



MAMSHA  
GARDENS

AL MAQSAD  
NEW CAPITAL

# ABOUT CITY EDGE DEVELOPMENTS

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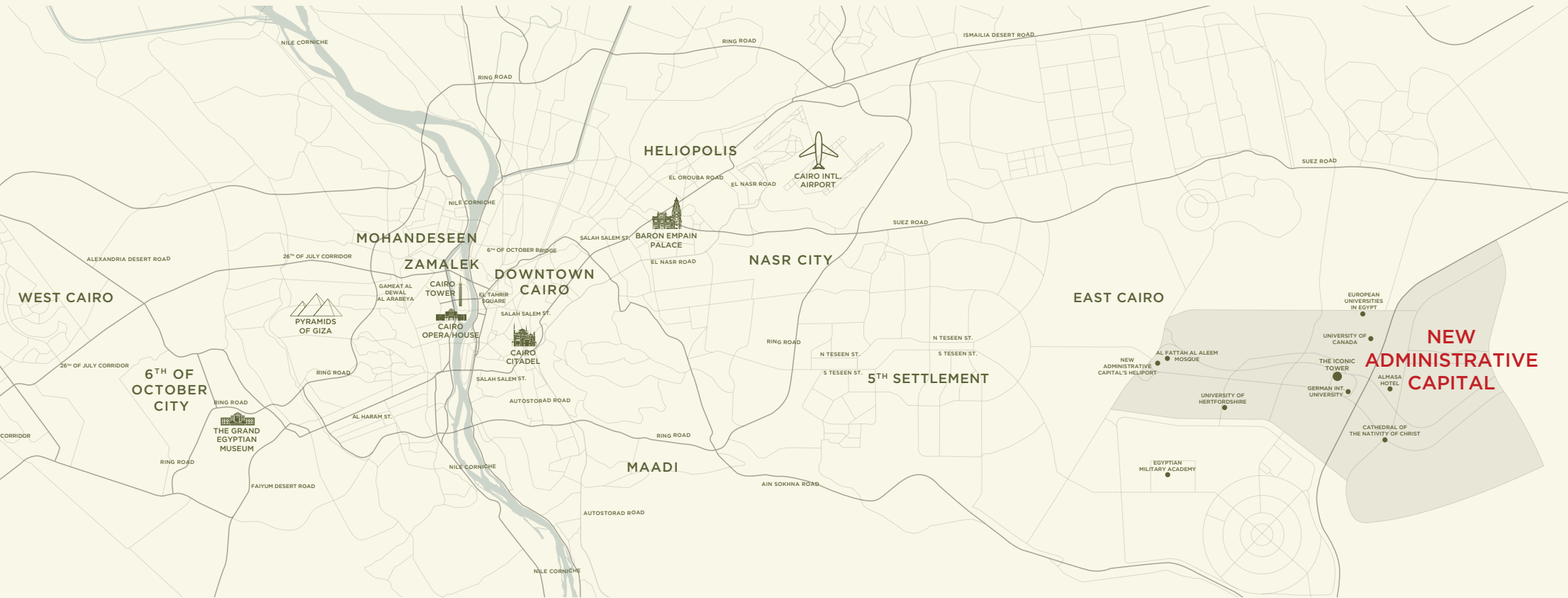
City Edge Developments is Egypt's National leading real estate developer. The company was established between New Urban Communities Authority (NUCA) and the Housing and Development Bank (HDB).

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.



# MAP OF CAIRO



# THE NEW CAPITAL

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Nestled in a strategic location in Cairo, the New Administrative Capital is set out for new horizons of residential, business, commercial and economic wealth. Spanning an area of 170,000 feddans, the New Capital stands out for its unmatched sustainability and smart features, boasting a wide range of world-class amenities to serve 15 million residents.

From top-notch schools and colleges to state-of-the-art medical facilities, smart infrastructure and cutting-edge utilities, including an electric train and an international airport. The new city also unveils a breathtaking green spine spreading across 500 feddans, connecting the new city horizontally with 35 km of greenery and lush landscapes. Located 32 km from the Cairo International Airport, 45 km from Downtown Cairo, 55 km from Ain El Sokhna, and 80 km from Suez, the New Capital is a prime address set to be Egypt's economic future with places to live, work and visit all year round.

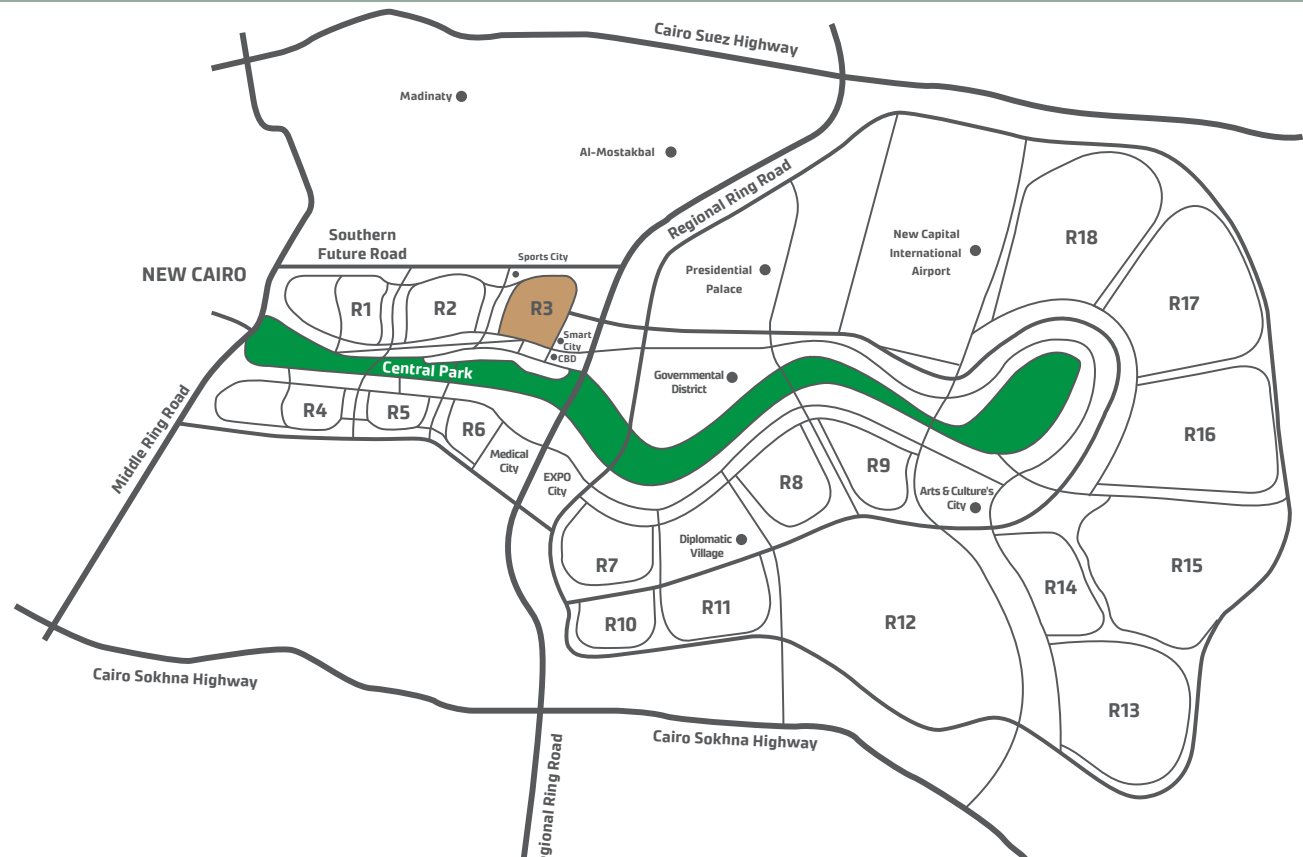




# LOCATION & ACCESSIBILITY

Al Maqsad has full accessibility to all main roads in New Capital along with Ain Al Sokhna road and Suez road.

Al Maqsad is the closest district to the New Capital Airport and Diplomatic Village. Prominent landmarks in the New Capital such as the Arts & Culture and Smart cities surrounding it. The district is also in close vicinity to the Canadian and European universities.



32km from Cairo International Airport  
45km from Downtown Cairo  
55km from Ain Sokhna  
80km from Suez City



# WELCOME TO AL MAQSAD

Welcome to Al Maqsad, your future destination in the heart of the New Capital. Set to be a prominent address in Egypt's most sought-after location, Al Maqsad promises a full-fledge of vantages, including unique architectural designs with premium exterior and interior finishing, and a charming landscape with horizons of greenery and tree-lined pathways between every home.

Its strategic proximity to the New Capital's Arts & Culture City, Smart City, Sports City, Central Business District, Medical City, Expo City, Diplomatic Village, Governmental District as well as the Canadian and European universities offer unmatched luxury, making it a future address for those who appreciate distinguished ways of living.





MAMSHA  
GARDENS





# MAMSHA GARDENS OVERVIEW

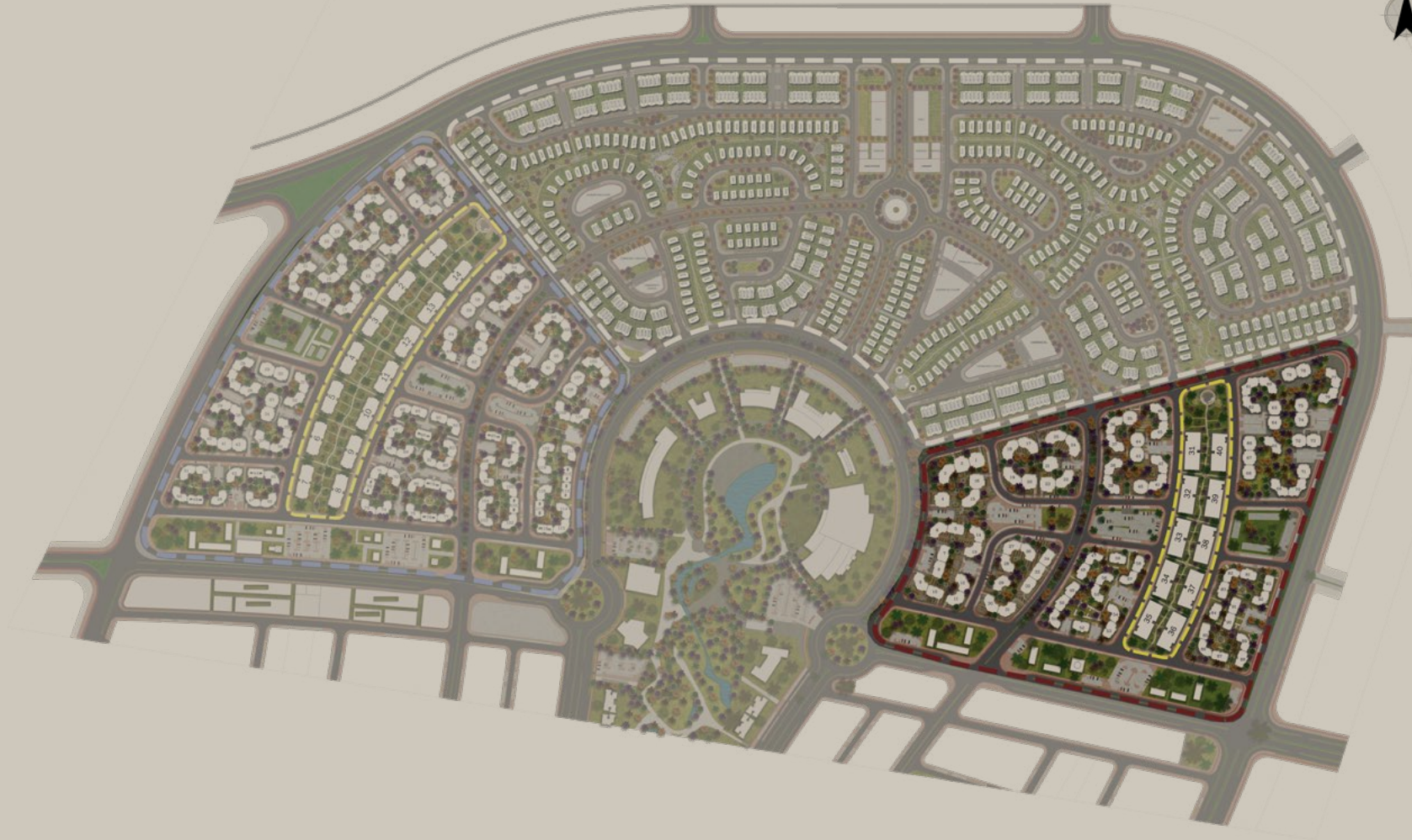
## *WELCOME TO AN INTEGRATED LIFESTYLE*

Nestled in the heart of Al Maqсад, Mamsha Gardens offers exceptional residential experiences. A lavish haven in Mamsha District that brings together architectural elegance, impeccable lifestyle, impressive layout and panoramic views. At Mamsha Gardens, enjoy a truly integrated living experience.





# MASTER PLAN



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■ Mamsha Gardens

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# THE PERFECT FUSION

## *ENTER AN INTEGRATED LIFE*

Situated in a lively location, Mamsha Gardens has one of the most sought-after lifestyles in Al Maqsad. Whether it's shopping, strolling in the gardens, riding bicycles, walking in the promenade, gourmet dining, or even working nearby, and gaining access to world-class clinics, supermarkets, pharmacies and banks; you'll always have an impeccable lifestyle at Mamsha Gardens.





# DISTINGUISHED ARCHITECTURE

*ELEGANT DESIGN &  
PANORAMIC VIEWS*

Mamsha Gardens offer an impressive selection of apartments on the first and fifth floors across 10 outstanding buildings. The apartments stand out with elegant design and comfortable interiors, and are fully-finished with AC preparations and open green views. Their buildings offer fully-finished grand entrances, lavish lobbies, public areas secured with state-of-the-art firefighting systems, and designated parking areas. Looking for a signature home in the most distinguished architecture? You have arrived to Mamsha Gardens.



A photograph of a modern interior space. On the left, a light-colored armchair with a wooden frame is partially visible. In the center, a small white round table with three wooden legs stands. To the right of the table is a tall, cylindrical blue vase. The background features a window with sheer white curtains and a dark curtain to the left. The overall atmosphere is bright and minimalist.

# SIMPLY ENJOY LIVING

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Mamsha Gardens offers first-class amenities and facilities to ensure an exceptional lifestyle. While the building entrances boast grand lobbies, fully-finished service areas, and two main elevators; a world-class security management system and firefighting system ensure the utmost safety for all residents and visitors alike. All homes offer a Fiber-To-Home connection (FTTH) as well as a Triple Play System (IPTV, IP Telephone and IP Internet). Residents also enjoy expedient facilities including modern pergolas and elegant shading, cycling lanes, designated parking areas, and pedestrian-friendly spaces to promise a memorable and integrated lifestyle above all others.













PROTOTYPES



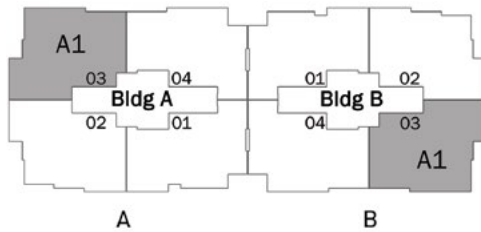
# APARTMENT TYPE A1

**Total Area : 185 m<sup>2</sup>**

**Number of Bedrooms : 3**



First Floor



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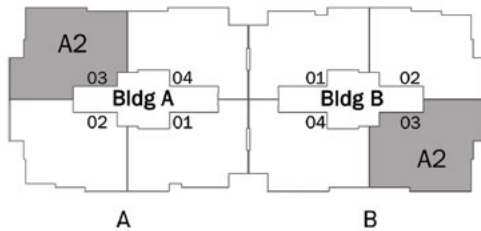
# APARTMENT TYPE A2

**Total Area : 176 m<sup>2</sup>**

**Number of Bedrooms : 3**



Second Floor



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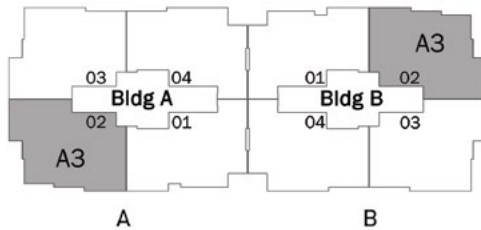
# APARTMENT TYPE A3

**Total Area :** 181 m<sup>2</sup>

**Number of Bedrooms :** 3



First Floor



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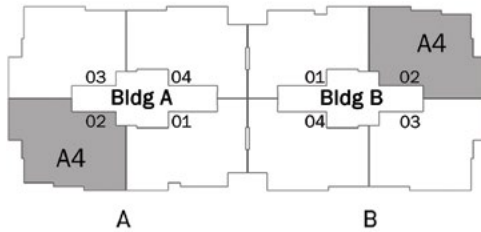
# APARTMENT TYPE A4

**Total Area : 172 m<sup>2</sup>**

**Number of Bedrooms : 3**



Second Floor



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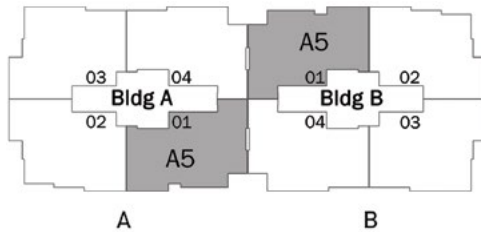
# APARTMENT TYPE A5

**Total Area :** 168 m<sup>2</sup>

**Number of Bedrooms :** 3



First Floor & Second Floor



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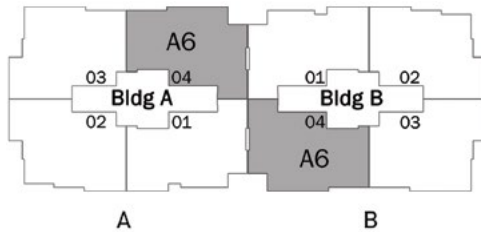
# APARTMENT TYPE A6

**Total Area : 171 m<sup>2</sup>**

**Number of Bedrooms : 3**



First Floor, Second Floor  
Third Floor & Fourth Floor



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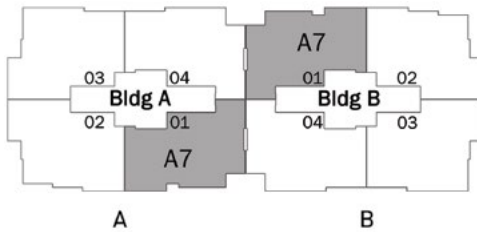
# APARTMENT TYPE A7

**Total Area : 162 m<sup>2</sup>**

**Number of Bedrooms : 3**



Third Floor & Fourth Floor



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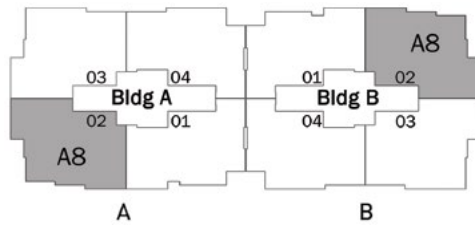
# APARTMENT TYPE A8

**Total Area : 166 m<sup>2</sup>**

**Number of Bedrooms : 3**



Third Floor & Fourth Floor



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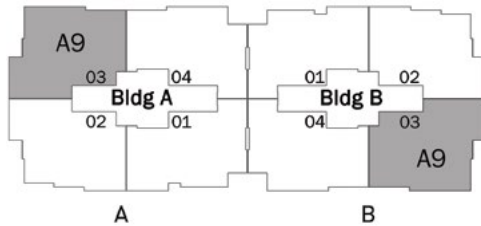
# APARTMENT TYPE A9

**Total Area :** 171 m<sup>2</sup>

**Number of Bedrooms :** 3



Third Floor & Fourth Floor



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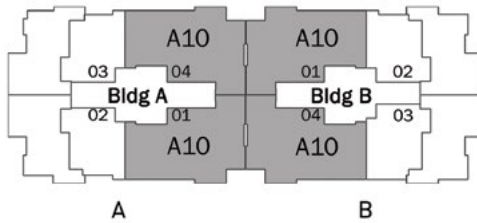
# APARTMENT TYPE A10

**Total Area :** 161 m<sup>2</sup>

**Number of Bedrooms :** 3



Fifth Floor



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# DUPLEX TYPE D1

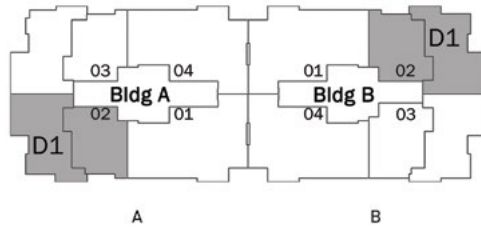
**Total Area : 390 m<sup>2</sup>**

**Including Terrace : 86 m<sup>2</sup>**

**Number of Bedrooms : 4**



Fifth Floor

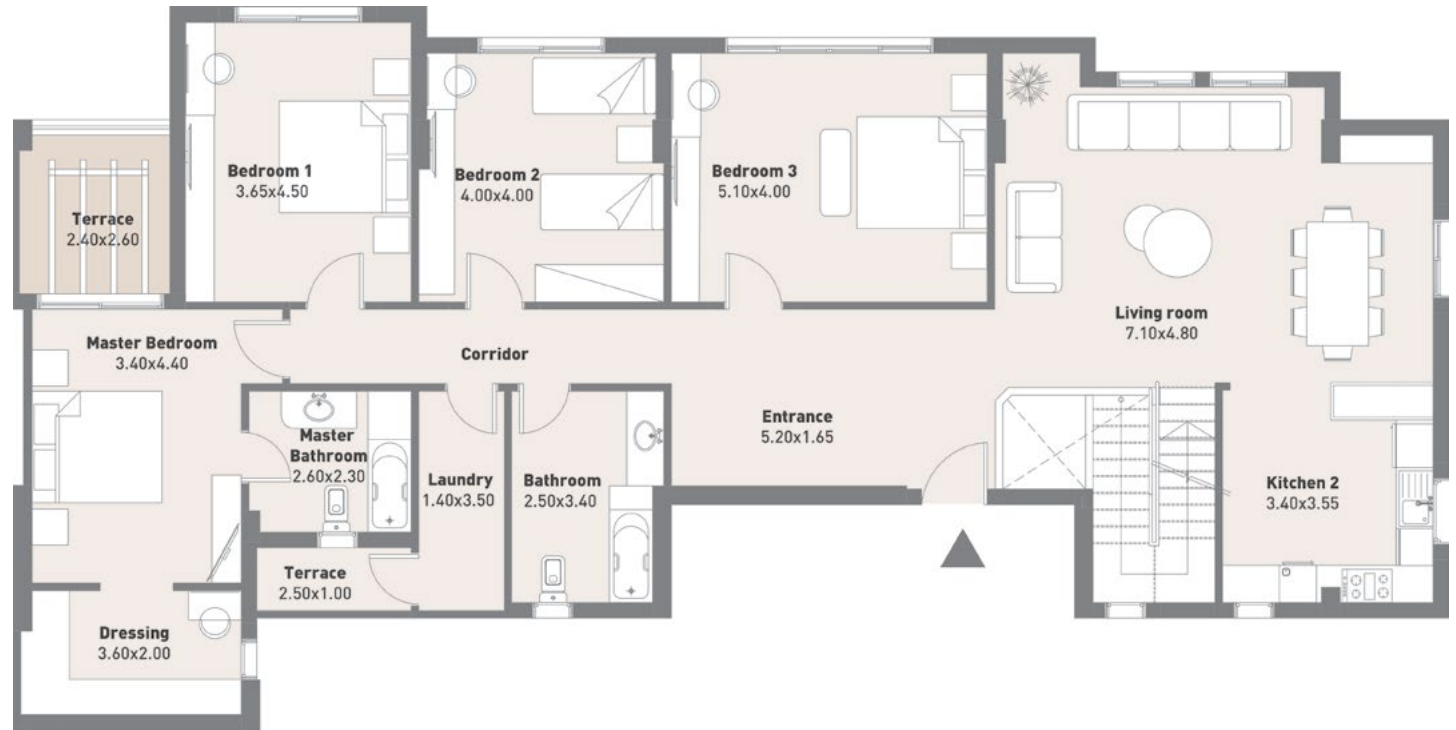


Fifth Floor

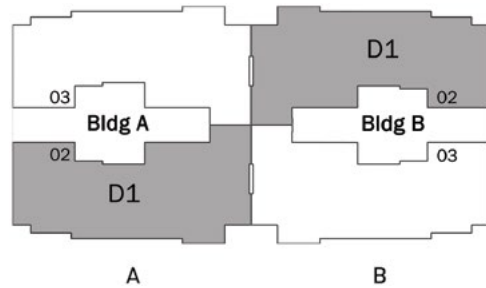
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# DUPLEX TYPE D1



Sixth Floor



Sixth Floor

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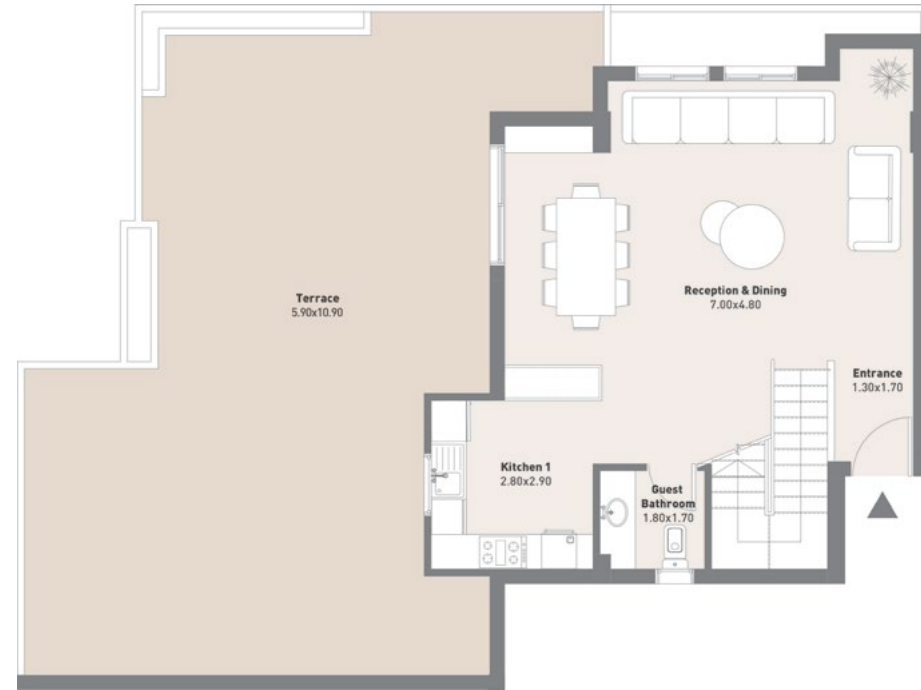
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# DUPLEX TYPE D2

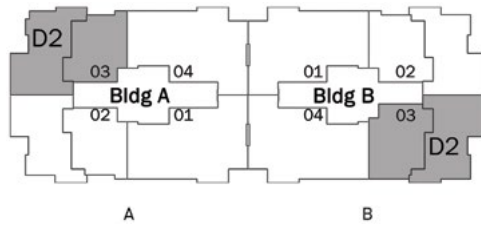
**Total Area : 392 m<sup>2</sup>**

**Including Terrace : 87 m<sup>2</sup>**

**Number of Bedrooms : 4**



Fifth Floor



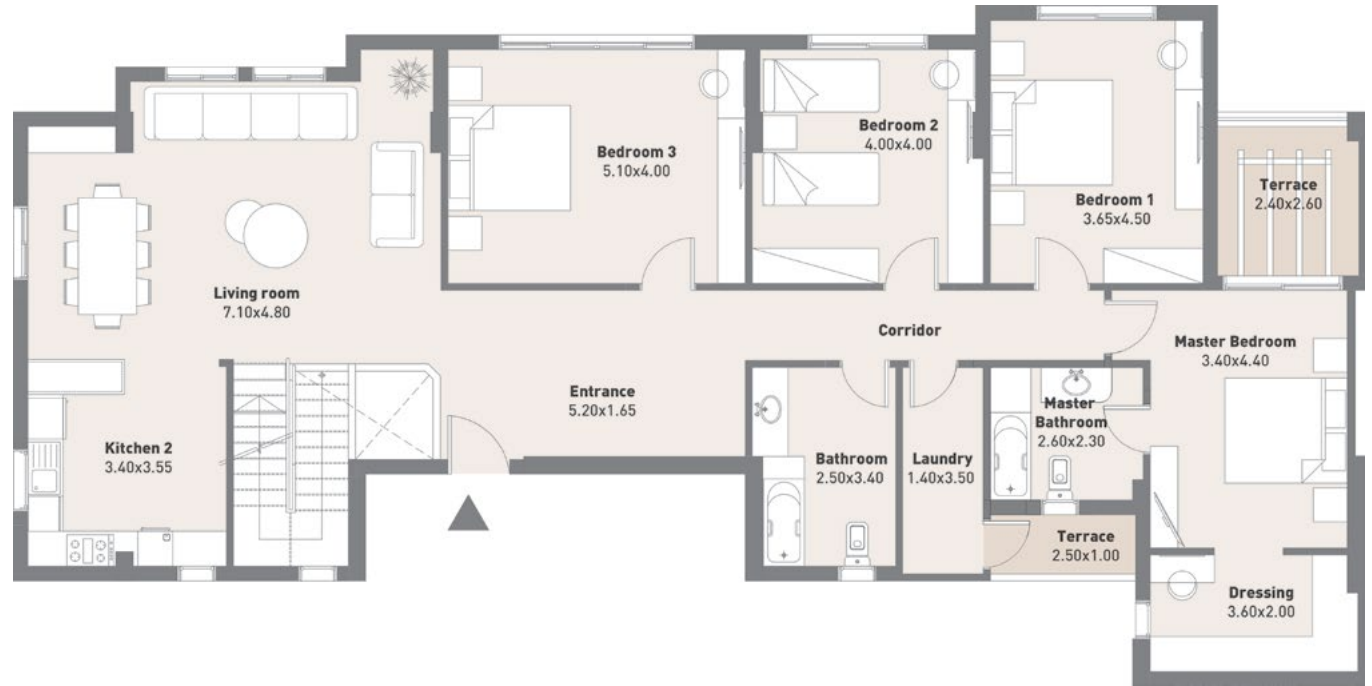
Fifth Floor

**Disclaimer.**

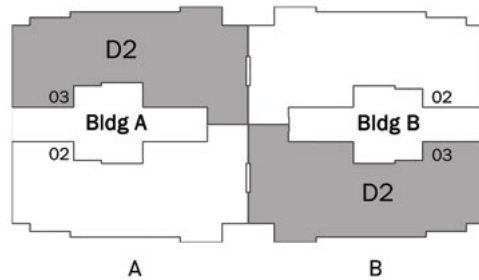
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# DUPLEX TYPE D2



Sixth Floor



Sixth Floor

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