MAZARINE
NEW ALAMEIN

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.

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THE NAME ‘MAZARINE’ CAME TO FRUITION BASED ON THE RESIDENTIAL COMPOUND’S GREATEST ASSET: BEING SURROUNDED BY THE DEEPEST SHADES OF A BLUE LAGOON. ON AN ARTISTIC LEVEL, THE SHADE RESONATES DEPTH AND A SENSE OF INTUITION.

THE COLOR OF DEPTH

THE NEW ALAMEIN CITY

AN ALL YEAR ROUND DESTINATION.

The New Alamein City, taking up more than 48,000 Feddans of land, is changing our perception of the North Coast experience from a temporary visiting spot to an all year round destination. The city beats to a modern rhythm suitable for aspiring individuals to live a well-balanced life with its parks, schools universities, commercial & retail areas. The museums, opera houses, international and national schools and universities culturally enrich residents with the highest level of artistry and knowledge to build a community.

Quality, impeccable planning and a thirst for the ultimate living experience are the ingredients of New Alamein's success in becoming an impressive fourth generation city.

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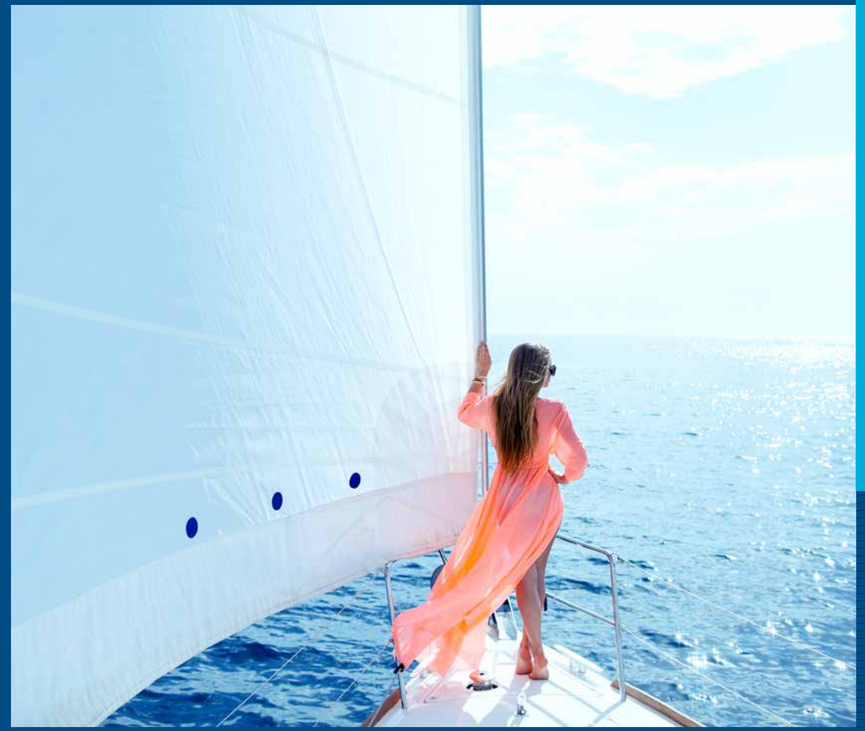
THE LOCATION

Mazarine is located in the New Alamein City at the Lagoon taking 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	89KM



WELCOME

M

TO MAZARINE

Mazarine stretches across 72 feddans with a mix of villas, twin villas and chalets surrounded by swimmable lagoons and breath- taking views overlooking The Gate and North Edge towers.

Exclusive Unit Amenities

- Fiber to home (data)
- Triple play outlet system
- Intercom system

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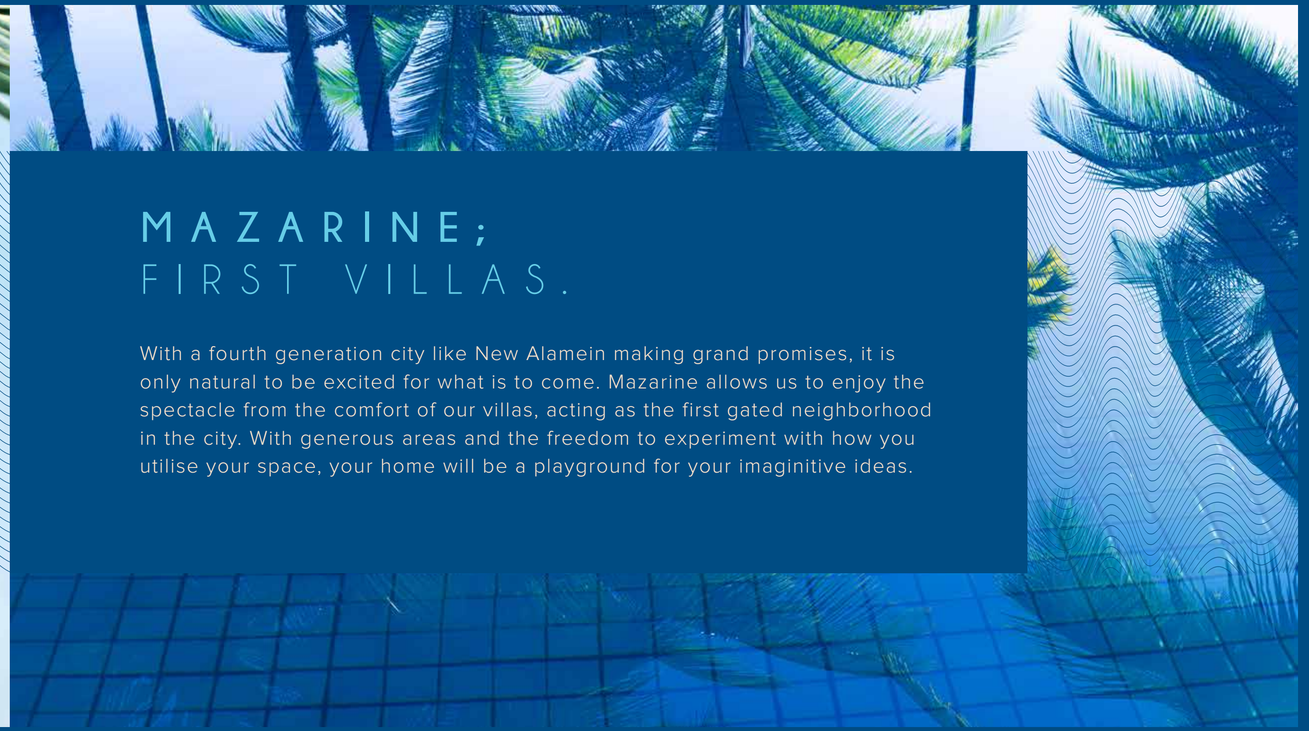

MAZARINE;
FIRST VILLAS.

With a fourth generation city like New Alamein making grand promises, it is only natural to be excited for what is to come. Mazarine allows us to enjoy the spectacle from the comfort of our villas, acting as the first gated neighborhood in the city. With generous areas and the freedom to experiment with how you utilise your space, your home will be a playground for your imaginitive ideas.

T H E V I E W

A PEACEFUL REMINDER.

It is clear that we always gravitate towards nature to feel centered again. Imagine having a little part of that right outside your window.

The lagoon is an accessible treasure to all homeowners of Mazarine.

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MASTER-PLAN

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AMENITIES

A hassle-free lifestyle is guaranteed with exclusive amenities around the corner. Whether you're in search for a relaxing stroll around the mesmerizing swimmable lagoons and a 635 meter long beach promenade to an exclusive clubhouse and a bustling North Square; the biggest commercial project on the coast, Mazarine residents will have it all.

- Swimming pools & beach style pools
- Bicycle & jogging lanes
- Bike racks
- Kids area

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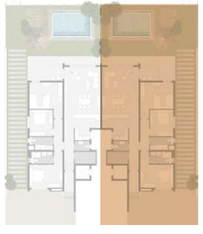
CHALET

AREA: 167M²

NUMBER OF BEDROOMS: 3

GROUND FLOOR PLAN

01. Entrance
02. Master Bedroom
03. Master Bedroom Bathroom
04. Storage
05. Bathroom 1
06. Bathroom 2
07. Bedroom 1
08. Bedroom 2
09. Kitchen
10. Dining
11. Reception
12. Terrace



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GROUND FLOOR PLAN

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CH

UPPER CHALET

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CHALET

AREA: 327M²
INCLUDING ROOF TERRACE: 30M²

NUMBER OF BEDROOMS: 4

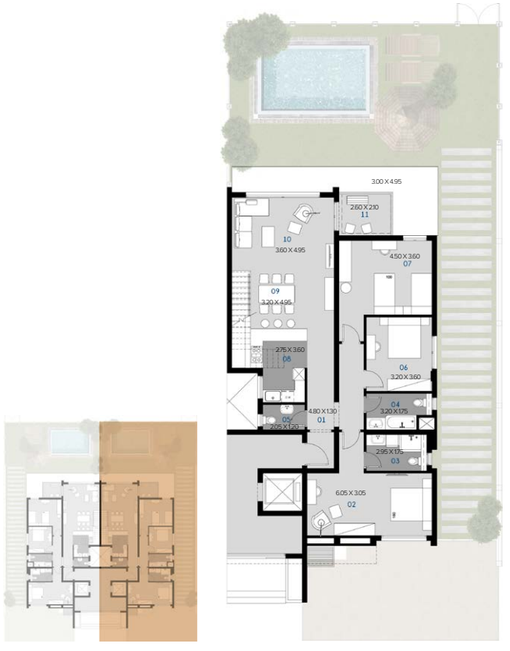
FIRST FLOOR PLAN

01. Corridor
02. Master Bedroom
03. Master Bedroom Bathroom
04. Bathroom 1
05. Bathroom 2
06. Bedroom 1
07. Bedroom 2
08. Kitchen
09. Dining
10. Reception
11. Terrace

PENTHOUSE

01. Entrance
02. Roof Terrace 1
03. Bathroom
04. Bedroom
05. Kitchen + Dining
06. Living Room
07. Roof Terrace 2

FIRST FLOOR PLAN



PENTHOUSE

11 12

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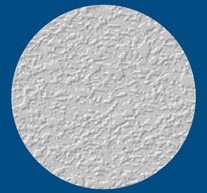
EXTERIOR
FINISHING

A home goes beyond concrete when you make it your own. The villas of Mazarine naturally resonate with people that enjoy neutral timid tones that complement modern aesthetics and furnishings. Aluminum and glass windows set the foundation for the cream painted walls of your home.

The interior is a harmonious blend of ceramics, paint and porcelain flooring that awaits your own personal touch.

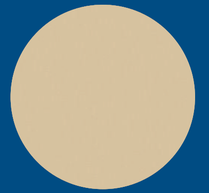


ITEM | Paint
AREA OF USE | Elevation

ITEM | Aluminum & Glass
AREA OF USE | Openings

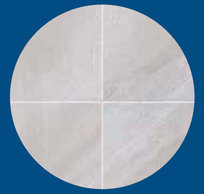
INTERIOR
FINISHING

ITEM | Acrylic Paint
AREA OF USE | Walls
Ceiling
SPACE | Reception, Rooms,
Spaces & Terraces



ITEM | Ceramic
AREA OF USE | Walls
SPACE | Kitchen - Bathrooms

ITEM | Porcelain
AREA OF USE | Flooring
SPACE | Reception



ITEM | HDF
AREA OF USE | Flooring
SPACE | Bedroom

CONTACTS

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NEW CAIRO | Intersection S. Teseen with Mohamed Naguib Axis.

NEW ALAMEIN | 107 Alex Matrouh Road.

MANSOURA | 24 Gomhoreya St.

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