



المَقْصَد  
AL MAQSAD  
**RESIDENCES**  
NEW CAPITAL

WEST RESIDENCES



# THE NEW CAPITAL'S FIRST LIGHTS



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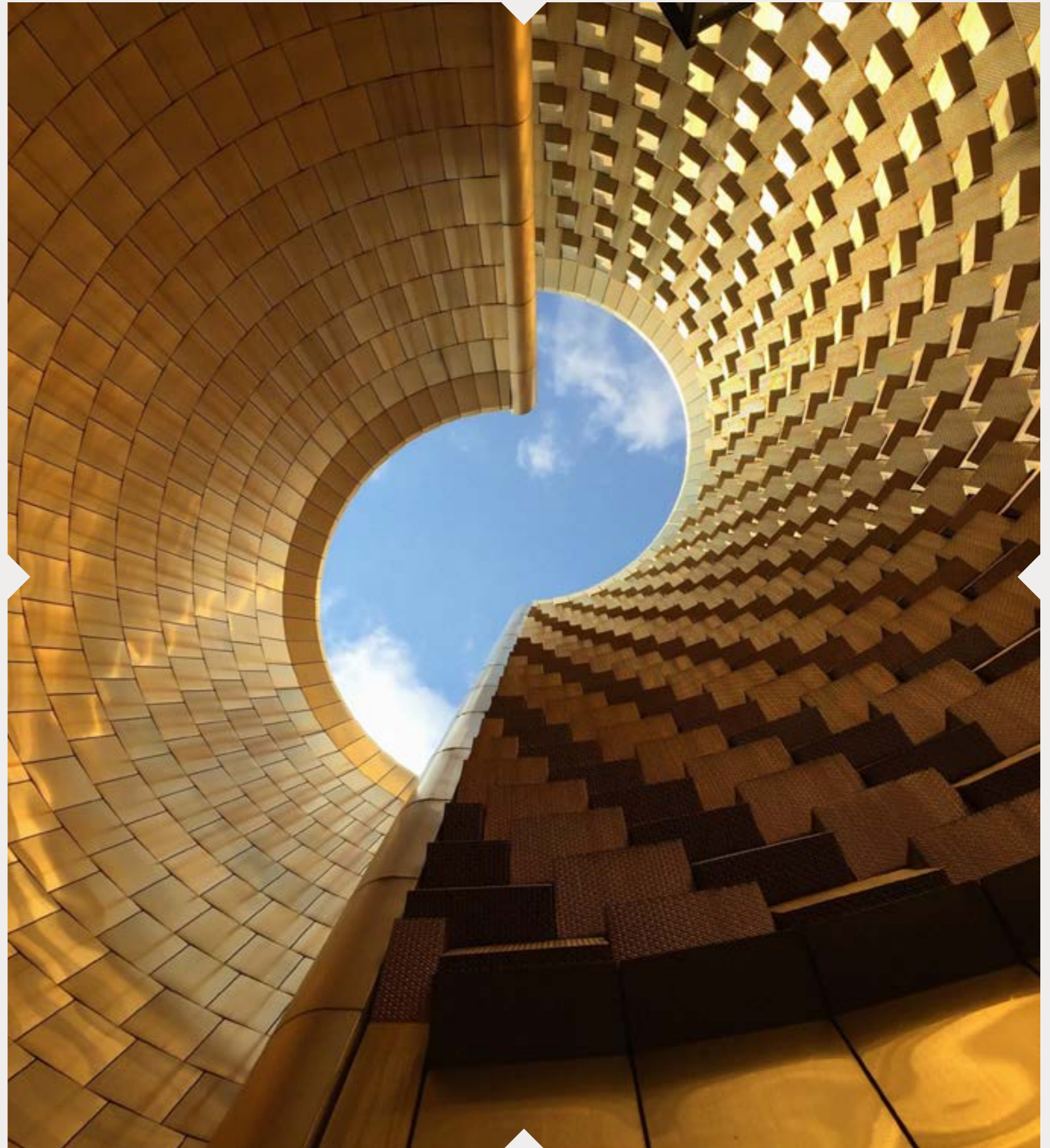


## ◆ ABOUT CITY EDGE ◆ DEVELOPMENTS ◆

City Edge Developments is an Egyptian developer of suburban residential communities and top-quality mixed-use projects.

A partnership between the New Urban Communities Authority and the Housing and Development Bank, we are set to bring forward superior quality products and best-in-class solutions that do not only cater to the modern lifestyle, but also add value to the Egyptian market.

Through introducing progressive design concepts, and being industry trend-setters, we infuse the real estate market with lucrative luxurious, and exceptional living experiences. City Edge Developments was launched in 2017 with the objective of becoming the national brand for premium real estate developments in Egypt.



## ◆ THE NEW CAPITAL

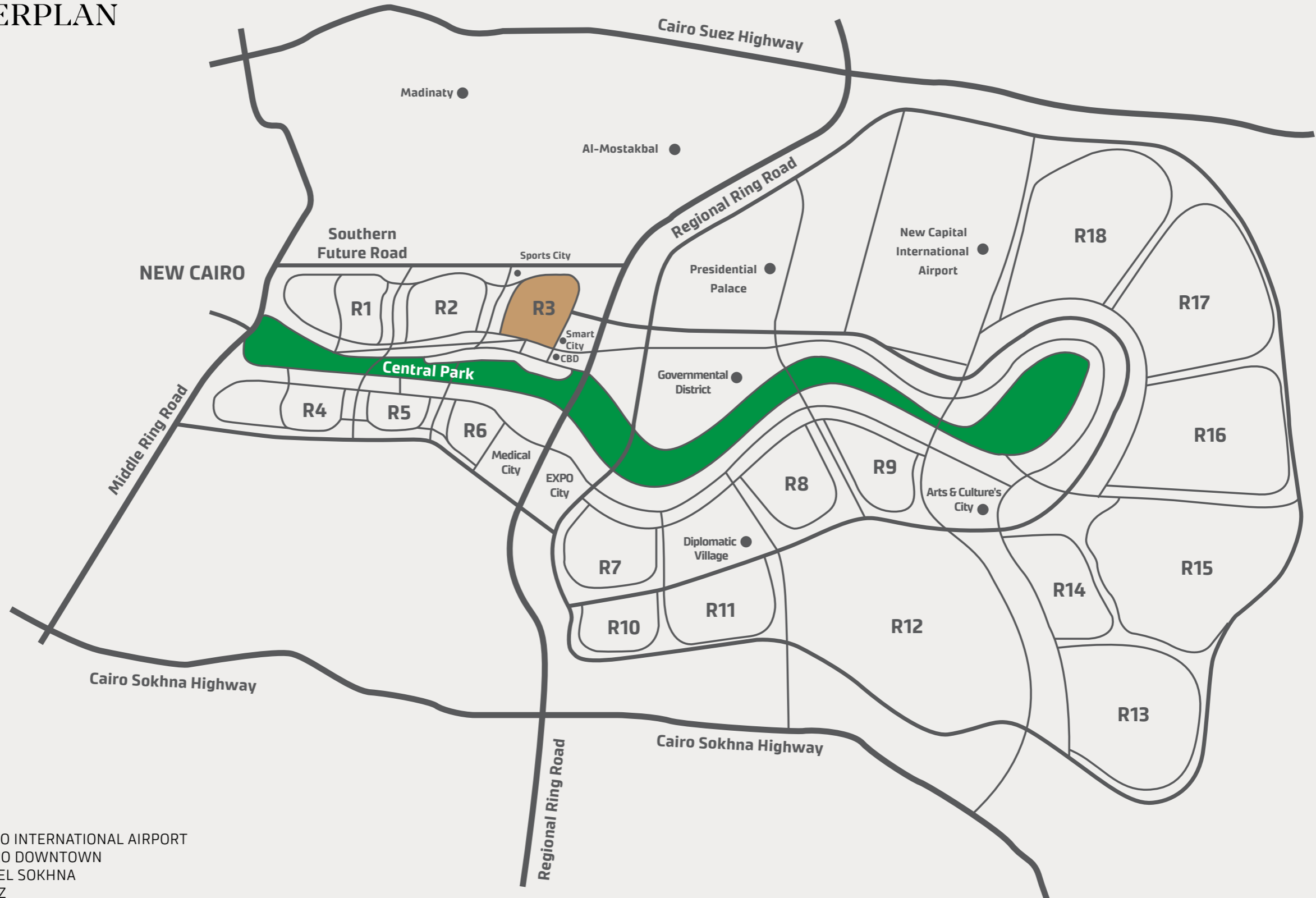


The fully fledged city will cover an area of 170,000 feddans split into several residential areas, equipped with an international airport, parks, electric train, medical facilities, schools and colleges, and an infrastructure that is set to meet current as well as future standards.

The New Capital will be home to 15 million people with a 35 km Green River in its heart. The location is 32 km from Cairo International Airport, 45 km from Cairo Downtown, 55 km from Ain El Sokhna, and 80 km from Suez.



◆ THE NEW CAPITAL  
 ◆ MASTERPLAN  
 ◆



32 KM TO CAIRO INTERNATIONAL AIRPORT  
 45 KM TO CAIRO DOWNTOWN  
 55 KM TO AIN EL SOKHNA  
 80 KM TO SUEZ

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◆ WELCOME TO  
 ◆ ALMAQSAD RESIDENCES  
 ◆

Across 214 feddans, AlMaqsad Residences exhibit a wide range of architecture.

The two districts are made of 97 and 117 feddans, expressing versatility in the units' facades. The units in AlMaqsad Residences districts are fully finished units and will be serviced by the carefully designed facilities and amenities of the new capital, utilizing the full potential of all the new capital has to offer.



■ EAST RESIDENCES - D3  
 ■ WEST RESIDENCES - D6

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◆ THE URBAN PLANNING  
◆ & DESIGN CONCEPT

The main concept behind AlMaqsad Residences is building homes where residents can enjoy a life of comfort, a life of serenity overlooking inner garden courts and walkways. A life where homes are equally elegant and functional yet affordable.

The masterplan of the project utilizes the single, attached one-side and two-side buildings to create natural oases through a set of interconnected green nodes, sustaining a Green City born from the natural topography of the site.



- CLASSIC NEIGHBORHOOD
- MAMSHA ALMAQSAD
- MEDITERRANEAN NEIGHBORHOOD
- MODERN NEIGHBORHOOD

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◆ AMENITIES



Masterplan Amenities

-  Inner Landscape within Residential Clusters
-  Bike Lanes
-  Community Service
-  Mamsha AlMaqsad - Mixed Use Strip
-  Elevators
-  Parking Spaces

Units Amenities

-  Fiber to Home
-  IPTV
-  IP TriplePlay Outlets
-  Video Intercom IP





## ◆ THE CLASSIC ◆ NEIGHBORHOOD

Inspired by classic architecture, the fully finished homes inspire idyllic simplicity, offering homeowners a diverse range of unit areas in buildings that consist of 5 levels above the ground.

Homeowners can enjoy the breathtaking view designed naturally by the formation of the building clusters.

◆ CLASSIC - NEIGHBORHOOD  
◆ BUILDINGS  
◆



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◆ CLASSIC-TYPE A



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## ◆ MEDITERRANEAN ◆ NEIGHBORHOOD

The Mediterranean fully finished homes evoke charm and serenity, inspired by the calm earthy colors and soothing architecture.

The homes are available in a variety of areas in buildings that consist of 5 levels above the ground, allowing for mesmerizing vistas designed by the placement of the building clusters.

◆ MEDITERRANEAN - NEIGHBORHOOD  
◆ BUILDINGS  
◆



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◆  
◆ **CLASSIC &  
MEDITERRANEAN**

**TYPE A - GROUND FLOOR  
TWO-BEDROOM APARTMENT**

Unit 04

| Area         | 111 m <sup>2</sup> |
|--------------|--------------------|
| 01 Reception | 5.00 X 3.50        |
| 02 Terrace 1 | 1.50 X 1.50        |
| 03 Bedroom 1 | 4.00 X 3.50        |
| 04 Terrace 2 | 3.50 X 1.50        |
| 05 Bedroom 2 | 4.00 X 4.00        |
| 06 Terrace 3 | 1.20 X 2.00        |
| 07 Bathroom  | 2.50 X 2.00        |
| 08 Kitchen   | 3.00 X 3.00        |



Keyplan

Ground Floor



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◆  
◆ **CLASSIC &  
MEDITERRANEAN**

**TYPE A - ALL FLOORS  
THREE-BEDROOM APARTMENT**

Ground floor: units 01, 02 & 03

Typical floor: units 01, 02, 03 & 04

| Area                  | 144-159 m <sup>2</sup> |  |
|-----------------------|------------------------|--|
| 01 Reception & Dining | 7.00 X 4.00            |  |
| 02 Terrace 1          | 3.50 X 1.50            |  |
| 03 Corridor           | 6.00 X 1.00            |  |
| 04 Kitchen            | 3.00 X 3.00            |  |
| 05 Bathroom           | 3.00 X 2.00            |  |
| 06 Master Bedroom     | 4.00 X 4.00            |  |
| 07 Master Bathroom    | 2.50 X 2.00            |  |
| 08 Terrace 2          | 2.00 X 1.20            |  |
| 09 Bedroom 1          | 4.00 X 3.50            |  |
| 10 Terrace 3          | 3.50 X 1.50            |  |
| 11 Bedroom 2          | 3.50 X 3.50            |  |

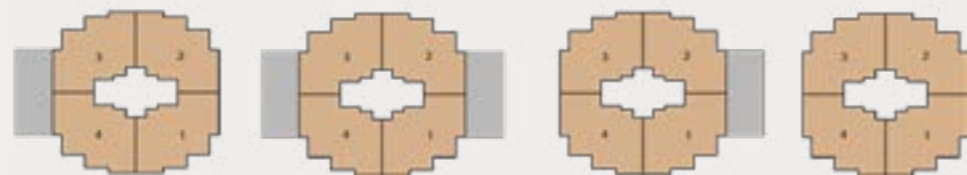


Keyplan

Ground Floor



Typical Floor



Attached Left

Attached L & R

Attached Right

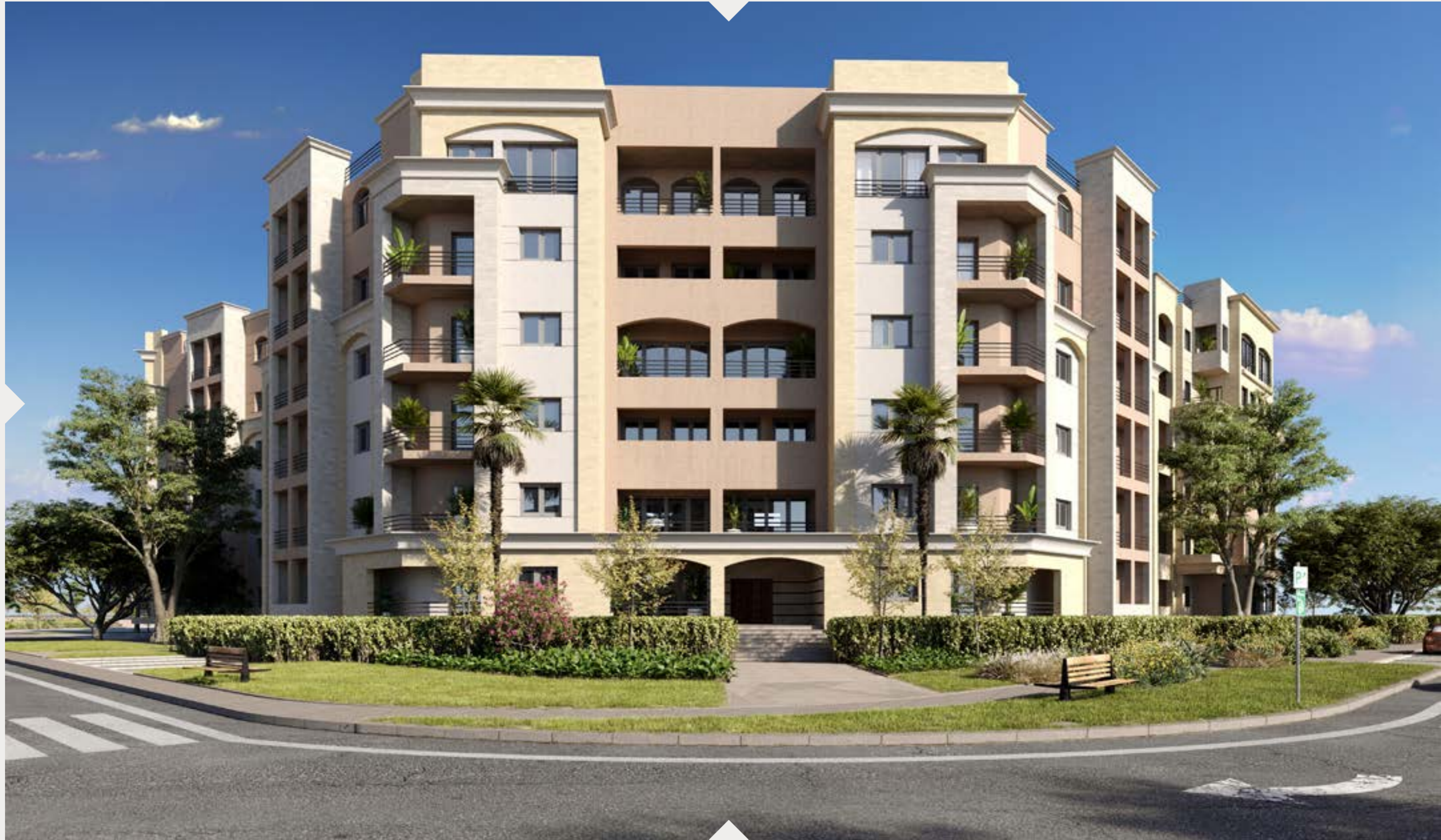
Single

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◆ CLASSIC-TYPE B1



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◆ MEDITERRANEAN-TYPE B1



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◆  
◆ **CLASSIC &**  
◆ **MEDITERRANEAN**

**TYPE B1 - GROUND FLOOR**  
**TWO-BEDROOM APARTMENT**

Unit 04

| Area |                    | 137 m <sup>2</sup> |
|------|--------------------|--------------------|
| 01   | Entrance Lobby     | 2.50 X 1.20        |
| 02   | Reception & Dining | 6.50 X 3.50        |
| 03   | Kitchen            | 3.00 X 2.50        |
| 04   | Corridor           | 4.50 X 1.00        |
| 05   | Bedroom 1          | 5.50 X 4.00        |
| 06   | Terrace            | 7.00 X 1.00        |
| 07   | Bathroom           | 2.50 X 2.00        |
| 08   | Master Bedroom     | 4.00 X 3.50        |
| 09   | Master Bathroom    | 4.50 X 1.50        |
| 10   | Terrace 2          | 2.50 X 1.50        |



Keyplan

Ground Floor



Attached Left

Attached L & R

Attached Right

Single

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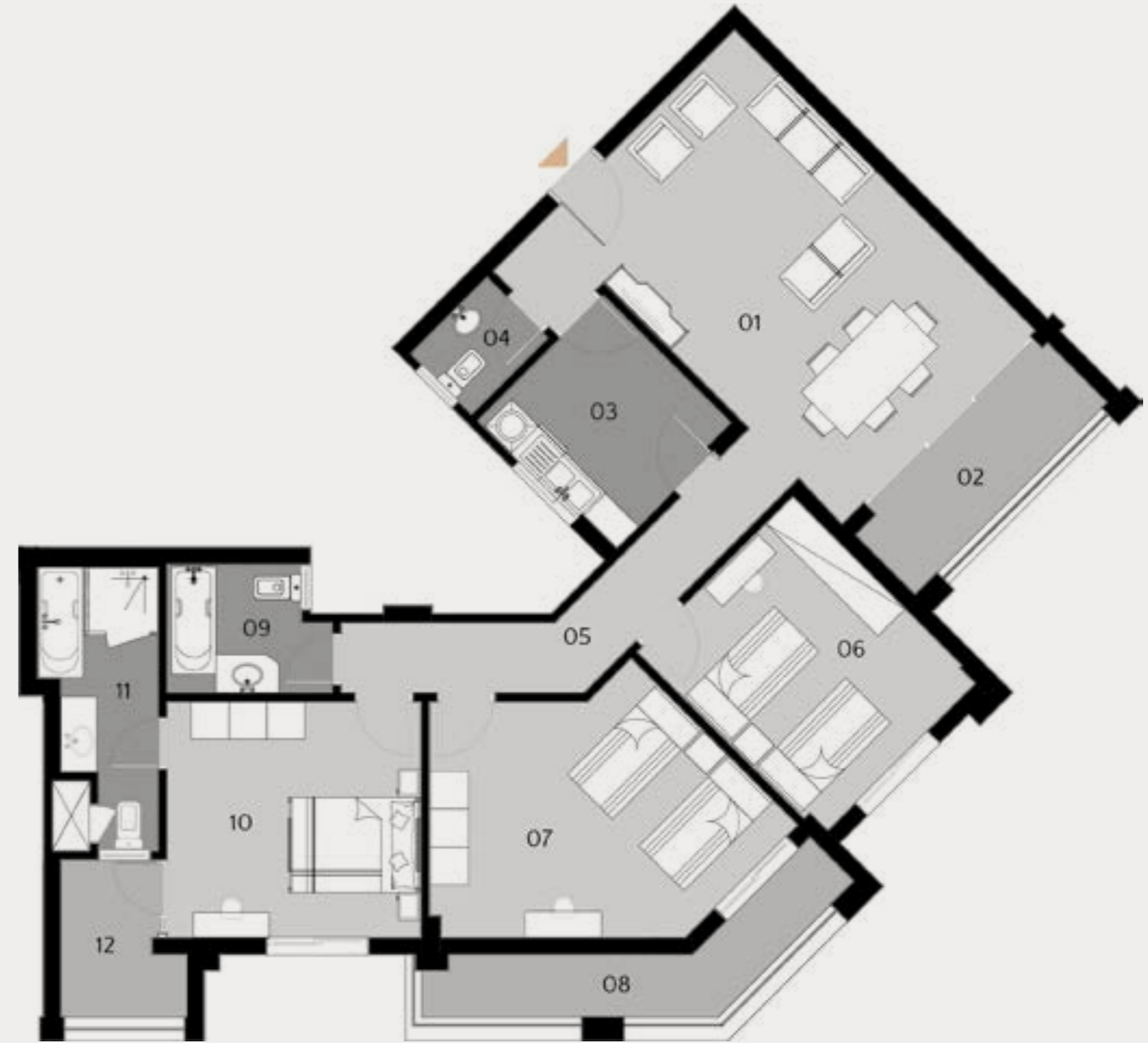
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◆  
◆ **CLASSIC &**  
◆ **MEDITERRANEAN**

**TYPE B1 - ALL FLOORS**  
**THREE-BEDROOM APARTMENT**

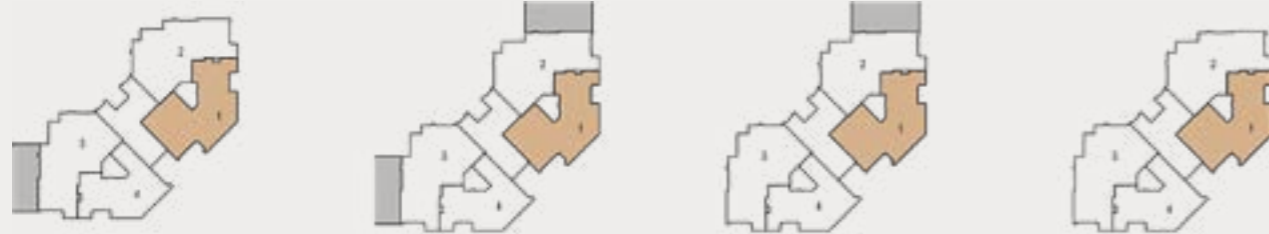
Ground floor: unit 01  
Typical floor: units 01 & 04

| Area |                    | 163 - 187 m <sup>2</sup> |
|------|--------------------|--------------------------|
| 01   | Reception & Dining | 7.00 X 4.00              |
| 02   | Terrace 1          | 4.30 X 1.50              |
| 03   | Kitchen            | 3.00 X 3.00              |
| 04   | Guest Toilet       | 1.50 X 1.20              |
| 05   | Corridor           | 8.00 X 1.00              |
| 06   | Bedroom 1          | 4.00 X 3.50              |
| 07   | Bedroom 2          | 5.50 X 3.50              |
| 08   | Terrace 2          | 7.00 X 1.00              |
| 09   | Bathroom           | 2.00 X 2.00              |
| 10   | Master Bedroom     | 4.00 X 4.00              |
| 11   | Master Bathroom    | 4.50 X 1.50              |
| 12   | Terrace 3          | 2.50 X 2.00              |

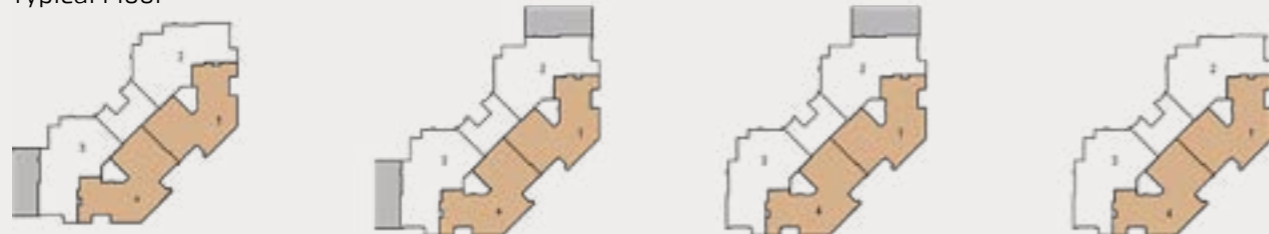


Keyplan

Ground Floor



Typical Floor



Attached Left

Attached L & R

Attached Right

Single

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◆  
◆ **CLASSIC &  
MEDITERRANEAN**

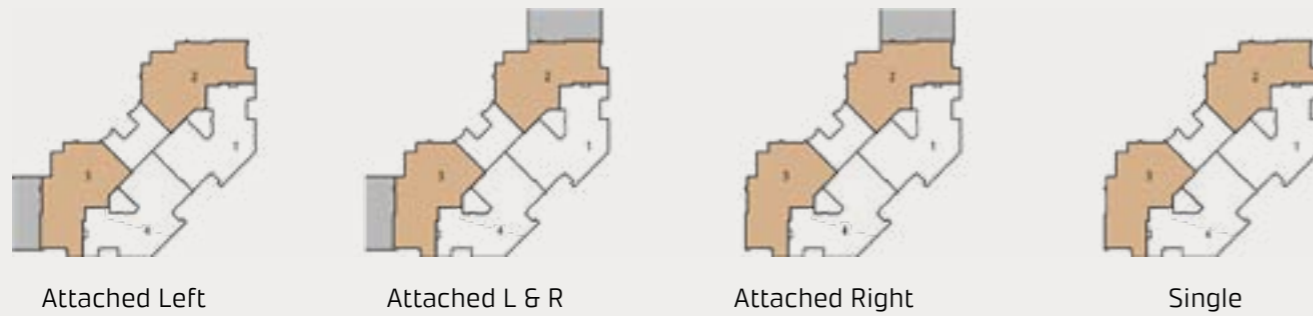
**TYPE B1 - ALL FLOORS  
THREE-BEDROOM APARTMENT**

Unit 02 & 03

| Area                  | 167 - 183 m <sup>2</sup> |
|-----------------------|--------------------------|
| 01 Entrance Lobby     | 2.50x2.00                |
| 02 Reception & Dining | 7.00x5.50                |
| 03 Guest Toilet       | 2.00x2.00                |
| 04 Kitchen            | 4.00x3.50                |
| 05 Lobby              | 3.50x2.50                |
| 06 Bedroom 1          | 3.50x3.50                |
| 07 Bathroom           | 2.50x2.00                |
| 08 Terrace 1          | 2.50x1.00                |
| 09 Bedroom 2          | 4.00x3.50                |
| 10 Dressing Room      | 2.00x1.50                |
| 11 Master Bedroom     | 5.00x4.00                |
| 12 Master Bathroom    | 2.50x2.00                |
| 13 Terrace 2          | 2.50x2.00                |
| 14 Terrace 3          | 1.50x1.00                |

Keyplan

All Floors



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◆ CLASSIC-TYPE B2



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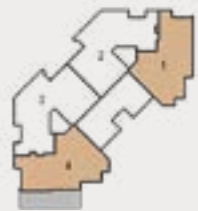
◆  
◆ **CLASSIC**

◆  
**TYPE B2 - GROUND FLOOR  
TWO-BEDROOM APARTMENT**

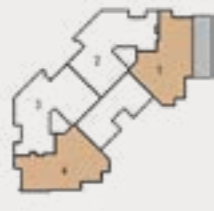
Units 01 & 04

| Area | 153-155 m <sup>2</sup> |           |
|------|------------------------|-----------|
| 01   | Reception & Dining     | 8.50x3.50 |
| 02   | Terrace 1              | 1.50x1.00 |
| 03   | Toilet                 | 2.00x1.50 |
| 04   | Lobby                  | 3.50x2.50 |
| 05   | Kitchen                | 4.00x3.50 |
| 06   | Bathroom               | 2.50x2.00 |
| 07   | Bedroom 1              | 4.00x3.50 |
| 08   | Terrace 2              | 1.50x1.00 |
| 09   | Master Bedroom         | 5.00x3.50 |
| 10   | Dressing Room          | 2.00x1.50 |
| 11   | Master Bathroom        | 2.50x2.00 |
| 12   | Terrace 3              | 2.50x2.00 |

Keyplan



Attached Left



Attached Right



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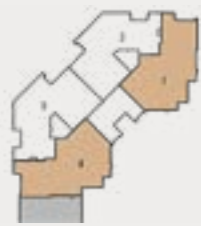
# CLASSIC

## TYPE B2 - TYPICAL FLOOR THREE-BEDROOM APARTMENT

Units 01 & 04

| Area                  | 167 - 170 m <sup>2</sup> |
|-----------------------|--------------------------|
| 01 Reception & Dining | 8.00x6.00                |
| 02 Toilet             | 2.20x1.00                |
| 03 Kitchen            | 4.00x3.50                |
| 04 Bedroom 1          | 3.50x3.50                |
| 05 Terrace 1          | 1.50x1.00                |
| 06 Lobby              | 3.50x2.50                |
| 07 Bathroom 1         | 2.50x2.00                |
| 08 Bedroom 2          | 4.00x4.00                |
| 09 Terrace 2          | 2.00x1.20                |
| 10 Master Bedroom     | 5.00x4.00                |
| 11 Dressing Room      | 2.00x1.50                |
| 12 Master Bathroom    | 2.50x2.00                |
| 13 Terrace 3          | 2.50x2.00                |

Keyplan



Attached Left



Attached Right



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# CLASSIC

## TYPE B2 - ALL FLOORS

### THREE-BEDROOM APARTMENT

Units 02 & 03

Area **163 - 176 m<sup>2</sup>**

|    |                    |             |
|----|--------------------|-------------|
| 01 | Reception & Dining | 6.50x4.00   |
| 02 | Guest Toilet       | 1.50 X 1.50 |
| 03 | Kitchen            | 3.00 X 3.00 |
| 04 | Terrace 1          | 4.00 X 1.50 |
| 05 | Corridor           | 7.50 X 1.00 |
| 06 | Bedroom 1          | 4.00 X 3.50 |
| 07 | Bedroom 2          | 5.00 X 3.50 |
| 08 | Terrace 2          | 6.50 X 1.00 |
| 09 | Bathroom           | 2.00 X 2.00 |
| 10 | Master Bedroom     | 4.00 X 3.50 |
| 11 | Master Bathroom    | 4.50 X 1.50 |
| 12 | Terrace 3          | 2.50 X 1.50 |



Keyplan



Attached Left



Attached Right

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## ◆ FINISHING SPECS



◆ Every home in AlMaqsad Residences has its own soul; homeowners get to personalize their units according to their tastes and creativity.

Homeowners can now enjoy homes with interiors matching their lifestyle, showing their persona in the elegant and luxurious structure of rooms, kitchens, and bathrooms.

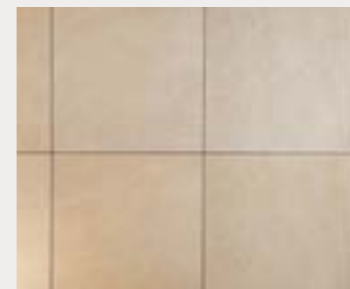


## MEDITERRANEAN & CLASSIC BUILDINGS FINISHING SPECS:



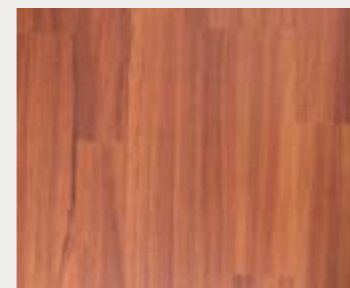
### Exterior

Paint & Hashma stone



### Interiors

Reception :  
Walls: Acrylic Paint  
Floors: Porcelain



Bedrooms :  
Walls: Acrylic Paint  
Floors: HDF



Kitchen & bathrooms :  
Walls & Floors: Ceramic tiles

### DISCLAIMER.

1.These renders are for illustrative purposes only; minor changes are applicable as per actual master planning design, construction, constructed units, and 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.

## CONTACT

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