

māvi[®]

New Alamin

BROCHURE

Eastern heritage

Western elegance

Coastal serenity

Where Eastern legacy meets
Western grace by the sea





ABOUT THE PROJECT



MAVI REAL ESTATE DEVELOPMENT

a leading name in Egypt's property sector, proudly presents one of its Flagship projects in the North Coast — [Mavi New Alamin](#). Developed by Mavi with a vision to redefine coastal living, the project represents a qualitative leap in North Coast developments, offering distinctive means of comfort and luxury in a strategic location opposite the famous Alamein Towers, making it an ideal destination in the heart of the city for New Alamein lovers.



8 Residential
Towers



At the Heart
of Alamin



4 Types
of Units



FACILITIES & AMENITIES

UNIQUE PROJECT FEATURES

- Direct views of the famous Alamein Towers
- Stunning sea views of the Mediterranean
- Vibrant location in the heart of Alamein city next to a residential area inhabited by residents for 10 years
- Graduated swimming pools for children and adults suitable for all ages
- Modern architectural design combining luxury and functionality



Where the sea
IS YOURS

Not a pool you share.
A pool that's yours



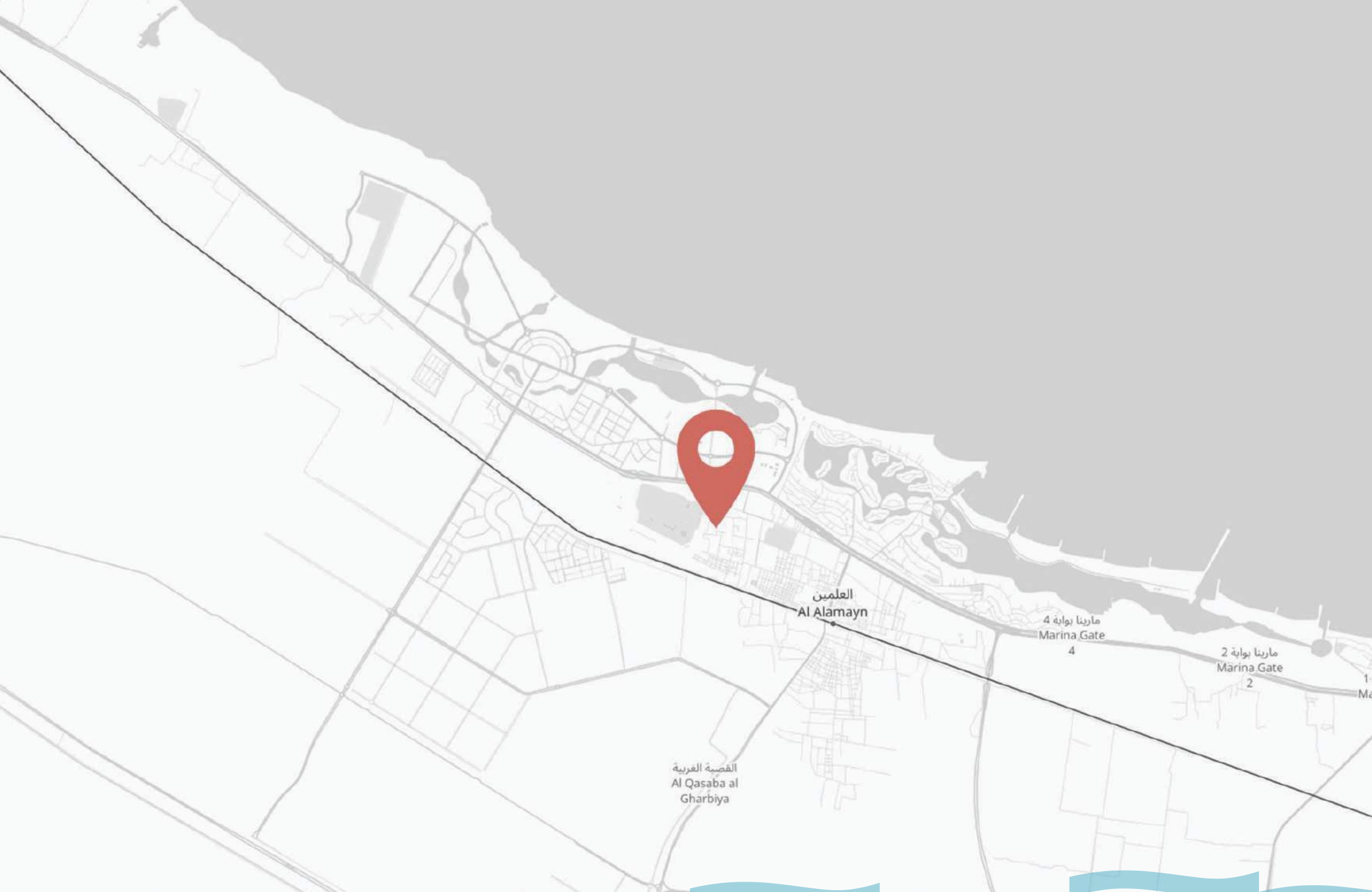
PROJECT LOCATION

Here .
EGYPT
مِصْرَ



Mavi New Alamein project is located in an exceptional position opposite the distinguished Alamein Towers, and at close distances from various important places :

- 1 minute from Porto Golf Marina
- 2 minutes from Alamein University
- 6 minutes from Karl Beach
- 8 minutes from Notch Beach
- 8 minutes from Rixos Alamein
- 16 minutes from Marassi



العلمين
Al Alamayn

الفصبة الغربية
Al Qasaba al
Gharbiya

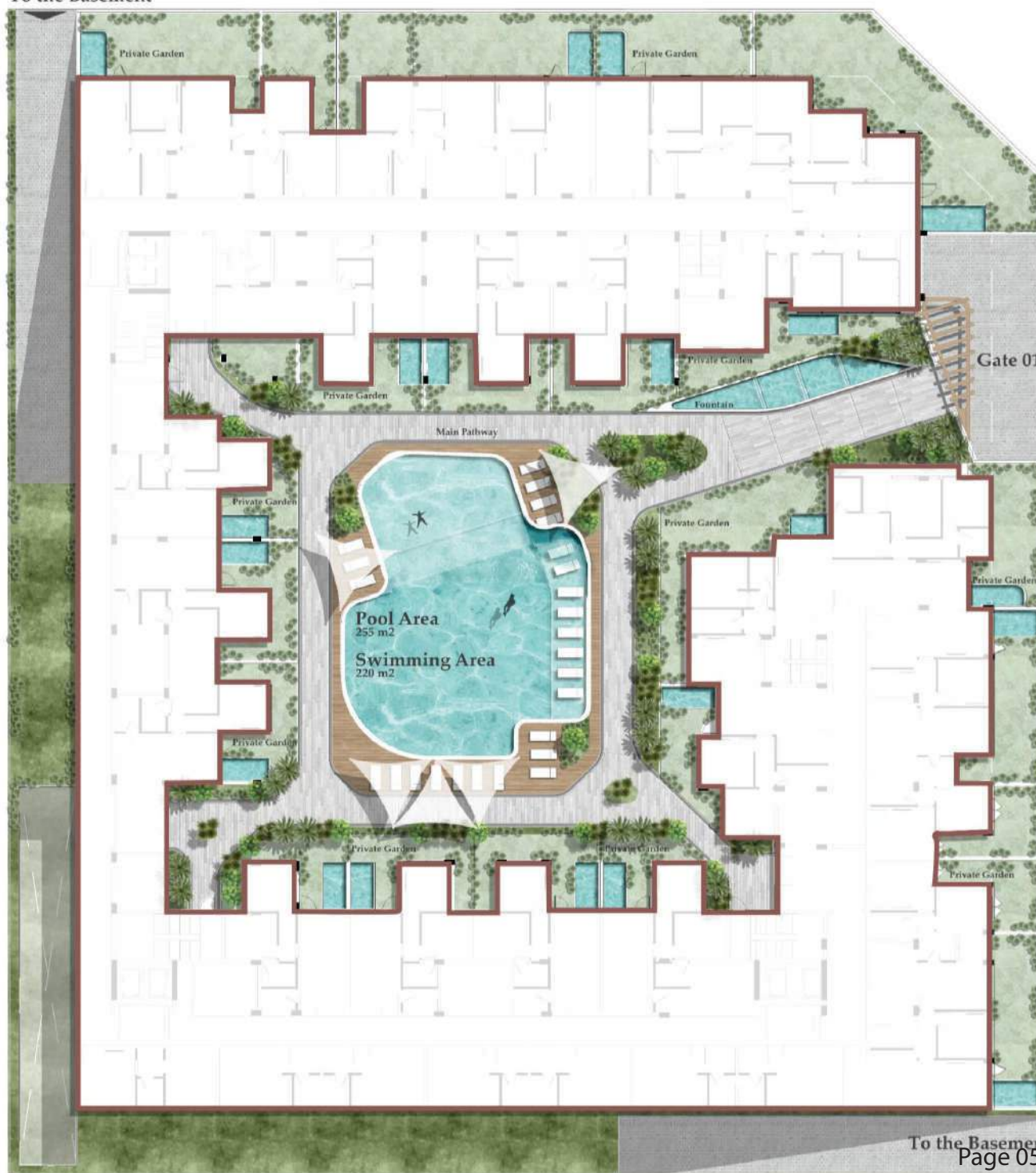
مارينا بوابة 4
Marina Gate
4

مارينا بوابة 2
Marina Gate
2



MASTER PLAN

To the Basement



Gate 01













FACILITIES & AMENITIES

COMPREHENSIVE HEALTH CLUB

The health club includes :

- Sauna for relaxation and comfort
- Spa with integrated services
- Jacuzzi for recreation
- Gym with stunning views of the famous Alamein Towers to enable you to exercise while watching one of Egypt's most distinguished modern landmarks





A modern rooftop gym with a wooden slat wall and a man working out. The gym is located on a rooftop with a view of a city skyline. The wall features the text "The body achieves what the mind believes." in a bold, sans-serif font. A man in a white tank top and black shorts is performing a squat with a kettlebell. Another man in a black t-shirt and green shorts is standing nearby. In the background, a man is boxing with a punching bag. The gym is equipped with various fitness equipment, including a blue exercise ball, a black kettlebell, and a black bag labeled "ATX 32 KG". The rooftop is decorated with potted plants and large orange beanbag chairs. The sky is clear and blue.

**The body achieves
what the mind
believes.**

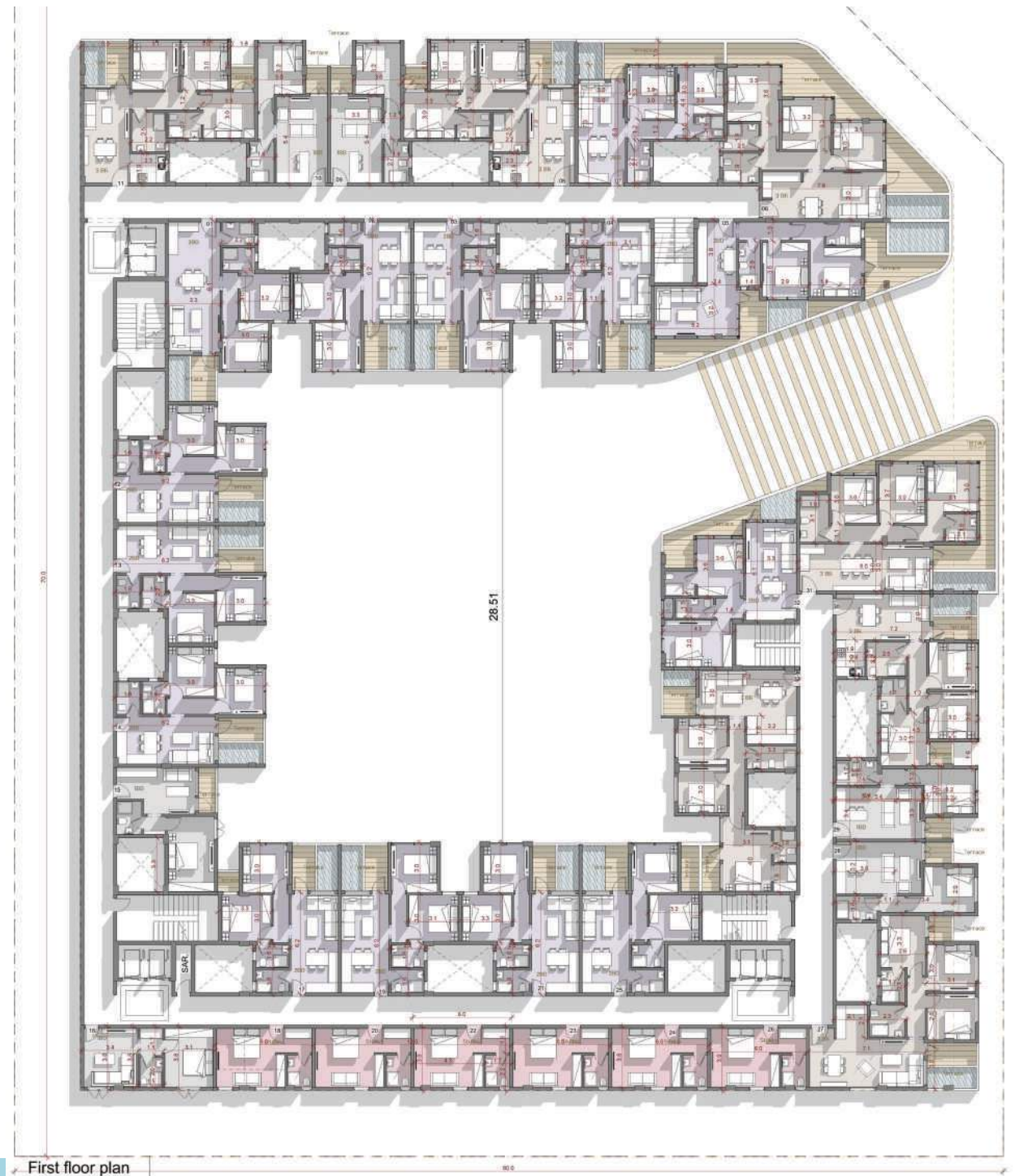


Ground Floor





First Floor

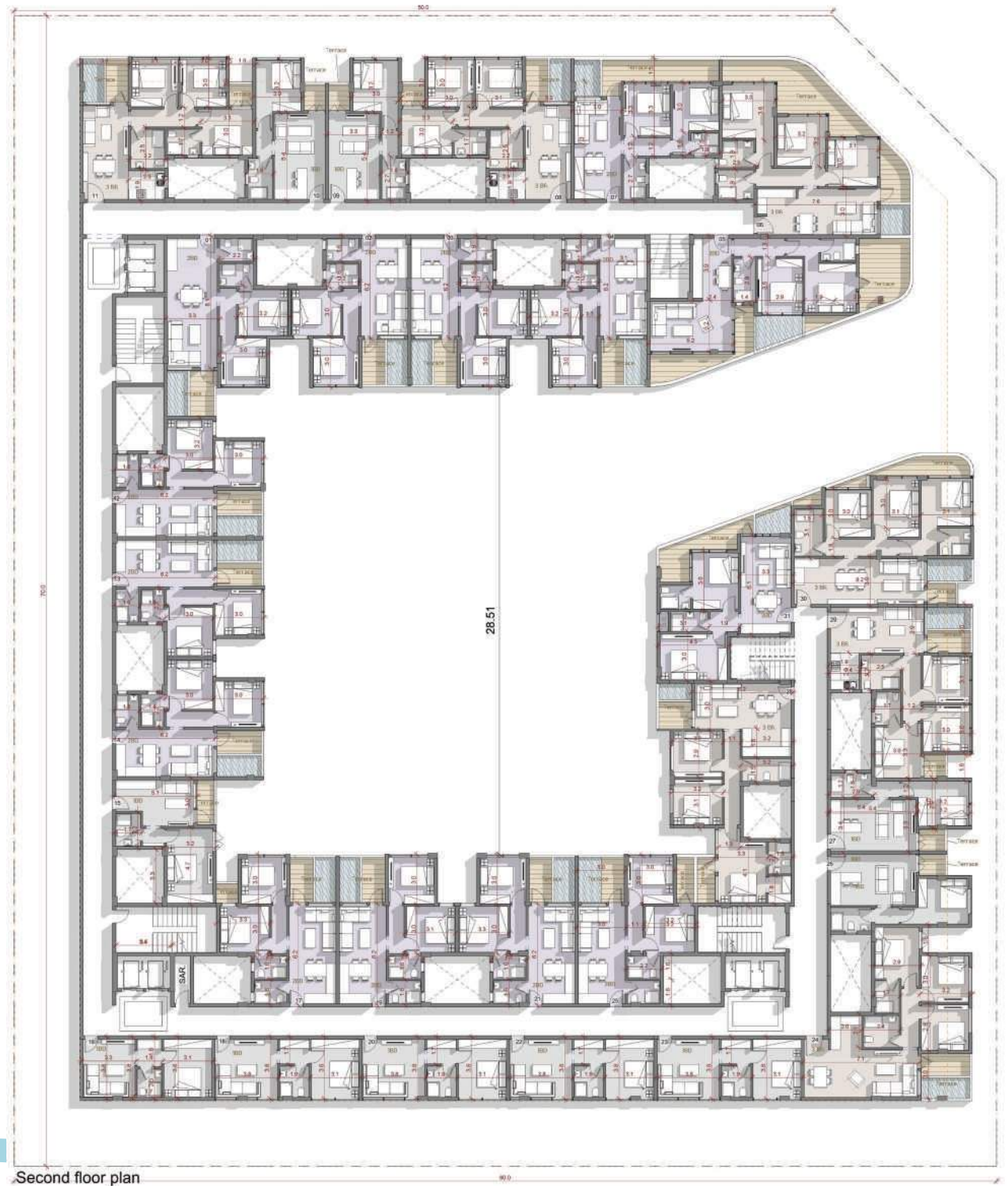




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Second Floor





Third Floor



Third floor plan

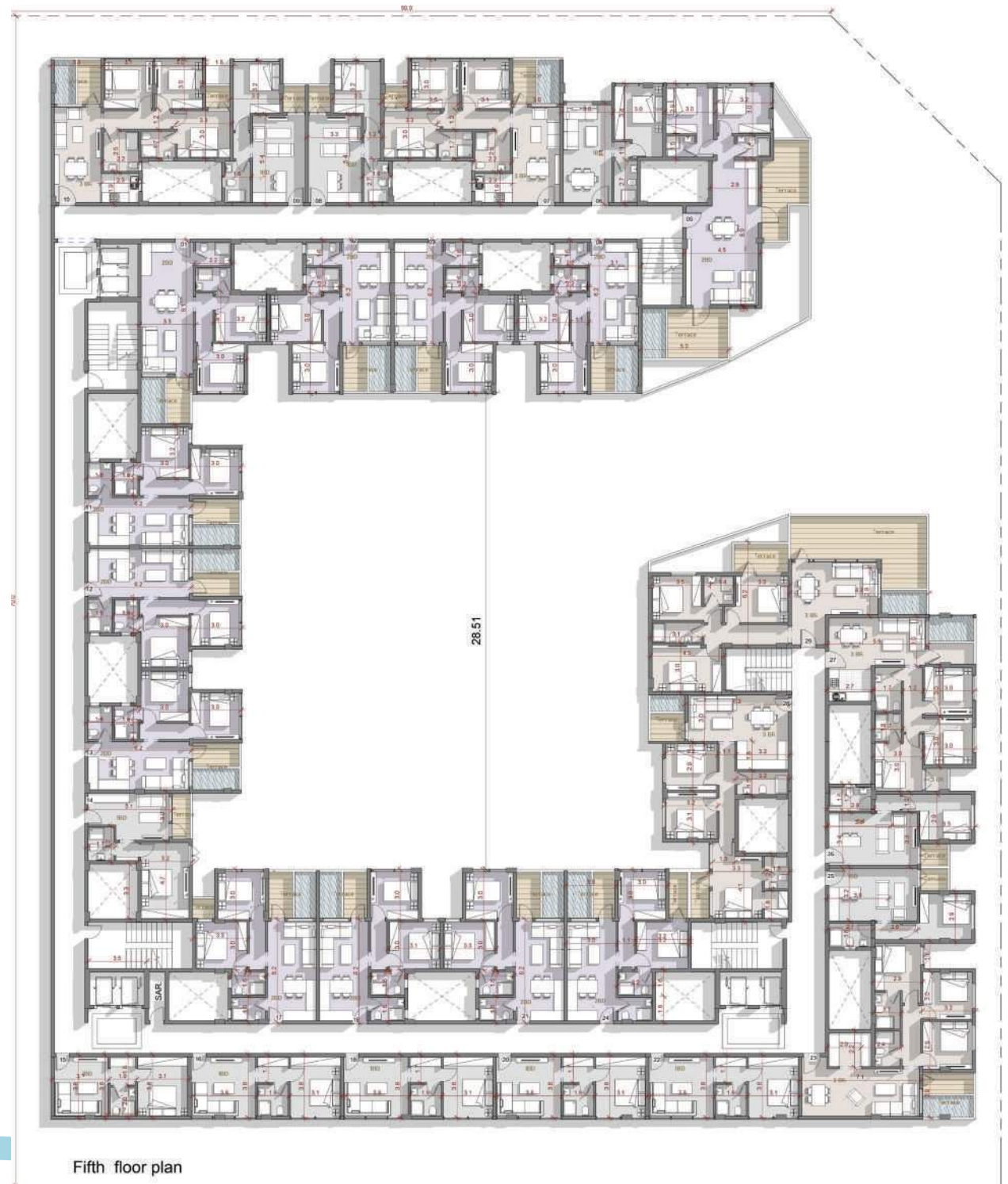


Fourth Floor





Fifth Floor

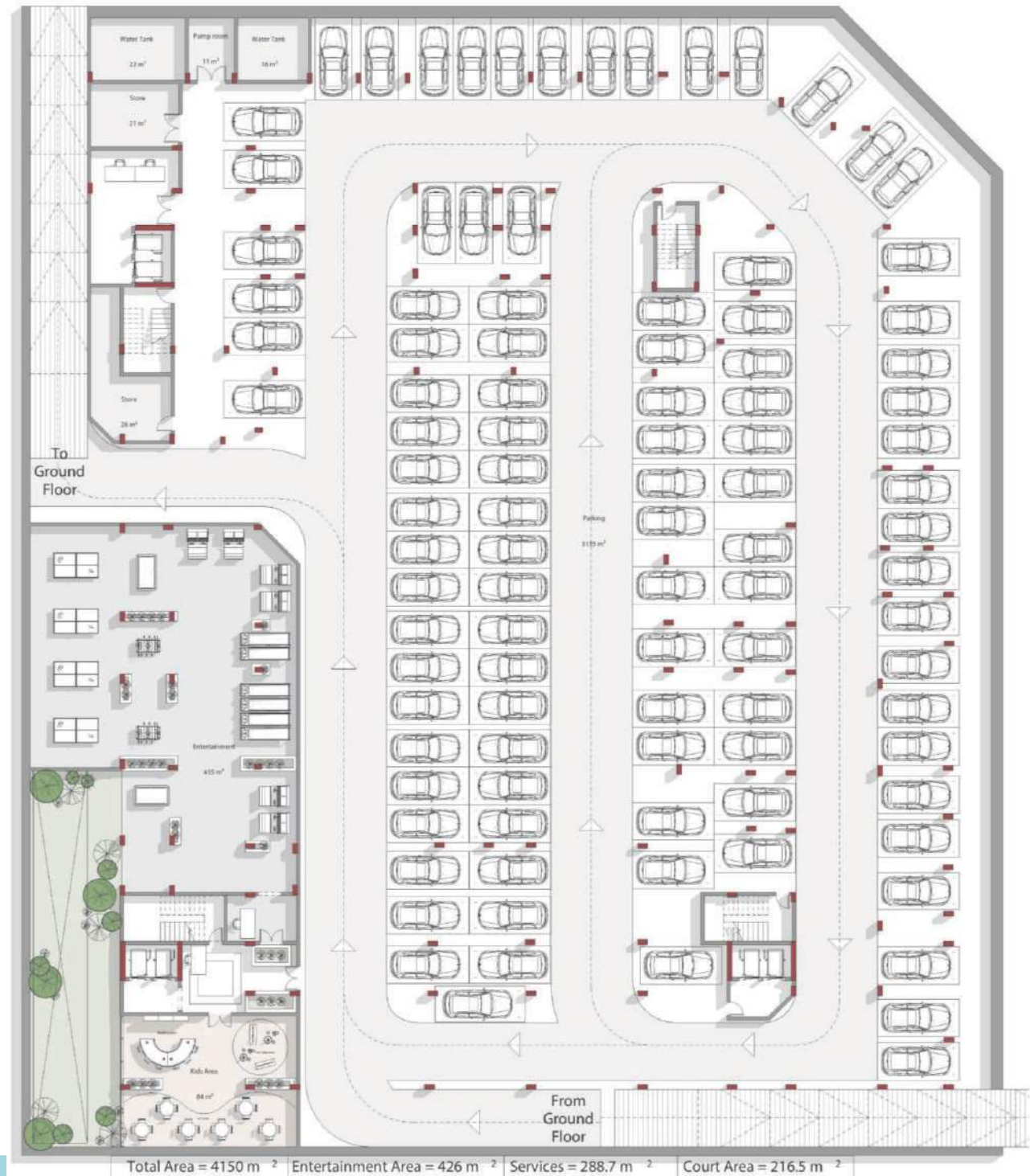


Fifth floor plan



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Basement

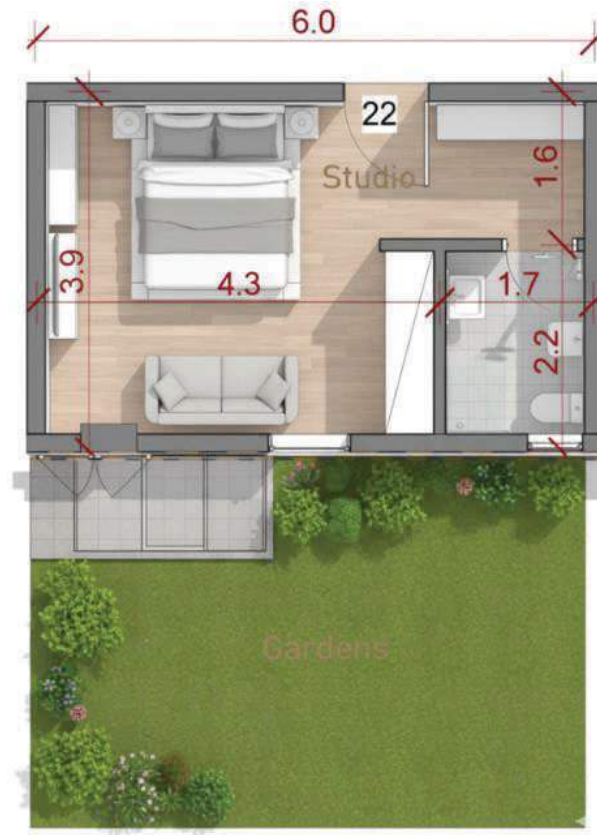




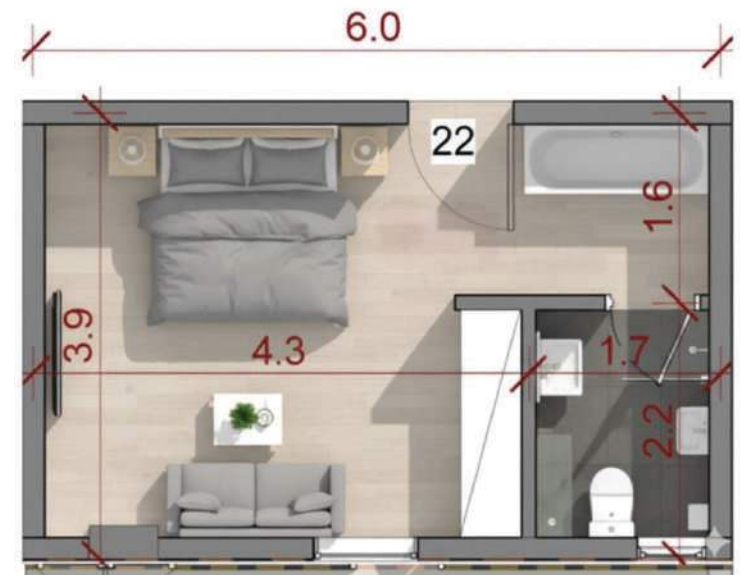
UNITS TYPE STUDIO



Unit Code: (G 01)
Studio Type (A)
Unit Area: 34 SQM
Garden Area: 16 SQM
Total Area: 50 SQM



Unit Code: (G 16)
Studio Type (B)
Unit Area: 32 SQM
Garden Area: 29 SQM
Total Area: 61 SQM



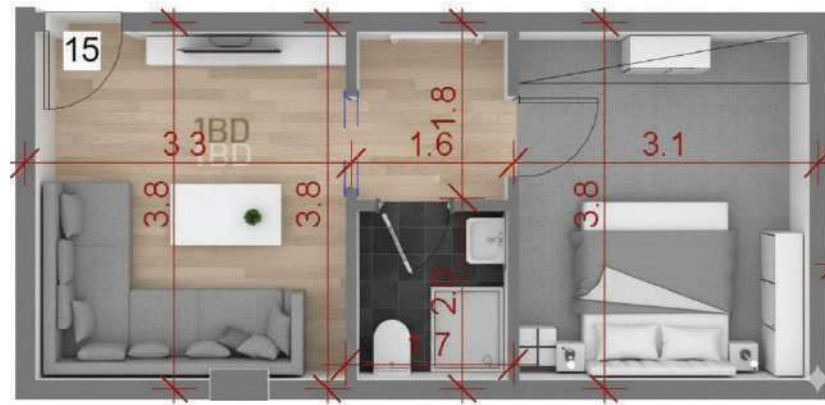
Unit Code: (118)
Studio Type (C)
Unit Area: 32 SQM
Terrace Area: 0 SQM
Total Area: 32 SQM



UNITS TYPE 1 BEDROOM



Unit Code: (G 09)
1 Bed Type (A)
Unit Area: 40 SQM
Garden Area: 27 SQM
Total Area: 67 SQM



Unit Code: (515)
1 Bed Type (C)
Unit Area: 43 SQM
Garden Area: 0 SQM
Total Area: 43 SQM



Unit code: (109)
1 Bed Type (B)
Unit Area: 48 SQM
Terrace Area: 3 SQM
Total Area: 51 SQM



UNITS TYPE

2 BEDROOMS +
Private Swimming Pool



Unit Code: (G 04)
2 Bed Type (A)
Unit Area: 66 SQM
Garden Area: 28 SQM
Total Area: 94 SQM



Unit Code: (104)
2 Bed Type (B)
Unit Area: 66 SQM
Terrace Area: 11 SQM
Total Area: 77 SQM



UNITS TYPE

3 BEDROOMS +
Private Swimming Pool



Unit Code: (G 31)
3 Bed Type (A)
Unit Area: 92 SQM
Garden Area: 50 SQM
Total Area: 142 SQM



Unit Code: (208)
3 Bed Type (B)
Unit Area: 89 SQM
Garden Area: 13 SQM
Total Area: 102 SQM



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