



M

MAZARINE

NEW ALAMEIN





## CITY EDGE DEVELOPMENTS

City Edge Developments is Egypt's National leading real estate developer and development manager. The company established between New Urban Communities Authority (NUCA) and Housing and Development Bank (HDB).

City Edge Developments develops and manages the development of high-end 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.



M A Z A R I N E

M

THE NAME 'MAZARINE' CAME TO FRUITION BASED ON THE RESIDENTIAL COMPOUND'S GREATEST ASSET: BEING SURROUNDED BY THE DEEPEST SHADES OF A BLUE LAGOON. ON AN ARTISTIC LEVEL, THE SHADE RESONATES DEPTH AND A SENSE OF INTUITION.

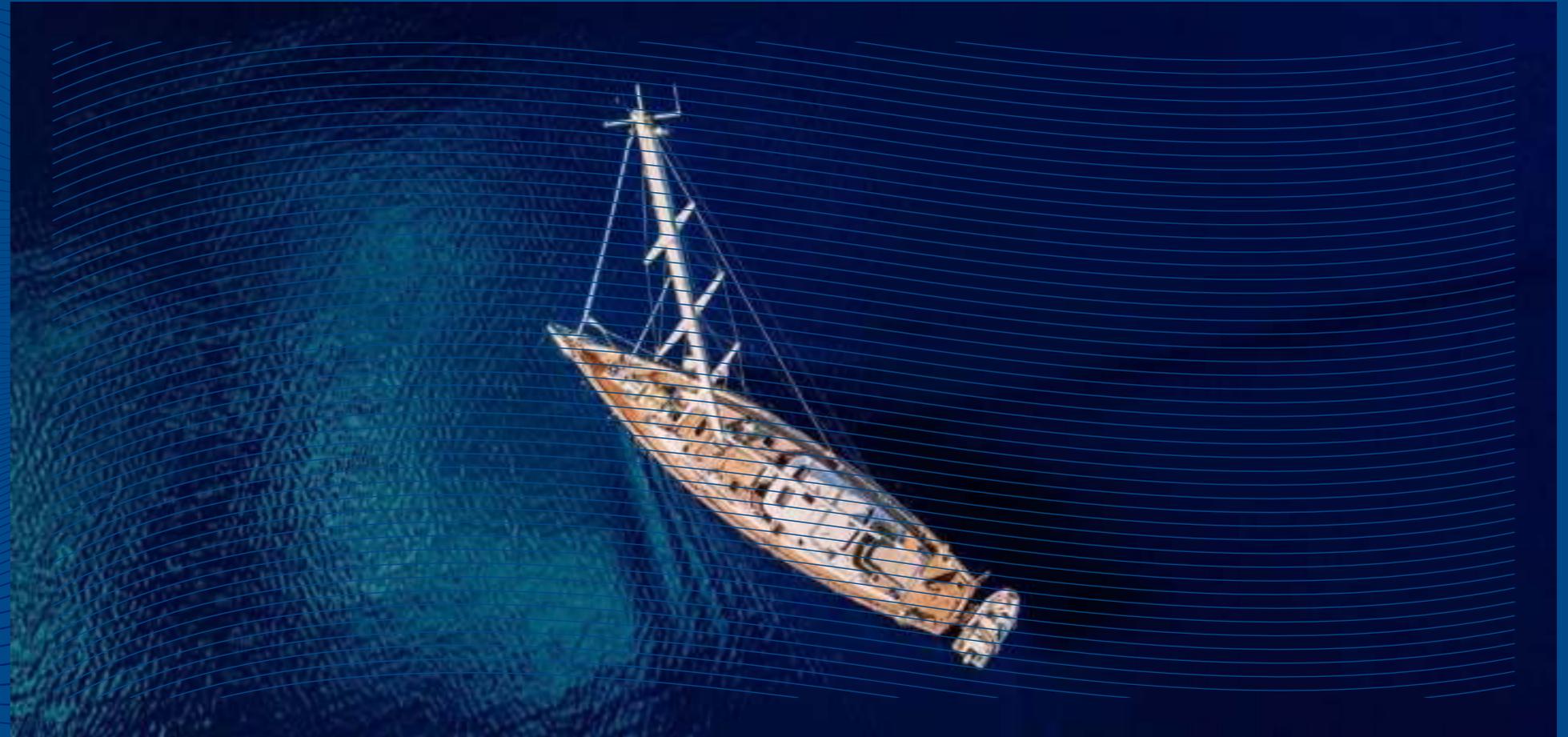
T H E C O L O R O F D E P T H

# THE NEW ALAMEIN CITY AN ALL YEAR ROUND DESTINATION.

The New Alamein City, taking up more than 48,000 Feddans of land, is changing our perception of the North Coast experience from a temporary visiting spot to an all year round destination.

The city beats to a modern rhythm suitable for aspiring individuals to live a well-balanced life with its parks, schools universities, commercial & retail areas. The museums, opera houses, international and national schools and universities culturally enrich residents with the highest level of artistry and knowledge to build a community.

Quality, impeccable planning and a thirst for the ultimate living experience are the ingredients of New Alamein's success in becoming an impressive fourth generation city.



# THE LOCATION

Mazarine is located in the New Alamein City at the Lagoon taking pride as the first horizontal project of the city. The project benefits from being in close proximity to the beauty of the lagoon while still being in sync with the urban rhythm.

Cairo	261 KM
Alexandria	107 KM
Marsa Matrouh	184 KM
Alamein International Airport	54 KM
Borg El Arab International Airport	89KM





WELCOME

# M

TO MAZARINE



Mazarine stretches across 72 feddans with a mix of villas, twin villas and chalets surrounded by swimmable lagoons and breathtaking views overlooking The Gate and North Edge towers.

Exclusive Unit Amenities

- Fiber to home
- Triple play outlet system

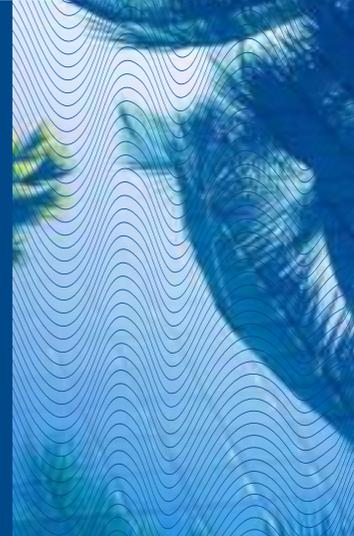
**Disclaimer:**

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.



## MAZARINE; FIRST VILLAS.

With a fourth generation city like New Alamein making grand promises, it is only natural to be excited for what is to come. Mazarine allows us to enjoy the spectacle from the comfort of our villas, acting as the first gated neighborhood in the city. With generous areas and the freedom to experiment with how you utilise your space, your home will be a playground for your imaginative ideas.



# T H E V I E W



## A PEACEFUL REMINDER.

It is clear that we always gravitate towards nature to feel centered again. Imagine having a little part of that right outside your window.

The lagoon is an accessible treasure to all homeowners of Mazarine.

Disclaimer

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.



**Disclaimer:**

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

# A GLIMPSE OF THE NEW ALAMEIN CITY



#### Disclaimer

These renderings are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADA. Please refer to the site and to the CADA. These plans layout and furniture plans are for indicative purposes. Please refer to the necessary site, CADA and actual constructed units for areas and areas details. Builders areas details are based on averages and may vary per unit. Dimensions are not to scale. All items dimensions are consistent with structural elements and do not include wall finishes or additional construction. All items specifications and details vary between each unit. For exact technical details, please refer to the contract. Reserving the right to make minor alterations to the drawings of 7% added or deducted from areas & values.

# M A S T E R - P L A N



**Disclaimer:**

1. These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

# A M E N I T I E S

A hassle-free lifestyle is guaranteed with exclusive amenities around the corner. Whether you're in search for a relaxing stroll around the mesmerizing swimmable lagoons and a 635 meter long beach promenade to an exclusive clubhouse and a bustling North Square; the biggest commercial project on the coast, Mazarine residents will have it all.

- Swimming pools & beach style pools
- Bicycle & jogging lanes
- Indoor and outdoor sports area
- Kids area



**Disclaimer.**

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

# M

**Disclaimer.**

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.



# A

VILLA



**Disclaimer:**  
1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

# VILLA A

AREA: 576M<sup>2</sup>

INCLUDING ROOF TERRACE: 129M<sup>2</sup>

NUMBER OF BEDROOMS: 6

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PENTHOUSE



## GROUND FLOOR PLAN

1. Entrance
2. Bedroom
3. Bedroom's Bathroom
4. Bathroom
5. Driver's Bedroom
6. Driver's Bathroom
7. Maid's Bedroom
8. Maid's Bathroom
9. Stairs
10. Kitchen
11. Reception
12. Living Room
13. Dining Room
14. Terrace

## FIRST FLOOR PLAN

1. Bedroom 1
2. Bedroom 1 Bathroom
3. Bedroom 2
4. Bedroom 2 Bathroom
5. Terrace 1
6. Stairs
7. Living Room
8. Terrace 2
9. Bedroom 3
10. Lobby
11. Bathroom
12. Bedroom 4
13. Master Bedroom
14. Master Dressing Room
15. Master Bedroom Bathroom
16. Terrace 3

## PENTHOUSE

1. Roof Terrace
2. Room
3. Bathroom
4. Stairs



### Disclaimer:

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

### Disclaimer:

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

# B

VILLA



**Disclaimer:**

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the Inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 7% added or deducted from areas K values.

# VILLA B

AREA: 499M<sup>2</sup>

INCLUDING ROOF TERRACE: 108M<sup>2</sup>

NUMBER OF BEDROOMS: 5

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PENTHOUSE



## GROUND FLOOR PLAN

1. Entrance
2. Bedroom
3. Bathroom
4. Maid's Bedroom
5. Maid's Bathroom
6. Laundry Room
7. Lobby
8. Bathroom
9. Kitchen
10. Stairs
11. Reception
12. Living Room
13. Dining Room
14. Terrace

## FIRST FLOOR PLAN

1. Bedroom 1
2. Bathroom 1
3. Bedroom 2
4. Bathroom 2
5. Terrace 1
6. Stairs
7. Living Room
8. Master Bedroom
9. Master Dressing Room
10. Master Bathroom
11. Bedroom 3
12. Bathroom 3
13. Terrace 2

## PENTHOUSE

1. Roof Terrace
2. Room
3. Bathroom
4. Stairs



### Disclaimer:

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

### Disclaimer:

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.



VILLA



**Disclaimer:**

These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. Floor plans layout and furniture plans are for indicative purposes. Please refer to the Inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. Diagrams are not to scale. All room dimensions are consistent with structural elements and do not include wall finishes or additional construction. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. Reserving the right to make minor alterations to the drawings of 7% added or deducted from areas K values.

# VILLA C

AREA: 359M<sup>2</sup>

INCLUDING ROOF TERRACE: 89M<sup>2</sup>

NUMBER OF BEDROOMS: 3

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PENTHOUSE



## GROUND FLOOR PLAN

1. Entrance
2. Maid's Bedroom
3. Maid's Bathroom
4. Kitchen
5. Bathroom
6. Stairs
7. Dining
8. Reception
9. Living Room
10. Terrace 1
11. Terrace 2

## FIRST FLOOR PLAN

1. Bedroom 1
2. Living Room
3. Terrace 1
4. Stairs
5. Bathroom
6. Bedroom 2
7. Terrace 2
8. Master Bedroom
9. Master Dressing Room
10. Master Bedroom Bathroom

## PENTHOUSE

1. Roof Terrace 1
2. Room
3. Bathroom
4. Stairs
5. Roof Terrace 2



### Disclaimer:

1. These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

### Disclaimer:

1. These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

# A

TWIN VILLA



**Disclaimer:**  
These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 1.Floor plans layout and furniture plans are for indicative purposes. 2. Please refer to the Inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 3. Diagrams are not to scale. 4. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 5. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 6. Reserving the right to make minor alterations to the drawings of 7% added or deducted from areas K values.

# TWIN VILLA A

AREA: 349M<sup>2</sup>

INCLUDING ROOF TERRACE: 84M<sup>2</sup>

NUMBER OF BEDROOMS: 3

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PENTHOUSE



## GROUND FLOOR PLAN

1. Entrance
2. Kitchen
3. Maid's Bedroom
4. Maid's Bathroom
5. Bathroom
6. Stairs
7. Dining Room
8. Reception
9. Living Room
10. Terrace 1
11. Terrace 2

## FIRST FLOOR PLAN

1. Bedroom 1
2. Living Room
3. Terrace 1
4. Stairs
5. Bathroom
6. Master Bedroom
7. Master Dressing Room
8. Master Bedroom Bathroom
9. Bedroom 2
10. Terrace 2

## PENTHOUSE

1. Roof Terrace 1
2. Room
3. Bathroom
4. Stairs
5. Roof Terrace 2



### Disclaimer:

1. These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 3% added or deducted from areas & values.

### Disclaimer:

1. These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 3% added or deducted from areas & values.

# B

TWIN VILLA



**Disclaimer:**

1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the Inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 7% added or deducted from areas K values.

# TWIN VILLA B

AREA: 324M<sup>2</sup>

INCLUDING ROOF TERRACE: 52M<sup>2</sup>

NUMBER OF BEDROOMS: 3

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PENTHOUSE



## GROUND FLOOR PLAN

1. Entrance
2. Maid Bedroom
3. Maid's Bathroom
4. Bathroom
5. Kitchen
6. Stairs
7. Dining
8. Reception
9. Terrace 1
10. Terrace 2

## FIRST FLOOR PLAN

1. Living Room
2. Terrace 1
3. Bathroom
4. Bedroom 1
5. Stairs
6. Master Bedroom
7. Master Dressing Room
8. Master Bedroom Bathroom
9. Bedroom 2
10. Terrace 2

## PENTHOUSE

1. Roof Terrace 01
2. Stairs
3. Room
4. Roof Terrace 02



### Disclaimer:

1. These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning designs, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 3% added or deducted from areas & values.

### Disclaimer:

1. These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning designs, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 3% added or deducted from areas & values.

# CH

G R O U N D C H A L E T



**Disclaimer:**  
1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the Inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 7% added or deducted from areas K values.

# CHALET

AREA: 167M<sup>2</sup>

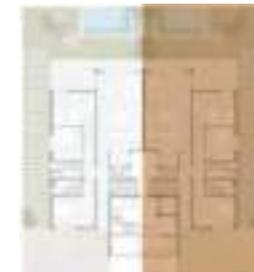
NUMBER OF BEDROOMS: 3

## GROUND FLOOR PLAN



### GROUND FLOOR PLAN

1. Entrance
2. Master Bedroom
3. Master Bedroom Bathroom
4. Storage
5. Bathroom 1
6. Bathroom 2
7. Bedroom 1
8. Bedroom 2
9. Kitchen
10. Dining
11. Reception
12. Terrace



01

02



#### Disclaimer:

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

#### Disclaimer:

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

# CH

U P P E R C H A L E T



**Disclaimer:**  
1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the Inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of 7% added or deducted from areas K values.

# CHALET

AREA: 327M<sup>2</sup>

INCLUDING ROOF TERRACE: 30M<sup>2</sup>

NUMBER OF BEDROOMS: 4

FIRST FLOOR PLAN

PENTHOUSE



## FIRST FLOOR PLAN

1. Corridor
2. Master Bedroom
3. Master Bedroom Bathroom
4. Bathroom 1
5. Bathroom 2
6. Bedroom 1
7. Bedroom 2
8. Kitchen
9. Dining
10. Reception
11. Terrace

## PENTHOUSE

1. Entrance
2. Roof Terrace 1
3. Bathroom
4. Bedroom
5. Kitchen + Dining
6. Living Room
7. Roof Terrace 2



### Disclaimer:

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

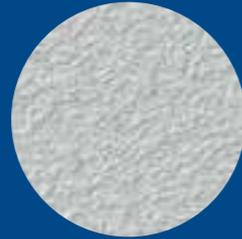
### Disclaimer:

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.

# EXTERIOR FINISHING

A home goes beyond concrete when you make it your own. The villas of Mazarine naturally resonate with people that enjoy neutral timid tones that complement modern aesthetics and furnishings. Aluminum and glass windows set the foundation for the cream painted walls of your home.

The interior is a harmonious blend of ceramics, paint and porcelain flooring that awaits your own personal touch.



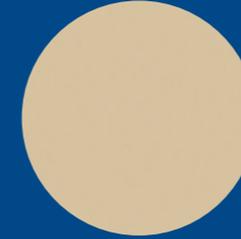
ITEM | Paint  
AREA OF USE | Elevation



ITEM | Aluminum & Glass  
AREA OF USE | Openings

# INTERIOR FINISHING

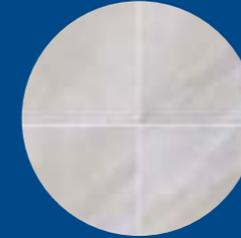
ITEM | Acrylic Paint  
AREA OF USE | Walls  
Ceiling  
SPACE | Reception, Rooms,  
Spaces & Terraces



ITEM | Ceramic  
AREA OF USE | Walls  
SPACE | Kitchen - Bathrooms



ITEM | Porcelain  
AREA OF USE | Flooring  
SPACE | Reception



ITEM | HDF  
AREA OF USE | Flooring  
SPACE | Bedroom



# OUR PARTNERS



# CONTACTS

HOTLINE: **16044**

WEBSITE: [WWW.CITYEDGEDEVELOPMENTS.COM](http://WWW.CITYEDGEDEVELOPMENTS.COM)

EMAIL: [INFO@CED-EG.COM](mailto:INFO@CED-EG.COM)

FACEBOOK: [CITY EDGE DEVELOPMENTS](https://www.facebook.com/CITYEDGEDEVELOPMENTS)

INSTAGRAM: [@CITYEDGEDEVELOPMENT](https://www.instagram.com/CITYEDGEDEVELOPMENT)

## SALES OFFICES

**SHEIKH ZAYED** | Arkan Plaza - Building 4, 6th Floor.

**NEW CAIRO** | Intersection S. Teseen with Mohamed Naguib Axis.

**NEW ALAMEIN** | 107 Alex Matrouh Road.

**MANSOURA** | 24 Gomhoreya St.





**CITY EDGE**  
DEVELOPMENTS