



ZAHYA

NEW MANSOURA

## WELCOME TO ZAHYA

At City Edge Developments, we advocate progressive concepts that yield exceptional living experiences. We feel it is our duty to boldly shape the future vividly, clearly and brightly with Zahya. As a pioneering real estate developer, we offer a residential project in New Mansoura City, and we are excited to see the future come to life with a project that is bound to flourish in the bustling new capital of the Delta. With a promise of a new future equipped with technological advancements, trade, commercial and retail opportunities, Zahya will provide more clarity for the vision of this new city by housing its residents in homes that provide complete living experiences.

It is an exciting time at the Delta and we will be the first to help you experience it.

**The future is Zahya.**

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## ABOUT CITY EDGE DEVELOPMENTS:



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

## ABOUT NEW MANSOURA CITY:

New Mansoura City, the new capital of the Delta, is a cultivating new ideology to the Mediterranean coast.

A smart city propelling with electric trains, Al Mansoura University, International universities and schools along with a modernized living at the edge of the velvety turquoise Mediterranean coast. New Mansoura will be covering a total area of 7,100 feddans with an expected population of almost 700,000 people. The masterplan is designed to provide a city with a 15km corniche, including a road with a width of 56 meters with a group of public and private beaches.

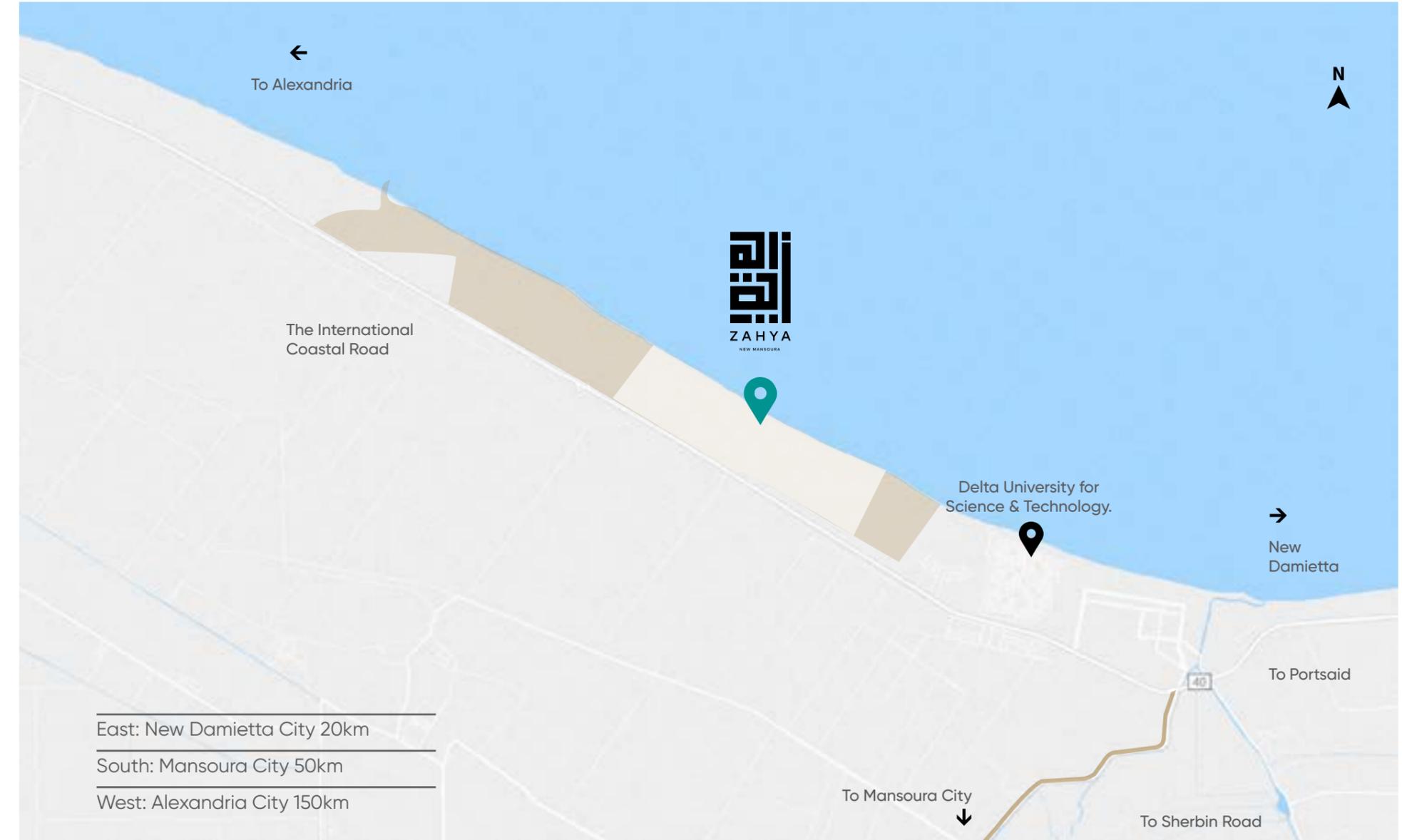
The city is bordered by a 15km of Mediterranean seacoast and is 50km from Mansoura City, 20km from New Damietta and 150km from Alexandria.

## ABOUT ZAHYA:

As the pioneering real estate company building a residential project in New Mansoura City, we are excited to see the future come to life with a project bound to flourish amidst the promising new capital of the Delta. With a vow of a new future equipped with technological advancements, trade, commercial and retail opportunities ZAHYA will only provide more clarity for the vision of this new city by housing its residents in homes that provide complete living experiences. Zahya project is 750 feddans that provides a unit mix of Villas, Twin Villas and Town Houses with different architectural styles.

Zahya, a hybrid of modernity, nature and balance, makes all pieces of the puzzle fall

together, with a city built on the foundations of progress and futuristic achievements complemented with the unwinding bliss of nature.



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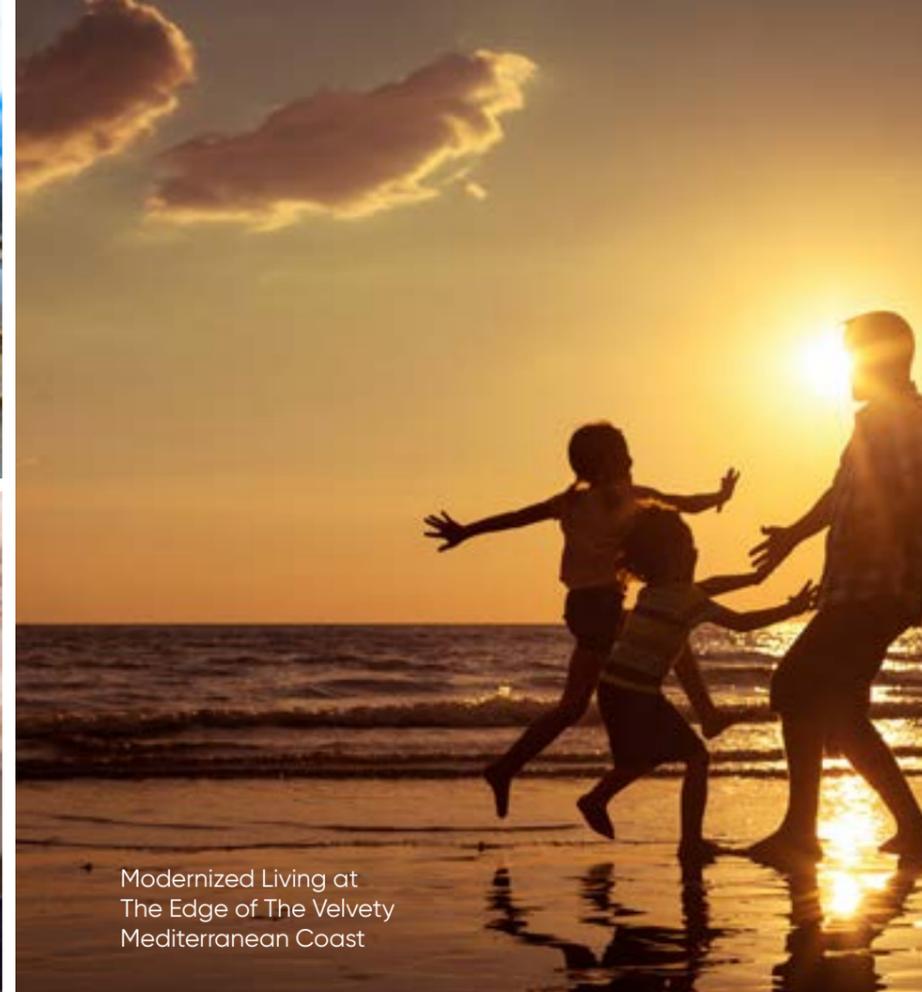
**NEW CITY FACILITIES:**



Electric Trains



Commercial and Retail Centers



Modernized Living at  
The Edge of The Velvety  
Mediterranean Coast



Medical City



15km Seacoast



International  
Universities & Schools

# ZAHYA MASTERPLAN





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**Zahya Amenities:**

-   
 Beach Sidewalk 2.4km
-   
 Community Center
-   
 Medical Services
-   
 Commercial Areas
-   
 Landscape & Greenery
-   
 Smart Homes
-   
 Sports Club
-   
 Educational Facilities

## Modern Villas Zone



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## Classic Villas Zone



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CLASSIC VILLA





# CLASSIC VILLA

## Ground Floor Plan



Total area	781 m2
5 Bedrooms Including roof terrace	187 m2
1. Reception	9.40 x 7.60
2. Dining	5.75 x 5.60
3. Kitchen	5.40 x 5.15
4. Bathroom 1	2.90 x 1.40
5. Bathroom 2	2.90 x 1.30
6. Maid's Room	2.90 x 1.80
7. Bathroom 3	3.40 x 2.00
8. Bedroom	4.70 x 4.50
9. Lobby	3.40 x 2.20
10. Stairs	5.50 x 3.30
11. Entrance Lobby	5.80 x 2.30
12. Entrance	2.20 x 2.60

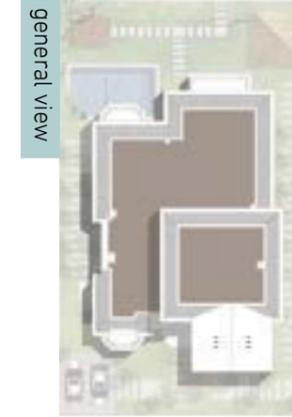
Ground Floor Plan



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## First Floor Plan



Total area	781 m2
5 Bedrooms Including roof terrace	187 m2
1. Family Living	7.60 x 4.65
2. Master Bedroom	4.40 x 5.40
3. Lobby	3.70 x 5.00
4. Stairs	5.50 x 3.30
5. Master Bedroom Bathroom	2.90 x 2.65
6. Bathroom 2	2.90 x 1.90
7. Bathroom 3	3.40 x 2.00
8. Bedroom 1	4.70 x 4.40
9. Bedroom 2	5.40 x 3.90
10. Bedroom 3	5.80 x 4.60
11. Corridor 1	3.10 x 1.70
12. Corridor 2	2.00 x 1.20
13. Corridor 3	1.30 x 1.20
14. Master Bedroom Closet	

First Floor Plan



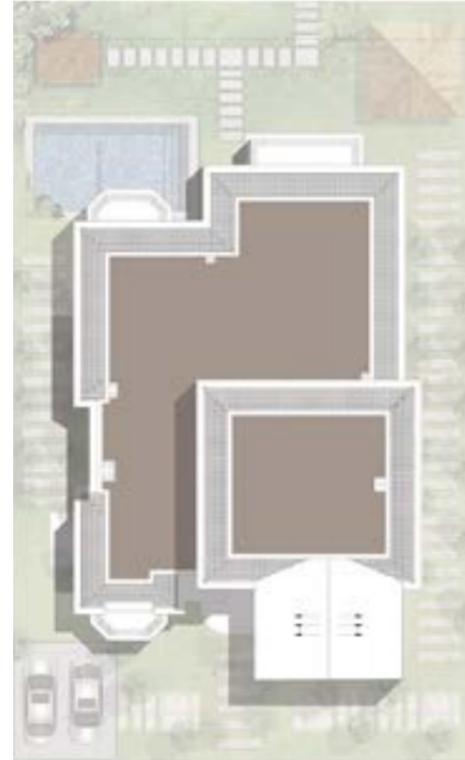
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# CLASSIC VILLA

## Penthouse Floor Plan

Total area	781 m2
<hr/>	
5 Bedrooms Including roof terrace	187 m2
<hr/>	
1. Family Living	4.70 x 4.40
2. Laundry	3.80 x 2.30
3. Bathroom	3.40 x 2.00
4. Corridor	2.00 x 1.20
5. Stairs	5.30 x 3.30



General View



Penthouse Floor Plan

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CLASSIC TWIN VILLA





# CLASSIC TWIN VILLA

## Ground Floor Plan



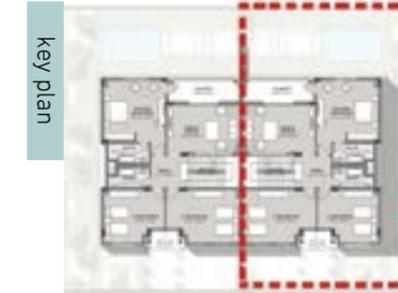
Total area	514 m2
3 Bedrooms Including roof terrace	99 m2
1. Reception	5.15 x 6.45
2. Terrace	6.10 x 1.85
3. Kitchen	3.85 x 3.95
4. Maid's Room	1.55 x 3.55
5. Office	2.95 x 4.60
6. Storage	5.25 x 2.70
7. Dining	6.35 x 4.20
8. Lobby	3.37 x 2.70
9. Bathroom	2.80 x 1.80
10. Maid's Bathroom	1.20 x 2.05



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## First Floor Plan



Total area	514 m2
3 Bedrooms Including roof terrace	99 m2
1. Living Room	6.00 x 4.10
2. Terrace	6.10 x 1.85
3. Master Bedroom	5.25 x 5.35
4. Master Bedroom Bathroom	3.55 x 1.75
5. Bathroom 2	3.55 x 1.75
6. Bedroom 1	5.25 x 4.70
7. Bedroom 2	6.35 x 4.70
8. Lobby	2.40 x 2.70



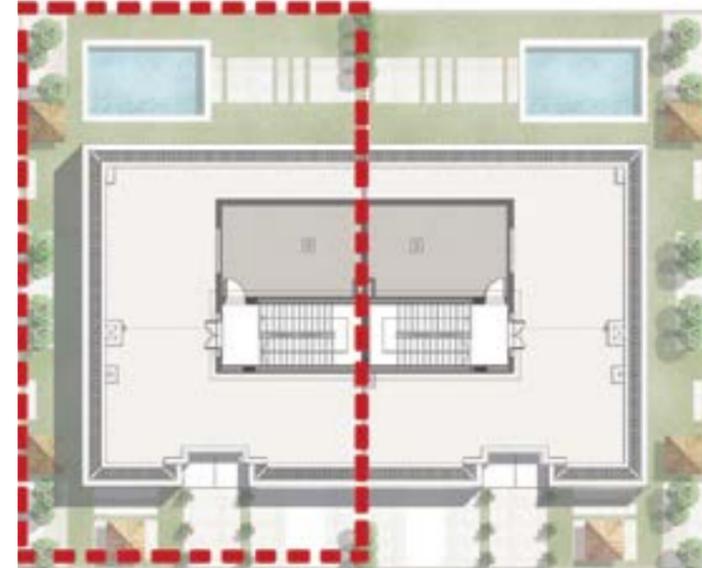
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## CLASSIC TWIN VILLA

### Penthouse Floor Plan

Total area	514 m2
3 Bedrooms Including roof terrace	99 m2
1. Living Room	6.15 x 4.00
2. Bathroom	2.80 x 1.20



Key plan



Penthouse Floor Plan

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CLASSIC TWIN VILLA





# CLASSIC TWIN VILLA

## Ground Floor Plan



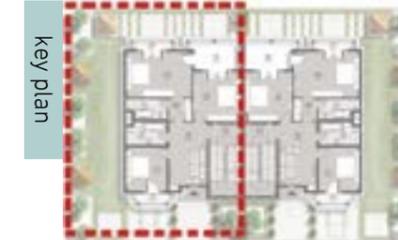
Total area	319 m2
3 Bedrooms Including roof terrace	24 m2
1. Living & Dining	9.85 x 6.00
2. Lobby 1	5.50 x 2.10
3. Lobby 2	1.72 x 2.65
4. Kitchen	4.60 x 3.60
5. Bathroom	2.80 x 1.80
6. Corridor	1.80 x 1.60
7. Stairs	4.38 x 2.65
8. Back Entrance	2.10 x 3.10
9. Entrance	9.75 x 3.10
10. Maid's Room	4.60 x 1.70



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## First Floor Plan



Total area	319 m2
3 Bedrooms Including roof	24 m2
1. Bedroom 1	3.50 x 3.75
2. Bedroom 2	4.25 x 4.10
3. Terrace 1	4.00 x 2.30
4. Terrace 2	0.47 x 3.27
5. Terrace 3	0.8 x 2.70
6. Master Bedroom	5.65 x 3.95
7. Master Bedroom Bathroom	1.80 x 3.55
8. Living Room	3.20 x 5.40
9. Bathroom 2	3.47 x 2.00
10. Lobby 1	2.00 x 1.95
11. Stairs	6.10 x 2.65

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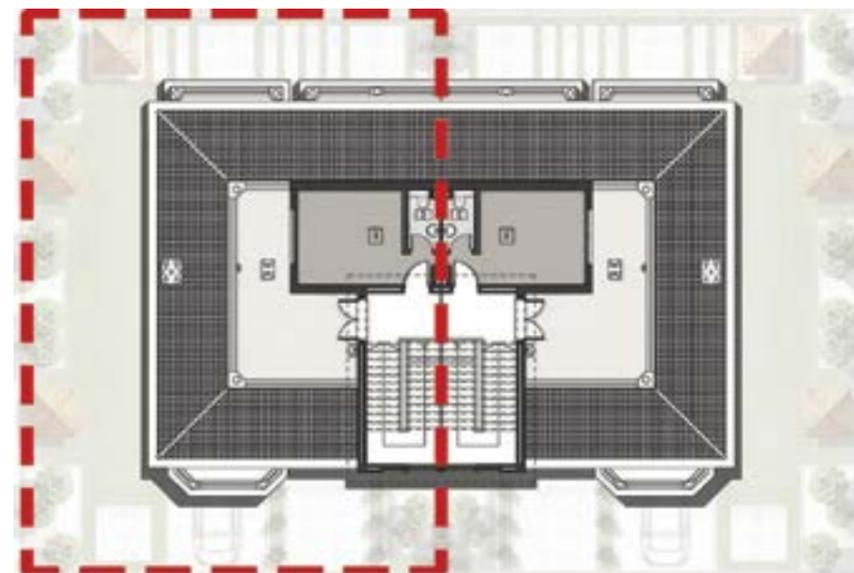
First Floor Plan



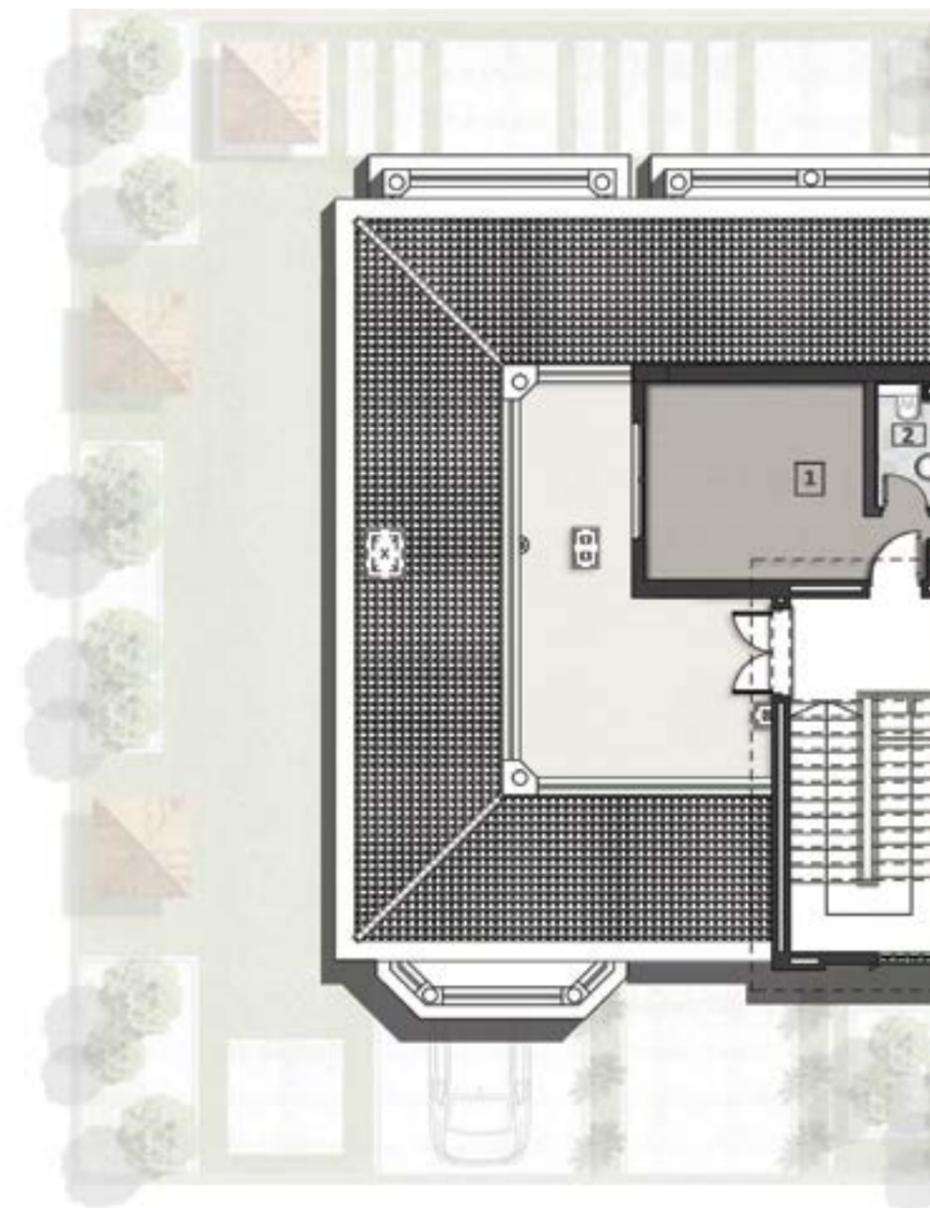
## CLASSIC TWIN VILLA

### Penthouse Floor Plan

Total area	319 m2
3 Bedrooms Including roof terrace	24 m2
1. Living Room	4.80 x 4.80
2. Bathroom	2.80 x 1.20



Key plan



Penthouse Floor Plan

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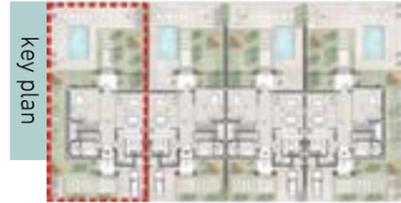
CLASSIC TOWN HOUSE





# CLASSIC TOWN HOUSE

## Ground Floor Plan



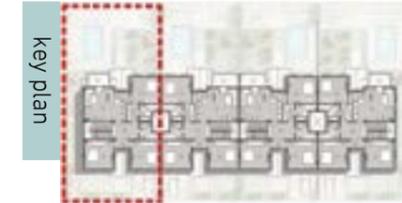
Total area	485 m2
3 Bedrooms Including roof terrace	109 m2
1. Reception	5.00 x 4.50
2. Living & Dining Room	5.50 x 4.50
3. Kitchen	4.50 x 3.50
4. Bathroom	2.50 x 1.20
5. Corridor 1	8.60 x 2.15
6. Corridor 2	1.75 x 1.30
7. Maid Room	2.70 x 2.40
8. Maid's Bathroom	1.65 x 2.40
9. Stairs	2.40 x 1.60
10. EntranceStairs	1.70 x 1.90



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## First Floor Plan



Total area	485 m2
3 Bedrooms Including roof terrace	109 m2
1. Family Living	5.00 x 7.00
2. Master Bedroom	4.50 x 4.00
3. Bedroom 1	4.40 x 4.45
4. Bedroom 2	4.50 x 4.30
5. Master Bedroom Bathroom	3.20 x 2.60
6. Bathroom 2	3.20 x 2.60
7. Terrace	3.20 x 1.90
8. Corridor 1	2.15 x 1.20
9. Corridor 2	2.60 x 1.20
10. Stairs	4.30 x 2.50
11. Lobby	4.00 x 2.50



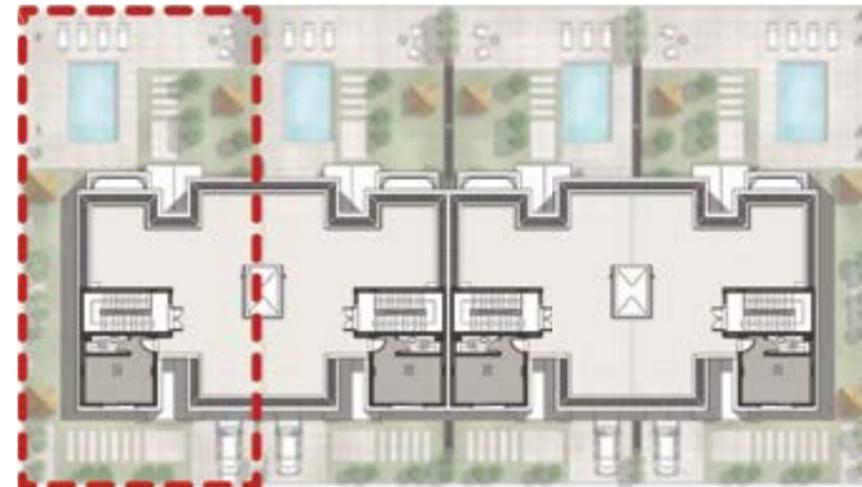
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## CLASSIC TOWN HOUSE

### Penthouse Floor Plan

Total area	485 m2
3 Bedrooms Including roof terracce	109 m2
1. Living Room	4.40 x 3.00
2. Bathroom	2.80 x 1.20



Key plan



Penthouse Floor Plan

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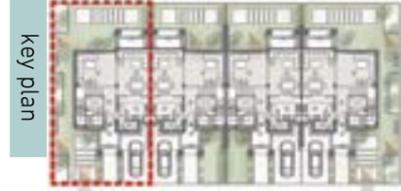
CLASSIC TOWN HOUSE





# CLASSIC TOWN HOUSE

## Ground Floor Plan



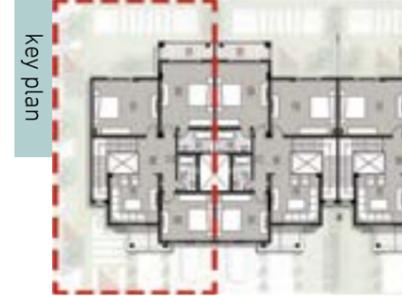
Total area	405 m2
3 Bedrooms Including roof terrace	83 m2
1. Reception	4.40 x 5.25
2. Living & Dining Room	6.15 x 4.20
3. Kitchen	3.00 x 4.15
4. Bathroom	1.20 x 2.60
5. Stairs	4.90 x 5.25
6. Corridor	1.10 x 1.20
7. Entrance	1.70 x 1.90



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## First Floor Plan



Total area	405 m2
3 Bedrooms Including roof terrace	83 m2
1. Bedroom 1	4.40 x 5.25
2. Bedroom 2	5.20 x 4.20
3. Master Bedroom	5.15 x 4.20
4. Family Living	3.80 x 3.80
5. Bathroom 1	2.90 x 1.55
6. Master Bedroom Bathroom	1.80 x 2.95
7. Terrace	1.25 x 4.20
8. Stairs & Lobby	6.65 x 2.85



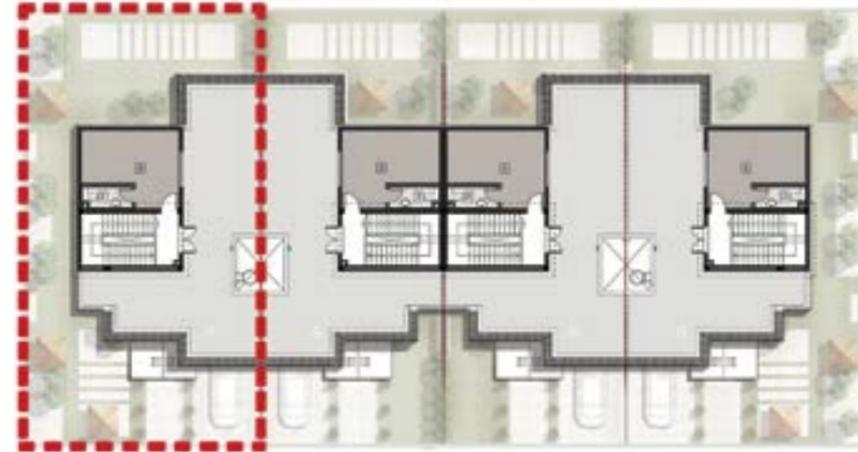
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# CLASSIC TOWN HOUSE

## Penthouse Floor Plan

Total area	405 m2
<hr/>	
3 Bedrooms Including roof terrace	83 m2
<hr/>	
1. Living Room	5.35 x 3.00
2. Bathroom	2.80 x 1.20



Key plan



Penthouse Floor Plan

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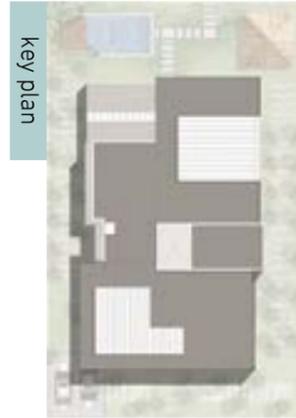
MODERN VILLA





# MODERN VILLA

## Ground Floor Plan



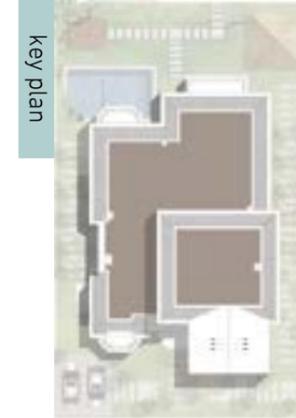
Total area	816 m2
5 Bedrooms Including roof terrace	203 m2
1. Reception & Dining	13.30 x 11.00
2. Stairs	5.50 x 3.30
3. Lobby	3.40 x 2.20
4. Corridor 1	3.30 x 1.60
5. Corridor 2	1.80 x 1.10
6. Kitchen	4.90 x 3.70
7. Maid's Room	2.40 x 1.80
8. Entrance	3.45 x 2.30
9. Bathroom 1	3.40 x 1.80
10. Maid's Bathroom	3.45 x 2.30
11. Bedroom	4.70 x 4.30



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## First Floor Plan



Total area	816 m2
5 Bedrooms Including roof terrace	203 m2
1. Terrace 1	7.65 x 2.10
2. Terrace 2	5.70 x 1.85
3. Terrace 3	3.95 x 1.10
4. Terrace 4	4.20 x 1.30
5. Lobby	4.85 x 4.00
6. Master Bedroom	5.35 x 4.40
7. Bedroom 1	4.70 x 4.30
8. Bedroom 2	4.90 x 4.20
9. Living Room	4.70 x 7.65
10. Bathroom 1	3.30 x 2.30
11. Master Bedroom Bathroom	3.30 x 2.30
12. Bathroom 3	3.40 x 1.80
13. Stairs	5.50 x 3.30
14. Bedroom 3	5.50 x 3.80
15. Master Bedroom Dressing	

### Disclaimer:

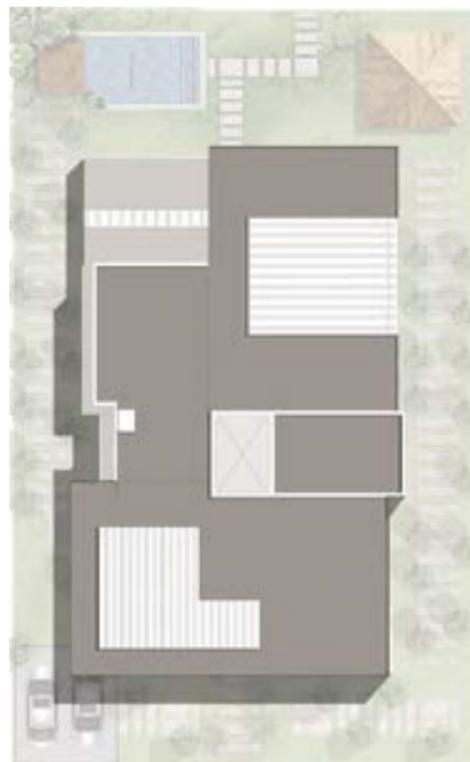
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## MODERN VILLA

### Penthouse Floor Plan

Total area	816 m2
<hr/>	
5 Bedrooms Including roof terrace	203 m2
<hr/>	
1. Service Room	4.70 x 4.30
2. Bathroom	3.40 x 1.80
3. Storage	3.40 x 2.40
4. Stairs	5.30 x 3.30



General View



Penthouse Floor Plan

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MODERN VILLA





# MODERN VILLA

## Ground Floor Plan



Total area	652 m2
4 Bedrooms Including roof terrace	141 m2
1. Lobby	2.80 x 2.30
2. Dining Room	6.25 x 4.40
3. Reception	7.15 x 5.45
4. Stairs	5.80 x 2.80
5. Kitchen	4.70 x 3.50
6. Guest Room	5.20 x 3.60
7. Maid's Room	3.30 x 2.85
8. Entrance	3.50 x 2.30
9. Bathroom 1	2.50 x 1.30
10. Bathroom 2	3.50 x 2.00
11. Corridor 1	4.25 x 1.30
12. Corridor 2	3.45 x 2.50



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## First Floor Plan



Total area	652m2
4 Bedrooms Including roof terrace	141 m2
1. Family Living	5.70 x 5.30
2. Terrace 1	2.80 x 1.10
3. Terrace 2	2.40 x 1.10
4. Master Bedroom	6.20 x 4.30
5. Bedroom 1	5.30 x 4.70
6. Bedroom 2	5.80 x 5.20
7. Stairs	5.80 x 2.80
8. Lobby	2.80 x 2.30
9. Master Bedroom Bathroom	3.30 x 2.00
10. Bathroom 2	2.50 x 2.00
11. Bathroom 3	3.50 x 2.00

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# MODERN VILLA

## Penthouse Floor Plan

Total area	652 m2
<hr/>	
5 Bedrooms Including roof terrace	141 m2
<hr/>	
1. Service Room	5.80 x 5.30
2. Stairs	5.80 x 2.80
3. Toilet	3.50 x 2.00



General View



Penthouse Floor Plan

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MODERN TWIN VILLA





## MODERN TWIN VILLA

### Ground Floor Plan



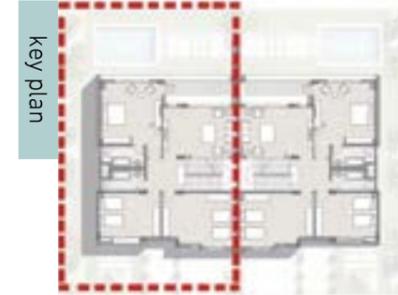
Total area	467 m2
4 Bedrooms Including roof terrace	90 m2
1. Reception	11.50 x 6.70
2. Terrace	4.10 x 2.10
3. Maid's Room	4.60 x 1.80
4. Lobby	2.35 x 2.75
5. Office	3.75 x 1.75
6. Kitchen	3.95 x 3.45
7. Bathroom 1	2.90 x 1.30
8. Maid's Bathroom	3.20 x 1.55
9. Storage	5.50 x 1.20



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### First Floor Plan



Total area	467 m2
3 Bedrooms Including roof terrace	90 m2
1. Family Living	6.20 x 1.85
2. Terrace	6.10 x 4.40
3. Master Bedroom	5.05 x 5.35
4. Master Bedroom Bathroom	3.65 x 1.75
5. Bathroom 2	3.65 x 1.75
6. Bedroom 1	5.15 x 3.85
7. Bedroom 2	6.05 x 3.75
8. Lobby	2.55 x 2.70



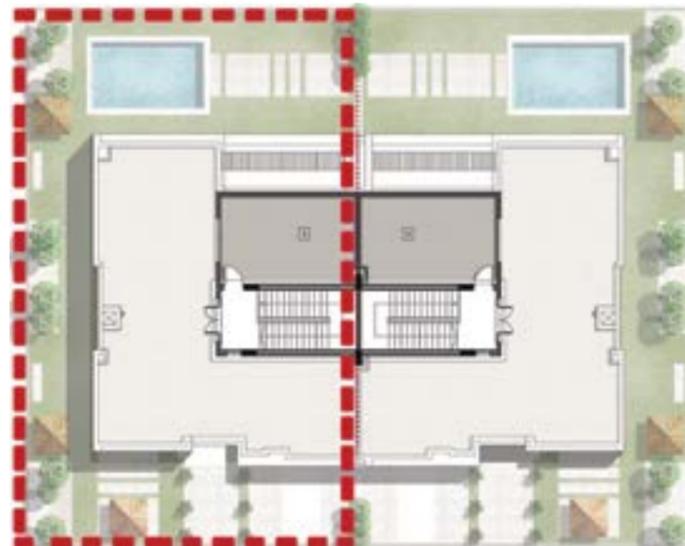
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## MODERN TWIN VILLA

### Penthouse Floor Plan

Total area	467 m2
<hr/>	
3 Bedrooms Including roof terrace	90 m2
<hr/>	
1. Living Room	6.15 x 4.00
2. Bathroom	2.80 x 1.20



General View



Penthouse Floor Plan

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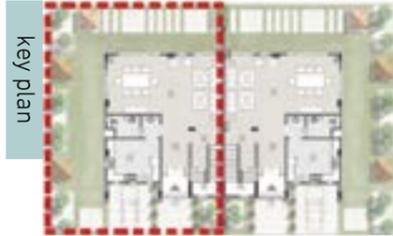
MODERN TWIN VILLA





# MODERN TWIN VILLA

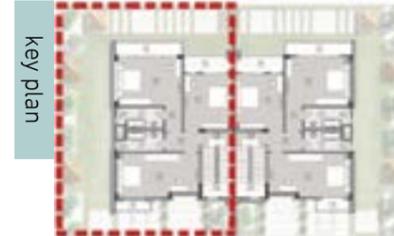
## Ground Floor Plan



Total area	399 m2
3 Bedrooms Including roof terrace	82 m2
1. Living & Dining	6.20 x 9.85
2. Bathroom	1.85 x 4.50
3. Kitchen	3.60 x 4.50
4. Lobby 1	4.10 x 2.20
5. Lobby 2	1.22 x 2.55
6. Stairs	4.33 x 2.55
7. Main Entrance	1.85 x 2.20



## First Floor Plan



Total area	399 m2
3 Bedrooms Including roof terrace	82 m2
1. Bedroom 1	4.90 x 4.10
2. Bedroom 2	3.75 x 7.00
3. Terrace 1	1.30 x 4.10
4. Terrace 2	0.85 x 3.00
5. Terrace 3	1.00 x 5.65
6. Master Bedroom	4.20 x 5.55
7. Master Bedroom Bathroom	1.70 x 3.95
8. Corridor 1	1.60 x 2.85
9. Corridor 2	2.20 x 1.40
10. Lobby	1.22 x 2.55
11. Stairs	4.33 x 2.55



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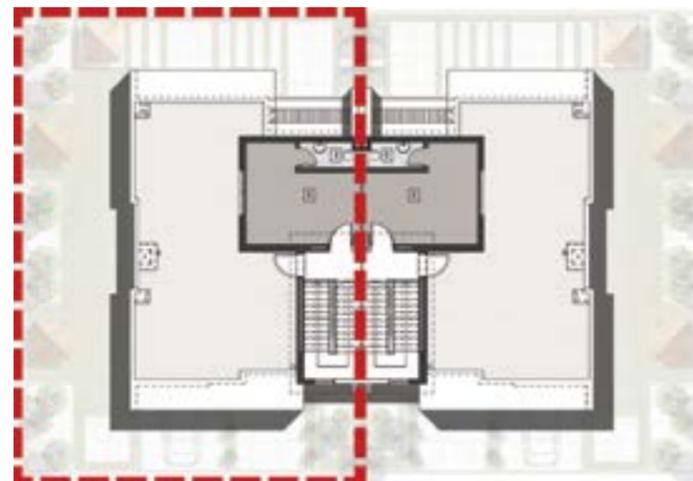
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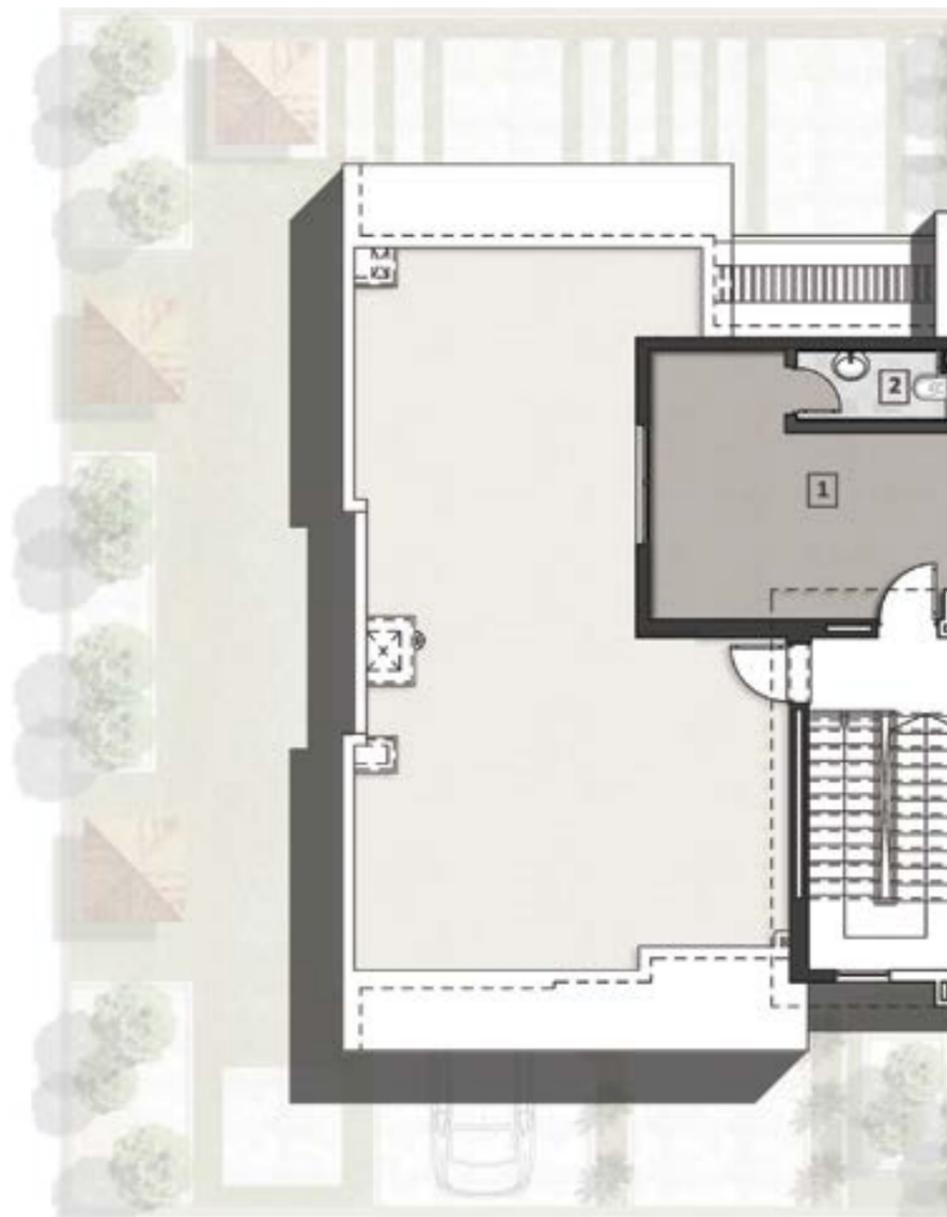
## MODERN TWIN VILLA

### Penthouse Floor Plan

Total area	399 m2
<hr/>	
3 Bedrooms Including roof terrace	82 m2
<hr/>	
1. Living Room	5.00 x 4.15
2. Bathroom	2.80 X 1.20



General View



Penthouse Floor Plan

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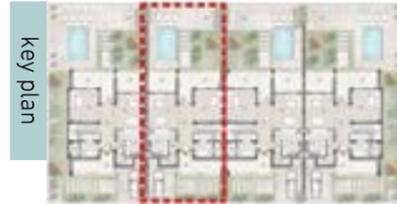
MODERN TOWN VILLA





# MODERN TWIN VILLA

## Ground Floor Plan



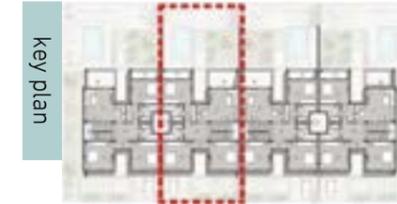
Total area	489 m2
3 Bedrooms Including roof terrace	96 m2
1. Reception	5.00 x 4.50
2. Living & Dining	5.50 x 4.50
3. Kitchen	4.50 x 4.00
4. Maid's Room	2.60 x 1.20
5. Maid's Bathroom	2.40 x 1.50
6. Corridor 1	6.80 x 2.15
7. Corridor 2	1.70 x 1.30
8. Back Entrance 1	6.50 x 2.50
9. Back Entrance 2	4.50 x 3.20
10. Main Entrance	6.40 x 2.40
11. Stairs	4.30 x 2.50
12. Bathroom	1.80 x 2.50



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## First Floor Plan



Total area	489 m2
3 Bedrooms Including roof terrace	96 m2
1. Family Living	7.00 x 5.00
2. Master Bedroom	4.50 x 3.70
3. Master Bedroom Bathroom	3.20 x 2.60
4. Bathroom	3.20 x 2.60
5. Bedroom 1	4.40 x 4.60
6. Bedroom 2	4.40 x 4.10
7. Corridor 1	2.65 x 1.20
8. Corridor 2	2.15 x 1.20
9. Terrace 1	4.40 x 1.20
10. Terrace 2	8.30 x 2.50
11. Stairs	4.30 x 2.50
12. Lobby	4.00 x 2.50



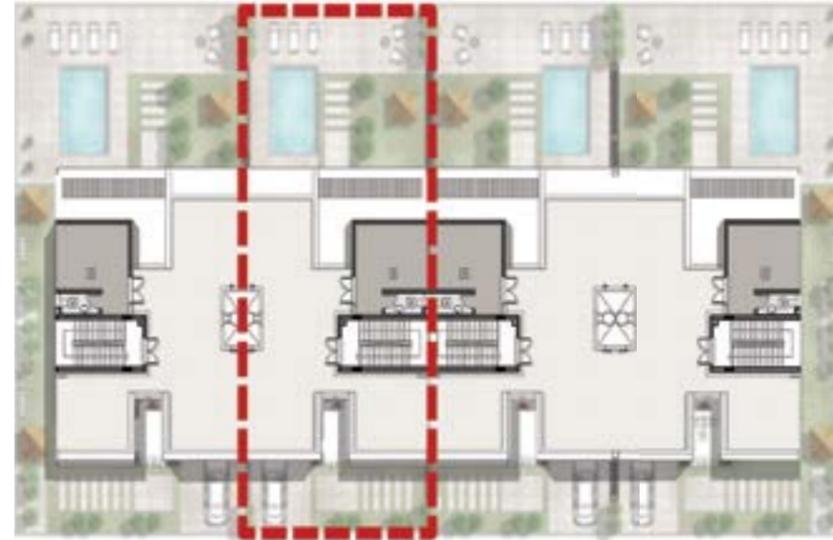
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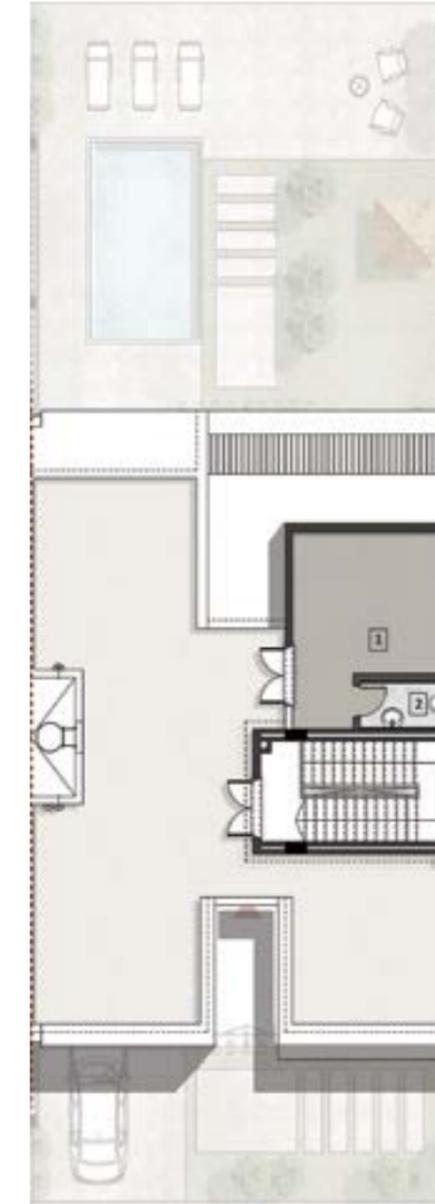
# MODERN TWIN VILLA

## Penthouse Floor Plan

Total area	489 m2
3 Bedrooms	
Including roof terrace	96 m2
1. Living Room	5.00 x 3.15
2. Bathroom	2.80 X 1.20



General View



Penthouse Floor Plan

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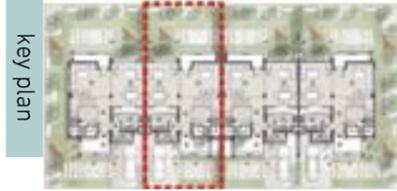
# MODERN TOWNHOUSE





# MODERN TOWNHOUSE

## Ground Floor Plan



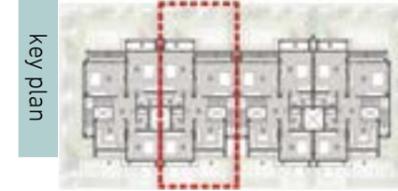
Total area	387 m2
3 Bedrooms Including roof terrace	83 m2
1. Reception	4.40 x 5.25
2. Living & Dining Room	5.90 x 4.20
3. Kitchen	3.00 x 4.15
4. Bathroom	1.20 x 2.60
5. Corridor	1.10 x 1.00
6. Stairs & Lobby	4.90 x 5.25
7. Entrance	2.35 x 3.75



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## First Floor Plan



Total area	387 m2
3 Bedrooms Including roof terrace	83 m2
1. Bedroom 1	4.40 x 5.25
2. Bedroom 2	3.75 x 4.15
3. Master Bedroom	5.15 x 4.20
4. Family Living	3.80 x 3.80
5. Bathroom 1	2.90 x 1.55
6. Master Bedroom Bathroom	1.80 x 2.95
7. Terrace 1	1.10 x 4.75
8. Terrace 2	1.10 x 3.70
9. Stairs & Lobby	2.85 x 6.65



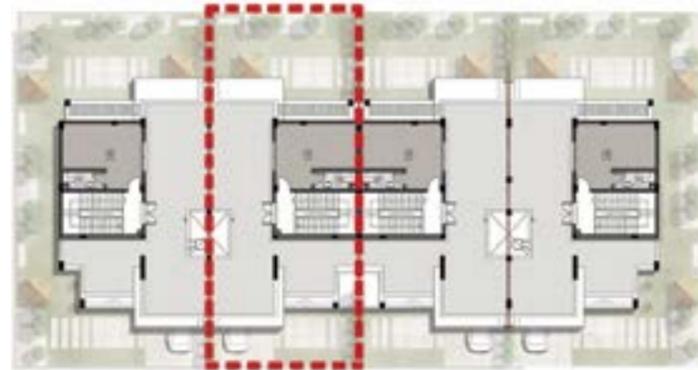
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# MODERN TOWNHOUSE

## Penthouse Floor Plan

Total area	387 m2
<hr/>	
3 Bedrooms Including roof terrace	83 m2
<hr/>	
1. Living Room	5.35 x 3.00
2. Bathroom	2.80 x 1.20



General View



Penthouse Floor Plan

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## FINISHING SPECS:

Every element of your home will have a contemporary spirit that flirts between modernism and comfort. The interior designs are warm with earthy color scheme for a harmonious and coherent aesthetic.

Moving around your home is seamlessly effortless with a floor plan created to make living simple and easy.

### غرفة نوم:

HDF  
دهانات اكريليك  
دهانات اكريليك  
الارضيات:  
الحدران:  
السقف:

### الحمامات والمطبخ:

بلاط سيراميك  
بلاط سيراميك  
دهانات اكريليك  
الارضيات:  
الحدران:  
السقف:

### أبواب:

الأبواب:  
خشب

### الوجهات:

دهان  
زجاج / ألمنيوم  
الحدران:  
النوافذ:

### غرفة الاستقبال:

بلاط بورسلين  
دهانات اكريليك  
دهانات اكريليك  
الارضيات:  
الحدران:  
السقف:

### شرفة:

بلاط سيراميك  
دهانات اكريليك  
الارضيات:  
السقف:



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### **CONTACT :**

We'd love to hear from you & answer all your inquiries about ZAHYA through any of our platforms.

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Website: [www.cityedgedevelopments.com](http://www.cityedgedevelopments.com)

E-mail: [Info@Ced-Eg.com](mailto:Info@Ced-Eg.com)

Instagram: [Cityedgedevelopments](#)

Facebook: [City Edge Developments](#)

### **SALES OFFICES :**

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Plot 185, 7th floor, Second district, Fifth Settlement, New Cairo.

New Alamein City 107 Alex Matrouh Road.

24, Gomhoreys Street, Mansoura.

PROJECT BY



**CITY EDGE**  
DEVELOPMENTS