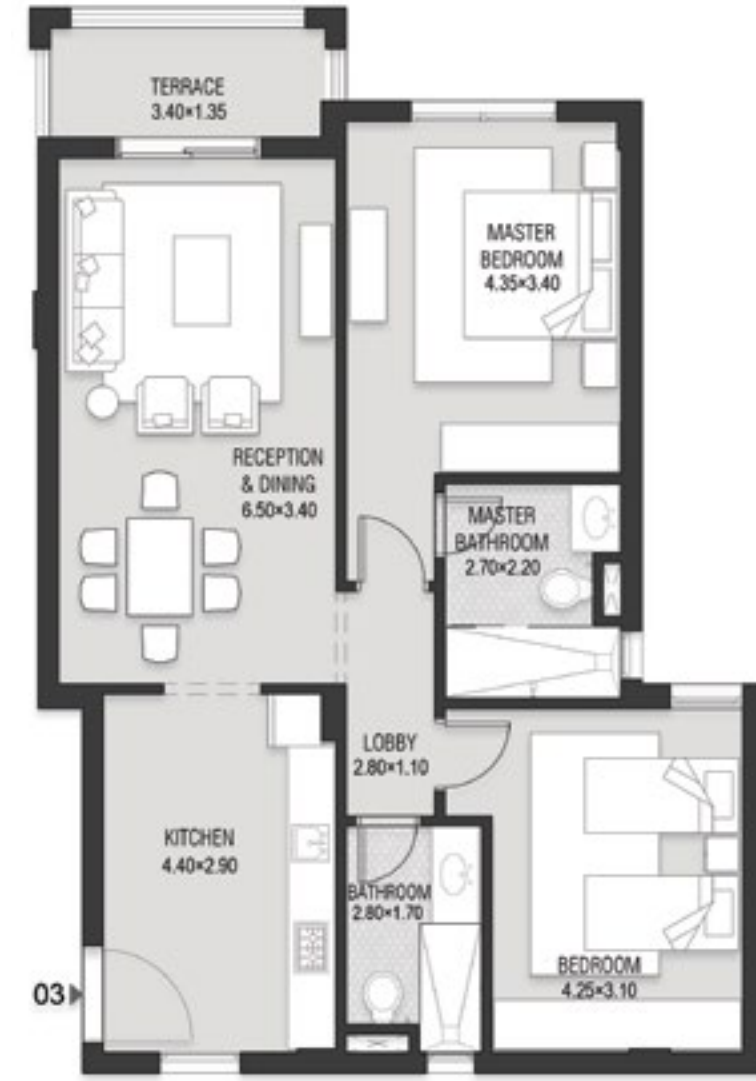
Total Area	75 m ²
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Total Area	117 m ²
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BUILDINGS NO. 7, 9, 11, 13

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
7, 9, 11, 13	Chalet 1	L	2	1	-	151	3	2
	Chalet 1	L	2	2	-	186	3	3
	Chalet 1	R	2	1	-	159	3	2
	Chalet 1	R	2	2	-	192	3	3



SECOND FLOOR

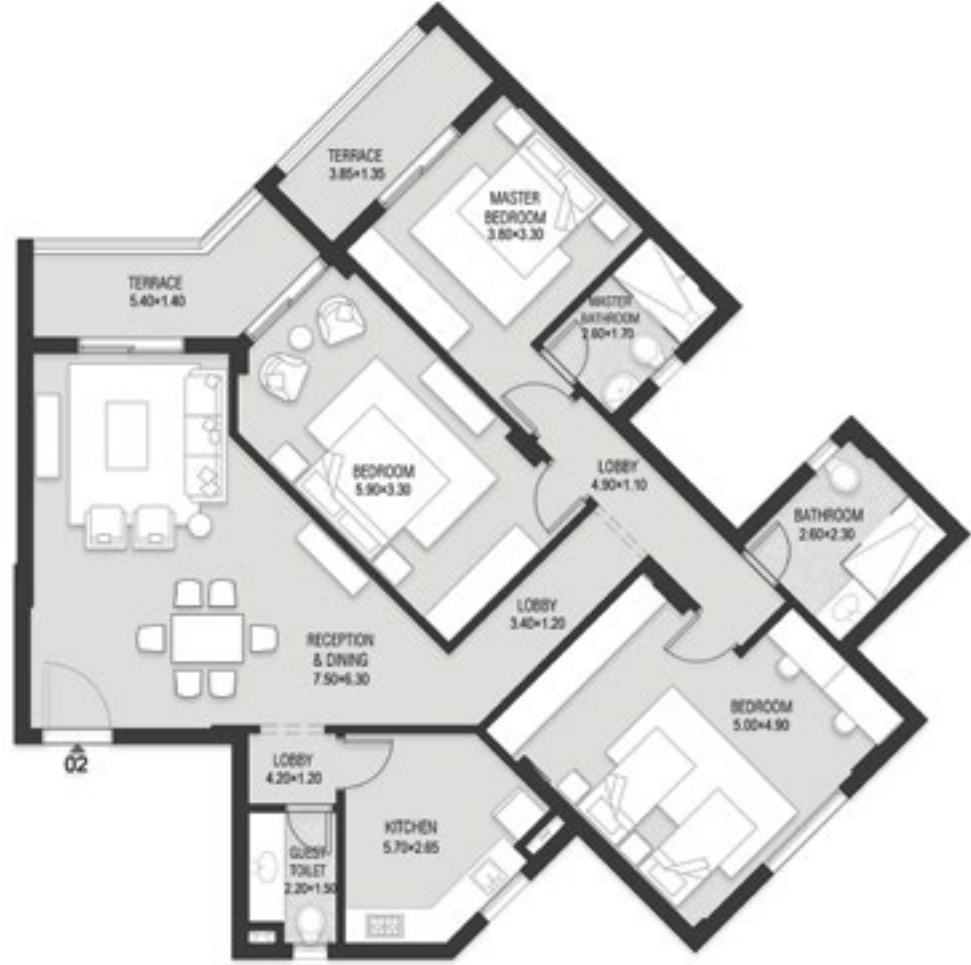
Disclaimer.
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Total Area	151 m ²
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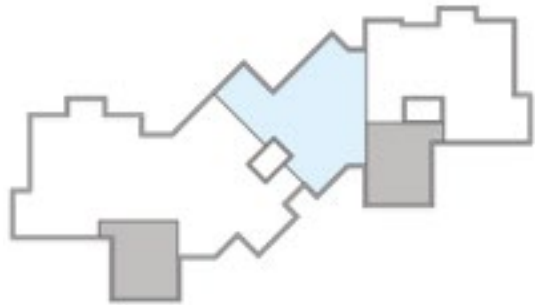
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Total Area	186 m ²
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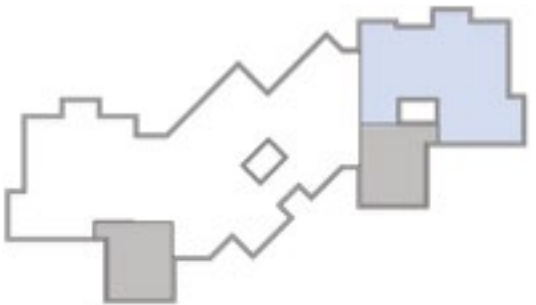
Total Area	159 m ²
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Total Area	192 m ²
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BUILDINGS NO. 7, 9, 11, 13

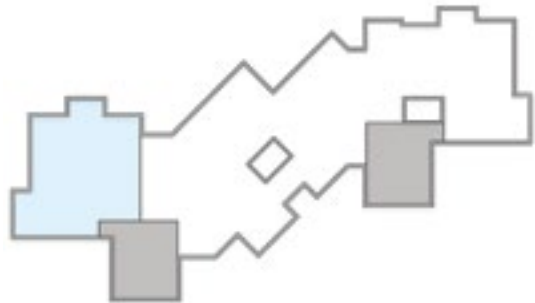
Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
7, 9, 11, 13	Chalet 1	L	3	1	-	137	3	2
	Chalet 1	L	3	2	-	186	3	3
	Chalet 1	R	3	1	-	159	3	2
	Chalet 1	R	3	2	-	177	3	3



THIRD FLOOR

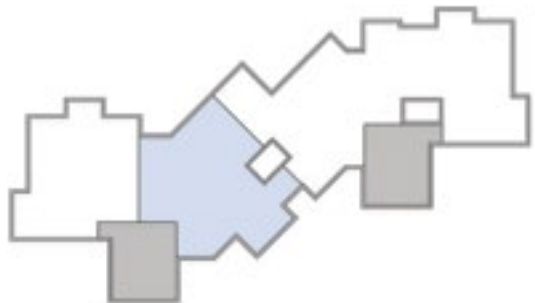
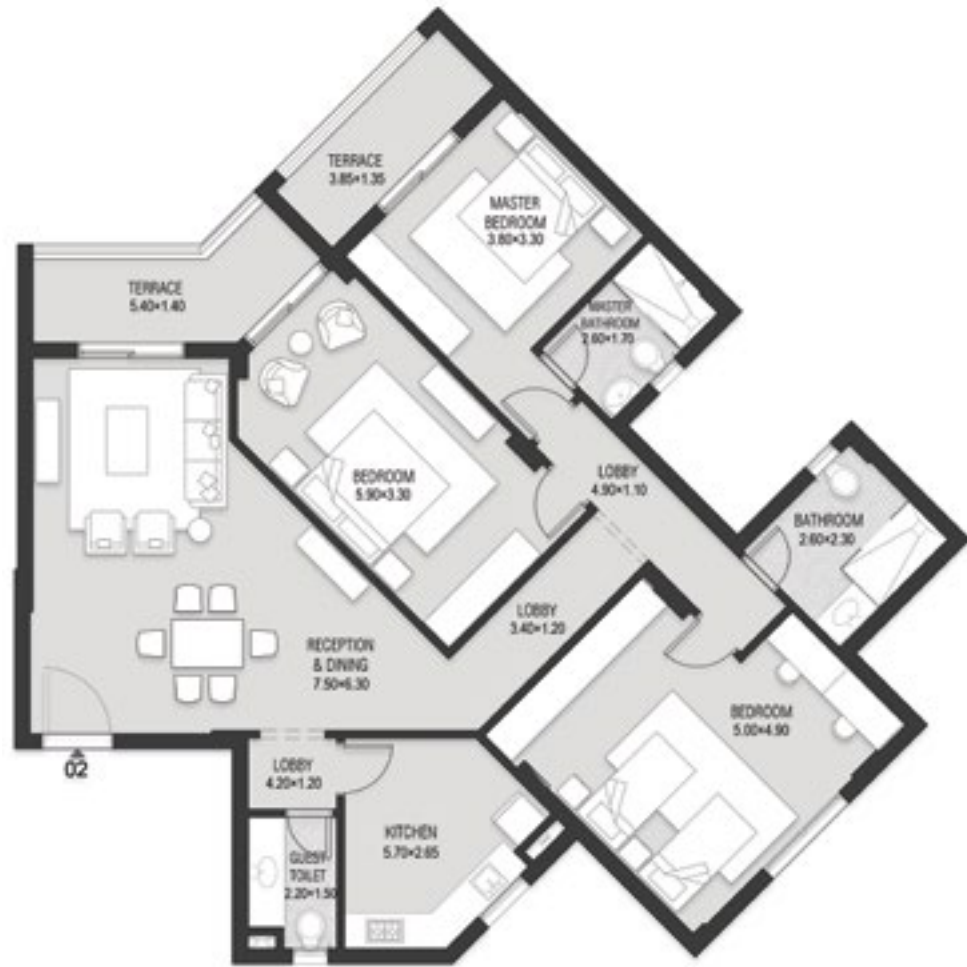
Disclaimer.
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Total Area	137 m ²
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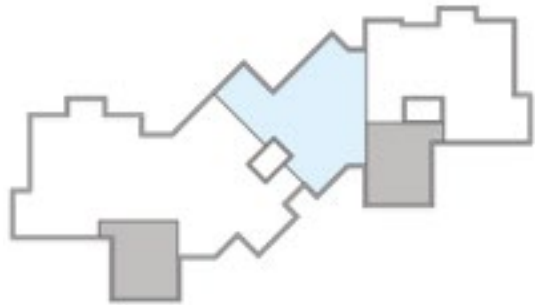
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Total Area	186 m ²
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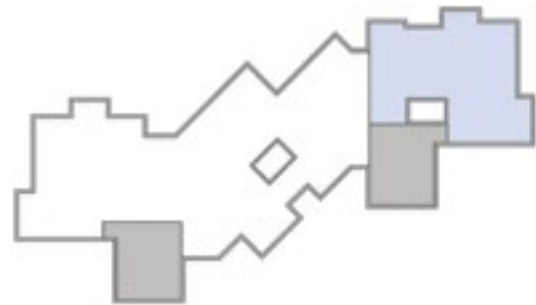
Total Area	159 m ²
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Total Area	177 m ²
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BUILDINGS NO. 2, 5

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
2	Chalet 2	L	G	1	115	122	2	2
2	Chalet 2	L	G	2	75	70	1	1
2	Chalet 2	L	G	3	47	154	2	2
2	Chalet 2	R	G	1	90	154	2	3
2	Chalet 2	R	G	2	58	75	1	1
2	Chalet 2	R	G	3	35	120	2	2

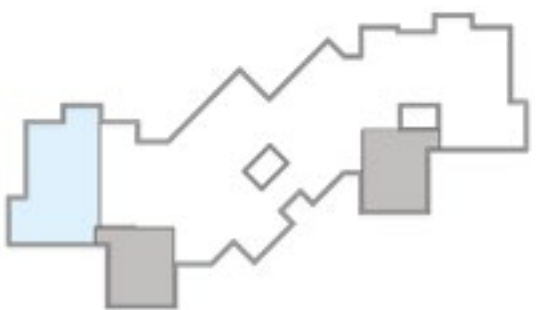
Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
5	Chalet 2	L	G	1	82	122	2	2
5	Chalet 2	L	G	2	75	70	1	1
5	Chalet 2	L	G	3	47	154	2	2
5	Chalet 2	R	G	1	90	154	2	3
5	Chalet 2	R	G	2	58	75	1	1
5	Chalet 2	R	G	3	35	120	2	2



GROUND FLOOR

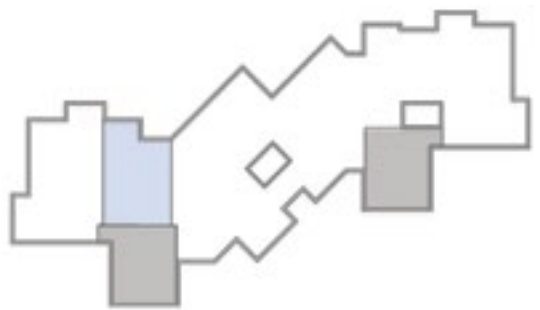
Disclaimer.
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Total Area	122 m ²
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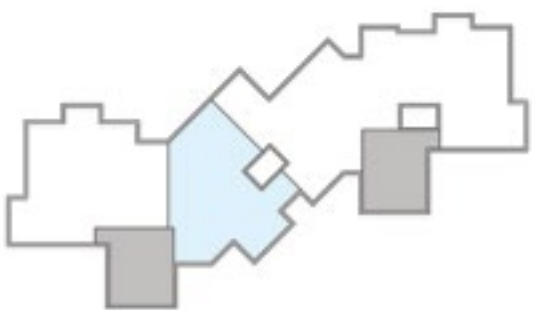
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Total Area	70 m ²
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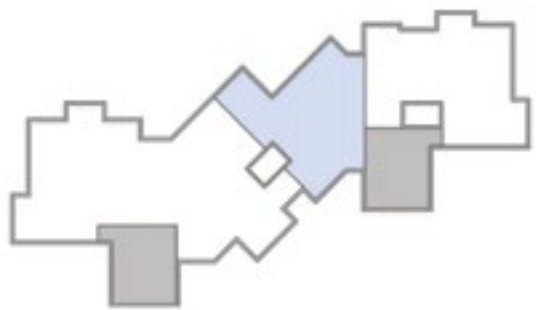
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Total Area	154 m ²
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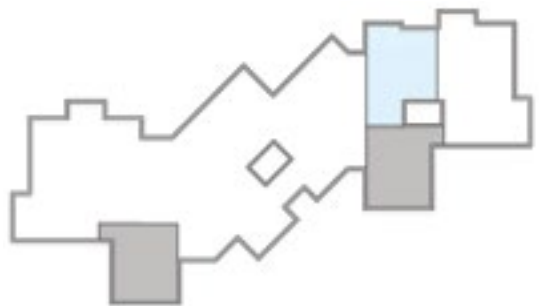
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Total Area	154 m ²
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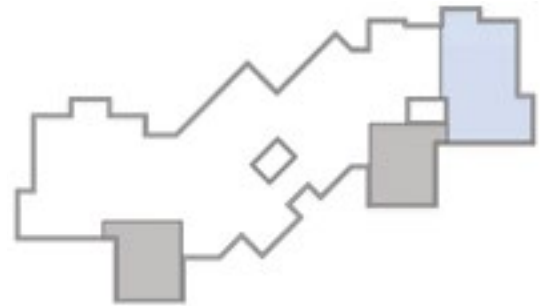
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Total Area	75 m ²
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Total Area	120 m ²
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BUILDINGS NO. 2, 5

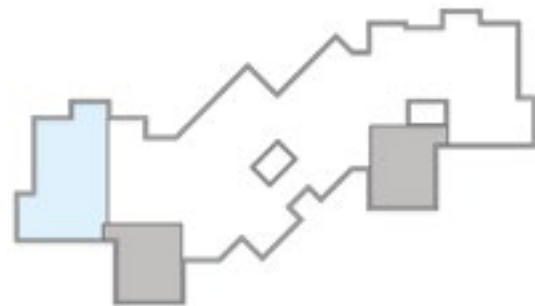
Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
2,5	Chalet 2	L	1	1	-	119	2	2
	Chalet 2	L	1	2	-	68	1	1
	Chalet 2	L	1	3	-	149	2	2
	Chalet 2	R	1	1	-	151	2	3
	Chalet 2	R	1	2	-	75	1	1
	Chalet 2	R	1	3	-	117	2	2



FIRST FLOOR

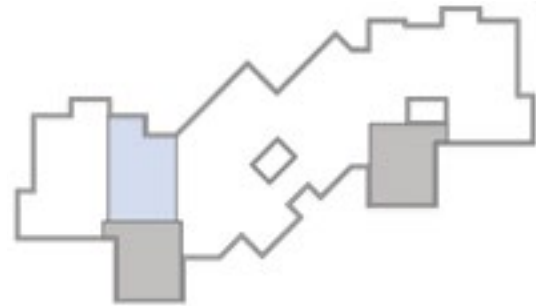
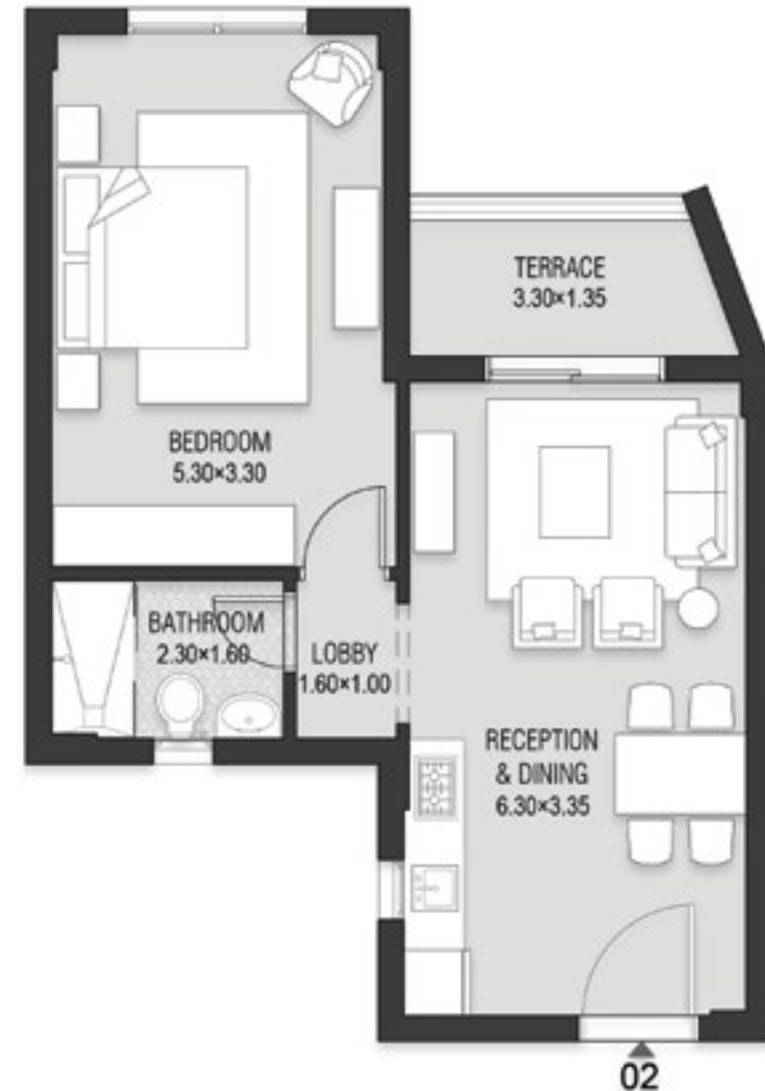
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Total Area	119 m²
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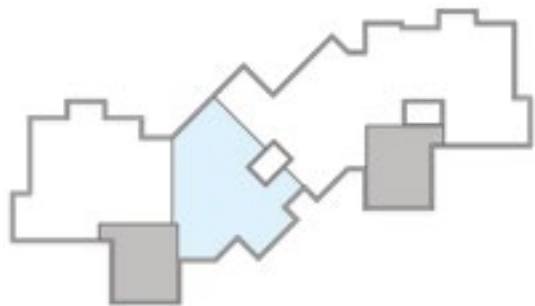
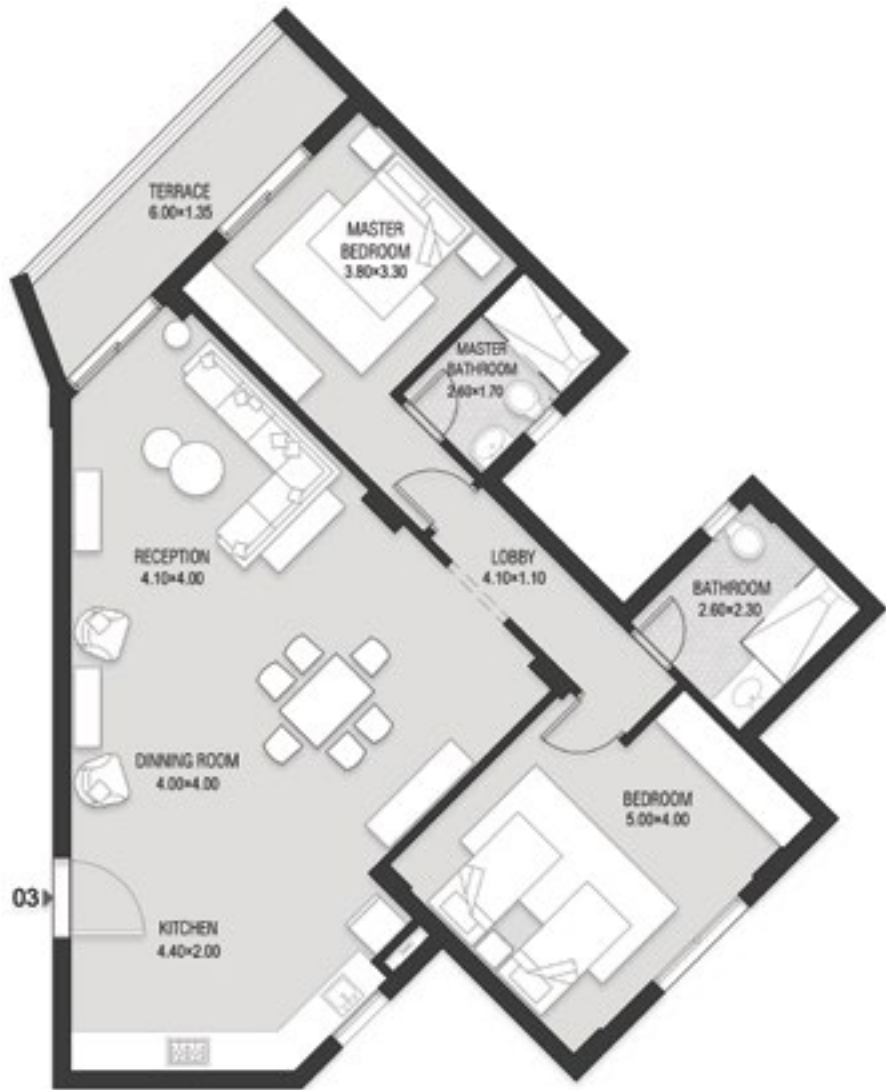
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Total Area	68 m²
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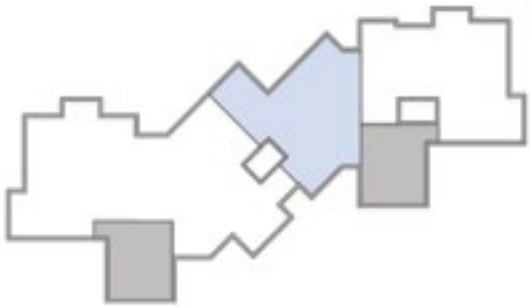
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Total Area	149 m ²
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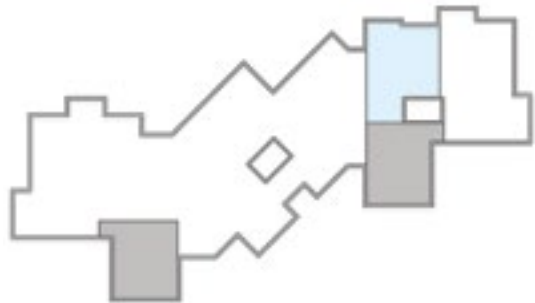
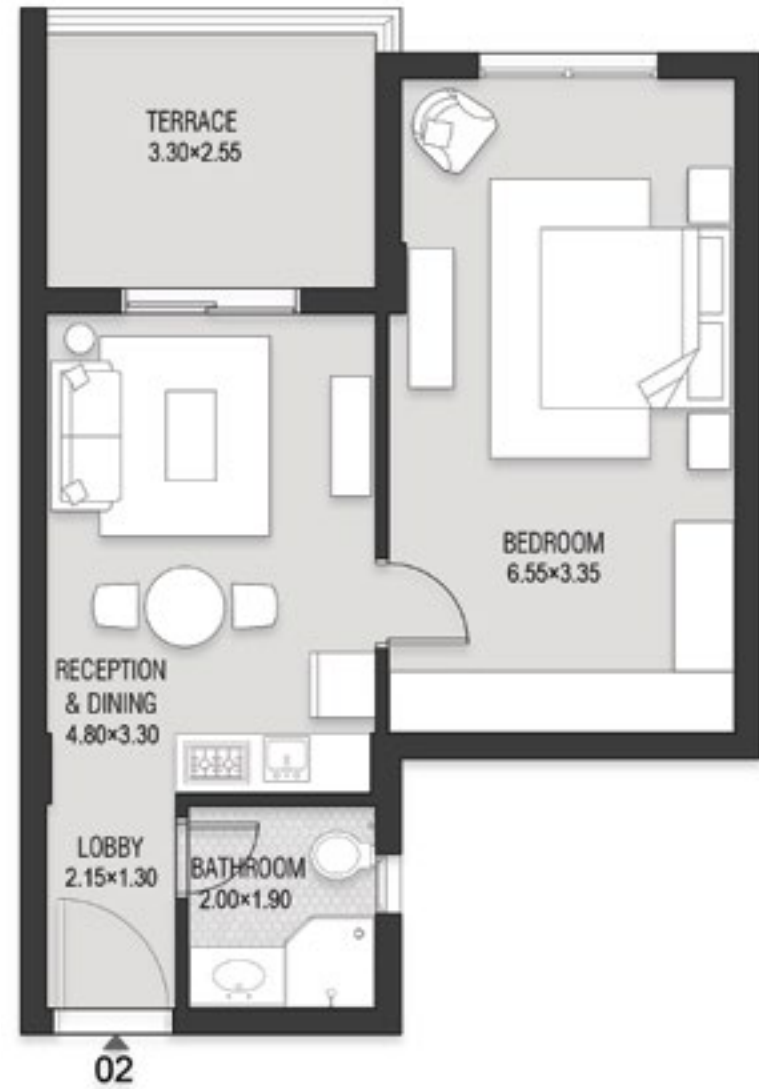
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Total Area	151 m ²
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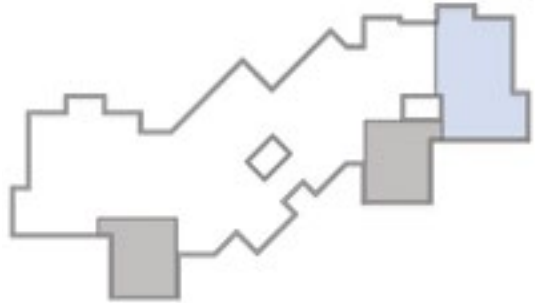
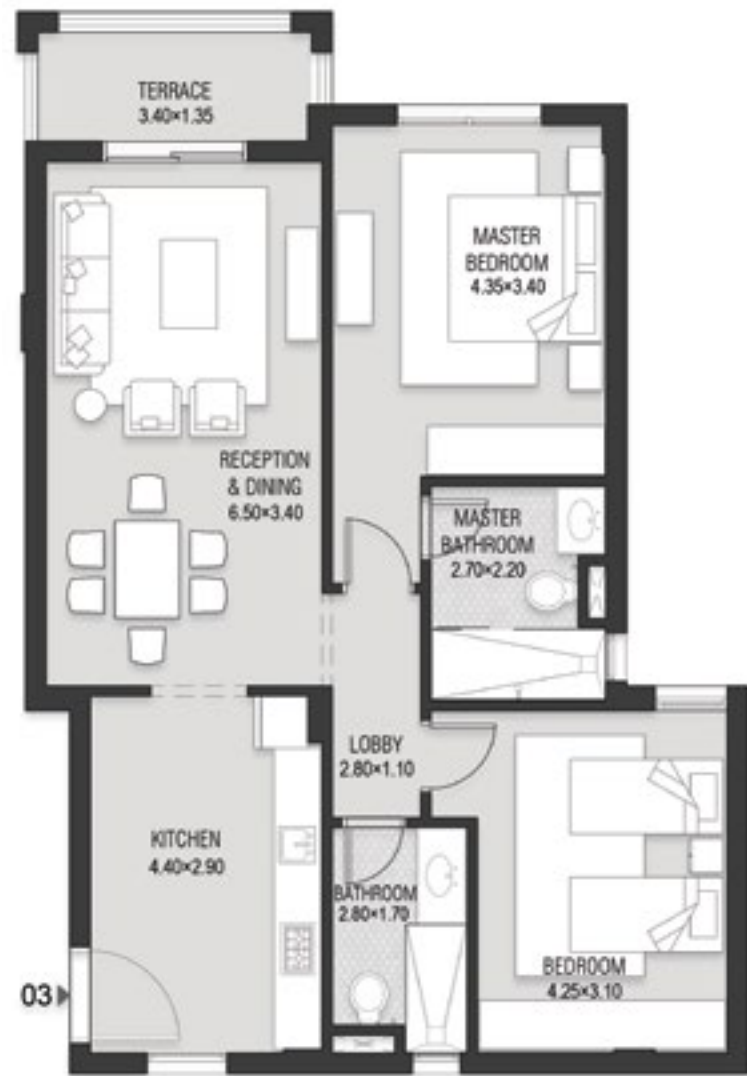
Total Area	75 m ²
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Disclaimer.

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Total Area	117 m ²
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Disclaimer.

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BUILDINGS NO. 2, 5

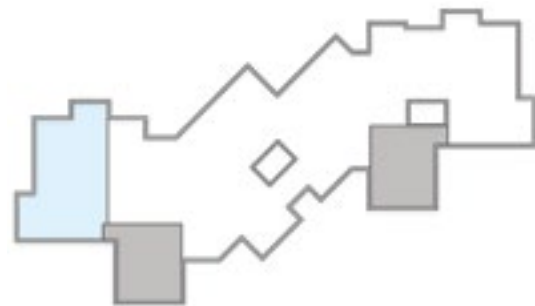
Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
2,5	Chalet 2	L	2	1	-	119	2	2
	Chalet 2	L	2	2	-	68	1	1
	Chalet 2	L	2	3	-	149	2	2
	Chalet 2	R	2	1	-	151	2	3
	Chalet 2	R	2	2	-	75	1	1
	Chalet 2	R	2	3	-	117	2	2



SECOND FLOOR

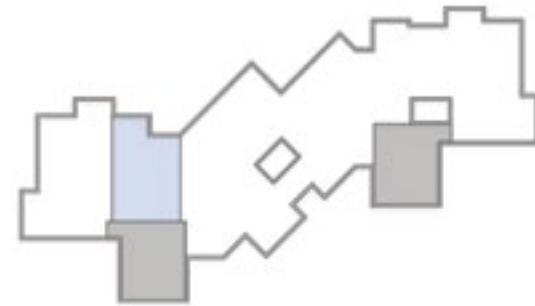
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Total Area	119 m²
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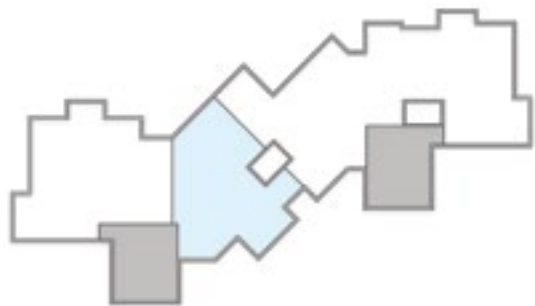
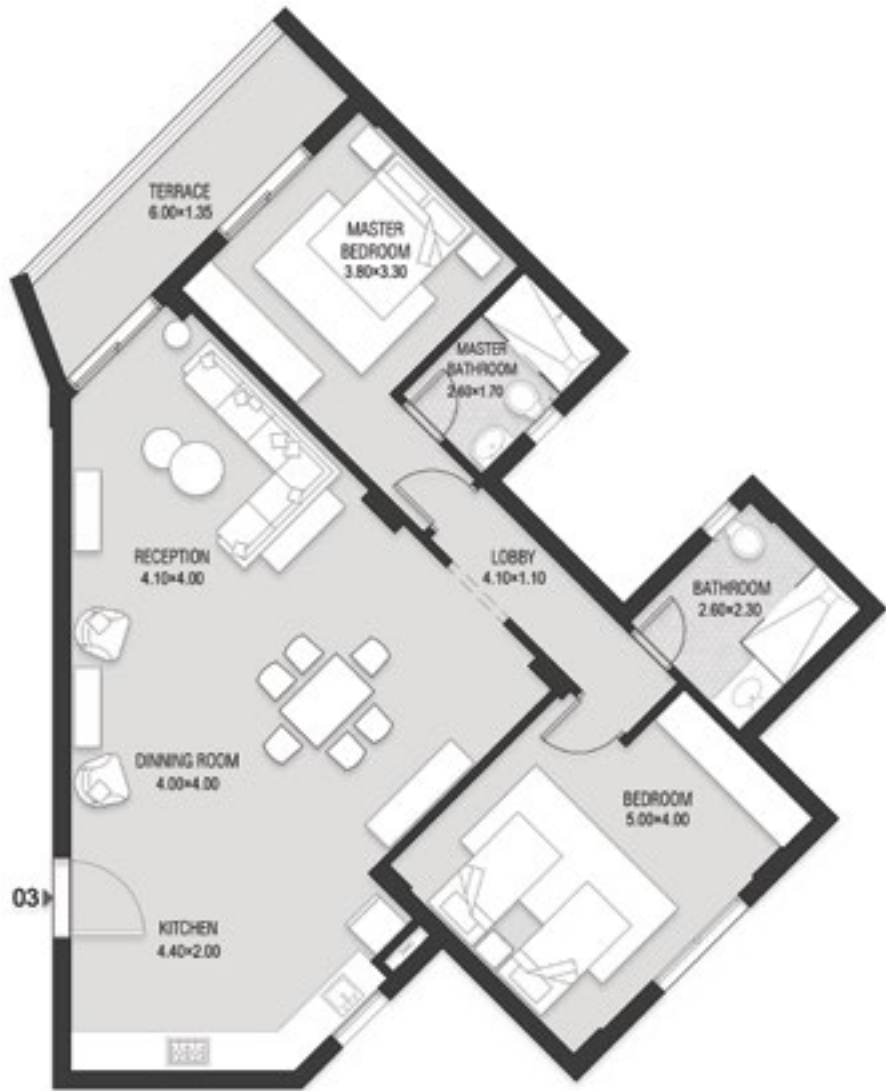
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Total Area	68 m²
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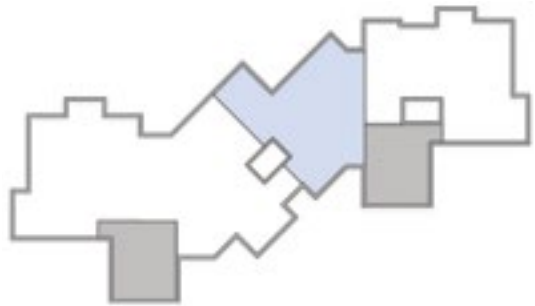
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Total Area	149 m ²
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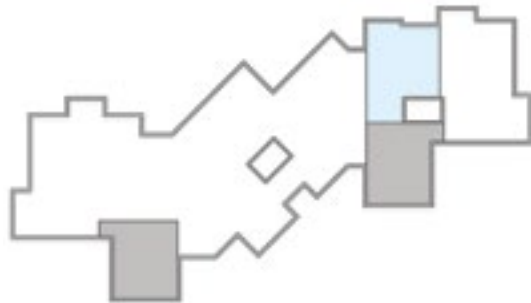
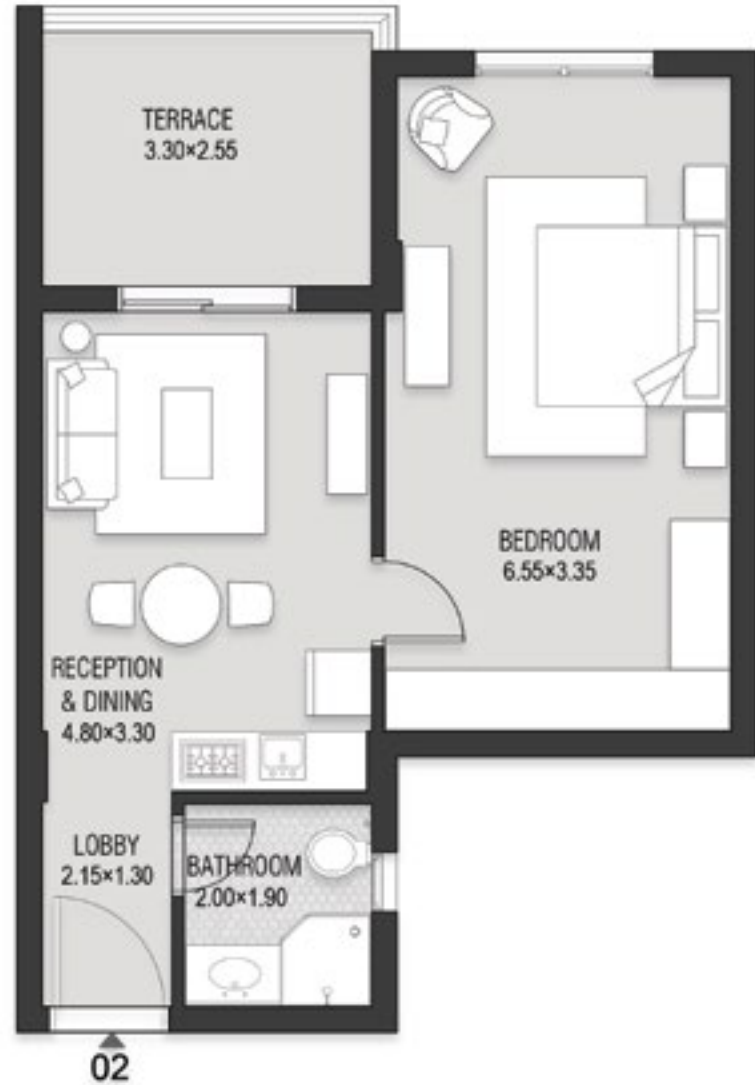
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Total Area	151 m ²
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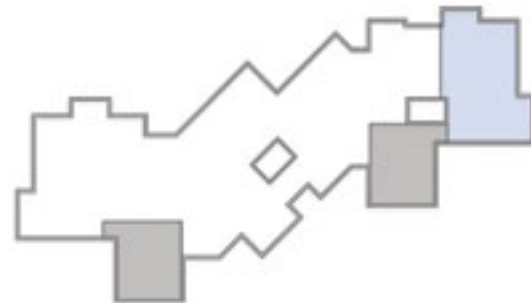
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Total Area	75 m ²
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Total Area	117 m ²
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BUILDINGS NO. 2, 5

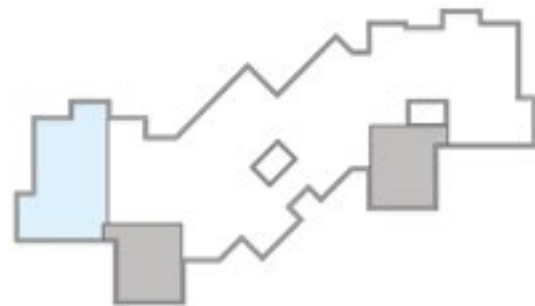
Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
2,5	Chalet 2	L	3	1	-	119	2	2
	Chalet 2	L	3	2	-	68	1	1
	Chalet 2	L	3	3	-	149	2	2
	Chalet 2	R	3	1	-	151	2	3
	Chalet 2	R	3	2	-	75	1	1
	Chalet 2	R	3	3	-	117	2	2



THIRD FLOOR

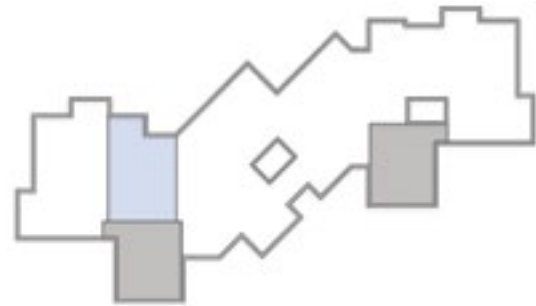
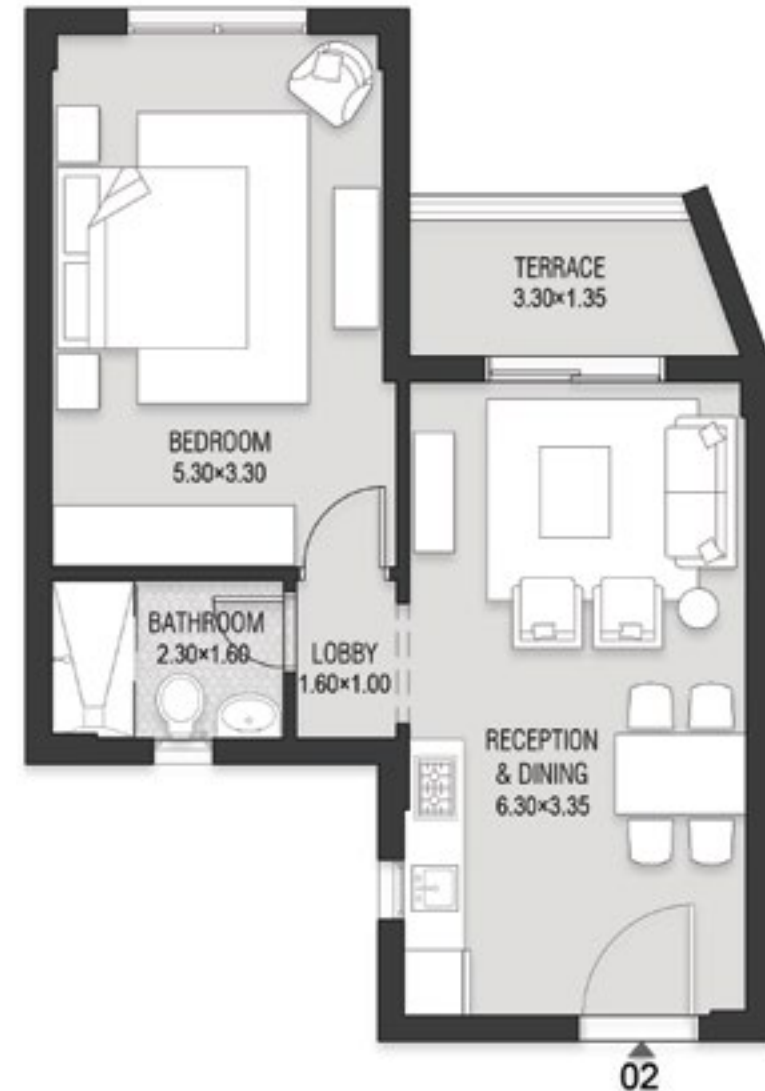
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Total Area	119 m²
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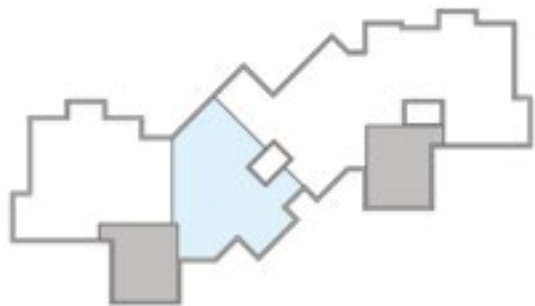
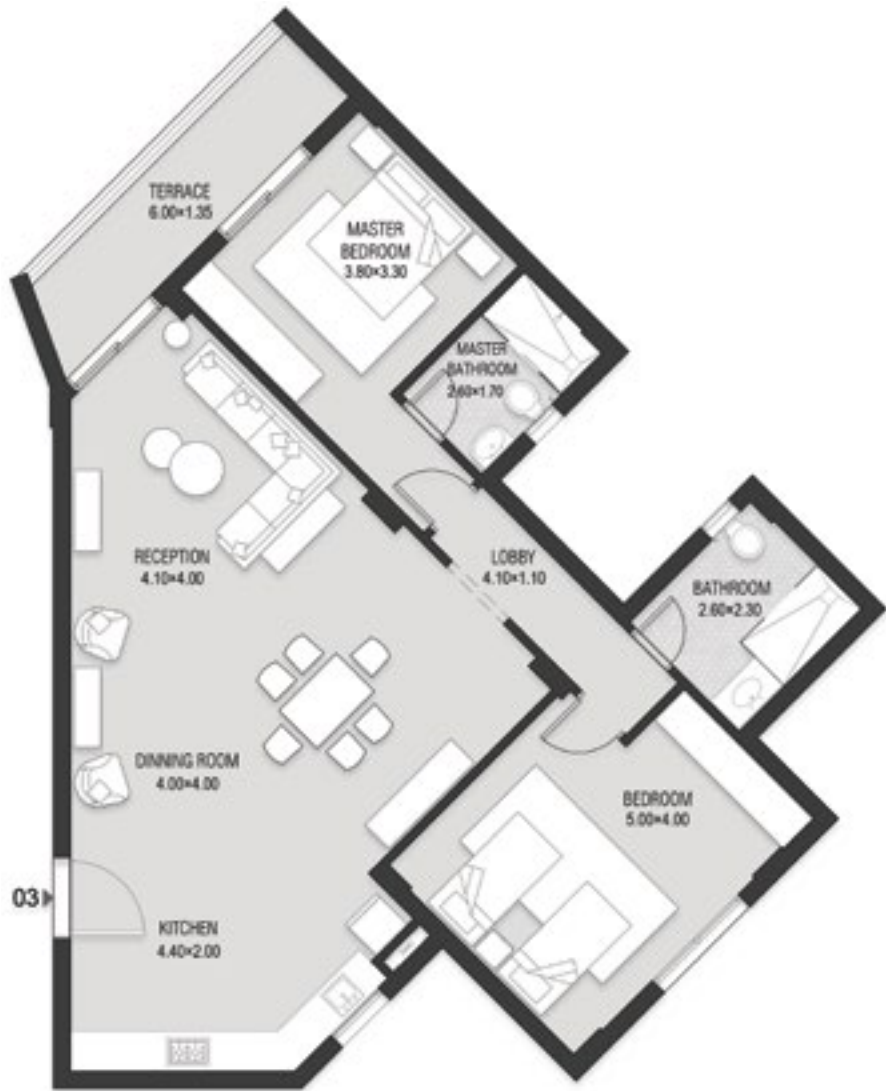
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Total Area	68 m²
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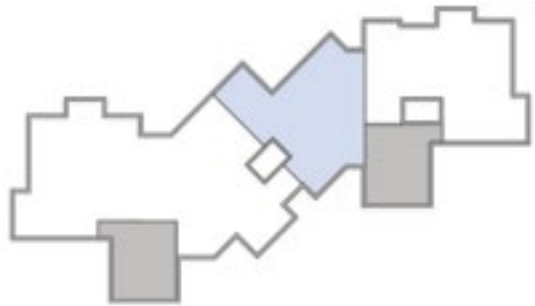
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Total Area	149 m ²
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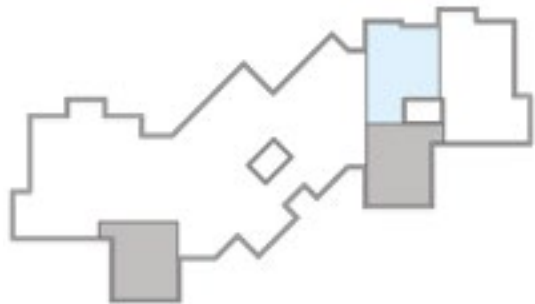
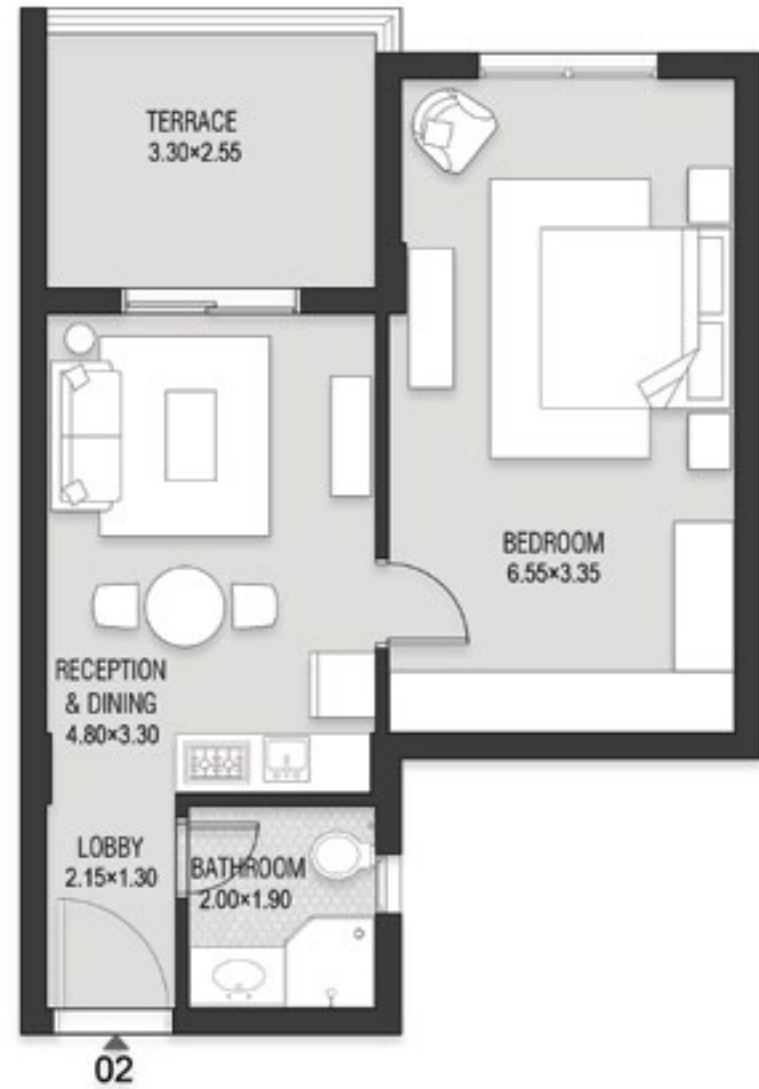
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Total Area	151 m ²
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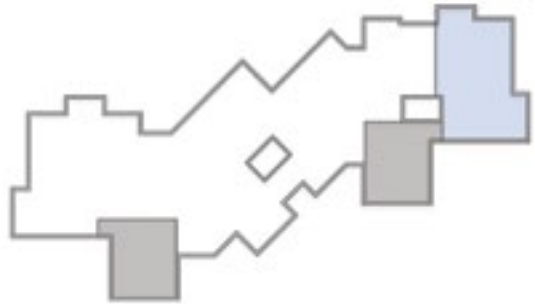
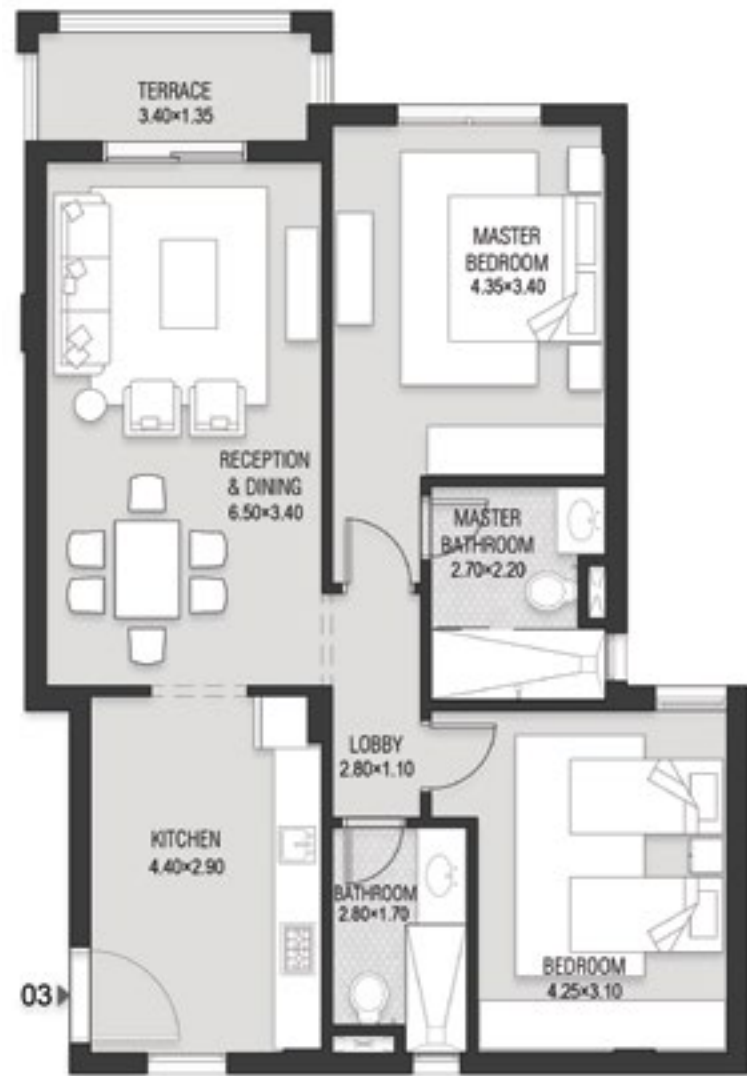
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Total Area	75 m ²
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Total Area	117 m ²
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BUILDING NO. 3

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
3	Chalet 4	S	G	1	113	122	2	2
3	Chalet 4	S	G	2	76	70	1	1
3	Chalet 4	S	G	3	98	156	2	2



GROUND FLOOR

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Total Area	122 m ²
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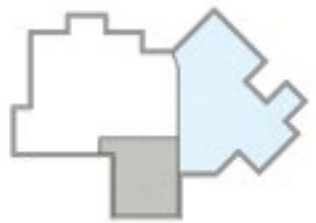
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Total Area	70 m ²
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Total Area	156 m ²
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BUILDING NO. 3

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
3	Chalet 4	S	1	1	-	119	2	2
3	Chalet 4	S	1	2	-	68	1	1
3	Chalet 4	S	1	3	-	151	2	2



FIRST FLOOR

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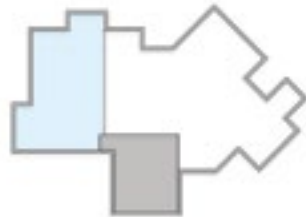
CHALET 04

TYPE 07

Total Area	119 m²
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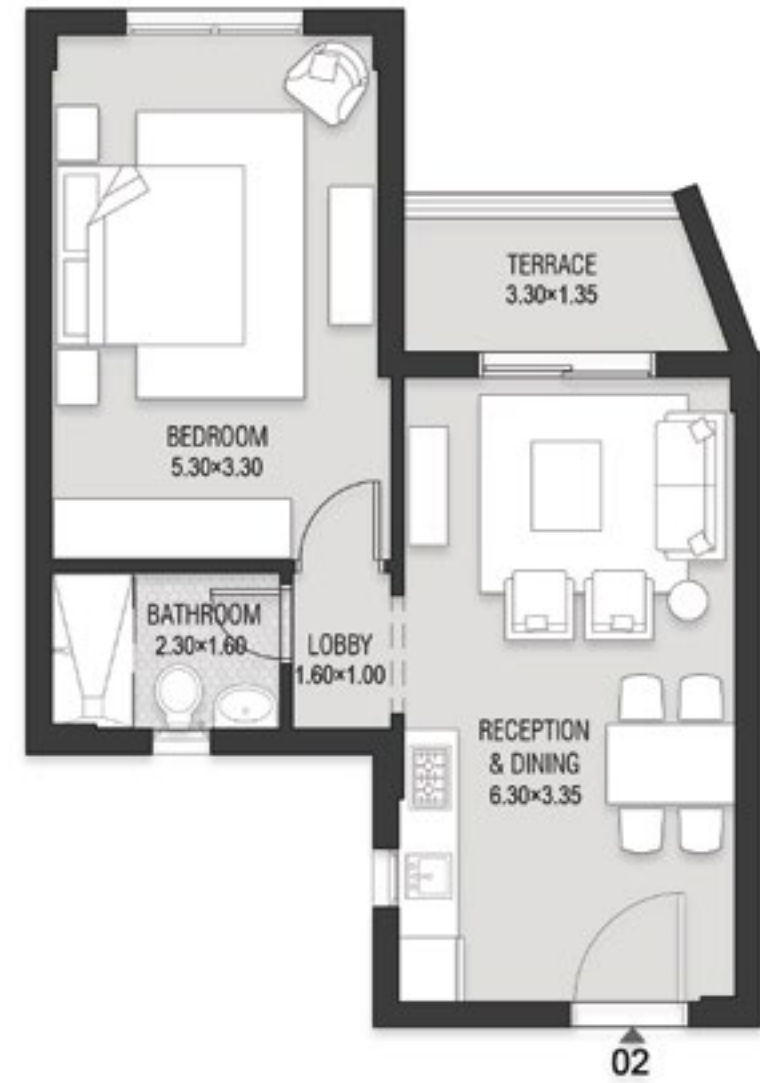
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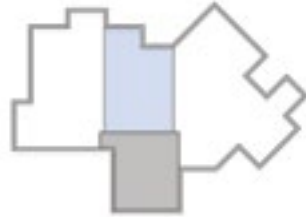
CHALET 04

TYPE 08

Total Area	68 m²
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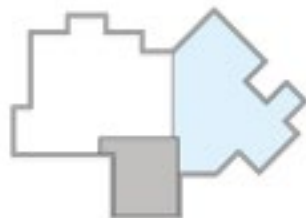


Total Area	151 m²
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BUILDING NO. 3

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
3	Chalet 4	S	2	1	-	119	2	2
3	Chalet 4	S	2	2	-	68	1	1
3	Chalet 4	S	2	3	-	151	2	2



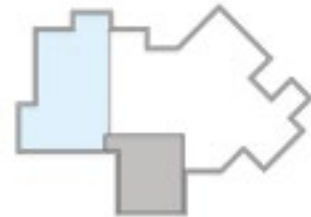
SECOND FLOOR

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CHALET 04

TYPE 07

Total Area	119 m²
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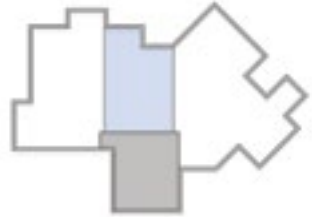
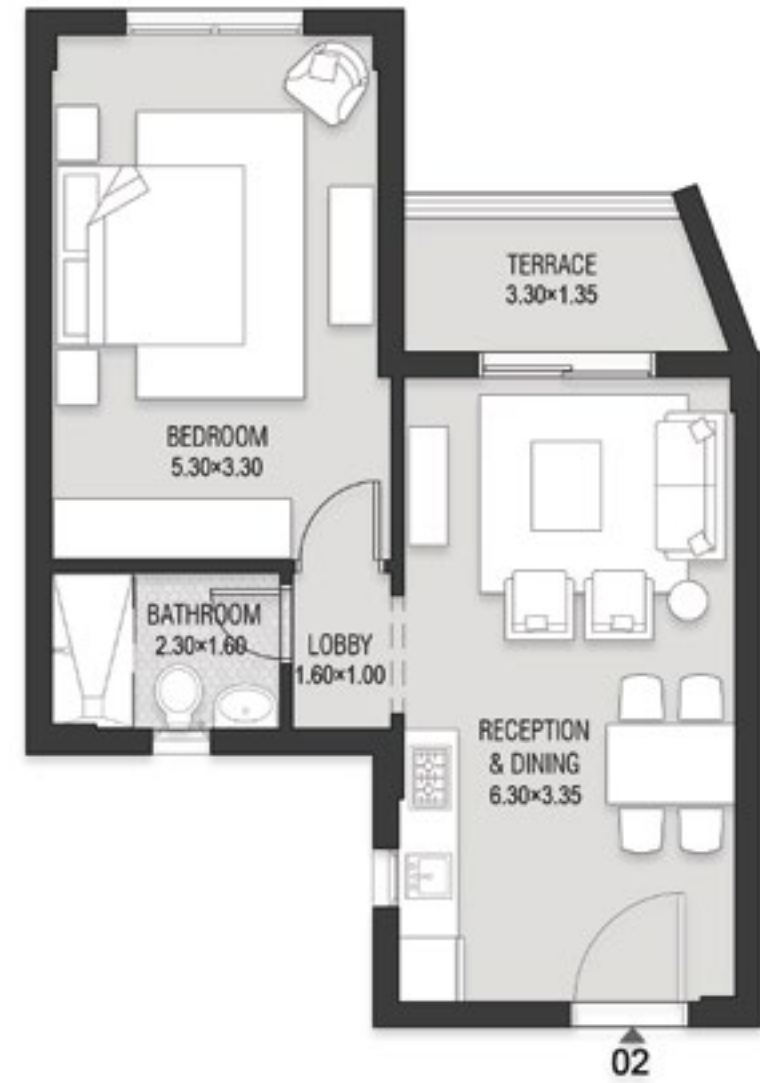


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CHALET 04

TYPE 08

Total Area	68 m²
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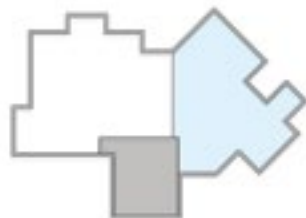
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Total Area	151 m²
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BUILDING NO. 3

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
3	Chalet 4	S	3	1	-	119	2	2
3	Chalet 4	S	3	2	-	68	1	1
3	Chalet 4	S	3	3	-	151	2	2



THIRD FLOOR

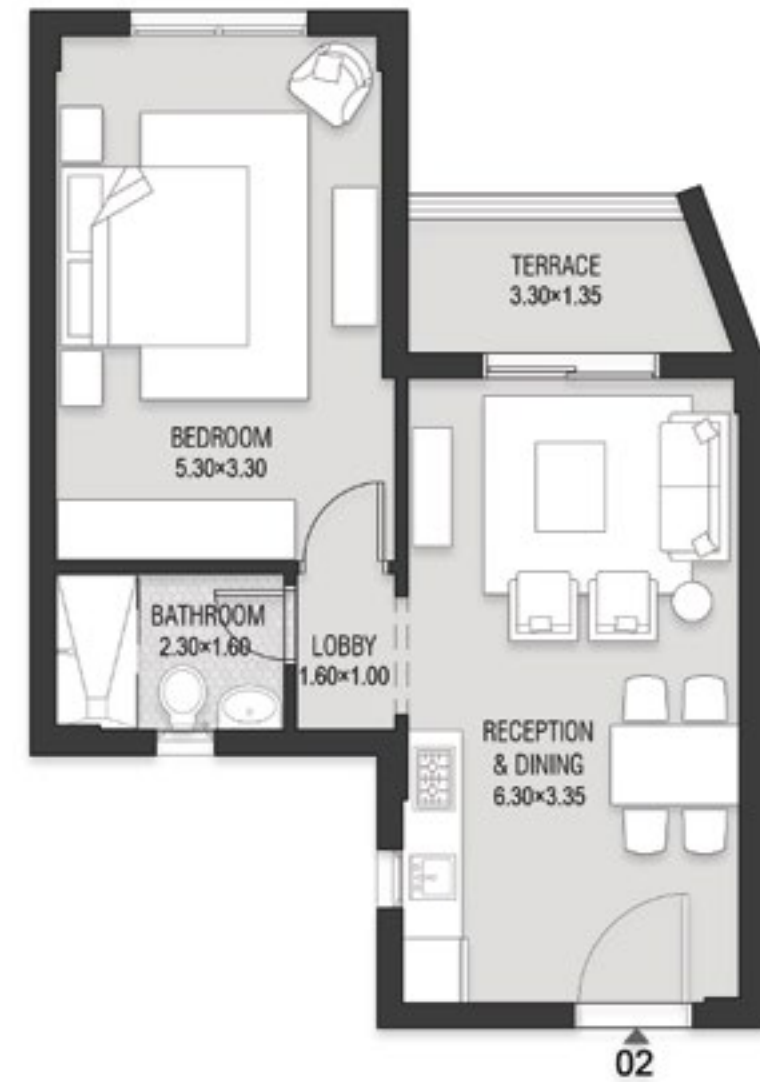
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Total Area	119 m²
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Total Area	68 m²
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Total Area	151 m²
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BUILDINGS NO. 8, 10, 12

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
8	Chalet 1	X	G	1	19	120	2	2
8	Chalet 1	X	G	2	36	75	1	1
8	Chalet 1	X	G	3	81	154	2	3
8	Chalet 1	Y	G	1	27	155	2	2
8	Chalet 1	Y	G	2	39	70	1	1
8	Chalet 1	Y	G	3	53	122	2	2

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
10,12	Chalet 1	X	G	1	26	120	2	2
	Chalet 1	X	G	2	36	75	1	1
	Chalet 1	X	G	3	81	154	2	3
	Chalet 1	Y	G	1	27	155	2	2
	Chalet 1	Y	G	2	39	70	1	1
	Chalet 1	Y	G	3	50	122	2	2



GROUND FLOOR

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BUILDINGS NO. 8, 10, 12

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
8,10,12	Chalet 1	X	1	1	-	117	2	2
	Chalet 1	X	1	2	-	75	1	1
	Chalet 1	X	1	3	-	151	2	3
	Chalet 1	Y	1	1	-	150	2	2
	Chalet 1	Y	1	2	-	68	1	1
	Chalet 1	Y	1	3	-	119	2	2



FIRST FLOOR

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BUILDINGS NO. 8, 10, 12

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
8,10,12	Chalet 1	X	2	1	-	192	3	3
	Chalet 1	X	2	2	-	159	3	2
	Chalet 1	Y	2	1	-	186	3	3
	Chalet 1	Y	2	2	-	151	3	2



SECOND FLOOR

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BUILDINGS NO. 8, 10, 12

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
8,10,12	Chalet 1	X	3	1	-	177	3	3
	Chalet 1	X	3	2	-	159	3	2
	Chalet 1	Y	3	1	-	186	3	3
	Chalet 1	Y	3	2	-	137	3	2



THIRD FLOOR

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BUILDINGS NO. 1, 4, 6

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
1	Chalet 2	X	G	1	34	120	2	2
1	Chalet 2	X	G	2	57	75	1	1
1	Chalet 2	X	G	3	90	154	2	3
1	Chalet 2	Y	G	1	47	154	2	2
1	Chalet 2	Y	G	2	73	70	1	1
1	Chalet 2	Y	G	3	55	122	2	2

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
4	Chalet 2	X	G	1	35	120	2	2
4	Chalet 2	X	G	2	58	75	1	1
4	Chalet 2	X	G	3	90	154	2	3
4	Chalet 2	Y	G	1	47	154	2	2
4	Chalet 2	Y	G	2	75	70	1	1
4	Chalet 2	Y	G	3	115	122	2	2

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
6	Chalet 2	X	G	1	20	120	2	2
6	Chalet 2	X	G	2	44	75	1	1
6	Chalet 2	X	G	3	79	154	2	3
6	Chalet 2	Y	G	1	32	154	2	2
6	Chalet 2	Y	G	2	52	70	1	1
6	Chalet 2	Y	G	3	81	122	2	2



GROUND FLOOR

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BUILDINGS NO. 1, 4, 6

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
1,4,6	Chalet 2	X	1	1	-	117	2	2
	Chalet 2	X	1	2	-	75	1	1
	Chalet 2	X	1	3	-	151	2	3
	Chalet 2	Y	1	1	-	149	2	2
	Chalet 2	Y	1	2	-	68	1	1
	Chalet 2	Y	1	3	-	119	2	2



FIRST FLOOR

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BUILDINGS NO. 1, 4, 6

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
1,4,6	Chalet 2	X	2	1	-	117	2	2
	Chalet 2	X	2	2	-	75	1	1
	Chalet 2	X	2	3	-	151	2	3
	Chalet 2	Y	2	1	-	149	2	2
	Chalet 2	Y	2	2	-	68	1	1
	Chalet 2	Y	2	3	-	119	2	2



SECOND FLOOR

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BUILDINGS NO. 1, 4, 6

Building No.	Building Type	Building Location	floor No	Unit No	Garden Area	Gross Area	No of bedrooms	No of bathrooms
1,4,6	Chalet 2	X	3	1	-	117	2	2
	Chalet 2	X	3	2	-	75	1	1
	Chalet 2	X	3	3	-	151	2	3
	Chalet 2	Y	3	1	-	149	2	2
	Chalet 2	Y	3	2	-	68	1	1
	Chalet 2	Y	3	3	-	119	2	2



THIRD FLOOR

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The **AMENITIES**

-  - Directly overlooking New Alamein main lagoon and towers
-  - Lagoon Promenade
-  - Beach Clubhouse
-  - Swimming Pools
-  - Open Views and Green Pockets
-  - Luxurious unit designs and high standards fully finished units
-  - Dedicated surface parking
-  - Secured gated community
-  - Triple Play System



EXTERIOR FINISHING

A home goes beyond concrete when you make it your own. The chalets of Mazarine Ria naturally resonate with people that enjoy neutral timid tones that complement modern aesthetics and furnishings. Aluminum and glass windows set the foundation for the cream painted walls of your home.

The interior is a harmonious blend of ceramics, paint and porcelain flooring that awaits your own personal touch.



ITEM | Paint, Glass, Aluminum
strips with wooden effect
AREA OF USE | Elevation



ITEM | Aluminum & Glass
AREA OF USE | Openings

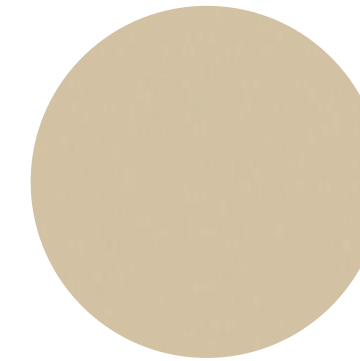
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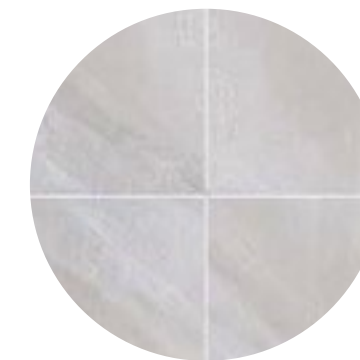
INTERIOR FINISHING



ITEM | Ceramic
AREA OF USE | Walls
SPACE | Kitchen - Bathrooms



ITEM | Acrylic Paint
AREA OF USE | Walls, Ceiling
SPACE | Reception, Rooms,
Spaces & Terraces



ITEM | Ceramic
AREA OF USE | Flooring
SPACE | Reception, Rooms,
Spaces & Terraces

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