

ALMAQSAD
NEW CAPITAL

A R J A N



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.



WELCOME TO AL MAQSAD

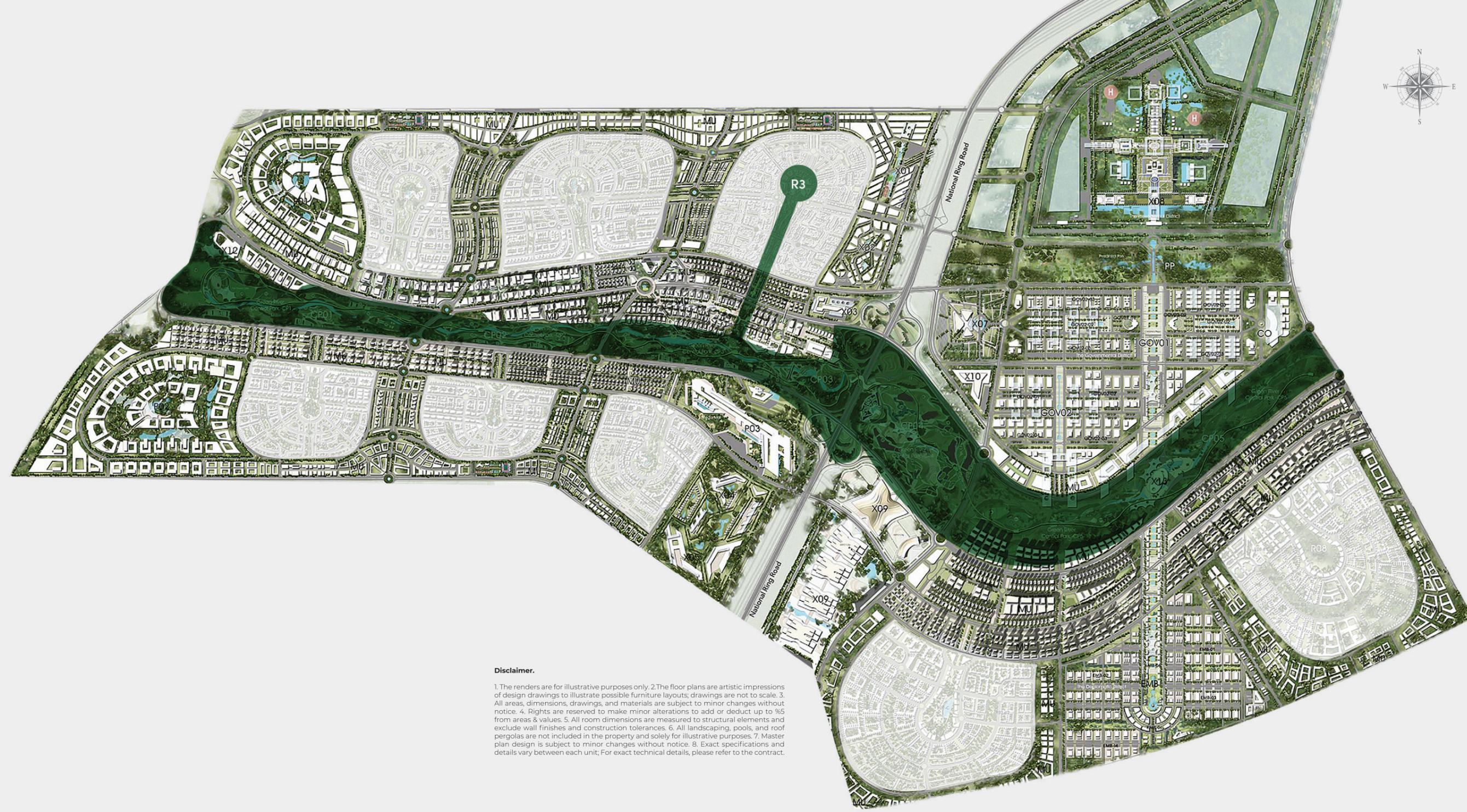
Welcome to Al Maqsad, your future destination in the heart of the New Capital. Set to be a prominent address in Egypt's most sought-after location, Al Maqsad promises a full-fledge of vantages, including unique architectural designs with premium exterior and interior finishing, and a charming landscape 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.

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.



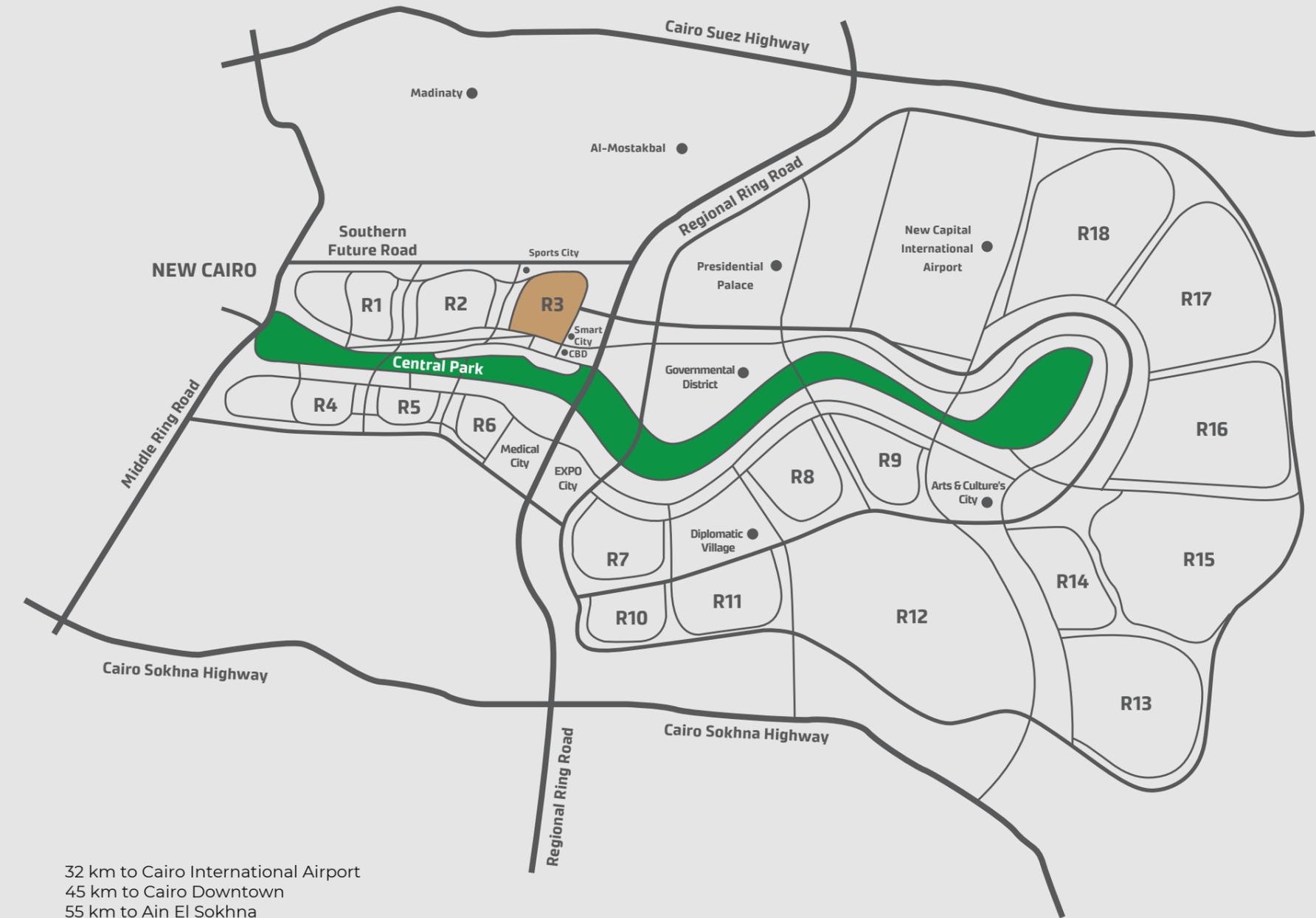
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LOCATION & ACCESSIBILITY

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



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NEW CAPITAL

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WHERE DREAMS COME HOME

We offer a mix of Contemporary and Arabian style villas and townhouses ranging from 377 to 509 square meters in size. Earth-toned shades on the exterior stylishly set off a lavish interior, all to invoke a sense of elegance and refinement. From the choice of building materials to the integration of vegetation and light, we've ensured a thoughtful living experience such as the use of large windows where each view opens onto a new horizon.

Be it a villa or a townhouse, each property offers a different home experience in tandem with its surrounding environment as one thing remains constant: every ground floor expands to a garden. Each backyard property was also made to hug lush green gardens and trees, adopting them as part of the house. Spaces of the second floor connect with the lower level by overlooking the garden.

Glamorous, opulent, and unique: the married style employed both architecturally and with the landscape work together to create a special atmosphere for every homeowner, enveloping an atmosphere of both ease and comfort.

LIFESTYLE

Living your best
life, the Arjan way

At Arjan, we aim to provide privacy and tranquility amid natural greenery. We want your way of life here to be rewardingly effortless, offering our residents a sense of structure to your work home balance.

Our exquisite harmony between homes and landscape indulges in a comforting ambience and luxurious lifestyle infused with modern facilities and amenities to cater to all your needs.





ARCHITECTURE

Contemporary homes with an Arab touch

Our contemporary and Arabic-styled are both classic and iconic. Earth-toned shaped structure was deliberately designed to complement the urban fabric of each property surrounding, while the traditional aspects have been retained using arabesque and light fixtures all throughout.

This single design element propels the Arabian aesthetic but has been modernized with appropriately designed geometric patterns that make up the construct of each home. Other architectural features included in each home varies in mannered shapes, and magnificent facades. Color schemes of these magnificent façades, a combination of smooth and deep beige tones, imbue a sense of lightness and give way to a harmonious asymmetry that is visible in both volume and capacity.

Since privacy and weather conditions are the main factors of the modern Arab home, a touch of modernity is also included to offer a functionality of each space to accommodate current needs.



WHERE LOCATION HOLDS THE KEY

Arjan is conveniently located in the center of Egypt's sprawling New Capital. Having considered all future projections of how this area could develop over the years, Arjan will always be close enough to any of the major destinations that might require your commute, be it the Cairo International Airport, Sports City, Arts & Culture City, and a number of private international schools where your young ones might be enlisted.

GREEN SPACES

Take a time out
with Nature

We know how much gardens and parks are integral to a people's identity, and that providing such greenery helps express personal values. That's why at Arjan, public and private green spaces are not just simple substitutes for each other. A key feature within our compound is the tying of garden spaces between each unit.

Besides your own private backyard, consider everything else in between an outdoor extension of the dwelling that affords your very own space for casual leisure.



COMMERCIAL SERVICE CENTERS

Community is
our mindset

We strive to bring you services that will bring our residents together without the inconvenience of leaving the compound. Our high-end commercial service center is here to fulfill all your commercial needs where Arjan residents can gather for group activities, meetings, or events. Consider this the space that unites us all.



RENDERS &
FLOOR PLANS

VILLA A



VILLA A

Area : 509 m²
 Including Roof Terrace : 101 m²
 Number of Bedrooms : 5



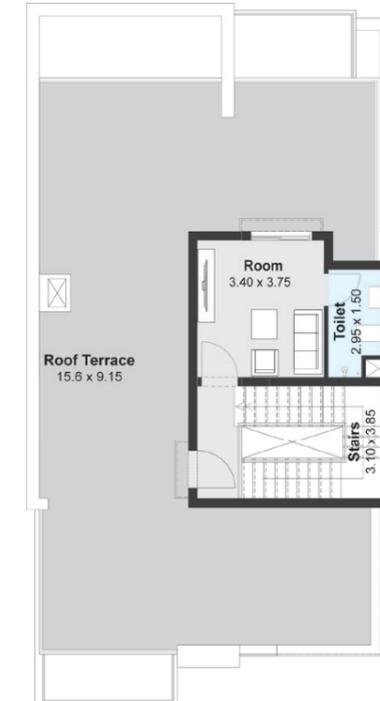
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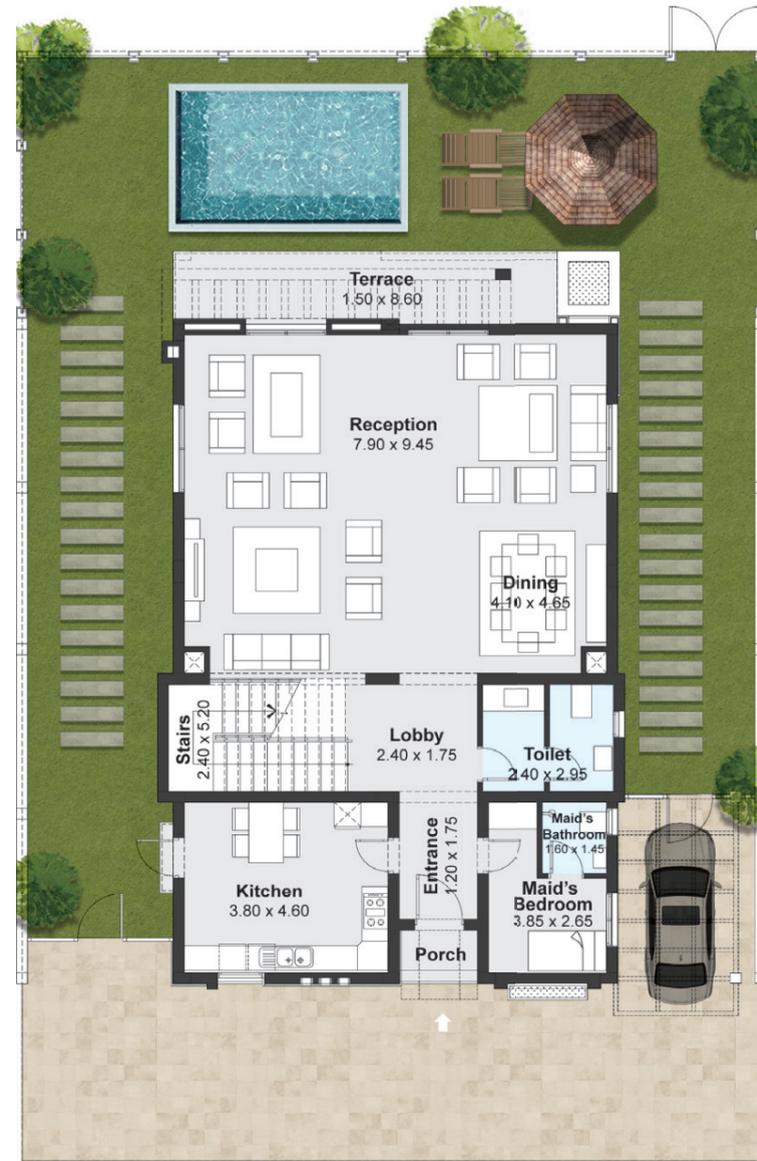
PENTHOUSE

VILLA B



VILLA B

Area : 471 m²
 Including Roof Terrace : 102 m²
 Number of Bedrooms : 3



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PENTHOUSE

TOWNHOUSE 4



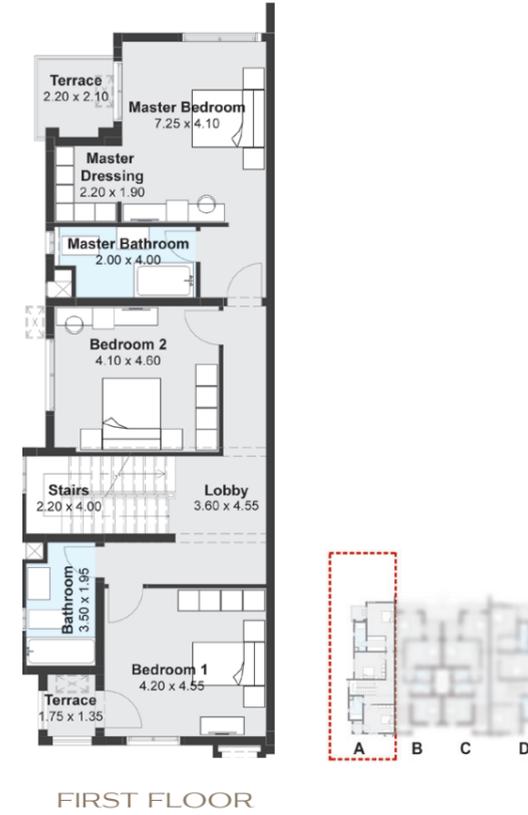
TOWNHOUSE 4 CORNER UNIT (A)

Area : 394 m²
Including Roof Terrace : 93 m²
Number of Bedrooms : 3



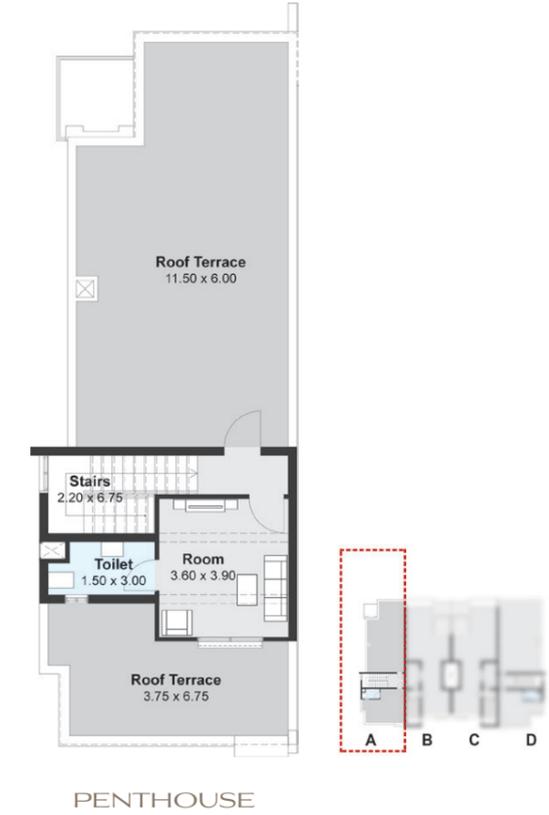
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TOWNHOUSE 4 MIDDLE UNIT

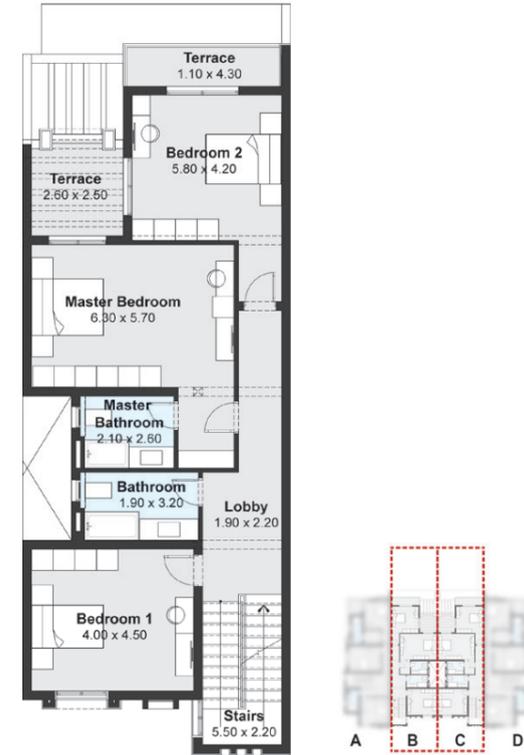
Area : 378 m²
Including Roof Terrace : 84 m²
Number of Bedrooms : 3



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PENTHOUSE

TOWNHOUSE 4 CORNER UNIT (D)

Area : 398 m²
Including Roof Terrace : 100 m²
Number of Bedrooms : 3



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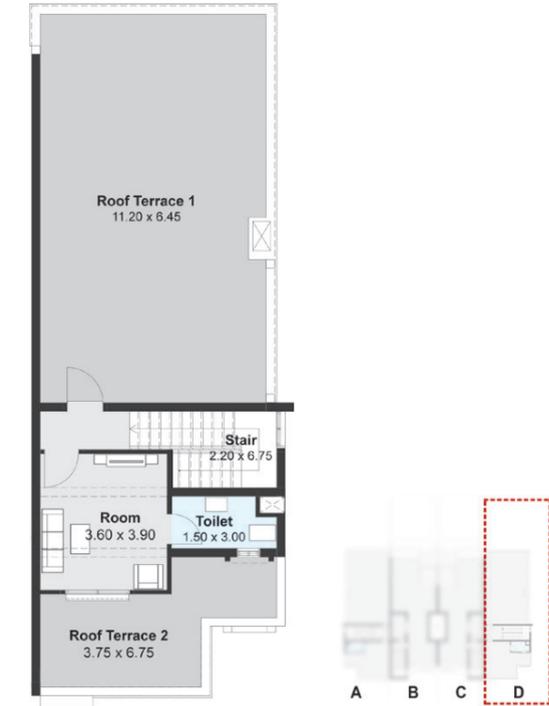
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PENTHOUSE

TOWNHOUSE 6

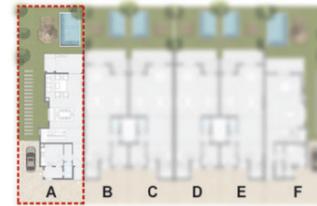


TOWNHOUSE 6 CORNER UNIT (A)

Area : 395 m²
Including Roof Terrace : 92 m²
Number of Bedrooms : 3



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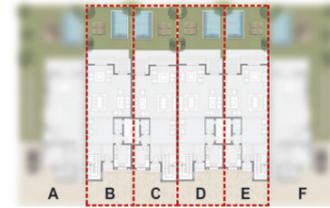
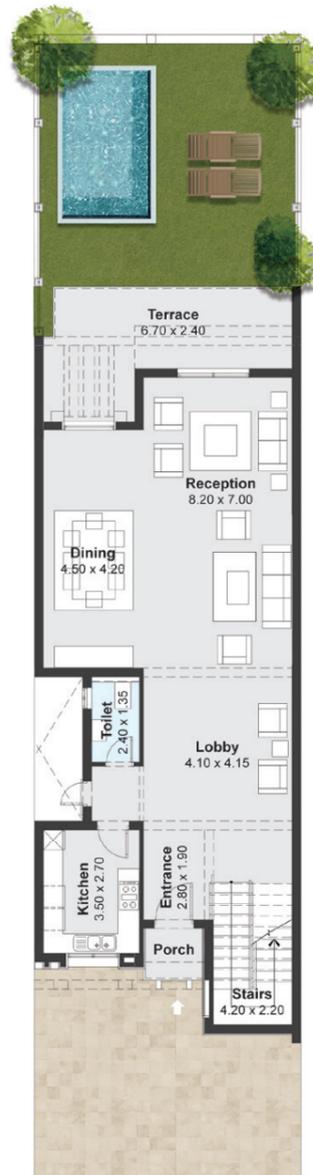
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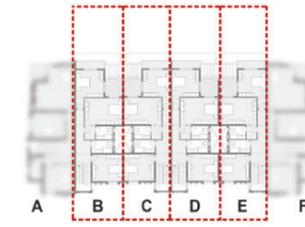
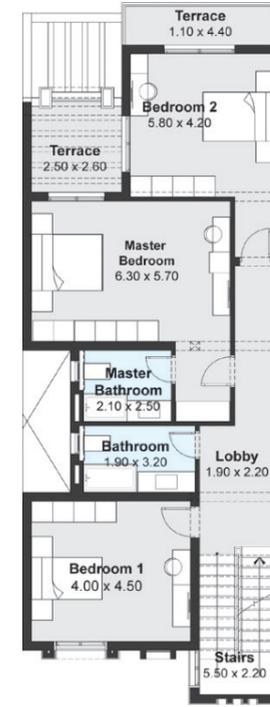
TOWNHOUSE 6 MIDDLE UNIT

Area : 377 m²
Including Roof Terrace : 83 m²
Number of Bedrooms : 3



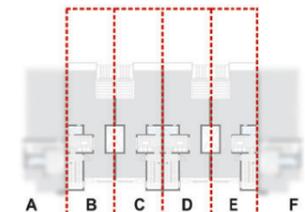
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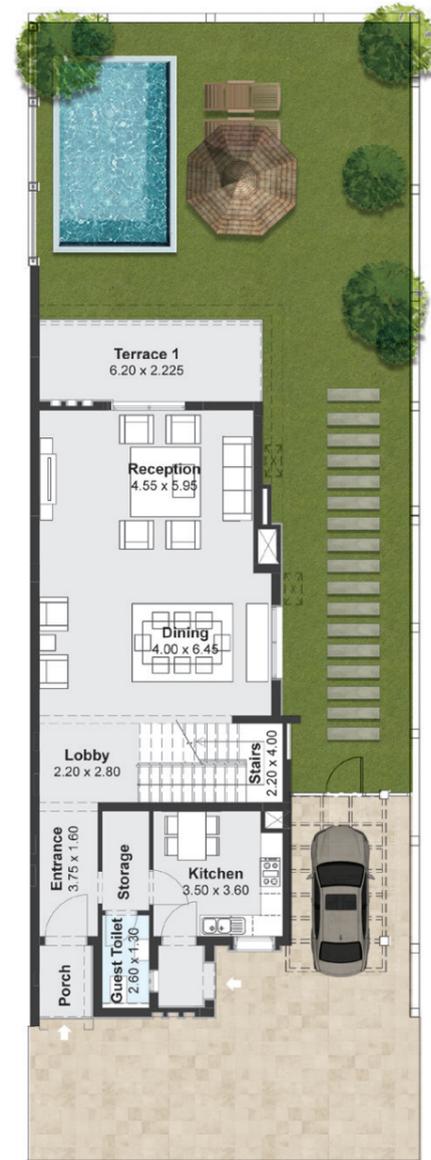
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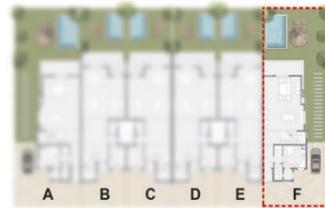
PENTHOUSE

TOWNHOUSE 6 CORNER UNIT (F)

Area : 399 m²
Including Roof Terrace : 99 m²
Number of Bedrooms : 3

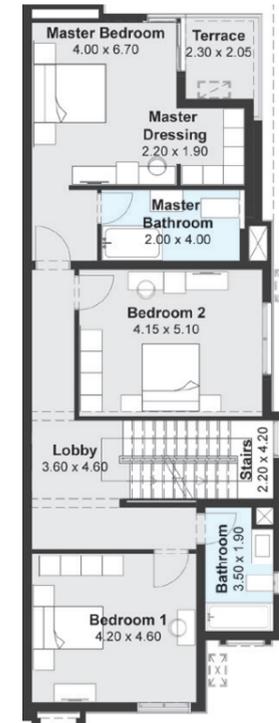


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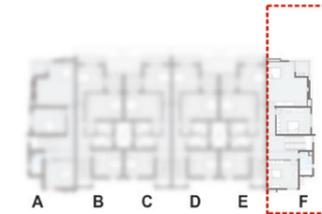


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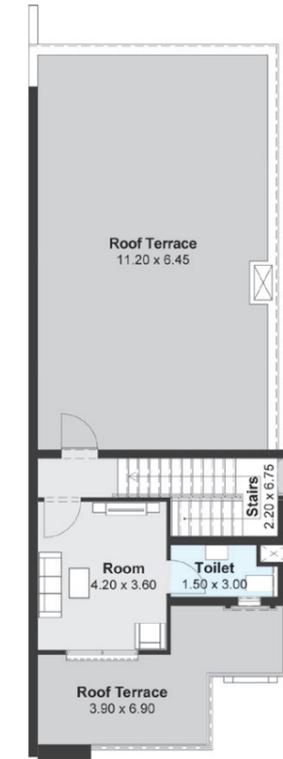


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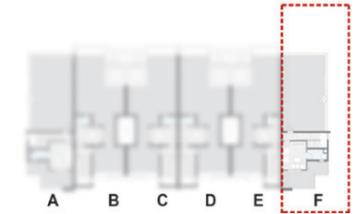


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