

MAZARINE

RIA | *Villas*



Homes surrounded
——— *by the lagoons*



Introduction to **CITY EDGE DEVELOPMENTS**

Established in 2017 as a partnership between the New Urban Communities Authority and the Housing and Development Bank, City Edge Developments strives to become the national brand for premium real estate developments in Egypt. Our focal point is to introduce progressive design concepts to the real estate market with exceptional living experiences through suburban residential communities and best in class mixed-use projects.

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.

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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NEW ALAMEIN'S *Masterplan*

The city beats to a modern rhythm suitable for aspiring individuals to live a well-balanced life with all year-round amenities and necessities at their fingertips. From parks, museums, and opera houses to international and national schools and universities, as well as international fashion and retail outlets. Residents and visitors alike are spoiled with choice. No compromise is made when it comes to its amenities and facilities. World class industrial, touristic, agricultural and trading components cater to all local and international segments alike. Its pristine quality, impeccable planning and a thirst for the ultimate living experience are the ingredients of New Alamein's success in becoming a fourth-generation city and the future of Egypt.



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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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The LOCATION

Mazarine Ria Villas is close-by launch to the Mazarine community and is located alongside Mazarine Villas. Mazarine Ria Villas is the latest phase located in close proximity to the Mazarine community, bringing you a variety of villas and chalets that directly overlook a swimmable lagoon, fresh water swimmable lagoons 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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Mazarine Ria ZONES



- BAY ZONE
- LAGOONS ZONE
- TERRACE VIEW ZONE

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Introducing MAZARINE RIA VILLAS



Situated in New Alamein City over spacious 155 Feddans, Mazarine Ria Villas 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 and North Edge Towers. You can pick from the wide array of fully finished units with four types of villas and two types of chalets, all in a modern design. Enjoy the maximum level of privacy in villas ranging from 300 to 550 sqm with four to six bedrooms. As for the chalets, they come in different types; ground, first, second and third floors that start from one to three bedrooms.



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LET THE LAGOON *give you the feels*

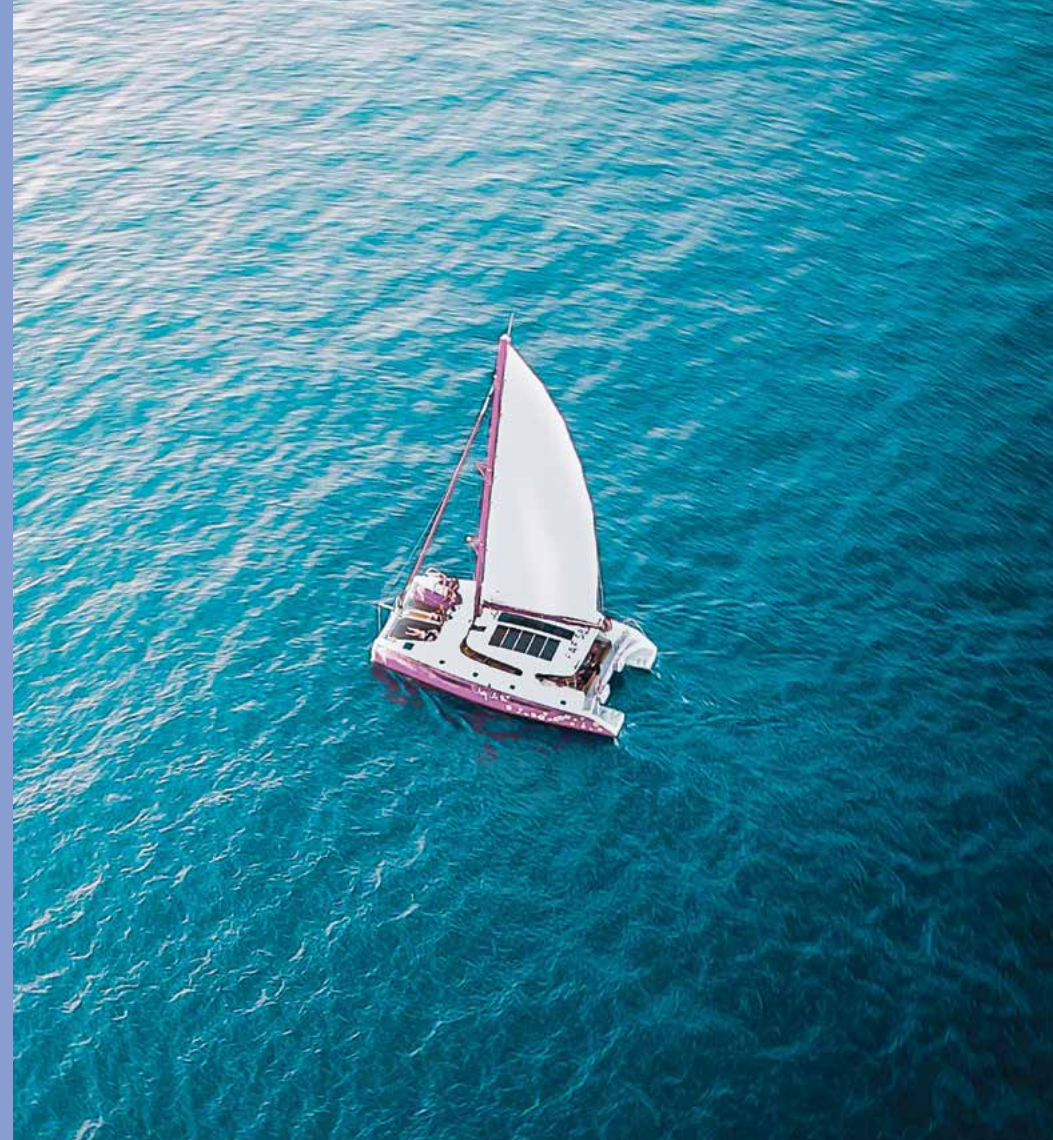
Right from the comfort of your home, Mazarine Ria Villas will allow you a stunning setting from every corner. Thanks to the canals and bridges, the taintless Mediterranean Sea will go along our lagoons to give you a vivid passageway for a pleasant stroll.



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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 Villas is your getaway from that fast-paced rhythm of the city.



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All that you
WISH FOR,
IS JUST SO CLOSE

Wherever you are at Mazarine Ria Villas, 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 by the soft sandy beach during all times of the day.

You'll love that fresh dip into the fresh water swimmable lagoons. You'll love the time you spend at the beach clubhouse bringing you the greatest services, with the open wide sky and sea beating life into you.



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The AMENITIES

- Directly overlooking New Alamein main lagoon and towers
- Lagoon Promenade
- Beach Clubhouse
- Sandy Beach
- Fresh water swimmable lagoons
- 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
- AC's Fixtures

EXTERIOR FINISHING

A home goes beyond concrete when you make it your own. The villas 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
AREA OF USE | Elevation



ITEM | Aluminum & Glass
AREA OF USE | Openings

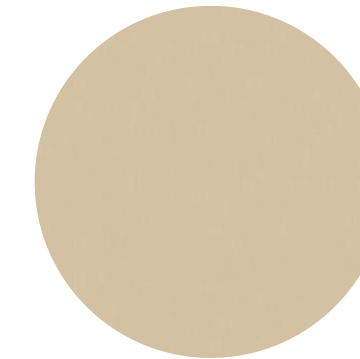
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INTERIOR FINISHING



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



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



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

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UNIT *Types*



VILLA 1



VILLA 2



VILLA 3A



VILLA 4

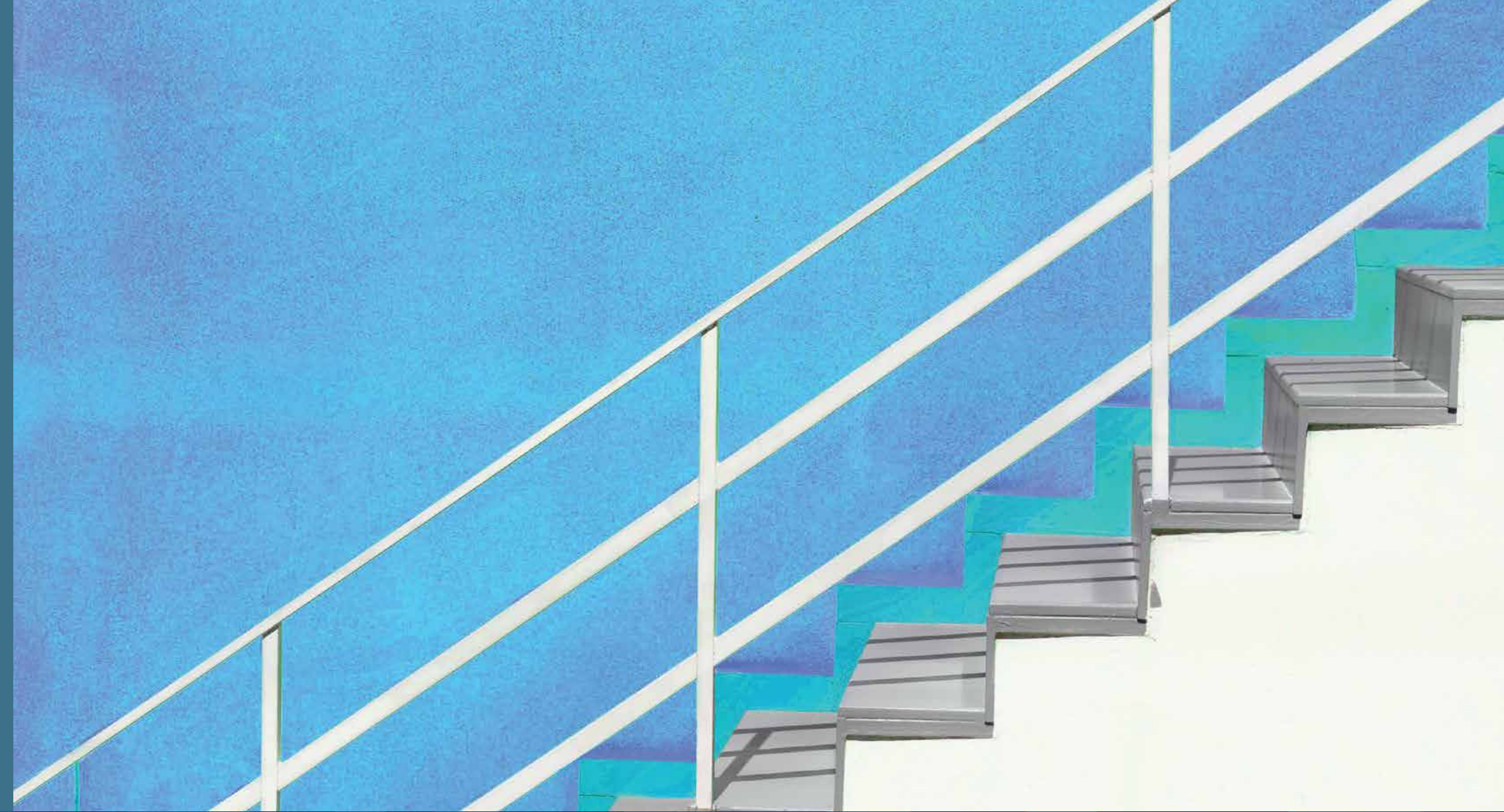


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FLOOR

Plans



Total Area	550 M²
Including Roof Terrace	123 M²
Bedrooms	6

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ROOF





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Total Area	432 M ²
Including Roof Terrace	88 M ²
Bedrooms	5

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Total Area	346 M ²
Including Roof Terrace	72 M ²
Bedrooms	5

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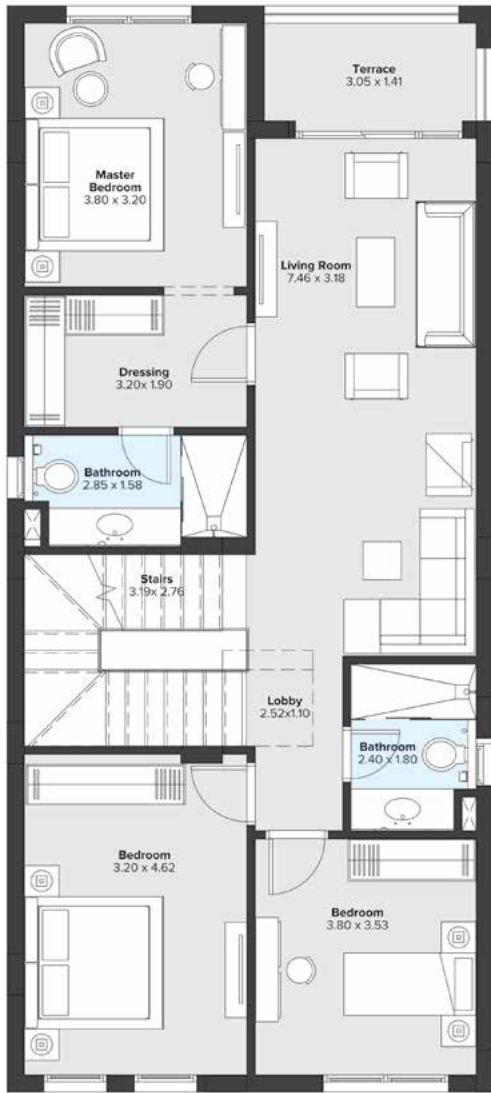
Total Area	300 M ²
Including Roof Terrace	71 M ²
Bedrooms	4

GROUND



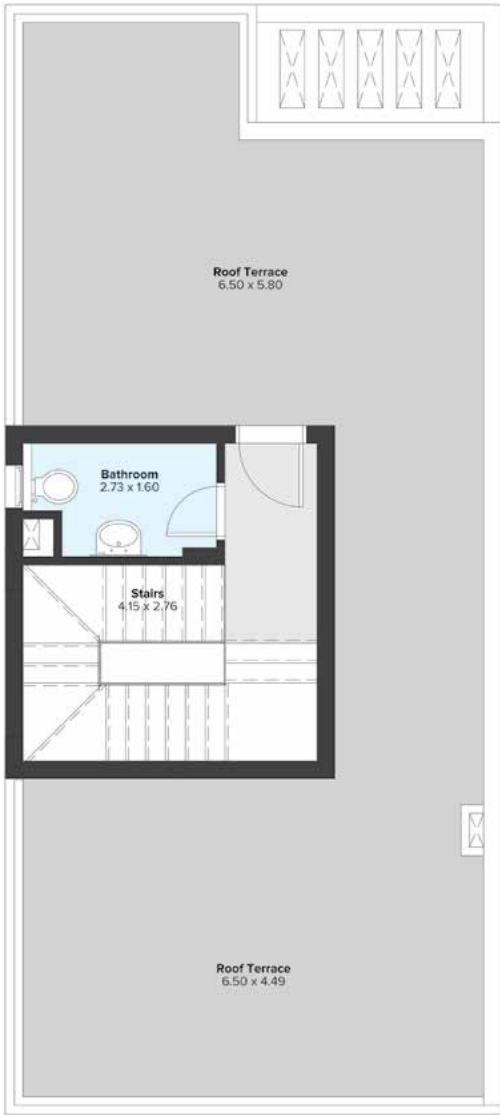
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