

MAZARINE™

Islands

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01



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.

02

NEW
ALAMEIN
CITY



NEW ALAMEIN CITY AN ALL YEAR ROUND DESTINATION.

Spread across more than 48,000 Feddans and planned to accommodate more than 3 million people by 2030, New Alamein City has changed our perception of the North Coast from a summer destination to an all year-round quintessential version of what a city should be. Its strategic location offers it a character uniqueness to the Egyptian market. With 14 KM of a breathtaking turquoise shoreline, New Alamein City leaves its visitors in awe and its residents with homes in paradise.



The city beats to a modern rhythm suitable for aspiring individuals to live a well-balanced life with all year-round amenities and necessities at their fingertips. From parks, museums and opera houses to international and national schools and universities as well as international fashion and retail outlets; residents and visitors alike are spoiled with choice.

No compromise is made in regards to its amenities and facilities; world-class industrial, touristic, agricultural and trading components cater to all local and international segments alike. Its pristine quality, impeccable planning and a thirst for the ultimate living experience are the ingredients of New Alamein's success in becoming a fourth-generation city and the future of Egypt.

NEW ALAMEIN

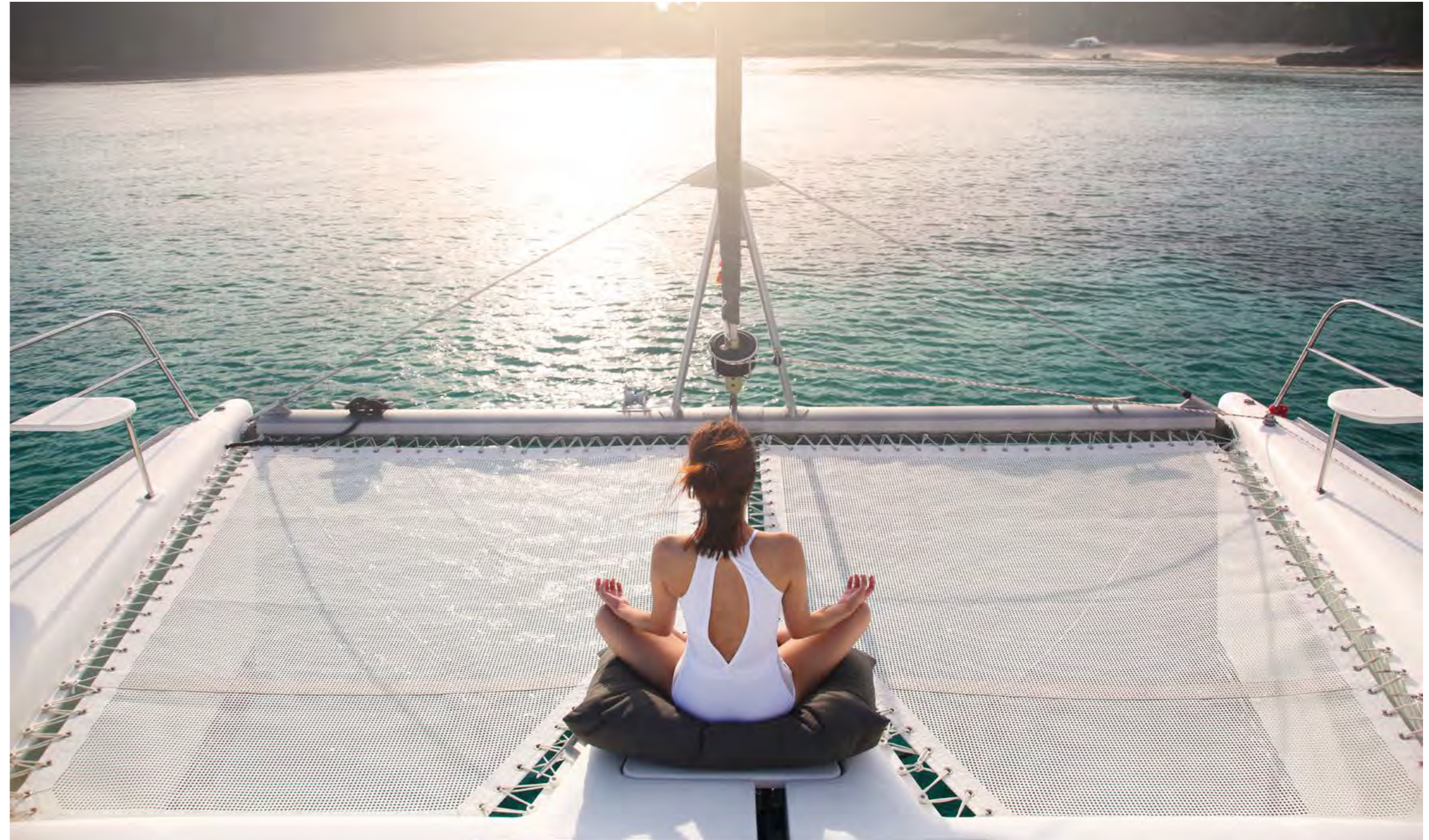
A GLIMPSE
OF NEW
ALAMEIN CITY



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03

MAZARINE





M

THE NAME 'MAZARINE' CAME TO FRUITION
BASED ON THE PROJECT'S GREATEST ASSET;
BEING SURROUNDED BY THE DEEPEST SHADES
OF BLUE LAGOONS. ON AN ARTISTIC LEVEL,
THE SHADE RESONATES DEPTH AND A SENSE OF
INTUITION.

M

MAZARINE
NEW ALAMEIN

707 FEDDANS OF BEAUTY.

Located within New Alamein City's first phase, Mazarine stretches across 707 feddans offering a variety of residential projects that include villas, twin villas, chalets and apartments as well as commercial zones. Surrounded with glimmering sandy beaches, accessible lagoons and an array of sports, leisure and entertainment facilities, the Mazarine community is complimented with breathtaking views overlooking The Gate and North Edge Towers and adjacent to North Square; the North Coast's largest commercial project.

Mazarine directly overlooks lagoons that are connected to the beach and seawater through canals crossing under bridges making for a picturesque view and a mesmerizing cornice enveloping the community.



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THE LOCATION A MODERN ISLAND.

Mazarine is located at New Alamein City's lagoon and takes pride as the first horizontal project of the city. The project benefits from being in close proximity to the beauty of the lagoon while still being in sync with the urban rhythm.

Cairo	261 KM
Alexandria	107 KM
Marsa Matrouh	184 KM
Alamein International Airport	54 KM
Borg El Arab International Airport	89 KM



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STEPS AWAY FROM MAZARINE'S EXCLUSIVE AMENITIES.

Situated strategically to grant Mazarine a location that is steps away from a variety of New Alamein City's exclusive amenities and services; all of which are divided across the 707 Feddans and available for the comfort of all homeowners.

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FACILITIES.

The Marina

One of the city's focal points boasting a boat anchorage and port as well as a waterfront pedestrian walkway ideal for sunsets and early morning strolls.

Hotel

A world-class hospitality experience for homeowners and visitors alike.

The Beach Club

An exclusive Beach Club offering an array of leisure and entertainment activities as well as a mix of the top dining venues, granting the perfect location to unwind and enjoy the turquoise blue waters.

Central Business District

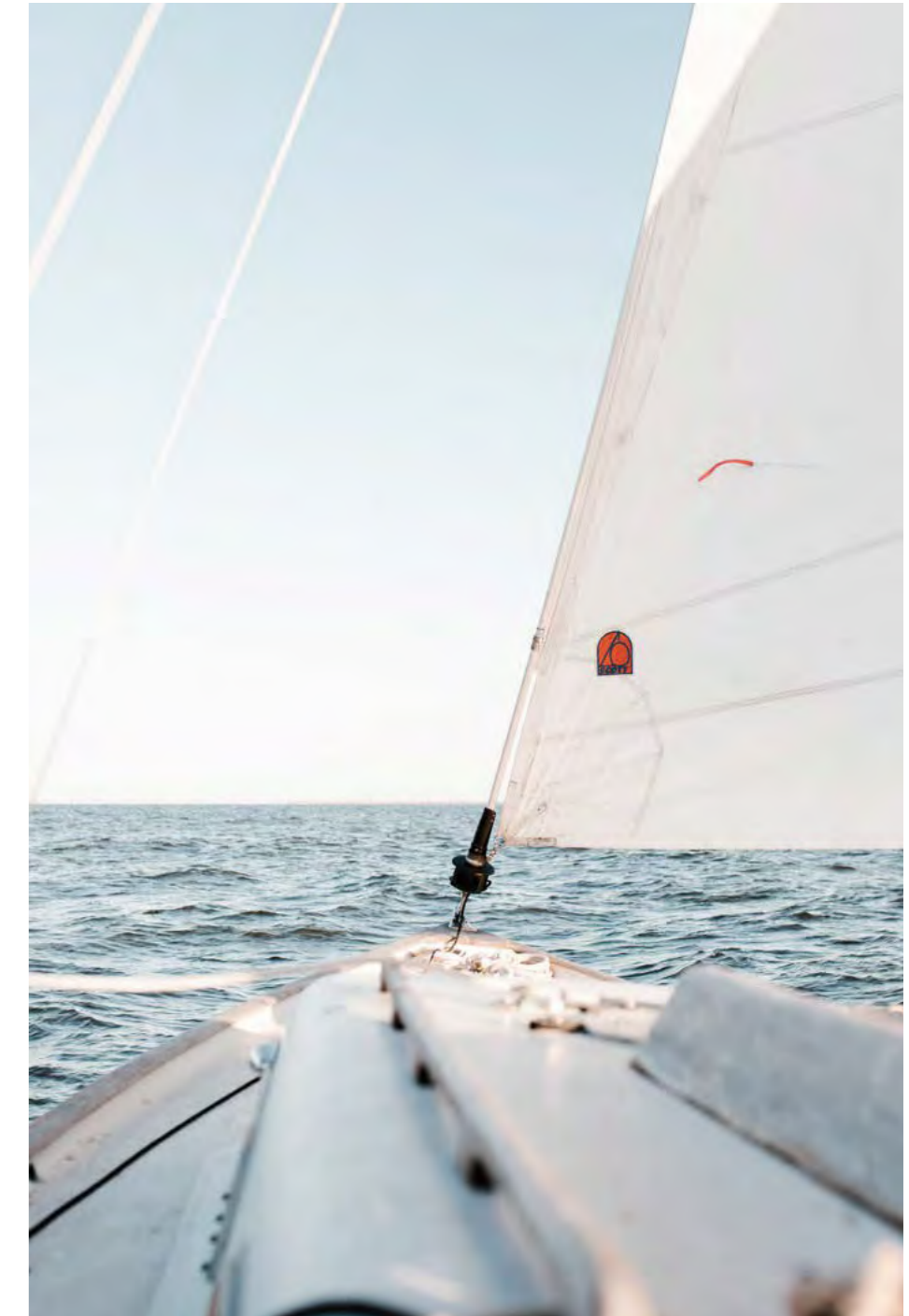
A business epicenter, strategically located at Mazarine's central axis, 16 office buildings grant the ideal location for business offices and headquarters overlooking the Mediterranean coast.

The Boulevard

New Alamein's main hub, set to offer a wide variety of the latest fashion, leisure, dining and entertainment. The perfect place to gather up and get together.

Central Park

Centrally located, this mixed-use building stands as the city's landmark is enveloped with vibrant landscapes and captivating water features.



04

INTRODUCING
MAZARINE
ISLANDS





04 INTRODUCING MAZARINE ISLANDS

INTRODUCING MAZARINE ISLANDS.

Spread over approximately 128 feddans, Mazarine Islands introduces one of New Alamein City's most luxurious and upscale communities. Wake up in the middle of the Mediterranean with a year-round home of your eutopia and breathe the sea in every direction.

Its one-of-a-kind modernly-designed 285 villas overlook The Gate & North Edge Towers and are spoilt with individually unique views of lakes, lagoons and landscaping. Space and privacy are guaranteed with villas ranging from 364 m² to 672 m².



A HOME CONNECTED TO THE MEDITERRANEAN SEA.

Encompassed by breathtaking lagoons stretching across approximately 6 KM, Mazarine Islands offers homes with awe-inspiring views from every direction. Through canals and bridges, the turquoise Mediterranean water flows directly into Mazarine's lagoons and lakes forming a picturesque corniche and walkway.



ABSOLUTE PRIVACY & ISOLATION.

Surrounded by awe-inspiring sea and lagoon views of the darkest shades of blue from every window and angle. Master planned granting ample space between units; your one-of-a-kind stand-alone grants the utmost comfort and privacy, the ideal place to leave the world behind, disconnect and unwind.

05

MASTERPLAN



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MAZARINE ISLANDS MASTERPLAN



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06

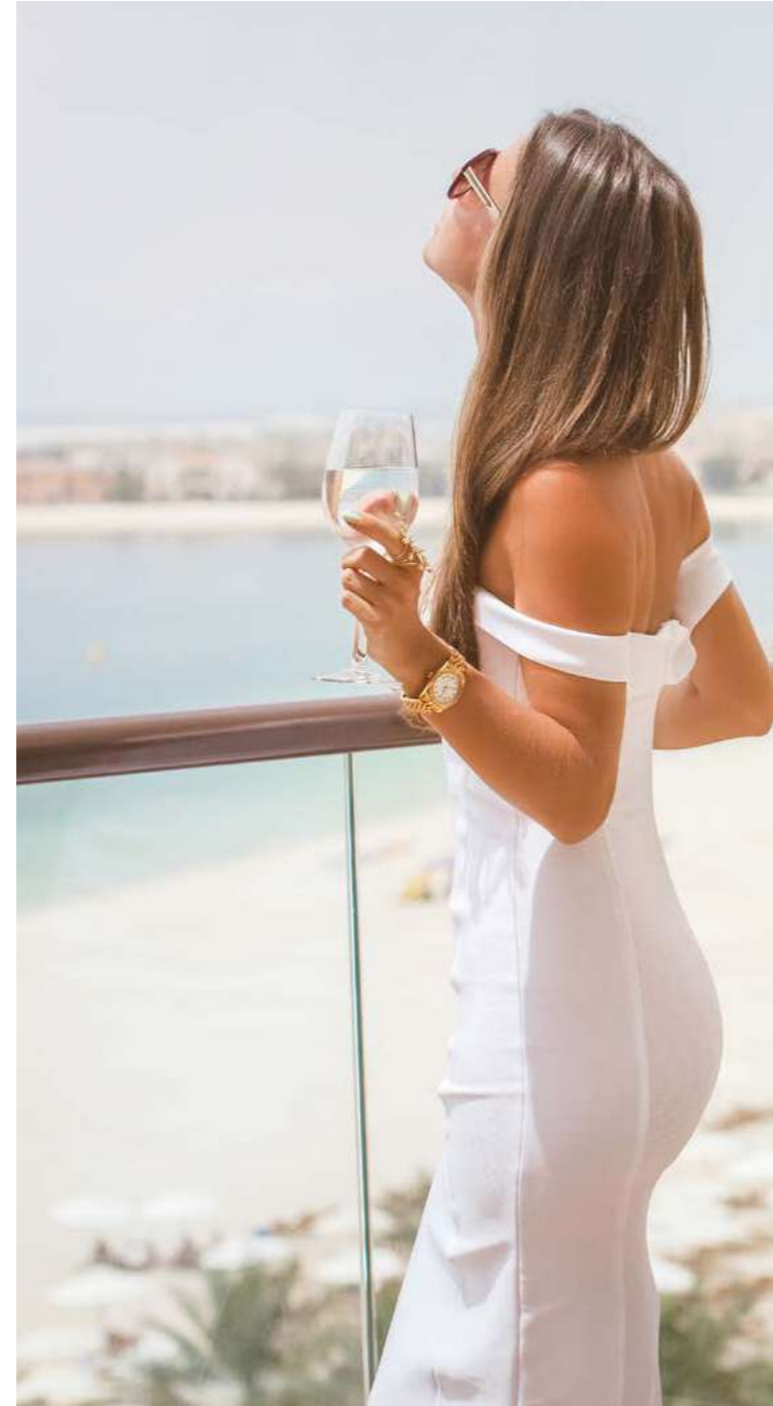
AMENITIES
& SERVICES



A LUXURIOUS COMMUNITY WITH AMENITIES AT ARM'S LENGTH

Mazarine Islands grants homes rich in amenities ensuring a refined experience on all fronts.

- Pools, tracks, landscape areas and parking.
- Community secured with CCTV.
- Emergency Backup Generators for all necessary loads such as street lighting & pump rooms for domestic, irrigation and sewage.
- Uninterruptible Power Supply (UPS) for safety & security systems.



VILLAS' AMENITIES



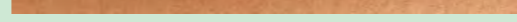
IP CCTV



Tripe Play System



Digital Audio Video Intercom



07

FLOOR PLANS





VILLA D

Area:
672 M²

Including Roof Terrace:
164 M²

Bedrooms:
7

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GROUND FLOOR

GROUND FLOOR PLAN

01. Entrance	1.90 x 2.90 m
02. Stairs	3.00 x 5.15 m
03. Seating Area	5.10 x 4.20 m
04. Reception	10.20 x 5.00 m
05. Dining Room	4.40 x 5.80 m
06. Terrace	15.00 x 2.00 m
07. Kitchen	4.00 x 2.60 m
08. Lobby	1.55 x 1.30 m
09. Laundry Room	2.05 x 1.30 m
10. Maid's Room Toilet	1.15 x 2.40 m
11. Maid's Room	2.20 x 4.50 m
12. Driver's Room Toilet	2.20 x 0.90 m
13. Driver's Room	2.20 x 2.40 m
14. Guest Bedroom	4.25 x 4.10 m
15. Guest Bedroom Bathroom	2.50 x 1.90 m
16. Guest Toilet	3.90 x 2.70 m
17. Storage	1.10 x 4.90 m



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FIRST FLOOR

FIRST FLOOR PLAN

01. Stairs	3.10 x 5.15 m
02. Living Room	5.15 x 2.30 m
03. Lobby 1	1.20 x 4.00 m
04. Master Bedroom 1	4.60 x 4.25 m
05. Master Bedroom 1 Bathroom	3.10 x 1.90 m
06. Master Bedroom 2	4.40 x 3.90 m
07. Master Bedroom 2 Bathroom	2.50 x 2.10 m
08. Master Bedroom 2 Dressing	3.00 x 1.80 m
09. Bedroom 1	5.15 x 3.60 m
10. Terrace	5.15 x 1.05 m
11. Master Bedroom 3	4.25 x 4.20 m
12. Master Bedroom 3 Bathroom	2.90 x 1.90 m
13. Lobby 2	1.20 x 3.10 m
14. Kitchenette	2.60 x 1.40 m
15. Bathroom	2.45 x 1.70 m
16. Bedroom 2	4.50 x 4.25 m



PENTHOUSE

PENTHOUSE PLAN

01. Stairs	3.00 x 4.75 m
02. Kitchenette	1.90 x 2.45 m
03. Living Room / Bedroom	4.50 x 4.10 m
04. Bathroom	2.35 x 1.90 m
05. Roof Terrace	10.50 x 14.85 m



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VILLA E

Area:
513 M²

Including Roof Terrace:
129 M²

Bedrooms:
5

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GROUND FLOOR

GROUND FLOOR PLAN

01. Entrance	1.50 x 4.20 m
02. Reception	5.30 x 7.20 m
03. Dining Room	2.85 x 5.40 m
04. Terrace	8.70 x 3.00 m
05. Maid's Room	2.00 x 2.10 m
06. Maid's Room Toilet	1.00 x 2.10 m
07. Driver's Room	3.20 x 1.70 m
08. Driver's Room Toilet	3.20 x 1.10 m
09. Guest Toilet	2.55 x 1.55 m
10. Kitchen	3.20 x 3.10 m
11. Stairs	3.90 x 2.70 m
12. Storage / Laundry Room	1.80 x 1.20 m
13. Guest Bedroom Bathroom	2.40 x 1.80 m
14. Guest Bedroom	3.70 x 3.60 m



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FIRST FLOOR

FIRST FLOOR PLAN

01. Stairs	4.85 x 2.70 m
02. Living Room	4.80 x 3.00 m
03. Master Bedroom 1 Bathroom	3.05 x 1.70 m
04. Master Bedroom 1	4.35 x 3.60 m
05. Terrace 1	8.40 x 1.20 m
06. Master Bedroom 2	3.70 x 4.10 m
07. Master Bedroom 2 Dressing	1.80 x 2.60 m
08. Master Bedroom 2 Bathroom	1.50 x 2.60 m
09. Master Bedroom 3 Bathroom	2.40 x 1.80 m
10. Master Bedroom 3	5.35 x 3.60 m
11. Terrace 2	3.80 x 1.20 m
12. Master Bedroom 4	3.60 x 3.60 m
13. Master Bedroom 4 Bathroom	2.40 x 2.20 m



PENTHOUSE

PENTHOUSE PLAN

01. Stairs	6.30 x 2.70 m
02. Living Room	3.50 x 2.60 m
03. Kitchenette	1.10 x 2.60 m
04. Toilet	1.60 x 2.60 m
05. Roof Terrace 1	8.10 x 4.25 m
06. Roof Terrace 2	3.10 x 10.55 m
07. Roof Terrace 3	3.60 x 6.05 m



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VILLA F

Area:
415 M²

Including Roof Terrace:
112 M²

Bedrooms:
4

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GROUND FLOOR

GROUND FLOOR PLAN

01. Entrance	1.40 x 2.90 m
02. Stairs	2.20 x 3.95 m
03. Dining Room	5.30 x 3.60 m
04. Reception	7.50 x 4.80 m
05. Terrace	7.60 x 2.10 m
06. Guest Toilet	2.10 x 1.00 m
07. Driver's Room	2.10 x 1.90 m
08. Driver's Room Toilet	2.10 x 1.00 m
09. Maid's Room	2.20 x 2.40 m
10. Maid's Room Toilet	1.10 x 2.20 m
11. Kitchen	4.15 x 2.75 m



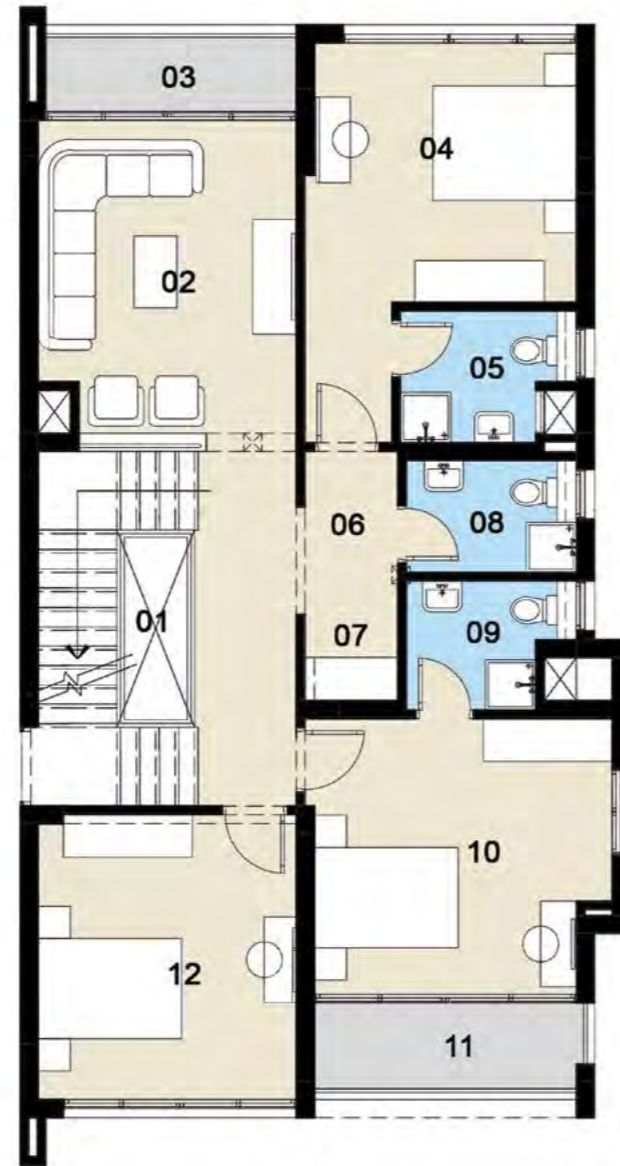
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FIRST FLOOR

FIRST FLOOR PLAN

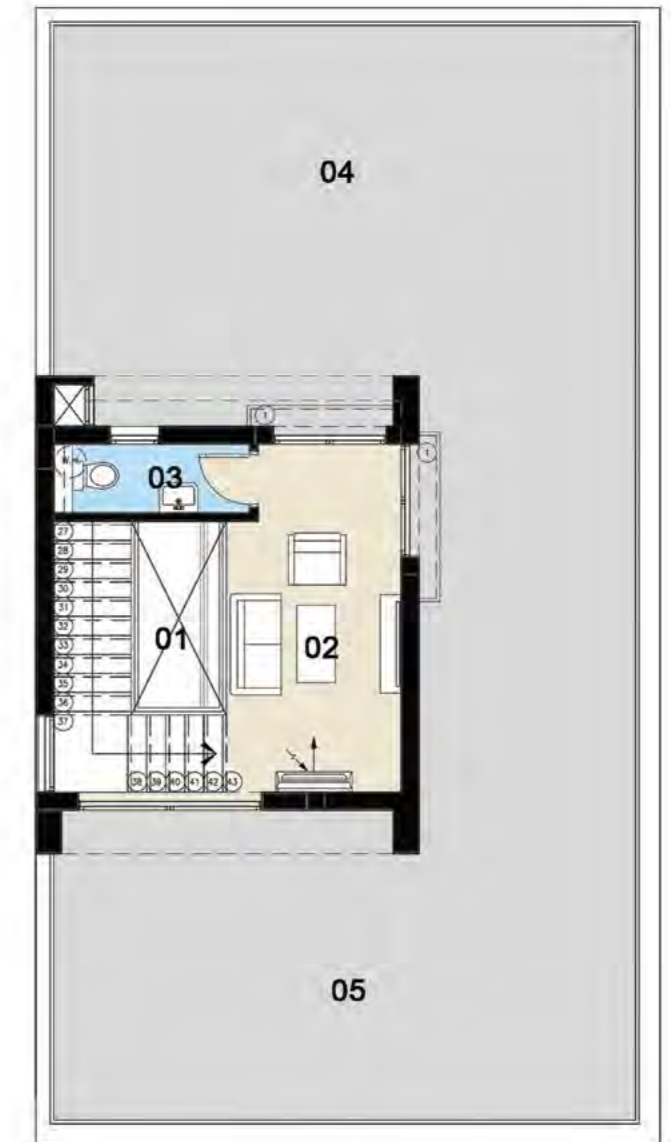
01. Stairs	2.35 x 4.95 m
02. Living Room / Bedroom	3.60 x 4.40 m
03. Terrace 1	3.50 x 1.20 m
04. Master Bedroom 1	3.80 x 3.60 m
05. Master Bedroom 1 Bathroom	2.40 x 1.80 m
06. Lobby	1.30 x 2.30 m
07. Laundry / Storage	1.30 x 1.20 m
08. Bathroom	2.40 x 1.60 m
09. Master Bedroom 2 Bathroom	2.40 x 1.80 m
10. Master Bedroom 2	4.15 x 3.85 m
11. Terrace 2	3.75 x 1.20 m
12. Bedroom	4.00 x 3.60 m



PENTHOUSE

PENTHOUSE PLAN

01. Stairs	2.40 x 4.00 m
02. Living Room	2.50 x 5.00 m
03. Toilet	2.80 x 1.00 m
04. Roof Terrace 1	8.30 x 6.00 m
05. Roof Terrace 2	8.25 x 4.40 m



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VILLA G

Area:
364 M²

Including Roof Terrace:
92 M²

Bedrooms:
4

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GROUND FLOOR

GROUND FLOOR PLAN

01. Entrance	1.50 x 2.65 m
02. Driver's Room & Toilet	2.00 x 3.00 m
03. Guest Toilet	2.00 x 1.10 m
04. Kitchen	3.65 x 2.75 m
05. Maid's Room & Toilet	3.65 x 1.95 m
06. Stairs	2.20 x 3.85 m
07. Dining Room	4.65 x 3.60 m
08. Reception	7.50 x 4.30 m
09. Terrace 1	3.55 x 1.15 m
10. Terrace 2	3.90 x 1.75 m



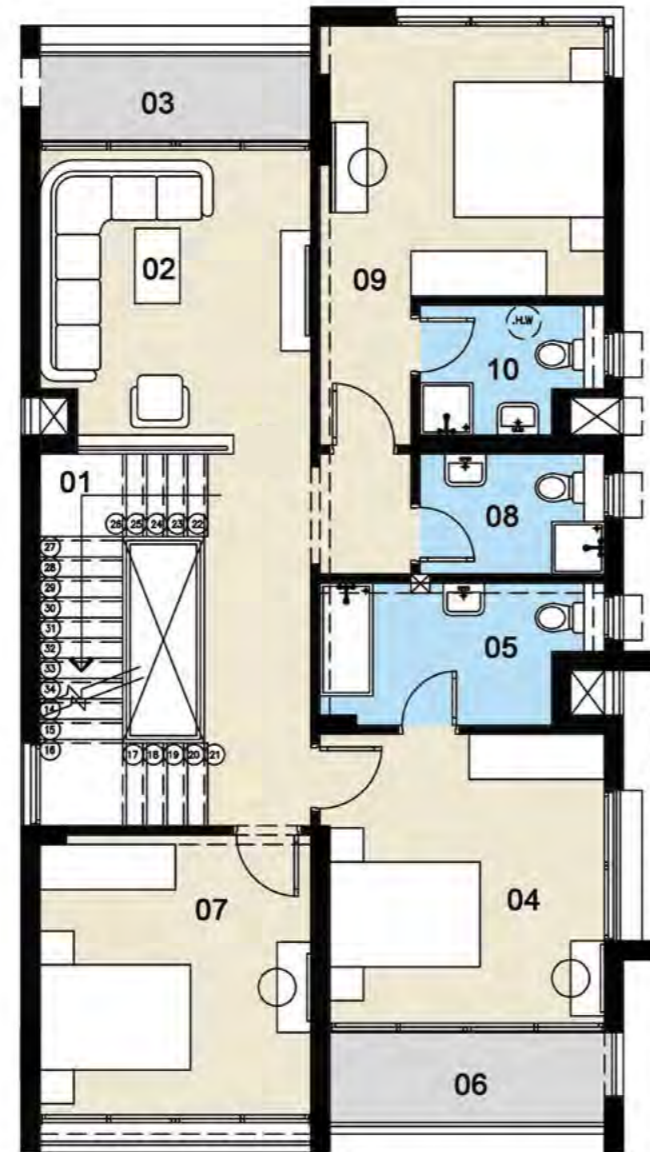
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FIRST FLOOR

FIRST FLOOR PLAN

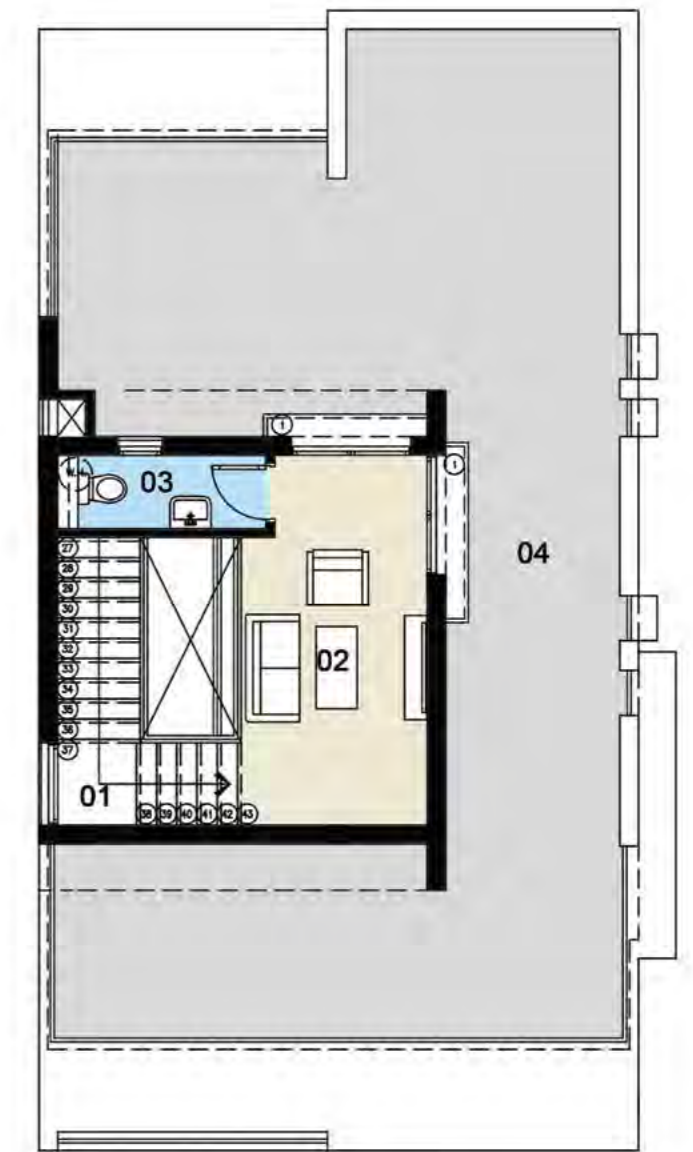
01. Stairs	2.60 x 4.95 m
02. Living Room / Bedroom	3.80 x 3.60 m
03. Terrace 1	3.60 x 1.50 m
04. Master Bedroom 1	3.85 x 3.80 m
05. Master Bedroom 1 Bathroom	3.80 x 1.90 m
06. Terrace 2	3.90 x 1.20 m
07. Bedroom	3.70 x 3.60 m
08. Bathroom	2.45 x 1.60 m
09. Master Bedroom 2	3.80 x 3.60 m
10. Master Bedroom 2 Bathroom	2.45 x 1.70 m



PENTHOUSE

PENTHOUSE PLAN

01. Stairs	2.45 x 3.85 m
02. Living Room	2.50 x 3.85 m
03. Toilet	2.80 x 1.00 m
04. Roof Terrace	7.90 x 12.00 m

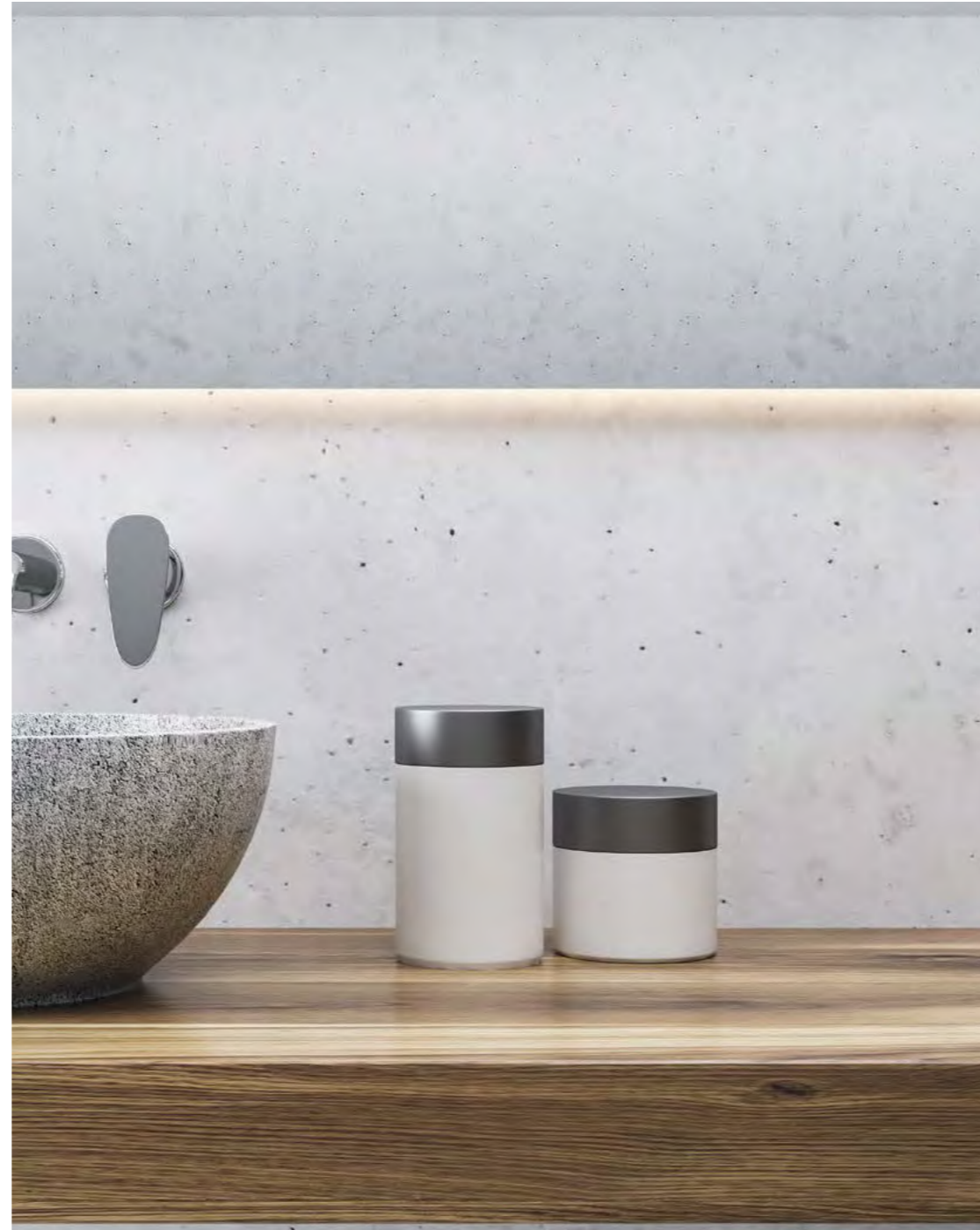


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08

FINISHING SPECS



EXTERIOR FINISHING



ITEM | Paint
AREA OF USE | Walls
SPACE | Reception, Bedroom



ITEM | Glass
AREA OF USE | Handrail



ITEM | Aluminum Panel
AREA OF USE | Openings

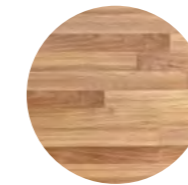
INTERIOR FINISHING



ITEM | Paint
AREA OF USE | Walls
SPACE | Reception, Bedroom



ITEM | Porcelain
AREA OF USE | Flooring
SPACE | Reception, Terraces



ITEM | HDF
AREA OF USE | Flooring, Bedroom

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NEW ALAMEIN | 107 Alex Matrouh Road.

MANSOURA | 24, Gomhoreya St.



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