

DOWNTOWN
NEW ALAMEIN

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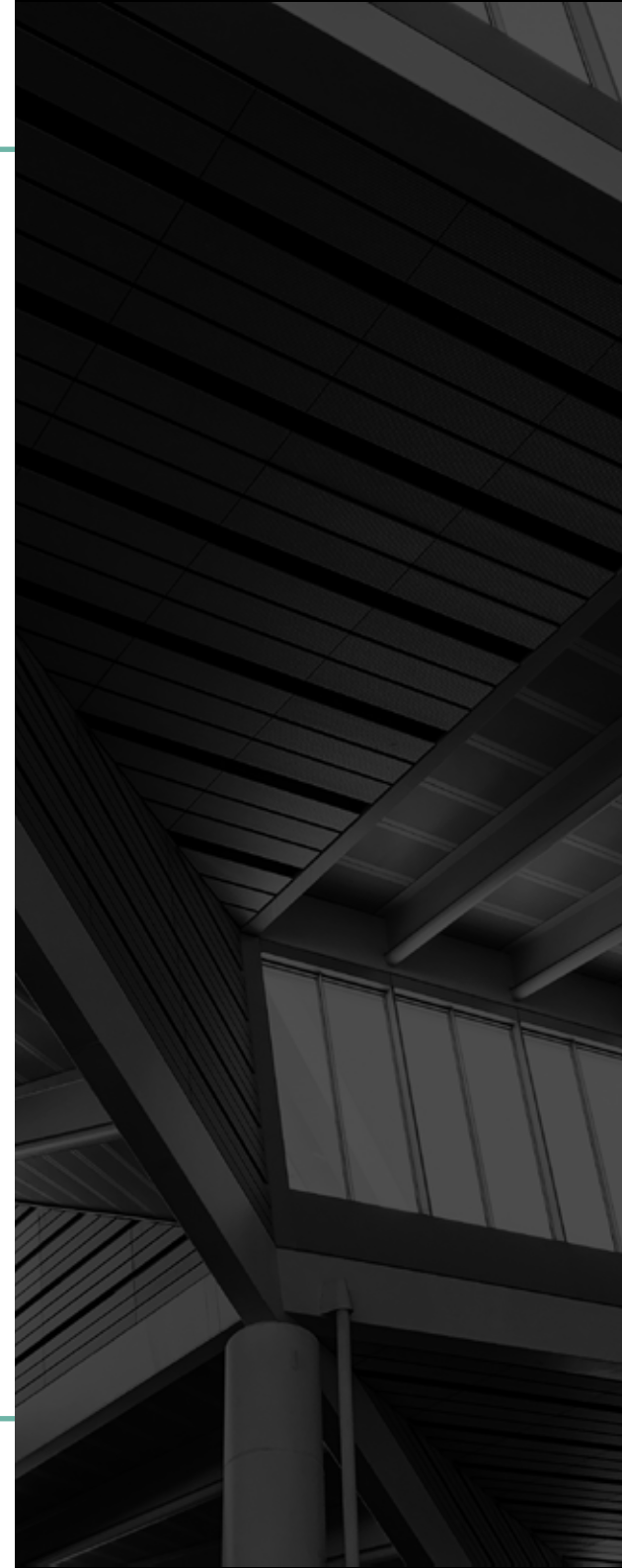
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City Edge Developments

City Edge Developments is Egypt's National leading real estate developer and development manager. The company established between New Urban Communities Authority (NUCA) and Housing and Development Bank (HDB).

City Edge Developments develops and manages the development of high-end 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.





New Alamein City

The New Alamein City, taking up more than 48,000 feddans of land will change our perception of the North Coast experience from a temporary visiting spot to an all-year round destination.

The fourth generation self-sustainable city will beat to a modern rhythm suitable for aspiring individuals to live a well-balanced life with it's parks, schools, universities, hospitals, commercial and retail areas.

The city is planned to accommodate more than 3 million people by 2030.



About New Alamein Downtown

By bringing downtown to New Alamein City, all you need will just be a walking distance.

Downtown New Alamein is the City's latest launch, offering residential units in a mixed use buildings while being one of the central commercial and entertainment hubs of the sea area. Bringing high vibrant fully-finished residential units with a wide variety of areas starting from 110m to 330m accompanied by retail units that bring dynamic lifestyle and create an integrated community for our homeowners. Along with project amenities that serve the destination with an incomparable views and location.



Disclaimer.

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Amenities



Retail and Commercial Spaces



2 Health Clubs



Main Large Piazza



Bike Lanes



Underground Parking



Open Spaces & Public Landscape

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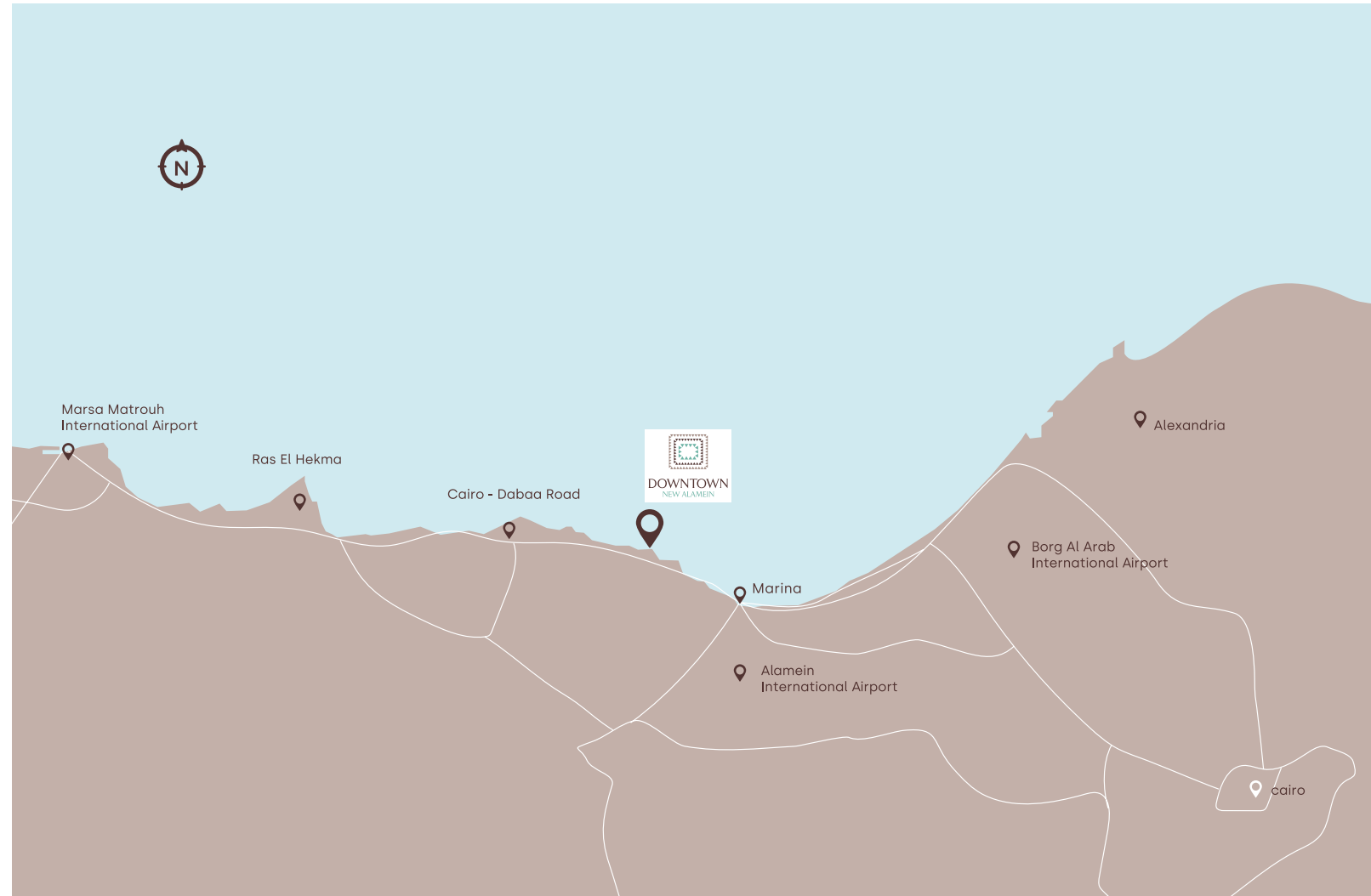


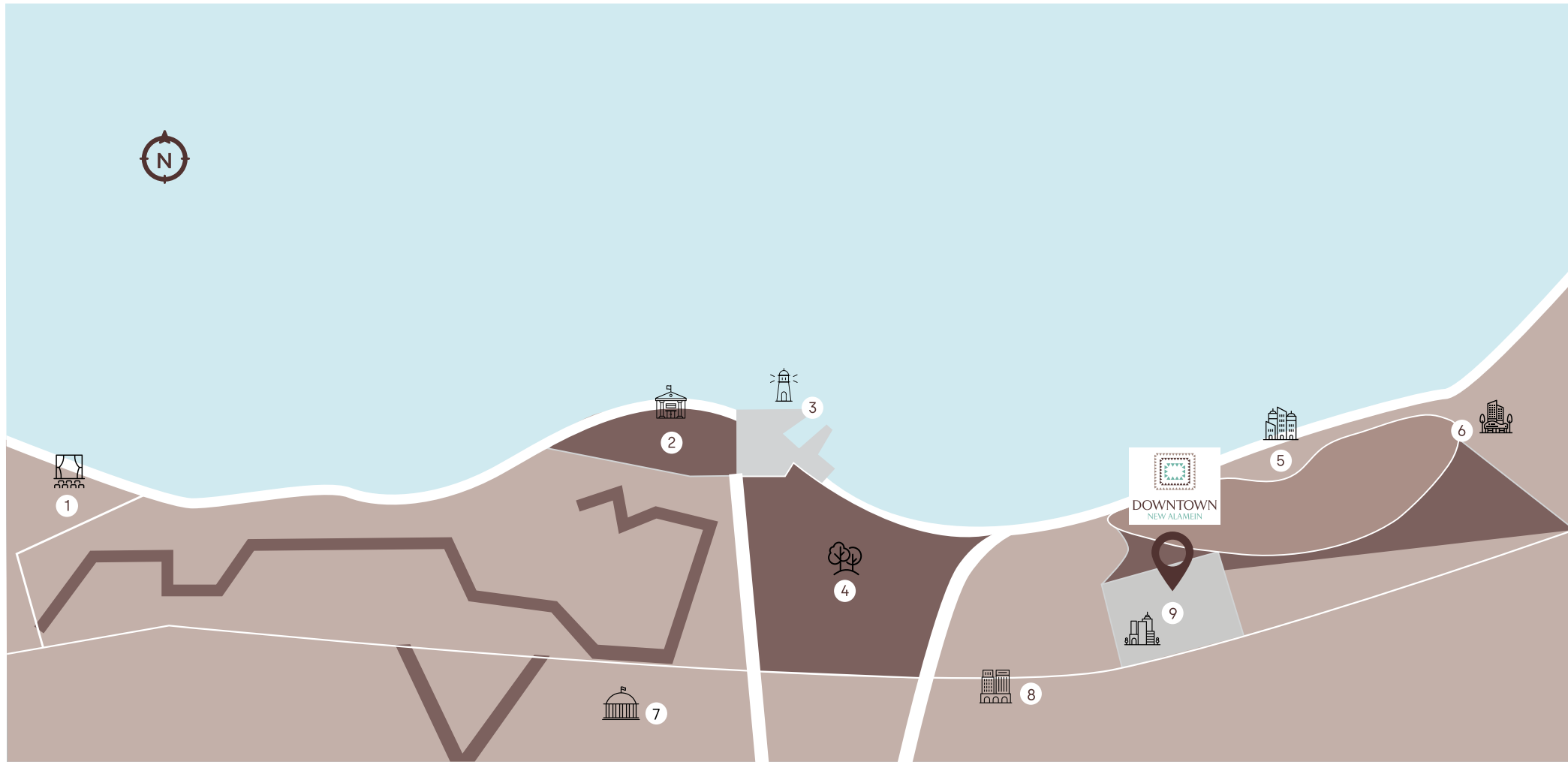
LOCATION MAPS & MASTER PLAN



THE LOCATION

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





1. Culture Hub

2. Presidential Palace

3. Marsa Al Fanara

4. Al Alamein Gardens

5. North Square

6. Al Massa Hotel

7. Council of Ministers

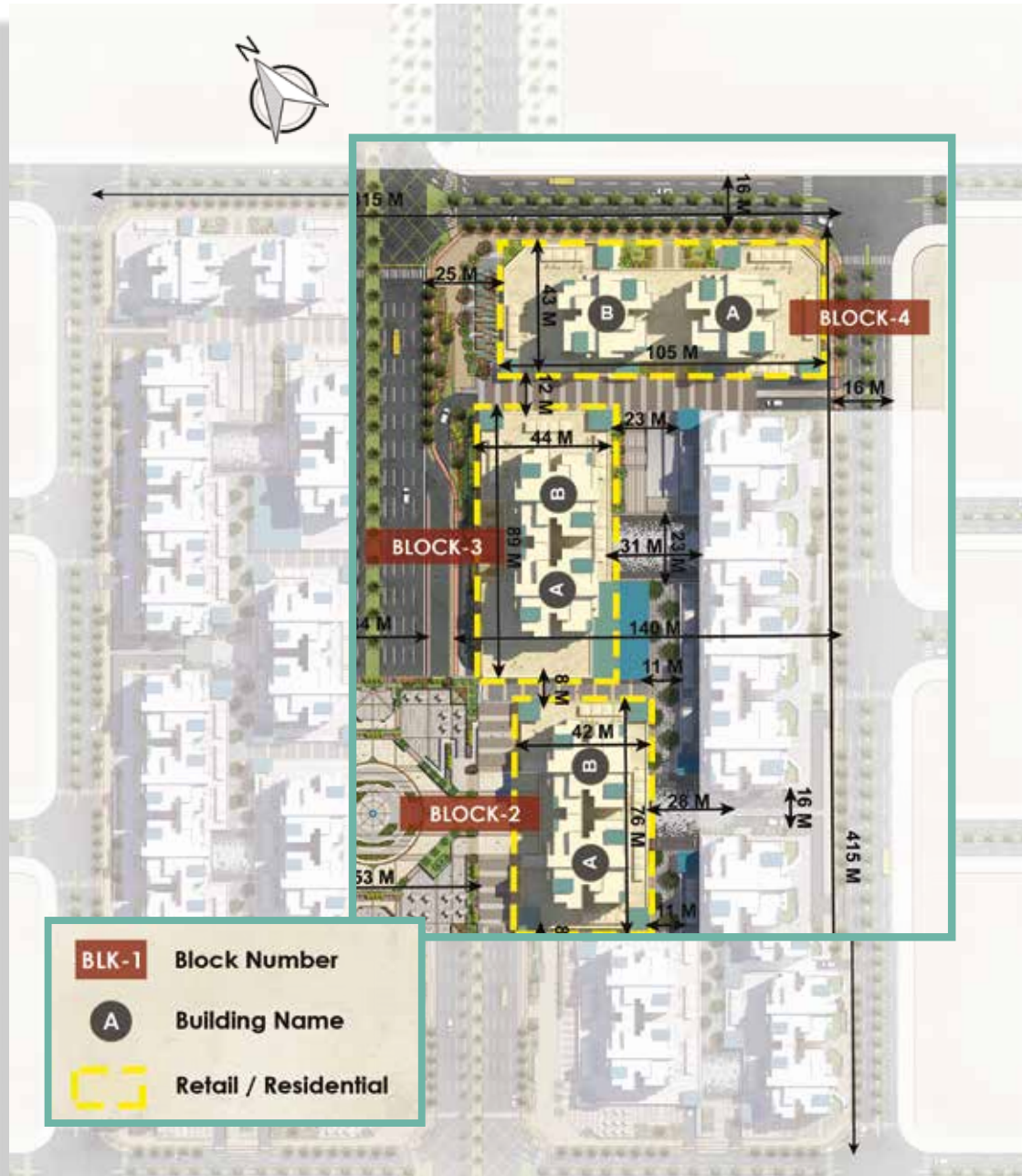
8. Old City

9. Downtown



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MASTER PLAN

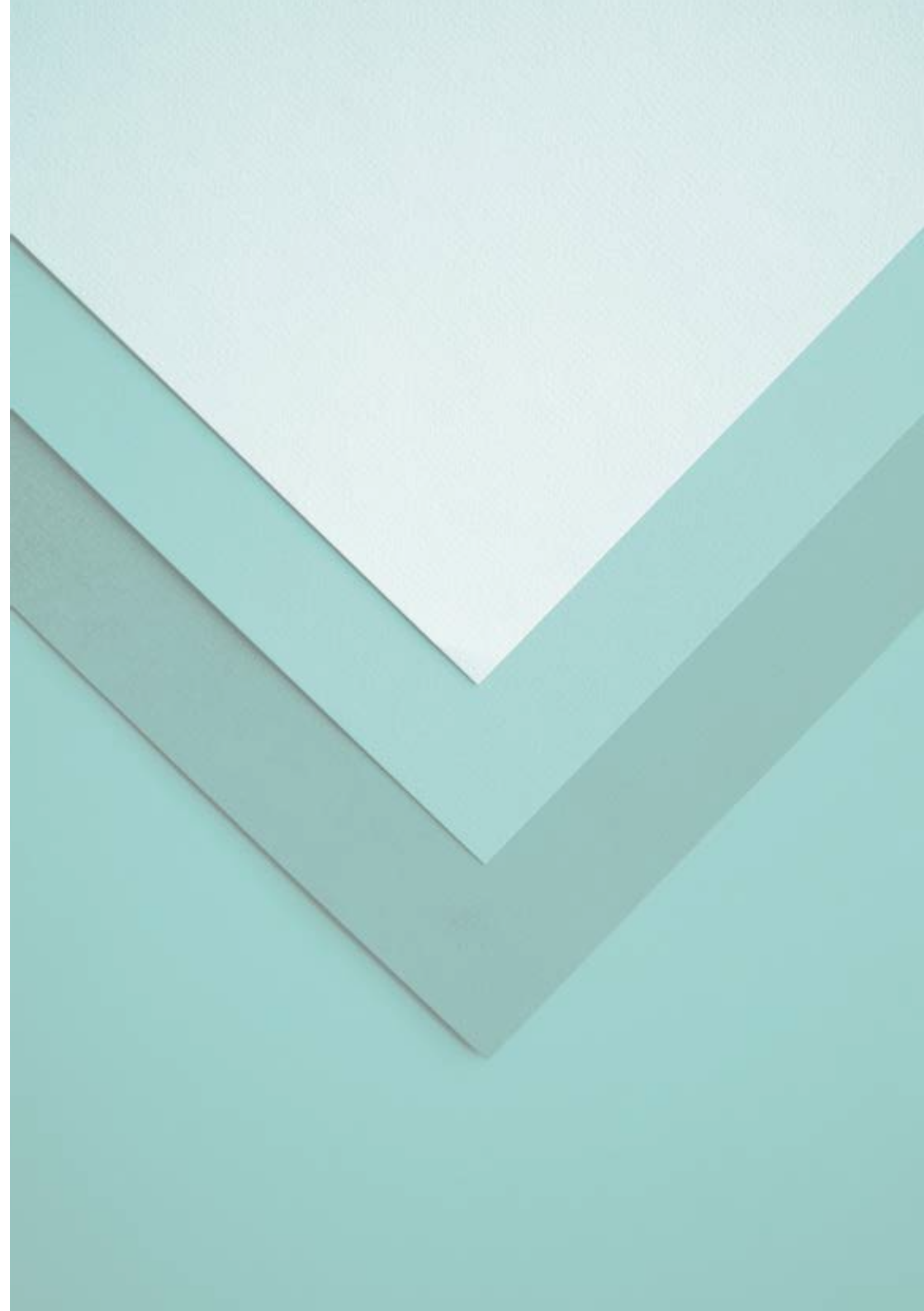
Destined to be an integrated hub, **Downtown** includes both residential and commercial units. It offers 25 different unit types ranging from 1-bedroom to 4-bedroom apartments. Delivering in 2020, the project will consist of 1,320 fully finished units split over 40 buildings.

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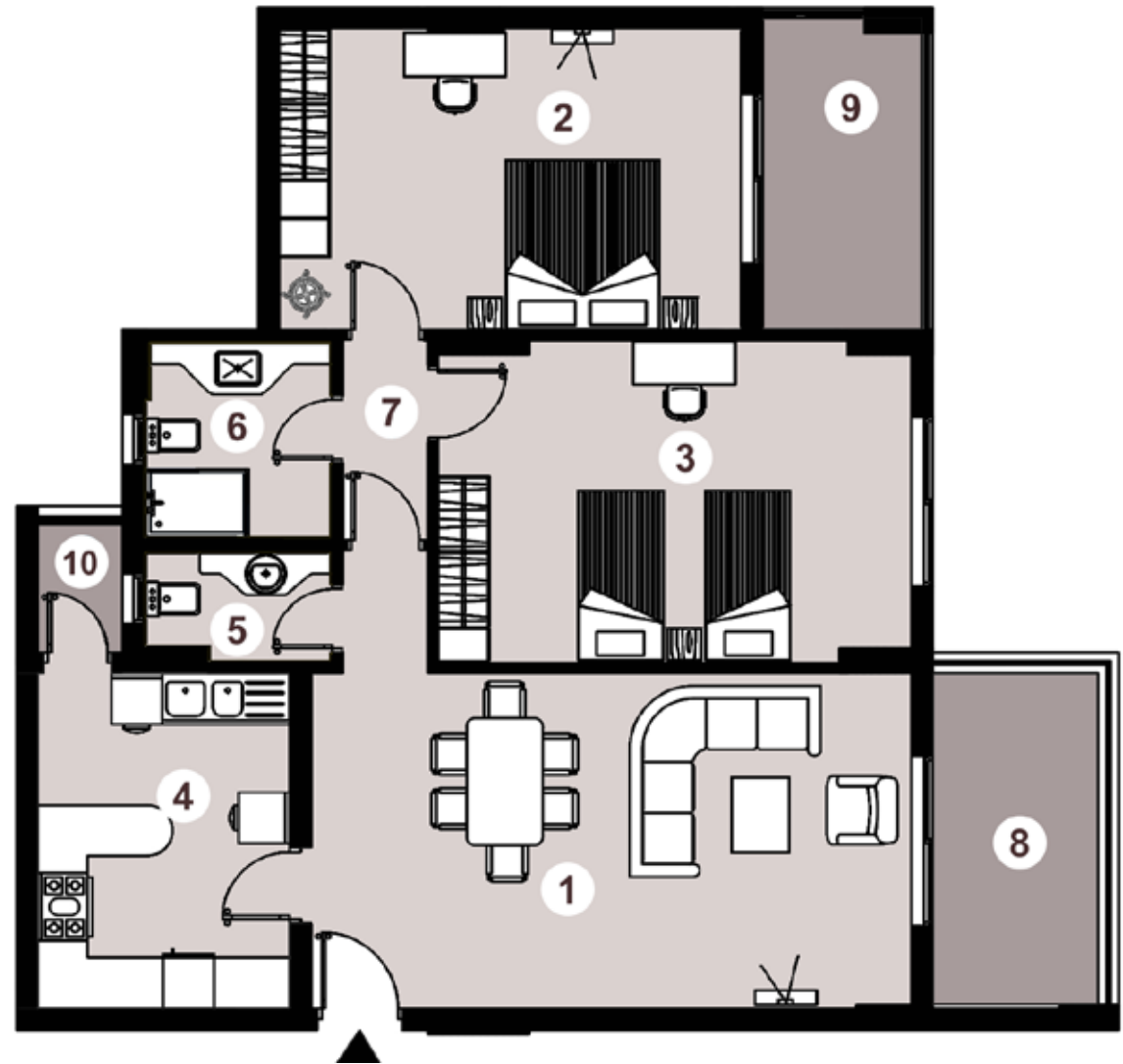
FLOOR PLANS



TYPE 11

Area – 157m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	3.95 x 1.95
9.	Terrace 2	1.88 x 3.67
10.	Terrace 3	1.00 x 1.50



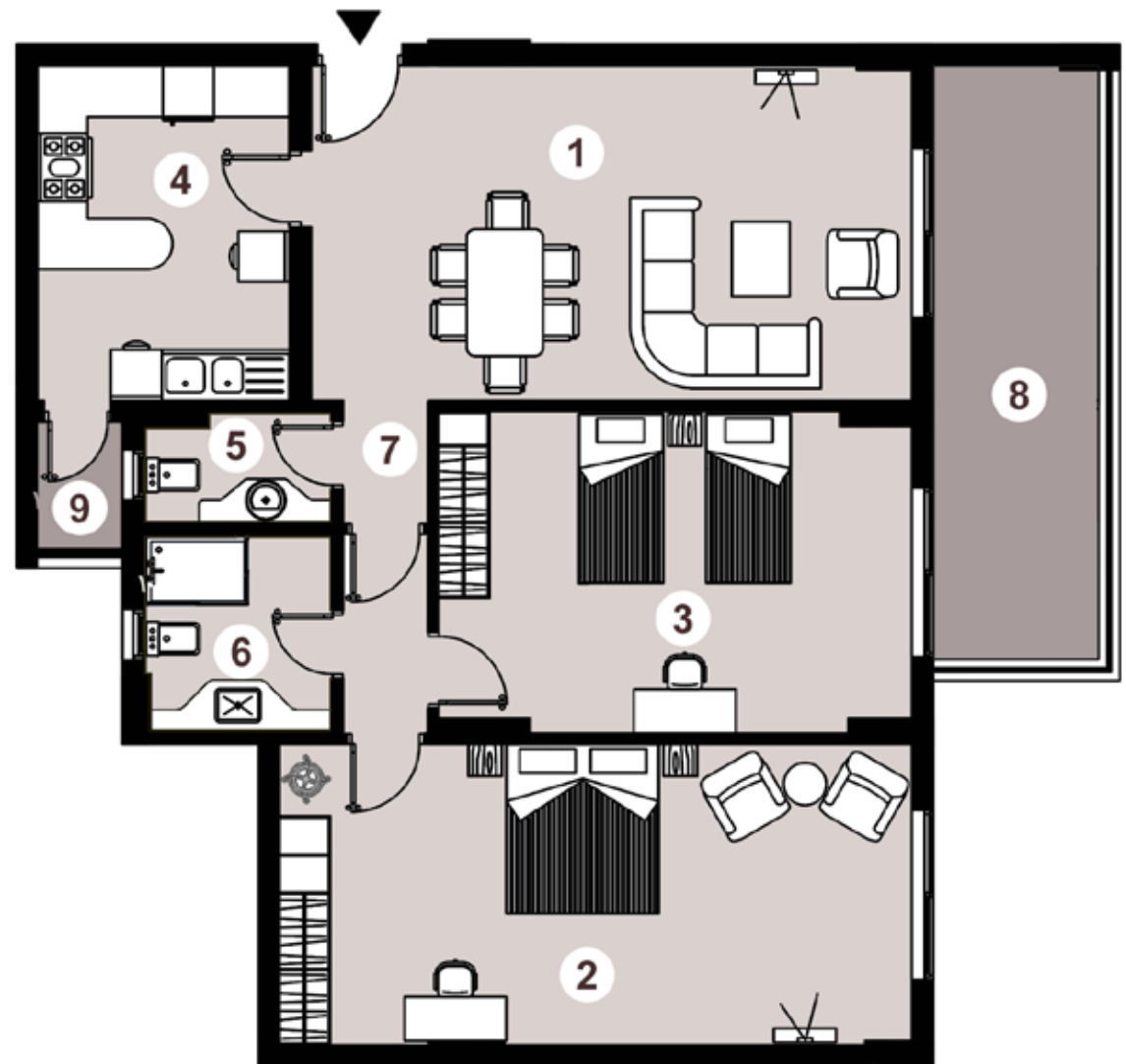
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TYPE 12

Area – 166m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	7.45 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	7.00 x 1.95
9.	Terrace 2	1.00 x 1.50



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TYPE 13

Area – 185m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	5.00 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	3.95 x 1.95
11.	Terrace 2	3.55 x 1.83
12.	Terrace 3	3.60 x 1.20
13.	Terrace 4	1.00 x 1.50



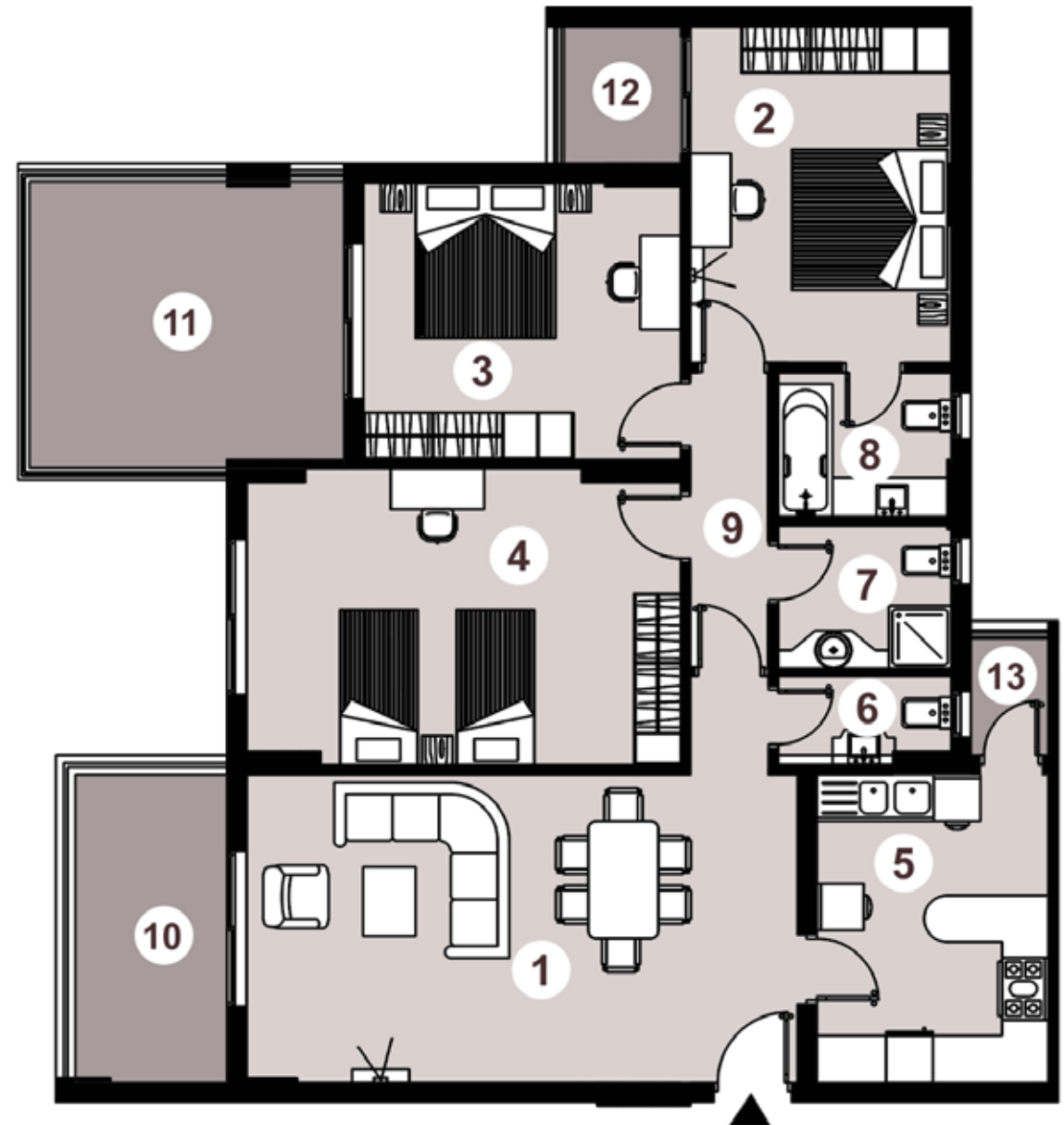
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TYPE 14

Area – 192m²
3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	3.95 x 1.95
11.	Terrace 2	3.68 x 4.04
12.	Terrace 3	1.75 x 1.50
13.	Terrace 4	1.00 x 1.50



Disclaimer.

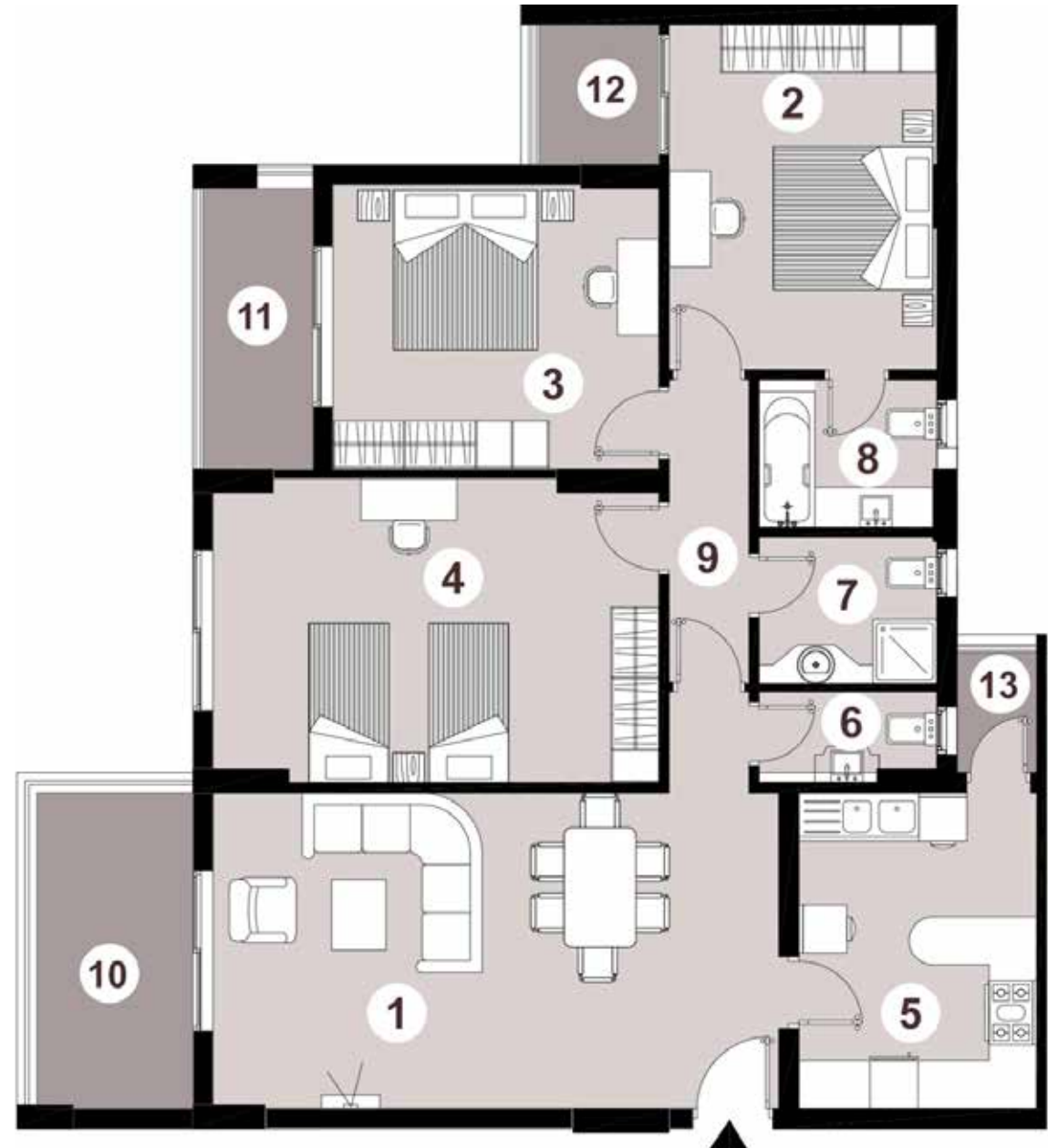
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TYPE 15

Area – 178m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	3.95 x 1.95
11.	Terrace 2	3.55 x 1.38
12.	Terrace 3	1.75 x 1.50
13.	Terrace 4	1.00 x 1.50



Disclaimer.

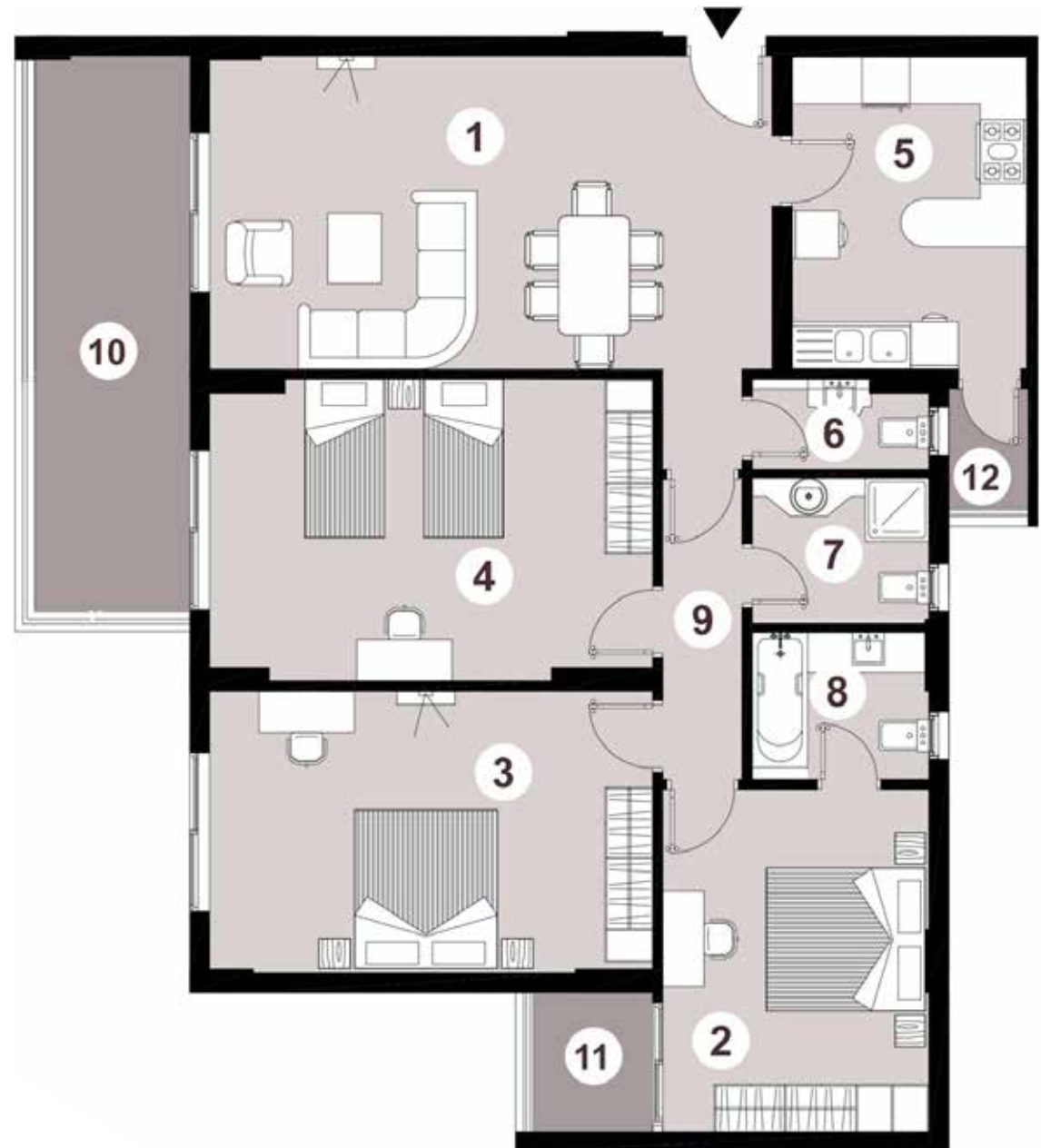
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TYPE 16

Area – 187m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	3.50 x 5.50
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	7.00 x 1.95
11.	Terrace 2	1.75 x 1.50
12.	Terrace 3	1.00 x 1.50



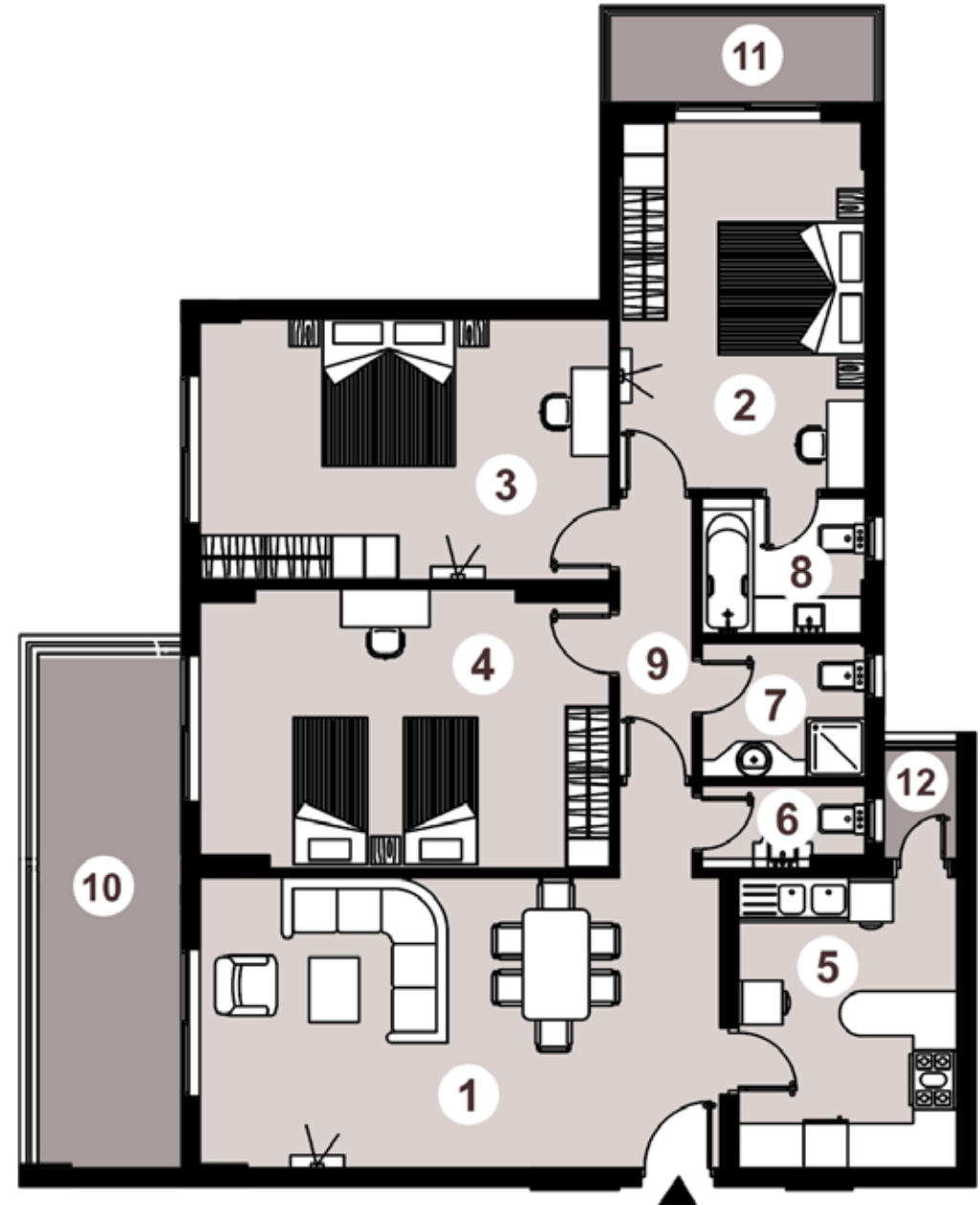
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TYPE 17

Area – 193m²
3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	5.00 x 3.35
3.	Bedroom 1	3.50 x 5.50
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	7.00 x 1.95
11.	Terrace 2	1.20 x 3.60
12.	Terrace 3	1.00 x 1.50



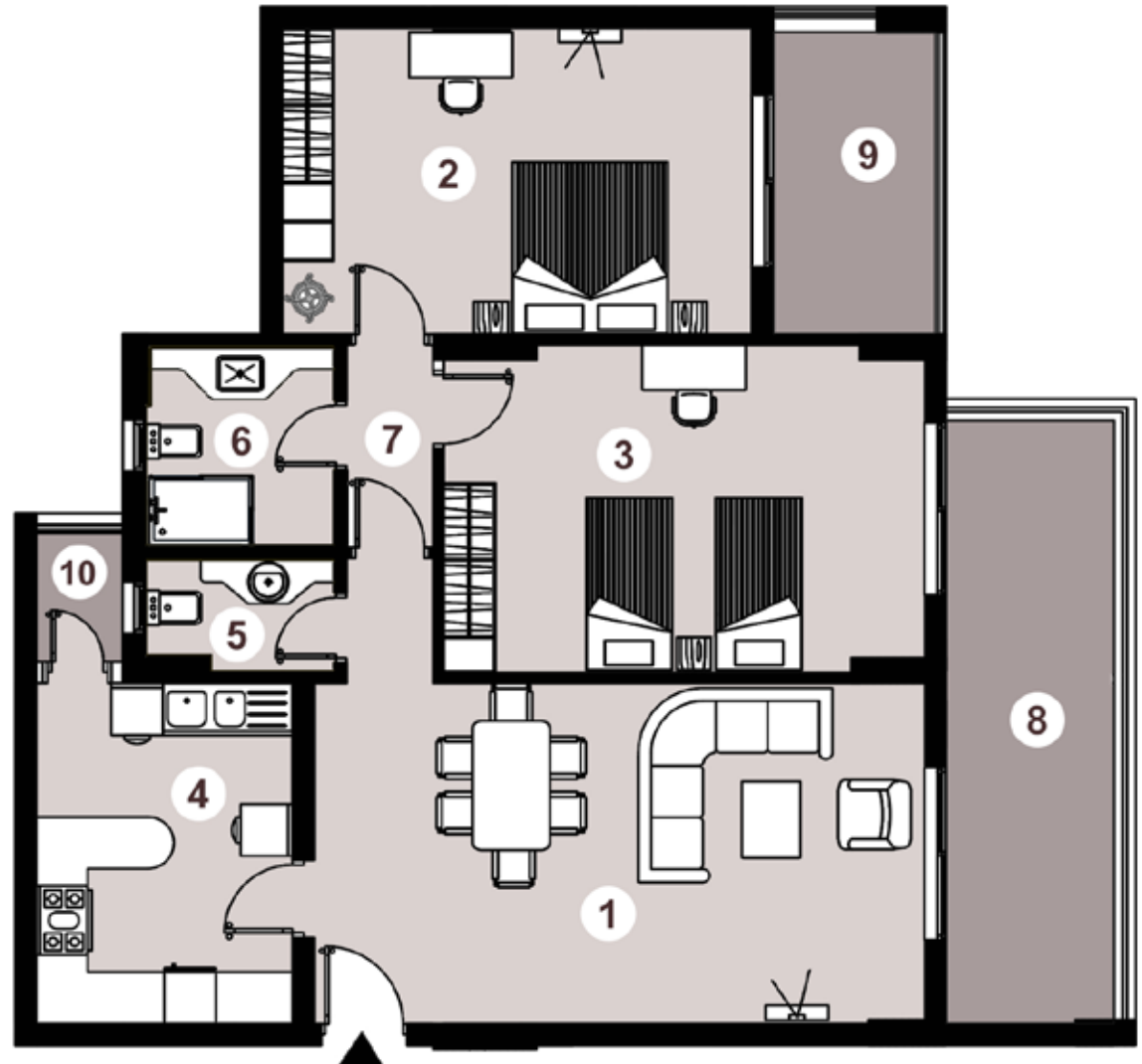
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TYPE 18

Area – 166m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	7.00 x 1.95
9.	Terrace 2	1.88 x 3.67
10.	Terrace 3	1.00 x 1.50



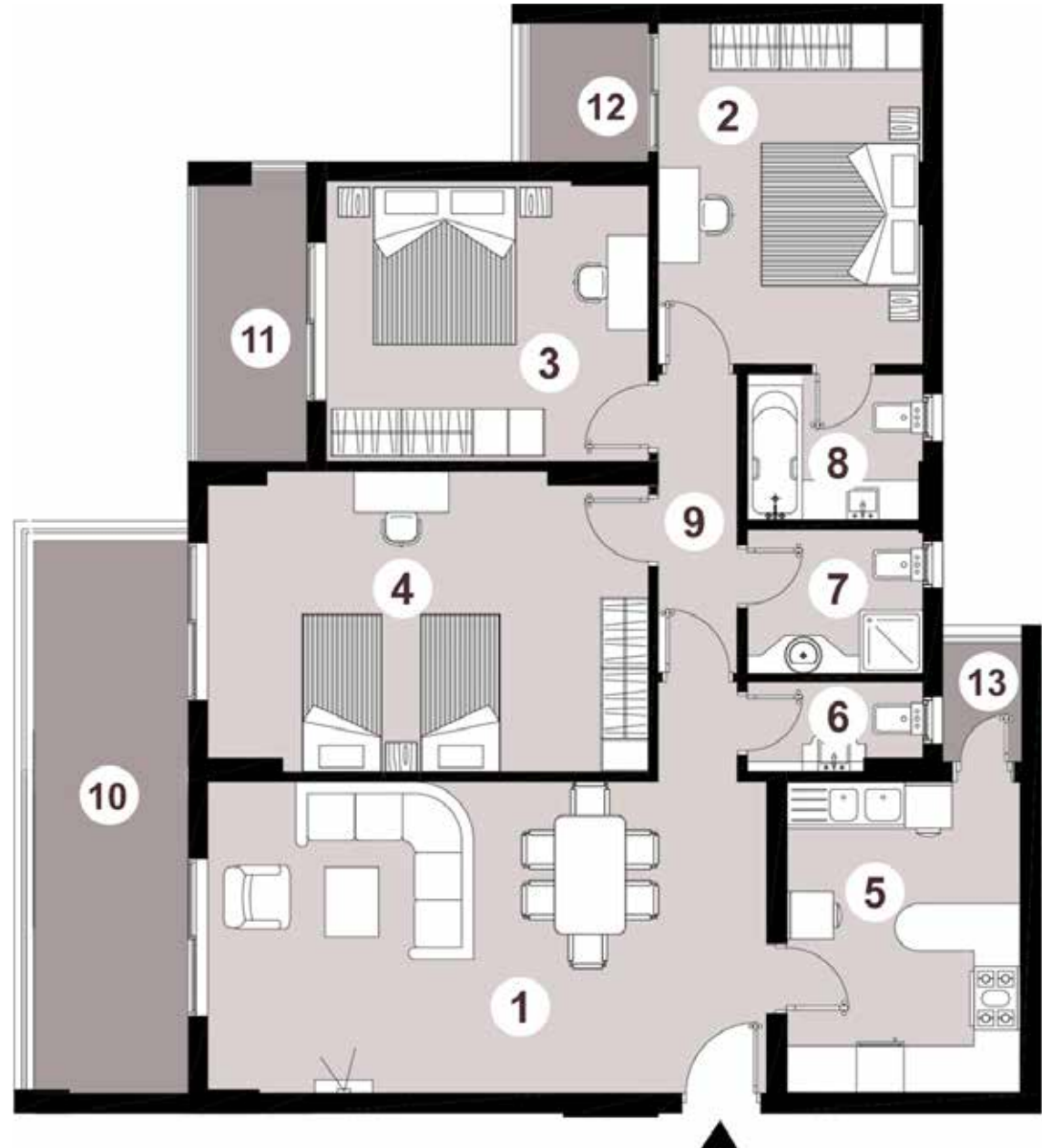
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TYPE 19

Area – 188m²
3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	7.00 X 1.95
11.	Terrace 2	3.55 x 1.38
12.	Terrace 3	1.75 x 1.50
13.	Terrace 4	1.00 x 1.50



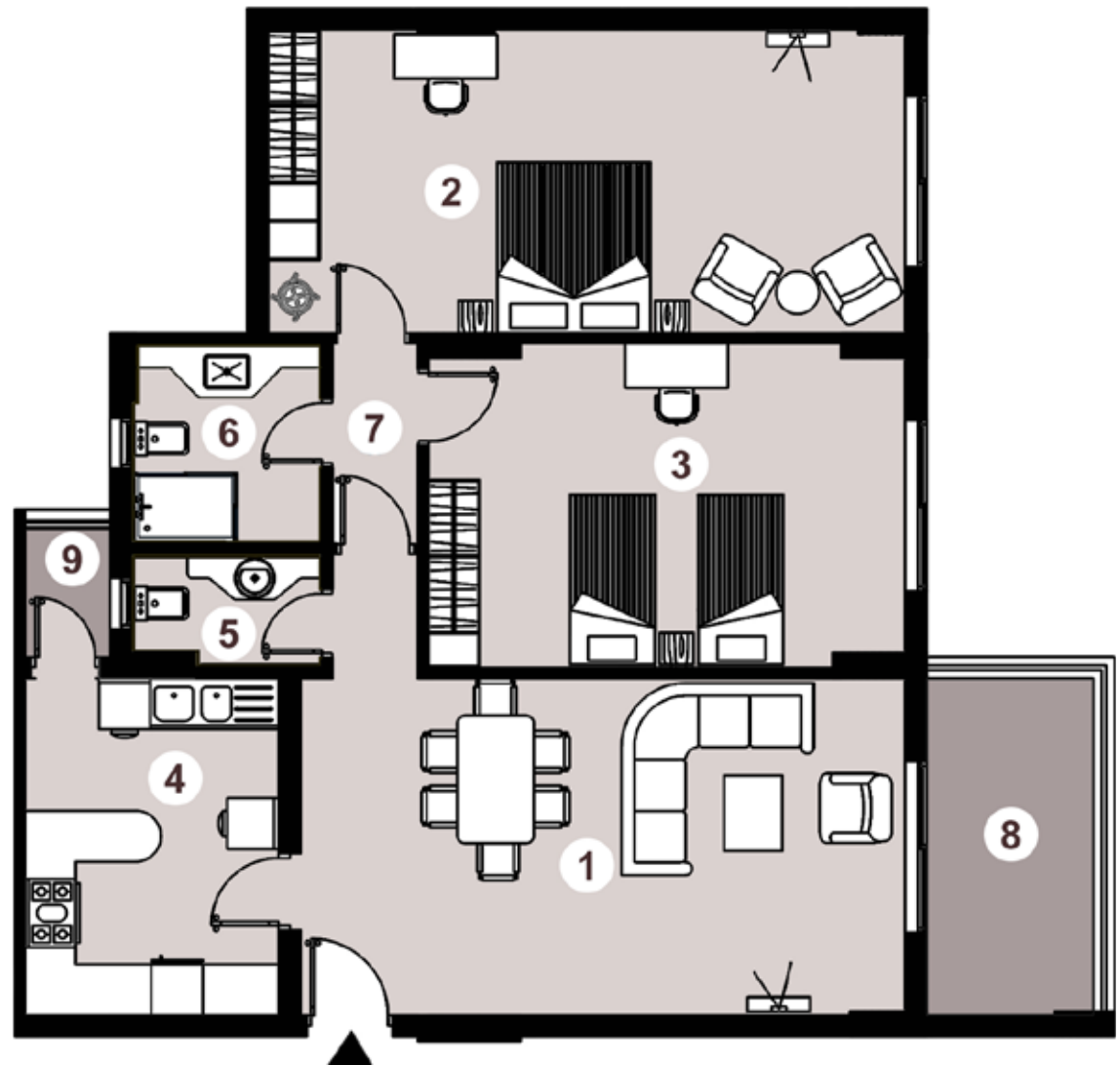
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TYPE 20

Area – 157m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	7.45 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	3.95 x 1.95
9.	Terrace 2	1.00 x 1.50



Disclaimer.

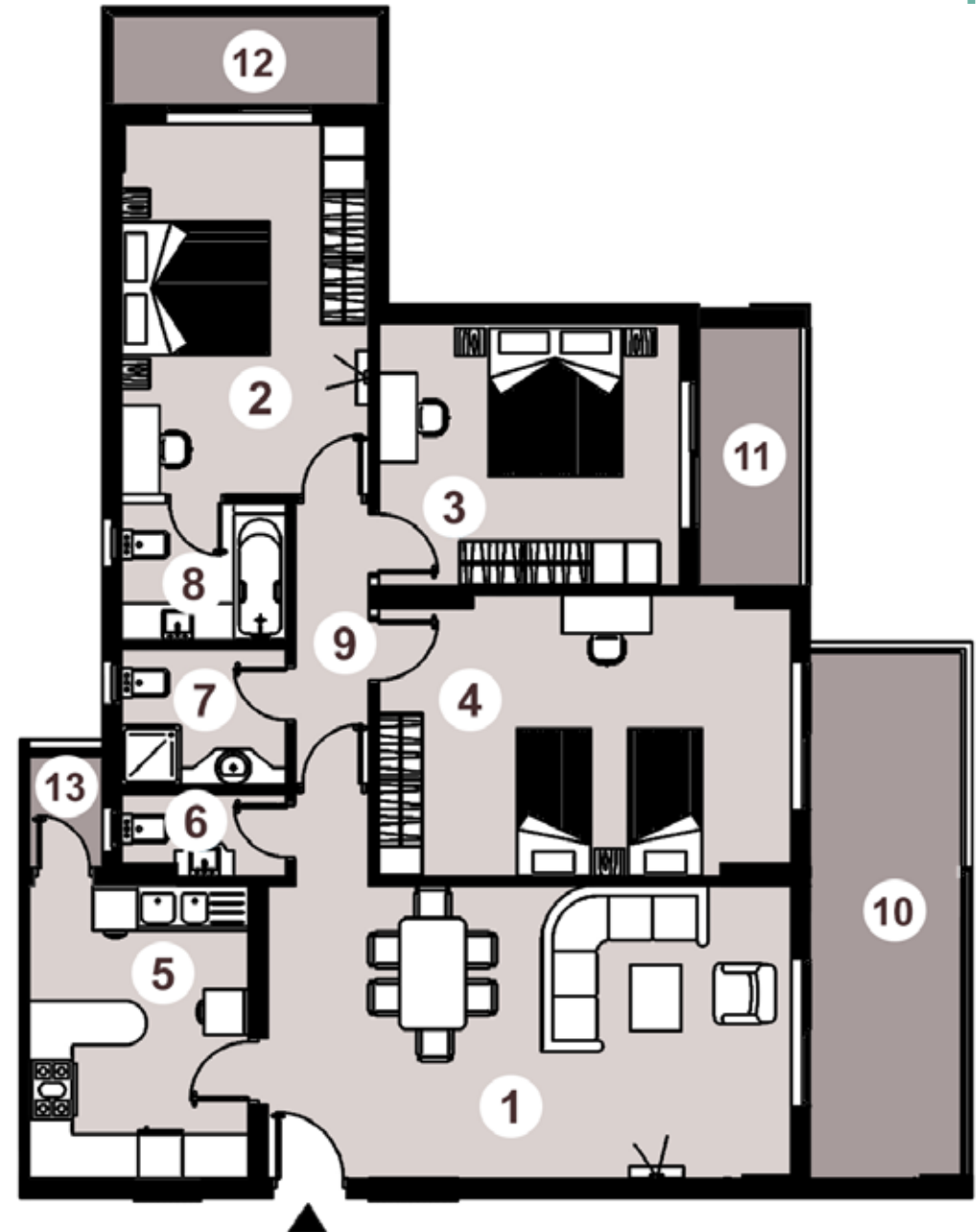
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TYPE 21

Area – 193m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	7.00 X 1.95
11.	Terrace 2	3.55 x 1.38
12.	Terrace 3	3.60 x 1.20
13.	Terrace 4	1.00 x 1.50



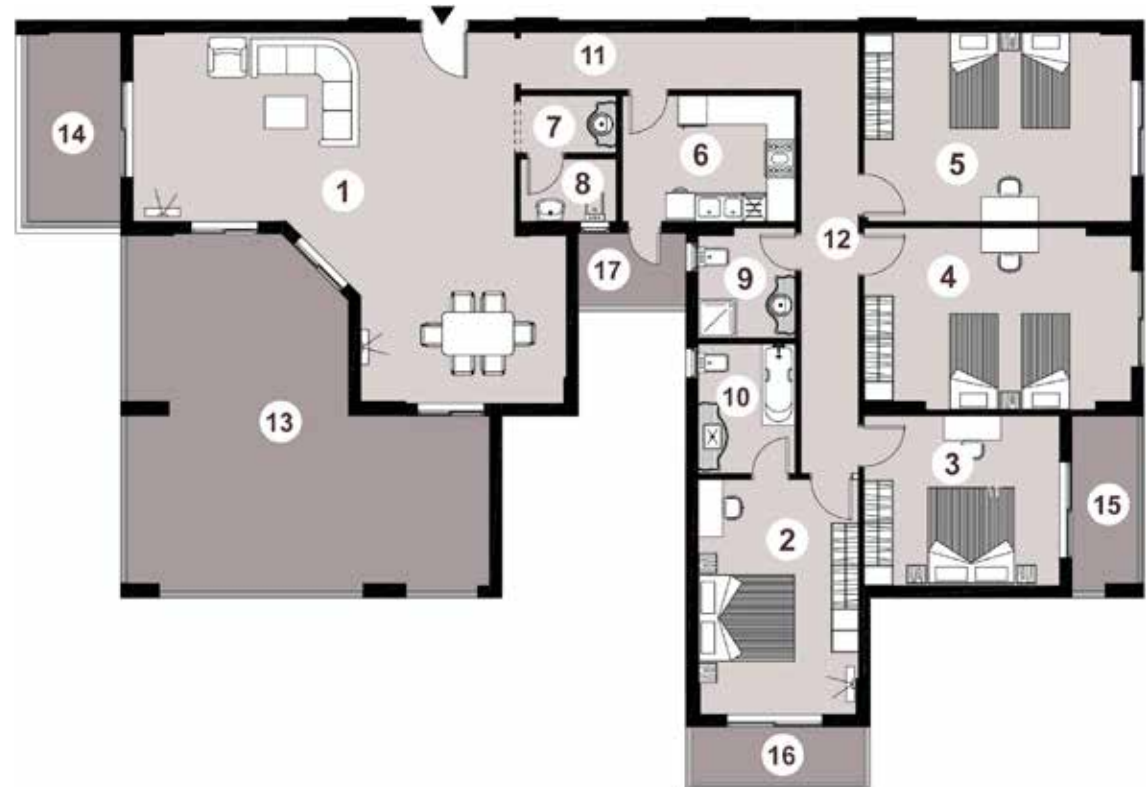
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TYPE 24

Area – 330m²
4 Bedrooms

1.	Reception & Dining Room	7.70 x 8.00
2.	Master Bedroom	4.91 x 3.35
3.	Bedroom 1	4.08 x 3.54
4.	Bedroom 2	5.57 x 3.79
5.	Bedroom 3	3.95 x 5.57
6.	Kitchen	2.63 x 3.61
7.	Corridor	2.00 x 1.20
8.	Guest Bathroom	2.00 x 1.31
9.	Bathroom	2.03 x 2.30
10.	Master Bedroom Bathroom	2.03 x 2.70
11.	Corridor 1	7.15 x 1.20
12.	Corridor 2	8.00 x 1.20
13.	Terrace 1	7.57 x 7.46
14.	Terrace 2	1.95 x 3.95
15.	Terrace 3	1.25 x 3.54
16.	Terrace 4	3.60 x 1.20
17.	Terrace 5	2.25 x 1.50



Disclaimer.

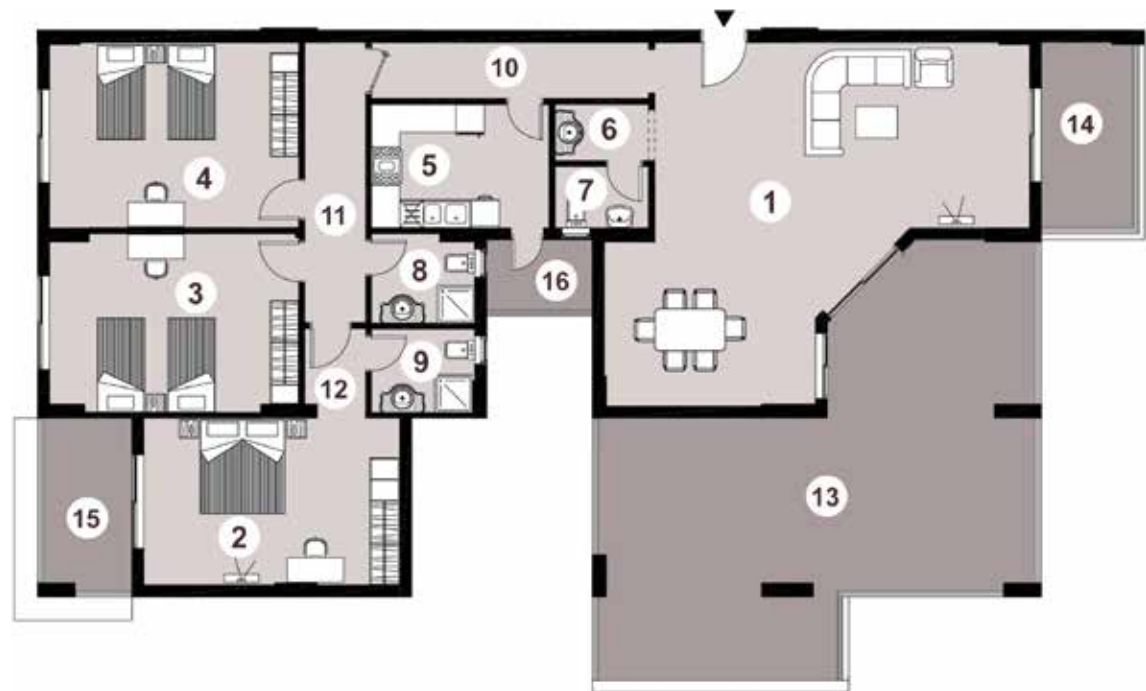
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TYPE 25

Area – 322m²

3 Bedrooms

1.	Reception & Dining Room	7.75 x 9.05
2.	Master Bedroom	5.44 x 3.55
3.	Bedroom 1	5.31 x 3.80
4.	Bedroom 2	3.94 x 5.31
5.	Kitchen	2.63 x 3.61
6.	Corridor	2.00 x 1.20
7.	Guest Bathroom	2.00 x 1.31
8.	Bathroom	1.91 x 2.20
9.	Master Bedroom Bathroom	1.78 x 2.20
10.	Corridor 1	5.90 x 1.20
11.	Corridor 2	5.96 x 1.20
12.	Corridor 3	1.91 x 1.30
13.	Terrace 1	9.29 x 7.47
14.	Terrace 2	1.95 x 3.95
15.	Terrace 3	3.67 x 1.87
16.	Terrace 4	2.25 x 1.50



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FINISHING SPECS

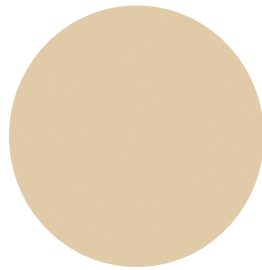
Interior finishing



Item
Ceramic

Area Of Use
Flooring

Space
Reception
Bedrooms
Terrace



Item
Acrylic paint

Area of use
Walls
Ceiling

Space
Reception
Bedrooms

Exterior Finishing



Item
Painting

Area of use
Elevation



Item
Glass

Area Of Use
Elevation



Item
Metal Handrails

Area of use
Terraces



System Amenities



Mechanical Electrical Plumbing

General Specs

Public Areas Residential Unit Indoor Parking Areas

Central HVAC Systems

Split units air conditioning piping connections (Electric & Drainage)

✓

Fresh Air Supply

Continuous fresh air supply independent from the AC operation, ensuring quality of indoor fresh air

✓

Exhaust Systems

Parking Ventilation System

✓

Outdoor Swimming pools

Outdoor swimming pool features

✓

Communication and Security

Structured Data Cabling and LAN Switching

✓

✓

✓

LAN Network

✓

High speed internet access

✓

IP Telephony

✓

IP-CCTV

✓

✓

Fire Alarm System

Intelligent Digital Addressable Main Fire Control Panel (MFACP)

✓

The Fire Alarm with Automatic Telephone Dialer (ATD) which sends an alarm signal to the Fire Brigade in case of fire

✓

Manual pull stations installed in all project areas

✓

Heat detectors transformer rooms, emergency generator rooms, etc.

✓

High sensitivity smoke detectors

✓



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Mechanical Electrical Plumbing

General Specs

Public Areas Residential Unit Indoor Parking Areas

Electrical LV Safety Systems

Earth leakage circuit breaker for wet areas	✓	✓	✓
Lightening and Grounding network	✓	✓	✓
Redundant transformers for all main loads		✓	✓
Emergency backup generator for life safety & security systems		✓	✓
LED lighting for lower power consumption		✓	✓

Elevators

Each building will be equipped with 3 Elevators	✓	✓	✓
Each building will be equipped with 2 passenger elevator for residential units		✓	✓
Each building will be equipped with 1 passenger elevator for commercial units	✓		✓

Others Amenities

BMS - Building Management System			✓
Garbage Chute system with safety features (door lock & firefighting)	✓	✓	✓



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**CONSTRUCTION
UPDATE**





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