

NORTH EDGE

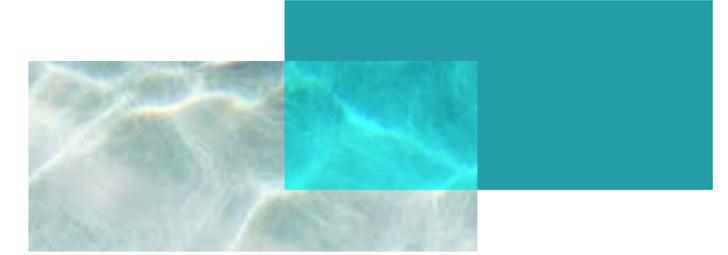
Cabanas

NEW ALAMEIN

Cabanas



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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.



NEW ALAMEIN CITY

Spread across more than 48,000 Feddans and planned to accommodate more than 3 million people by 2030, New Alamein City has changed our perception of the North Coast from a summer destination to an all year-round quintessential version of what a city should be. Its strategic location offers it a character uniqueness to the Egyptian market. With 14 KM of a breathtaking turquoise shoreline, New Alamein City leaves its visitors in awe and its residents with homes in paradise.

The city beats to a modern rhythm suitable for aspiring individuals to live a well- balanced life with all year-round amenities and necessities at their fingertips. From parks, museums and opera houses to international and national schools and universities as well as international fashion and retail outlets; residents and visitors alike are spoiled with choice. No compromise is made in regards to its amenities and facilities; world class industrial, touristic, agricultural and trading components cater to all local and international segments alike. Its pristine quality, impeccable planning and a thirst for the ultimate living experience are the ingredients of New Alamein's success in becoming a fourth-generation city and the future of Egypt.



NEW ALAMEIN CITY'S MASTER PLAN



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WHERE EVERY DAY IS A SUMMER HOLIDAY

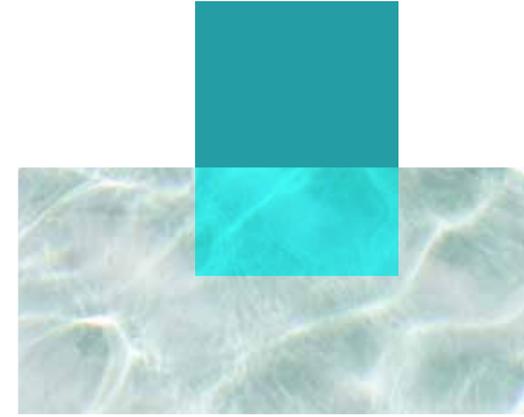
A home away from home, never felt so at home. Surround yourself with the sights, scents and sounds of summer in an environment featuring swimmable lagoons, flowing with pools, alive with modern architecture, bursting with nature, and lush with commercial hotspots.





HOME SWEET CABANA

Occupying a premium space on the Edge of New Alamein City's seashore and skyline, North Edge consists of two towers, one podium and a Cabana building on a total of 8 Feddans. The architecture of the buildings as well as the Cabanas are a nod to the philosophy of easy-going, modern & sleek design, with inspiring views.

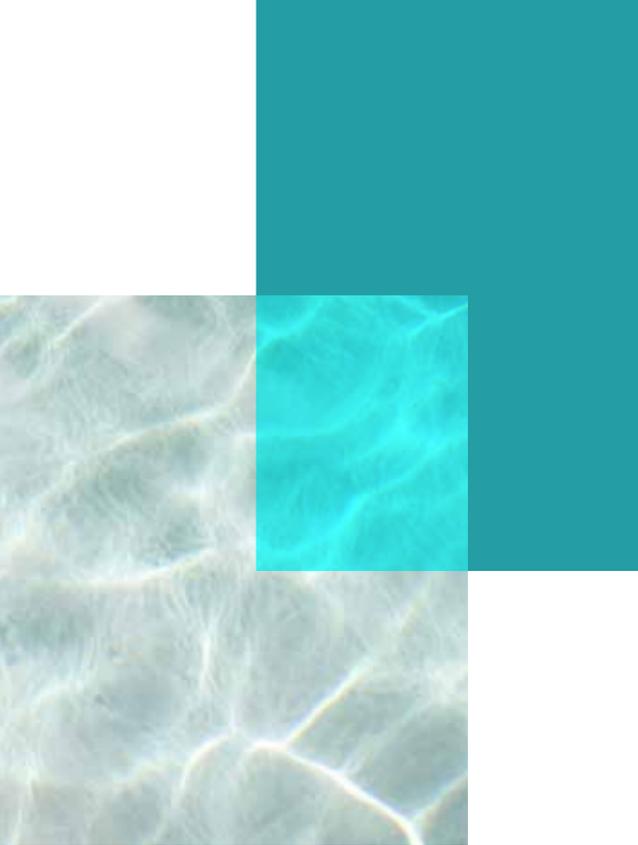


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THE LOCATION



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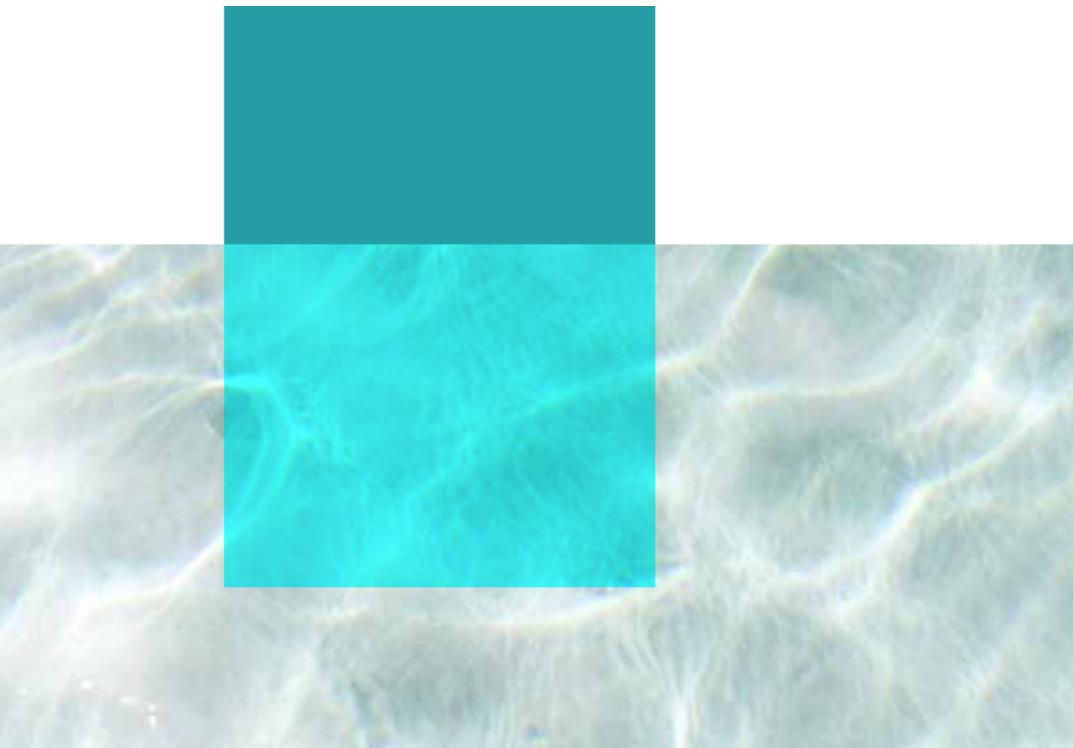
NORTH EDGE CABANAS MASTER PLAN



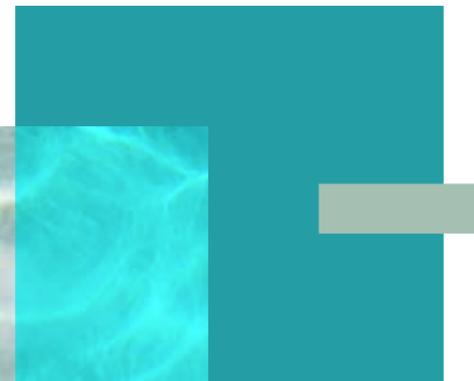
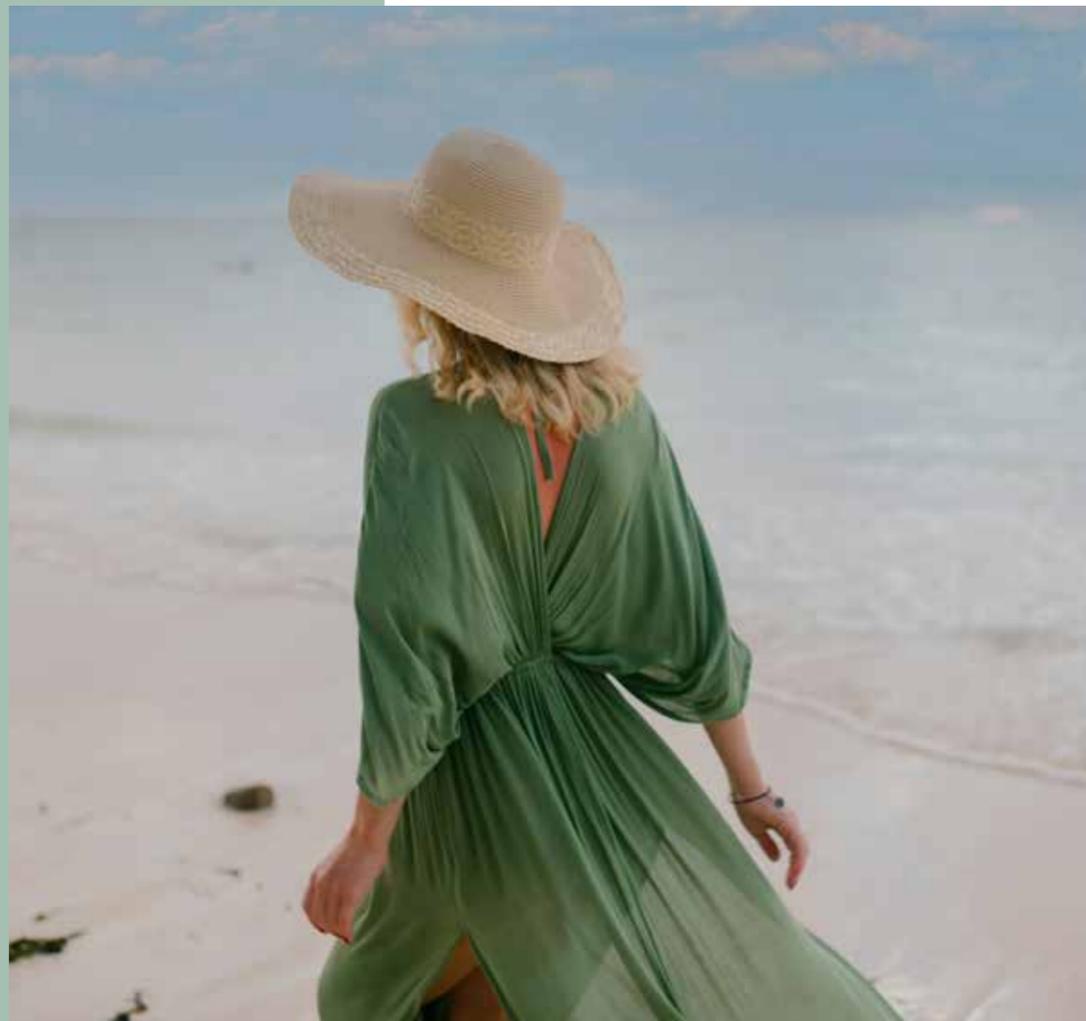
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A BREATHTAKING VIEW



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STATE OF THE **ART** LIVING STANDARDS

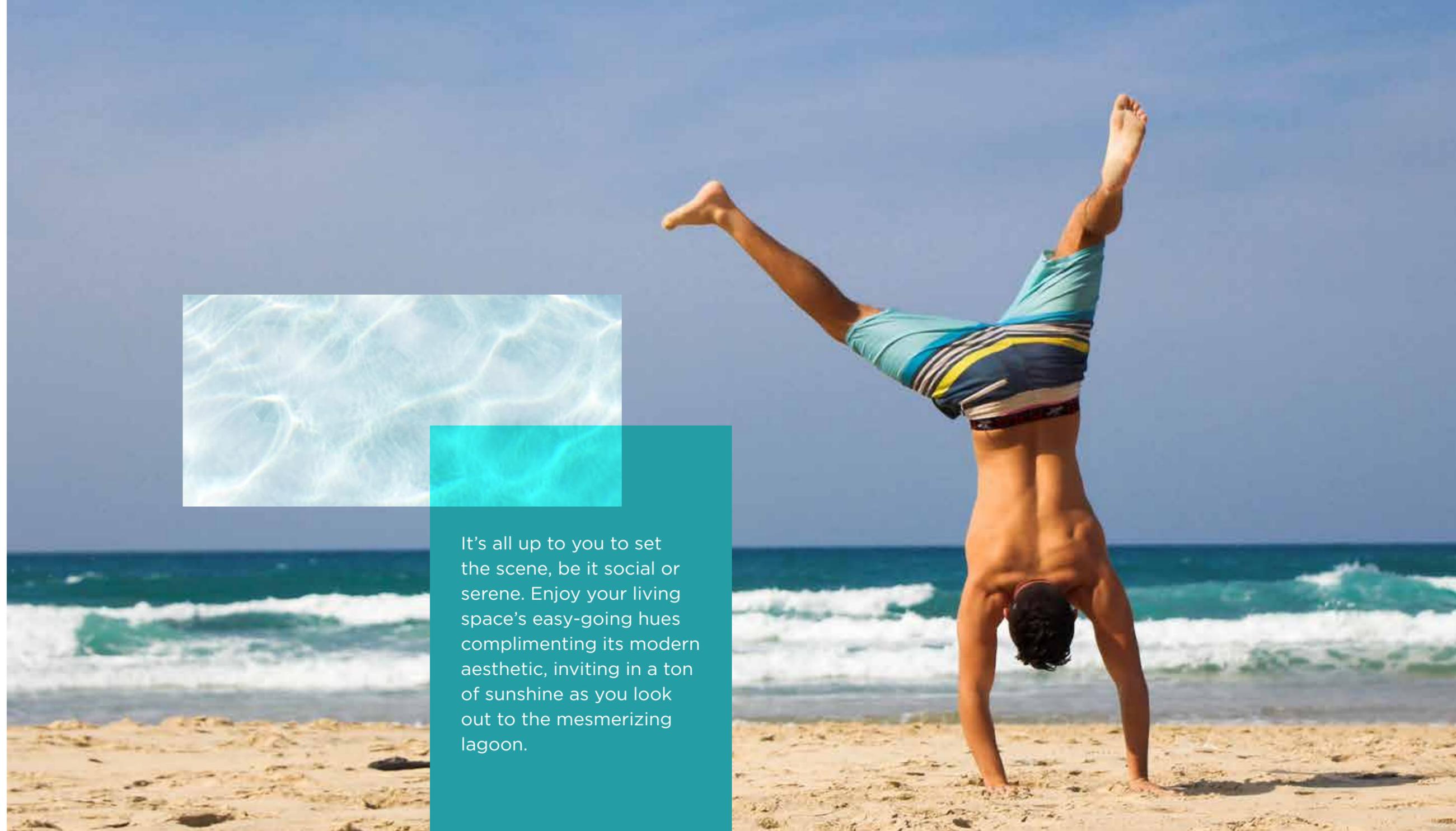
The Cabanas community promises convenience with enhanced amenities, retail & commercial areas. With a mesmerizing spot nestled behind North Edge Towers, the Cabanas are favorably overlooking New Alamein's 36-feddan swimmable Lagoon. They are a pleasant one-minute walk to the beach, and in close proximity to North Square, the biggest commercial mall in New Alamein City.



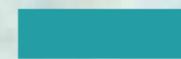
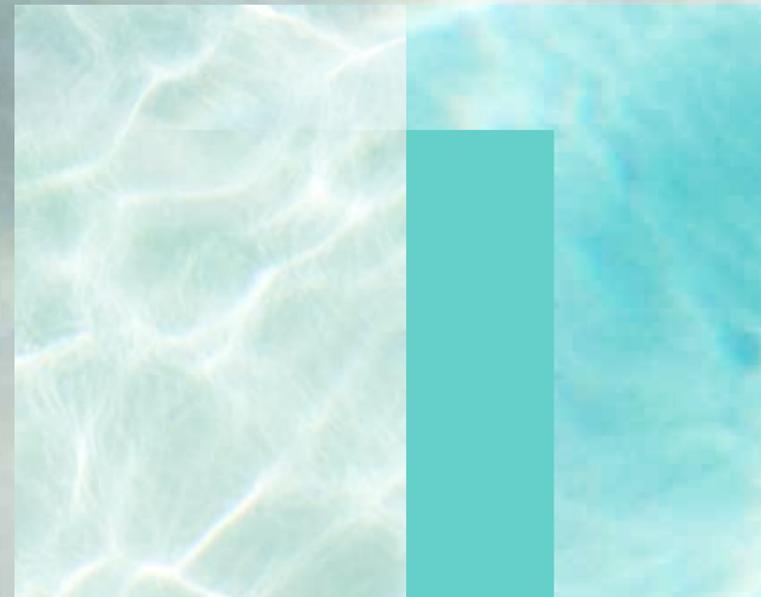


A SOULFUL AND ENRICHING LIVING EXPERIENCE

The Cabanas consist of an Upper Ground level with 16 units and First level with 16 units, totaling 32 units. Suit your style with these upscale summer abodes that come in Studio, 1 & 2-bedroom options that are fully finished, with 3 types of unit areas ranging from 67 m² to 183 m², with boasting majestic views, impeccable interiors, and private parking.

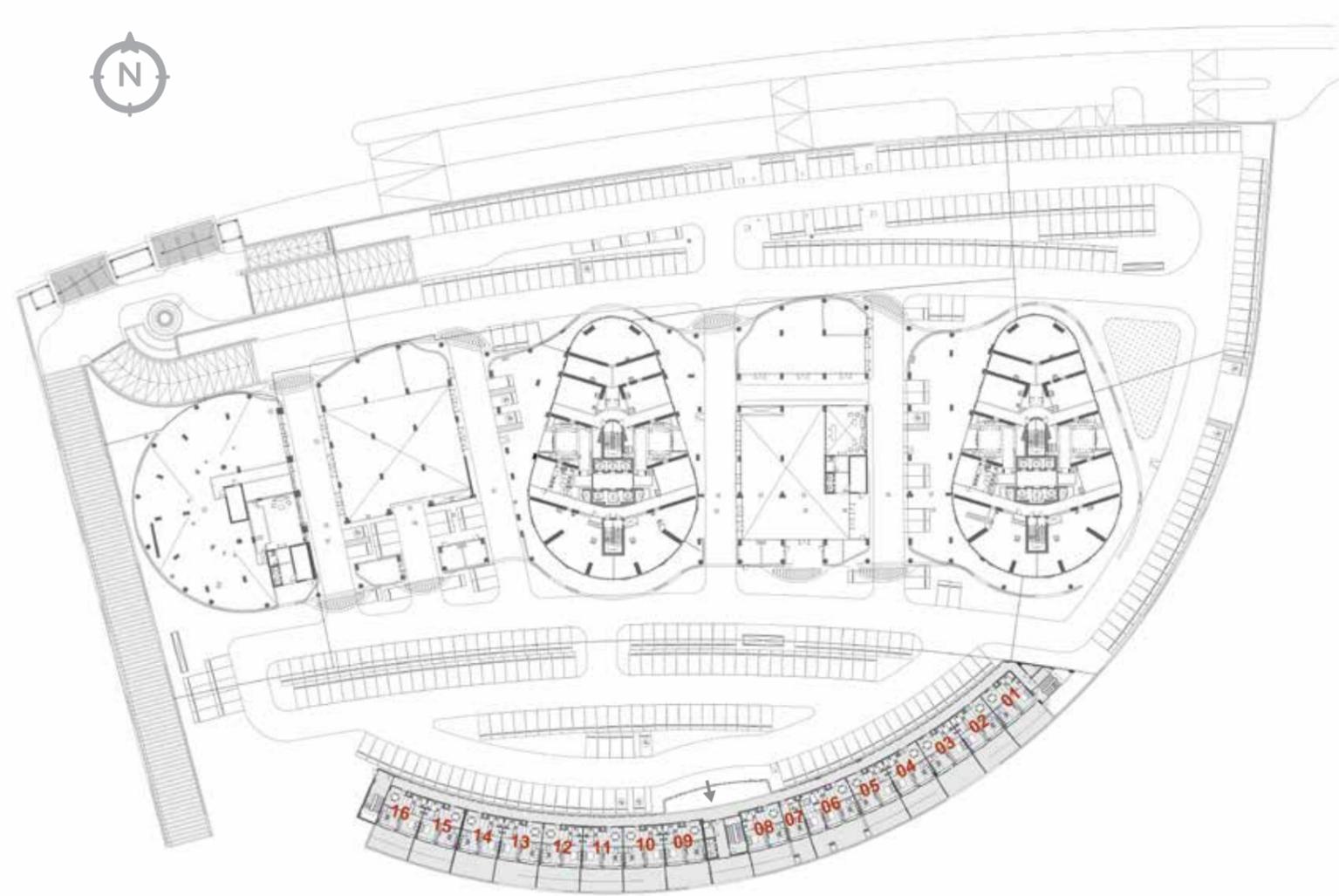


It's all up to you to set the scene, be it social or serene. Enjoy your living space's easy-going hues complimenting its modern aesthetic, inviting in a ton of sunshine as you look out to the mesmerizing lagoon.



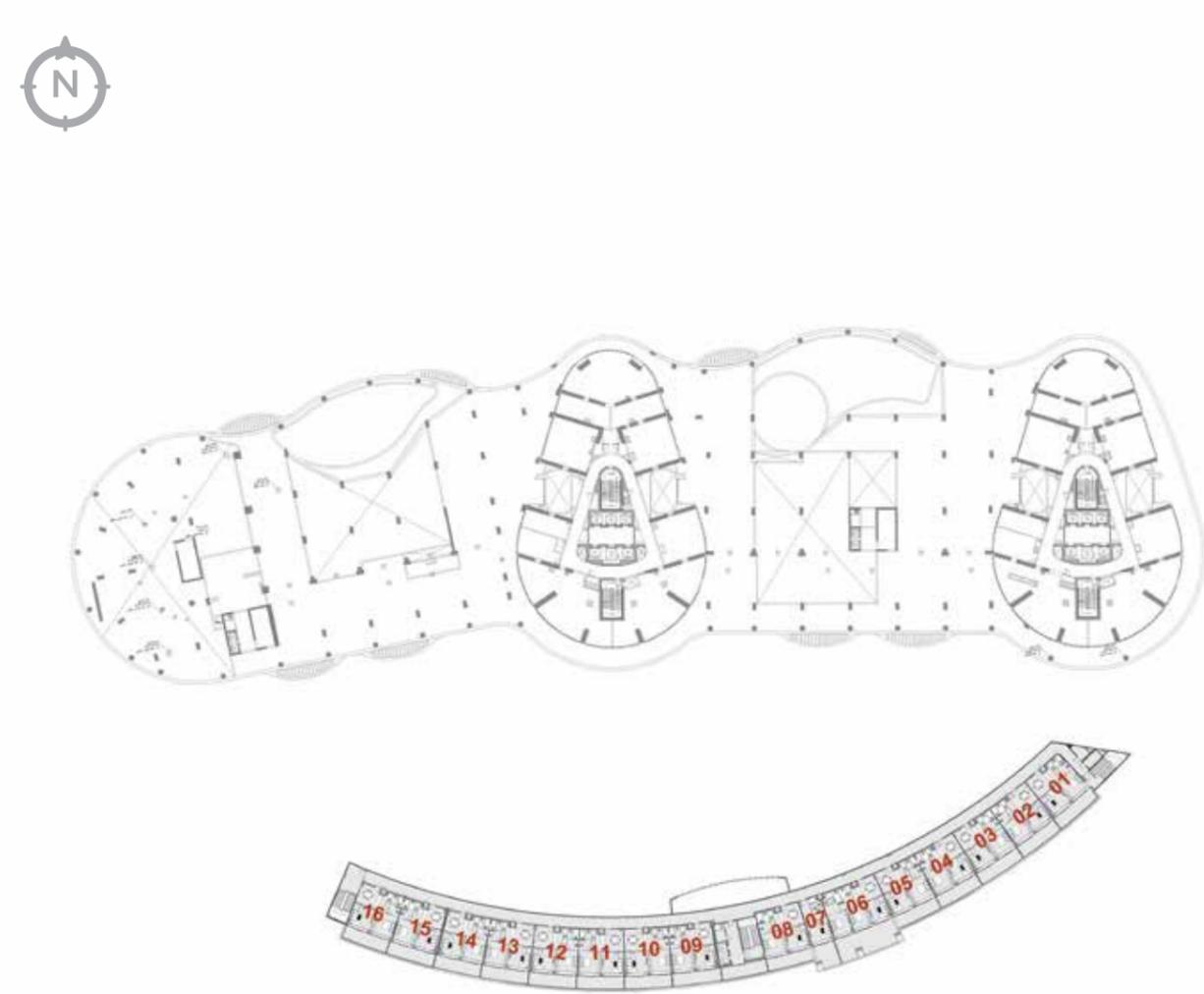
**THE
FLOOR
PLANS**

UPPER GROUND LEVEL



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FIRST LEVEL



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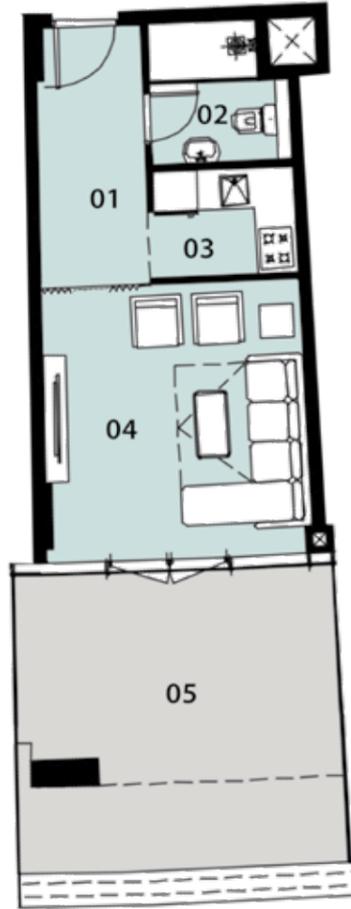
Breeze

UPPER GROUND LEVEL

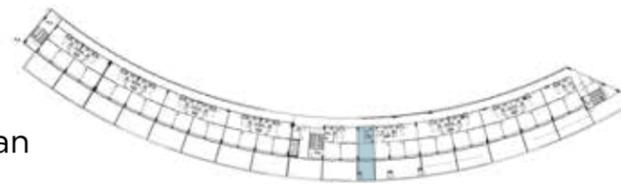
STUDIO

Total Area: **69 m2**

01. Entrance Lobby	1.55 x 3.90 m
02. Bathroom	2.10 x 2.10 m
03. Kitchen	2.10 x 1.60 m
04. Reception/Bedroom	3.80 x 3.70 m
05. Terrace	3.70 x 4.50 m



Keyplan



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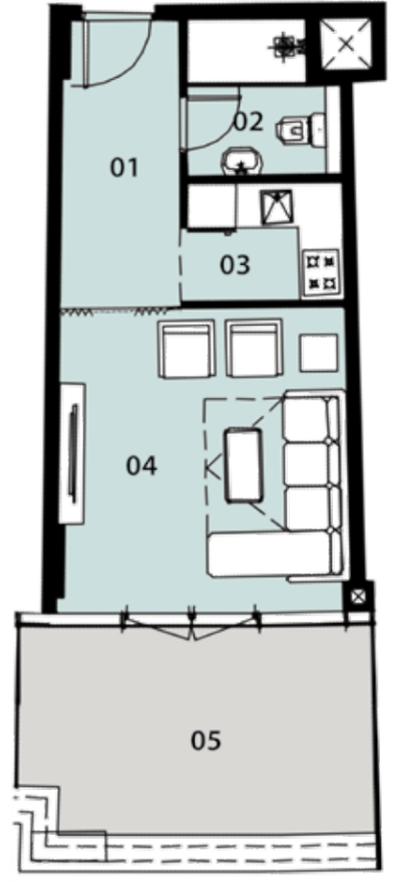
Breeze

FIRST LEVEL

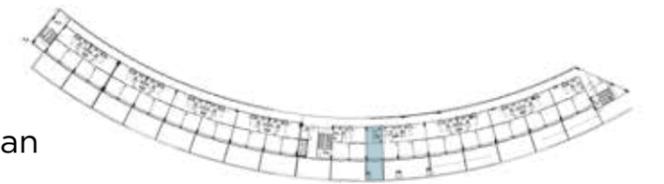
STUDIO

Total Area: **67 m2**

01. Entrance Lobby	1.55 x 3.90 m
02. Bathroom	2.10 x 2.10 m
03. Kitchen	2.10 x 1.60 m
04. Reception/Bedroom	3.80 x 3.70 m
05. Terrace	3.80 x 4.60 m



Keyplan



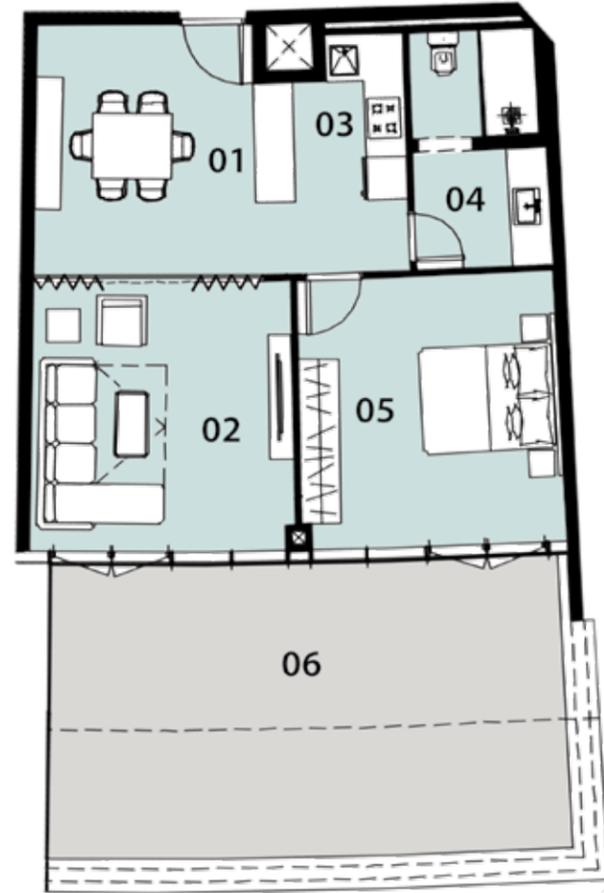
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Ripples

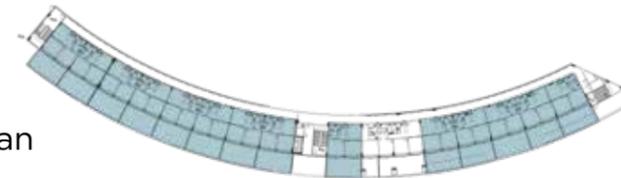
UPPER GROUND LEVEL

1-BEDROOM
Total Area: **138 m²**

01. Dining Area	3.20 x 3.80 m
02. Reception/Bedroom	3.85 x 3.70 m
03. Open Kitchen	2.25 x 3.60 m
04. Bathroom	2.10 x 3.60 m
05. Bedroom	3.95 x 3.70 m
06. Terrace	8.20 x 4.90 m



Keyplan



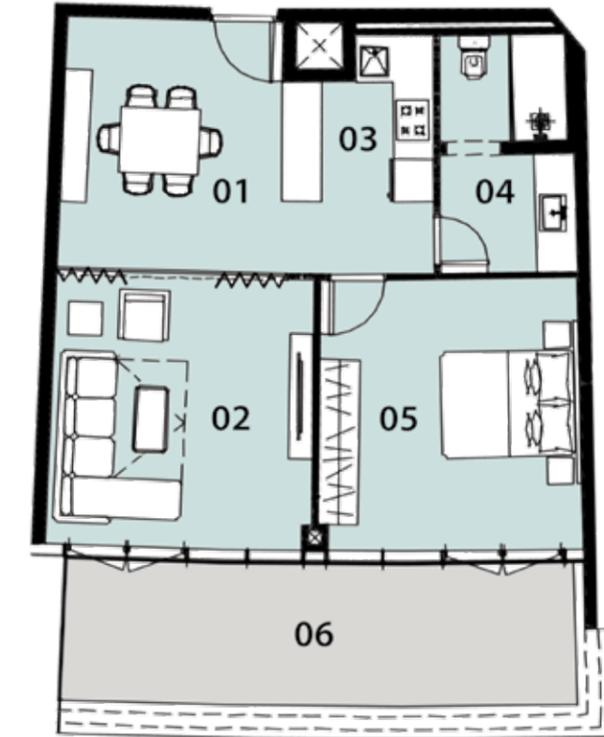
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Ripples

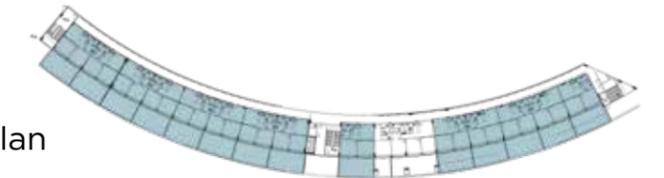
FIRST LEVEL

1-BEDROOM
Total Area: **113 m²**

01. Dining Area	3.20 x 3.80 m
02. Reception/Bedroom	3.85 x 3.70 m
03. Open Kitchen	2.25 x 3.60 m
04. Bathroom	2.10 x 3.60 m
05. Bedroom	3.95 x 3.70 m
06. Terrace	8.20 x 2.60 m



Keyplan



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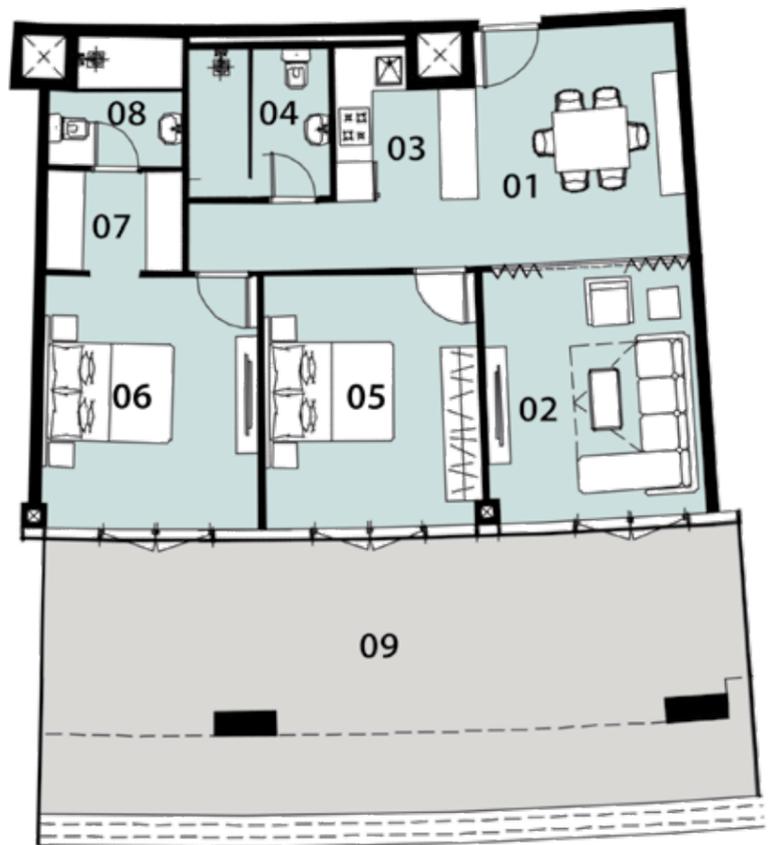
Shimmer

UPPER GROUND LEVEL

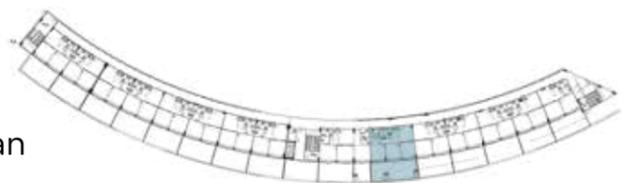
2-BEDROOM

Total Area: **183 m²**

01. Dining Area	3.30 x 3.80 m
02. Reception	3.35 x 3.70 m
03. Open Kitchen	2.20 x 2.50 m
04. Bathroom	2.20 x 2.40 m
05. Bedroom	3.40 x 3.70 m
06. Master Bedroom	3.40 x 3.70 m
07. Dressing Room	2.15 x 1.60 m
08. Master Bathroom	2.15 x 1.90 m
09. Terrace	10.70 x 4.50 m



Keyplan



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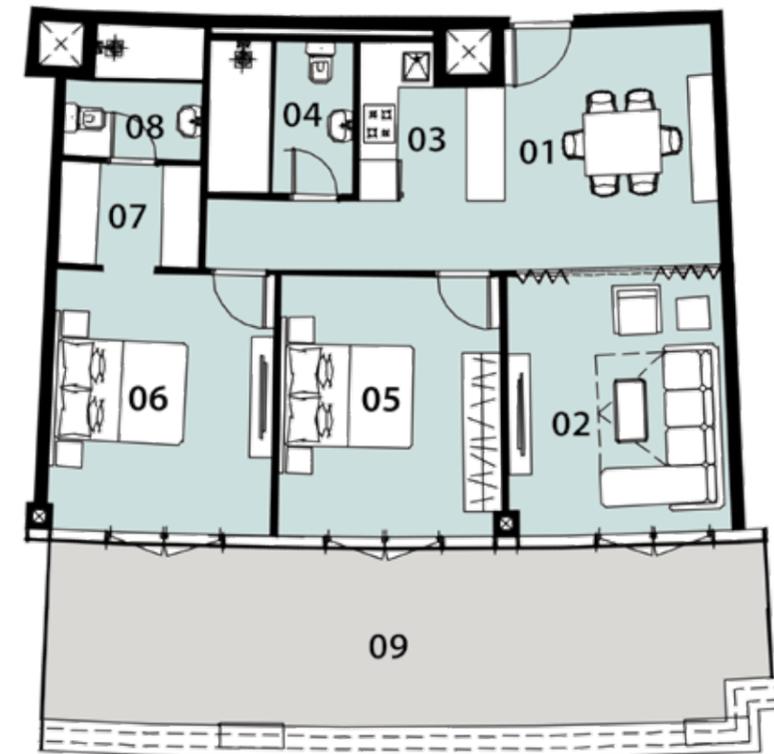
Shimmer

FIRST LEVEL

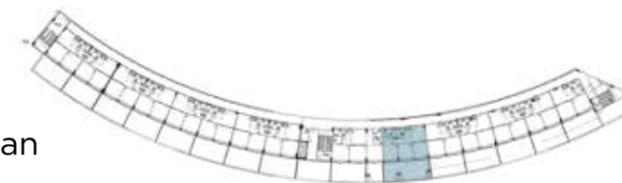
2-BEDROOM

Total Area: **178 m²**

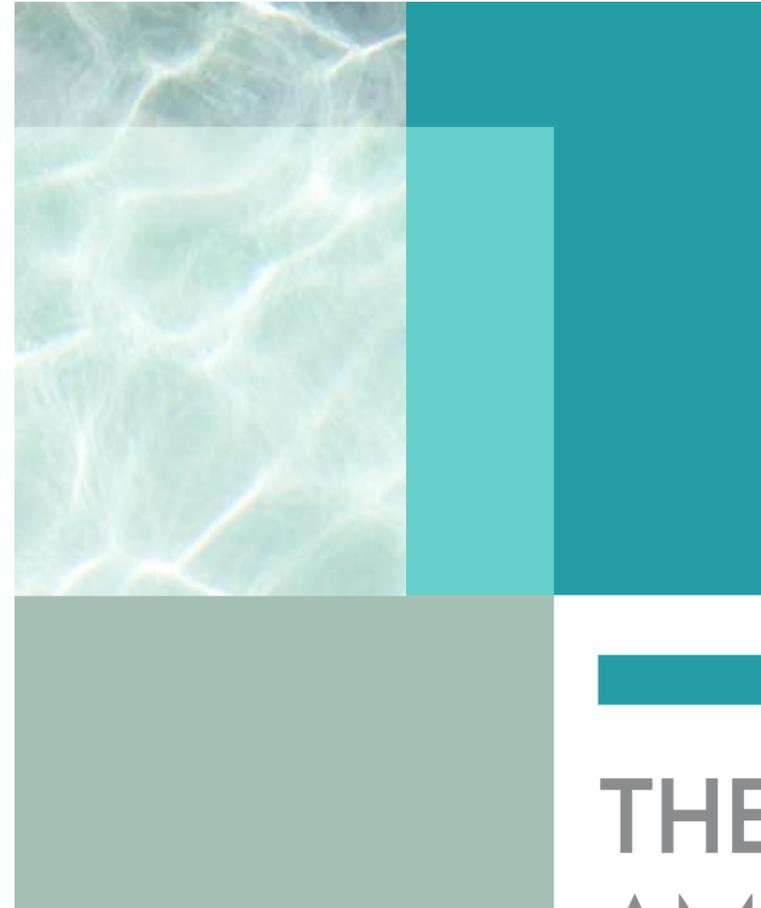
01. Dining Area	3.30 x 3.80 m
02. Reception	3.35 x 3.70 m
03. Open Kitchen	2.20 x 2.50 m
04. Bathroom	2.20 x 2.40 m
05. Bedroom	3.40 x 3.70 m
06. Master Bedroom	3.40 x 3.70 m
07. Dressing Room	2.15 x 1.60 m
08. Master Bathroom	2.15 x 1.90 m
09. Terrace	10.45 x 4.50 m



Keyplan



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THE AMENITIES



- Central water-chilled AC system.
- 2 Elevators.
- Indoor and Outdoor private parking with smart cards.
- International safety standards through CCTV.
- Fire Fighting System, Fire Alarm & emergency safety precautions.
- Waste management system.
- Building management system for electrical & water energy meters.
- Emergency Backup Generators.
- Uninterruptible power supply for safety & security systems.

