

NH

NILE HEIGHTS

 CITY EDGE
DEVELOPMENTS





NILE HEIGHTS

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MASPERO

TRIANGLE



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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.

A MODERNIZED HISTORIC DISTRICT

Maspero Triangle has long been a proud symbol of heritage and history in Cairo. Some of its areas were established in the 1400s and the rest were built in the 1800s. Today, it is set to become one of Downtown Cairo's central points for business, commercial, residential and investment opportunities. Within its land plot area of 77 acres near the Nile River, City Edge Developments will be establishing residential, commercial, administrative and hospitality towers. As a 21st century symbol of modernization, Maspero Triangle is set to transform the destination from its original setting of Egypt's 'Golden Age' to 'Egypt's Modern Downtown Experience'.





PROJECT OVERVIEW

SET TO BE A MUST-VISIT DESTINATION FOR TOURISTS & CAIRENES ALIKE

As a landmark of heritage, Maspero Triangle is transforming into a symbol of Cairo's urban evolution throughout the ages. It is set to be the modern destination for residential, commercial, and business attractions, drawing thousands of local and international tourists as well as investors from around the world.



CAIRO'S MODERN DOWNTOWN EXPERIENCE

Situated in a prominent location on the Nile River in Downtown Cairo, Maspero Triangle will embody the modern-day Cairene, urban and Downtown experience. This modern downtown center point will be divided into 24 sub plots, boasting a variety of mixed-use projects that will range from residential and hospitality to administrative and commercial. Spanning a total land area of 327,000 sqm, Maspero Triangle is surrounded by the Nile Corniche from the Western side, El Galaa Street from the eastern side, 26th of July Corridor from the northern side and Abdel Moneim Riad Square from the southern side, making it easily accessible from most Cairo districts.



MAMSHA
أهل مصر

Nile Corniche

Nile River

Abo El Elaa Mosque

Ministry of Foreign Affairs

Royal Chariots Museum

Maspero TV & Radio Building

Italian Consulate



Hilton
Ramses Hilton

26th of July Corridor

El-Galaa St.

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- Nile Heights
- Maspero Business Tower
- Maspero Mall

DOWNTOWN CAIRO, THE CENTER FOR EVERYTHING

Set to be a modernized living experience, Maspero Triangle is located within close proximity to the 26 of July Street, Al-Galaa Street and Abdel-Moneim Riad Square. It is also home to a number of heritage buildings and landmarks, such as the Radio and Television Union (Maspero) Building, the Foreign Affairs Ministry Building, the Ramses Hilton Hotel, the Sultan Abu El Elaa Mosque, the Royal Chariots Museum and the Italian Consulate.

- 10 minutes** from Ramses Train Station
- 6 minutes** from the Egyptian Museum
- 6 minutes** from Tahrir Square

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NILE HEIGHTS

A PRESTIGIOUS DOWNTOWN LIVING EXPERIENCE

From remarkable views of Cairo's dazzling cityscape to renowned commercial experiences on the ground level, Nile Heights is a momentous residential tower that provides a sense of place for Cairenes. A place that brings the city's monumental architecture, vast skyline, river Nile, lush spaces and vibrant sunsets into daily views.

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AMENITIES

WORLD-CLASS AMENITIES AND FACILITIES

Nile Heights is a symbol of bespoke living in Cairo's most central address. The residential tower accommodates a spacious upper garage, a ground-level commercial podium and 24 residential floors. The residential quarters offer 134 fully finished residential apartments, ranging between 92 sqm to 206 sqm. With a wide range of amenities, Nile Heights caters to its residents' diverse lifestyles, promising everyday convenience and exceptional living experiences.

AMENITIES



Fire-fighting Systems



Elevators



FTTH



Audio Digital Intercom



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

Disclaimer:

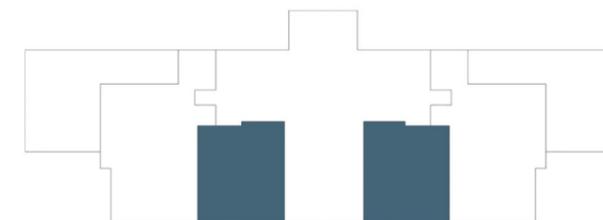
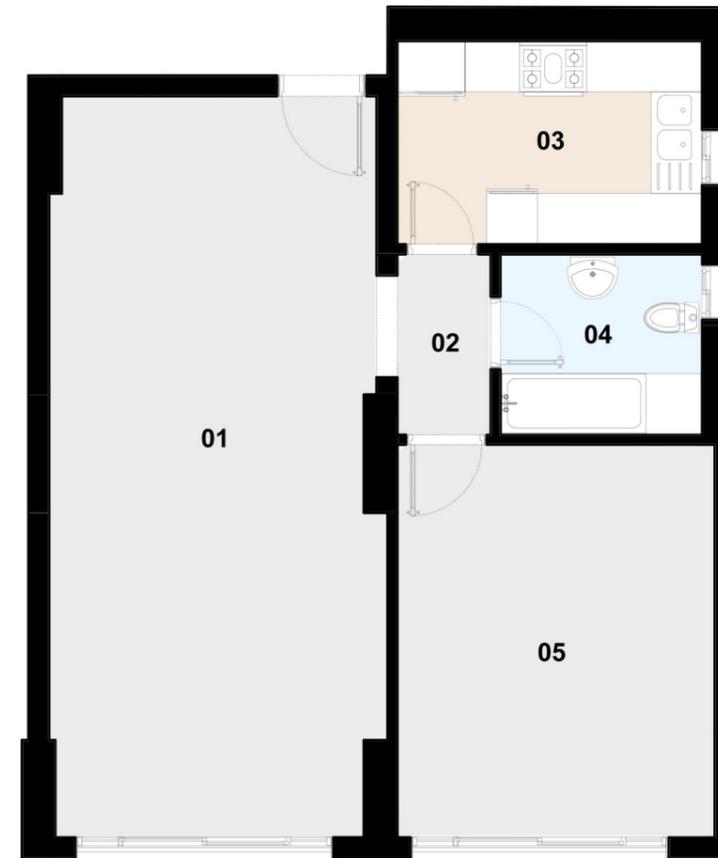
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TYPE1

1 BEDROOM APARTMENT

TOTAL AREA: 92

01	Reception	8.75 x 3.72
02	Lobby	2.13 x 1.10
03	Kitchen	2.40 x 3.60
04	Bathroom	2.00 x 2.40
05	Bedroom	4.63 x 3.75



First Floor Plan



Disclaimer:

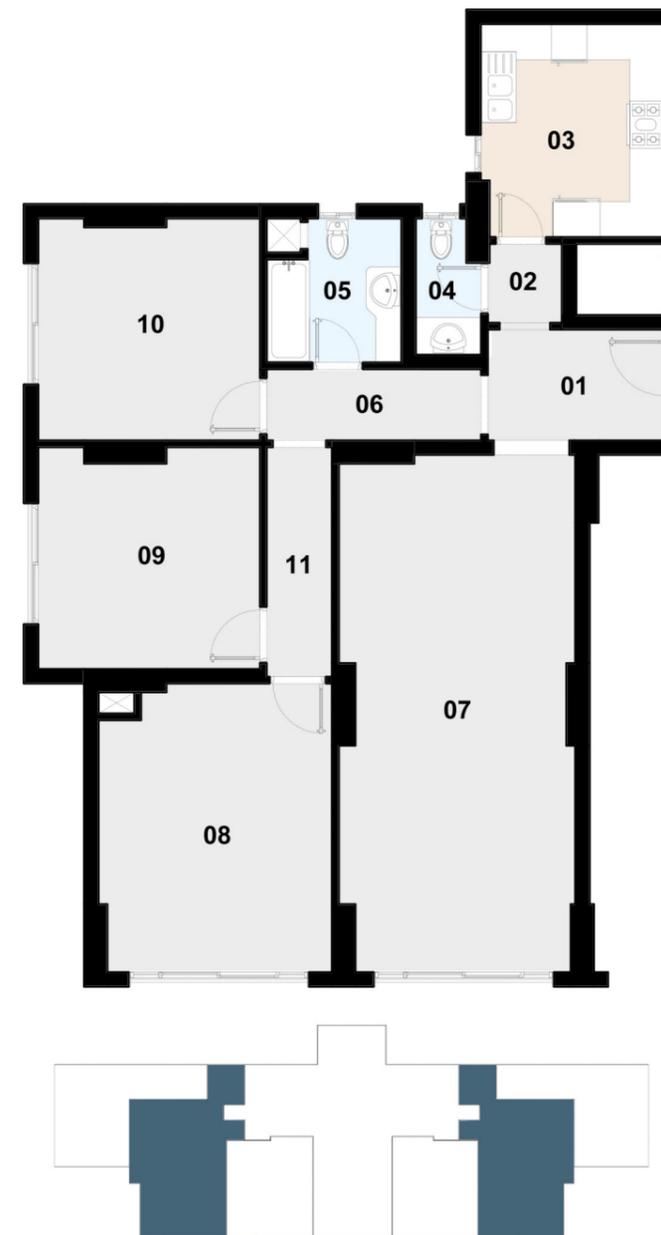
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TYPE 2

3 BEDROOMS APARTMENT

TOTAL AREA: 162

01	Entrance Lobby	3.00 x 1.87
02	Lobby	1.20 x 1.30
03	Kitchen	3.12 x 3.60
04	Guest Toilet	1.22 x 2.30
05	Bathroom	2.27 x 2.44
06	Corridor 1	3.62 x 1.20
07	Reception	4.00 x 8.76
08	Bedroom 1	3.95 x 4.88
09	Bedroom 2	3.75 x 3.75
10	Bedroom 3	3.75 x 3.75
11	Corridor 2	1.10 x 3.88



First Floor Plan

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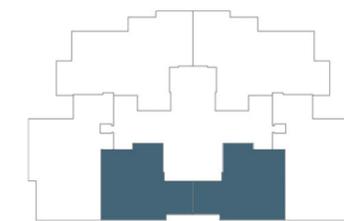
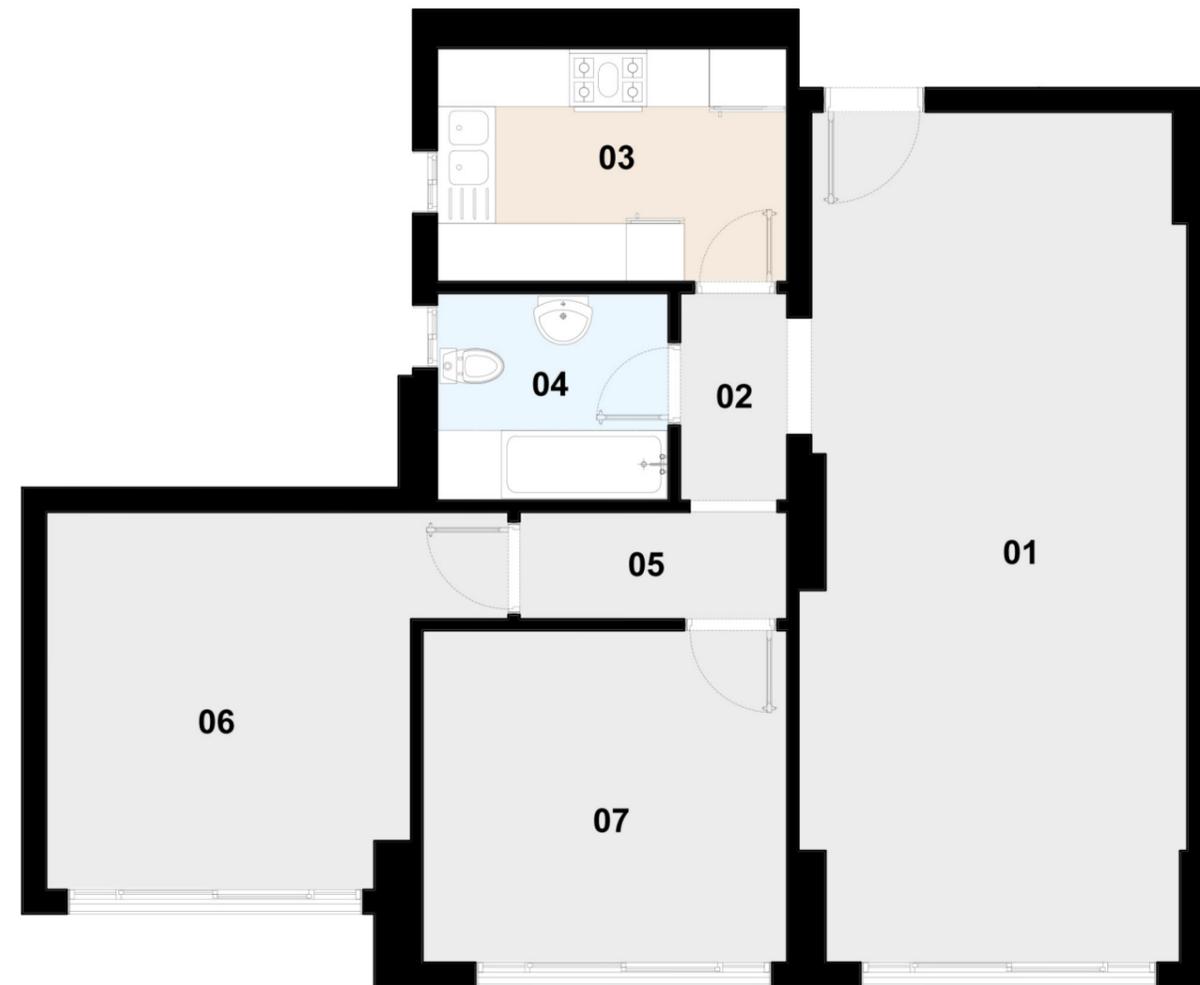
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TYPE 3

2 BEDROOMS APARTMENT

TOTAL AREA: 113

01	Reception	4.00 x 8.75
02	Lobby	1.10 x 2.13
03	Kitchen	3.60 x 2.40
04	Bathroom	2.30 x 2.13
05	Corridor	2.75 x 1.10
06	Bedroom 1	3.75 x 3.89
07	Bedroom 2	3.75 x 3.41



Second Floor Plan



Disclaimer:

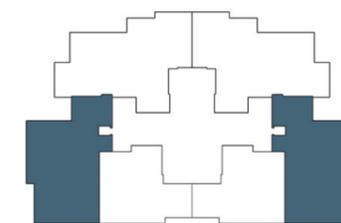
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TYPE 4

3 BEDROOMS APARTMENT

TOTAL AREA: 168

01	Entrance Lobby	3.00 x 1.87
02	Lobby	1.20 x 1.30
03	Kitchen	3.12 x 3.60
04	Terrace	1.39 x 2.64
05	Guest Toilet	1.10 x 2.30
06	Bathroom	2.27 x 2.44
07	Corridor 1	3.62 x 1.20
08	Reception	4.00 x 8.76
09	Bedroom 1	3.95 x 4.88
10	Bedroom 2	3.75 x 3.75
11	Bedroom 3	3.75 x 3.75
12	Corridor 2	1.10 x 3.88



Second Floor Plan

Disclaimer:

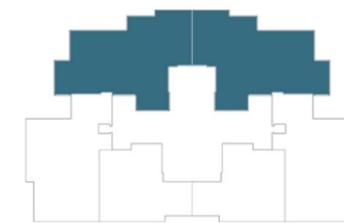
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TYPE 5

3 BEDROOMS APARTMENT

TOTAL AREA: 185

01	Entrance Lobby	2.00 x 2.21
02	Reception	8.20 x 4.00
03	Terrace	3.24 x 3.80
04	Bedroom 1	3.75 x 3.75
05	Bedroom 2	3.75 x 3.75
06	Master Bedroom	4.20 x 4.00
07	Master Bathroom	2.47 x 2.00
08	Corridor 1	3.74 x 1.20
09	Bathroom	2.34 x 2.19
10	Storage	1.15 x 2.00
11	Corridor 2	1.16 x 2.20
12	Guest Toilet	2.10 x 1.10
13	Kitchen	3.64 x 2.86
14	Lobby	1.48 x 1.23



Second Floor Plan

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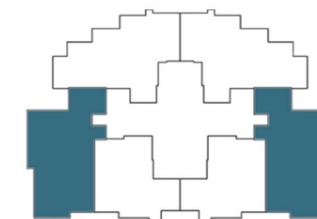
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TYPE 6

3 BEDROOMS APARTMENT

TOTAL AREA: 184

01	Entrance Lobby	3.00 x 1.87
02	Lobby	1.20 x 1.30
03	Kitchen	3.12 x 3.60
04	Terrace 1	1.39 x 2.64
05	Guest Toilet	1.10 x 2.30
06	Bathroom	2.27 x 2.44
07	Corridor 1	3.62 x 1.20
08	Reception	4.00 x 8.00
09	Terrace 2	3.79 x 1.49
10	Master Bedroom	3.95 x 4.20
11	Master Bathroom	2.50 x 2.37
12	Bedroom 1	3.75 x 3.75
13	Bedroom 2	3.75 x 3.75
14	Corridor 2	1.10 x 3.88



Third To Twentieth Floor Plan

Disclaimer:

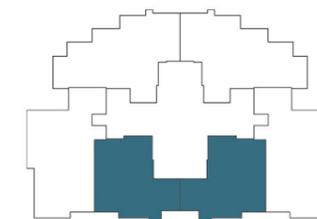
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TYPE 7

2 BEDROOMS APARTMENT

TOTAL AREA: 130

01	Reception	3.87 x 8.00
02	Terrace	3.79 x 1.49
03	Lobby	1.10 x 1.65
04	Kitchen	3.60 x 2.40
05	Guest Toilet	2.38 x 1.25
06	Bathroom	2.53 x 2.11
07	Corridor	5.70 x 1.10
08	Bedroom 1	3.75 x 3.95
09	Bedroom 2	3.75 x 3.75



Third To Twentieth Floor Plan

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FINISHING SPECS

**PREMIUM
FINISHING SPECS****Reception & Terraces:**

Porcelain floors



Acrylic painted walls

Bedrooms:

HDF floors



Acrylic painted walls

Kitchen & Bathrooms:

Ceramic walls and ceramic floors

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