

ZAHYA

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.

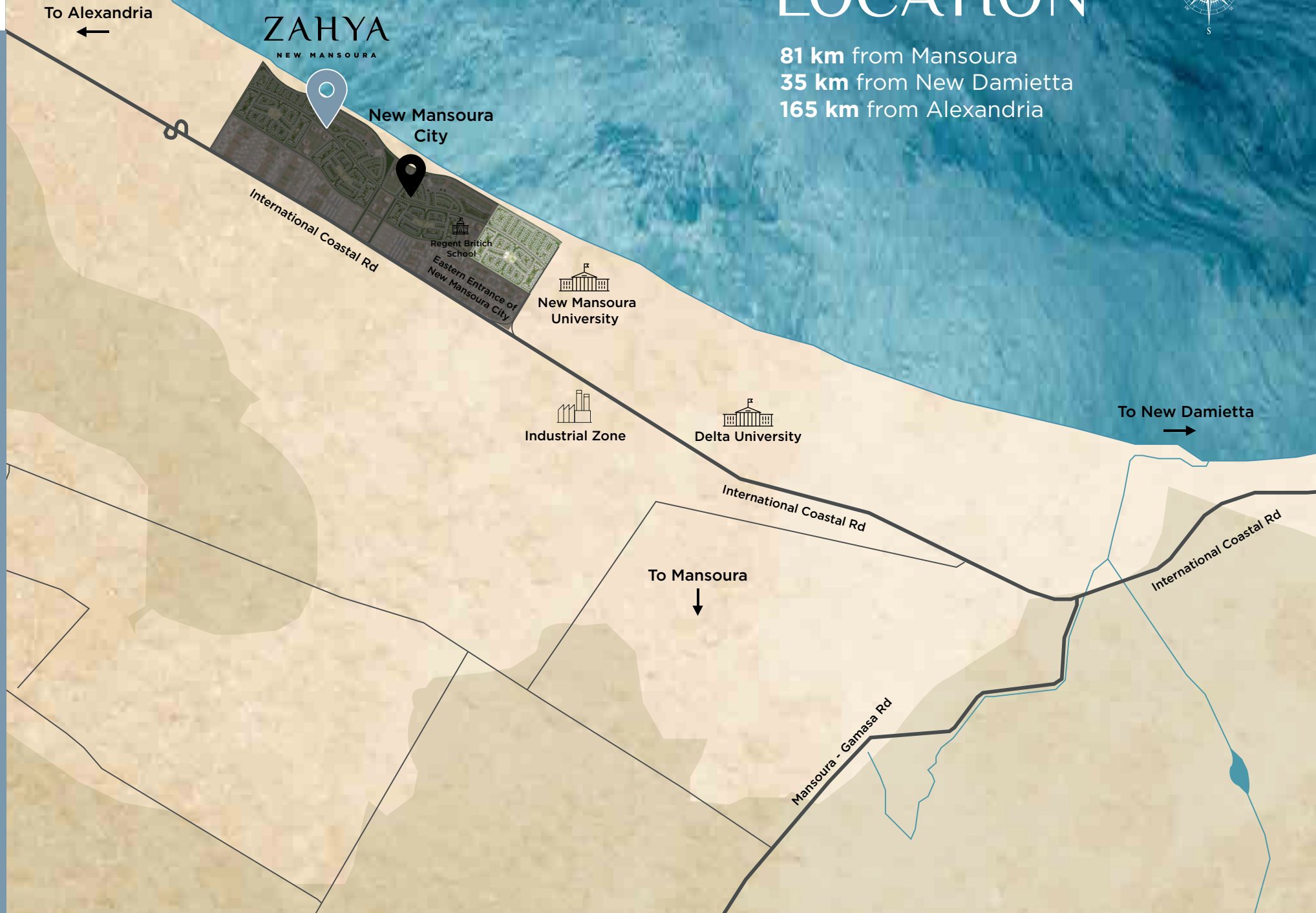




LOCATION



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.







To Alexandria



ZAHYA
NEW MANSOURA



New Mansoura
City

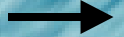
International Coastal Rd

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

ZAHYA

NEW MANSOURA

MASTER PLAN



MASTER PLAN



ZAHYA

NEW MANSOURA

LIFE BY THE SEA





LIFESTYLE

Where everything and everyone belongs

Living at Zahya is waking up to panoramic views of the Mediterranean Sea while inhaling the fresh breeze to start all new. Here, your life lies at the intersection of tranquility and lively happenings, thanks to expert planning that brings world-class amenities at your doorstep, so you need not worry about a thing. Built as a smart city where seamless technology ensures ultimate peace of mind, Zahya is an exciting journey into captivating scenery, perfected by top-notch universities, unique retail and dining experiences coming alive at state-of-the-art malls, in addition to hassle-free access to a fully-integrated medical city, guaranteeing worry-free living. At Zahya, your home is a natural extension of coastal serenity that comes in a variety of contemporary and classic styles to suit every taste, offering manicured gardens, breathing spaces, but above all, expansive views on blue in all its calming shades.





ARCHITECTURE

A Naturally Inviting Living Experience

Every aspect of Zahya is carefully designed to bring balance to your lifestyle, thanks to impressive architecture that combines elegant aesthetics with the surrounding scenery. The development takes into consideration varied tastes and needs, spoiling residents with choice from two distinctive styles; Classic and Modern while allowing them to dream with eyes wide open with a signature selection of elegantly-appointed unit types spanning luxurious villas, expansive twin houses and chic townhouses.





INCREDIBLE BEACHES

A Waterfront Paradise

Zahya is a sunny paradise that allows residents to bathe in turquoise waters anytime of the year or simply oil lounge while taking in magical views of the Mediterranean as it serenely flows. The development crowns a front-row seat on azure views, offering multiple beaches that serve as the perfect escapes for families to connect with one another, as well as with nature in heavenly settings, perfected by impeccable service and water-front activities of all sorts. Zahya enjoys a beach side walk, stretching along 2.4 km ideal for brisk strolls, refreshing jogs or deep reflection during sunset.



LANDSCAPE & GREENERY

*Dream in All
Shades of Green*

Zahya is a green oasis of calm, dedicating a big part of its masterplan to breathing spaces, in addition to manicured gardens and lush foliage that surround every home for ultimate privacy. The development's heart boasts a shared communal park for daily relaxation or mindful recreation that expertly contrasts with the blue sea as its backdrop. Zahya puts sustainable living its forefront, encouraging all residents to lead a healthier lifestyle where daily movement in a pollution-free environment comes alive.





EDUCATIONAL FACILITIES

Leading Educational Establishments at your doorstep

World-class education is only a few steps away at Zahya, thanks to a New Mansoura University and Delta University that offer a variety of disciplines in every field. Ideal for families looking to settle where the future lies, Zahya promises an enriching learning experience, steeped in one-of-kind settings guaranteeing success.



SPORTS CLUB

Fitness Made Fun

Zahya's Sports Club is an open invitation to adopt a healthier lifestyle, welcoming homeowners of every age and fitness level to work-out in inspirational settings while picking up any sport of their choice. Kick-off your day with an energizing tennis match, as your children train in the nearby soccer field to score life goals. Join a friend for a sunset jog as you catch-up on the latest updates. Or simply take a refreshing dip in the pool after a long day at work and forget about everything where nature guarantees to impress.





COMMERCIAL AREA

Whether its early morning breakfast, midday shopping or late-night fun, Zahya promises non-stop enjoyment for everyone. The development boasts numerous state-of-the-art malls and pop-up shops, lined with artisanal bistros, fresco cafes and trendy boutiques, inviting the community to connect and indulge. By putting seamless integration at the heart of its masterplan, Zahya opens residents' eyes on a world of select retail and dining experiences at their door, but most importantly, cherished moments, rooted in natural beauty all around.



EMBRACE SEASIDE LIVING

*Misque – 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.



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
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



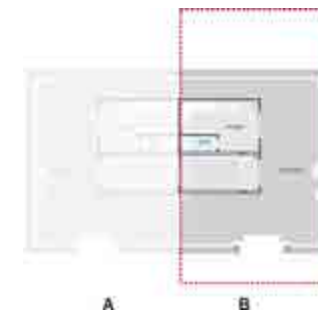
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First Floor



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



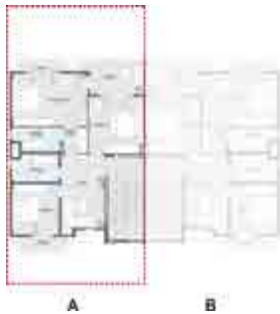
Ground Floor



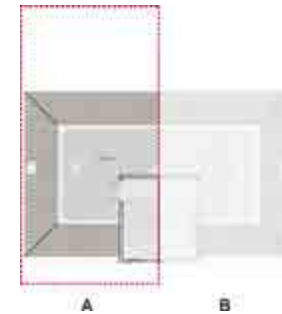
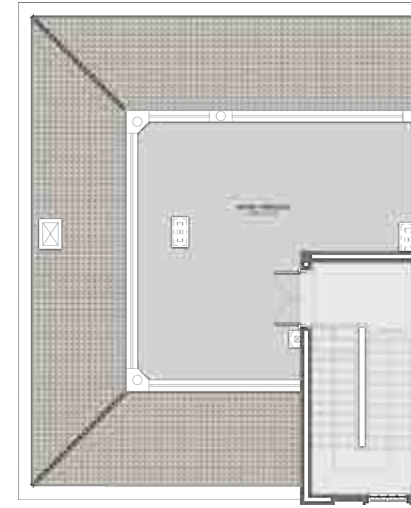
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First Floor



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



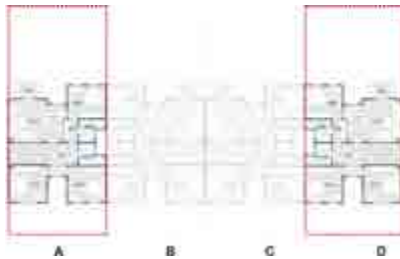
Ground
Floor



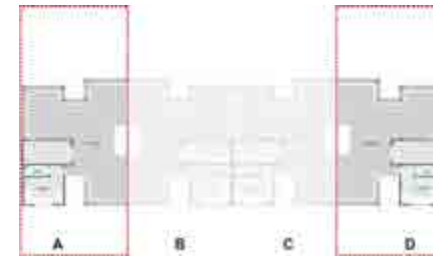
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First Floor



Roof Floor



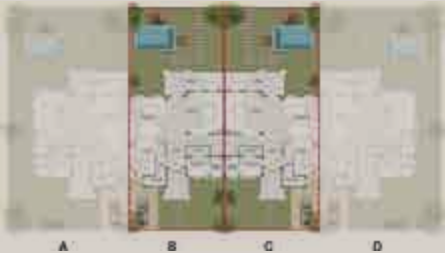
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CLASSIC TOWNHOUSE

Town House A Middle

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



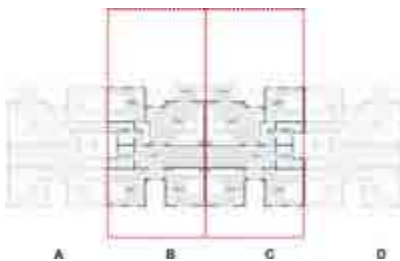
Ground
Floor



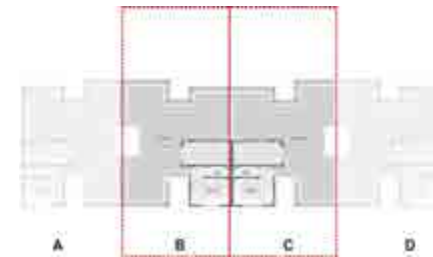
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First Floor



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



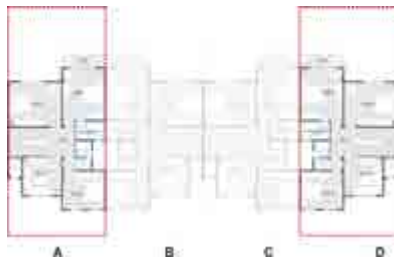
Ground
Floor



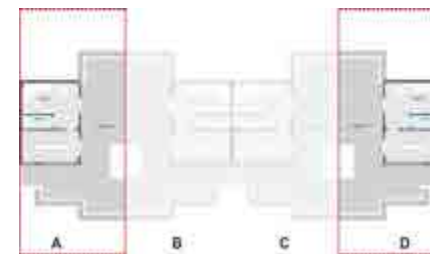
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First Floor



Roof Floor



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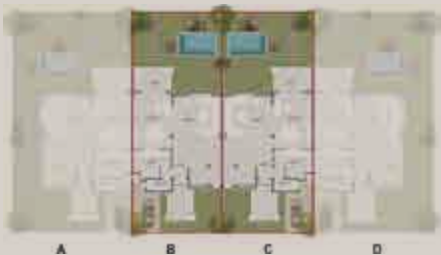
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CLASSIC TOWNHOUSE

Town House B

Middle

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



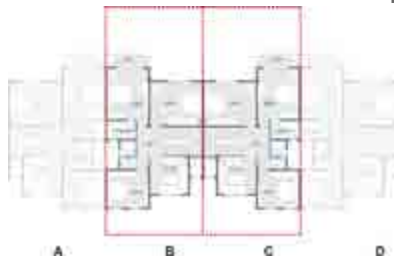
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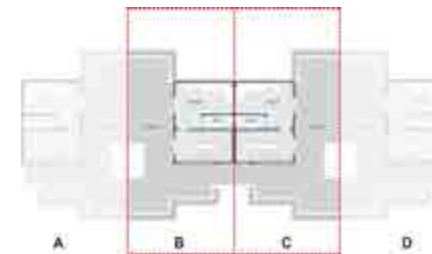
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First Floor



Roof Floor



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LIFE BY THE SEA

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DEVELOPMENTS