

MAMSHA
CENTRAL



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).

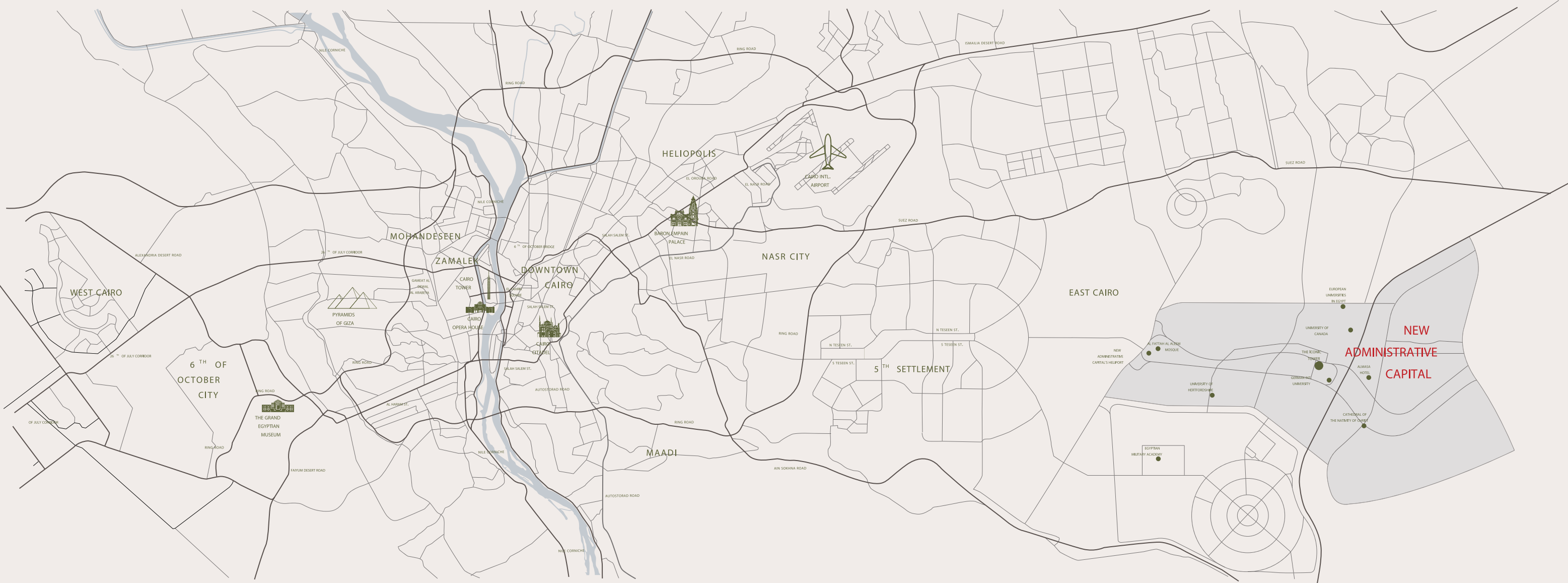
City Edge Developments provides development and asset management services as well as developing its own real estate projects.

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.



CITY EDGE
DEVELOPMENTS

MAP OF CAIRO



ABOUT THE NEW ADMINISTRATIVE CAPITAL

Nestled in a strategic location in Cairo, the New Administrative Capital is set out for new horizons of residential, business, commercial and economic wealth. Spanning an area of 170,000 feddans, the New Capital stands out for its unmatched sustainability and smart features, boasting a wide range of world-class amenities to serve 15 million residents.

From top-notch schools and colleges to state-of-the-art medical facilities, smart infrastructure and cutting-edge utilities, including an electric train and an international airport. The new city also unveils a breathtaking green spine spreading across 500 feddans, connecting the new city horizontally with 35 km of greenery and lush landscapes.

Located 32 km from the Cairo International Airport, 45 km from Downtown Cairo, 55 km from Ain El Sokhna, and 80 km from Suez, the New Capital is a prime address set to be Egypt's economic future with places to live, work and visit all year round.



LOCATION AND ACCESSIBILITY

Al Maqsad has full accessibility to all main roads in New Capital along with Ain Al Sokhna Road and Suez Road. Al Maqsad is the closest district to the New Capital Airport and Diplomatic Village. Prominent landmarks in the New Capital, such as the Arts & Culture and Smart cities surround it.

The district is also in close vicinity to the Canadian and European universities.



32
KM

from Cairo
International Airport

45
KM

from Downtown Cairo

55
KM

from Ain Sokhna

80
KM

from Suez City



WELCOME TO AL MAQSAD

Welcome to Al Maqsad, your future destination in the heart of the New Capital. Set to be a prominent address in Egypt's most sought-after location, Al Maqsad promises a full-fledge of vantages, including unique architectural designs with premium exterior and interior finishing, and a charming landscape with horizons of greenery and tree-lined pathways between every home. Its strategic proximity to the New Capital's cultural city, smart city and sports city, as well as the Canadian and European university offers unmatched luxury, making it a future address for those who appreciate distinguished ways of living.



THE MAMSHA CENTRAL WAY OF LIFE —

Open your eyes to picturesque views of lush greenery, landscapes and the colors of nature that allow for a sense of beauty and calmness. Overlooking the grand Iconic Tower, and right in the heart of Mamsha Central, you would lose yourself in the perfect way of life.

In the very place, Mamsha Central offers a special line of luxury homes, and so close to them we bring business offices, retail spots, restaurants, cafés and healthcare facilities.

SHOP — ALL YOU WANT

To best match your taste and lifestyle, Mamsha Central dedicates an entire level for miscellaneous shopping brand names of startups and local ones. So, whatever it is you are looking for, you are certain to find it all under one roof.





A MATCHLESS **PROFESSIONAL IMPRESSION**

In Mamsha Central, we are keen on providing the highest level of professionalism for businesses. Still being so close to home, we offer the distinctive state of mind that supports success and thriving.

LIVELY — SPACES

In Mamsha Central, we promise you an experience of unforgettable saunters and runs along the walking promenade, perfectly in a tone of safety.

Maintain your wellbeing routine in a space that allows you to reflect, meditate and spend time with your family and friends.





POLISHED LIVING

Be part of a community that leads an integrated life, with access to excellent facilities and amenities. Mamsha Central ensures that you feel welcomed at its elegant entrances and lobbies, for the special feel of contentment.

When it comes to being home, we offer you practicality with Fiber-To-The-Home connection (FTTH), as well as Triple Play System (IPTV, IP telephone and IP internet).

Every place in Mamsha Central, including all its public areas, is fully secured with up-to-date firefighting technology systems. And to guarantee your satisfaction, you have got your own parking spot.

AESTHETIC — DESIGNS

Set so close to all services and facilities you need, Mamsha Central gives you the opportunity to pick your fully finished dream home from a variety of designs and spaces that you believe is in harmony with your persona and the lifestyle you aspire to lead.

Your home comes in hues, lines and details that add to the feel of splendor and comfort. In Mamsha Central, stay mesmerized by all the natural vivid charm that your home overlooks.





PREMIUM MEDICAL SERVICES

In Mamsha Central, we are eager to stay alert to our residents' wellbeing and healthcare needs. Fully trusted medical clinics are always open to you, with professional medical staff determined to offer you the best quality care.

MASTER PLAN

AL SHEIKH





RESIDENTIAL
FLOOR PLANS

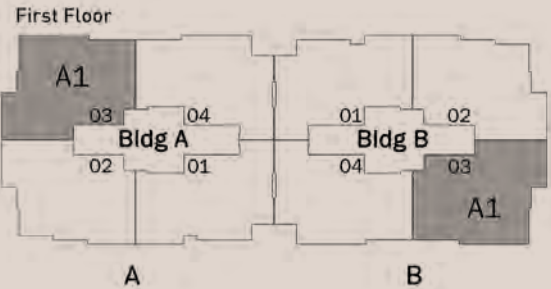
Floor Plans

TYPE A1

AREA: 185 m²
NUMBER OF
BEDROOMS: 3



Key plan



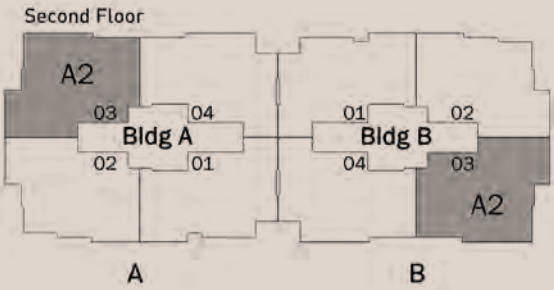
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Floor Plans

TYPE A2

AREA: 176 m²
NUMBER OF
BEDROOMS: 3

Key plan

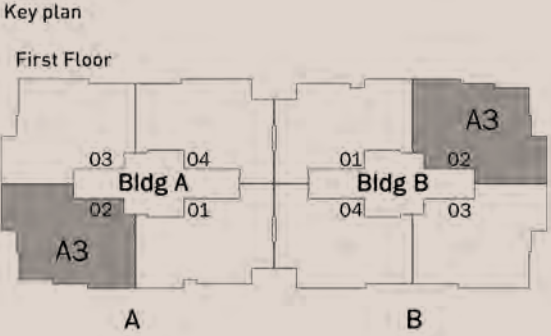


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Floor Plans

TYPE A3

AREA: 181 m²
NUMBER OF
BEDROOMS: 3



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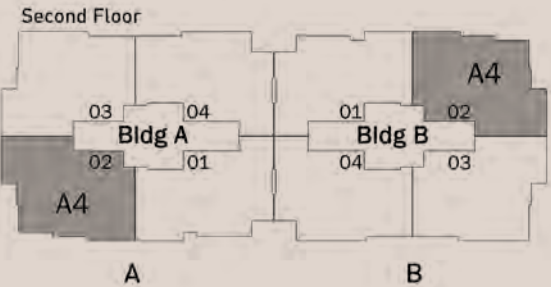
Floor Plans

TYPE A4

AREA: 172 m²
NUMBER OF
BEDROOMS: 3



Key plan



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Floor Plans

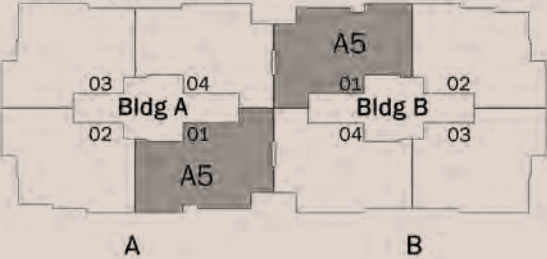
TYPE A5

AREA: 168 m²
NUMBER OF
BEDROOMS: 3



Key plan

First and Second Floor

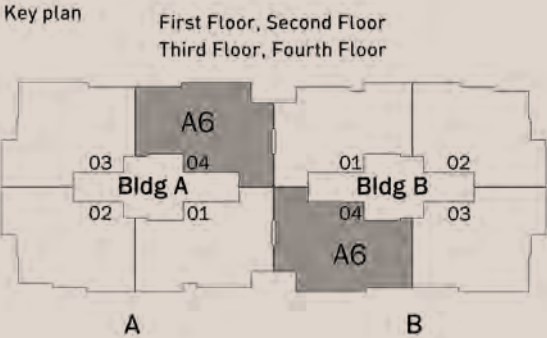


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Floor Plans

TYPE A6

AREA: 171 m²
NUMBER OF
BEDROOMS: 3

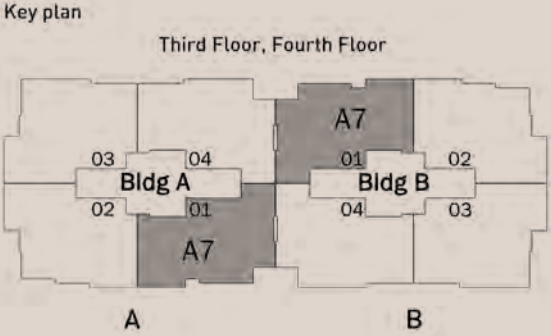


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Floor Plans

TYPE A7

AREA: 162 m²
NUMBER OF
BEDROOMS: 3

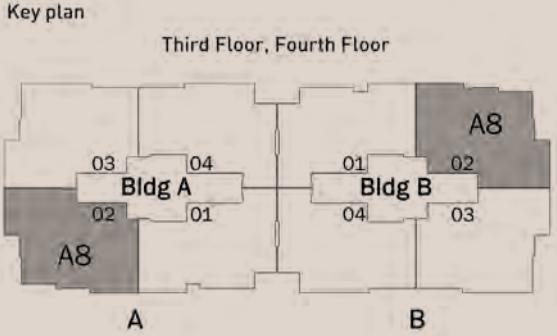


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Floor Plans

TYPE A8

AREA: 166 m²
NUMBER OF
BEDROOMS: 3

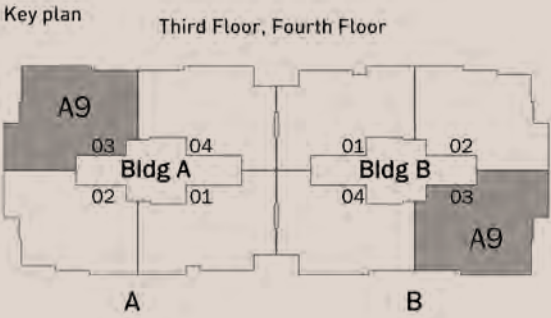


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Floor Plans

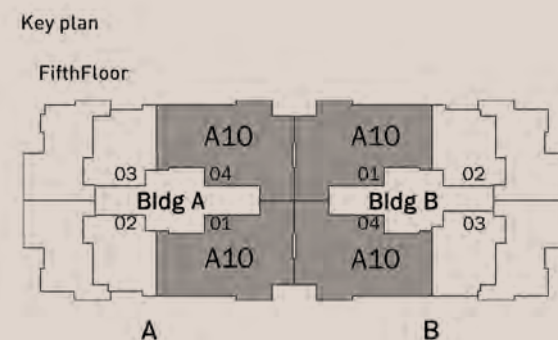
TYPE A9

AREA: 171 m²
NUMBER OF
BEDROOMS: 3



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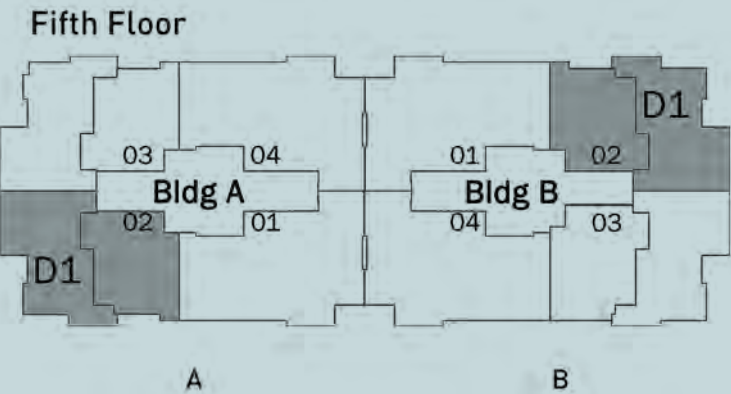
AREA: 161 m²
NUMBER OF
BEDROOMS: 3



Floor Plans

TYPE D1

Fifth Floor
AREA: 390 m²
TERRACE = 86 m²
NUMBER OF BEDROOMS: 4

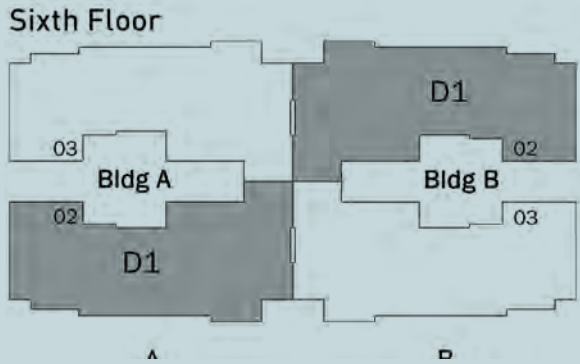


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Floor Plans

TYPE D1

Sixth Floor
AREA: 390 m²
TERRACE = 86 m²
NUMBER OF BEDROOMS: 4



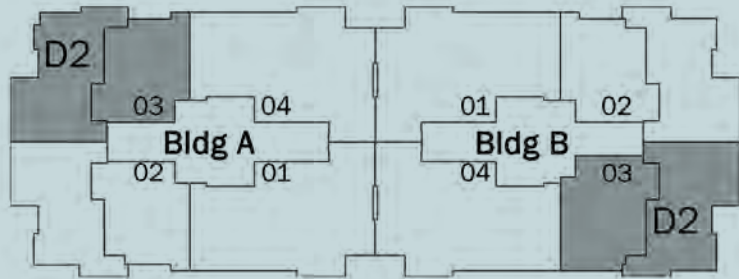
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Floor Plans

TYPE D2

Fifth Floor
AREA: 392 m²
TERRACE = 87 m²
NUMBER OF BEDROOMS: 4

Fifth Floor

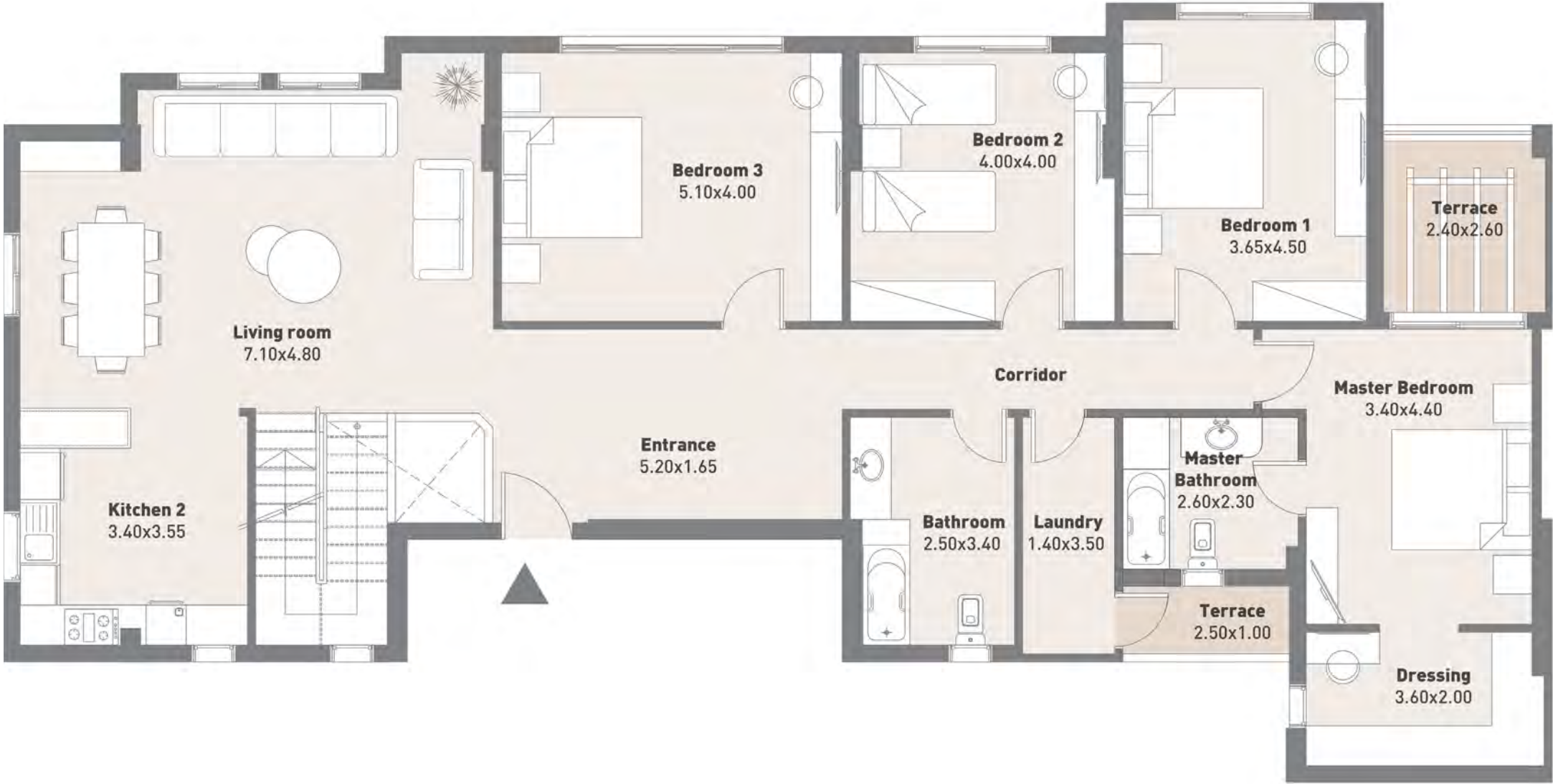


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Floor Plans

TYPE D2

Sixth Floor
AREA: 392 m²
TERRACE = 87 m²
NUMBER OF BEDROOMS: 4



Sixth Floor



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COMMERCIAL
FLOOR PLANS

Floor Plans

GROUND FLOOR

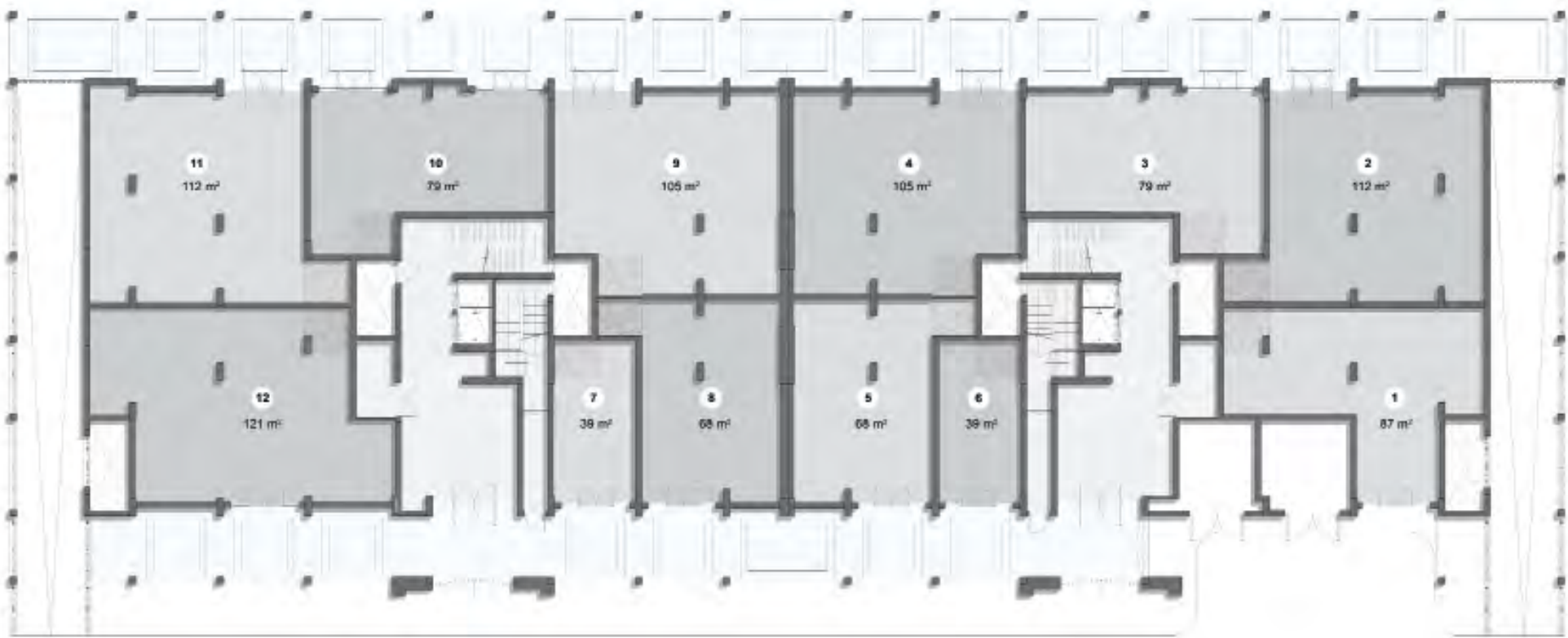
(PROTOTYPE 1) – RETAIL



● GF – PROTOTYPE 1

Floor Plans

GROUND FLOOR (PROTOTYPE 1) – RETAIL



Ground Floor Plan Prototype 1

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Floor Plans

GROUND FLOOR

(PROTOTYPE 2) – RETAIL



● GF – PROTOTYPE 2

Floor Plans

GROUND FLOOR

(PROTOTYPE 2) – RETAIL



Ground Floor Plan Prototype 2

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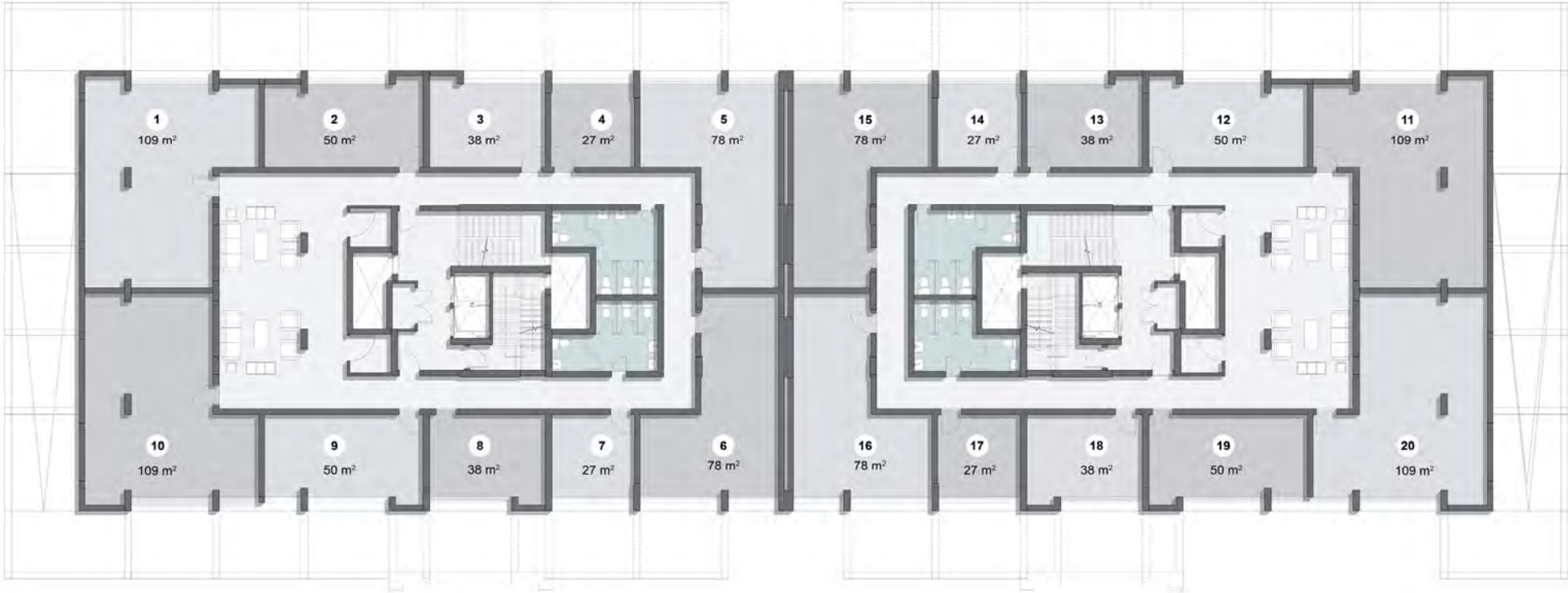
Floor Plans

MEZZANINE



Floor Plans

MEZZANINE OFFICES/CLINICS



Mezzanine Floor Plan

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DEVELOPMENTS