



M A M S H A  
vista



# ABOUT — CITY EDGE DEVELOPMENTS

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.

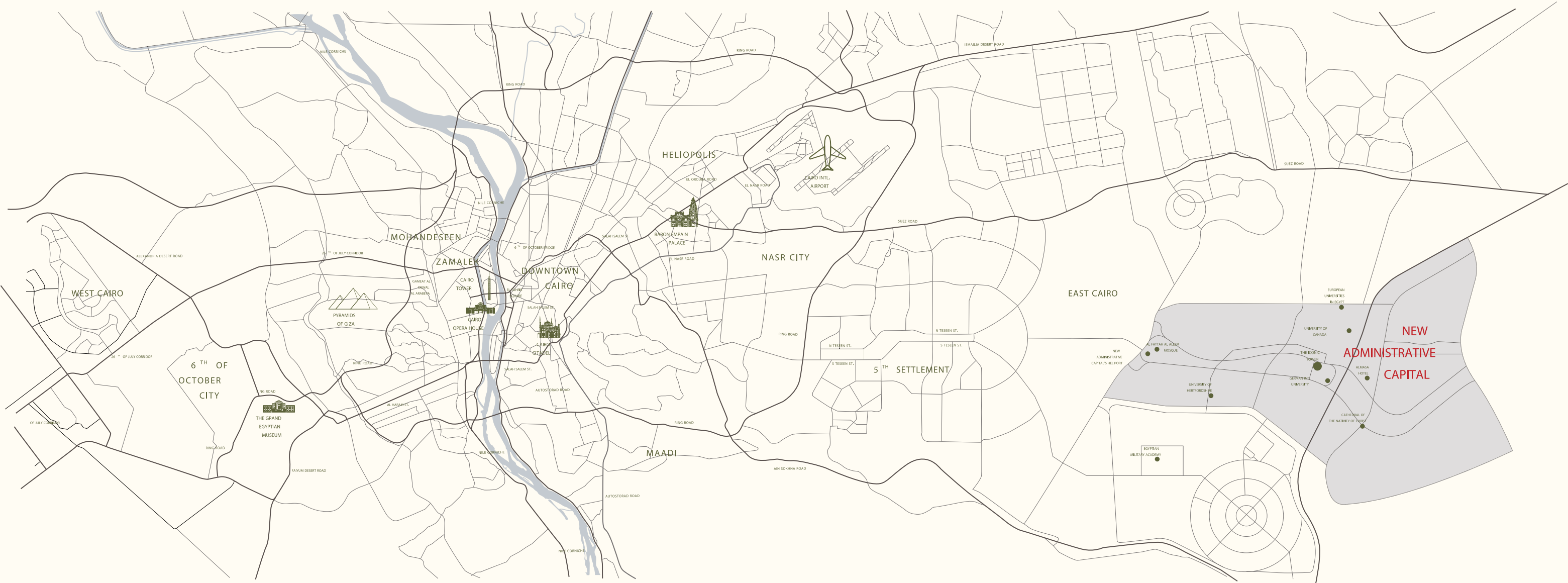
In addition to a diversified land bank for third party accounts containing indirect real estate holdings under their management that span a range of investments across all asset classes including residential, hospitality, retail, office and education.



**CITY EDGE**  
DEVELOPMENTS



# MAP OF CAIRO





# ABOUT THE NEW ADMINISTRATIVE CAPITAL

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 AND 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 surround it. The district is also in close vicinity to the Canadian and European universities.

**32 KM**  
from Cairo International Airport

**45 KM**  
from Downtown Cairo

**55 KM**  
from Ain Sokhna

**80 KM**  
from Suez City





# WELCOME TO AL MAQSAD

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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 cultural city, smart city and sports city, as well as the Canadian and European university offers unmatched luxury, making it a future address for those who appreciate distinguished ways of living.





# INTRODUCING MAMSHA VISTA



Wake up to scenic views that draw the lines of the most beautiful start to your day. In Mamsha Vista, facing the striking Iconic Tower, we bring you everything that creates a fully integrated life, all around breathtaking greenery and landscapes.



# MASTER PLAN

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# THE MASTERPLAN OF MAMSHA VISTA

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# DISCOVERING THE CULINARY CHARMS WITHIN

Within this gated compound, you'll discover a collection of elegant restaurants that exude luxury and style. These fancy dining spots offer a refined atmosphere and gourmet dishes prepared with meticulous attention to detail. From upscale decor to exquisite flavors, each restaurant provides a sophisticated dining experience that caters to discerning tastes. Whether you're enjoying a fine dining meal or sipping on premium wines and cocktails, this parcel is the epitome of indulgence and class, perfect for those seeking a special culinary journey.

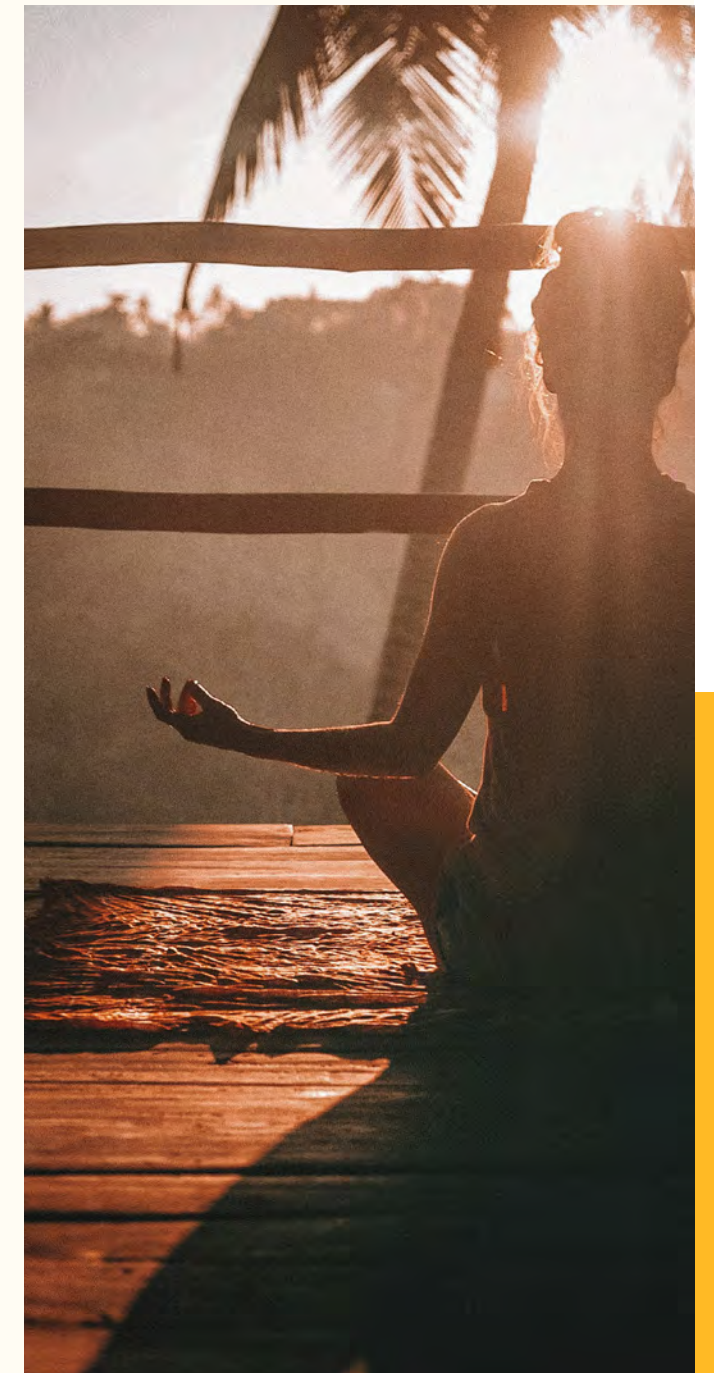


# A BLEND — OF GRANDEUR & PRACTICALITY

Mamsha Vista introduces a balanced lifestyle, for you to spend your whole day without missing out on anything you love. Live where all prominent amenities are only a few minutes away from you.

Indulge in your favorite flavors at a selection of fine diners and cafés. Explore new choices to your armoire with a variety of fashion brands. Have a stroll in the heart of nature along the walking promenade.

Mamsha Vista is where you are so close to office spaces, commercial areas and medical facilities, with prime qualities to make sure you lead the ideal living experience.





# FIRST-CLASS BLUEPRINTS

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With its opulent entrances and lobbies, Mamsha Vista lets the feel of luxury take over. It is a full mood of satisfaction and richness, leading the way to top-tier disposition. Mamsha Vista prides itself with buildings where each offers its own assortment of services and amenities.





# SPLENDID DESIGNS, WITH RICHNESS

Mamsha Vista is a definition for architectural styles and elegant home designs. There is a whole array of fully finished units, curated to draw the ambience of charm, comfort and practicality across all spaces.

For the full experience, your home comes with Fiber-To-The-Home connection (FTTH), as well as Triple Play System (IPTV, IP telephone and IP internet).

Outside your home, in an environment of safety, rest assured and enjoy every moment with your family at the public areas, thanks to the latest fire-fighting systems.





# SCENIC VISTAS

While you are home, you overlook natural panoramas that add to the state of splendor, with verdant wide spaces that inspire you to live the way you desire.







# PARKING SPACES

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Speaking of convenience, after a long day you would long to go back home without bearing the hassle of finding a parking spot. Mamsha Vista offers designated parking places. Besides the highest level of security, this makes it easy to allow for uninterrupted scenery.





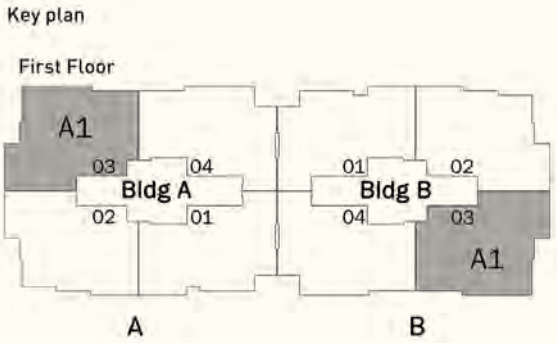
# RESIDENTIAL FLOOR PLANS



# Floor Plans

## TYPE A1

AREA: 185 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



Disclaimer:

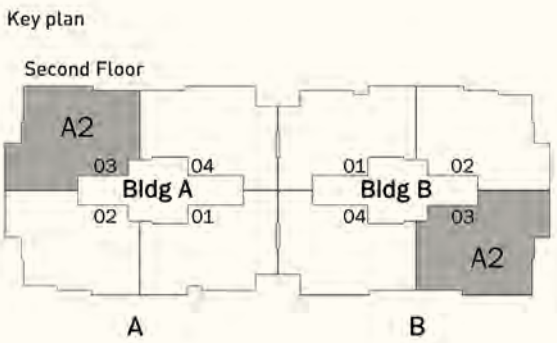
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# Floor Plans

## TYPE A2

AREA: 176 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



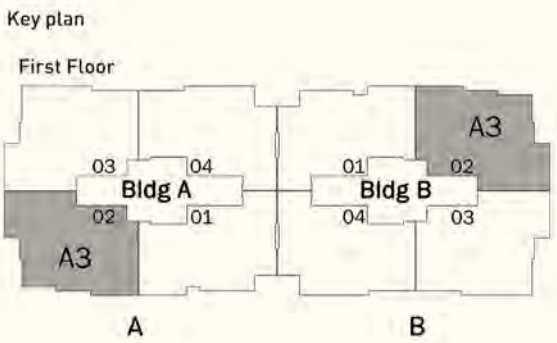
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# Floor Plans

## TYPE A3

AREA: 181 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



Disclaimer:

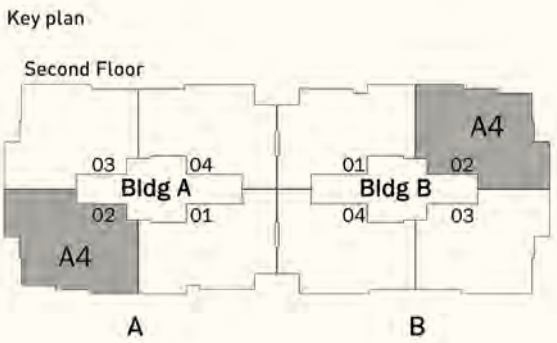
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# Floor Plans

## TYPE A4

AREA: 172 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



Disclaimer:

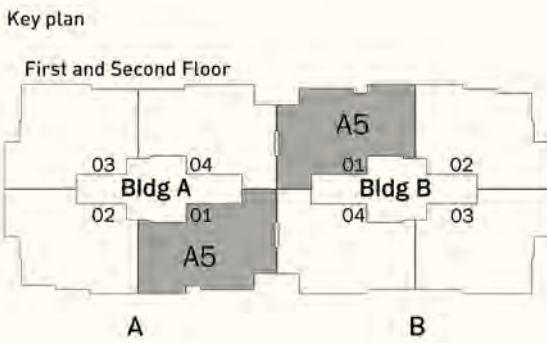
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# Floor Plans

## TYPE A5

AREA: 168 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



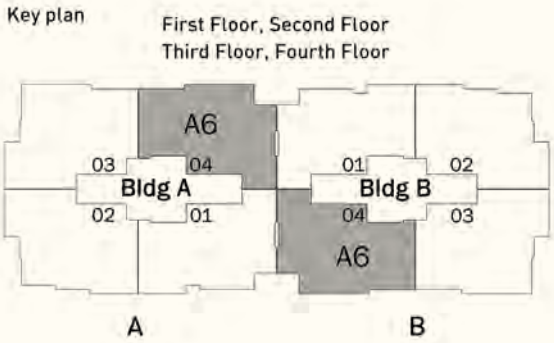
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# Floor Plans

## TYPE A6

AREA: 171 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



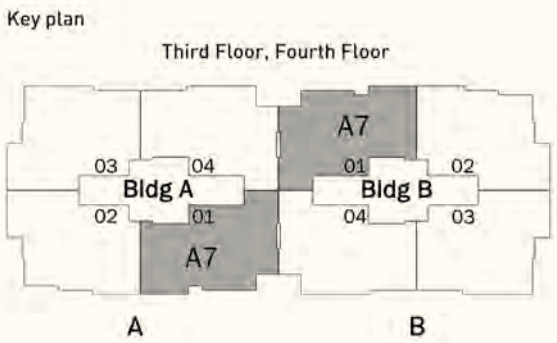
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# Floor Plans

## TYPE A7

AREA: 162 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



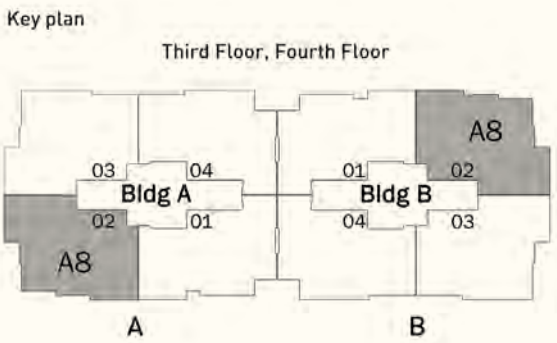
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# Floor Plans

## TYPE A8

AREA: 166 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



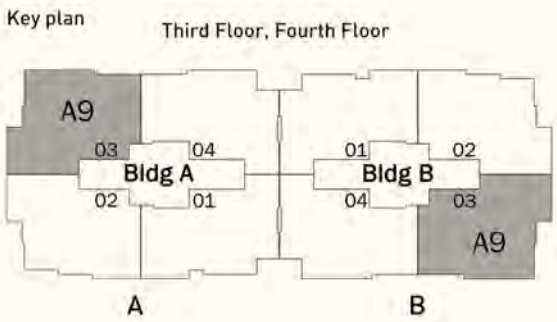
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# Floor Plans

## TYPE A9

AREA: 171 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



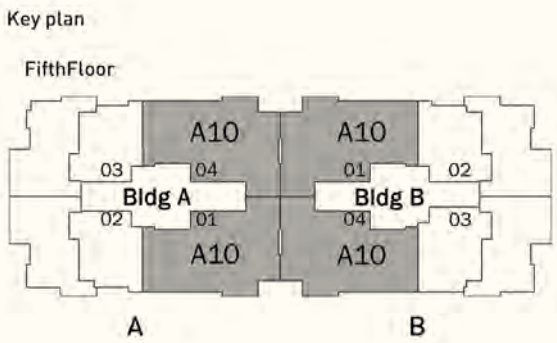
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# Floor Plans

## TYPE A10

AREA: 161 m<sup>2</sup>  
NUMBER OF BEDROOMS: 3



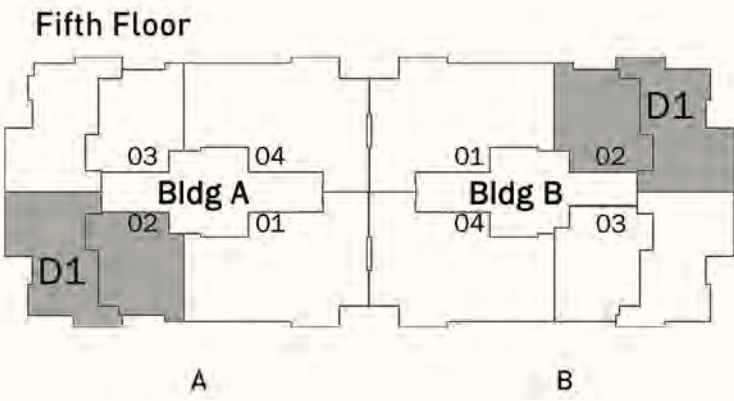
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# Floor Plans

## TYPE D1

Fifth Floor  
AREA: 390 m<sup>2</sup>  
TERRACE = 86 m<sup>2</sup>  
NUMBER OF BEDROOMS: 4



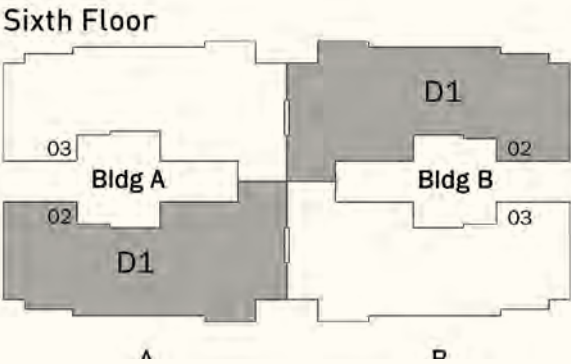
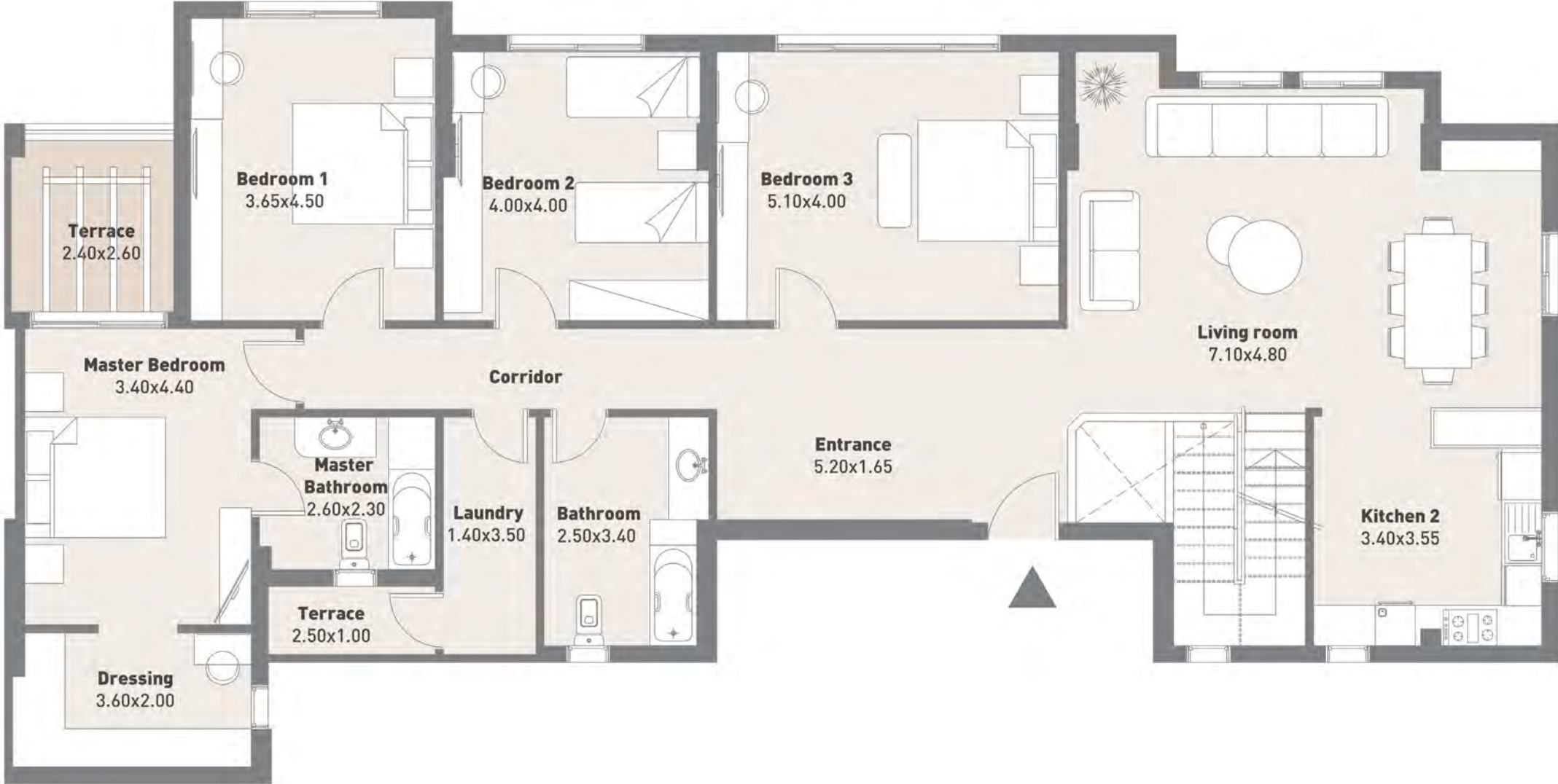
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# Floor Plans

## TYPE D1

Sixth Floor  
AREA: 390 m<sup>2</sup>  
TERRACE = 86 m<sup>2</sup>  
NUMBER OF BEDROOMS: 4



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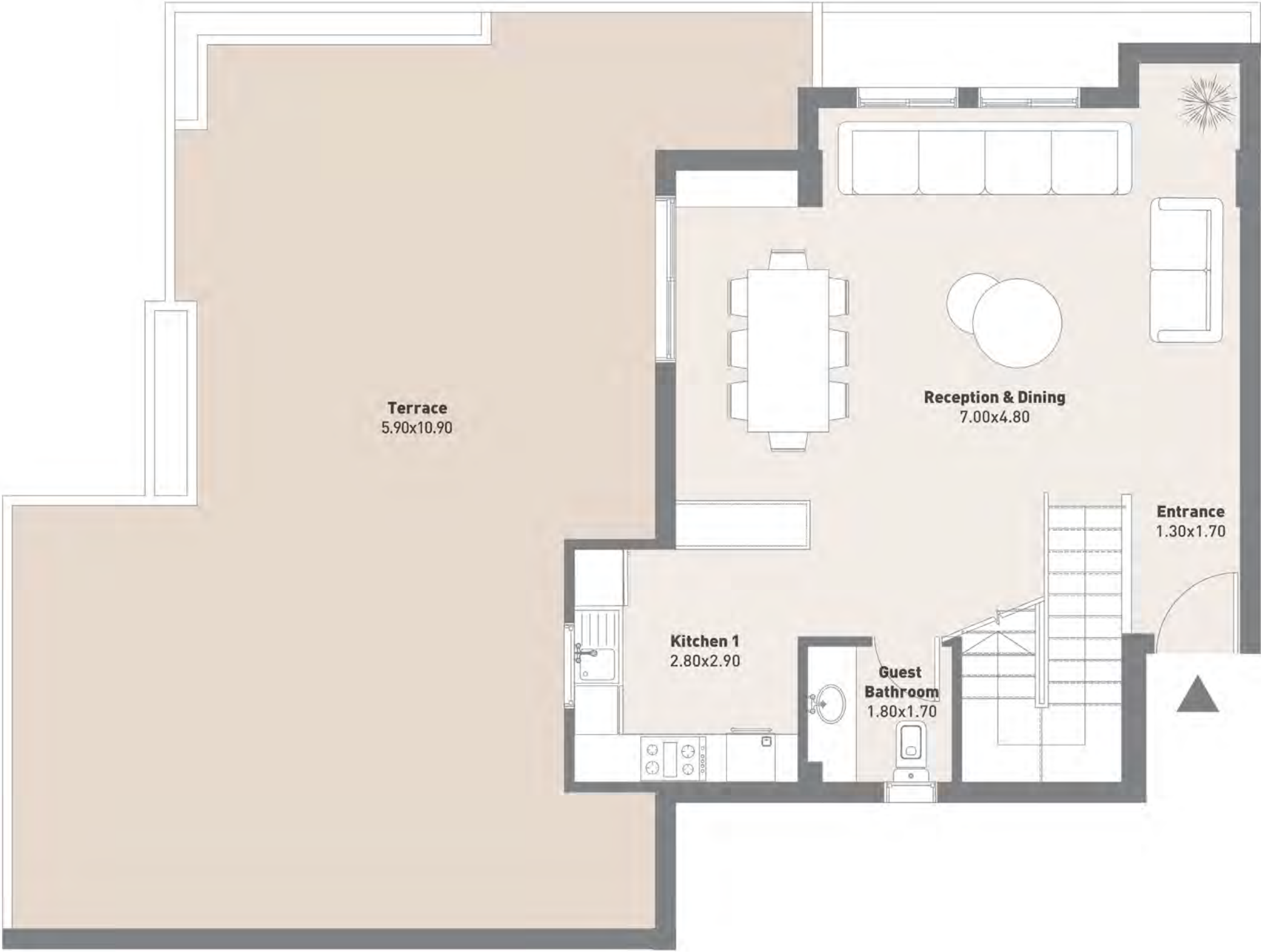
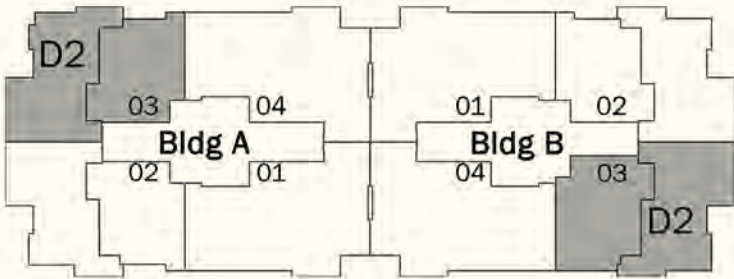


# Floor Plans

## TYPE D2

Fifth Floor  
AREA: 392 m<sup>2</sup>  
TERRACE = 87 m<sup>2</sup>  
NUMBER OF BEDROOMS: 4

Fifth Floor



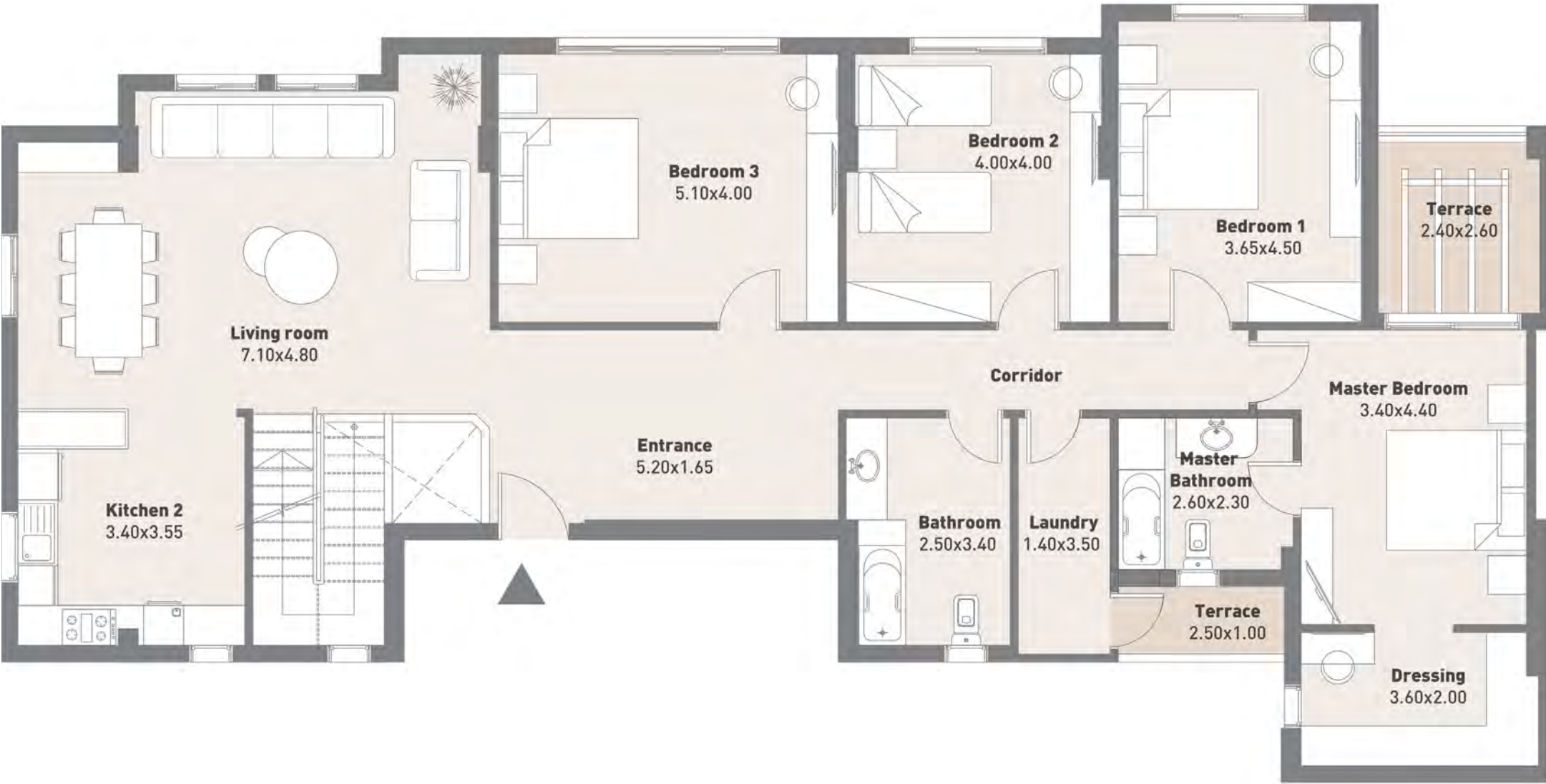
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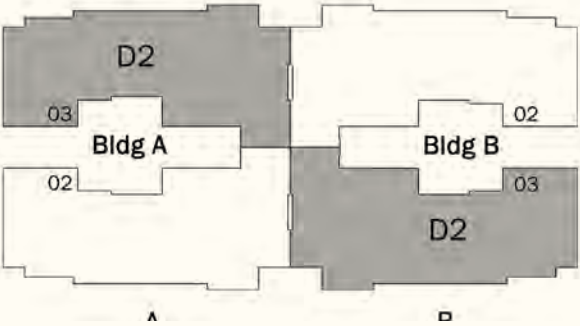
# Floor Plans

## TYPE D2

Sixth Floor  
AREA: 392 m<sup>2</sup>  
TERRACE = 87 m<sup>2</sup>  
NUMBER OF BEDROOMS: 4



Sixth Floor



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A low-angle photograph of a modern building with a grid-like facade, overlaid with a dark teal geometric shape.

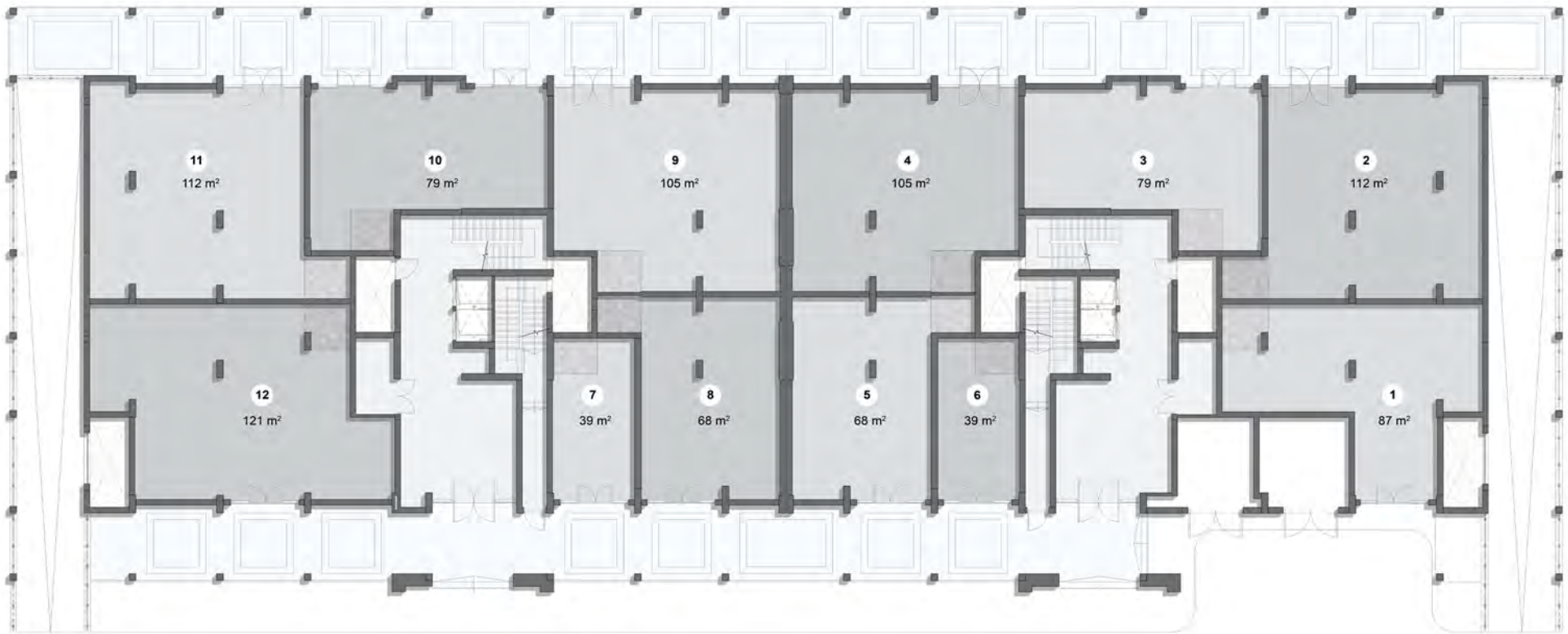
# COMMERCIAL FLOOR PLANS



# Floor Plans

## GROUND FLOOR

( PROTOTYPE 1 ) - RETAIL



Ground Floor Plan Prototype 1

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# Floor Plans

## GROUND FLOOR

( PROTOTYPE 1 ) - RETAIL



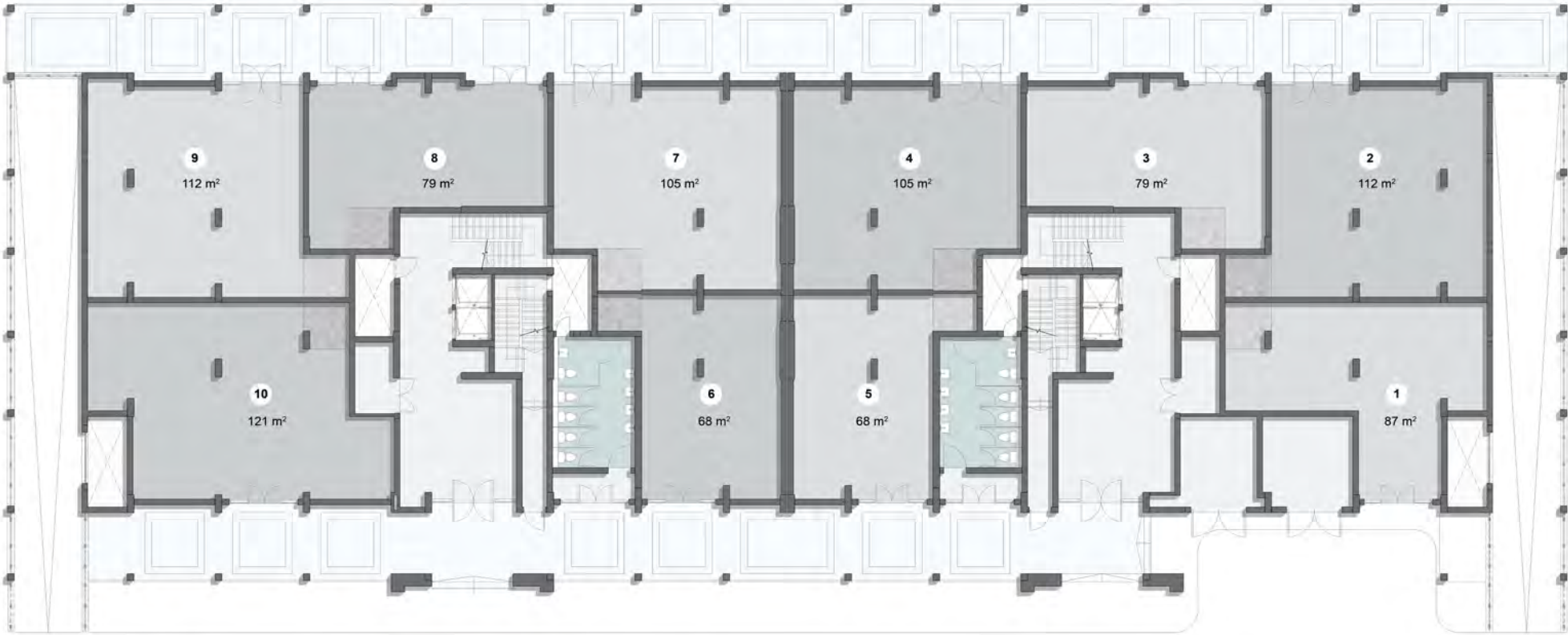
● GF - PROTOTYPE 1



# Floor Plans

## GROUND FLOOR

( PROTOTYPE 2 ) - RETAIL



Ground Floor Plan Prototype 2

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# Floor Plans

## GROUND FLOOR

( PROTOTYPE 2 ) - RETAIL



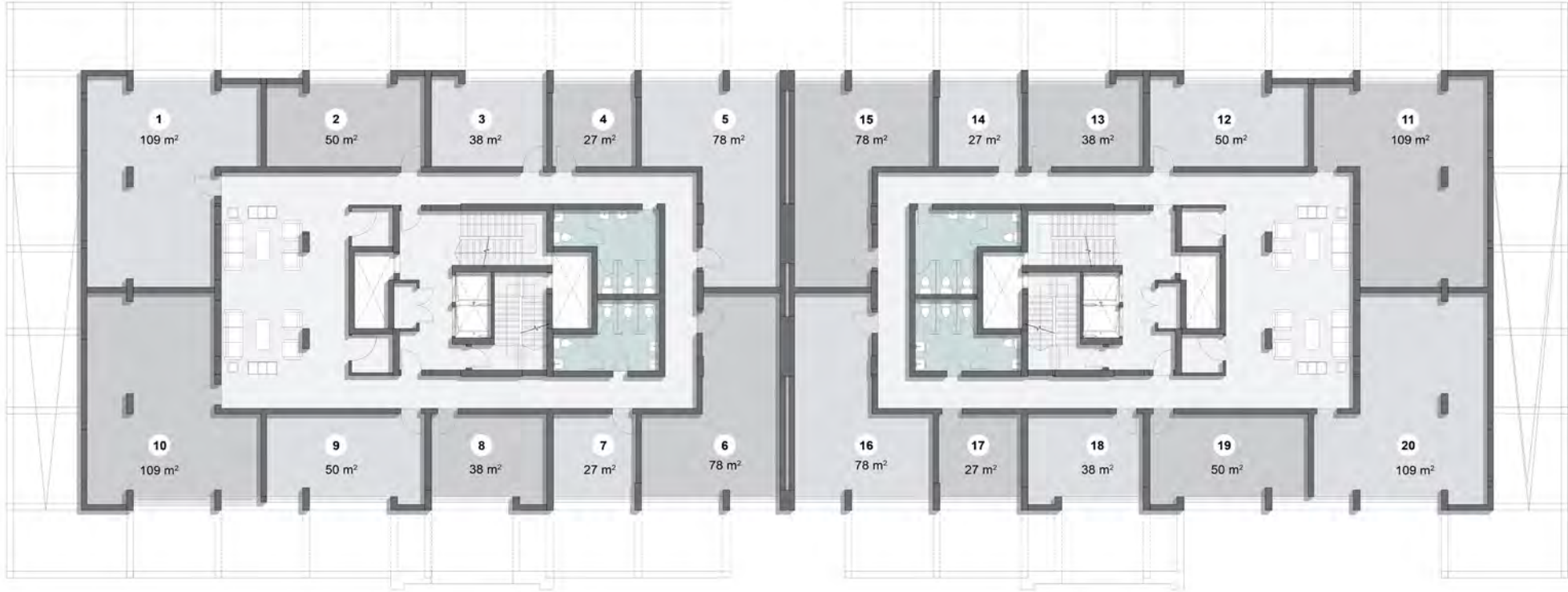
● GF - PROTOTYPE 2



# Floor Plans

## MEZZA- NINE

OFFICES/CLINICS



Mezzanine Floor Plan

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**CITY EDGE**  
DEVELOPMENTS