



THE GATE  
TOWERS | NEW ALAMEIN

RISE  
LUXURIOUSLY

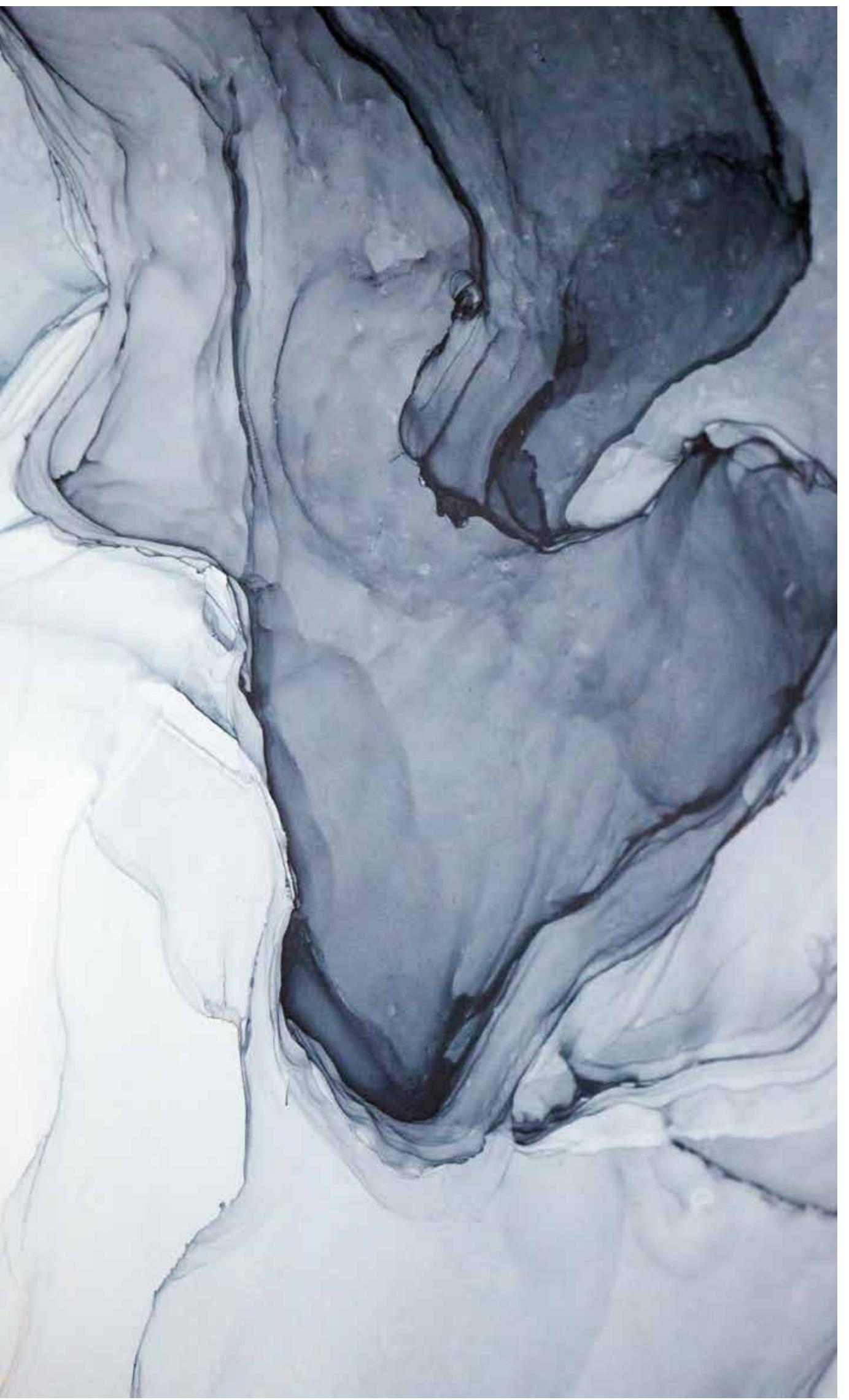
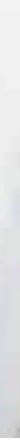
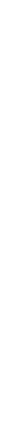


# TABLE OF CONTENTS

- 01 About City Edge Developments
- 02 About New Alamein
- 03 About The Gate Towers
- 04 Location & Master plan
- 05 Facilities & Amenities
- 06 Finishing Specs
- 07 Floor plans
- 08 System Amenities
- 09 Contact

High-End Real Estate Projects

# About City Edge Developments



# City Edge Developments

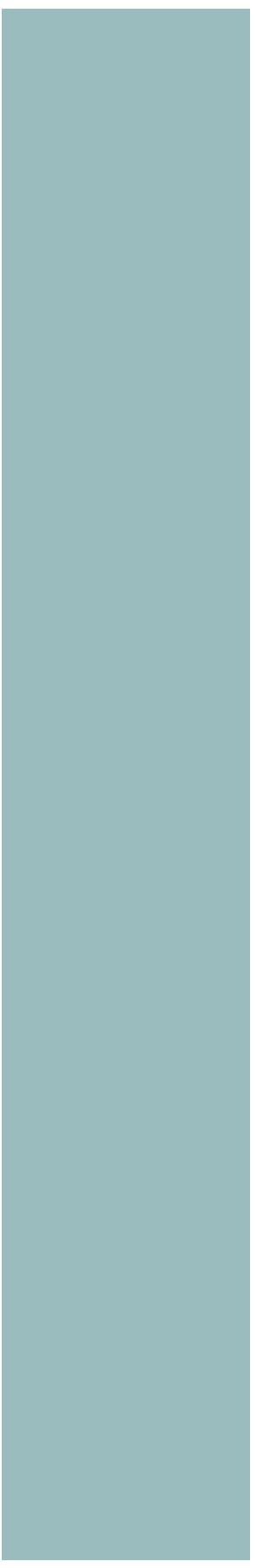


City Edge Developments is Egypt's National leading real estate developer and development manager. The company established between New Urban Communities Authority (NUCA) and Housing and Development Bank (HDB).

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.

Egypt's Fourth Generation City

# About New Alamein



# New Alamein

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.



# Egypt's Fourth Generation City

New Alamein is already coming to life and will set a new forefront for living in Egypt and the Arab region.

The city doesn't compromise on world-class industrial, touristic, agricultural and trading components that cater to all local and international segments.

New Alamein will be home to 3 million people by 2030 through a self-sustainable city that liberates many from the usual problems of urban spaces.

The quintessential version of what a city should be.

# New Alamein in Detail



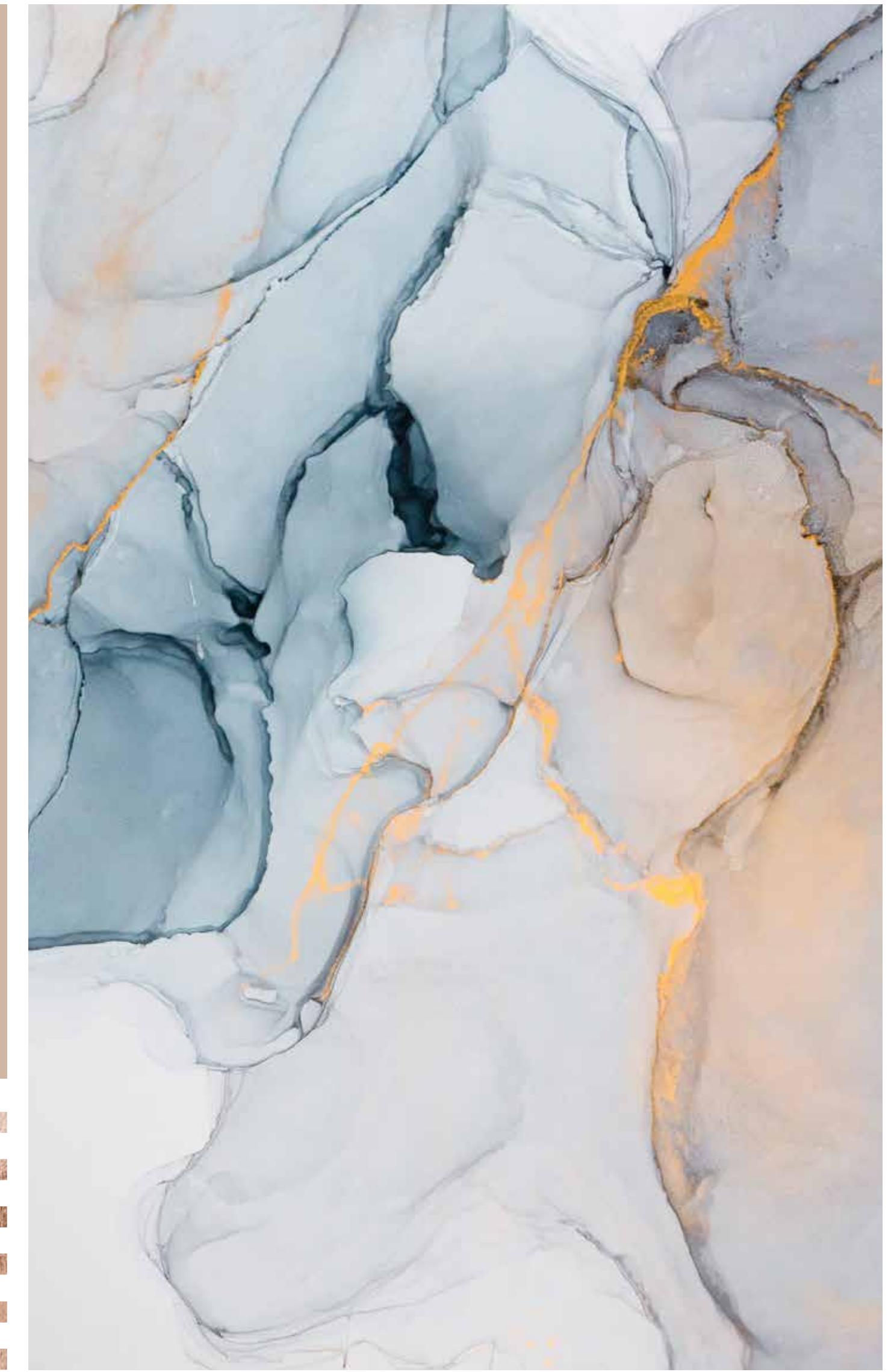
The nature of New Alamein's location and structure gives the city a character that is new to the Egyptian market.

With a 14 km long touristic corniche, beautifully crisp blue sea and the Alamein Eye, the city stays vivacious and real amidst the modernity. 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.

The Pinnacle of New Alamein

# About The Gate Towers



# THE GATEWAY TO NEW ALAMEIN



## Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



We tend to stand at a gate patiently waiting, overshadowed by its grandiosity and solemn position, comparing our own size to its height in awe.

While we wait, we begin to imagine what experience it could hold for us beyond its landmark stature. That is where the Gate Towers deliver to our imagination.

Standing as Egypt's North gate, the Gate Towers introduces New Alamein City rightfully as an incomparably new experience Egypt hasn't seen before.

**There's no better introduction to an uncompromisingly luxurious beginning.**

## Towering All Expectations

### Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



The massive stance of the towers as grand gates to the Alamein City gives viewers a metaphorical thought about big opportunities and adventurous beginnings. They stand as the true gateway to the city, representing an icon that will be known for years to come.

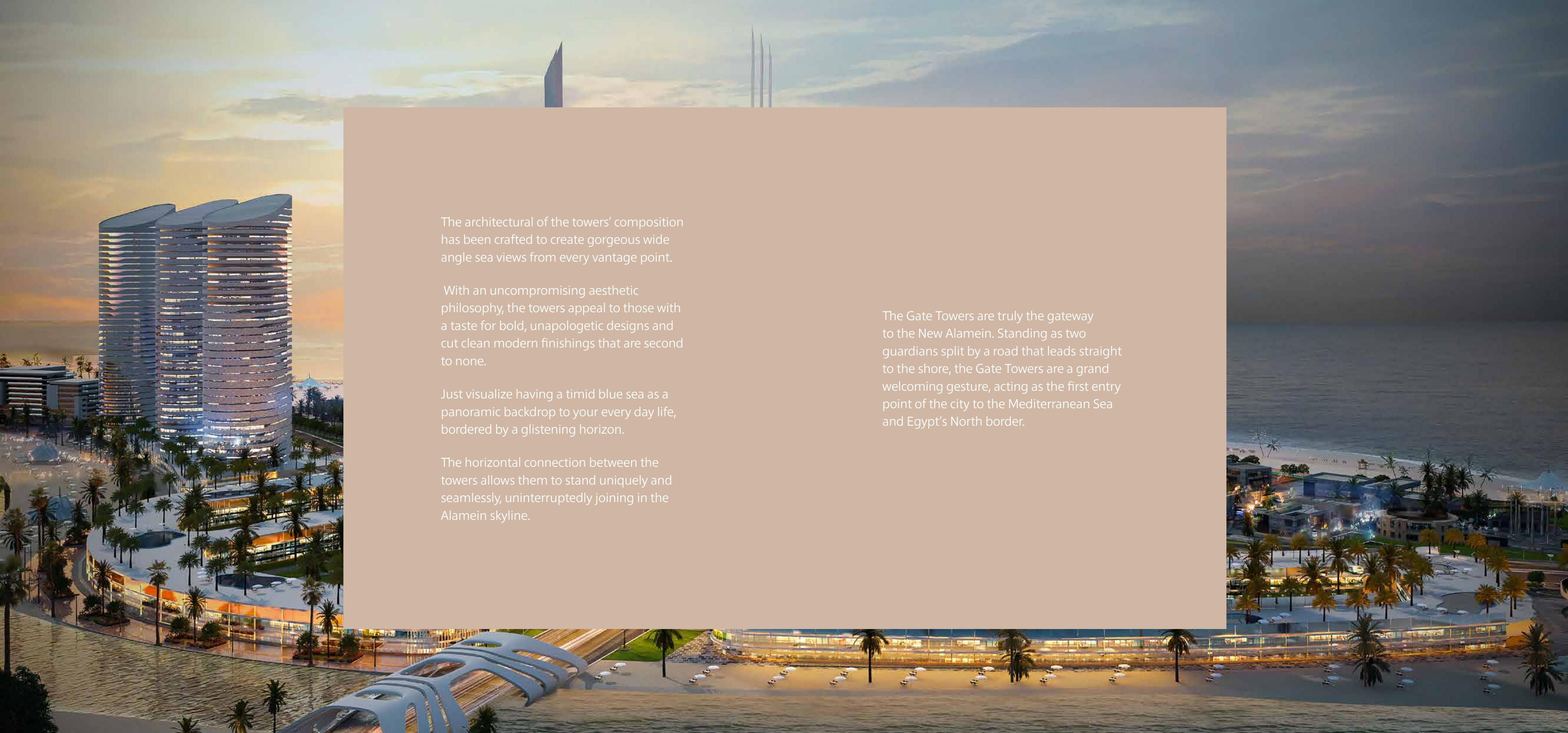
The Gate Towers is made up of two podiums that open the scene to the spectacle of the city. The grand towers consist of 44 floors with a range of studios and four-bedroom apartments.

The two grand pinnacles stand on a 5-floor podium filled with amenities and services for the homeowners of the tower, spoiling them like the fanciest high-end hotel.

## A Groundbreaking Design Philosophy

### Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



The architectural of the towers' composition has been crafted to create gorgeous wide angle sea views from every vantage point.

With an uncompromising aesthetic philosophy, the towers appeal to those with a taste for bold, unapologetic designs and cut clean modern finishings that are second to none.

Just visualize having a timid blue sea as a panoramic backdrop to your every day life, bordered by a glistening horizon.

The horizontal connection between the towers allows them to stand uniquely and seamlessly, uninterrupted joining in the Alamein skyline.

The Gate Towers are truly the gateway to the New Alamein. Standing as two guardians split by a road that leads straight to the shore, the Gate Towers are a grand welcoming gesture, acting as the first entry point of the city to the Mediterranean Sea and Egypt's North border.

#### Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

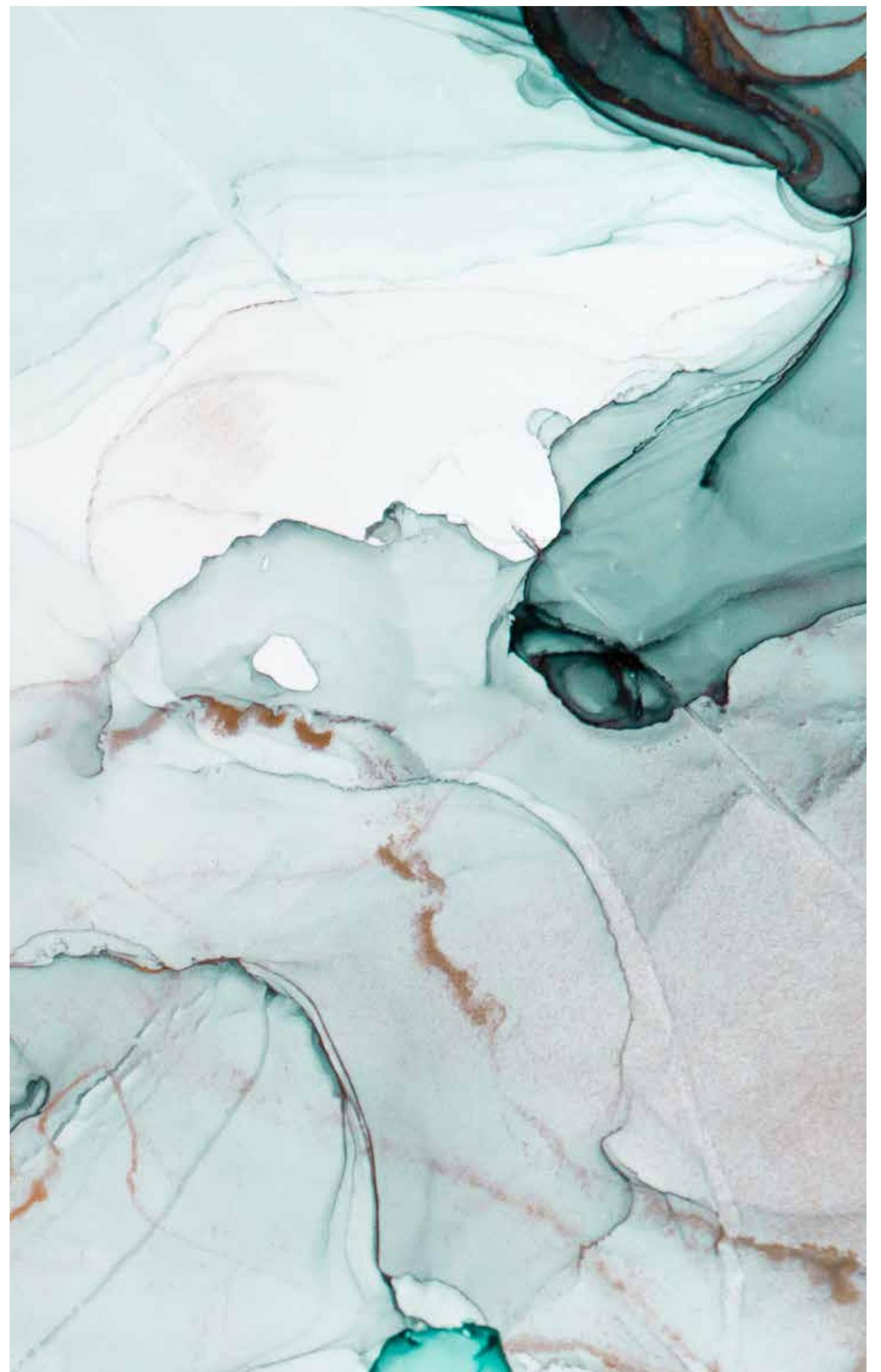
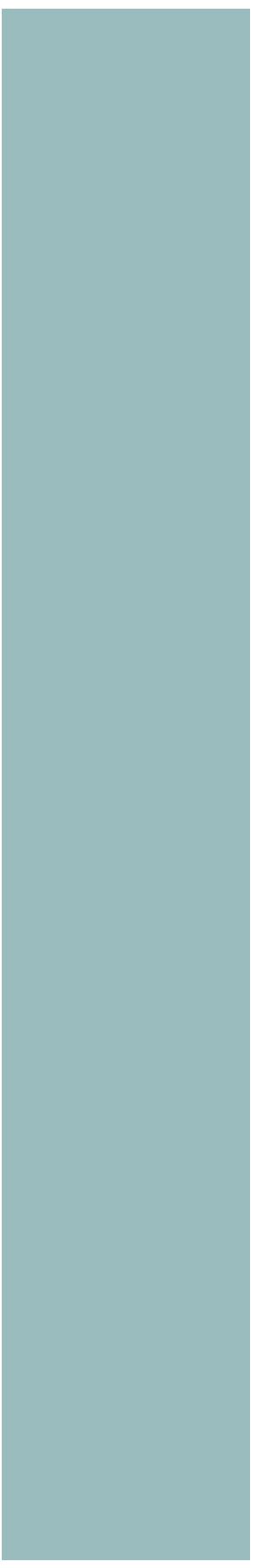


#### Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

The Height of Quality

# About The Location & Master plan





#### Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



Marsa Matrouh  
International Airport

Ras El Hekma

Cairo - Dabaa Road

THE GATE  
TOWERS | NEW ALAMEIN

Marina

Alamein  
International Airport

Alexandria

Borg Al Arab  
International Airport

Cairo

|               |        |
|---------------|--------|
| Cairo         | 261 km |
| Alexandria    | 107 km |
| Marsa Matrouh | 184 km |

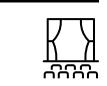
|                                    |       |
|------------------------------------|-------|
| Alamein International Airport      | 54 km |
| Borg El Arab International Airport | 89 km |



## THE GATE TOWERS | NEW ALAMEIN



1. Culture Hub



2. Presidential Resort



3. Marsa Al Fanara



4. Al Alamein Gardens



5. Sea View Commercial Hub



6. Al Massa Hotel



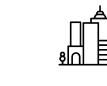
7. Council of Ministers



8. Old City



9. Downtown



An aerial photograph capturing the dynamic movement of ocean waves. The water is a vibrant turquoise color, transitioning into white and grey foam where the waves break. A dark, irregular rock formation is visible on the right side, partially submerged in the white surf. The overall scene conveys a sense of natural power and fluid motion.

Master plan

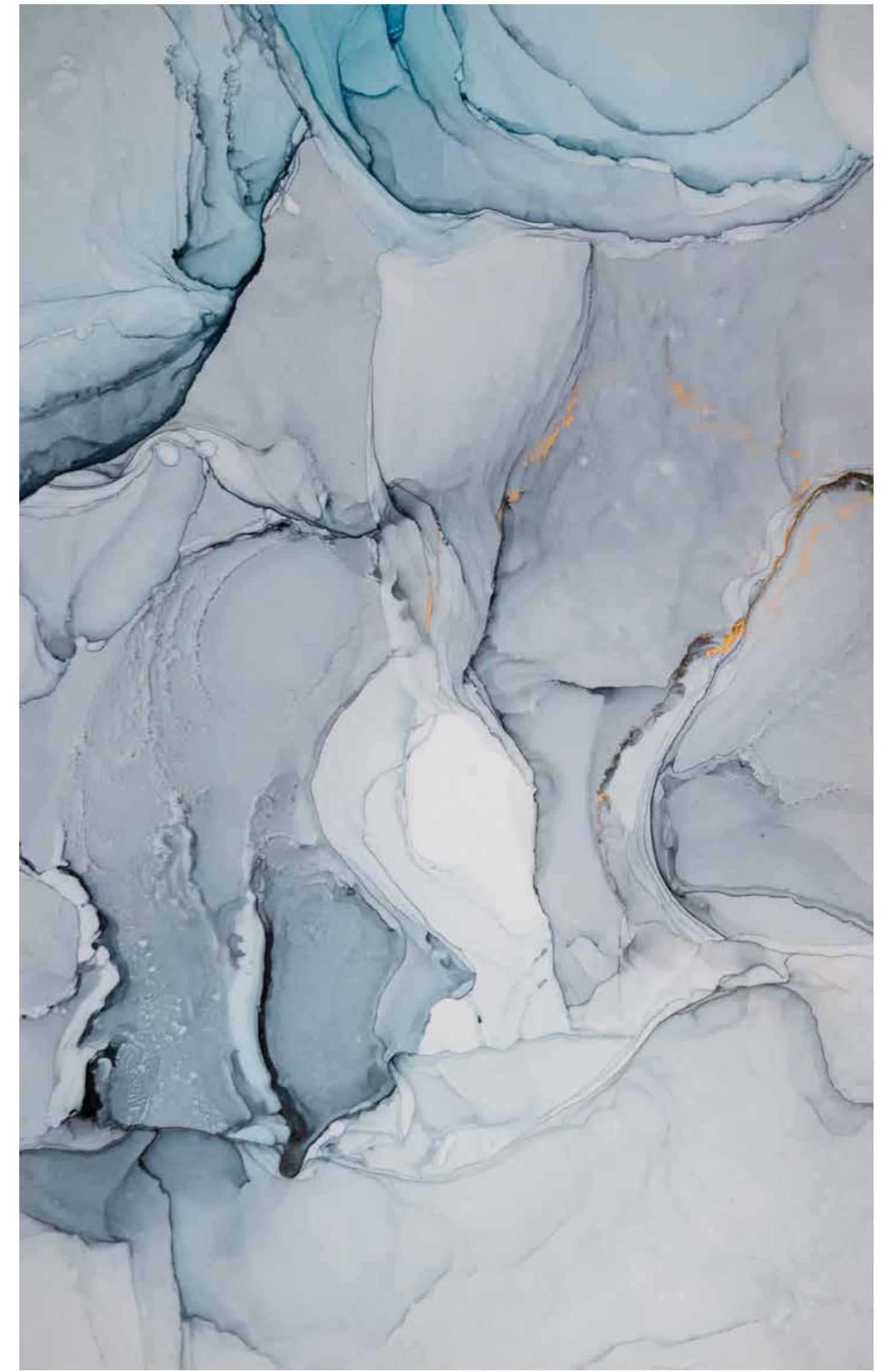


#### Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

Completing the Quintessential Experience

# Facilities & Amenities



# A Self Sufficient Home



All amenities cater to an extravagantly high-end lifestyle offered at Gate Towers. They set safety, comfort and luxury at the forefront for homeowners making sure to never fall short on premium standards.

# Completing the Quintessential Experience

The Gate Towers are surrounded by restaurants, retail outlets and cinema halls that make life beyond your home just as rich in experience and standard.



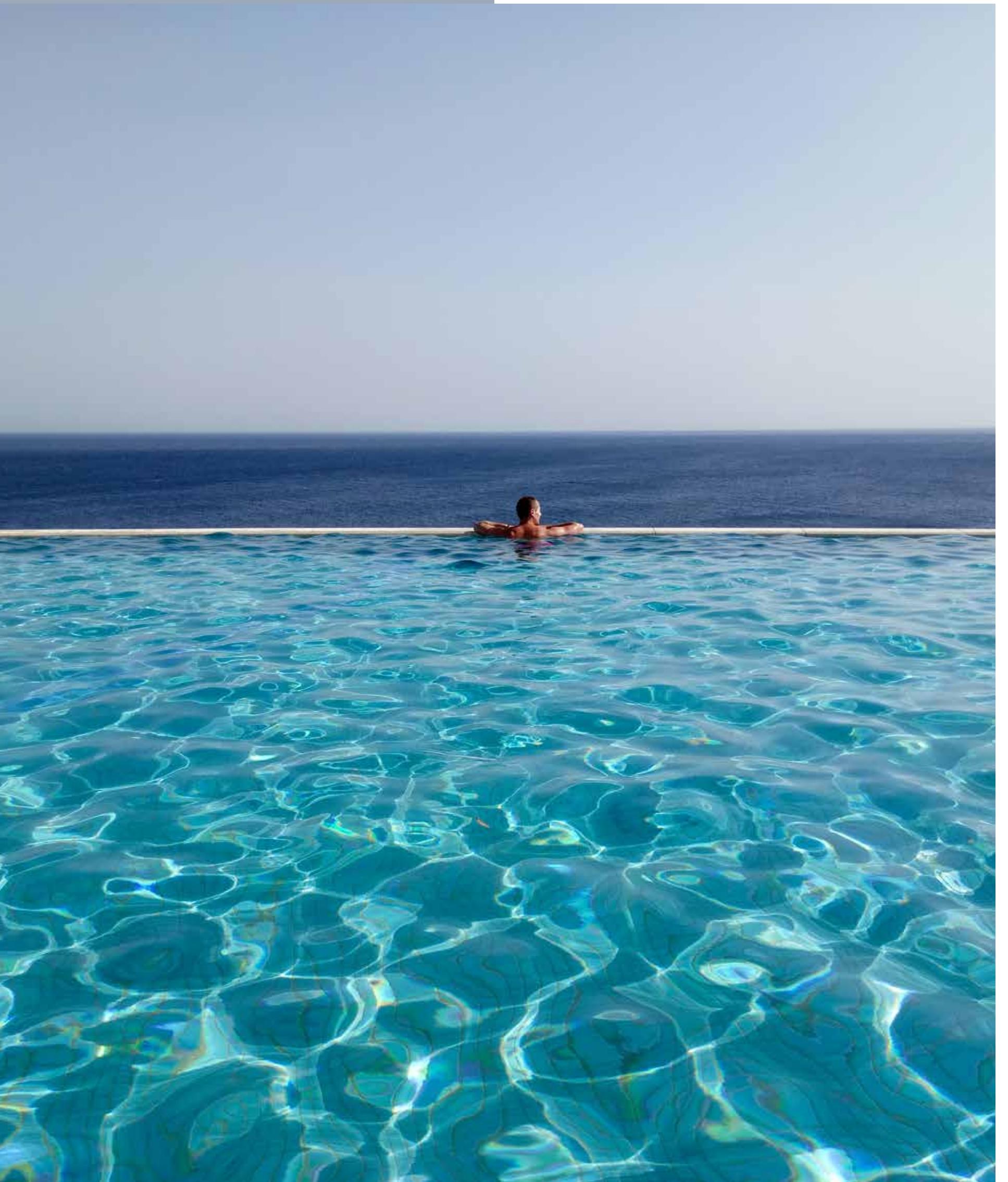
## The Gate Towers Amenities:

- 2 Sky Pools
- Waste management system
- Restaurants
- Spa
- Gym
- Retail and shops
- Food & Beverages
- Panoramic Elevators
- Cinema Halls
- Generators
- BMS system

# An Incomparable Perspective

Dip yourself into the silky sky pool that aligns with the horizon, giving you a sense of swimming amidst the clouds. Gently rest on the side of the pool as a spectator watching the sea move and all of New Alamein thriving from a bird's eye view.

Enjoy the premium facilities by fitting in your work out at the sea-view gym and ease your senses at the richly-equipped international standard spa.



# Indulge in the Sky

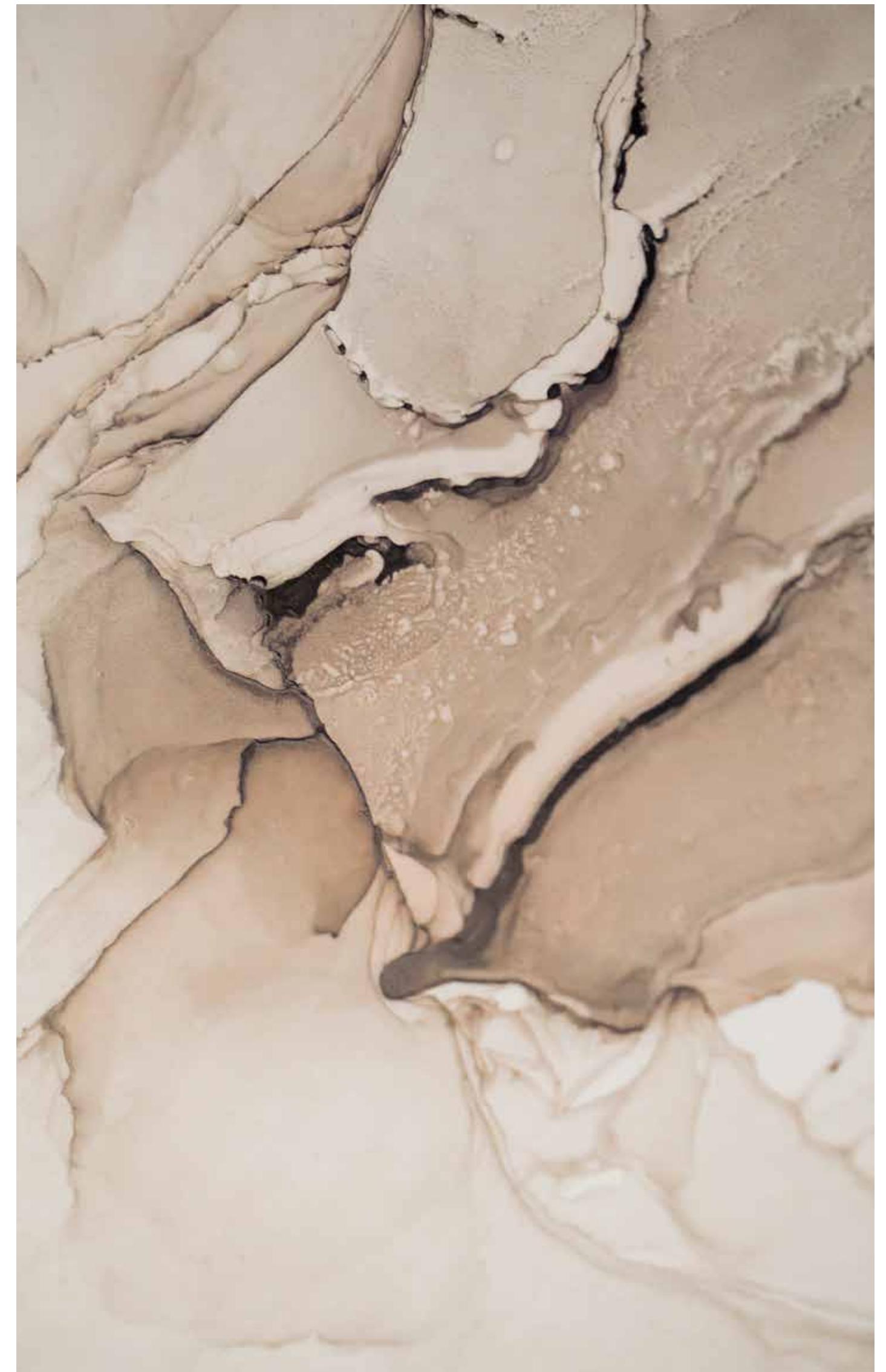
The Gate Towers provide luxury at its own standard so you don't have to look for it anywhere else.

Start your experience in a glass glazed panoramic elevator and slowly rise while watching the city of New Alamein thriving in front of your eyes. As soon as you arrive, walk into our panoramic roof top restaurant. Along with a range of L-shaped restaurants, located in various levels and at the top of the buildings for the ultimate view.

Indulge in world-class quality cuisines with impeccable sights and sun-rays gleaming all around you. With gorgeous clouds decorating a rich blue coat, your dynamic wallpaper will always be a sight worth visiting.

Upscale Finishing

# Finishing Specs

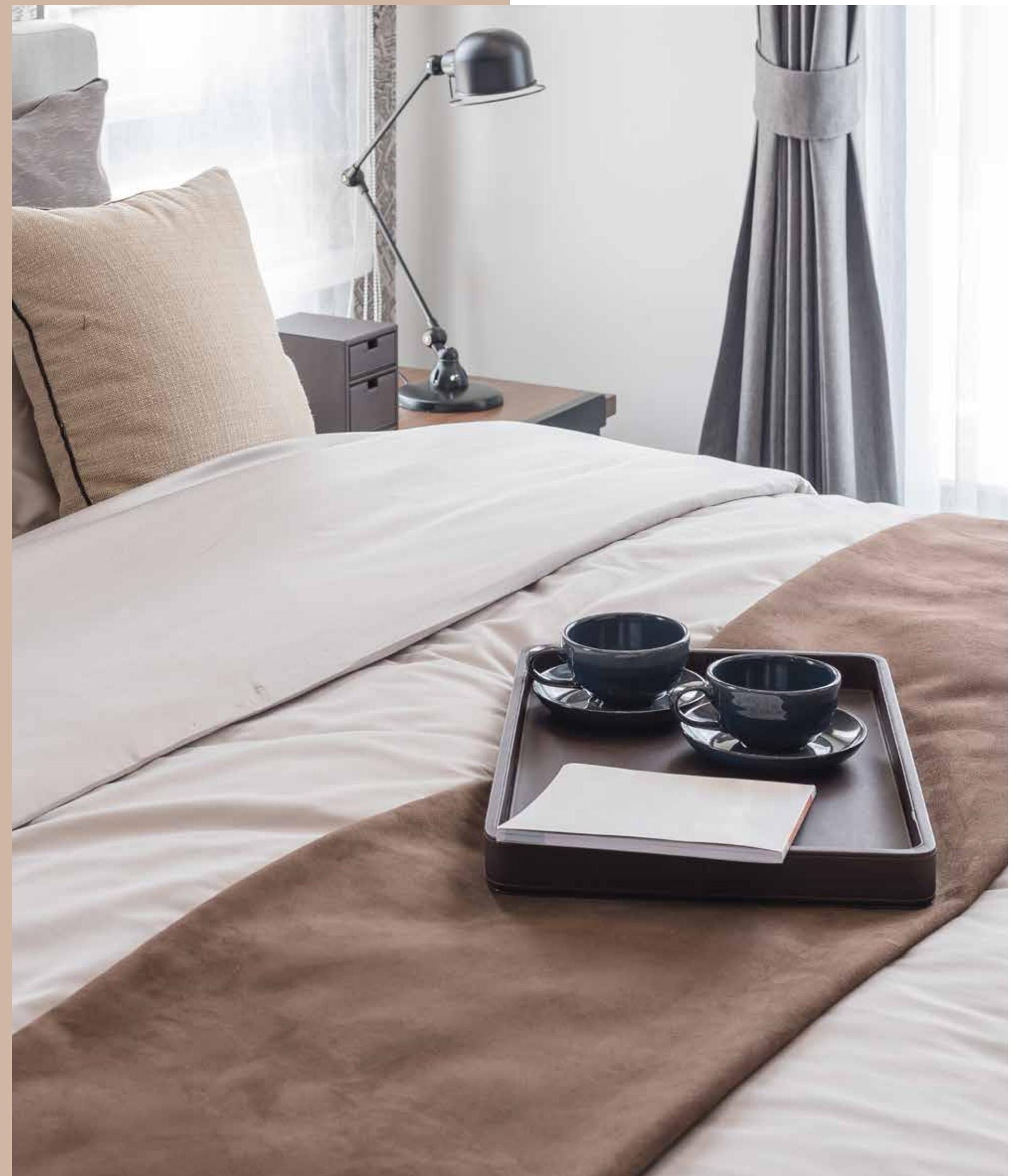


# Upscale Finishing

We all love the best of things and eventually cannot live without them.

Posh, crisp finishings, glossy and ever so accurately light systems were the missing puzzle pieces that complemented the uncompromising luxury the building promised on the outside.

At the Gate Towers, you live in a 7-stars experience day and night. With brilliant designs that are second-to-none, you will literally live in an artistic masterpiece that you will proudly call home.





## Reception

|            |                        |
|------------|------------------------|
| FLOORING : | PORCELAIN TILES        |
| WALL :     | PAINTED RENDER         |
| CEILING :  | PAINTED / GYPSUM BOARD |

## Bedroom

|            |                        |
|------------|------------------------|
| FLOORING : | HPL                    |
| WALL :     | PAINTED RENDER         |
| CEILING :  | PAINTED / GYPSUM BOARD |

## Bathroom & Kitchen

|            |  |
|------------|--|
| FLOORING : | PORCELAIN TILES                          |
| WALL :     | PORCELAIN TILES                          |
| CEILING :  | PAINTED / MOISTER RESISTANT GYPSUM BOARD |

## Terrace

|            |                                   |
|------------|-----------------------------------|
| FLOORING : | PORCELAIN TILES                   |
| CEILING :  | COMPOSITE ALUMINUM PANEL CLADDING |

## Doors

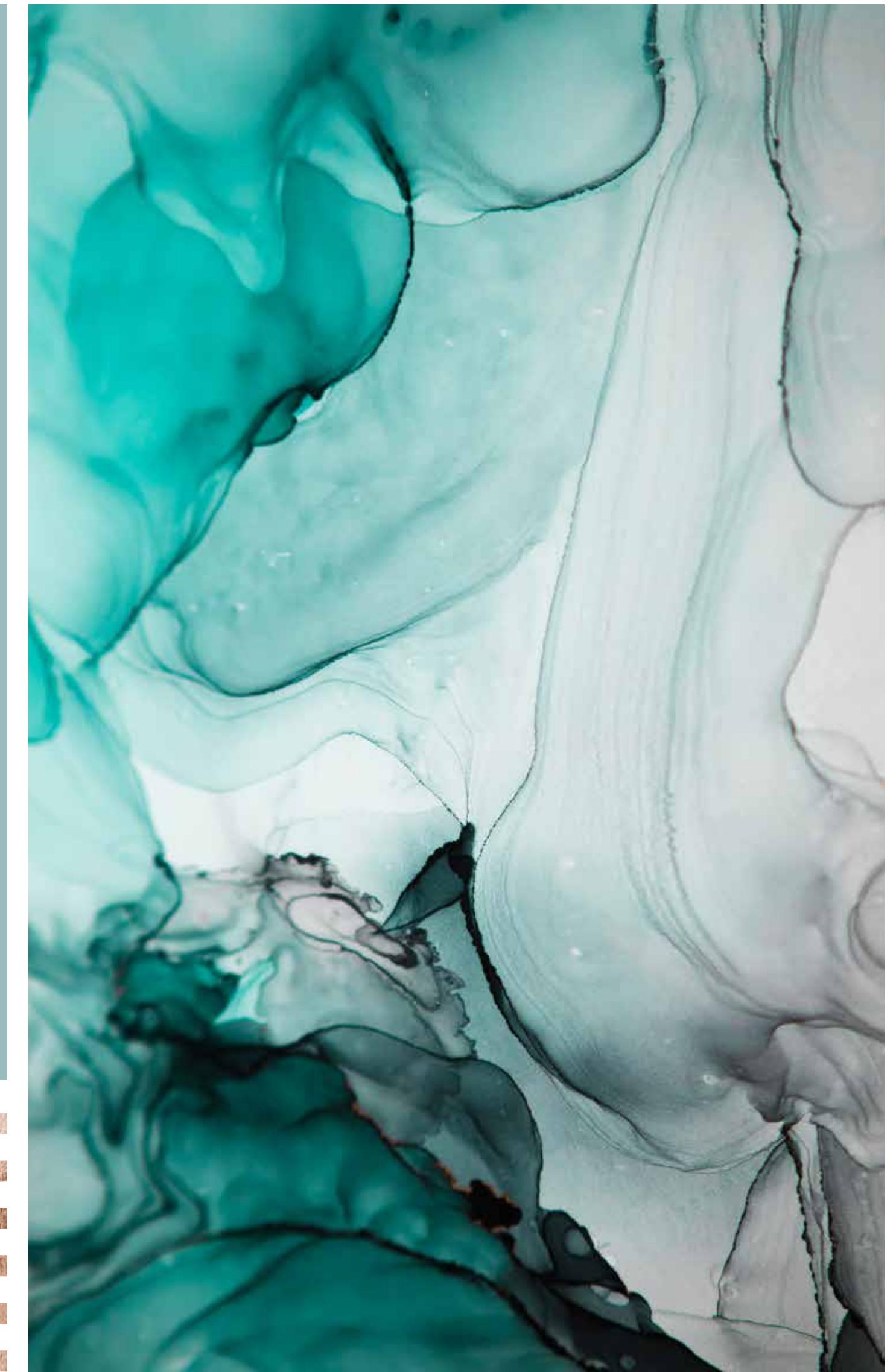
|                  |                                    |
|------------------|------------------------------------|
| EXTERNAL DOORS : | SOLID CORE MAHOGANY HARD WOOD DOOR |
| INTERNAL DOORS : | HOLLOW CORE FLUSH VENEER           |

### Disclaimer:

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

Guiding You Home

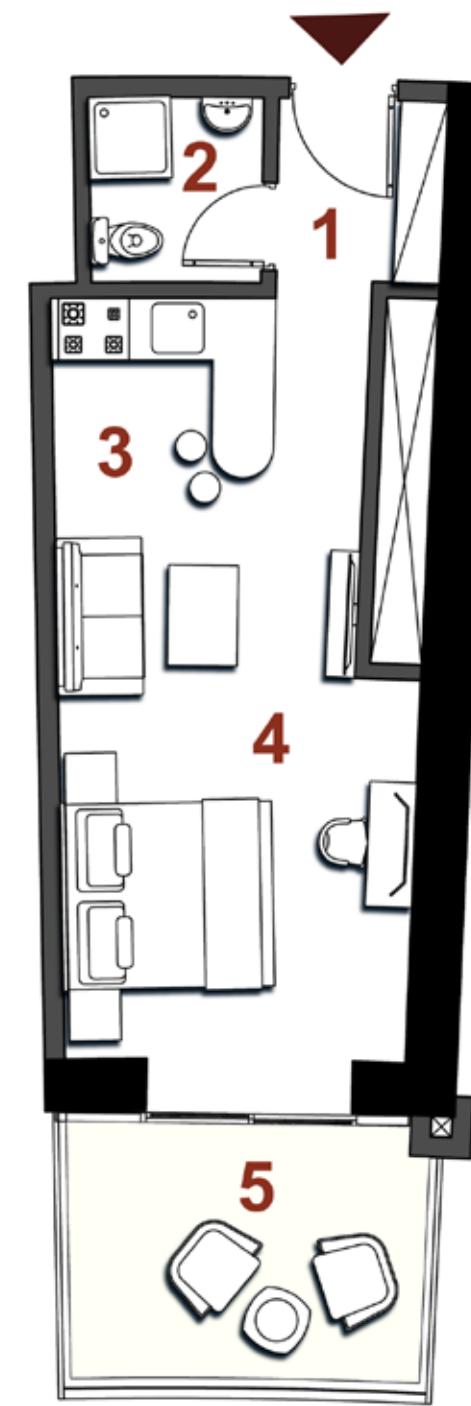
# Floor plans



# Studio

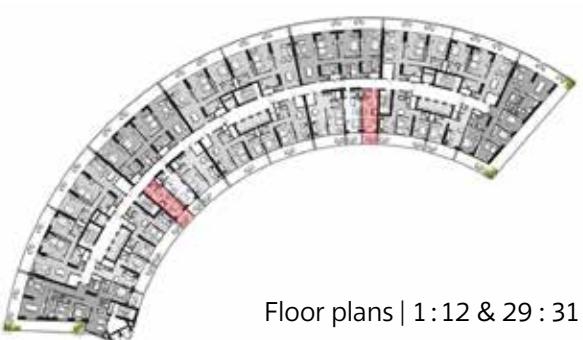
Area : 49 sqm

|                       |             |
|-----------------------|-------------|
| 01. Entrance          | 1.70 × 1.65 |
| 02. Bathroom          | 1.70 × 1.80 |
| 03. Kitchen           | 2.20 × 2.50 |
| 04. Reception/Bedroom | 7.40 × 3.80 |
| 05. Terrace           | 2.50 × 3.40 |

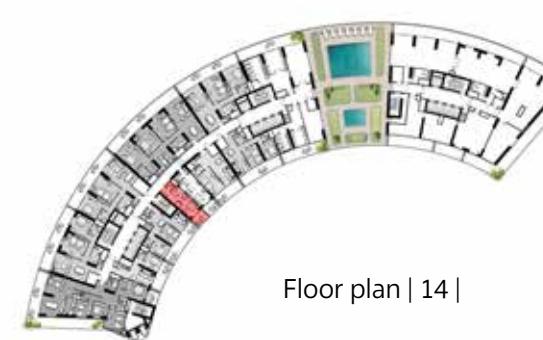


Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15 : 28 |



Floor plan | 33 |



Floor plans | 34 : 36 |

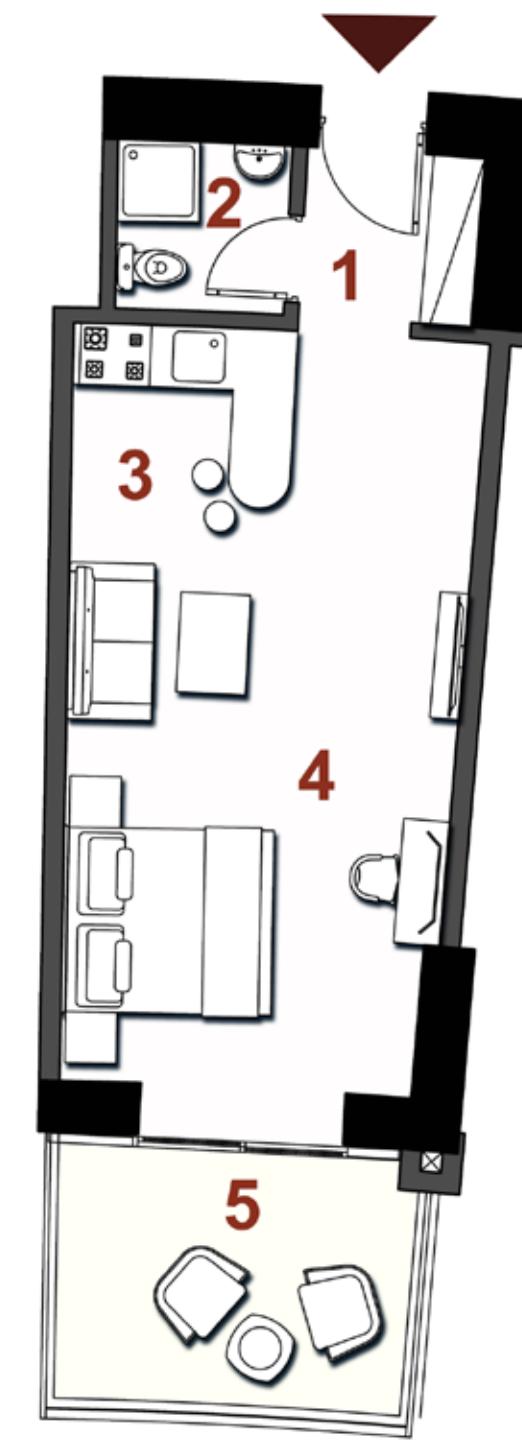


Floor plans | 37 : 38 |

# Studio

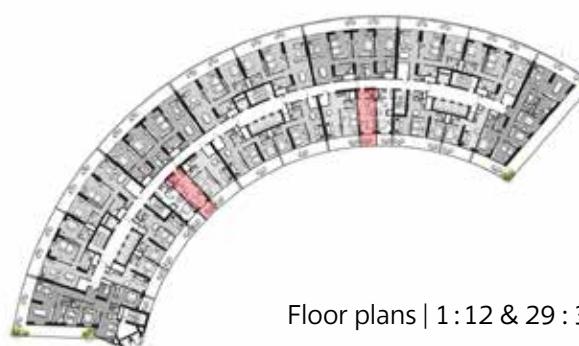
Area : 54 sqm

|                       |             |
|-----------------------|-------------|
| 01. Entrance          | 1.70 × 1.65 |
| 02. Bathroom          | 1.70 × 1.65 |
| 03. Kitchen           | 1.75 × 2.20 |
| 04. Reception/Bedroom | 7.40 × 3.80 |
| 05. Terrace           | 2.50 × 3.40 |

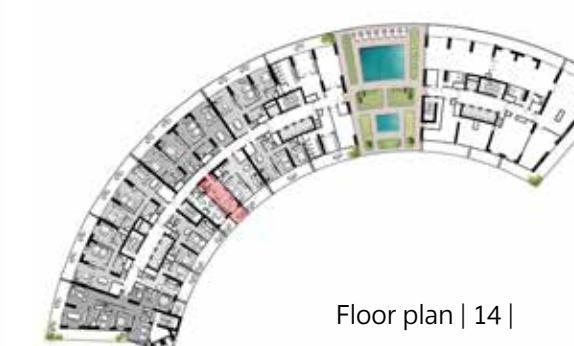


Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15 : 28 |



Floor plan | 33 |



Floor plans | 34 : 36 |

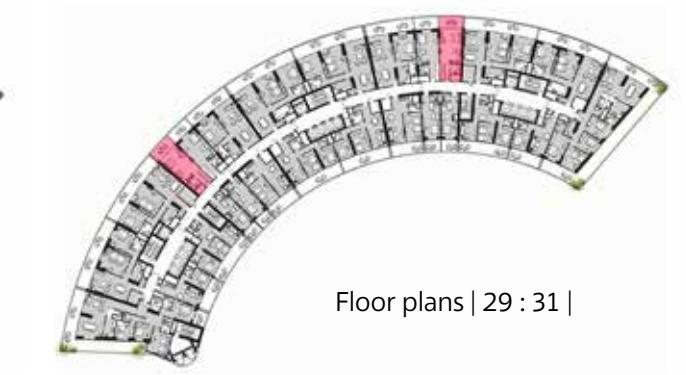
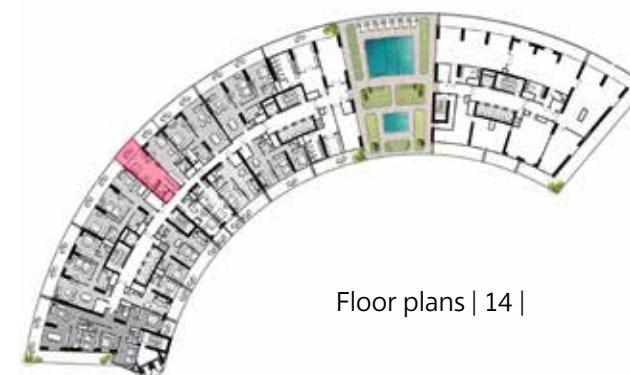
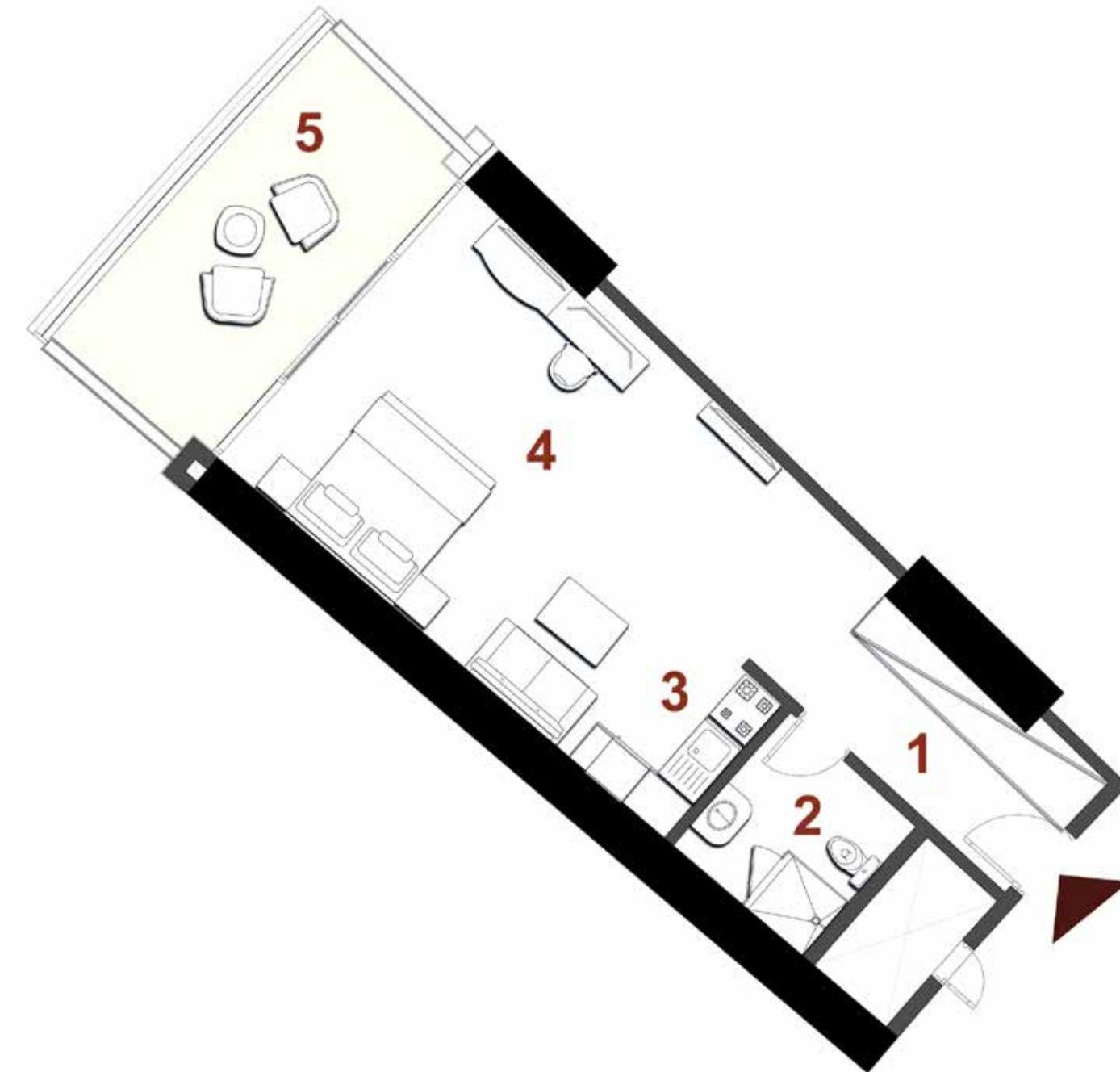


Floor plans | 37 : 38 |

# Studio

Area : 71 sqm

|                       |                    |
|-----------------------|--------------------|
| 01. Entrance          | $3.70 \times 1.95$ |
| 02. Bathroom          | $2.20 \times 2.15$ |
| 03. Kitchen           | $2.30 \times 0.70$ |
| 04. Reception/Bedroom | $7.45 \times 4.70$ |
| 05. Terrace           | $2.45 \times 5.25$ |



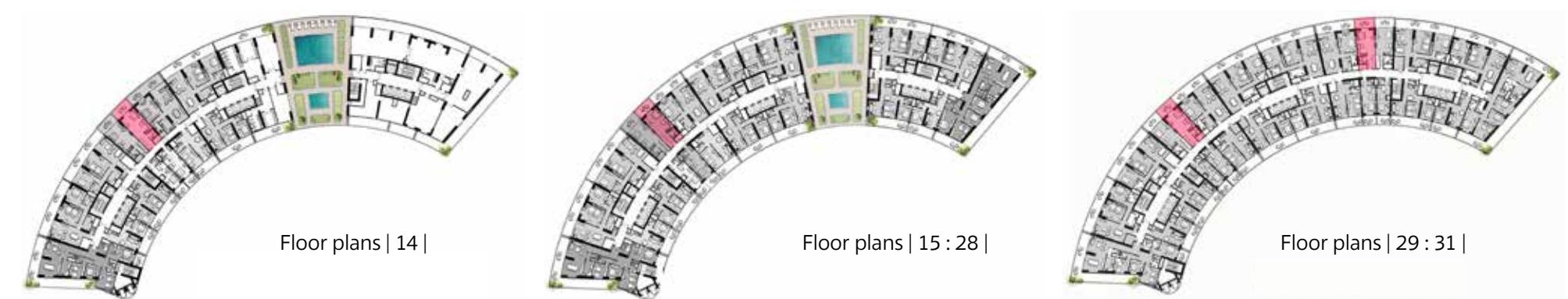
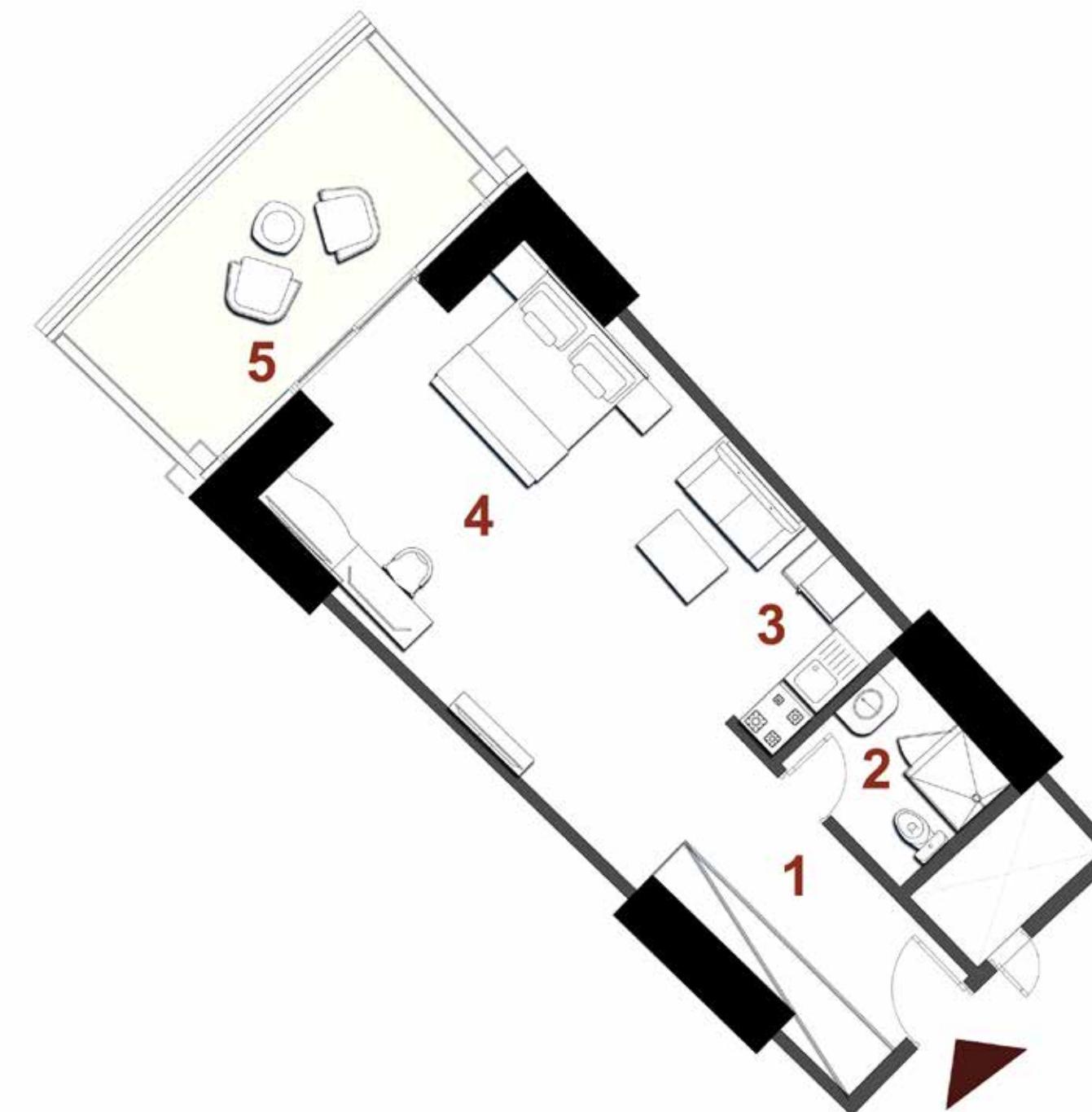
Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

# Studio

Area : 71 sqm

|                       |             |
|-----------------------|-------------|
| 01. Entrance          | 3.70 × 2.15 |
| 02. Bathroom          | 2.15 × 1.90 |
| 03. Kitchen           | 2.25 × 0.70 |
| 04. Reception/Bedroom | 6.85 × 4.90 |
| 05. Terrace           | 2.50 × 5.15 |



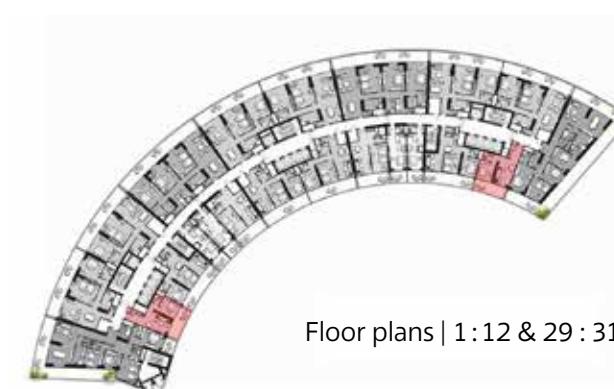
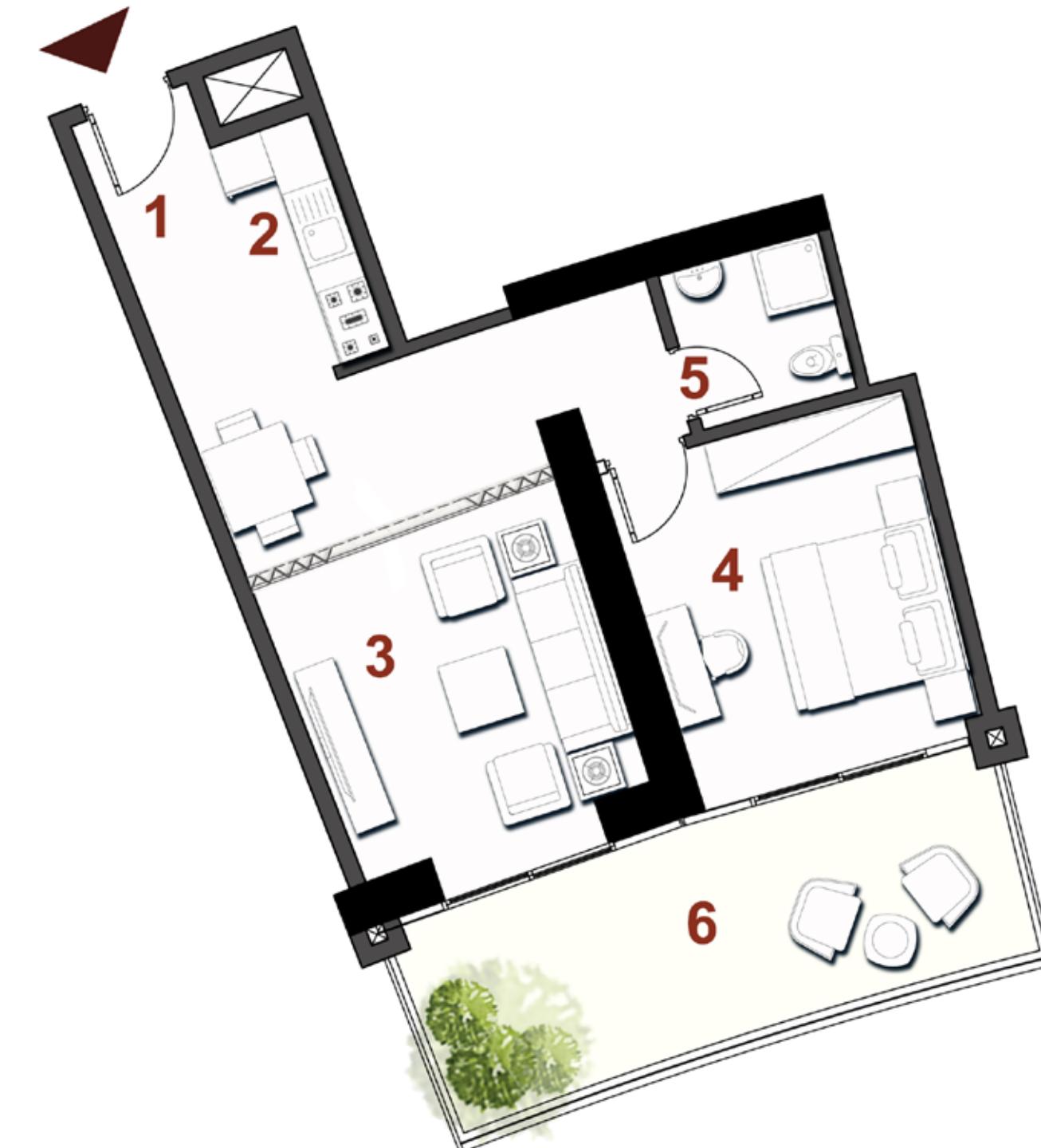
Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

# 1/2 Bedrooms

Area : 84 sqm

|                        |             |
|------------------------|-------------|
| 01. Entrance           | 1.50 × 0.80 |
| 02. Kitchen            | 2.80 × 1.80 |
| 03. Reception & Dining | 6.00 × 3.70 |
| 04. Bedroom            | 4.00 × 3.60 |
| 05. Bathroom           | 1.90 × 1.80 |
| 06. Terrace            | 2.50 × 6.80 |



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

## Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

# 1/2 Bedrooms

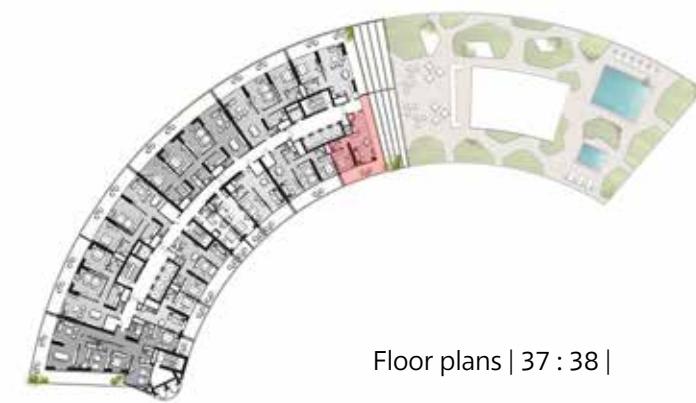
Area : 93 sqm

|                        |             |
|------------------------|-------------|
| 01. Entrance           | 1.20 × 2.00 |
| 02. Kitchen            | 3.00 × 2.30 |
| 03. Reception & Dining | 6.00 × 4.20 |
| 04. Bedroom            | 4.00 × 3.60 |
| 05. Bathroom           | 2.00 × 1.90 |
| 06. Terrace            | 2.50 × 8.00 |



Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas détails. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

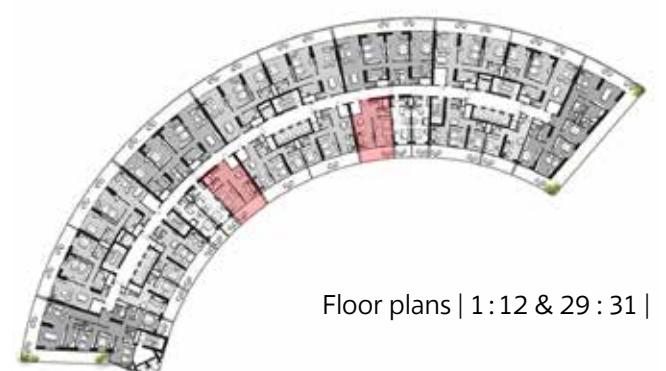


Floor plans | 37 : 38 |

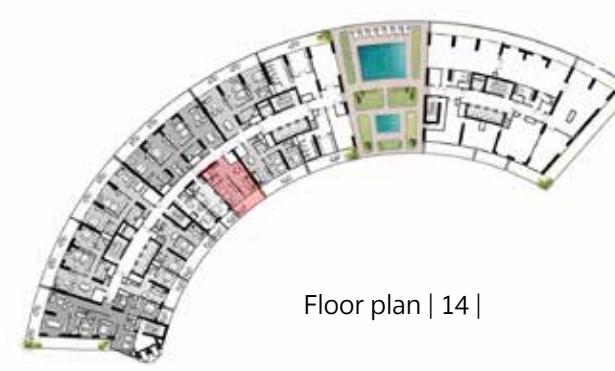
# 1/2 Bedrooms

Area : 100 sqm

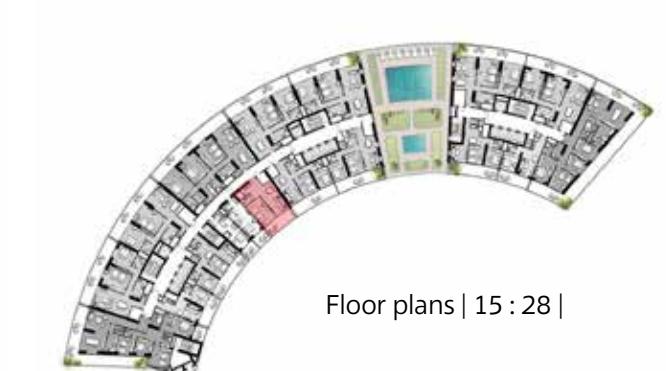
|               |             |
|---------------|-------------|
| 01. Entrance  | 3.60 × 1.80 |
| 02. Kitchen   | 1.70 × 2.50 |
| 03. Reception | 3.40 × 4.50 |
| 04. Dining    | 3.40 × 3.00 |
| 05. Bedroom   | 6.00 × 4.00 |
| 06. Bathroom  | 1.80 × 2.70 |
| 07. Terrace   | 2.50 × 6.50 |



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

## Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

# 1/2 Bedrooms

Area : 129 sqm

|                        |              |
|------------------------|--------------|
| 01. Entrance           | 2.15 × 2.10  |
| 02. Kitchen            | 2.55 × 2.15  |
| 03. Reception & Dining | 7.40 × 5.20  |
| 04. Corridor           | 2.40 × 1.50  |
| 05. Bedroom            | 4.85 × 4.75  |
| 06. Bathroom           | 2.55 × 2.40  |
| 07. Terrace            | 10.00 × 2.50 |



Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

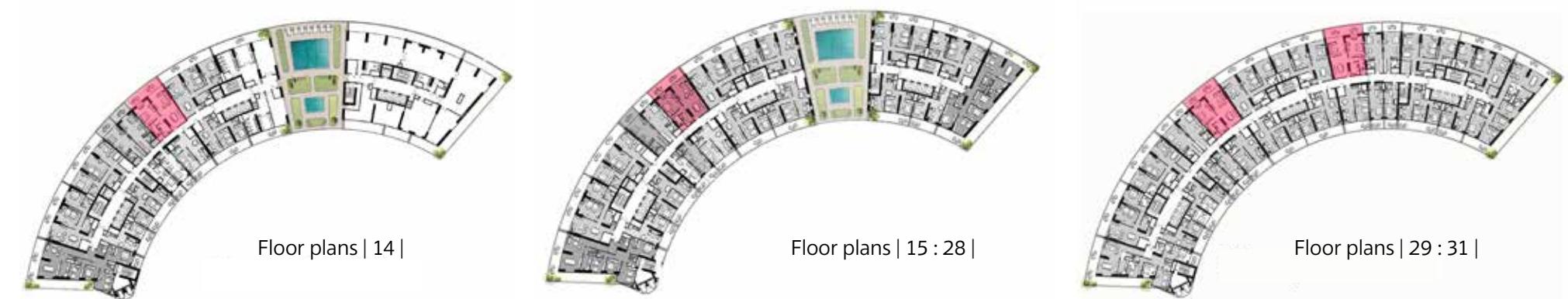
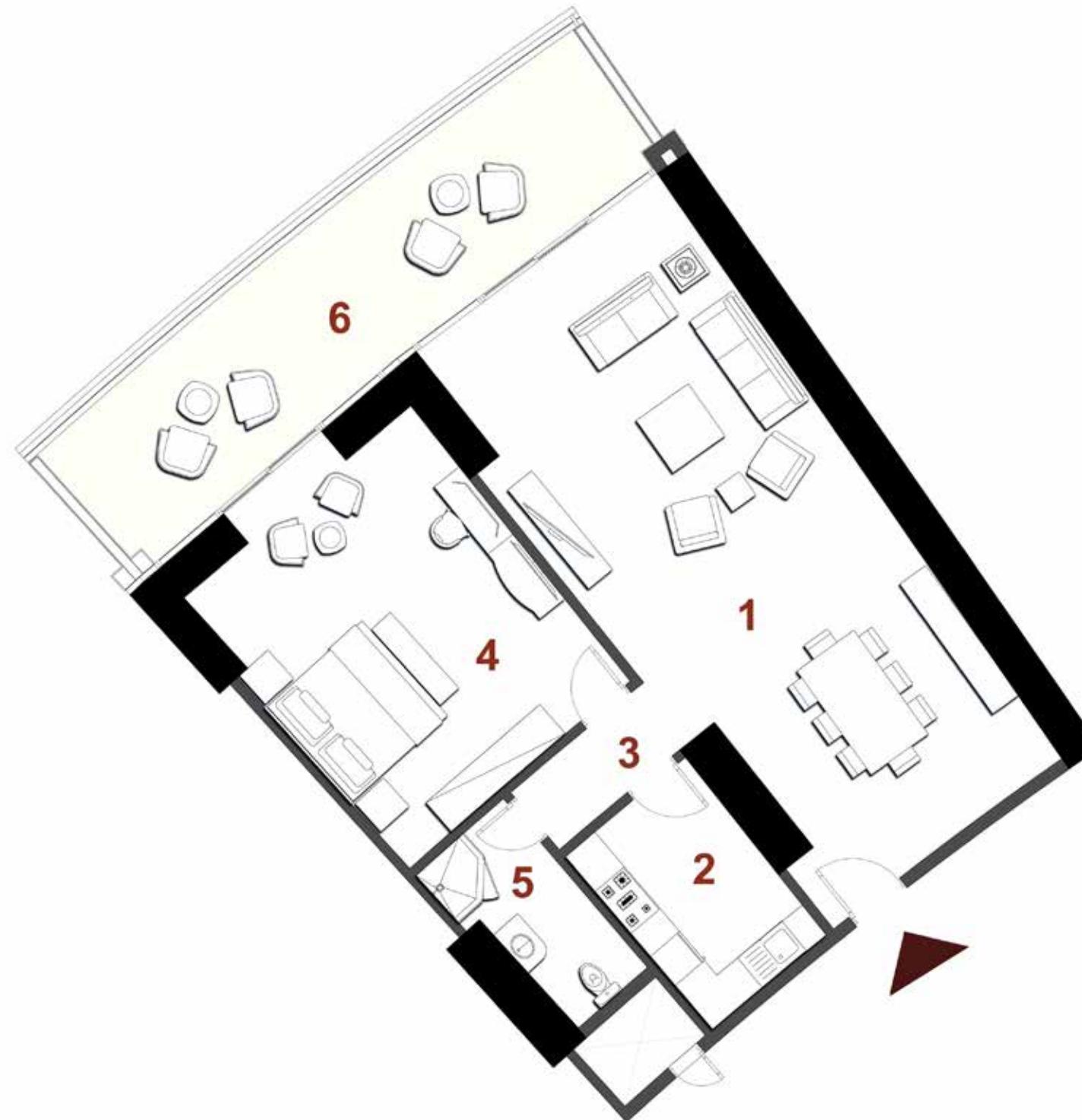


Floor plans | 37 : 38 |

# 1/2 Bedrooms

Area : 150 sqm

|                        |              |
|------------------------|--------------|
| 01. Reception & Dining | 11.15 × 4.75 |
| 02. Kitchen            | 3.55 × 2.35  |
| 03. Lobby              | 1.15 × 2.70  |
| 04. Bedroom            | 5.50 × 4.65  |
| 05. Bathroom           | 3.50 × 1.75  |
| 06. Terrace            | 2.50 × 10.75 |



Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas détails. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

# 2/3 Bedrooms

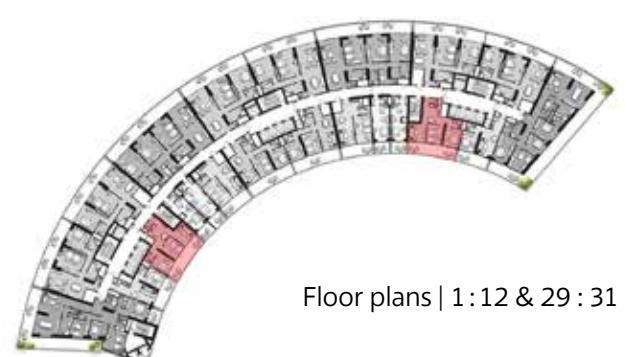
Area : 121 sqm

|                  |              |
|------------------|--------------|
| 01. Entrance     | 5.95 × 1.20  |
| 02. Guest Toilet | 1.20 × 1.70  |
| 03. Kitchen      | 2.45 × 2.55  |
| 04. Reception    | 3.90 × 3.90  |
| 05. Bedroom 1    | 4.10 × 3.50  |
| 06. Bedroom 2    | 4.10 × 3.50  |
| 07. Bathroom     | 1.90 × 1.90  |
| 08. Terrace      | 2.50 × 10.00 |

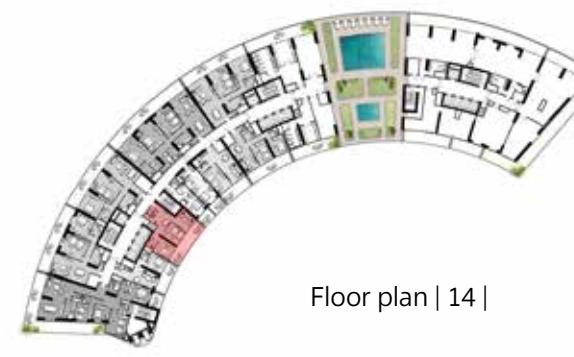


Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas détails. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |

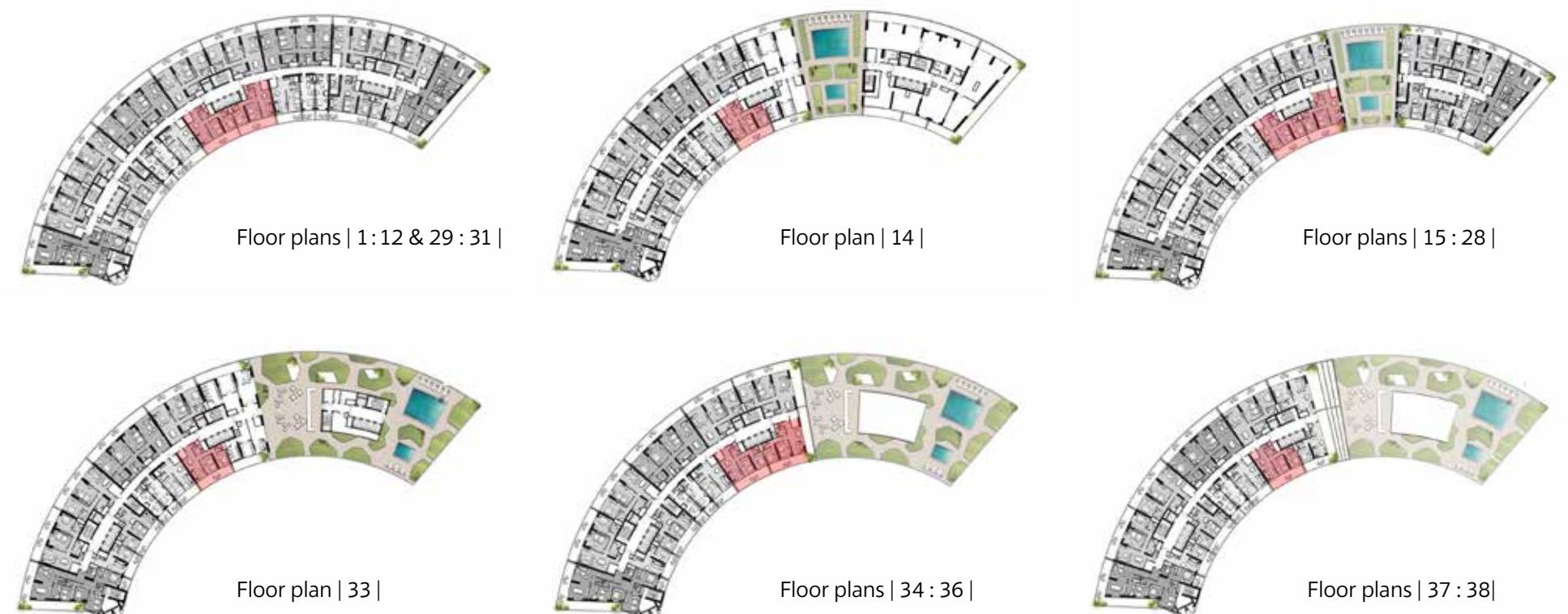


Floor plans | 37:38 |

# 2/3 Bedrooms

Area : 136 sqm

|                        |              |
|------------------------|--------------|
| 01. Entrance           | 2.55 × 1.80  |
| 02. Reception & Dining | 7.35 × 3.65  |
| 03. Guest Toilet       | 1.20 × 1.60  |
| 04. Kitchen            | 2.60 × 2.40  |
| 05. Corridor           | 1.20 × 5.70  |
| 06. Bedroom 1          | 4.75 × 3.75  |
| 07. Bedroom 2          | 4.00 × 3.60  |
| 08. Bathroom           | 1.90 × 1.85  |
| 09. Terrace            | 2.50 × 10.55 |



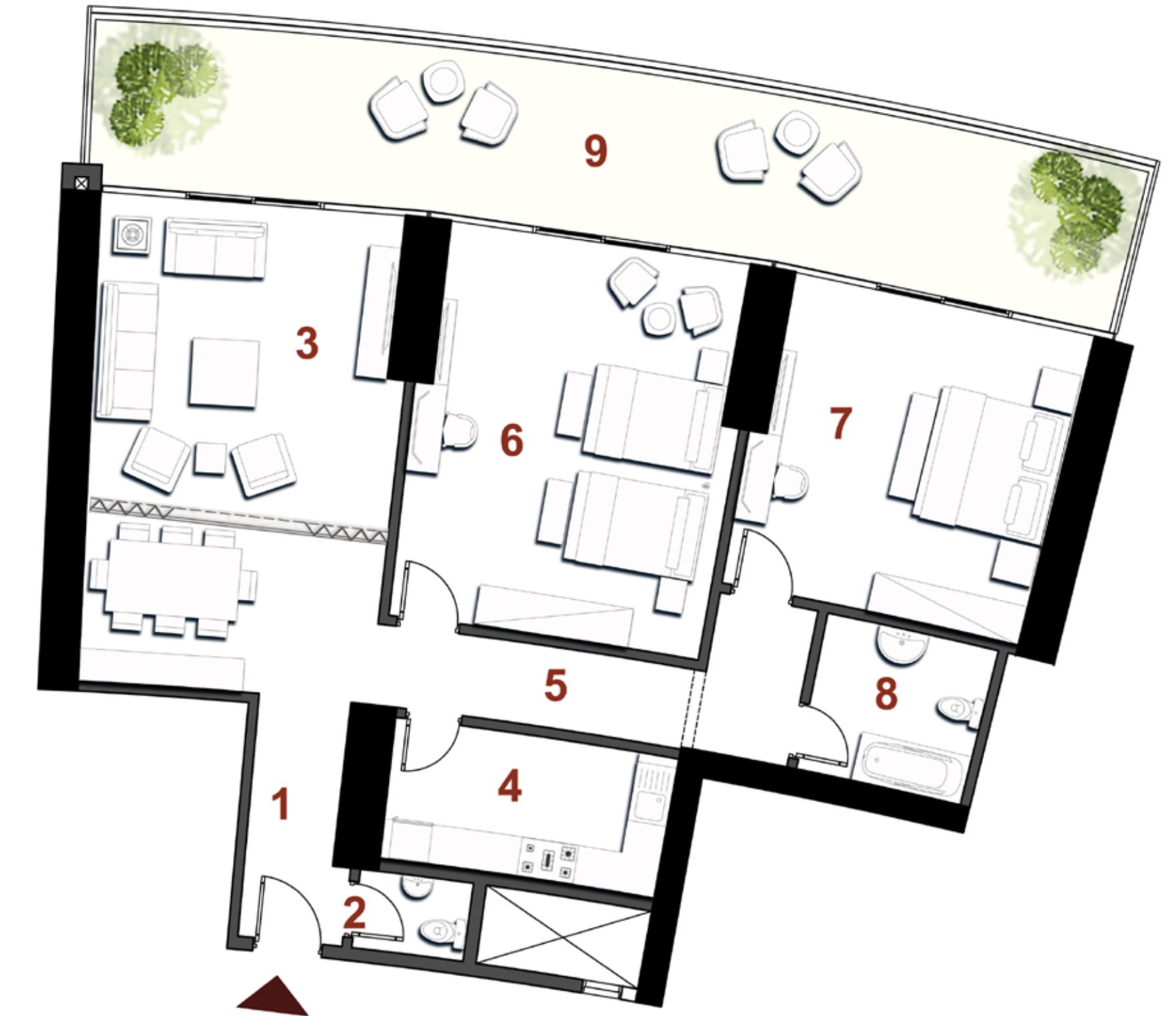
Disclaimer:

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

# 2/3 Bedrooms

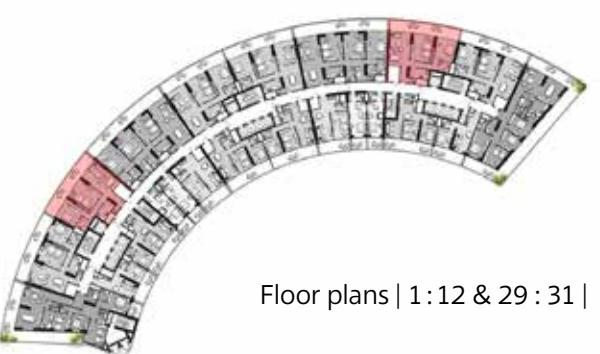
Area : 194 sqm

|                        |              |
|------------------------|--------------|
| 01. Entrance           | 3.70 × 1.40  |
| 02. Guest Toilet       | 1.20 × 1.70  |
| 03. Reception & Dining | 7.45 × 4.60  |
| 04. Kitchen            | 2.15 × 4.20  |
| 05. Corridor           | 1.15 × 6.70  |
| 06. Bedroom 1          | 6.15 × 4.80  |
| 07. Bedroom 2          | 4.80 × 4.60  |
| 08. Bathroom           | 2.65 × 2.40  |
| 09. Terrace            | 2.50 × 16.00 |

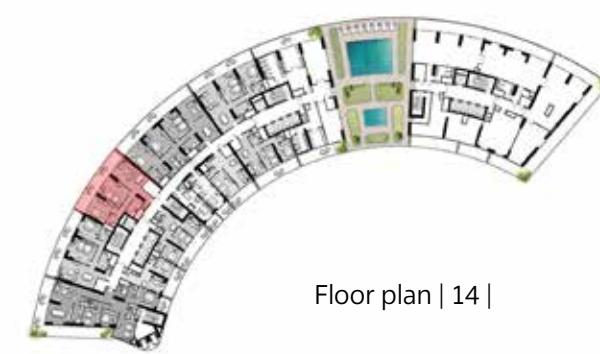


Disclaimer:

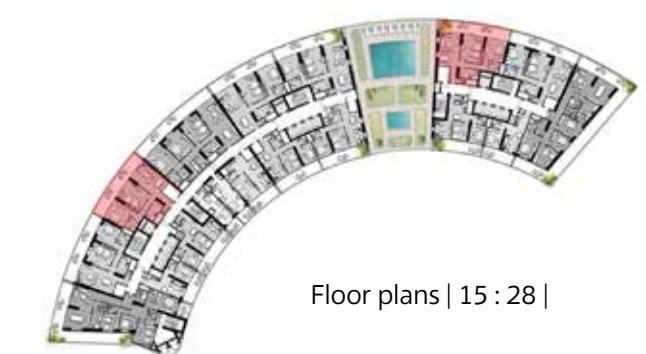
1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas détails. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



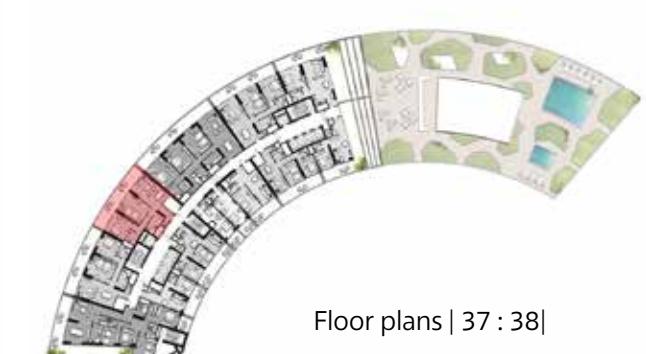
Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

# 2/3 Bedrooms

Area : 198 sqm

|                        |                     |
|------------------------|---------------------|
| 01. Entrance           | $2.45 \times 1.20$  |
| 02. Guest Toilet       | $1.20 \times 1.70$  |
| 03. Reception & Dining | $8.65 \times 4.65$  |
| 04. Kitchen            | $4.15 \times 4.20$  |
| 05. Corridor           | $1.25 \times 6.70$  |
| 06. Bedroom 1          | $5.45 \times 4.90$  |
| 07. Bedroom 2          | $4.75 \times 4.20$  |
| 08. Bathroom           | $2.65 \times 2.40$  |
| 09. Terrace            | $2.50 \times 16.00$ |



Disclaimer:

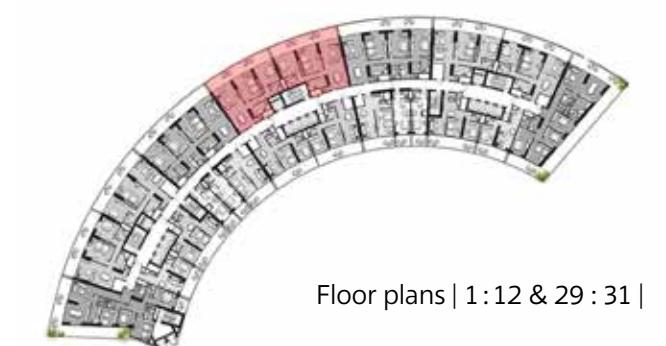
1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas détails. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



# 2/3 Bedrooms

Area : 210 sqm

|                        |              |
|------------------------|--------------|
| 01. Reception & Dining | 11.15 × 4.60 |
| 02. Guest Toilet       | 1.20 × 1.70  |
| 03. Kitchen            | 2.15 × 4.20  |
| 04. Corridor           | 2.00 × 8.20  |
| 05. Bedroom 1          | 6.00 × 4.95  |
| 06. Bedroom 2          | 4.80 × 4.75  |
| 07. Bathroom           | 2.65 × 2.40  |
| 08. Terrace            | 2.50 × 16.20 |



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

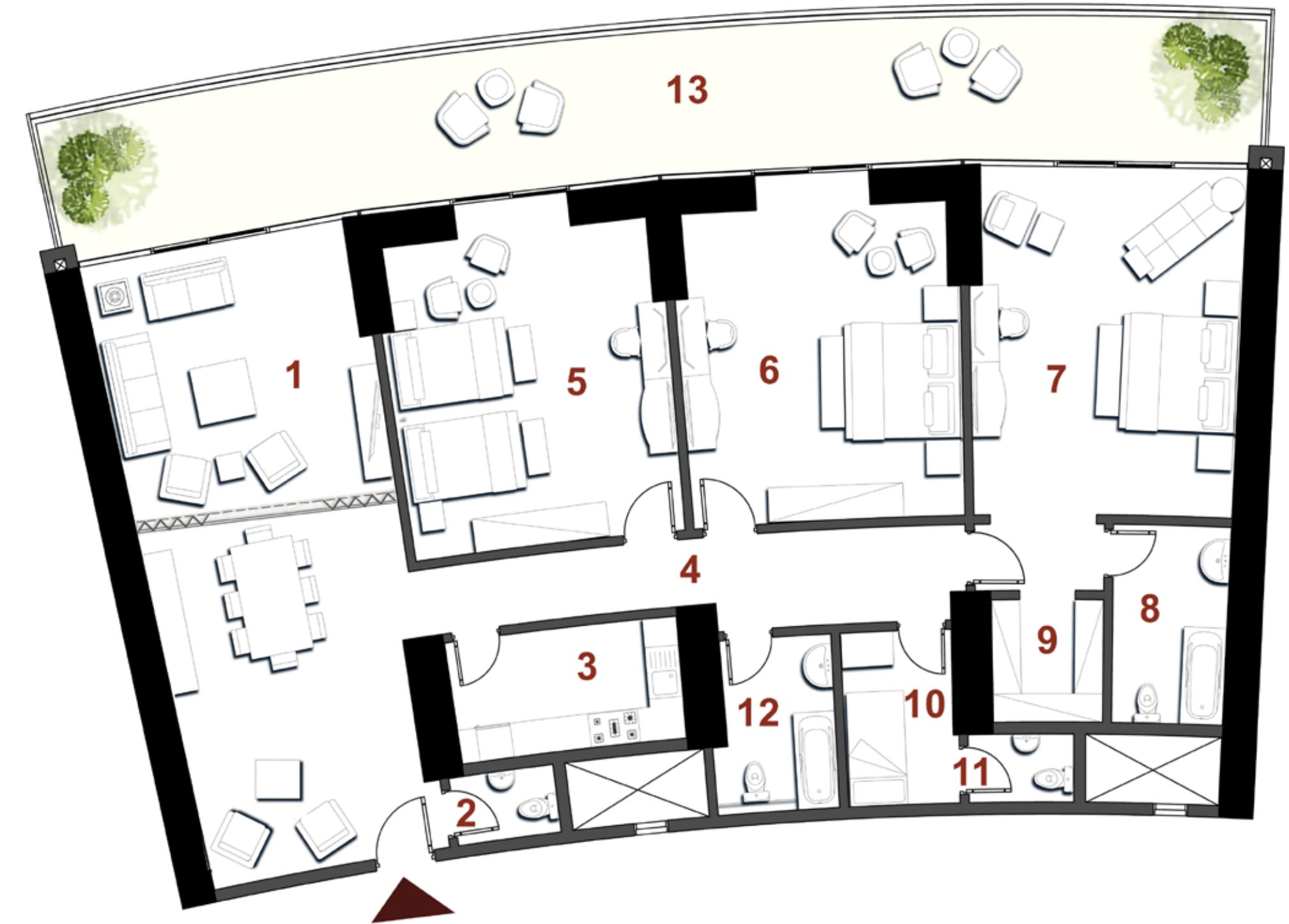
## Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

# 3/4 Bedrooms

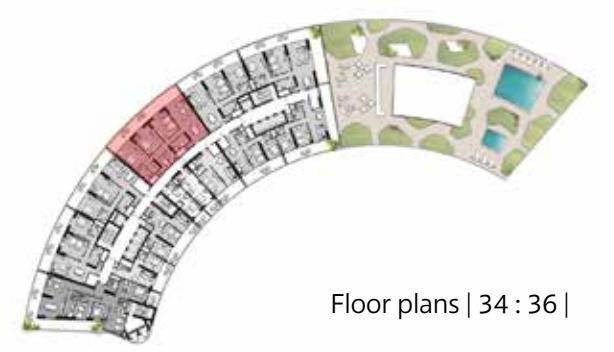
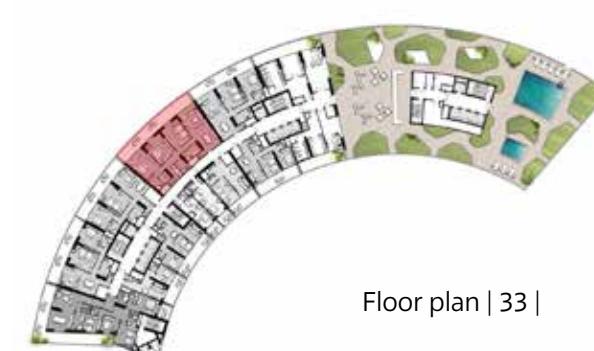
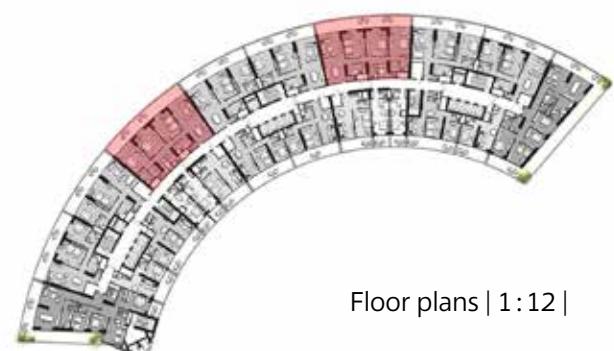
Area : 309 sqm

|                             |              |
|-----------------------------|--------------|
| 01. Reception & Dinning     | 11.25 × 4.95 |
| 02. Guest Toilet            | 1.20 × 1.85  |
| 03. Kitchen                 | 2.15 × 4.00  |
| 04. Corridor                | 1.15 × 9.60  |
| 05. Bedroom 1               | 5.50 × 4.95  |
| 06. Bedroom 2               | 5.50 × 4.95  |
| 07. Master Bedroom          | 6.10 × 4.70  |
| 08. Master Bedroom Bathroom | 3.50 × 1.95  |
| 09. Master Bedroom Dressing | 2.15 × 1.95  |
| 10. Nanny's Bedroom         | 3.00 × 1.95  |
| 11. Nanny's Bathroom        | 1.85 × 1.20  |
| 12. Bathroom                | 3.00 × 1.95  |
| 13. Terrace                 | 2.50 × 21.65 |



Disclaimer.

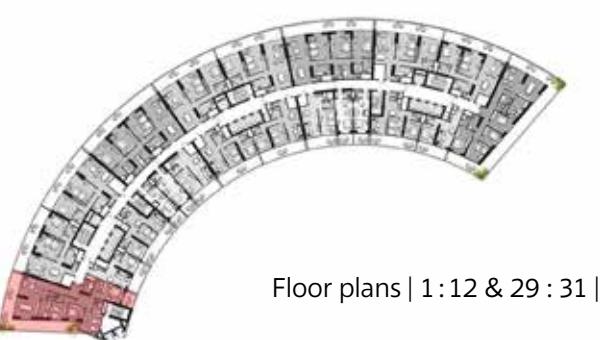
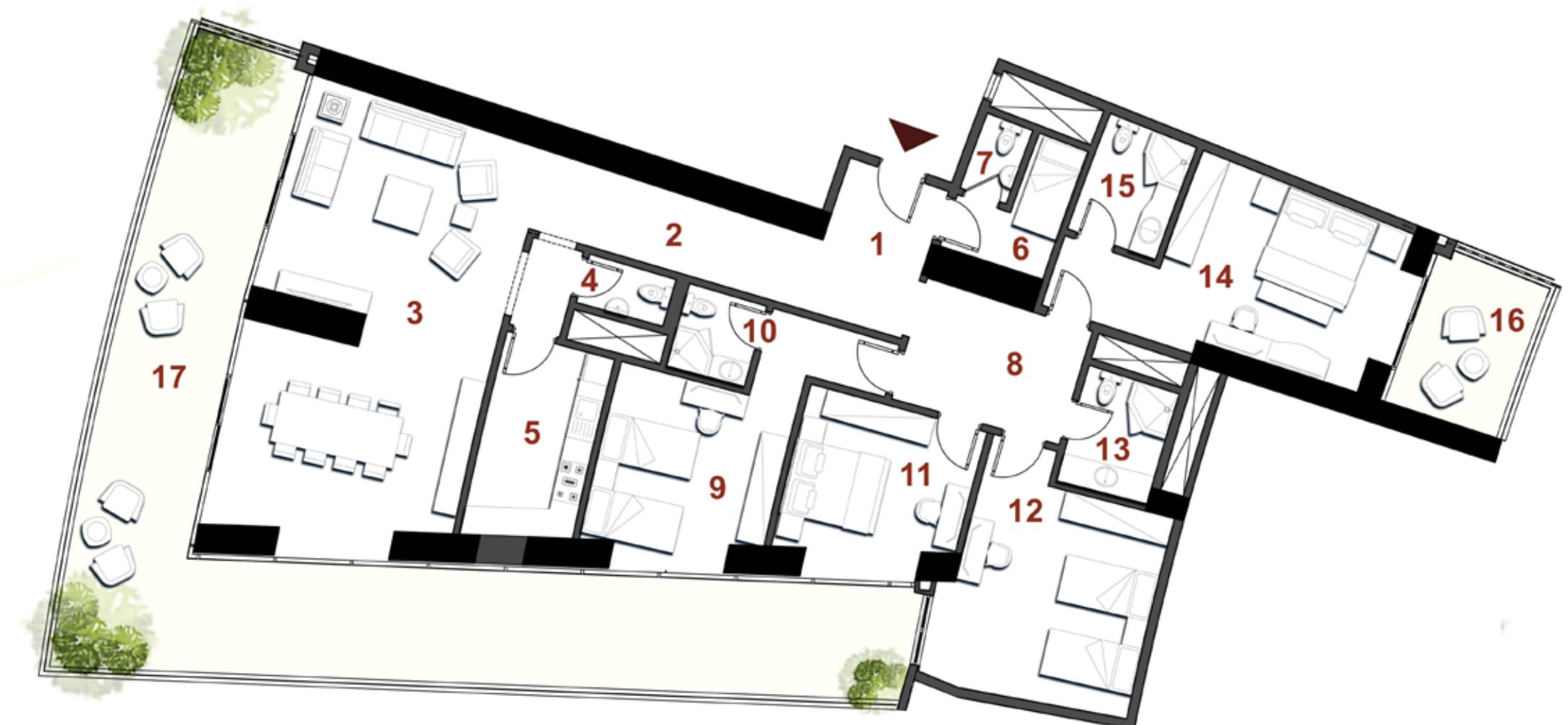
1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas détails. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



# 4 Bedrooms

Area : 331 sqm

|                             |                              |
|-----------------------------|------------------------------|
| 01. Entrance                | 2.50 × 2.00                  |
| 02. Corridor                | 2.00 × 8.20                  |
| 03. Reception / Dinning     | 9.00 × 5.50                  |
| 04. Guest Toilet            | 1.00 × 1.90                  |
| 05. Kitchen                 | 4.40 × 2.40                  |
| 06. Nanny's Bedroom         | 1.20 × 1.80                  |
| 07. Nanny's Bathroom        | 1.70 × 1.00                  |
| 08. Corridor                | 2.60 × 3.60                  |
| 09. Bedroom 1               | 3.80 × 3.80                  |
| 10. Bathroom 1              | 1.70 × 1.80                  |
| 11. Bedroom 2               | 4.00 × 3.90                  |
| 12. Bedroom 3               | 4.60 × 4.10                  |
| 13. Bathroom 2              | 2.50 × 2.00                  |
| 14. Master Bedroom          | 3.60 × 5.00                  |
| 15. Master Bedroom Bathroom | 2.60 × 1.90                  |
| 16. Terrace 1               | 3.20 × 2.50                  |
| 17. Terrace 2               | 10.00 × 2.50<br>2.50 × 11.00 |



Floor plans | 1:12 & 29:31 |



Floor plan | 14 |



Floor plans | 15:28 |



Floor plan | 33 |



Floor plans | 34:36 |



Floor plans | 37:38 |

Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.

# 4 Bedrooms

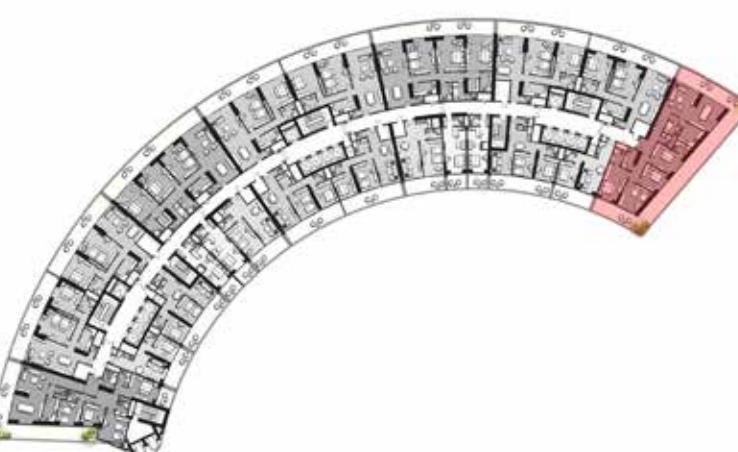
Area : 387 sqm

|                             |  |
|-----------------------------|--|
| 01. Entrance                | 1.50 × 1.70                                  |
| 02. Guest Toilet            | 1.60 × 1.50                                  |
| 03. Corridor                | 13.0 × 1.60                                  |
| 04. Reception & Dinning     | 4.10 × 9.00                                  |
| 05. Lobby                   | 1.20 × 2.70                                  |
| 06. Kitchen                 | 3.30 × 3.60                                  |
| 07. Nanny's Bedroom         | 2.00 × 1.60                                  |
| 08. Nanny's Bathroom        | 1.60 × 1.00                                  |
| 09. Bedroom 1               | 3.80 × 5.00                                  |
| 10. Bathroom 1              | 1.80 × 2.40                                  |
| 11. Bedroom 2               | 4.00 × 3.80                                  |
| 12. Bedroom 3               | 4.70 × 4.60                                  |
| 13. Master Bedroom          | 6.00 × 4.00                                  |
| 14. Master Bedroom Bathroom | 2.60 × 2.00                                  |
| 15. Bathroom 2              | 3.60 × 2.00                                  |
| 16. Terrace                 | 2.50 × 10.50<br>22.00 × 2.50<br>2.50 × 11.00 |



Disclaimer:

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



Floor plans | 1:12 & 29:31 |



Floor plans | 15:28 |

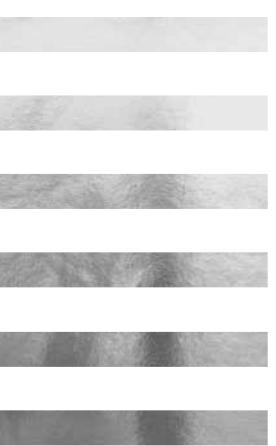
**Disclaimer.**

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



Exclusively Grand

# System Amenities



## General Specs

Public Areas      Residential Unit      Indoor Parking Areas

### Central HVAC Systems

- Central air conditioning with chilled water-by-water cooled type located on roof.
- Multiple climate control panel per unit.
- Low power consumption & reduction in AC energy cost.
- BTU energy meter for each residential unit.

✓      ✓

### Fresh Air Supply

- Continuous fresh air supply independent from the AC operation, ensuring quality of indoor fresh air.
- Parking Ventilation System.

✓      ✓      ✓

### Exhaust Systems

- Extract air system in all toilets and bathrooms.
- Central Exhaust system in all kitchens.
- Exhaust systems at Parking areas.

✓      ✓  
✓      ✓  
✓

### Outdoor Swimming pools

- Outdoor swimming pool features.
- Outdoor swimming pool heating system.
- Water flow turnover.
- Automatic injection sterilization system.
- PH correction with automated dosing pump.

✓  
✓  
✓  
✓  
✓

### Communication and Security Structured Data Cabling and LAN Switching

- LAN network.
- High-speed internet access.
- IP Telephone + IPTV.
- IP-CCTV.

✓      ✓  
✓      ✓  
✓      ✓  
✓      ✓

### Disclaimer:

1These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2Floor plans layout and furniture plans are for indicative purposes. 3Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4Diagrams are not to scale. 5Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas& values.5% added or deducted from areas& values.





#### Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas&values.5% added or deducted from areas&values.



# CONTACT

Hotline:  
**16044**

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

Instagram:  
[@city\\_edgedevelopments](#)

Facebook:  
[City Edge Developments](#)

## Sales Offices:

- **El Sheikh Zayed** - Arkan Plaza, Building 4, 6th Floor.
- **New Cairo** - Intersection S.Teseen with Mohamed Naguib axis.
- **New Alamein** - 107 Alex Matrouh Road.
- **Mansoura**- 24, Gomhoreya Street.

جامعة البحرين للسكنى ECG



New Urban Communities Authority





V3