

AREEJ

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

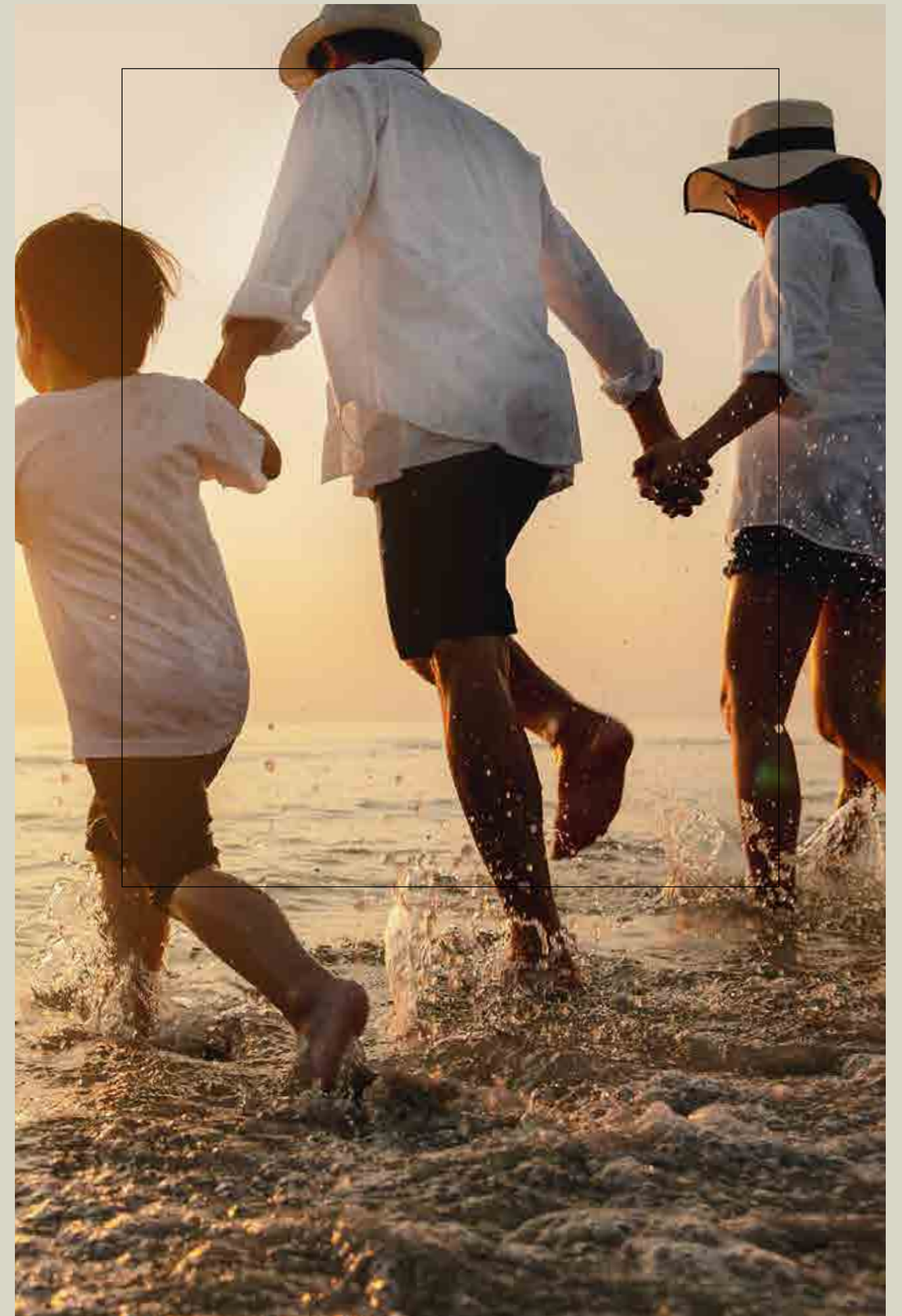
81 km from Mansoura
35 km from New Damietta
165 km from Alexandria



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.



WELCOME TO ZAHYA



AREEJ

ZAHYA NEW MANSOURA

LIFE *by*
the SEA



MASTER PLAN



Disclaimer:

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Step into Areej And Indulge in the Coastal Life

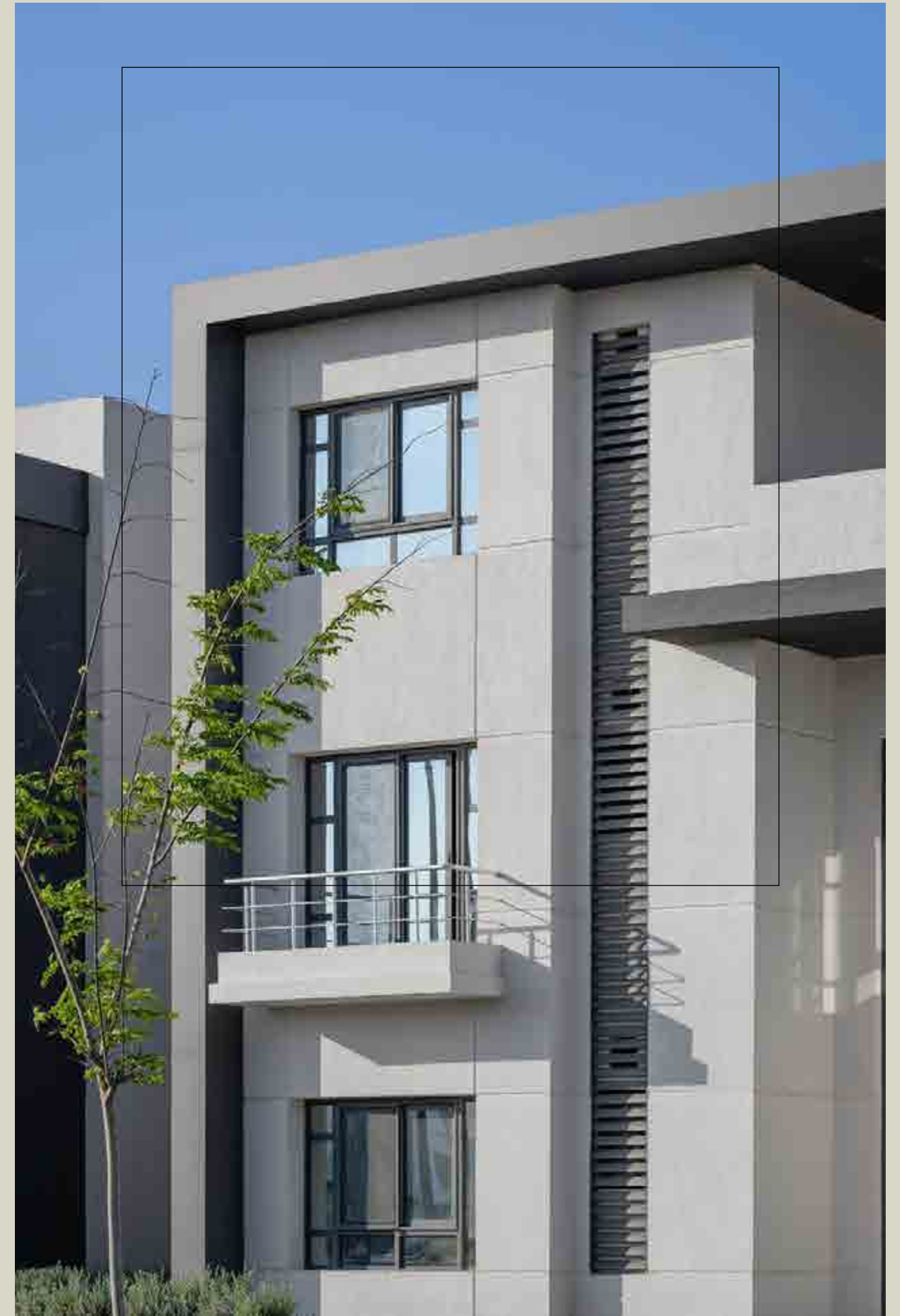
You have arrived to Areej, your exquisite coastal destination situated in the lively town of Zahya. With a premium location by the white-sand Mediterranean sea, Areej offers spectacular views of the pristine coastline and evergreen landscapes. All seen from the comfort of your modern standalone villas, twin houses and townhouses that stand out for their grand architecture, flawless designs and functional layouts. Ranging between 410 sqm to 774 sqm, all homes exude an open floor plan and large floor-to-ceiling windows that welcome a natural aura into your living quarters. At Areej, everything you need is near you. The exquisite neighborhoods is a short distance from a variety of amenities, including the Regent British School, the New Mansoura and Delta Universities, and is directly accessible from the International Coastal Road. Step into Areej and experience delightful sunset views and the spirit of the Mediterranean from the comfort of your home.



DISTINGUISHED ARCHITECTURE

A Modern Enclave Within Nature

Areej captivates with its distinctive, modern architecture, seamlessly blending with the verdant landscapes and the picturesque Mediterranean coast. Each finely appointed home provides an oasis of relaxation, offering exquisite views of nature's spectacle from within your luxurious coastal haven. In Areej, one finds the reflection of timeless quality, enveloped in a panorama of contemporary elegance.



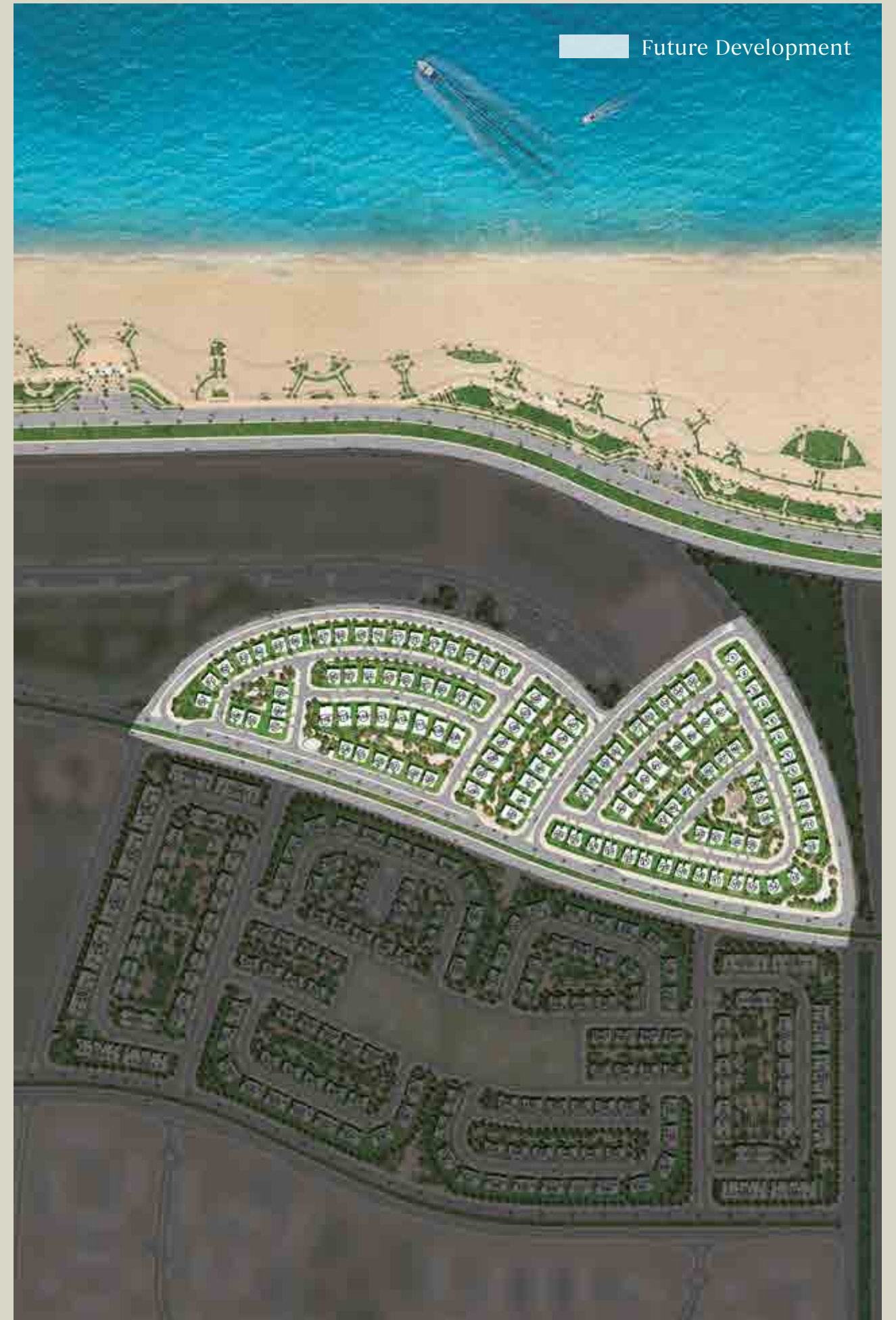




STAND ALONE VILLAS

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FLOOR PLANS

STAND ALONE-A

Total BUA	774 m²
Roof Terrace Area (Included in BUA)	147 m²
No. of Bedrooms	6
No. of Bathrooms	7



GROUND FLOOR

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FIRST FLOOR



ROOF FLOOR



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FLOOR PLANS

STAND ALONE-B

Total BUA	623 m²
Roof Terrace Area (Included in BUA)	146 m²
No. of Bedrooms	4
No. of Bathrooms	6



GROUND FLOOR

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FIRST FLOOR



ROOF FLOOR



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TWIN VILLAS



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FLOOR PLANS

TWIN VILLA-A

Total BUA	498 m²
Roof Terrace Area (Included in BUA)	106 m²
No. of Bedrooms	3
No. of Bathrooms	5



GROUND FLOOR

Disclaimer:

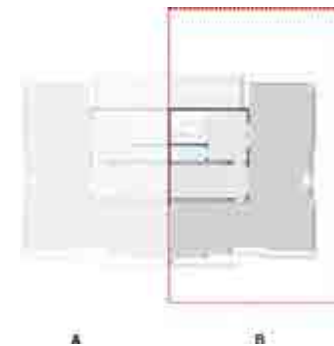
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FIRST FLOOR



ROOF FLOOR



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FLOOR PLANS

TWIN VILLA-B

Total BUA	410 m²
Roof Terrace Area (Included in BUA)	77 m²
No. of Bedrooms	3
No. of Bathrooms	4



GROUND FLOOR

Disclaimer:

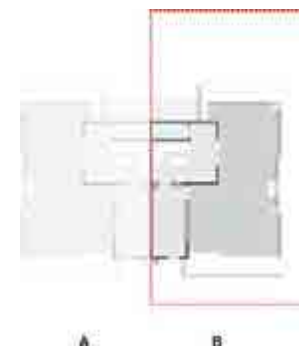
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FIRST FLOOR



ROOF FLOOR



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TOWNHOUSES



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FLOOR PLANS

TOWNHOUSE-A

CORNER

Total BUA	504 m²
Roof Terrace Area (Included in BUA)	101 m²
No. of Bedrooms	3
No. of Bathrooms	5



GROUND FLOOR

Disclaimer:

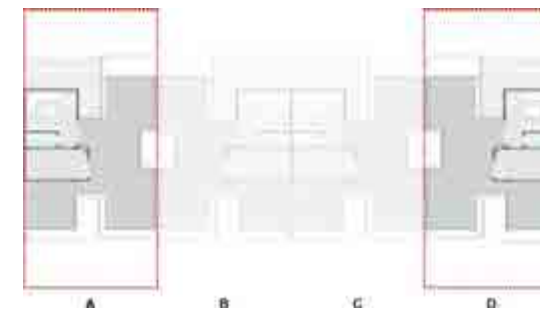
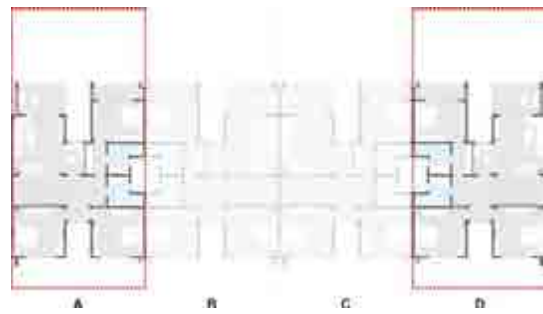
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FIRST FLOOR



ROOF FLOOR



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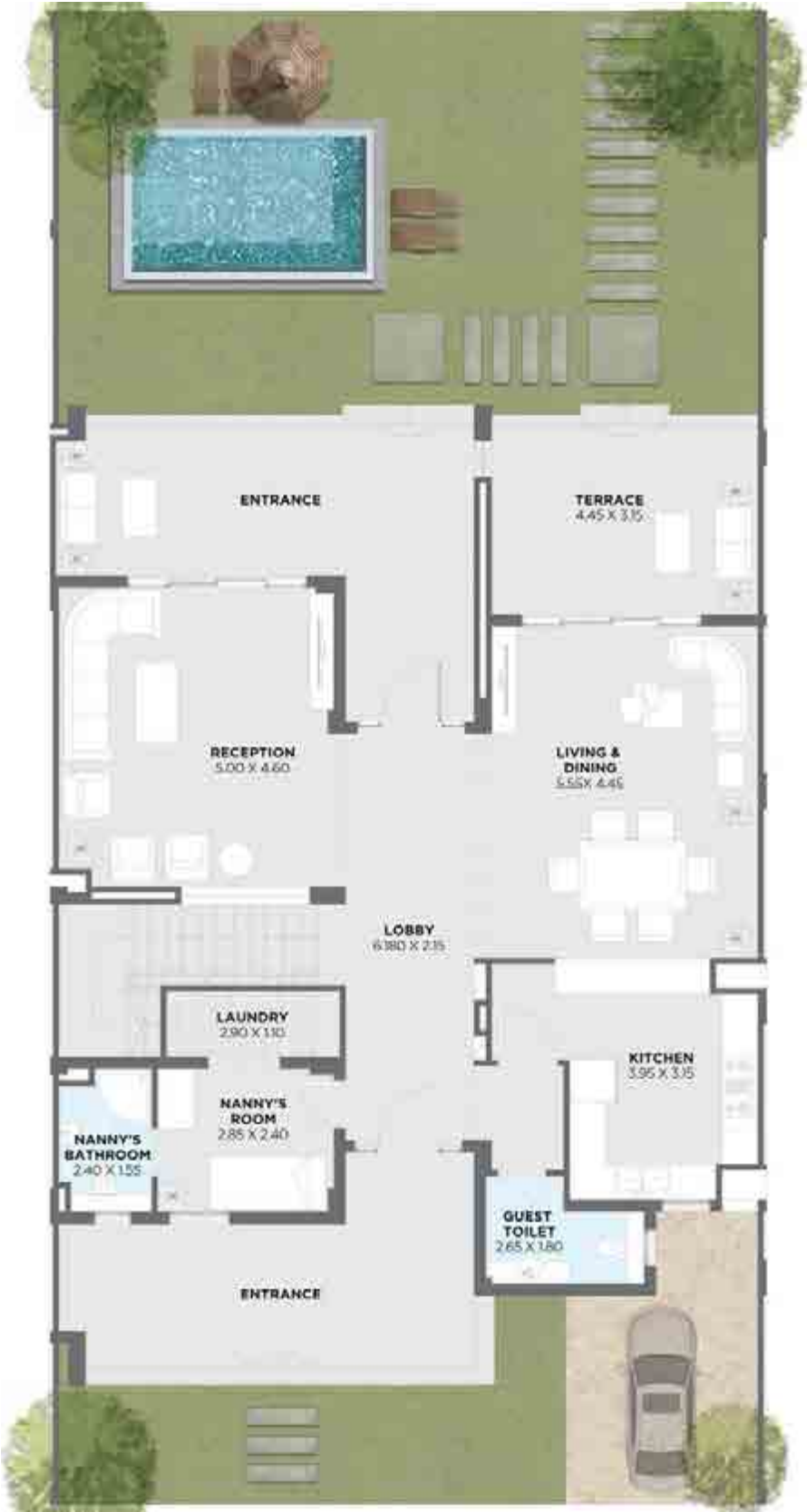
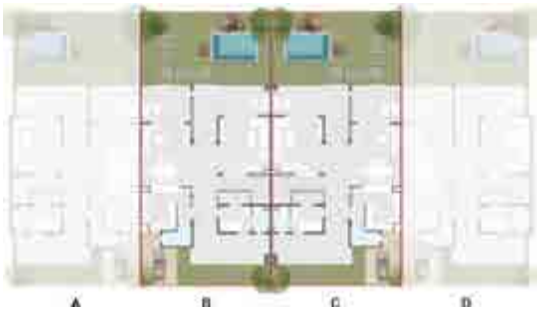
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FLOOR PLANS

TOWNHOUSE-A

MIDDLE

Total BUA	504 m²
Roof Terrace Area (Included in BUA)	101 m²
No. of Bedrooms	3
No. of Bathrooms	5



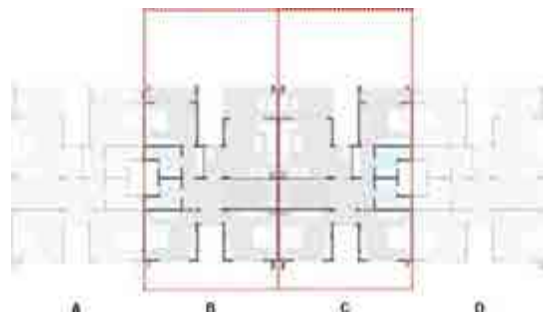
GROUND FLOOR

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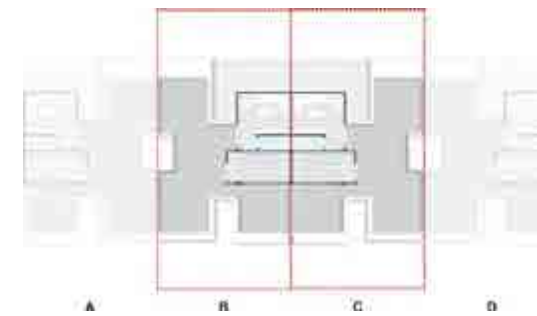
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FLOOR PLANS

TOWNHOUSE-B

CORNER

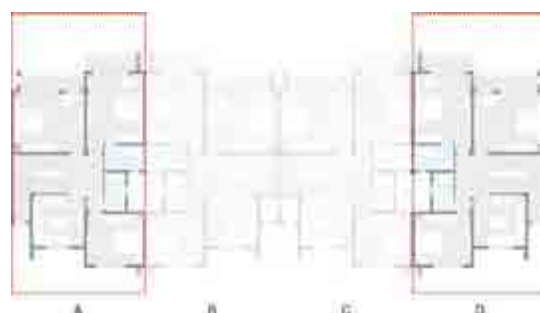
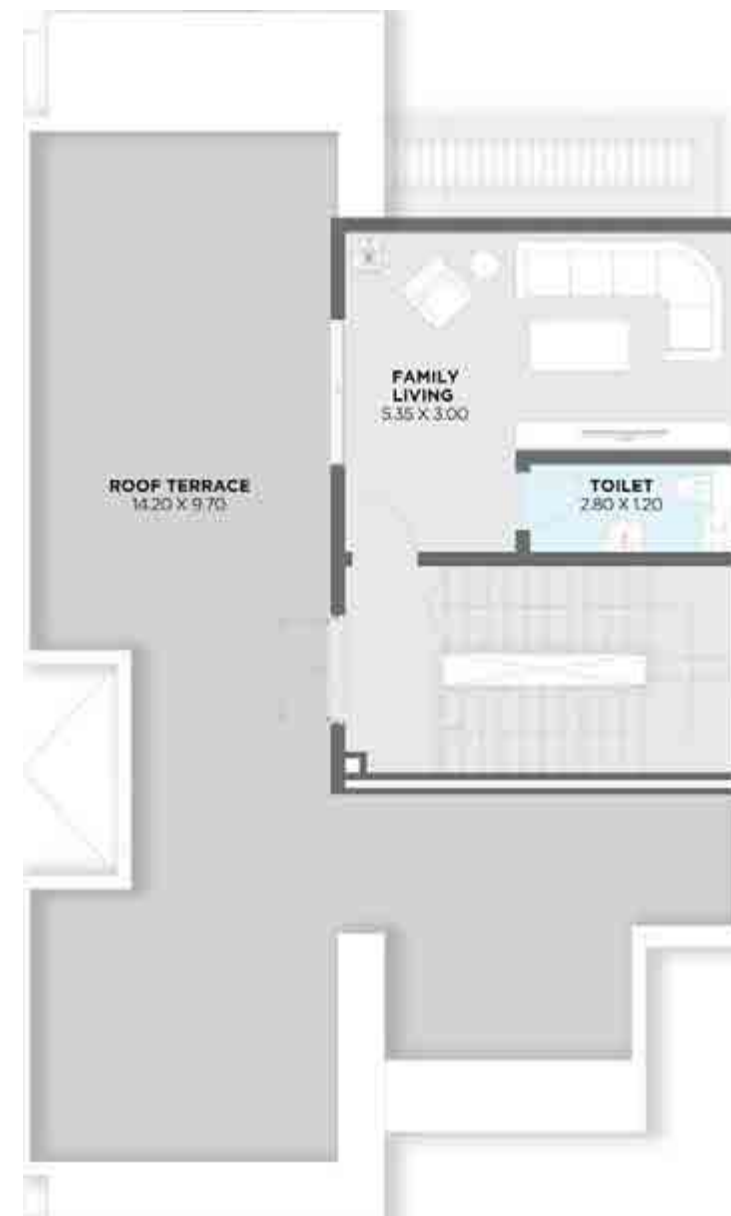
Total BUA	392 m²
Roof Terrace Area (Included in BUA)	79 m²
No. of Bedrooms	3
No. of Bathrooms	4



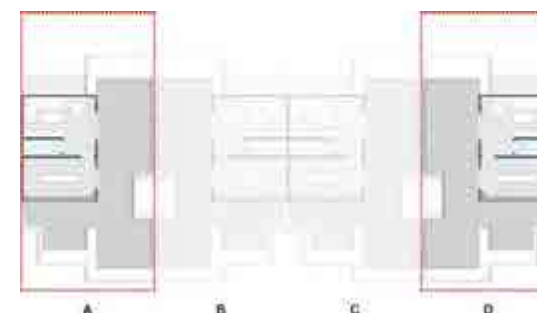
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FIRST FLOOR



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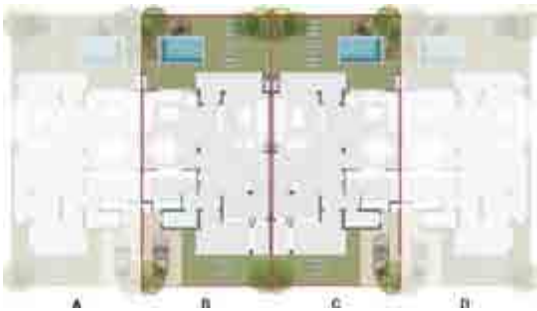
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FLOOR PLANS

TOWNHOUSE-B

MIDDLE

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Roof Terrace Area (Included in BUA)	79 m²
No. of Bedrooms	3
No. of Bathrooms	4



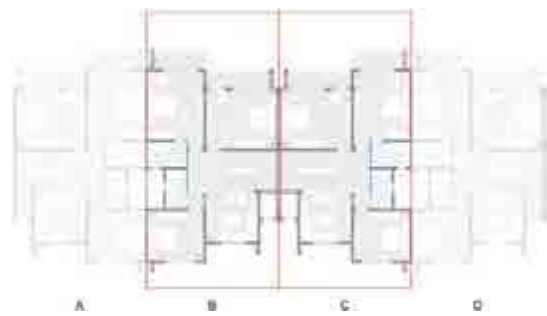
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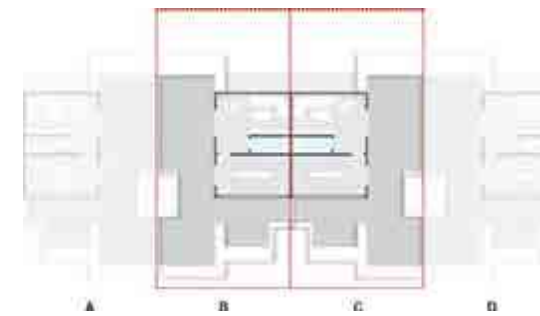
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