

ETA

SQUARE

PA

ABOUT

CITY EDGE DEVELOPMENTS

City Edge Developments is an Egyptian developer of suburban residential communities and top-quality mixed-use projects. A partnership between the New Urban Communities Authority and the Housing and Development Bank, we are set to bring forward superior quality products and best-in-class solutions that do not only cater to the modern lifestyle, but also adds value to the Egyptian market. City Edge Developments launched in 2017 with the objectives of becoming the national brand for premium real estate developments in Egypt.

ABOUT

ETAPA SQUARE

Etapa Square provides a stunning location in the middle of Sheikh Zayed City. Etapa's land levels also provide amazing views where exceptional lifestyles are a reality. Etapa Square is a mixed use project that includes Business District, Mall, Medical Center, Hypermarket, Sky Oasis, Family Entertainment Center (FEC) and Market Place, all Intergrated by an innovative Concept. On top of Zayed's City Plateau, Etapa Square is located on a unique site with exceptional topography. Built on multiple levels, Etapa's unique design allows an exceptional view from various levels.

THE

ARCHITECTURE

Identity is inspired by fragment forms of natural rocks and stones found around the site in irregular patterns, as well as those adjacent to the ancient plateau. The design creates a geometrical rhythm of similar and different interlocking rock forms, creating a cohesive composition inspired by the actual geological process that shapes rocks in nature.





THE

AMENITIES



Retail Stores



F&B Outlets



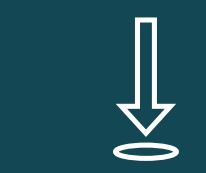
Hypermarket



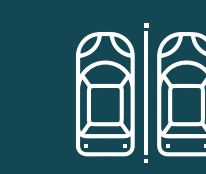
Entertainment Area



Banks & ATMs



Drop-off Areas & Valet Service



Surface & Underground Parking



Separate Entrances & Elevators



Waste Management System



Security, CCTV and Triple play



HVAC, Chilled Water System



Emergency Safety Precautions



Emergency Backup Generators & UPS

ENTRANCE PIAZZA

ETAPA Square's entrance is located between the Food and Beverage outlets and Medical Center.

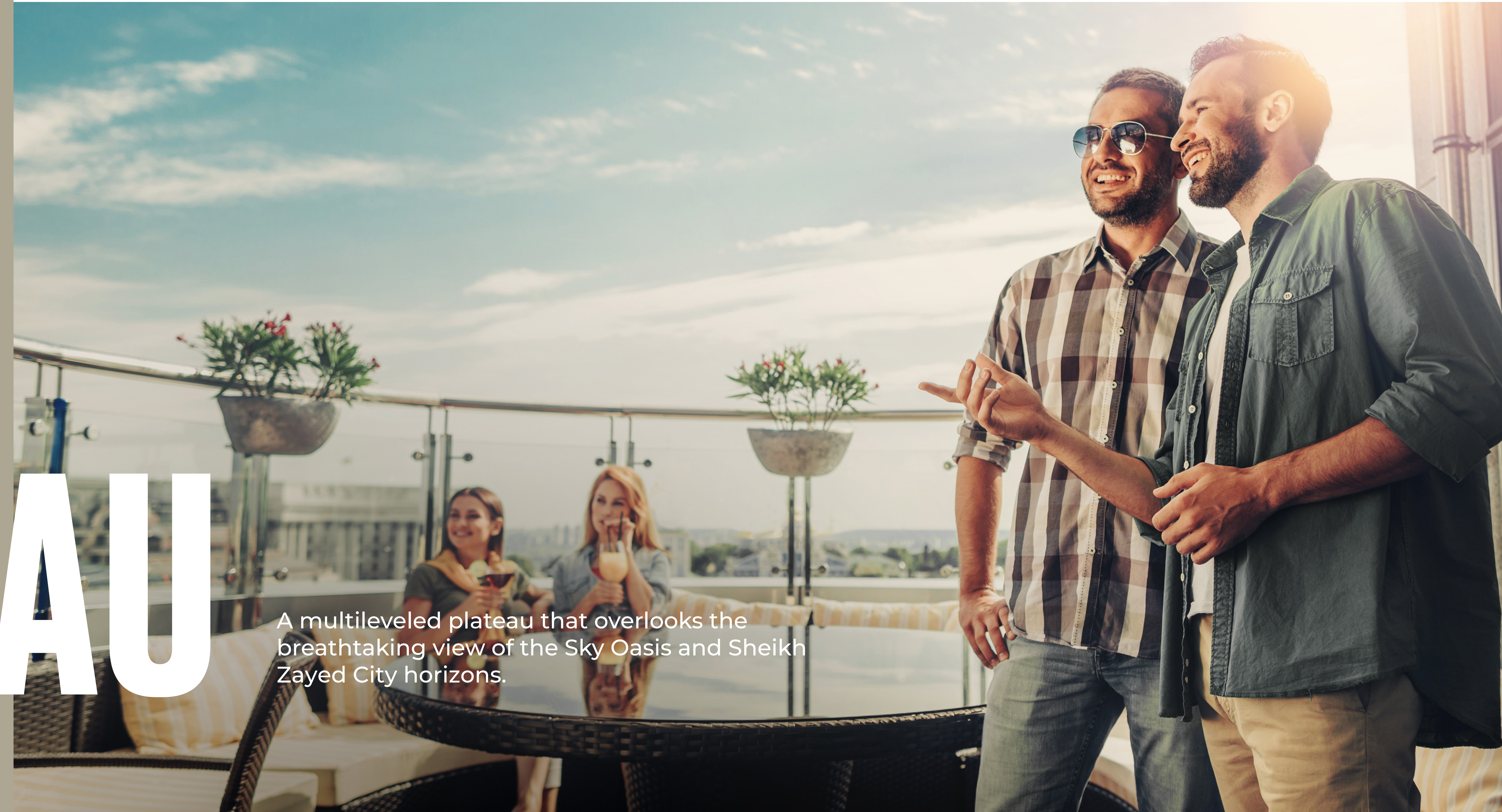


FAMILY ENTERTAINMENT

CENTER PROMENADE

The promenade is one of the most prestigious walkways found in the development that enriches people's experience; as it encompasses all the Square's buildings.

ETAPA SQUARE PLATEAU



A multileveled plateau that overlooks the breathtaking view of the Sky Oasis and Sheikh Zayed City horizons.



MEDICAL CENTER

Prominent medical facilities and clinics,
including state of the art facilities and equipments.

BUSINESS AND COMMERCIAL CENTER

Overlooking the Sky Oasis, the central business hub brings the best of business and practicality, all in one place.

SKY OASIS

The Sky Oasis is the main water feature in Etapa Square. A water fountain that overlooks the Food and Beverage area; an entertainment element that elevates the experience and view for people.



THE TERRACE



A terrace at the top of ETAPA Square with an outstanding view for all the project corners and the great City of Sheikh Zayed.

LOCATION



MASTER PLAN



MEDICAL CENTER

FLOOR PLANS



Retail, Ground Floor

Unit Number	Area (m2)
MCRT5002	64
MCRT5003	64
MCRT5004	87
MCRT5005	70
MCRT5006	87
MCRT5007	75
MCRT5008	67
MCRT5009	69

- Retail
- Other Usage

DISCLAIMER:

1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values



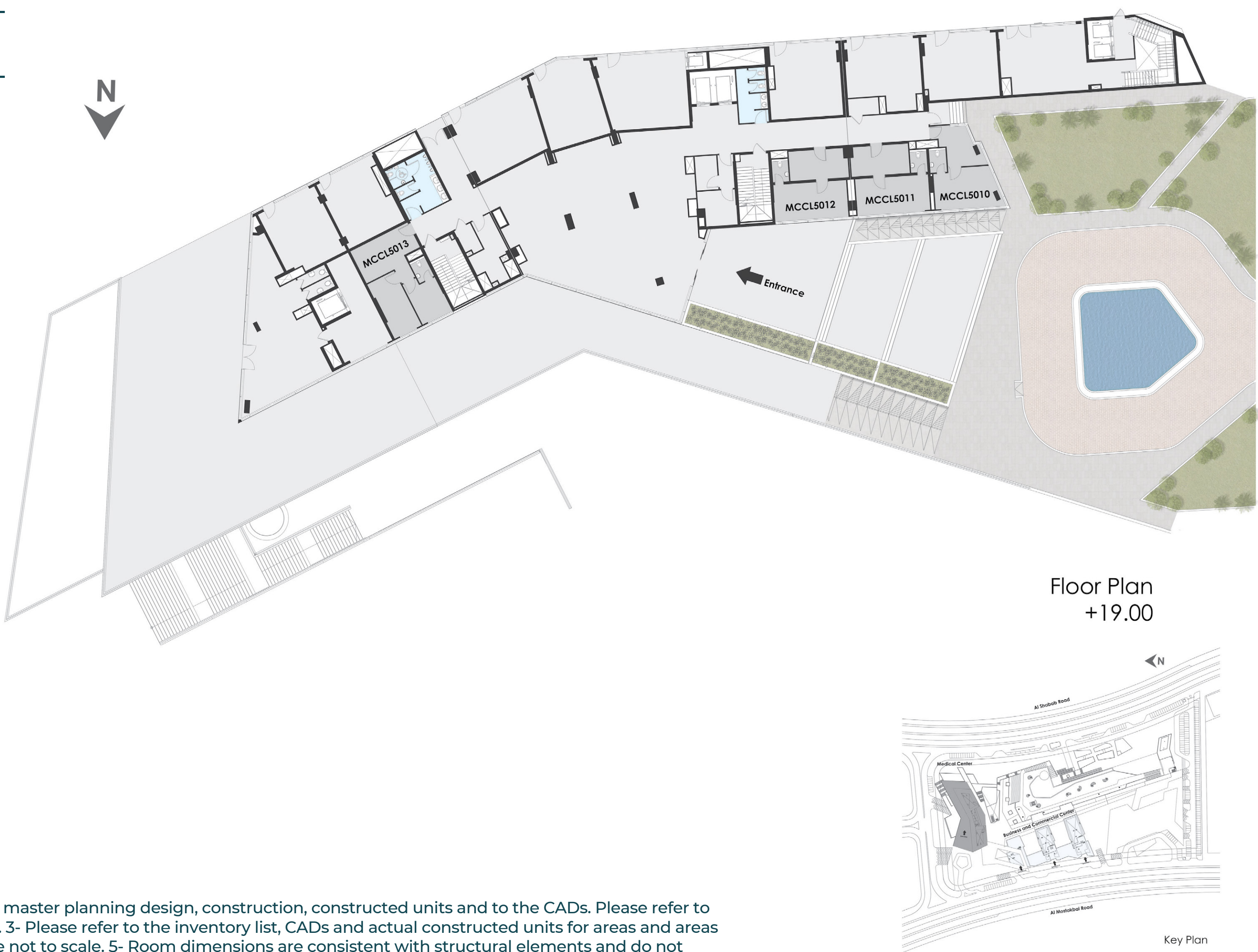
Clinics, Ground Floor

Unit Number	Area (m2)
MCCL5010	72
MCCL5011	78
MCCL5012	78
MCCL5013	93

- Clinics
- Other Usage

DISCLAIMER:

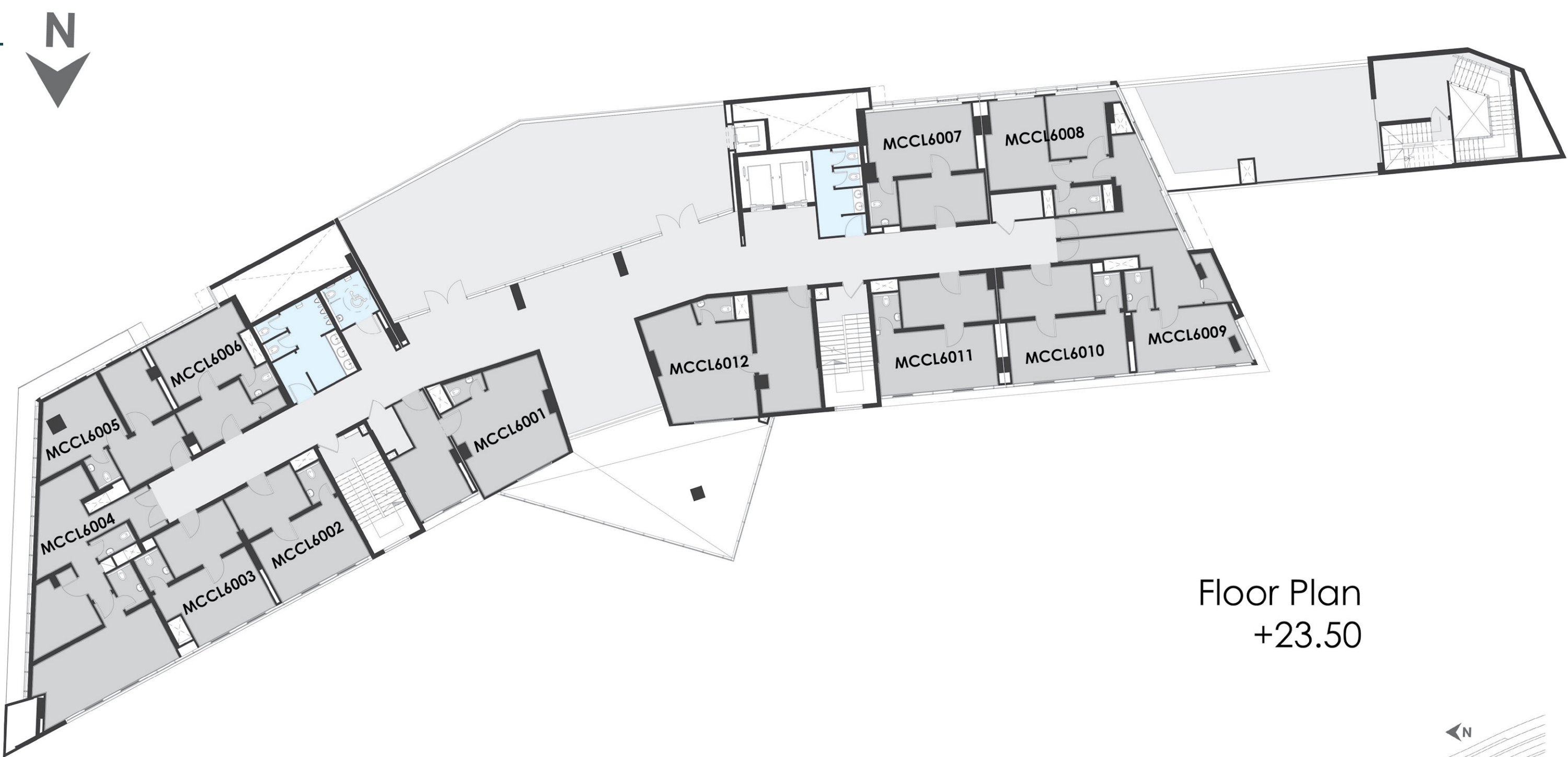
1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values



Clinics, First Floor

Unit Number	Area (m2)
-------------	-----------

MCCL6001	107
MCCL6002	70
MCCL6003	70
MCCL6004	147
MCCL6005	82
MCCL6006	68
MCCL6007	78
MCCL6008	107
MCCL6009	93
MCCL6010	85
MCCL6011	85
MCCL6012	110

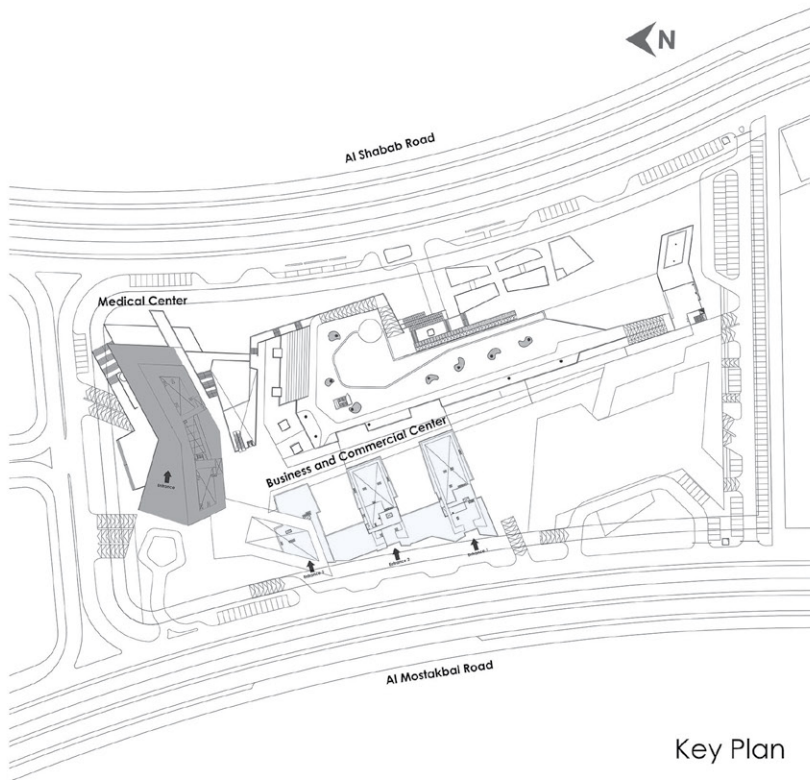


Floor Plan
+23.50

- Clinics
- Public Areas

DISCLAIMER:

1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values

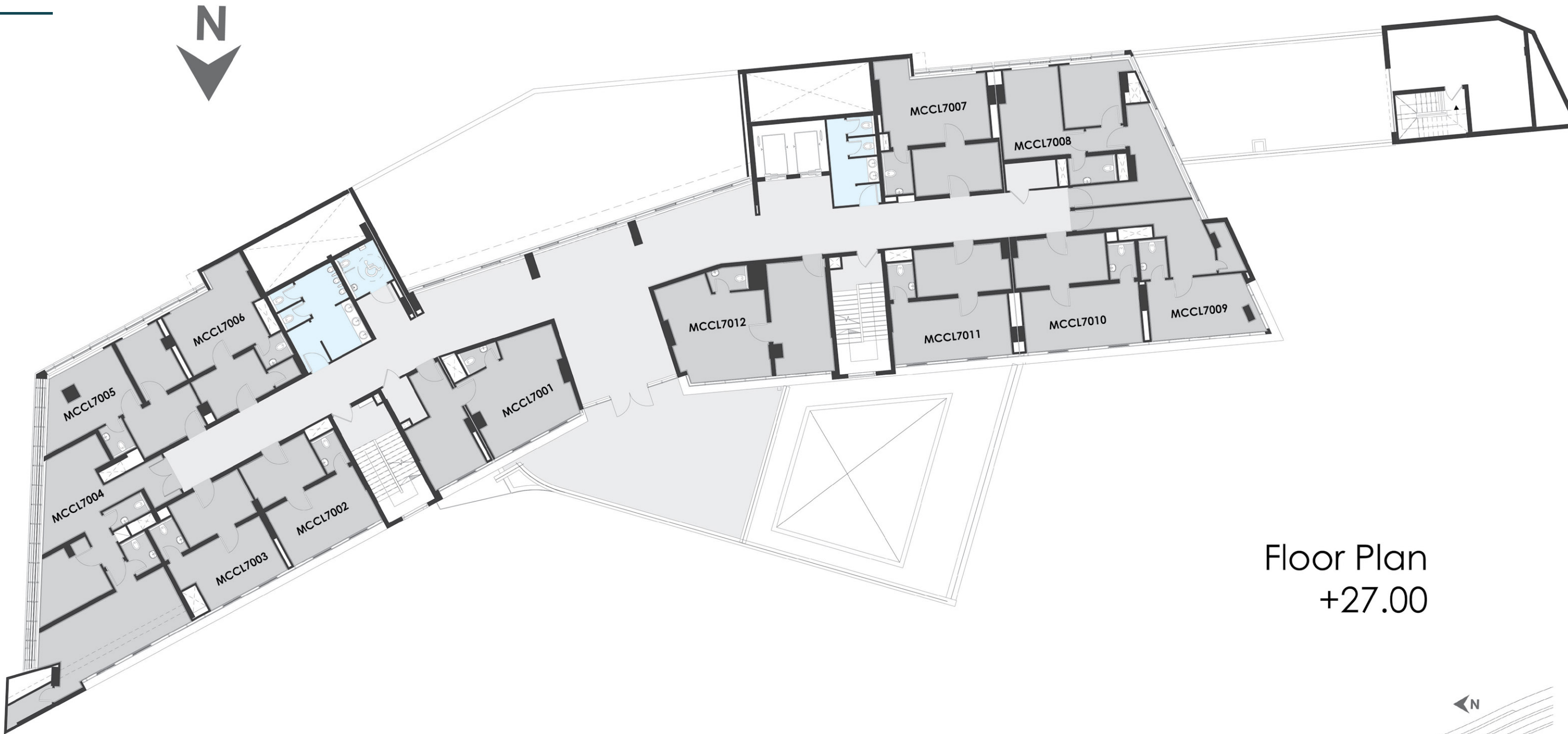


Key Plan

Clinics, Second Floor

Unit Number	Area (m2)
-------------	-----------

MCCL7001	107
MCCL7002	70
MCCL7003	70
MCCL7004	162
MCCL7005	83
MCCL7006	73
MCCL7007	85
MCCL7008	107
MCCL7009	93
MCCL7010	85
MCCL7011	85
MCCL7012	110

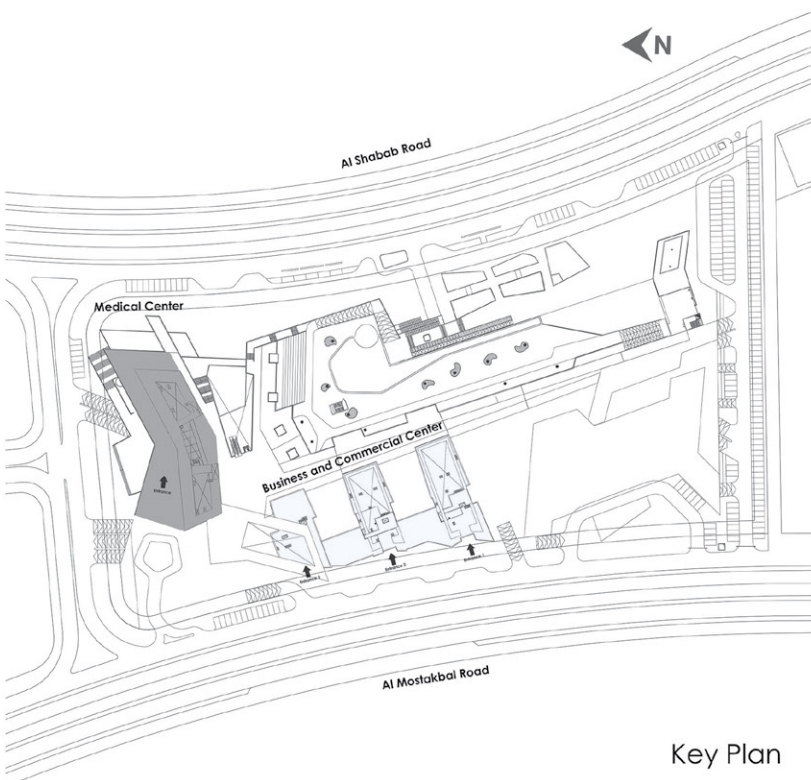


Floor Plan
+27.00

- Clinics
- Public Areas

DISCLAIMER:

1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values



Key Plan

Clinics, Third Floor

Unit Number	Area (m2)
MCCL8001	107
MCCL8002	70
MCCL8003	70
MCCL8004	185
MCCL8005	90
MCCL8006	77
MCCL8007	88
MCCL8008	107
MCCL8009	93
MCCL8010	85
MCCL8011	85
MCCL8012	110

- Clinics
- Public Areas

DISCLAIMER:

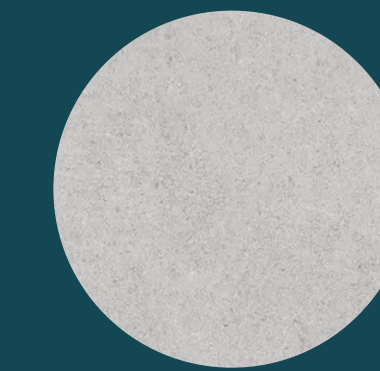
1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values



Clinics Finishing Specs



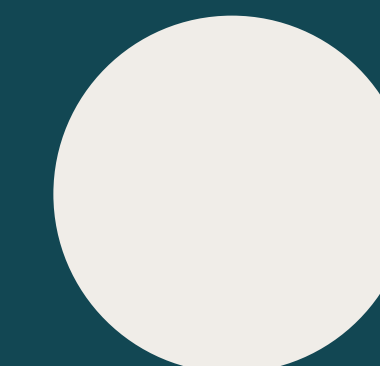
PORCELAIN TILES 120X40 CM
ROYAL LEGEND DARK GRA
WAITING ROOM (W) - FLOOR
CLINIC (C) - FLOOR



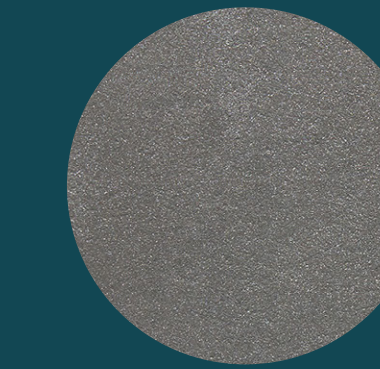
CERAMIC TILES 60 X 60 CM
ART DUSIT SB10 GRAY MATT
TOILET (T) - FLOOR



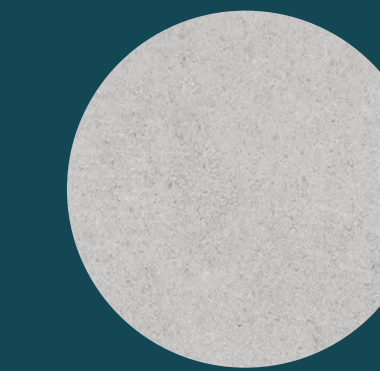
PORCELAIN SKIRTING 120X10 cm
ROYAL LEGEND DARK GRAY
WAITING ROOM (W) - SKIRTING
TOILET (T) - SKIRTING



JOTUN OFF WHITE PAINT S500N
OR EQUIVALENT
WAITING ROOM (W) - WALLS
CLINIC (C) - WALLS



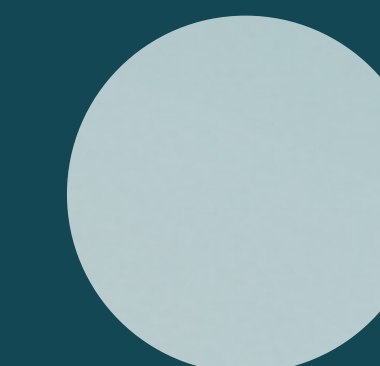
JOTUN LADY DESIGN ROYAL
VELVET SILVER ARMOR ME80000
OR EQUIVALENT
WAITING ROOM (W) - WALLS
CLINIC (C) - WALLS



CERAMIC LIGHT GRAY 60X20 cm
ART DUSIT LIGHT GRAY
TOILET (T) - WALLS



PORCELAIN TILES 120x40 cm
ROYAL LEGEND DARK GRAY
WAITING ROOM (W) - SKIRTING
CLINIC (C) - SKIRTING



PORCELAIN TILES 120x40 cm
ROYAL LEGEND DARK GRAY
TOILET (T) - CIELING

BUSINESS AND COMMERCIAL CENTER

FLOOR PLANS



Retail, Ground Floor

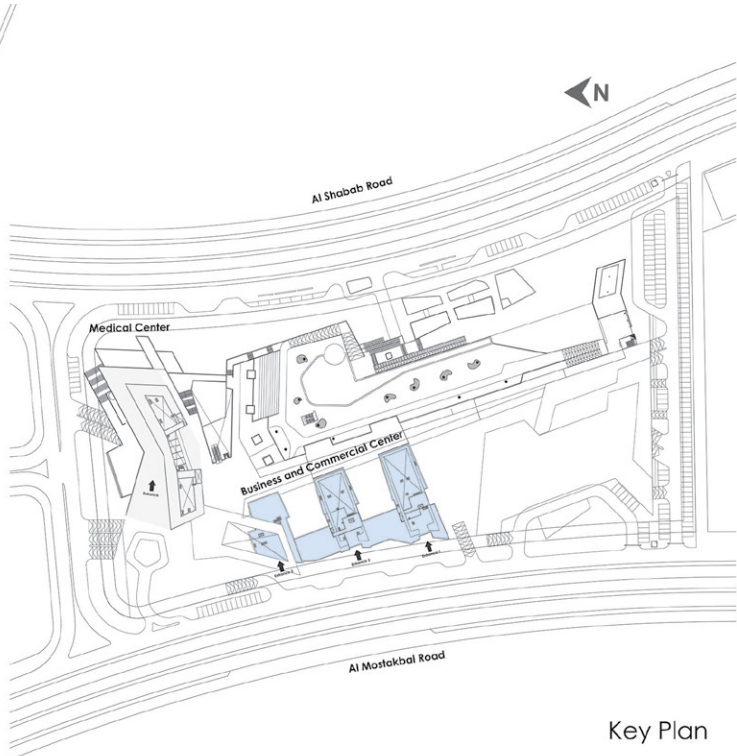
Unit Number	Area (m2)
BSRT5011	312
BRT5011'	259
BSRT5012	276
BSRT5012'	317



- Retail
- Other Usage

DISCLAIMER:

1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values



Offices, First Floor

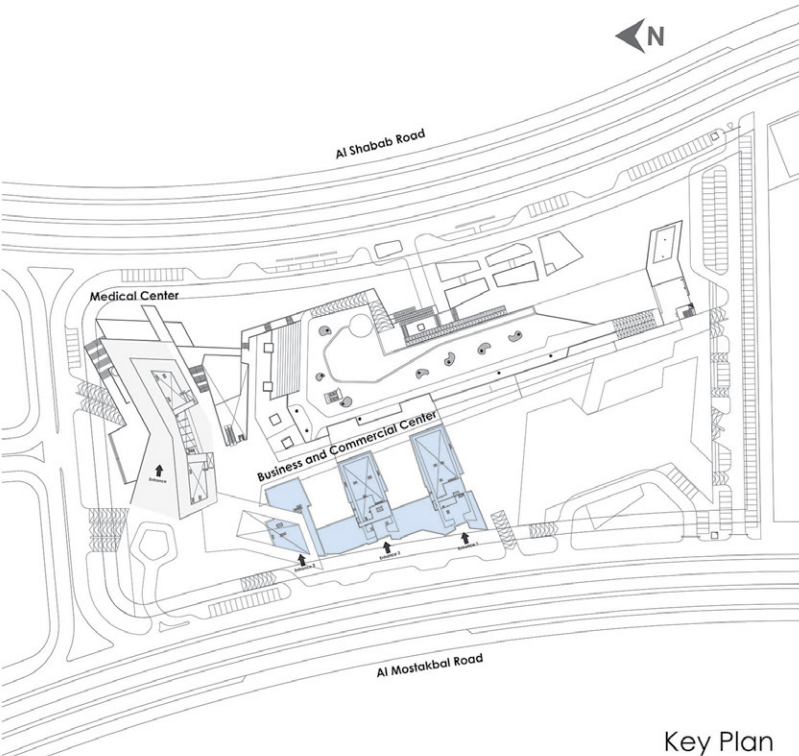
Unit Number	Area (m2)	Terrace Area
BSOF6001	276	190
BSOF6002	285	106
BSOF6005	152	
BSOF6006	327	
BSOF6007	300	
BSOF6009	228	106
BSOF6010	224	105
BSOF6012	270	
BSOF6013	337	
BSOF6014	157	105
BSOF6015	230	
BSOF6016	161	



- Offices
- Public Areas

DISCLAIMER:

1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values



Offices, Second Floor

Unit Number	Area (m2)
BSOF7001	178
BSOF7002	184
BSOF7003	88
BSOF7004	91
BSOF7005	236
BSOF7006	318
BSOF7007	295
BSOF7008	101
BSOF7009	120
BSOF7010	123
BSOF7011	94
BSOF7012	315
BSOF7013	343
BSOF7014	151
BSOF7015	210
BSOF7016	181

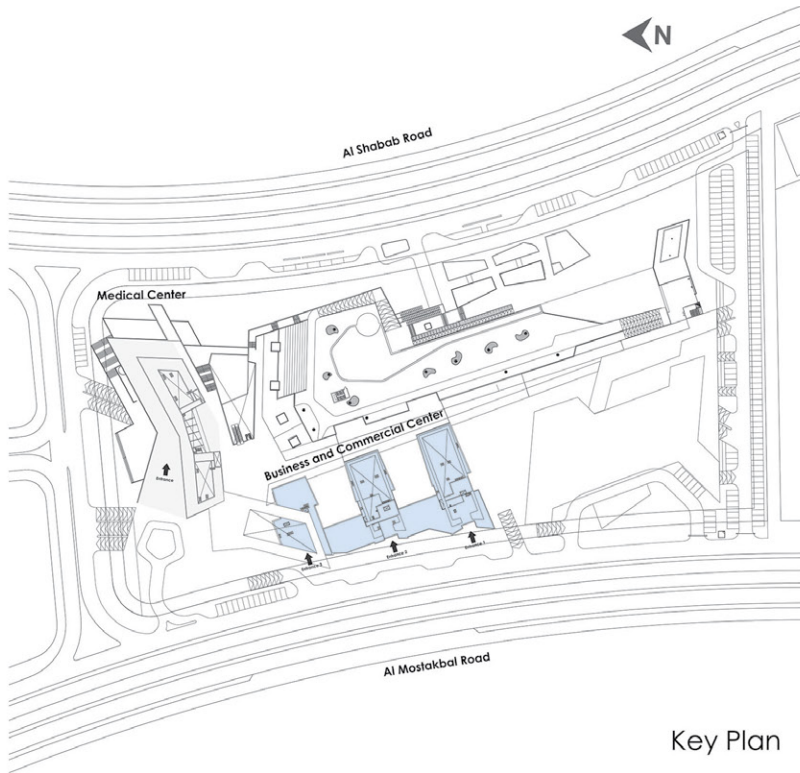
- Offices
- Public Areas

DISCLAIMER:

1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values



Floor Plan
+27.00



Key Plan

Offices, Third Floor

Unit Number	Area (m2)	Terrace Area
BSOF8001	178	
BSOF8002	184	
BSOF8003	88	
BSOF8004	91	
BSOF8005	233	
BSOF8006	320	
BSOF8007	297	
BSOF8008	101	
BSOF8009	120	
BSOF8010	123	
BSOF8011	94	
BSOF8012	398	77

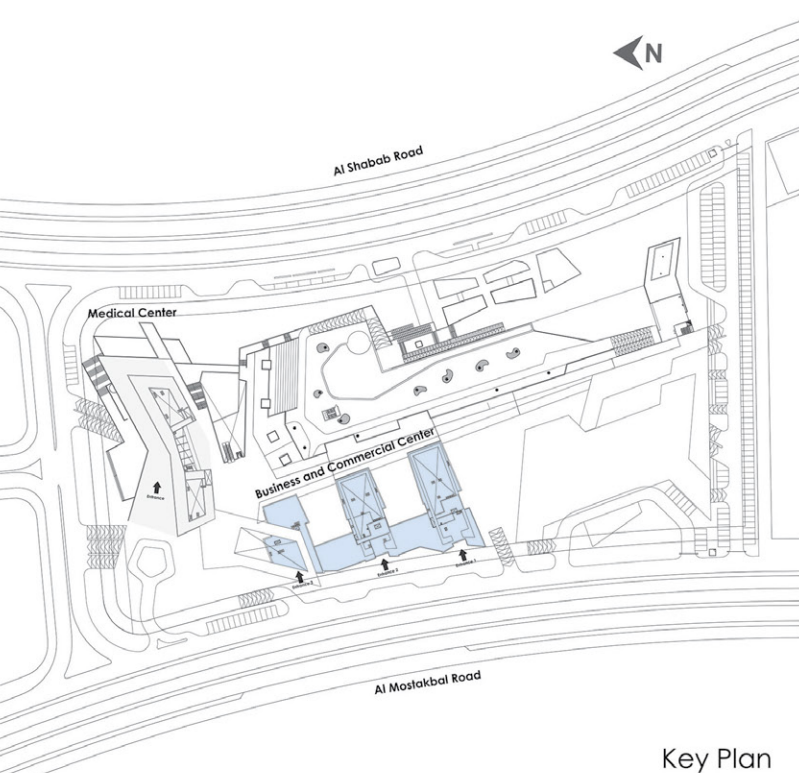
- Offices
- Public Areas

DISCLAIMER:

1- These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2- Floor plans layout and furniture plans are for indicative purposes. 3- Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4- Diagrams are not to scale. 5- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6- Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7- Reserving the right to make minor alterations to the drawings added or deducted from areas & values



Floor Plan
+30.50



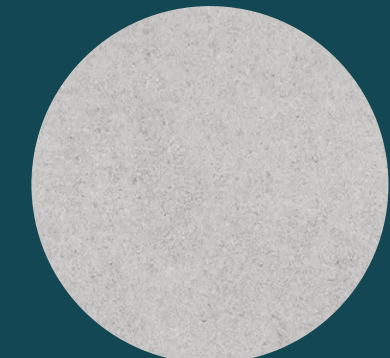
Key Plan

**BUSINESS AND COMMERCIAL
CENTER PUBLIC SPACES**

Finishing Specs



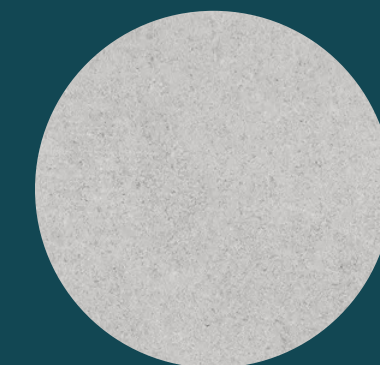
SMOKED MIRROR- PAINTING
MIRALITE REVOLUTION- RICH IVORY
ENTRANCE- WALLS



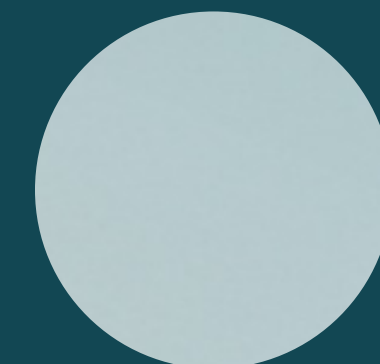
PORCELAIN/MARBLE TILES 60*120 CM
ANTHRACITE/ IVORY/ GREY/ TURKISH WHITE
PUBLIC FLOOR



PORCELAIN TILES 60*120 CM
ANTHRACITE
TOILET (T)- FLOOR



PORCELAIN TILES 60*120 CM
ANTHRACITE
TOILET (T)- WALL



GYP SUM BOARD-ACRYLIC PAINT
WHITE
TOILET (T)- CEILING

CONTACT US

CONTACT:

- Hotline: +2 16044
- Instagram: @cityedgedevelopments
- Facebook: City Edge Developments
- Website: cityedgedevelopments.com
- Email: Info@ced-eg.com

SALES OFFICES:

- El Sheikh Zayed – Arkan Plaza, Building 6 ,4th Floor.
- New Cairo – Intersection South 90th St. with Mohamed Naguib axis.
- New Alamein – 107 Alex Matrouh Road.
- Mansoura – 24, Gomhoreya Street.

