



RiseVille

NEW

CAPITAL

ABOUT CITY EDGE DEVELOPMENTS



*ESTABLISHED IN 2017 AS A PARTNERSHIP BETWEEN
THE NEW URBAN COMMUNITIES AUTHORITY AND
THE HOUSING AND DEVELOPMENT BANK*

City Edge Developments strives to become the national brand for premium real estate developments in Egypt. Our focal point is to introduce progressive design concepts to the real estate market with exceptional living experiences through suburban residential communities and best in class mixed-use projects.

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.



ABOUT THE NEW ADMINISTRATIVE CAPITAL

*THE NEW ADMINISTRATIVE CAPITAL IS A
NEW URBAN COMMUNITY IN CAIRO, EGYPT.*

The capital city is considered one of the economic development's projects and is part of a larger initiative called, Egypt Vision 2030. The new city is set 45 kilometers east of Cairo and just outside the Second Greater Cairo Ring Road, in a large area halfway to the seaport city of Suez.

According to the plans, it will become Egypt's financial capital, housing the main governmental departments & ministries and foreign embassies. On 700 square kilometers, it is expected to house 6.5 million people.



ABOUT NEW GARDEN CITY



*TO LIVE IN A WORLD,
WHERE YOU CAN
SEE AND SENSE THE
AMBIENCE OF THE
OLD CAIRO, THE OLD
KHEDIVAL CAIRO, IS A
PRICELESS NOTION.*



Visualize the urban design, architecture and landscape features of such age. Live today's modernity, surrounded by the acclaimed history. This is what New Garden City is built on. It evokes the impression of the street-shopping experience, with mixed-use buildings on the main boulevard and an entire ground floor dedicated to retail, plus two basement floors below each cluster.

The elevated layout gives you vast, magnificent views. That is in addition to residential-only clusters that are raised above street level, with inner gardens and courtyards for all buildings. Such designs provide the maximal magnitude of privacy and luxury.

IDEALLY SET IN ONE OF THE VERY PRIME LOCATIONS

New Garden City is in the first phase of The New Administrative Capital. It is located at R5 between the Middle Ring Road and the Regional Ring Road on the 90th road south from Ben Zayed Southern Axis.

The Eastern side of the project is the Residential District (R6); the Western side is the Residential District (R4), whereas the New Administrative Capital's Southern Axis lies in the southern boundary.

LOCATION





THE MASTERPLAN

MASTERPLAN

Spanning across 885 feddans, New Garden City's masterplan creates balanced and special neighborhoods, carefully conceptualized around the site's natural aspects.

The Main Boulevard makes you close to all commercial, business, and leisure needs. The three main squares offer major spaces for activities and community gatherings, just steps away from home.

Central Park connects all zones and clusters together, reinforcing a neighborhood spirit. Mixed-use buildings provide practicality, where business, retail, and F&B come together under one roof.

New Garden City is accessible from main and secondary entrances, making it easy to get in and out, adding to the overall sense of convenience.



Disclaimer.

1.The renders are for illustrative purposes only. 2.The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4.Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5.All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping and pools are not included in the property and solely for illustrative purposes. 7.Master plan design is subject to minor changes without notice. 8.Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

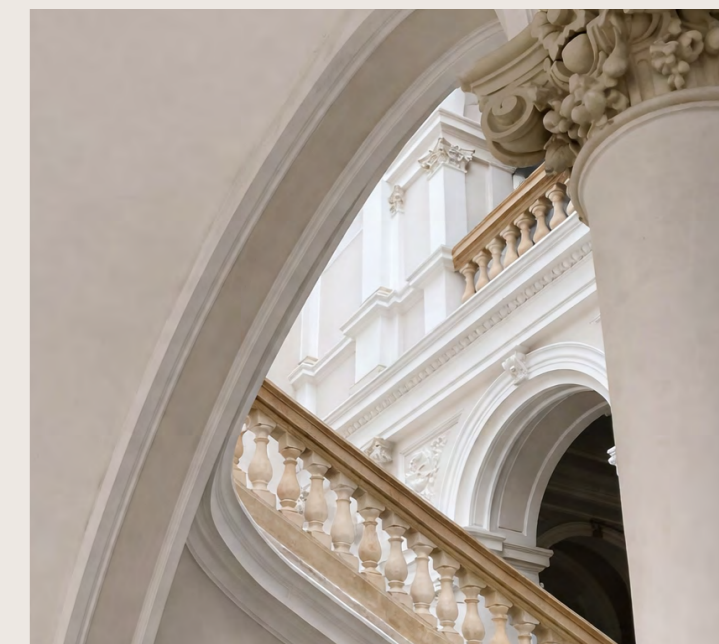


BUILDING STYLE AND METROPOLITAN DESIGN

THE BUILDING STYLE IS A DAZZLING REVIVAL OF BAROQUE, ROCOCO, AND 'LE STYLE MODERNE' ARCHITECTURE LINES POST THE RENAISSANCE ERA IN EUROPE.



These styles emphasize ornamental façades, clusters with central gardens, and iconic roads converging at elegant squares - creating a blueprint of sophistication and artistry throughout the city.



NEW GARDEN CITY STANDING OUT

*IN NEW GARDEN CITY, YOU ARE
SURROUNDED BY THE COLORS OF
NATURE AT EVERY CORNER.*

Take pleasure in the scenic greenery and crystalline water features that bring a sense of tranquility and splendor. You can enjoy solo activities or join community gatherings, experiencing a true sense of belonging. Breezy strolls become second nature along the safest pedestrian paths, enriched by nature. Wide bike lanes and trails encourage outdoor living, ensuring every moment is well spent just minutes from home.

You'll also explore the ultimate shopping experience in the commercial area, where a curated collection of prominent brands gathers in one place. Relish exquisite dining at fine F&B spots, just steps away. Set close to the New Administrative Capital's landmarks, New Garden City overlooks the Green River with its lush greenery and plantation. It also enjoys views of the Commercial Business District (CBD) and The Iconic Tower.



HOME TO LUXURY

*FEEL A REFRESHING SENSE OF
CONNECTION TO YOUR HOME
IN NEW GARDEN CITY.*

Riseville introduces a refined selection of apartments, each designed with elegance, comfort, and individuality in mind, all overlooking magnificent views. Choose the home that best suits your lifestyle from a variety of thoughtfully planned layouts- all nestled around a vibrant promenade that redefines everyday living with a touch of exclusivity.



ABOUT RISEVILLE

*WELCOME TO RISEVILLE, LOCATED IN
THE HEART OF NEW GARDEN CITY.*

Elevated above the surrounding landscape, Riseville offers residents an inspiring community where natural beauty meets panoramic views. This exclusive features 20 buildings organized into 4 distinct clusters. Each cluster has its own unique common area and identity, with activities and services tailored to its residents. These four clusters are designed to seamlessly complement one another,

All centered around a vibrant F&B hub that serves the entire community. Designed with privacy, elegance, and modern comfort at its core, Riseville presents a limited collection of residences overlooking uninterrupted vistas of the development's ethereal scenery. More than a home, it is a destination where lifestyle rises above expectations and every moment feels extraordinary.





SPORTING CLUB

New Garden City is surrounded by one of the largest sports and social clubs. This impressive club creates a park-like setting with a wide array of leisure, fitness, and social facilities, all just steps away from Riseville. Being a neighbor to this vibrant club is both an inspiration and an invitation – whether to take up a new sport, fine-tune your skills, or simply lounge poolside after a refreshing swim.



MOSQUE AND CHURCH

Adding to convenience and peace of mind, a mosque and a church are located just minutes away from Riseville, ensuring spiritual needs are within easy reach.

FIRST-CLASS EDUCATION

A full educational district of schools and universities lies close to Riseville, balancing your children's academic journey with recreation and security. Imagine them walking or cycling safely through pollution-free, picturesque landscapes every day.

BRINGING THE FINEST HOTELIERS

In the Commercial Business District, overlooking The Iconic Tower, world-renowned hotels redefine hospitality. From signature dining to world-class spa treatments, they set new standards of luxury, all with views of verdant landscapes.

MEDICAL CARE & SPECIALIZED CLINICS

To safeguard residents' health and wellbeing, New Garden City offers a hospital and a network of specialized clinics to serve the community around the clock.

MAIN SURROUNDINGS

With Riseville, you don't just live in New Garden City,
you rise above it, into a community of elegance,
privacy, and everlasting views.



The image features a textured, reddish-brown wall as the background. In the foreground, several green plants with small white flowers are visible, partially obscuring the wall. The text 'THE FLOORPLANS' is centered on the wall in a white, serif font.

THE FLOORPLANS



FLOOR PLAN

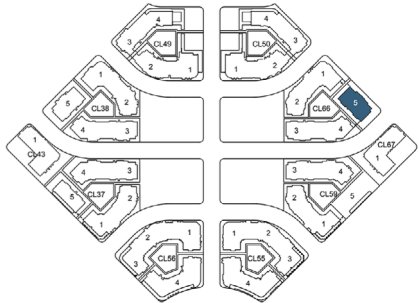
GROUND FLOOR

B1

Unit Number	1	2	3	4	5	6
Total Sellable Area	104 m ²	175 m ²	171 m ²	218 m ²	176 m ²	147 m ²
No. Of Bedrooms	1	2	2	3	2	2
No. Of Bathrooms	1	2	2	2	2	2
Private Gardens	55	78	0	0	82	97



GROUND FLOOR PLAN



FLOOR PLAN

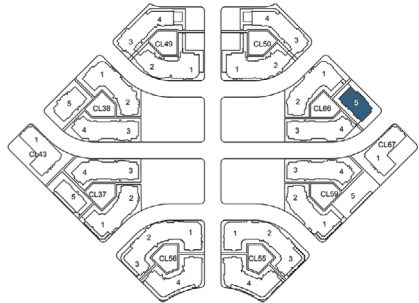
FIRST FLOOR

B1

Unit Number	1	2	3	4	5	6	7	8
Total Sellable Area	126 m ²	158 m ²	158 m ²	123 m ²	123 m ²	159 m ²	159 m ²	126 m ²
No. Of Bedrooms	2	2	2	2	2	2	2	2
No. Of Bathrooms	2	2	2	2	2	2	2	2



FIRST FLOOR PLAN

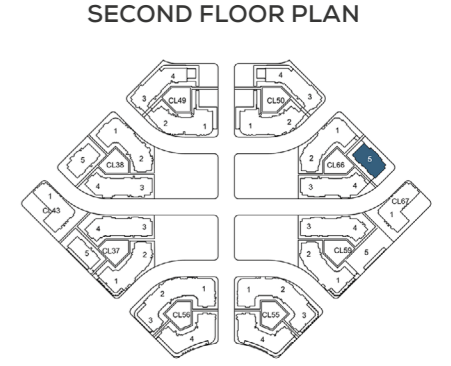
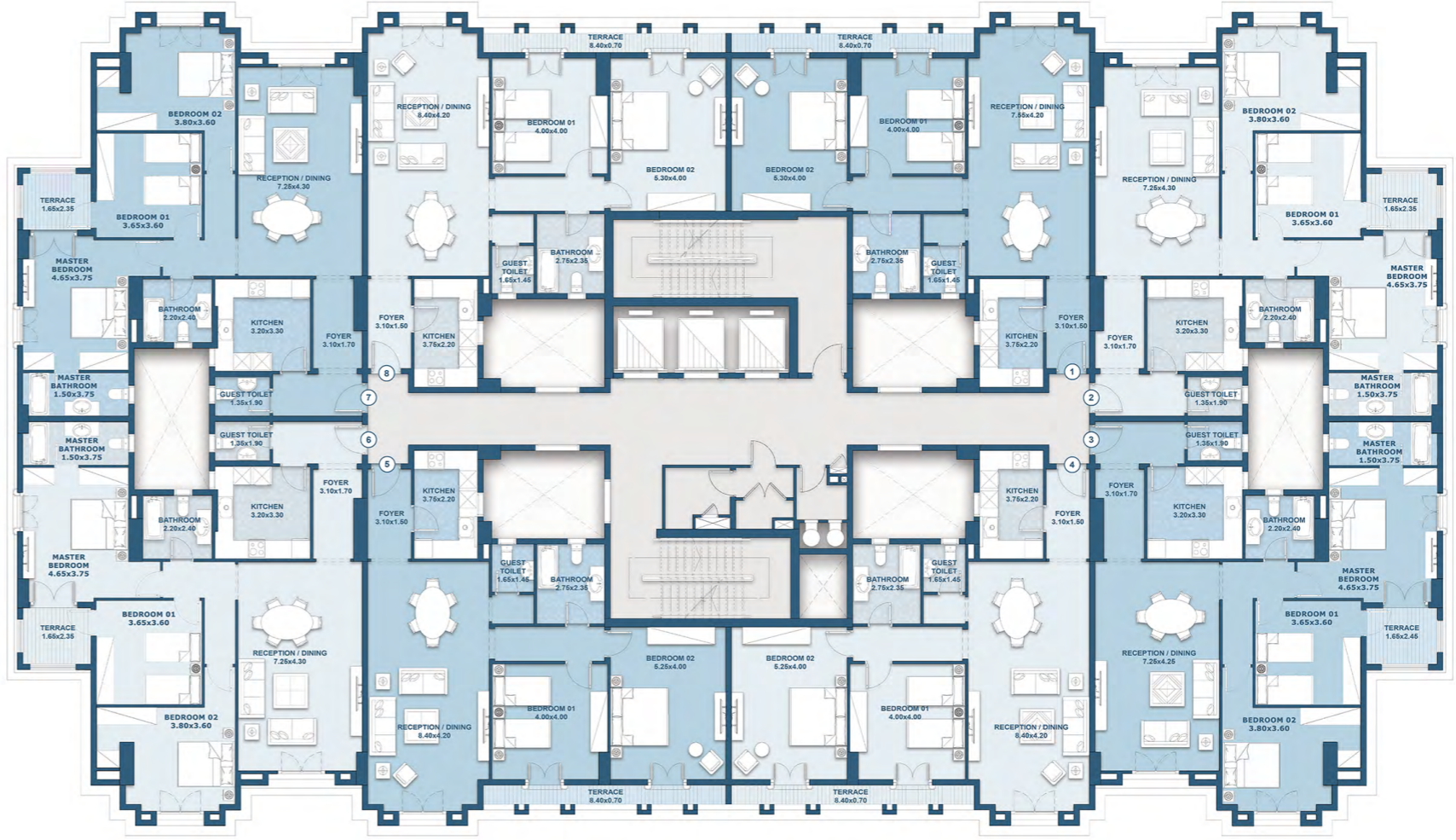


FLOOR PLAN

SECOND FLOOR

B1

Unit Number	1	2	3	4	5	6	7	8
Total Sellable Area	140 m ²	164 m ²	164 m ²	140 m ²	140 m ²	165 m ²	165 m ²	141 m ²
No. Of Bedrooms	2	3	3	2	2	3	3	2
No. Of Bathrooms	2	3	3	2	2	3	3	2



FLOOR PLAN

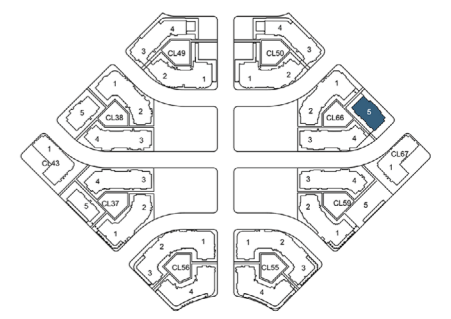
THIRD FLOOR

B1

Unit Number	1	2	3	4	5	6	7	8
Total Sellable Area	140 m ²	164 m ²	164 m ²	140 m ²	140 m ²	165 m ²	165 m ²	140 m ²
No. Of Bedrooms	2	3	3	2	2	3	3	2
No. Of Bathrooms	2	3	3	2	2	3	3	2



THIRD FLOOR PLAN



FLOOR PLAN

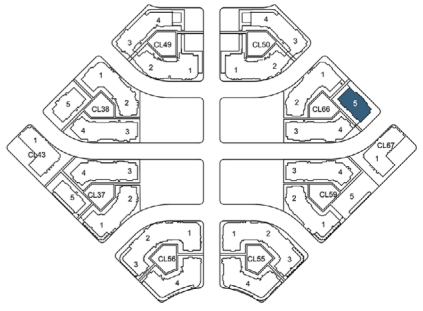
FOURTH FLOOR

B1

Unit Number	1	2	3	4	5	6	7	8
Total Sellable Area	140 m ²	164 m ²	164 m ²	140 m ²	140 m ²	165 m ²	165 m ²	140 m ²
No. Of Bedrooms	2	3	3	2	2	3	3	2
No. Of Bathrooms	2	3	3	2	2	3	3	2



FOURTH FLOOR PLAN

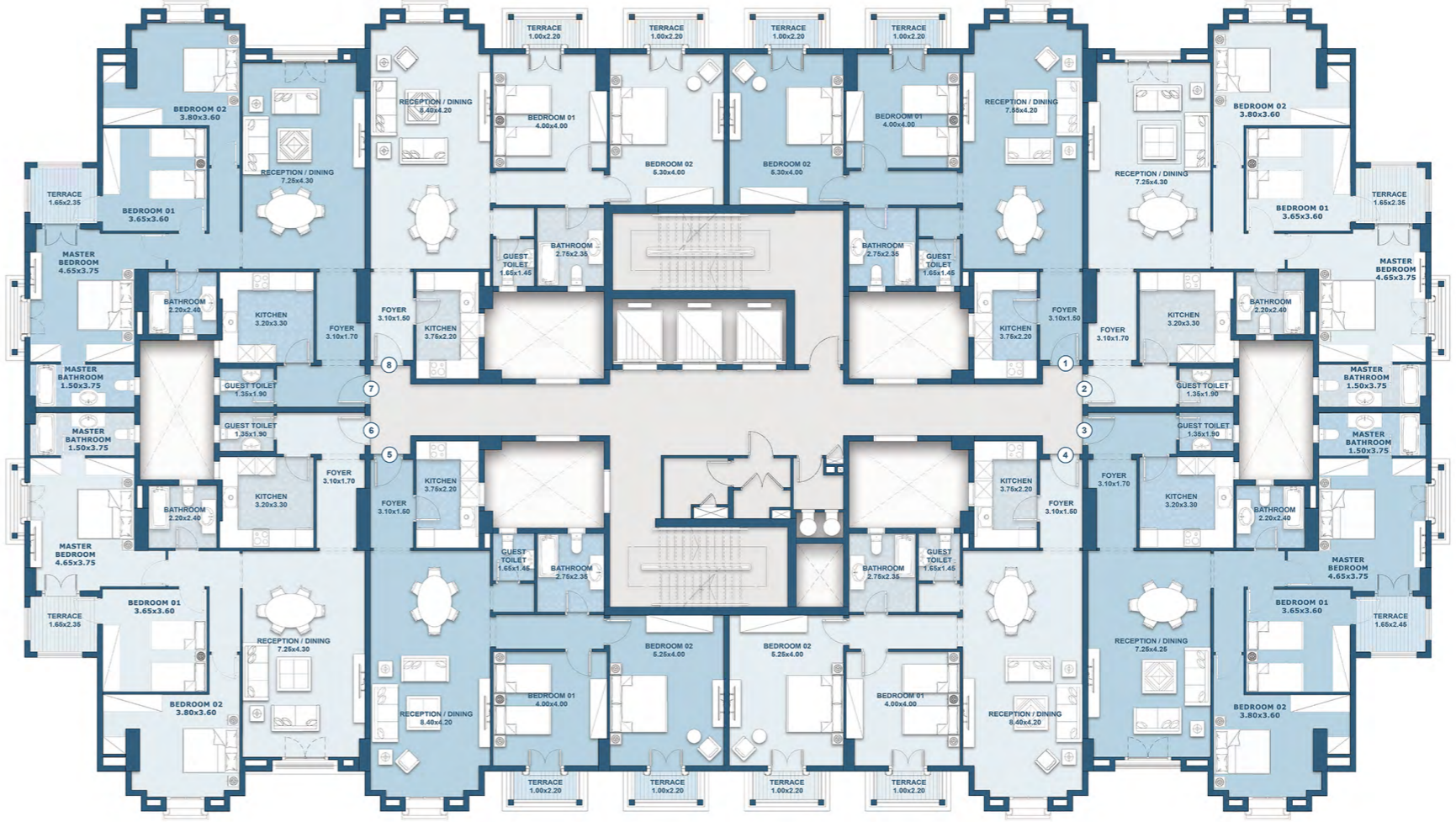


FLOOR PLAN

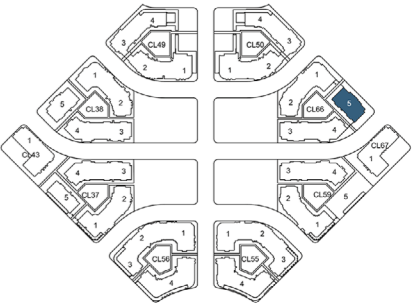
FIFTH FLOOR

B1

Unit Number	1	2	3	4	5	6	7	8
Total Sellable Area	140 m ²	164 m ²	164 m ²	140 m ²	140 m ²	165 m ²	165 m ²	140 m ²
No. Of Bedrooms	2	3	3	2	2	3	3	2
No. Of Bathrooms	2	3	3	2	2	3	3	2



FIFTH FLOOR PLAN



FLOOR PLAN

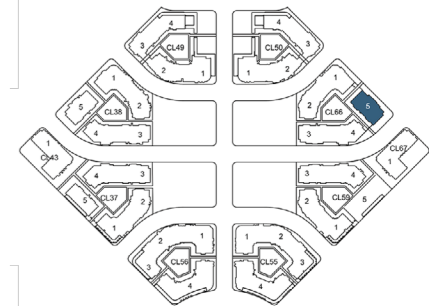
SIXTH FLOOR

B1

Unit Number	1	2	3	4	5	6	7	8
Total Sellable Area	128 m ²	162 m ²	162 m ²	128 m ²	128 m ²	163 m ²	163 m ²	128 m ²
No. Of Bedrooms	2	3	3	2	2	3	3	2
No. Of Bathrooms	2	3	3	2	2	3	3	2



SIXTH FLOOR PLAN



FLOOR PLAN

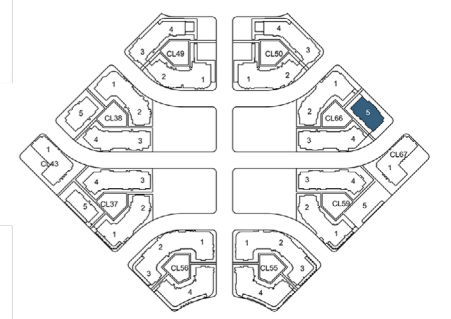
SEVENTH FLOOR

B1

Unit Number	1	2	3	4	5	6	7	8
Total Sellable Area	133 m ²	162 m ²	162 m ²	133 m ²	133 m ²	163 m ²	163 m ²	134 m ²
No. Of Bedrooms	2	3	3	2	2	3	3	2
No. Of Bathrooms	2	3	3	2	2	3	3	2



SEVENTH FLOOR PLAN





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