

ZAHYA
MISQUE
NEW MANSOURA

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 NEW MANSOURA CITY

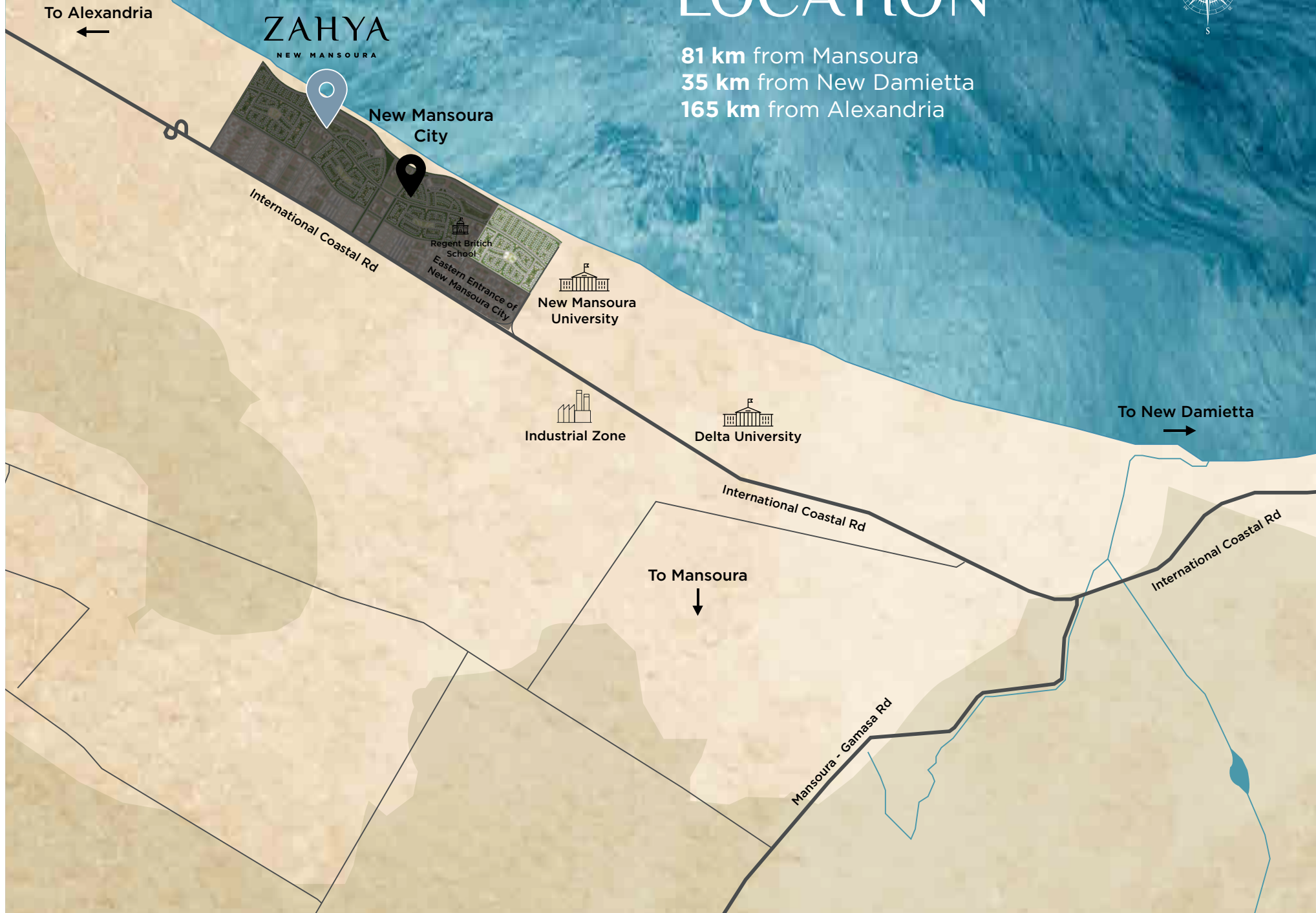
A Flowing Reality by the Mediterranean Sea

Mindfully designed on an impressive 7,100 feddans, New Mansoura City is a fully-integrated reality stretching 15 km along the coastal road to open onto breathtaking views of the Mediterranean, wherever you turn. The elemental edge of the city lies in a 56 meters-wide water-front promenade that not only invites heavenly views inside every home, but also evokes a unique air of serenity to re-imagine coastal living from an exclusive perspective. Envisaged as a self-sufficient community where everything you seek simply finds you, New Mansoura boasts cutting-edge infrastructure including drinking water and sanitation networks while bringing residents closer to next-generation healthcare, thanks to a leading Medical City at their doorstep. Expertly planned with convenience in mind, the smart city is accessible to nearby cities including Mansoura, Alexandria, Gamasa, Damietta and New Damietta. With an eye on the future, New Mansoura City sets the benchmark in educational distinction, thanks to a regional university, a national one in affiliation with New Mansoura University and Delta University, in addition to hosting a variety of scientific research centers, as well as a full-fledged technological industries district for businesses to thrive.



LOCATION

81 km from Mansoura
35 km from New Damietta
165 km from Alexandria



WELCOME TO ZAHYA

*A Year-round Livable City
Where Sea Views Abound*

Rolling out on 750 feddans (including amenities and facilities), Zahya is an exclusive living opportunity that promises year-round relaxation and recreation in equal measures. The development is a contemporary interpretation of life by the sea, allowing residents to forge an uninterrupted connection with the natural world while taking in waves of Mediterranean beauty all year, thanks to its ideal location in New Mansoura City. The comprehensive development is artfully masterplanned around families' needs, offering a unique host of residential units with varied architectural styles - ranging from Villas, Twin Villas and Town Houses- while surrounding homeowners with colorful retail experiences, commercial distinction and business opportunities that set the benchmark in integrated coastal living. By melding the best in nature, with its Classic and Modern architecture and futuristic advancement, Zahya crowns itself as the address of choice for those looking to live life to the fullest on the blue waters of the Mediterranean sea, in the Delta region.





ZAHYA
MISQUE
NEW MANSOURA



MASTER PLAN

Future Projects



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ZAHYA
MISQUE
NEW MANSOURA





ZAHYA MISQUE

NEW MANSOURA

*When The Sea Collides
with Nature*

Welcome to Misque, your lush beachfront neighborhood situated in the quaint and vibrant town of Zahya. Nestled in a high-end location by the sea, Misque spreads out with majestic landscapes of greenery offering some homes spectacular views of the Mediterranean shore. Made up of four distinct zones, Misque boasts timeless architecture and classic design with a selection of styles to choose from across its grand villas, twin houses, and town houses. Delivering in 2023, the neighborhood sits amidst the already livable town of Zahya, providing a wide range of amenities within a short distance, including Regent British School, New Mansoura & Delta Universities, and direct access from the International Coastal Road. Soak up the pristine scenery at Misque, with hues of greenery and stunning sunset views to last a lifetime.



To Alexandria



ZAHYA
NEW MANSOURA



New Mansoura
City

International Coastal Rd

LOCATION

81 km from Mansoura
35 km from New Damietta
165 km from Alexandria



To New Damietta



MISQUE
NEW MANSOURA



Regent British
School

New Mansoura East
Main Rd

To Mansoura



New Mansoura
University

CLASSIC VILLA

A sunny welcome awaits you with a grand facade shimmering in pearl white against the open sea, perfected by protruding columns, sunny terraces, and panoramic windows that invite natural daylight inside, in addition to red-brick roof tops nostalgic of classic days.



ZAHYA
MISQUE
NEW MANSOURA

STAND ALONE VILLA



CLASSIC VILLA

Stand Alone Villa

Total area	781 m ²
5 Bedrooms Including roof terrace	187 m ²



Ground Floor



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First Floor



Roof Floor



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ZAHYA
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TWIN VILLA



CLASSIC TWIN VILLA

Twin Villa A

Total area	514 m ²
3 Bedrooms Including roof terrace	99 m ²

Ground Floor



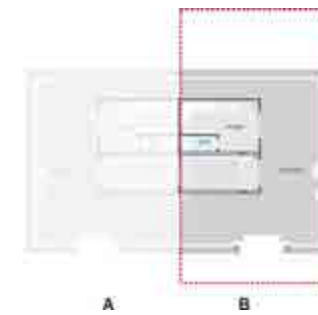
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First Floor



Roof Floor



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CLASSIC TWIN VILLA

Twin Villa B

Total area	360 m ²
3 Bedrooms Including roof terrace	45.5 m ²



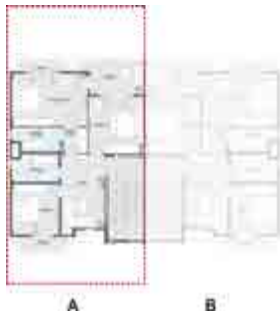
Ground Floor



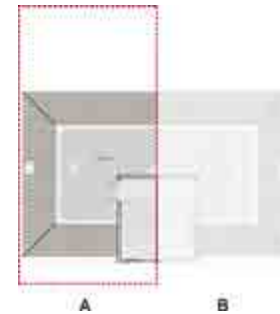
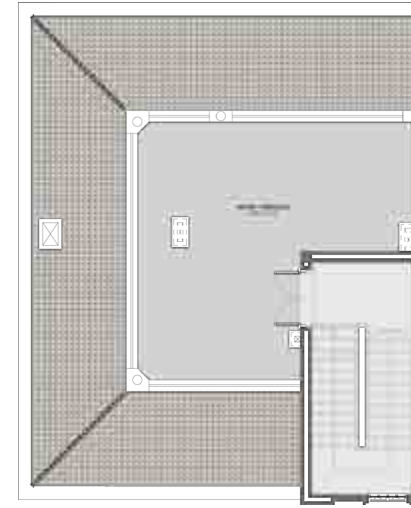
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First Floor



Roof Floor



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ZAHYA
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TOWNHOUSE



CLASSIC TOWNHOUSE

Town House A

Corner

Total area	485 m ²
3 Bedrooms Including roof terrace	109 m ²



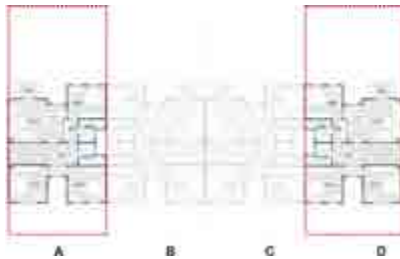
Ground
Floor



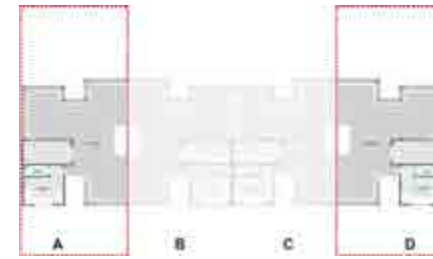
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First Floor



Roof Floor



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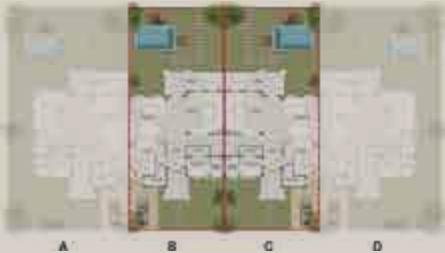
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CLASSIC TOWNHOUSE

Town House A

Middle

Total area	485 m ²
3 Bedrooms Including roof terrace	109 m ²



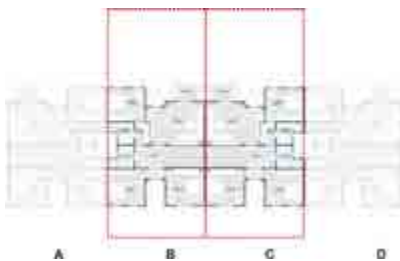
Ground
Floor



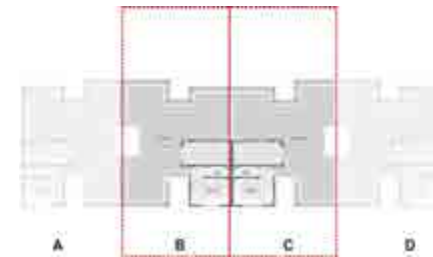
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First Floor



Roof Floor



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CLASSIC TOWNHOUSE

Town House B

Corner

Total area	405 m ²
3 Bedrooms Including roof terrace	83 m ²



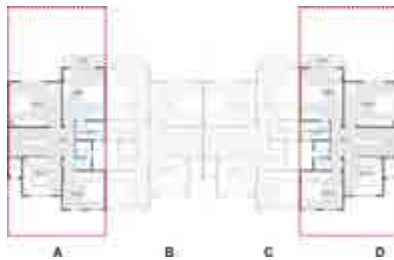
Ground
Floor



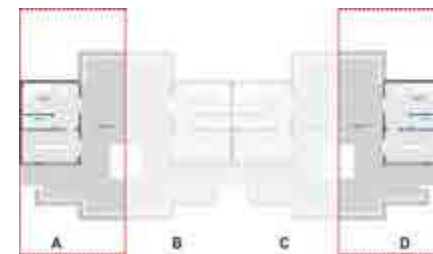
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First Floor



Roof Floor



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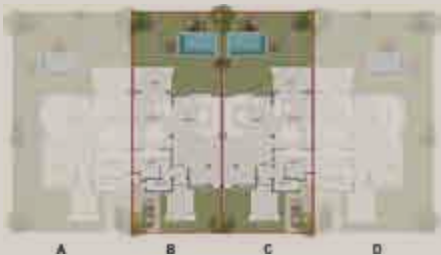
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CLASSIC TOWNHOUSE

Town House B

Middle

Total area	405 m ²
3 Bedrooms Including roof terrace	83 m ²



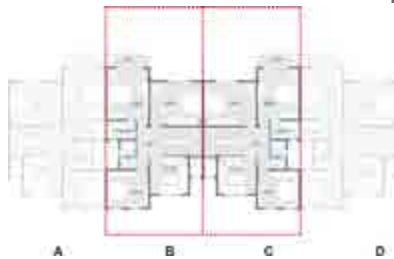
Ground
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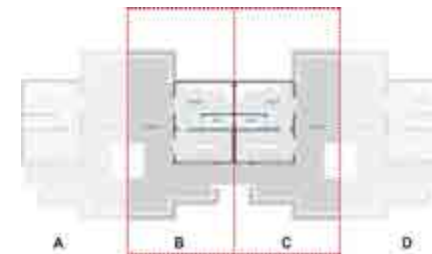
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First Floor



Roof Floor



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