

MAMSHA  
VIEWS  
NEW CAPITAL

AL MAQSAD

NEW CAPITAL

# MAMSHA VIEWS

NEW CAPITAL



VIBRANT

LIVING

# 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.



# THE NEW 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.



**Disclaimer.**

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# WELCOME TO AL MAQSAD

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.

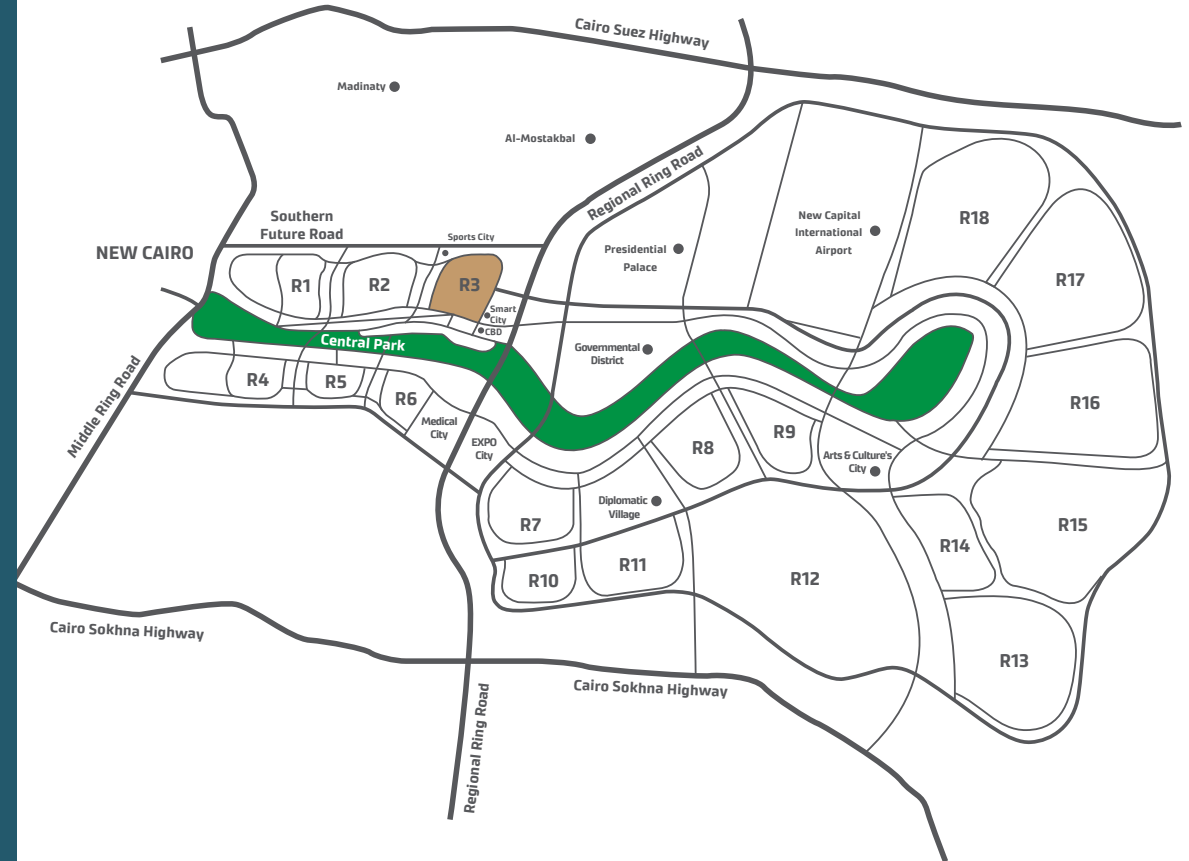
Its strategic proximity to the New Capital's Arts & Culture City, Smart City, Sports City, Central Business District, Medical City, Expo City, Diplomatic Village, Governmental District as well as the Canadian and European universities offer unmatched luxury, making it a future address for those who appreciate distinguished ways of living.



# LOCATION & ACCESSIBILITY

Al Maqsad has full accessibility to all main roads in New Capital along with Ain Al Sokhna road and Suez road.

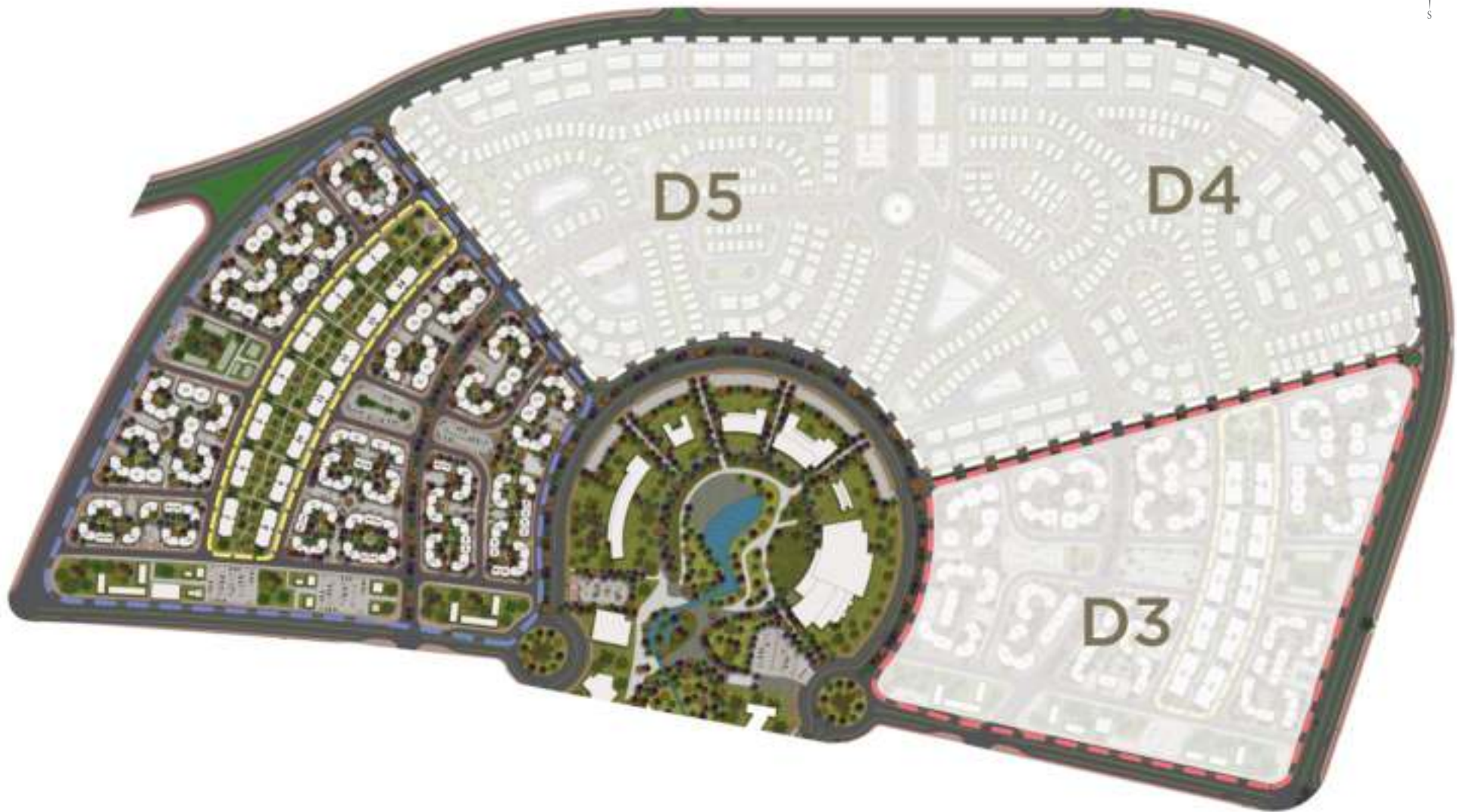
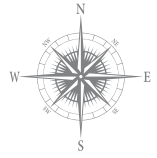
Al Maqsad is the closest district to the New Capital Airport and Diplomatic Village. Prominent landmarks in the New Capital such as the Arts & Culture and Smart cities surrounding it. The district is also in close vicinity to the Canadian and European universities.



32 km to Cairo International Airport  
45 km to Cairo Downtown  
55 km to Ain El Sokhna  
80 km to Suez



# MASTERPLAN





- 2A 2 2A
- 4A 6 6A
- 5A 5 5A
- 8A 8 8A
- 9A 9 9A
- 10A 10 10A
- 11A 11 11A
- 12A 12 12A
- 13A 13 13A
- 14A 14 14A
- 15A 15 15A
- 16A 16 16A
- 17A 17 17A
- 18A 18 18A
- 19A 19 19A
- 20A 20 20A
- 21A 21 21A
- 22A 22 22A
- 23A 23 23A
- 24A 24 24A



# MAMSHA VIEWS

NEW CAPITAL



# WHERE LUXURY MEETS CONVENIENCE

Standing out in the heart of AlMaqsad, Mamsha Views is an exceptional living choice for those who appreciate the seamless blend of convenience and luxury. Spanning a total area of 31 feddans in the west and east of AlMaqsad, this lively destination boasts 24 buildings, each with a range of selective amenities and contemporary apartments.



LIFESTYLE

# HOME TO AN INTEGRATED LIFESTYLE

Living at Mamsha Views is an urban downtown luxury many seek in a distinguished modern lifestyle. With everything you need only minutes away from your doorstep, you can choose from meeting with family and friends at your favorite café or restaurant, taking an evening stroll in the promenade, riding a bicycle in the cycling lanes, relaxing in the vibrant gardens, shopping at your favorite retail and grocery stores, working in state-of-the-art offices, maintaining your wellbeing at the clinics, and finding a range of pharmacies and banks near you.



# ARCHITECTURE



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# WORLD-CLASS DESIGN

Mamsha Views celebrates a grand and contemporary architectural design that seamlessly blends the verdant outdoors with a dynamic lifestyle. The lavish apartment residences nestle in the upper floors of 24 buildings along the promenade. Each building offers direct access to a pedestrian-friendly promenade and a versatile array of retail stores, business offices and clinics, effortlessly integrating everything your heart desires with exceptional living spaces. With a world-class design set to vitalize AlMaqsad districts' thriving community, living here is only the beginning to a life with grand opportunities and everyday experiences.





# AMENITIES





## RENOWNED FACILITIES

Living at the lavish apartments of Mamsha Views comes with a versatile range of amenities that inspire an exceptional lifestyle. While every apartment is delivered fully finished, the buildings boast grand entrances with lobbies and public areas as well as fully finished service areas, elevations and two main elevators. Safety is a priority with security management systems and firefighting systems implemented in the public areas. Every home also has Fiber to the Home (FTTH), Triple Play System (IPTV, IP Telephone and IP Internet) and firefighting systems. The outdoors also offer a range of distinct experiences, from providing modern pergola and shaded areas to bicycle lanes, convenient parking areas, pedestrian-friendly walkways and security management. With world-class facilities and amenities designed to the finest details, Mamsha Views is home to memorable everyday experiences for a lifetime ahead.



# RENDERS & FLOORPLANS



**DISCLAIMER**

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.



DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.



**DISCLAIMER**

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# TYPE A1

**Total Area : 185 m<sup>2</sup>**

**Number of Bedrooms : 3**



First Floor & Second Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

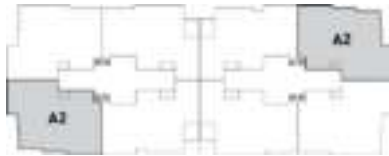
# TYPE A2

**Total Area : 181 m<sup>2</sup>**

**Number of Bedrooms : 3**



First Floor & Second Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.



# TYPE A3

**Total Area : 168 m<sup>2</sup>**

**Number of Bedrooms : 3**



First Floor & Second Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# TYPE A4

**Total Area : 171 m<sup>2</sup>**

**Number of Bedrooms : 3**



First Floor, Second Floor,  
Third Floor & Fourth Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

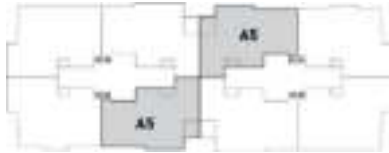
# TYPE A5

**Total Area : 162 m<sup>2</sup>**

**Number of Bedrooms : 3**



Third Floor & Fourth Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to 5% from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# TYPE A6

**Total Area : 166 m<sup>2</sup>**

**Number of Bedrooms : 3**



Third Floor & Fourth Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# TYPE A7

**Total Area : 171 m<sup>2</sup>**

**Number of Bedrooms : 3**



Third Floor & Fourth Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# TYPE A8

**Total Area : 161 m<sup>2</sup>**

**Number of Bedrooms : 3**



Fifth Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

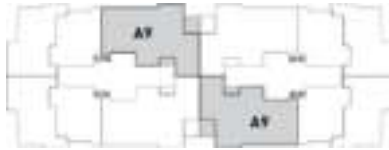
# TYPE A9

**Total Area : 161 m<sup>2</sup>**

**Number of Bedrooms : 3**



Fifth Floor



## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# DUPLEX TYPE D1

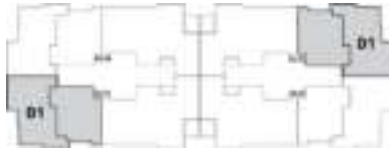
**Total Area : 390 m<sup>2</sup>**

**Including Terrace : 86 m<sup>2</sup>**

**Number of Bedrooms : 4**



Fifth Floor



Fifth Floor

## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.



# DUPLEX TYPE D1



Sixth Floor



Sixth Floor

## DISCLAIMER

1. The renders are for illustrative purposes only. 2.The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# DUPLEX TYPE D2

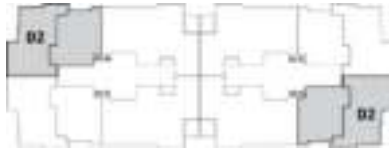
**Total Area : 392 m<sup>2</sup>**

**Including Terrace : 87 m<sup>2</sup>**

**Number of Bedrooms : 4**



Fifth Floor



Fifth Floor

## DISCLAIMER

1. The renders are for illustrative purposes only. 2. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to 5% from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

# DUPLEX TYPE D2



Sixth Floor



Sixth Floor

**DISCLAIMER**

1. The renders are for illustrative purposes only. 2.The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. 3. All areas, dimensions, drawings, and materials are subject to minor changes without notice. 4. Rights are reserved to make minor alterations to add or deduct up to %5 from areas & values. 5. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 6. All landscaping, pools, and roof pergolas are not included in the property and solely for illustrative purposes. 7. Master plan design is subject to minor changes without notice. 8. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract.

## CONTACT

---

Hotline:  
+2 16044

Instagram:  
@cityedgedevelopments

Website  
[cityedgedevelopments.com](http://cityedgedevelopments.com)

Email:  
[Info@ced-eg.com](mailto:Info@ced-eg.com)

Facebook:  
City Edge Developments

---

### Sales Offices:

El Sheikh Zayed - Arkan Plaza, Building 4, 6th Floor.

New Cairo - Intersection South 90th St. with Mohamed Naguib axis.

New Alamein - 107 Alex Matrouh Road.

Mansoura - 24, Gomhoreya Street.

 **CITY EDGE**  
DEVELOPMENTS



 **16044**

[cityedgedevelopments.com](http://cityedgedevelopments.com)