

ETA

SHEIKH
ZAYED

PA

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About

City Edge Developments

Exceptional Living

City Edge Developments is an Egyptian developer of suburban residential communities and top-quality mixed-use projects.

A partnership between the New Urban Communities Authority and the Housing and Development Bank, we are set to bring forward superior quality products and best-in-class solutions that do not only cater to the modern lifestyle, but also add value to the Egyptian market.

Through introducing progressive design concepts, and being industry trend-setters, we infuse the real estate market with lucrative, luxurious and exceptional living experiences.

City Edge Developments launched in 2017 with the objective of becoming the national brand for premium real estate developments in Egypt.





02

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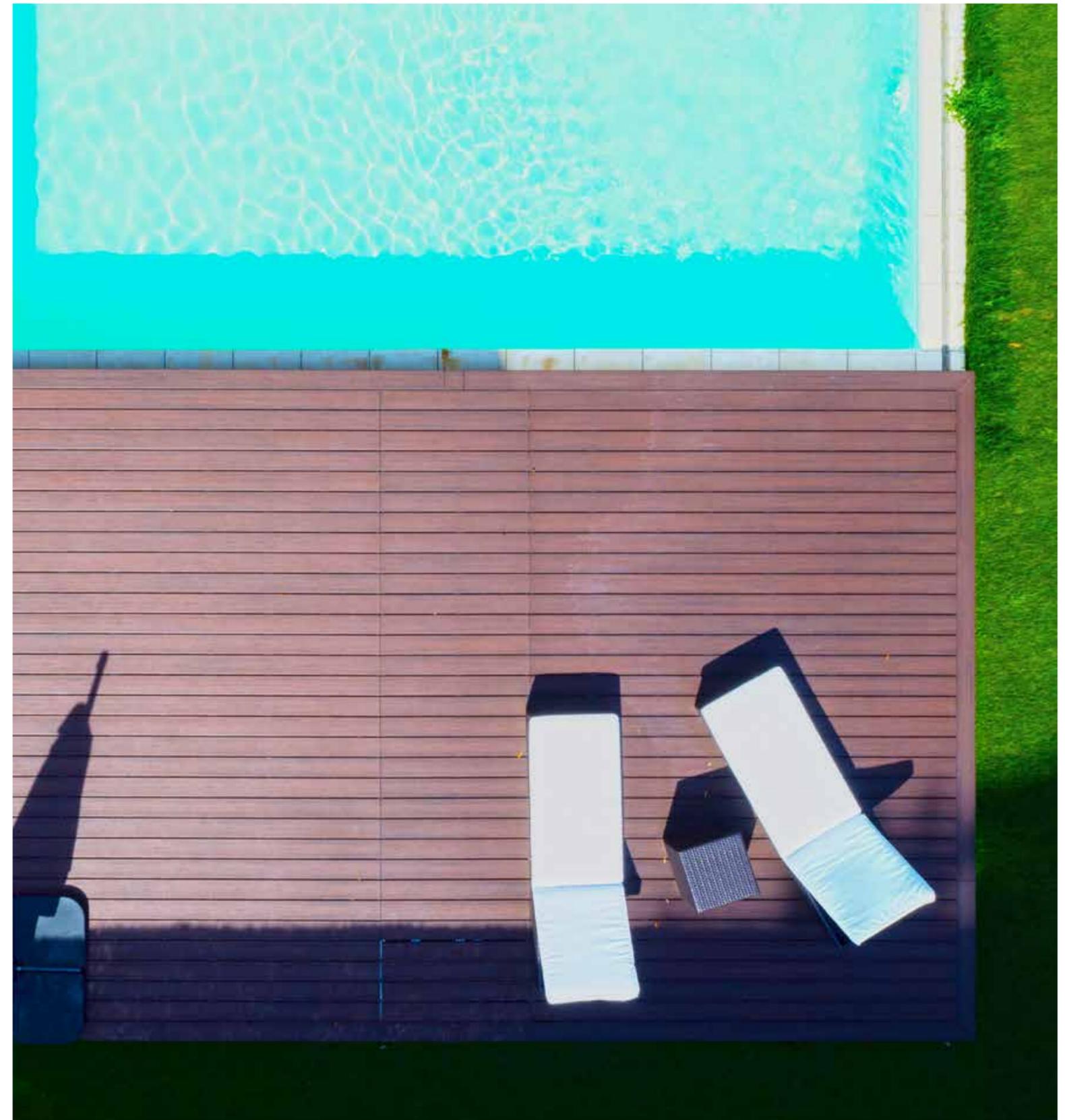
Urban Nature

Introducing Etapa

A concept driven from the belief that nature and cities can co-exist, Etapa is bringing a new residential theory with an authentic vision to the real estate scene in Shekiah Zayed City. A new living concept that responds to those submerged in the daily modern life and their innate craving to immerse themselves into the physical beauty and the inherent unity of the natural world.

Etapa takes a leap of imagination to bring nature and city in one frame through innovative urban planning, unique architectural styles, smart design choices, and the genuine community it aspires to bring. Inspired by its name “Etapa” – Spanish word to “Stages” reflected in its land elevation, our residential project is laid out on 77 Feddans of land on a 22-meter platform higher than its surroundings allowing residents to rise above it all.

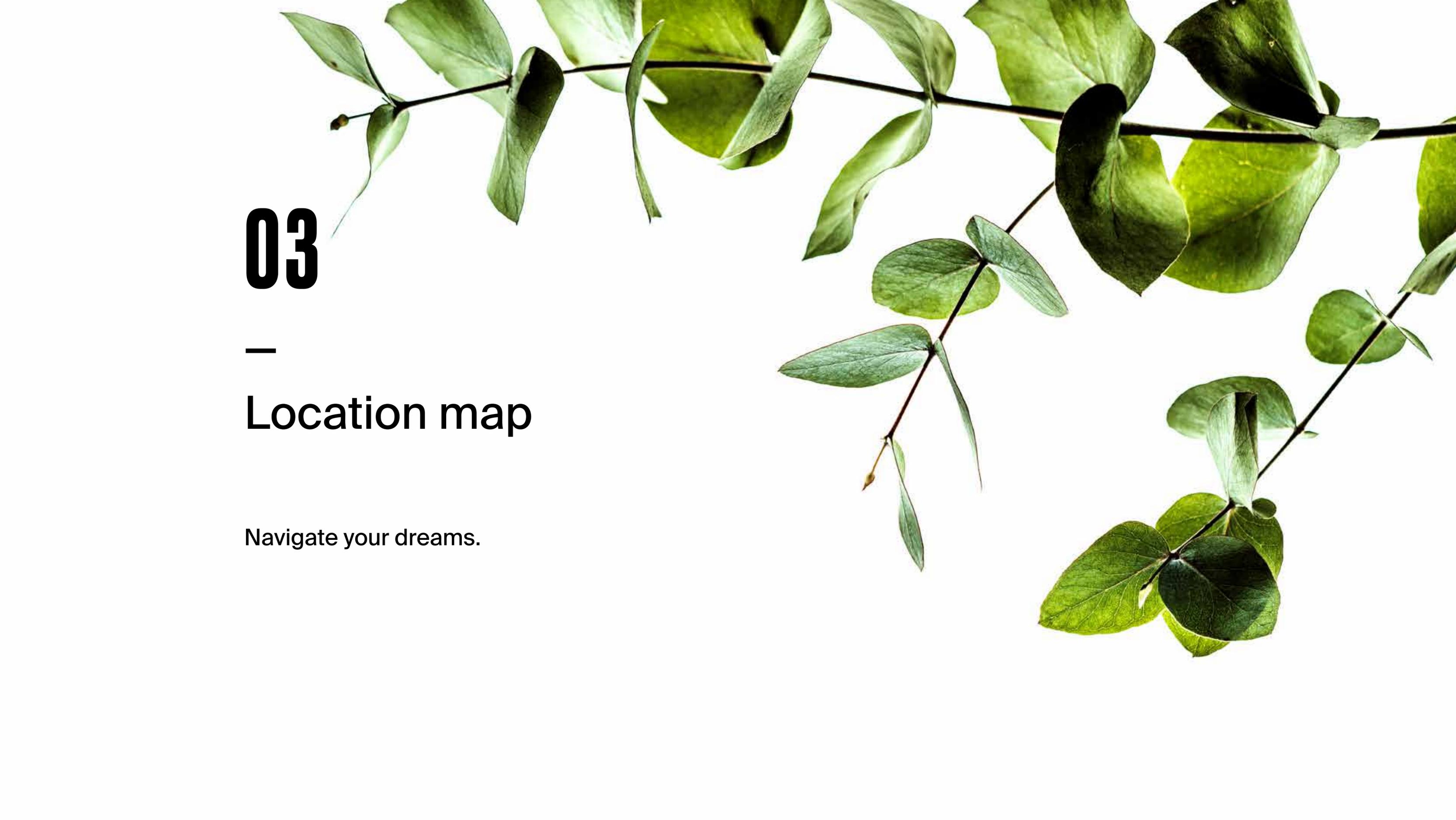
Etapa dedicates 84% of its building area to layers of greenery, parks, gardens, and other unique open spaces. With only 493 residential units on display, Etapa achieves an exclusive low density gated community with an array of amenities that adequately cater for its residents.



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A photograph of a branch with several green leaves, some showing signs of aging or damage. The leaves are arranged in a cluster, with some overlapping. The background is plain white.

03

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Location map

Navigate your dreams.



Being one of the last land plots existing in the center of Sheikh Zayed City, surrounded by a variety of gated communities and only a few minutes away from all the necessary amenities our residents will need - Etapa strategically places its community close enough to everything it needs such as hypermarkets, retail districts and top-end entertainment destinations in the area; yet far enough from the unstoppable blaring city life.

It also ensures that our residents have access to all the goods and services they require at the time it is needed as Etapa is within proximal reach to the Cairo-Alex Desert Road, the 26th of July Corridor, and the Ring Road.

Etapa's location promises to provide a livable operating community from day one.



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04

Masterplan



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05

Amenities



Smart Compound.

Being a smart compound, the technology operating Etapa is equipped with the most recent features and security methods.

Starting from the street lighting, irrigation systems, security gates and surveillance cameras keeping you and your families safe and secure at all times.



Bike & Jogging Lanes.

Adding our bike and jogging lanes will make running and cycling part of your daily routine and bring you closer to a sustainable, and greener life.



Security System.

Because security and safety comes first and foremost, we have got the community covered from every angle and at every time throughout the day.

Trained security personnel, surveillance cameras, and gated entrances help keep you and your family in a safe and comforting enclosure.



Sports Facilities.

To stay fit in today's busy life, swimming pools, multi-use courts, jogging tracks, and acres of greenery will come in handy.



High Standard Facility Management.

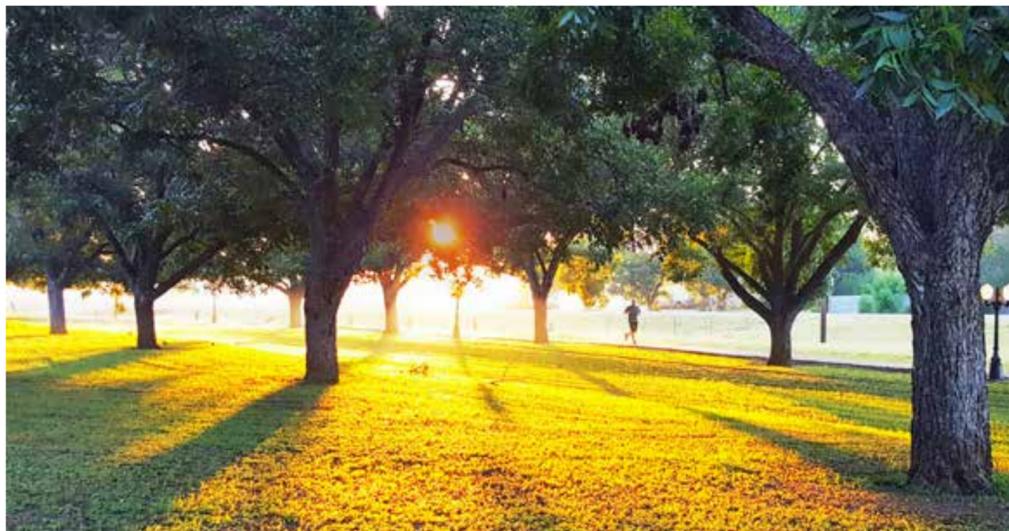
The facility management at Etapa ranges from looking after the landscapes, lifts, and parks to fixing the fence at your backyard, making sure you have a hassle free life.



06

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Community Center



Embracing our concept of **urban nature**, the typical idea of a community center has been replaced by a 5 acres park area, because nothing can be compared to the fun, adventure, and joy the outdoor life brings.

From fitness pits and soccer fields, to barbeque set-ups and kids' playgrounds, the entire family is offered a one-of-a-kind tranquil ambiance fit for pure relaxation. Our park area provides spaces that are safe, functional and attractive for all sorts of activities.

07

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Floor plans

From House to Home

Whatever the type of unit you are looking for, from an apartment to a standalone villa, Etapa will always have an option to suit your exact need.

Every unit is planned and designed to give you the exact space and flexibility you aspire to have. It does not stop there, no matter which unit you choose; you will always be surrounded by greenery and breathtaking landscapes.

Grand Villa

Villa

Twin Villa

Townhouse

Mansio

Duplex

Front Yard



Back Yard



GRAND VILLA

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Grand Villa | 411 m²

Ground Floor Plan

Area: 189m²

- 1. Entrance 2.30 × 2.15 m
- 2. Reception 11.46 × 8.13 m
- 3. Kitchen 3.02 × 5.13 m
- 4. Bathroom 3.12 × 1.71 m
- 5. Guest Bedroom 4.25 × 4.00 m
- 6. Guest Bedroom Bathroom 2.95 × 1.76 m
- 7. Pool Vestiere 1.10 × 1.80 m
- 8. Maid's Bedroom 2.06 × 2.00 m
- 9. Maid's Bedroom Bathroom 2.06 × 1.00 m
- 10. Driver's Room 2.07 × 2.00 m
- 11. Driver's Room Bathroom 2.07 × 1.00 m

12. Garage 32 m²

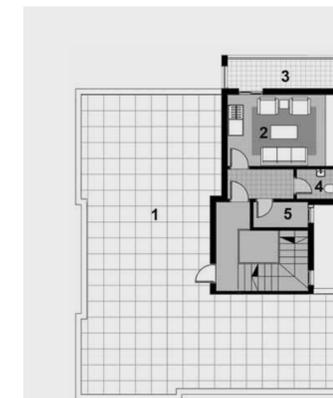
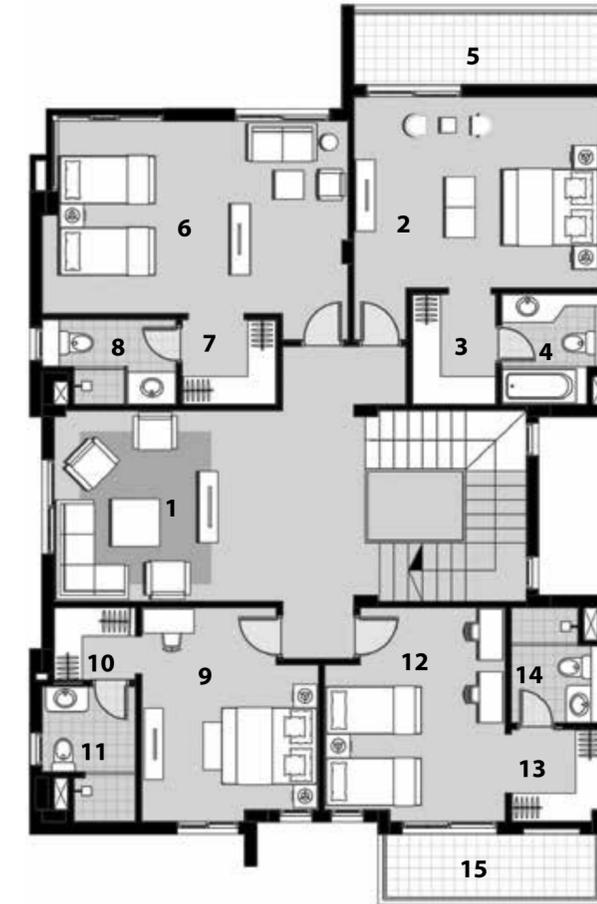


Grand Villa | 411 m²

First Floor Plan

Area: 190m²

- 1. Living Room 4.80 × 4.01 m
- 2. Master Bedroom 5.19 × 5.10 m
- 3. Master Bedroom Dressing 1.76 × 2.32 m
- 4. Master Bedroom Bathroom 2.09 × 2.32 m
- 5. Master Bedroom Terrace 5.19 × 1.50 m
- 6. Bedroom 1 6.43 × 4.04 m
- 7. Bedroom 1 Dressing 1.98 × 1.79 m
- 8. Bedroom 1 Bathroom 2.82 × 1.79 m
- 9. Bedroom 2 3.72 × 4.30 m
- 10. Bedroom 2 Dressing 1.72 × 1.53m
- 11. Bedroom 2 Bathroom 1.97 × 1.80 m
- 12. Bedroom 3 3.80 × 4.25 m
- 13. Bedroom 3 Dressing 1.95 × 1.95 m
- 14. Bedroom 3 Bathroom 1.95 × 2.43 m
- 15. Bedroom 3 Terrace 4.41 × 1.32 m



Penthouse Plan

Area: 174 m²

- 1. Roof Terrace 11.80 × 13.74 m
- 2. Living Room 5.20 × 3.22 m
- 3. Living Room Terrace 5.20 × 1.33 m
- 4. Bathroom 1.35 × 1.80 m
- 5. Storage 1.16 × 2.50 m

Front Yard



Back Yard



VILLA

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Villa | 318 m²

Ground Floor Plan

Area: 140m²

- 1. Entrance 1.83 × 2.00 m
- 2. Reception 8.50 × 7.68 m
- 3. Kitchen 3.65 × 4.63 m
- 4. Bathroom 3.12 × 1.50 m
- 5. Maid's Bedroom 2.00 × 2.10 m
- 6. Maid's Bedroom Bathroom 2.10 × 1.00 m
- 7. Driver's Room 2.00 × 2.00 m
- 8. Driver's Room Bathroom 2.00 × 1.20 m

9. Garage 32 m²

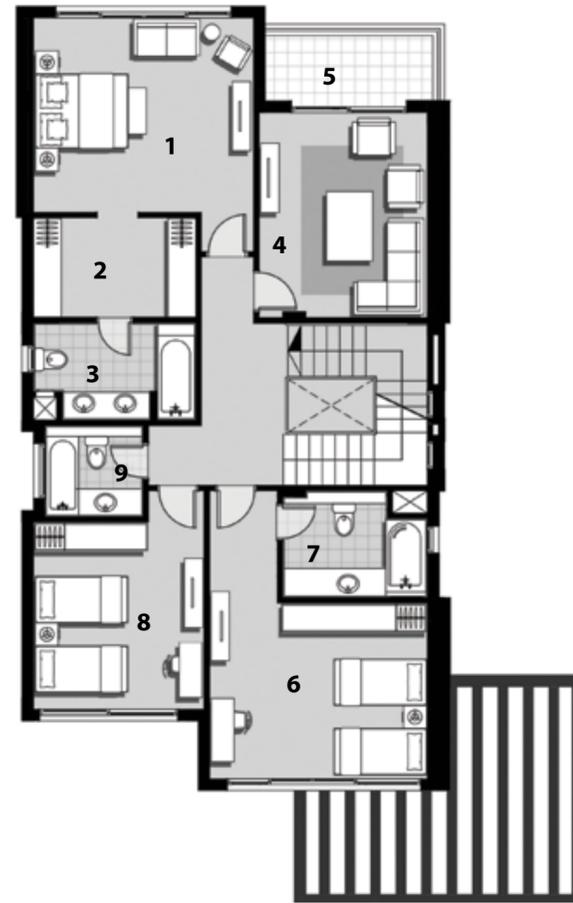


Villa | 318 m²

First Floor Plan

Area: 146m²

- 1. Master Bedroom 4.75 × 4.20 m
- 2. Master Bedroom Dressing 3.50 × 2.15 m
- 3. Master Bedroom Bathroom 3.50 × 2.10 m
- 4. Living Room 3.63 × 4.43 m
- 5. Living Room Terrace 3.62 × 1.41 m
- 6. Bedroom 1 4.70 × 3.80 m
- 7. Bedroom 1 Bathroom 3.12 × 2.30 m
- 8. Bedroom 2 3.62 × 4.05 m
- 9. Bathroom 2.11 × 1.96 m



Penthouse Plan

Area: 132 m²

- 1. Roof Terrace 8.87 × 14.94 m
- 2. Living Room 2.78 × 4.30 m
- 3. Bathroom 1.40 × 2.22 m

Front Yard



Back Yard



TWIN VILLA

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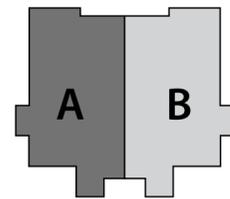
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Twin Villa | 269 m²

Ground Floor Plan

Area: 123m²

- | | |
|----------------------------|-------------------|
| 1. Entrance | 2.08 × 3.08 m |
| 2. Reception | 7.62 × 5.79 m |
| 3. Kitchen | 3.90 × 4.47 m |
| 4. Bathroom | 1.42 × 1.83 m |
| 5. Maid's Room | 2.27 × 2.40 m |
| 6. Maid's Bedroom Bathroom | 1.50 × 2.40 m |
| | |
| 7. Garage | 24 m ² |

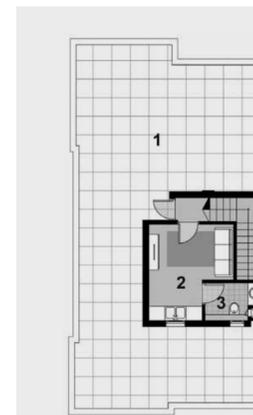
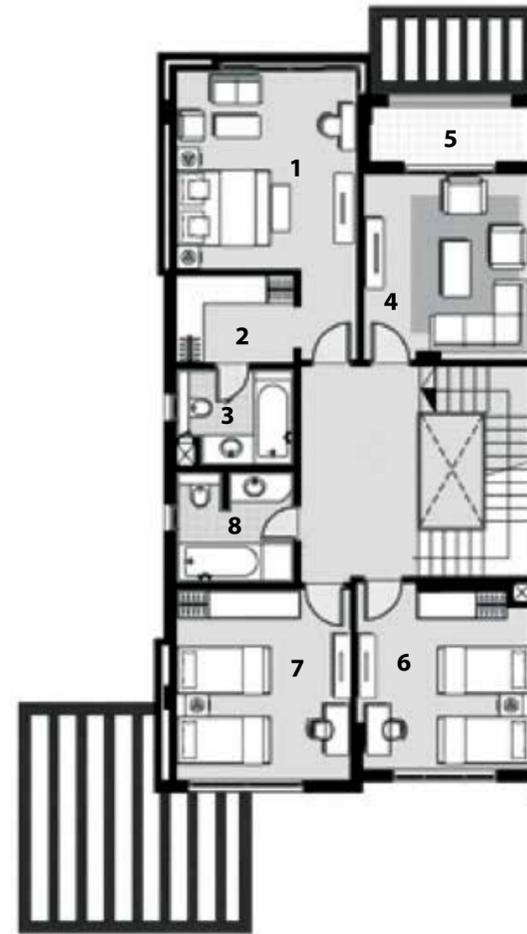


Twin Villa | 269 m²

First Floor Plan

Area: 122m²

- | | |
|----------------------------|---------------|
| 1. Master Bedroom | 3.90 × 4.30 m |
| 2. Master Bedroom Dressing | 2.55 × 1.88 m |
| 3. Master Bedroom Bathroom | 2.55 × 2.09 m |
| 4. Living Room | 3.60 × 4.00 m |
| 5. Living Room Terrace | 3.55 × 1.20 m |
| 6. Bedroom 1 | 3.75 × 4.00 m |
| 7. Bedroom 2 | 3.75 × 4.11 m |
| 8. Bathroom | 2.54 × 2.40 m |



Penthouse Plan

Area: 124m²

- | | |
|-----------------|----------------|
| 1. Roof Terrace | 7.74 × 15.33 m |
| 2. Living Room | 3.56 × 4.05 m |
| 3. Bathroom | 2.32 × 1.58 m |

Front Yard



Back Yard



TOWNHOUSE

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Townhouse | 320 m²

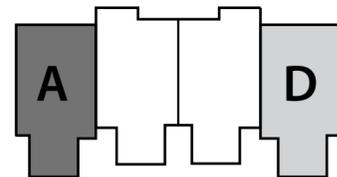
Unit A-D | Corner



Ground Floor Plan

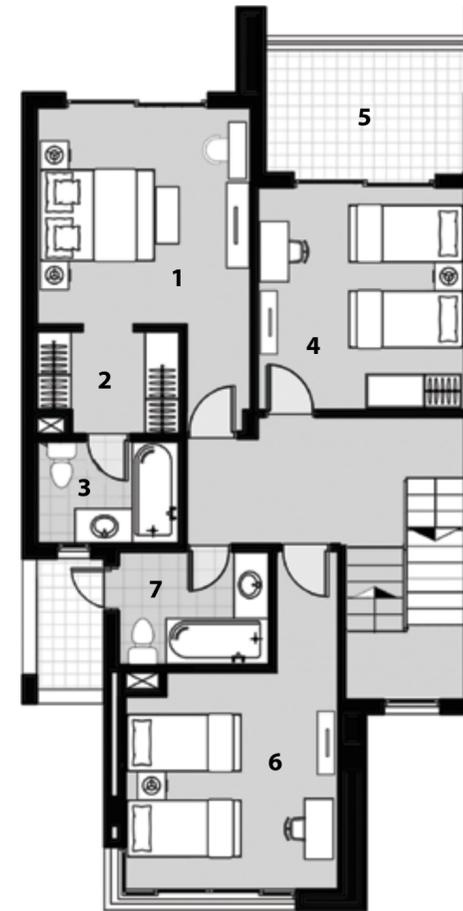
Area: 94m²

- | | |
|----------------------------|-------------------|
| 1. Entrance | 1.53 × 2.05 m |
| 2. Reception | 7.50 × 5.30 m |
| 3. Kitchen | 3.75 × 3.40 m |
| 4. Bathroom | 1.98 × 1.25 m |
| 5. Maid's Bedroom | 2.20 × 2.01 m |
| 6. Maid's Bedroom Bathroom | 2.20 × 1.25 m |
|
 | |
| 7. Garage | 16 m ² |



Townhouse | 320 m²

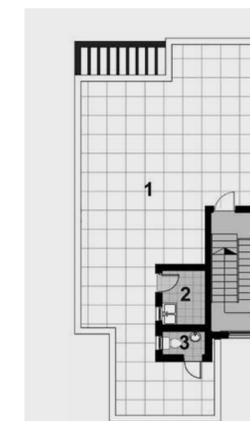
Unit A-D | Corner



First Floor Plan

Area: 103m²

- | | |
|----------------------------|---------------|
| 1. Master Bedroom | 3.75 × 3.80 m |
| 2. Master Bedroom Dressing | 2.50 × 1.80 m |
| 3. Master Bedroom Bathroom | 2.50 × 1.80 m |
| 4. Bedroom 1 | 3.63 × 3.90 m |
| 5. Bedroom 1 Terrace | |
| • Unit A | 3.63 × 2.15 m |
| • Unit D | 3.63 × 1.15 m |
| 6. Bedroom 2 | 3.73 × 3.82 m |
| 7. Bathroom | 2.65 × 2.00 m |



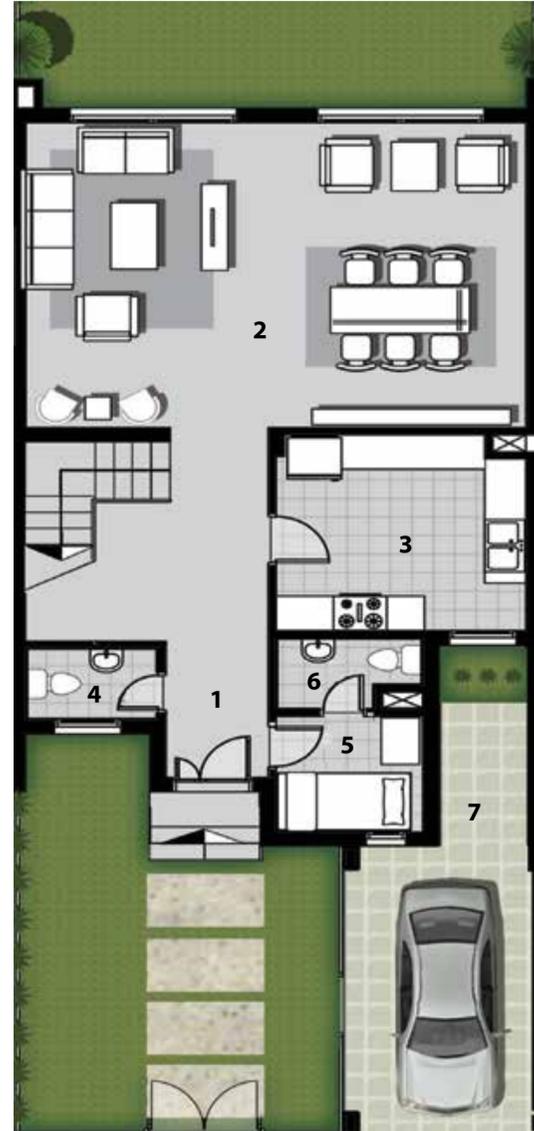
Penthouse Plan

Area: 107m²

- | | |
|-----------------|----------------|
| 1. Roof Terrace | 7.62 × 15.56 m |
| 2. Room | 1.80 × 2.25 m |
| 3. Bathroom | 1.80 × 1.00 m |

Townhouse | 313 m²

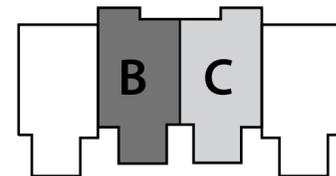
Unit B-C | Middle



Ground Floor Plan

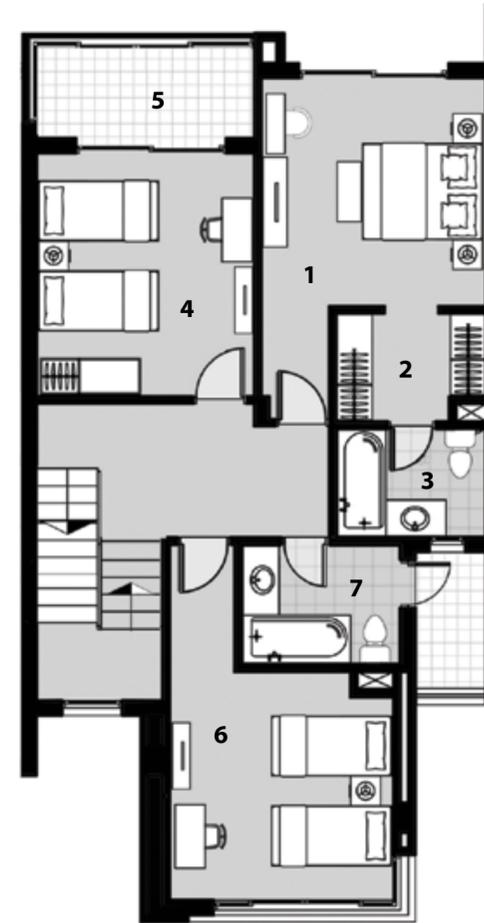
Area: 91m²

- | | |
|----------------------------|-------------------|
| 1. Entrance | 1.53 × 2.05 m |
| 2. Reception | 7.50 × 5.30 m |
| 3. Kitchen | 3.75 × 3.40 m |
| 4. Bathroom | 1.98 × 1.25 m |
| 5. Maid's Bedroom | 2.20 × 2.01 m |
| 6. Maid's Bedroom Bathroom | 2.20 × 1.25 m |
| 7. Garage | 15 m ² |



Townhouse | 313 m²

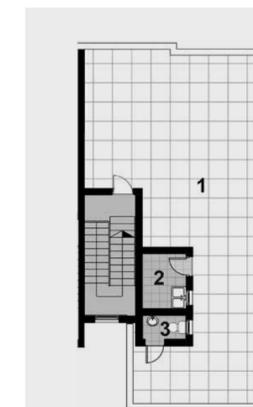
Unit B-C | Middle



First Floor Plan

Area: 100m²

- | | |
|----------------------------|---------------|
| 1. Master Bedroom | 3.80 × 3.80 m |
| 2. Master Bedroom Dressing | 2.50 × 1.80 m |
| 3. Master Bedroom Bathroom | 2.50 × 1.80 m |
| 4. Bedroom 1 | 3.70 × 3.90 m |
| 5. Bedroom 1 Terrace | |
| • Unit B | 3.63 × 2.15 m |
| • Unit C | 3.63 × 1.15 m |
| 6. Bedroom 2 | 3.73 × 3.82 m |
| 7. Bathroom | 2.65 × 2.00 m |



Penthouse Plan

Area: 107m²

- | | |
|-----------------|----------------|
| 1. Roof Terrace | 7.62 × 15.56 m |
| 2. Room | 1.80 × 2.25 m |
| 3. Bathroom | 1.80 × 1.00 m |



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Front Yard



Back Yard



MANSIO

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Mansio

Ground Floor Plan



Area: 110 m²

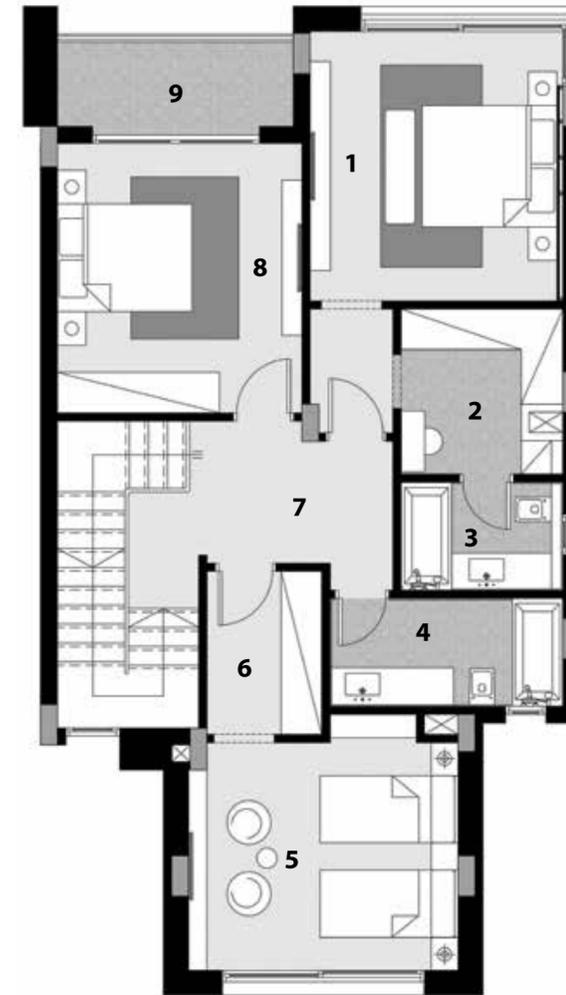
1. Reception	7.50 × 5.20 m
2. Kitchen	3.75 × 3.41 m
3. Lobby	1.40 × 3.50 m
4. Bathroom	2.10 × 1.33 m
5. Maid's Room	2.19 × 2.03 m
6. Maid's Room Bathroom	1.25 × 1.92 m

Total Area: 230 m²

*Ground floor + First floor

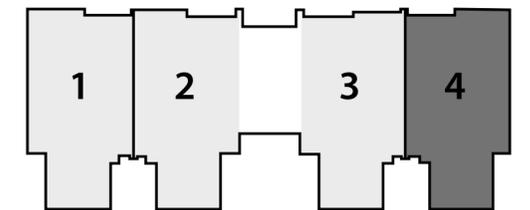
Mansio

First Floor Plan



Area: 120m²

1. Master Bedroom	3.70 × 4.00 m
2. Master Bedroom Dressing	2.40 × 2.45 m
3. Master Bedroom Bathroom	1.60 × 2.40 m
4. Bathroom	1.60 × 3.45 m
5. Bedroom 1	3.38 × 4.00 m
6. Bedroom 1 Dressing	1.70 × 2.42 m
7. Lobby	1.80 × 2.76 m
8. Bedroom 2	3.63 × 4.00 m
9. Bedroom 2 Terrace	3.50 × 1.45 m



Mansio

SECOND FLOOR APARTMENT

Total Area: 230 m²
Second Floor Apartment

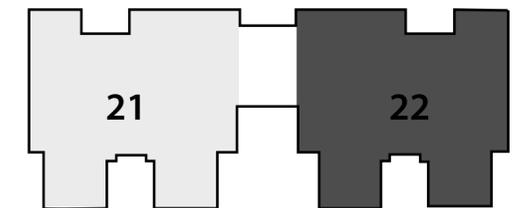
Mansio



Second Floor Apartment

Area: 230m²

1. Reception	7.63 × 5.43 m
2. Terrace	7.50 × 2.65 m
3. Bathroom	1.68 × 1.75 m
4. Kitchen	4.00 × 3.34 m
5. Maid's Bedroom	2.11 × 2.00 m
6. Maid's Bedroom Bathroom	0.90 × 2.00 m
7. Bathroom	2.00 × 3.00 m
8. Bedroom 1	4.00 × 3.80 m
9. Master Bedroom Bathroom	1.68 × 3.75 m
10. Master Bedroom	4.20 × 3.70 m
11. Master Bedroom Dressing	3.90 × 2.43 m
12. Bedroom 2	3.11 × 3.58 m
13. Bedroom 2 Dressing	1.58 × 2.41 m



Front Yard



Back Yard



■ DUPLEX

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Duplex 1-4

Ground Floor Plan



Area: 107m²

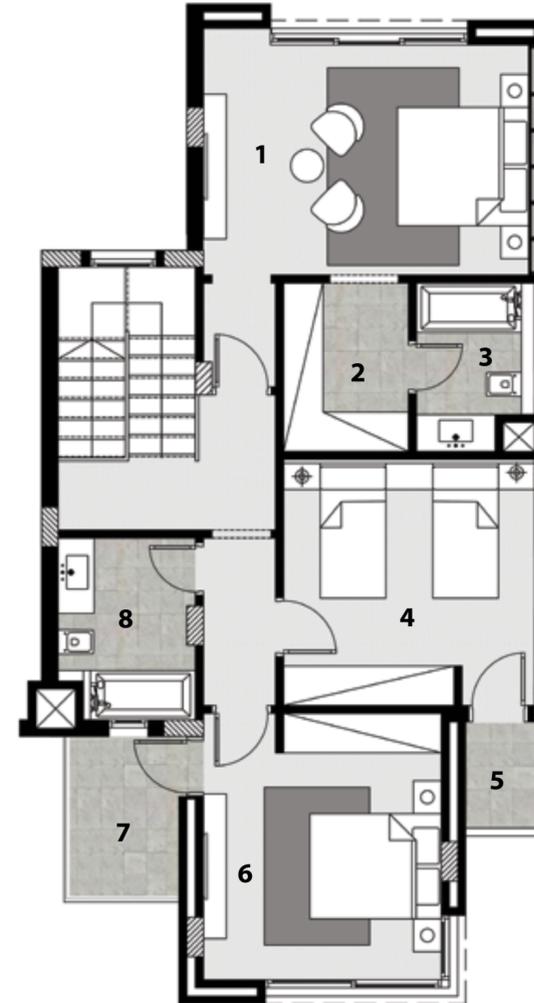
- | | |
|-------------------------|---------------|
| 1. Reception | 5.04 × 7.02 m |
| 2. Kitchen | 3.32 × 3.52 m |
| 3. Maid's Room | 2.20 × 2.07 m |
| 4. Maid's Room Bathroom | 1.30 × 2.07 m |
| 5. Bathroom | 2.09 × 2.51 m |

Total Area: 220 m²

*Ground floor + First floor

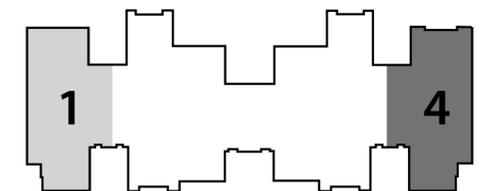
Duplex 1-4

First Floor Plan



Area: 113m²

- | | |
|----------------------------|---------------|
| 1. Master Bedroom | 5.04 × 3.30 m |
| 2. Master Bedroom Dressing | 1.90 × 2.56 m |
| 3. Master Bedroom Bathroom | 1.80 × 2.56 m |
| 4. Bedroom 1 | 3.82 × 3.74 m |
| 5. Bedroom 1 Terrace | 1.18 × 1.60 m |
| 6. Bedroom 2 | 3.62 × 4.05 m |
| 7. Bedroom 2 Terrace | 2.50 × 1.75 m |
| 8. Bathroom | 2.09 × 2.76 m |



Duplex 2-3

Ground Floor Apartment

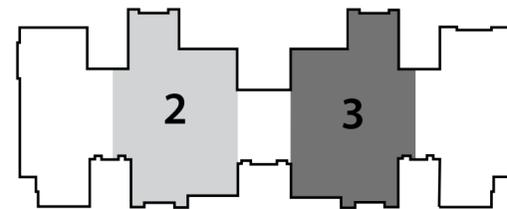
Duplex 11-12

First Floor Apartment



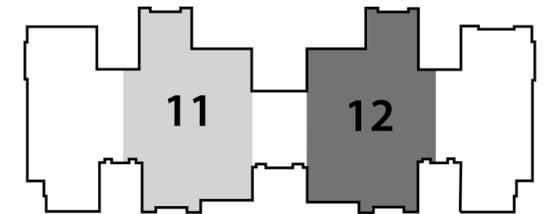
Area: 153m²

1. Reception	4.68 × 7.02 m
2. Terrace	4.68 × 1.50 m
3. Bathroom	1.30 × 1.68 m
4. Kitchen	2.59 × 3.00 m
5. Bedroom 1	3.54 × 3.80 m
6. Bathroom	1.60 × 3.15 m
7. Bedroom 2	3.65 × 3.87 m
8. Bedroom 2 Terrace	1.24 × 0.90 m
9. Master Bedroom	3.60 × 3.64 m
10. Master Bedroom Bathroom	2.38 × 1.65 m



Area: 157m²

1. Reception	4.68 × 7.02 m
2. Terrace	4.55 × 1.25 m
3. Bathroom	1.30 × 1.68 m
4. Kitchen	2.59 × 3.00 m
5. Bedroom 1	3.54 × 3.80 m
6. Bedroom 1 Terrace	2.50 × 1.75 m
7. Bathroom	1.60 × 3.15 m
8. Bedroom 2	3.65 × 3.87 m
9. Bedroom 2 Terrace	1.24 × 0.90 m
10. Master Bedroom	3.60 × 3.64 m
11. Master Bedroom Bathroom	2.38 × 1.65 m



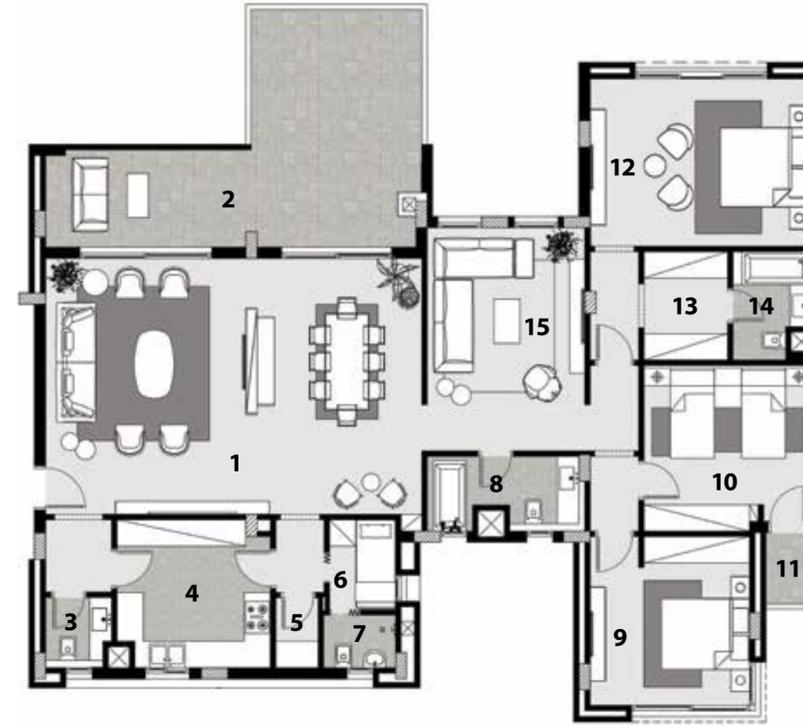
Duplex

SECOND FLOOR APARTMENT

Total Area: 253 m²
Second Floor Apartment

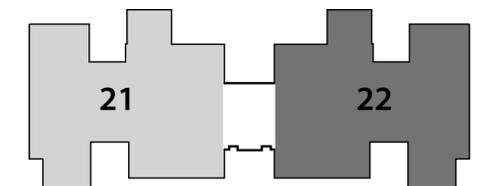
Duplex 21-22

Second Floor Apartment 21-22



Area: 253m²

1.	Reception	8.54 × 5.77 m
2.	Terrace 1	8.40 × 5.50 m
3.	Bathroom	1.50 × 1.59 m
4.	Kitchen	3.40 × 3.49 m
5.	Laundry	0.95 × 1.60 m
6.	Maid's Bedroom	1.50 × 2.08 m
7.	Maid's Bedroom Bathroom	1.20 × 1.64 m
8.	Bathroom	1.70 × 3.45 m
9.	Bedroom 1	3.62 × 3.83 m
10.	Bedroom 2	3.82 × 3.74 m
11.	Bedroom 2 Terrace	1.60 × 1.18 m
12.	Master Bedroom	5.04 × 3.60 m
13.	Master Bedroom Dressing	1.90 × 2.46 m
14.	Master Bedroom Bathroom	1.80 × 2.46 m
15.	Living Room	3.58 × 3.89 m



08

Finishing specs



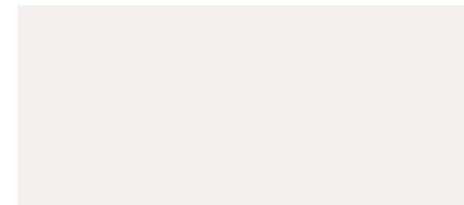
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At Etapa, we will spare you all the time & energy that will be invested during finishing your home. We make sure that your home is finished with the highest quality & a variety of specs.

WALLS



Item	Paint
Area of Use	Entrance Reception Bedrooms Terrace



Item	Paint
Area of Use	Ceiling

FLOORING



Item	Marble
Area of Use	Entrance Reception



Item	HDF
Area of Use	Bedroom



Item	Marble
Area of Use	Entrance Reception



Item	Ceramic Tiles
Area of Use	Bathrooms Terrace

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