

ZAHYA
MARJAN
NEW MANSOURA

An aerial photograph of a city skyline, likely Cairo, Egypt, featuring a prominent pink high-rise building on the left and a body of water in the foreground. The image is used as a background for the presentation slide.

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.

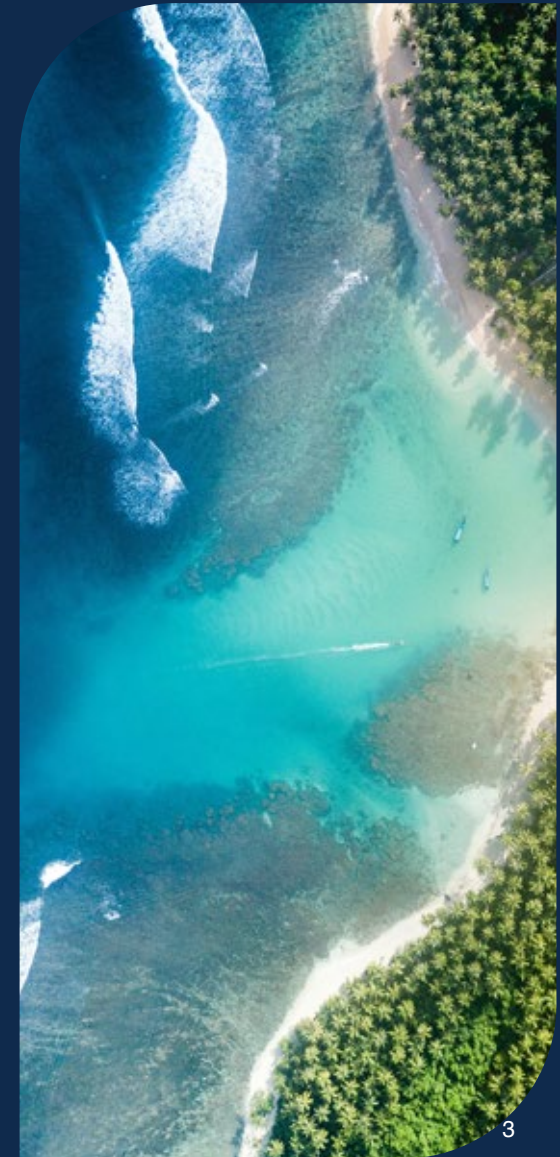
In addition to a diversified land bank for third party accounts containing indirect real estate holdings under their management that span a range of investments across all asset classes including residential, hospitality, retail, office and education.

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.



ABOUT 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.



MASTERPLAN

81
km from
MANSOURA

35
km from
NEW DAMIETTA

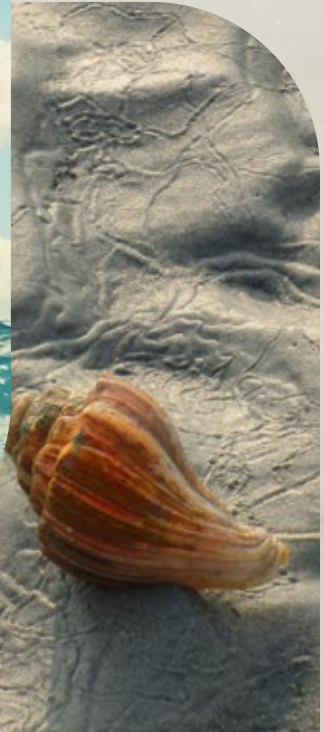
165
km from
ALEXANDRIA



LOCATION



DISCOVER LIFE BY THE WAVES



MARJAN

the new
chapter
of zahya





WELCOME

to Marjan, the final and most exclusive phase of Zahya, where seaside serenity meets the vibrant spirit of New Mansoura. Perfectly positioned along the Mediterranean coast, Marjan redefines coastal living through an elegant blend of nature, tranquility, and timeless design.



Surrounded by open green landscapes and the soothing rhythm of the sea, Marjan offers a curated collection of Standalone villas, Twin villas and Townhouses, each crafted with refined architecture and designed to capture breathtaking sea views.



Set within the heart of zahya's

thriving community, Marjan provides seamless connectivity to life's essentials — from top educational destinations such as Regent British School and New Mansoura University, to the convenience of the International Coastal Road, all just minutes away.



HERE, LIFE UNFOLDS

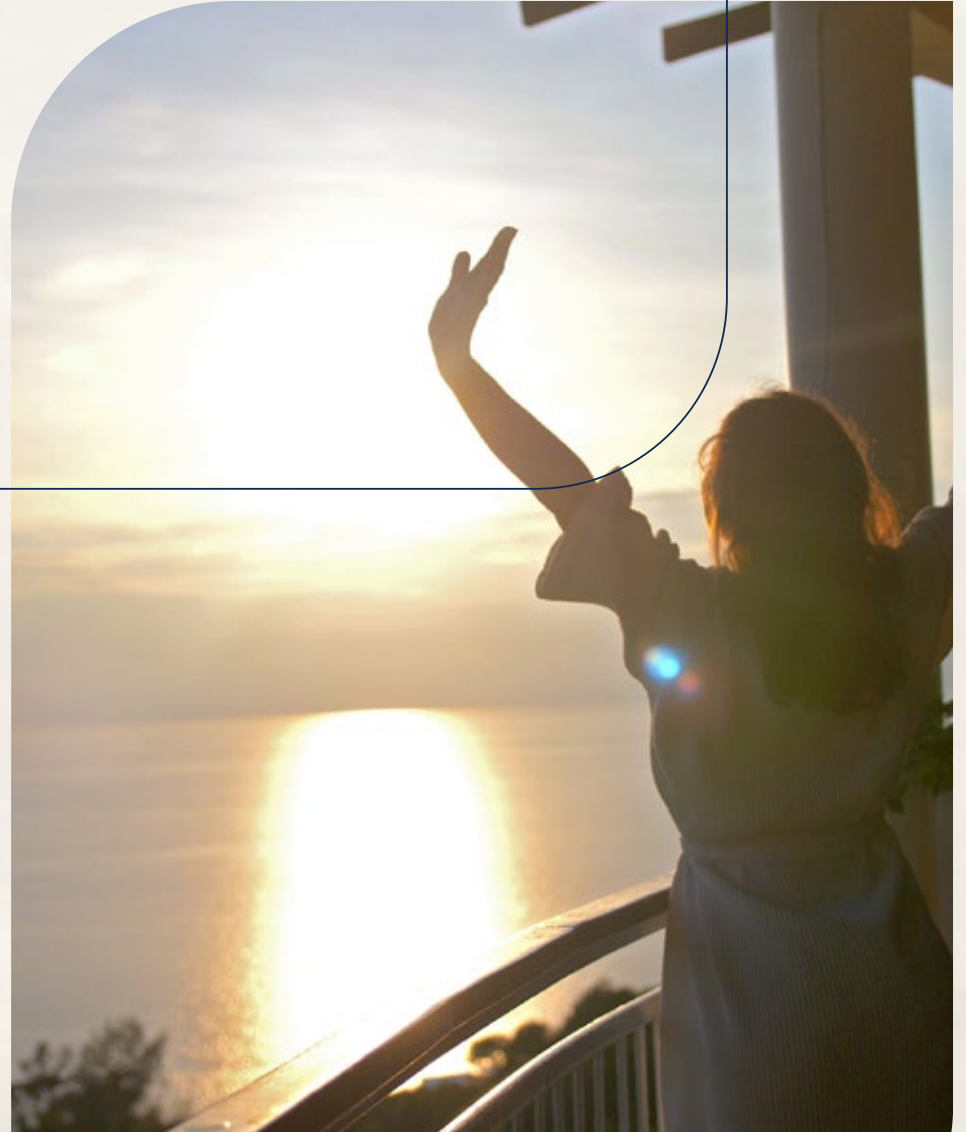
MARJAN

A seaside
experience
that's naturally
yours.



In the colors of
nature where blue
meets green and every
sunset paints a story
of calm and beauty.

RESIDENTIAL FLOOR PLANS



STANDALONE VILLA





VILLA

NEO CLASSIC VILLA A

STANDALONE A

BUA:	749
Roof terrace area:	107
No. of bedrooms:	6
No. of bathrooms:	7



Ground floor

Disclaimer:

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NEO CLASSIC VILLA A

STANDALONE A



First floor



Roof floor

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NEO CLASSIC VILLA B

STANDALONE B

BUA:	607
Roof terrace area:	115
No. of bedrooms:	5
No. of bathrooms:	6



Ground floor

Disclaimer:

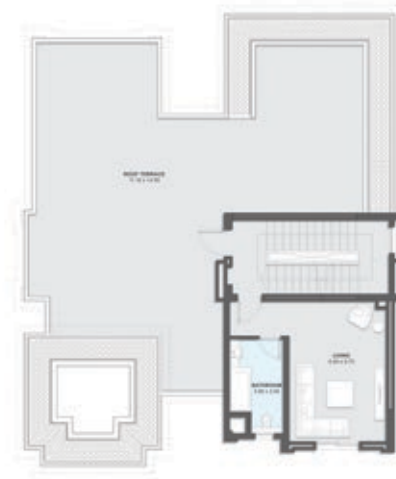
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NEO CLASSIC VILLA B

STANDALONE B



First floor



Roof floor

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ZAHYA
MARJAN
NEW MANSOURA

TWIN VILLA





TWIN VILLA

CLASSIC TWIN VILLA

TWIN VILLA A

BUA:	502
Roof terrace area:	103
No. of bedrooms:	5
No. of bathrooms:	5



Ground floor

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CLASSIC TWIN VILLA

TWIN VILLA A



First floor



Roof floor

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CLASSIC TWIN VILLA

TWIN VILLA B

BUA:	360
Roof terrace area:	26
No. of bedrooms:	4
No. of bathrooms:	4



Ground floor



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CLASSIC TWIN VILLA

TWIN VILLA B



First floor



Roof floor

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ZAHYA
MARJAN
NEW MANSOURA

TOWNHOUSE



TOWNHOUSE



CLASSIC TOWNHOUSE

TOWNHOUSE A CORNER

BUA:	475
Roof terrace area:	99
No. of bedrooms:	4
No. of bathrooms:	5



Ground floor



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CLASSIC TOWNHOUSE

TOWNHOUSE A CORNER



First floor



Roof floor

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CLASSIC TOWNHOUSE

TOWNHOUSE A MIDDLE

BUA:	475
Roof terrace area:	99
No. of bedrooms:	4
No. of bathrooms:	5



Ground floor



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CLASSIC TOWNHOUSE

TOWNHOUSE A MIDDLE



First floor



Roof floor

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CLASSIC TOWNHOUSE

TOWNHOUSE B CORNER

BUA:	392
Roof terrace area:	77
No. of bedrooms:	4
No. of bathrooms:	4



Ground floor



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CLASSIC TOWNHOUSE

TOWNHOUSE B CORNER



First floor



Roof floor

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CLASSIC TOWNHOUSE

TOWNHOUSE B MIDDLE

BUA:	392
Roof terrace area:	77
No. of bedrooms:	4
No. of bathrooms:	4



Ground floor



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CLASSIC TOWNHOUSE

TOWNHOUSE B MIDDLE



First floor



Roof floor

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