

MAMSHA
المَقْصَد
ALMAQSAD
NEW CAPITAL

**THE NEW CAPITAL'S
FIRST LIGHTS**

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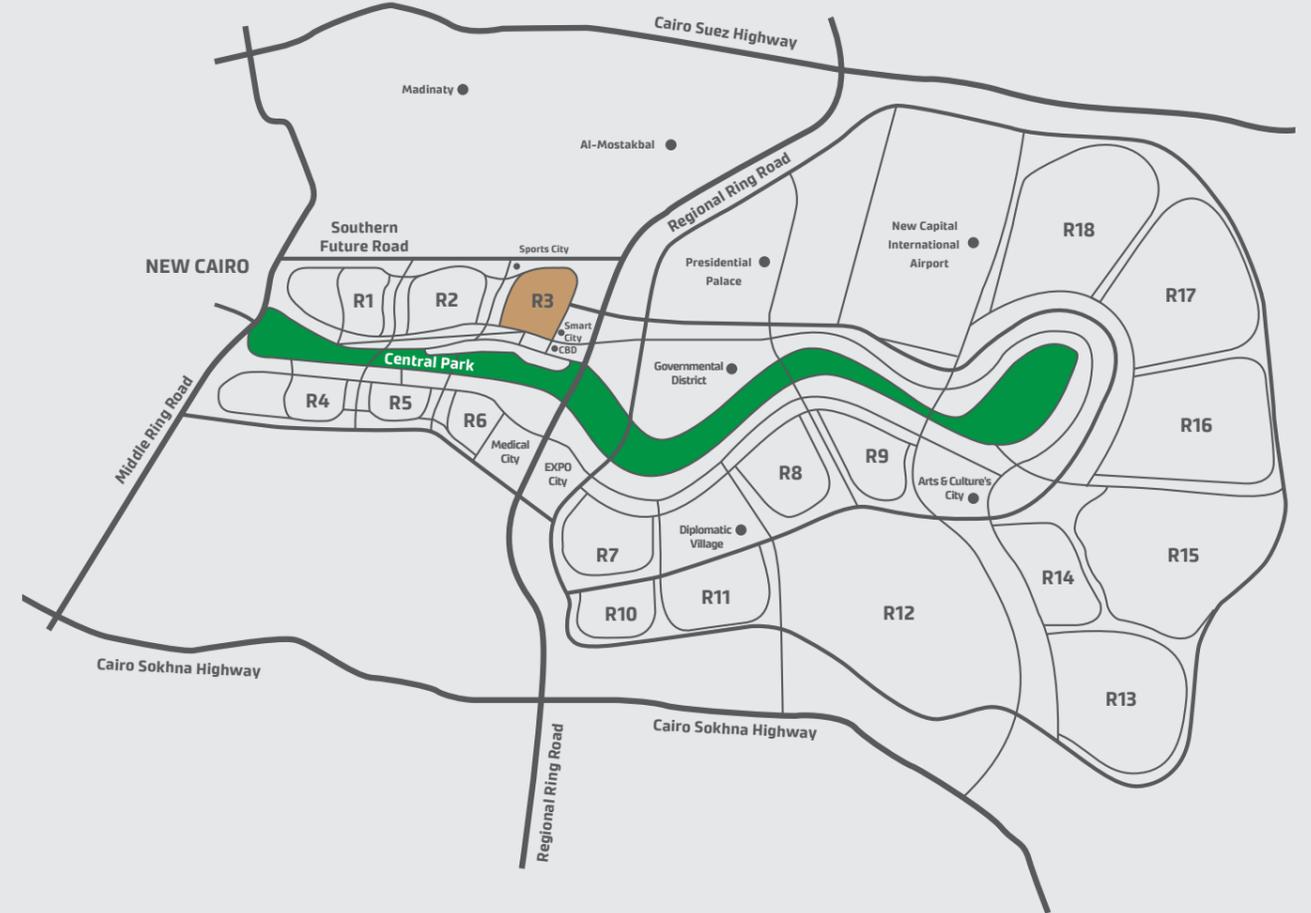
ABOUT CITY EDGE DEVELOPMENTS

City Edge Developments (CED) is Egypt's national leading real estate developer. Established as a joint venture between the New Urban Communities Authority (NUCA) and the Housing & Development Bank (HDBK.CA), City Edge Developments services branch to development & asset management services across multiple classes, such as residential, hospitality, retail, office, and education assets.

THE NEW CAPITAL

The fully fledged city will cover an area of 170,000 feddans split into several residential areas, equipped with an international airport, parks, electric train, medical facilities, schools & colleges, and an infrastructure that is set to meet current as well as future standards.

The New Capital will be home to 15 million people with a 35 km Central Park in its heart blossoming with green banks complementing the Capital's breathtaking scenery.



- 32KM** from Cairo International Airport
- 45KM** from Downtown Cairo
- 55KM** from Ain Sokhna
- 80KM** from Suez City

DISCLAIMER

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WELCOME TO ALMAQSAD

AlMaqsad is an eclectically inspired project with diverse architectural styles and a wide range of units fulfilling all homeowners' preferences and needs. AlMaqsad Villas are elegantly designed units inspired by Mediterranean & Modern architectural styles offering standalone villas, twin villas, and town houses. Enveloping the villas is AlMaqsad Residences' residential apartments taking after the districts main architectural theme. Located within the heart of the project, Mamsha AlMaqsad's mixed-use strip will become the first commercial hub in R3.

Delivering fully finished homes, AlMaqsad will become the New Capital's first lights.

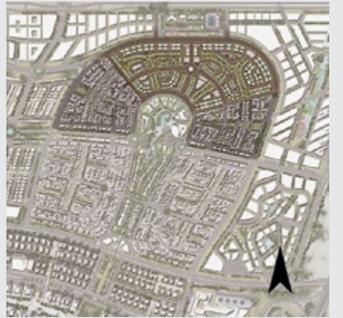
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AL MAQSAD
NEW CAPITAL



ALMAQSAD MASTERPLAN

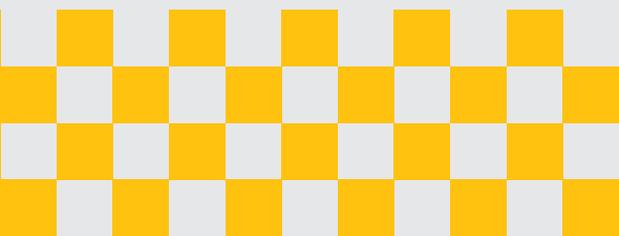


- MAMSHA ALMAQSAD
- ALMAQSAD RESIDENCES WEST - D6
- ALMAQSAD RESIDENCES EAST - D3
- ALMAQSAD VILLAS



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INTRODUCING MAMSHA ALMAQSAD

Mamsha AlMaqsad is a unique mixed-use project within AlMaqsad Residences, with units customized for all tastes. The multifunctional units offer a variety of units tailored to suit your area preferences whether it is for retail, offices, or clinics use. Introducing an integrated life with such variety, the mixed use strip will be the first commercial hub in R3.



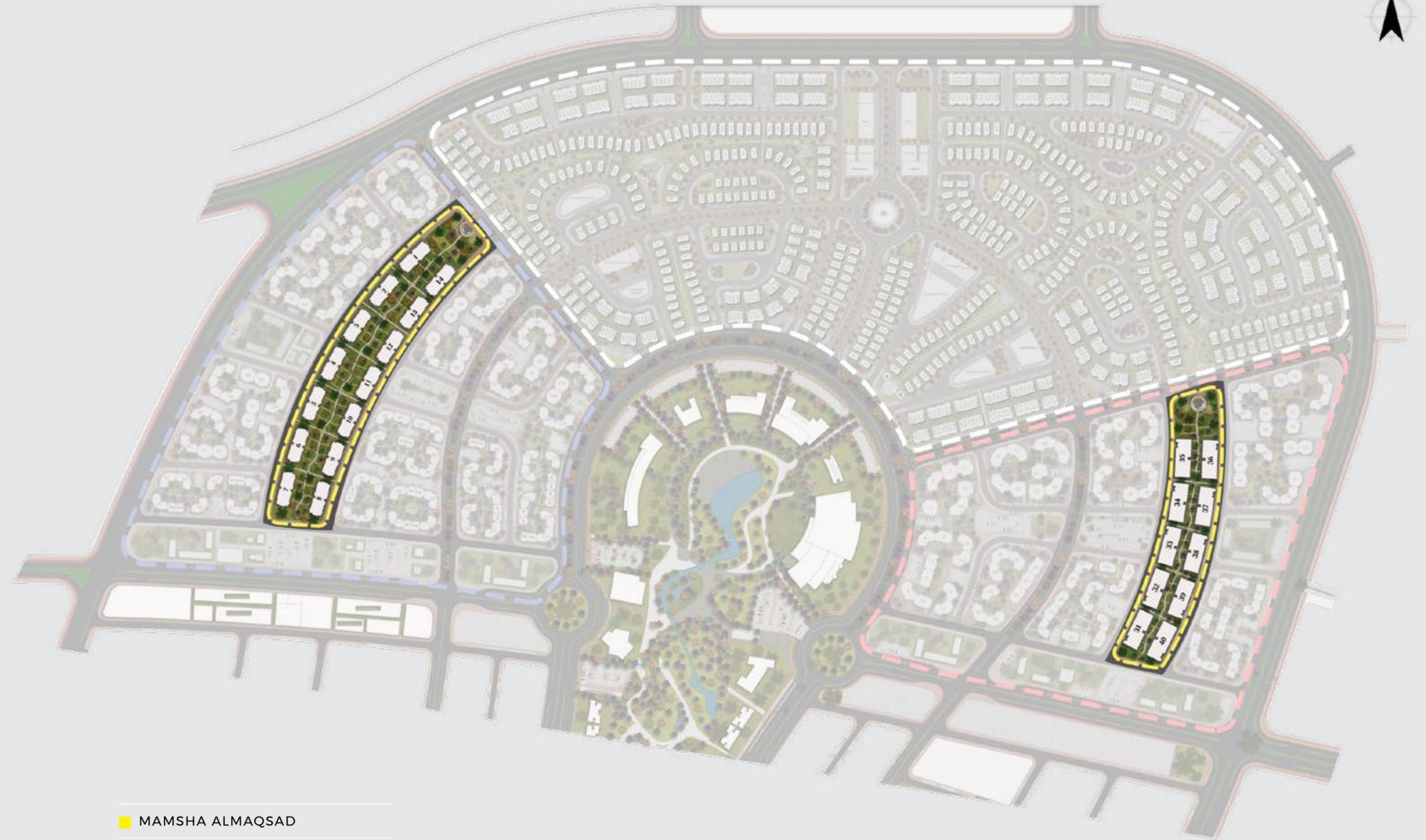
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MAMSHA ALMAQSAD MASTERPLAN

Planned to be the bustling hub of AlMaqsad, Mamsha AlMaqsad interconnects with AlMaqsad districts as well as the New Capital.

The mixed-use strip will be the central go-to location for homeowners for retail, offices, clinics, and other amenities near prominent landmarks such as the Valley of Embassies, the Capital Business District, the Smart City, and the Airport.



MAMSHA ALMAQSAD

DISCLAIMER

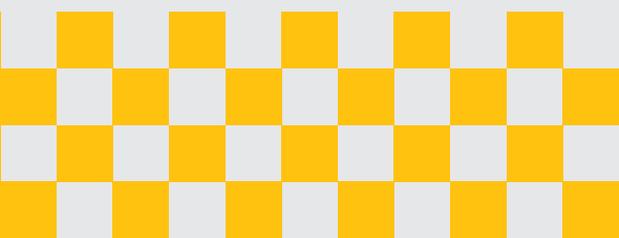
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MAMSHA

المَقْصَد

ALMAQSAD

NEW CAPITAL



PROJECT OVERVIEW

Mamsha AlMaqsad spreads across a total area of 31 feddans within the heart of AlMaqsad Residences West & East, 19 feddans & 12 feddans respectively. The project is comprised of 24 buildings, each with seven levels above the ground floor. It is designed to offer a one-of-a-kind pedestrian experience with walkways and cycling lanes boarded by neat gardens and seating areas. Mamsha AlMaqsad delivers a truly inclusive urban downtown lifestyle.

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THE DESIGN CONCEPT

Mamsha AlMaqsad's design celebrates the outdoors and open green spaces as a part of an integrated lifestyle. The walkway's mixed-use units paint a colorfully versatile array of retail venues, offices, and clinics.

Mamsha AlMaqsad is a dynamic route that is set to vitalize AlMaqsad districts, expanding to interconnect with The New Capital.



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ELEVATION & FLOORPLAN

GROUND FLOOR - RETAIL



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GROUND FLOOR

TYPE A - RETAIL

Unit	Area
1	88m ²
2	146m ²
3	135m ²

Unit	Area
4	103m ²
5	102m ²
6	135m ²

Unit	Area
7	145m ²
8	120m ²



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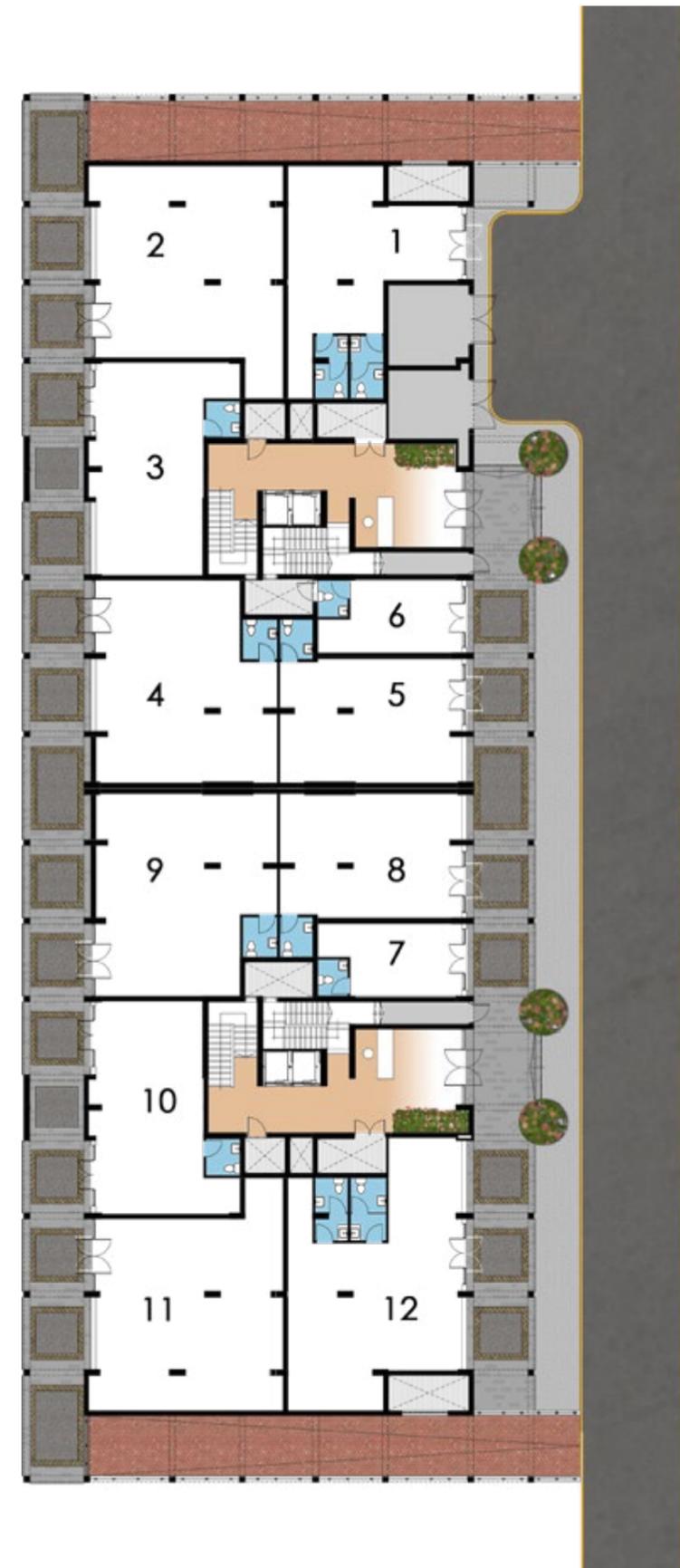
GROUND FLOOR

TYPE B - RETAIL

Unit	Area
1	82m ²
2	109m ²
3	76m ²
4	101m ²

Unit	Area
5	70m ²
6	33m ²
7	33m ²
8	70m ²

Unit	Area
9	101m ²
10	76m ²
11	108m ²
12	115m ²



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ELEVATION & FLOORPLAN

MEZZANINE FLOOR CLINICS & OFFICES



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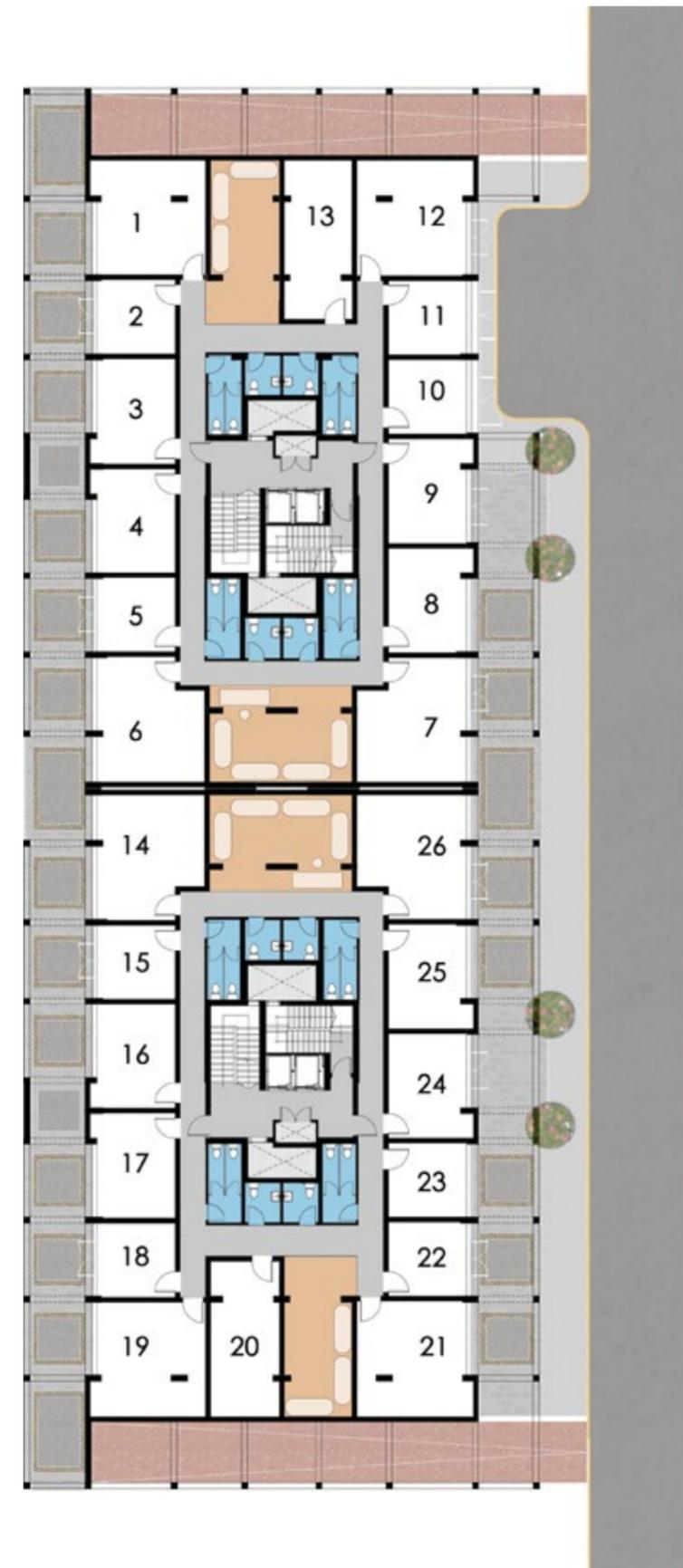
MEZZANINE FLOOR

TYPE A - CLINICS

Unit	Area
1	52m ²
2	23m ²
3	32m ²
4	32m ²
5	23m ²
6	55m ²
7	52m ²
8	36m ²
9	36m ²
10	26m ²

Unit	Area
11	26m ²
12	52m ²
13	43m ²
14	55m ²
15	23m ²
16	32m ²
17	32m ²
18	23m ²
19	52m ²
20	43m ²

Unit	Area
21	52m ²
22	26m ²
23	26m ²
24	42m ²
25	42m ²
26	60m ²



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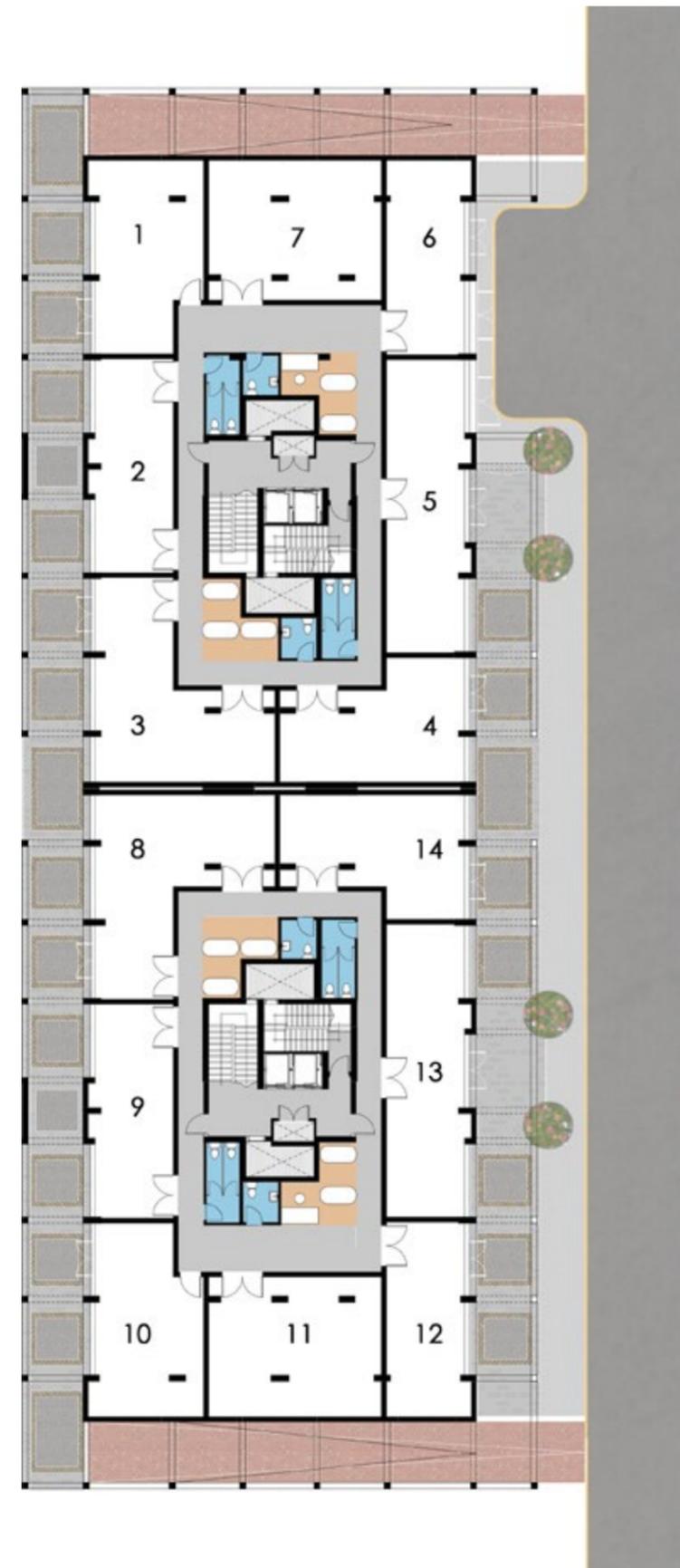
MEZZANINE FLOOR

TYPE B - OFFICE

Unit	Area
1	84m ²
2	66m ²
3	102m ²
4	80m ²
5	101m ²

Unit	Area
6	66m ²
7	108m ²
8	102m ²
9	66m ²
10	84m ²

Unit	Area
11	108m ²
12	66m ²
13	101m ²
14	80m ²



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MASTERPLAN AMENITIES

Mamsha AlMaqsad will be home to an array of facilities and amenities to create a memorable living experience.



Pergolas & Shaded Areas



Bicycle Lanes



Surface Parking

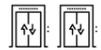


Pedestrian Walkways



Security Management

UNIT AMENITIES



Two Main Elevators per Building

Connections are provided for:



FTTH (Fiber to the Home)



Triple Play System (IPTV-IP Telephone - IP Internet)



Firefighting systems

FINISHING SPECIFICATIONS



Units are delivered in core & shell with AC preparations.



Public areas, lobbies, service areas, and building entrances & elevations are delivered fully finished.



Firefighting systems are implemented in public areas.



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CONTACT

Hotline: +202 16044

E-mail: Info@ced-eg.com

Instagram: [@cityedgedevelopments](https://www.instagram.com/cityedgedevelopments)

Facebook: [City Edge Developments](https://www.facebook.com/CityEdgeDevelopments)

Website: cityedgedevelopments.com

Sales Offices

El Sheikh Zayed: Arkan Plaza, Building 4, 6th Floor.

New Cairo: Intersection South 90th St. with Mohamed Naguib Axis.

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DEVELOPMENTS