



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

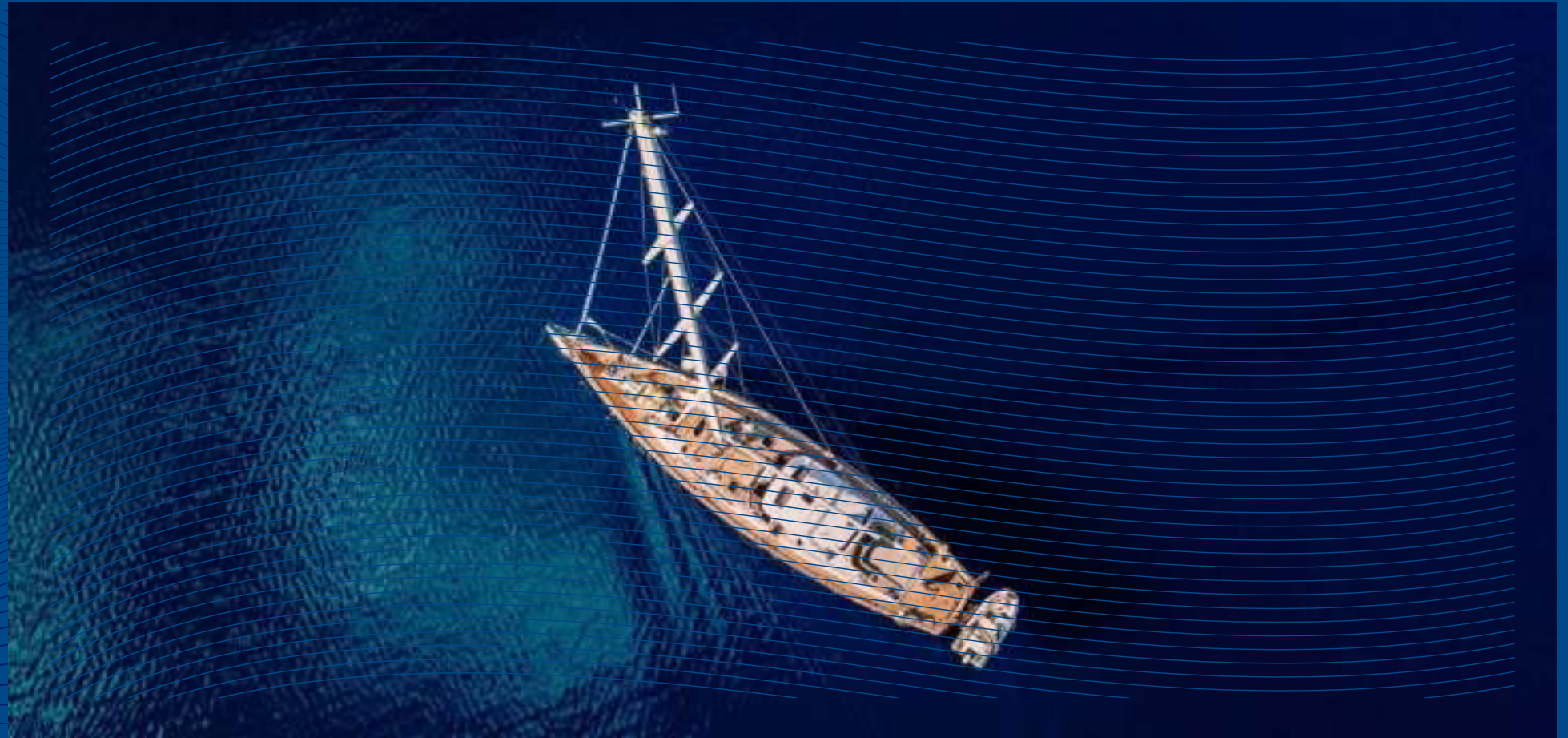
THE NAME 'MAZARINE' CAME TO FRUITION BASED ON THE RESIDENTIAL COMPOUND'S
GREATEST ASSET: BEING SURROUNDED BY THE DEEPEST SHADES OF A BLUE LAGOON.
ON AN ARTISTIC LEVEL, THE SHADE RESONATES DEPTH AND A SENSE OF INTUITION.

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

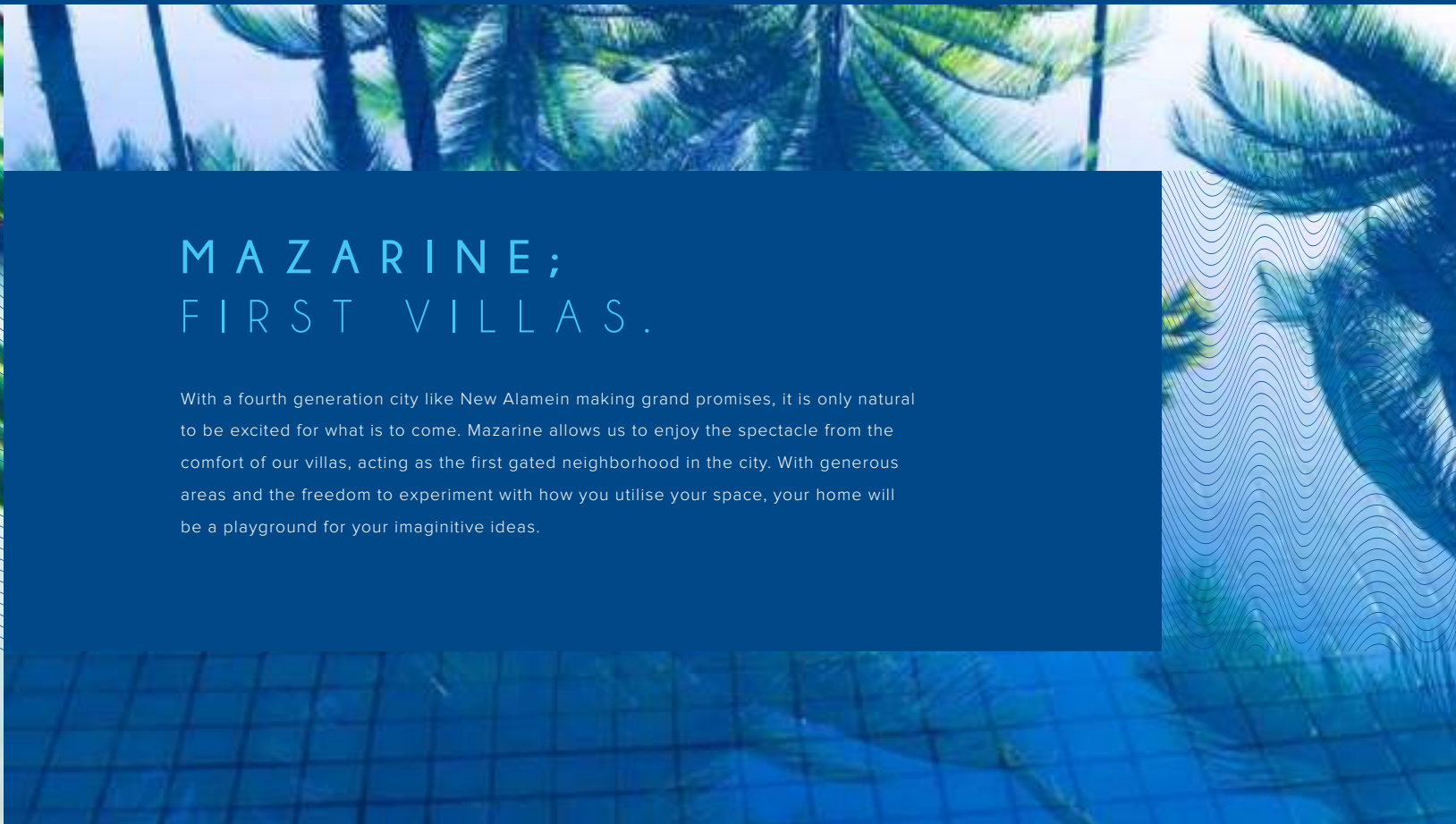
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MAZARINE; FIRST VILLAS.

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.

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A GLIMPSE OF THE NEW ALAMEIN CITY



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MASTER - PLAN



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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



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A

VILLA



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VILLA A

AREA: 576M²

INCLUDING ROOF TERRACE: 129M²

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



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B

VILLA



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VILLA B

AREA: 499M²

INCLUDING ROOF TERRACE: 108M²

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



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C

VILLA



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VILLA C

AREA: 359M²

INCLUDING ROOF TERRACE: 89M²

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



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A

TWIN VILLA



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TWIN VILLA A

AREA: 349M²
INCLUDING ROOF TERRACE: 84M²

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



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B

TWIN VILLA



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TWIN VILLA B

AREA: 324M²
INCLUDING ROOF TERRACE: 52M²

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



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CH

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



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CHALET

AREA: 167M²
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



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CH

U P P E R C H A L E T



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CHALET

AREA: 327M²

INCLUDING ROOF TERRACE: 30M²

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



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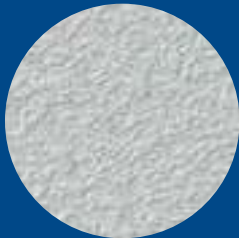
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EXTERIOR FINISHING

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.



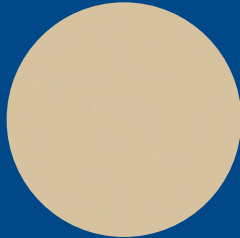
ITEM | Paint
AREA OF USE | Elevation



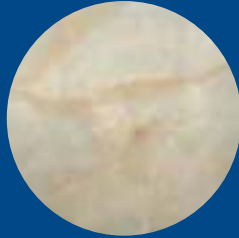
ITEM | Aluminum & Glass
AREA OF USE | Openings

INTERIOR FINISHING

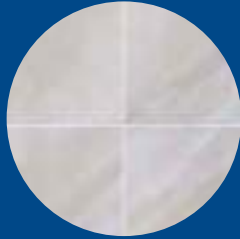
ITEM | Acrylic Paint
AREA OF USE | Walls
Ceiling
SPACE | Reception, Rooms,
Spaces & Terraces



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

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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