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01

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A B O U T

C I T Y   E D G E

# About City Edge.

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Exceptional Living

Established in 2017 as a partnership between the New Urban Communities Authority and the Housing and Development Bank, City Edge Developments strives to become the national brand for premium real estate developments in Egypt.

Our focal point is to introduce progressive design concepts to the real estate market with exceptional living experiences through suburban residential communities and best in class mixed-use projects.



02

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THE  
DESTINATION

RISING WITH A NEW CITY



# The Destination.

The New Alamein city, taking up more than 48,000 fedan of land is changing our perception of the North Coast experience from a temporary visiting spot to an all-year round destination.

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## Rising with a New City.

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 & retail areas.



NORTH EDGE TOWERS



# What the Destination will Offer.



Museums & Opera House



Alamein Library



International & Governmental Schools



International & National Universities



15 Residential Towers On The Beach



6 Hotels (5 & 4 Stars)



Retail Areas & Offices



Hospitals



Commonwealth Cemetery



Power Station



Water Disalination



Entertainment Area



Alamein Eye





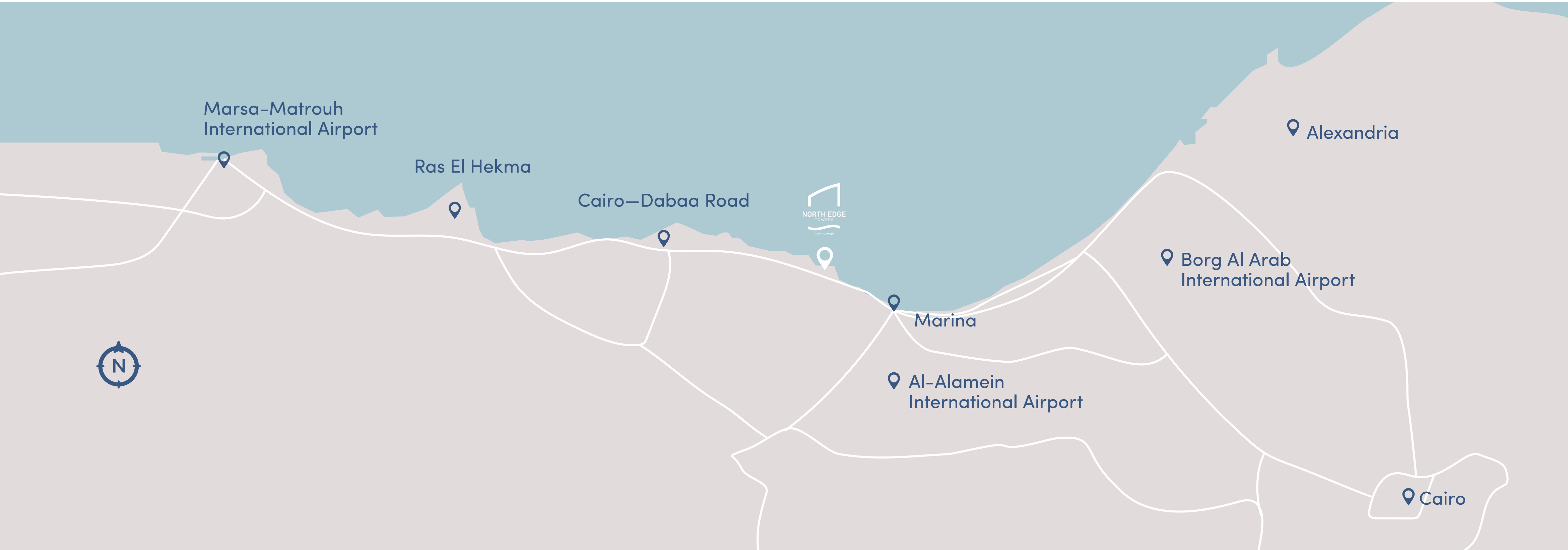




An aerial photograph of a beach and ocean. The top half of the image shows a wide, sandy beach with a light tan color. Below the beach is a thin strip of water with a yellowish-green hue. The bottom half of the image shows the ocean with a deep blue-green color and visible ripples. The text "THE DESTINATION" is overlaid in white, uppercase letters across the middle of the image, spanning from the beach into the water.

THE DESTINATION





The Destination.

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



03

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P R O J E C T  
O V E R V I E W

N O R T H E D G E T O W E R S





# An Incomparable Edge.

—  
Project Overview

NORTH EDGE towers are the pioneering pillars of the New Alamein waterfront with a mission to begin a new era of all-year round living.

As the first and only towers in the area, they stand as landmarks of luxurious, self-sufficient homes that don't close their doors after any season, evolving our perception of the North Coast experience.

First row turquoise sea views & a philosophy of convenience through sky high sea side living, NORTH EDGE is nothing short of incomparable.





Commercial  
Area.





# Taking Living to New Heights.

—  
Project Overview

Occupying a premium space on Alamein's seashore & skyline, the five towers provide state-of-the-art living standards topped with a breathtaking view. Over 300 fully finished units in each tower; split over 40 floors; offering from 1 bedroom up to 4 bedrooms apartments.

The towers are connected through podiums deck with all the needed amenities—world class gym, infinity pools, jogging track, kids area, laundry, pharmacy, supermarkets & parking areas. The sky high sea side living towers are self-sufficient, prioritizing convenience with dedicated amenities, retail & commercial areas.

Transforming the new alamein into a permanent address rather than a temporary getaway.

At NORTH EDGE, you live everyday like you're on holiday.





## Uninterrupted Views.

—  
Project Overview

The architecture of the towers showcases the philosophy of easy-going, modern & sleek design, turning them into iconic yet minimalistic masterpieces of the city.

The towers scrape the sky, allowing homeowners to see beyond the horizon from balconies that provide every unit with unparalleled turquoise views of either the lagoon or the sea.

The continuous balconies carve the oval shaped podiums to look unified and grand from afar, warmly lit at night to turn the contemporary sculpture into the intimate home that it is.







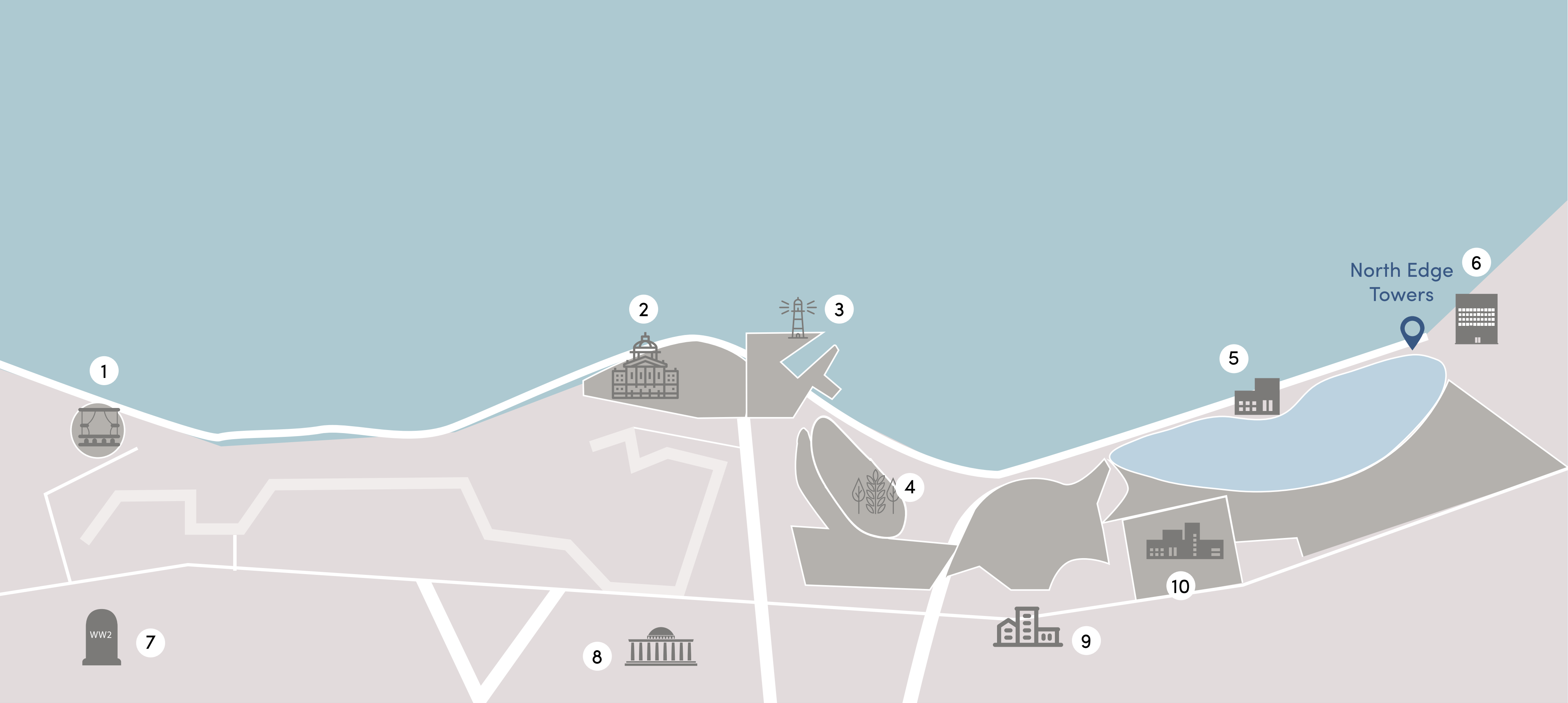
04

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# M A S T E R P L A N

B Y   T H E   B E A C H





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1. Culture Hub

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2. Presidential Resort

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3. Marsa Al Fanara

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4. Al Alamein Gardens

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5. Sea View Commercial Retail Hub

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6. Al Massa Hotel

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7. Commonwealth Cemetery

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8. Council of Ministers

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9. Old City

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10. Downtown



# An Urban Address with a Sea Breeze.

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## MASTERPLAN

The towers of NORTH EDGE occupy pride of place in the upscale area of the new Alamein City, standing right at the edge of the beach catering for its residents an international retail and entertainment experiences. Homeowners will enjoy the convenience of city life and the pleasure of coastal living.

A hybrid between the energy of Miami with the urban pace of Dubai, Alamein's 14 km beach "Mamsha" has a lively spirit that never sleeps. With six hotels, bike and walking lanes, museums, the Alamein Eye and an opera house, you will never see the North Coast the same way again.









05

—

I N T E R I O R

+

E X T R I O R  
F I N I S H I N G

T H E   H I G H E S T   L E V E L   O F   L I V I N G



# Where Luxury is a Standard.

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## Interiors

Enjoy your living space's easy-going color palettes that exude a modern aesthetic, lit with an impeccable amount of sun.

Each element is crafted with luxury level specifications, making room for uninterrupted experiences every time you step in.

Just imagine coming home to the sea saying hello every day.





# Exquisite Details.

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## Interiors

Shiny porcelain floors glaze the homes of NORTH EDGE, complemented with acrylic glossed walls & laser cut ceramic tiles for a clean, neat finish.

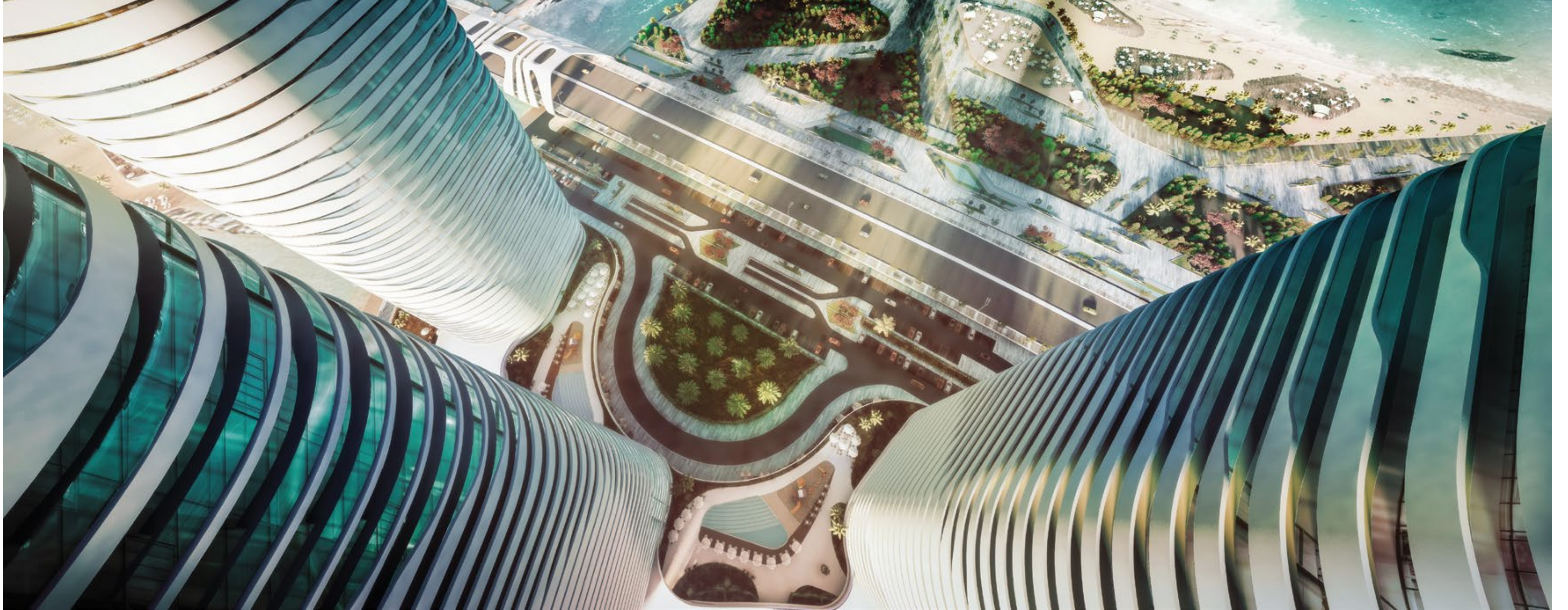
Bedrooms will have laminated, water- resistant HPL flooring to give an urban feel to your space along with noise reduction and effortless maintenance.

As you look up, your ceilings are adorned with decorated painted boards that cover AC's & lighting system that provide convenience distribution to every corner of your living space.

Designed with a plug and play philosophy, our high tech homes are equipped to make living effortless through building management systems that control ventilation, lighting, power, security and fire alarms. All you need to take care of are your house keys. We'll handle the rest.







## Where it all Begins.

—  
Exteriors

Park at the exclusive indoor or outdoor parking of NORTH EDGE and feel welcomed by an impressive milky marble and charcoal granite main entrances, elevator lobbies, corridors and stairs that'll greet you upon arrival.

All entrances are equipped with international standard security cameras and control doors for your peace of mind.







06

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# A M E N I T I E S



A S E A O F P O S S I B I L I T I E S

## Amenities

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NORTH EDGE was inspired with your lifestyle in mind, providing convenience and opportunities for your living spaces to go far beyond concrete walls.





Pharmacy.



Supermarket.



Sports Facilities.



3 Infinty Heated Pools.



Kids Area.



Laundry.



Jogging Track.



Gym.



Entertainment Facilities.



HVAC system for air quality, noise reduction, & air filtration



Private parking (indoor & outdoor) with smart cards



International safety standards through cctv, control



Doors, fire fighting fire alarm & emergency safety precautions



Storage & drivers rooms (some units)

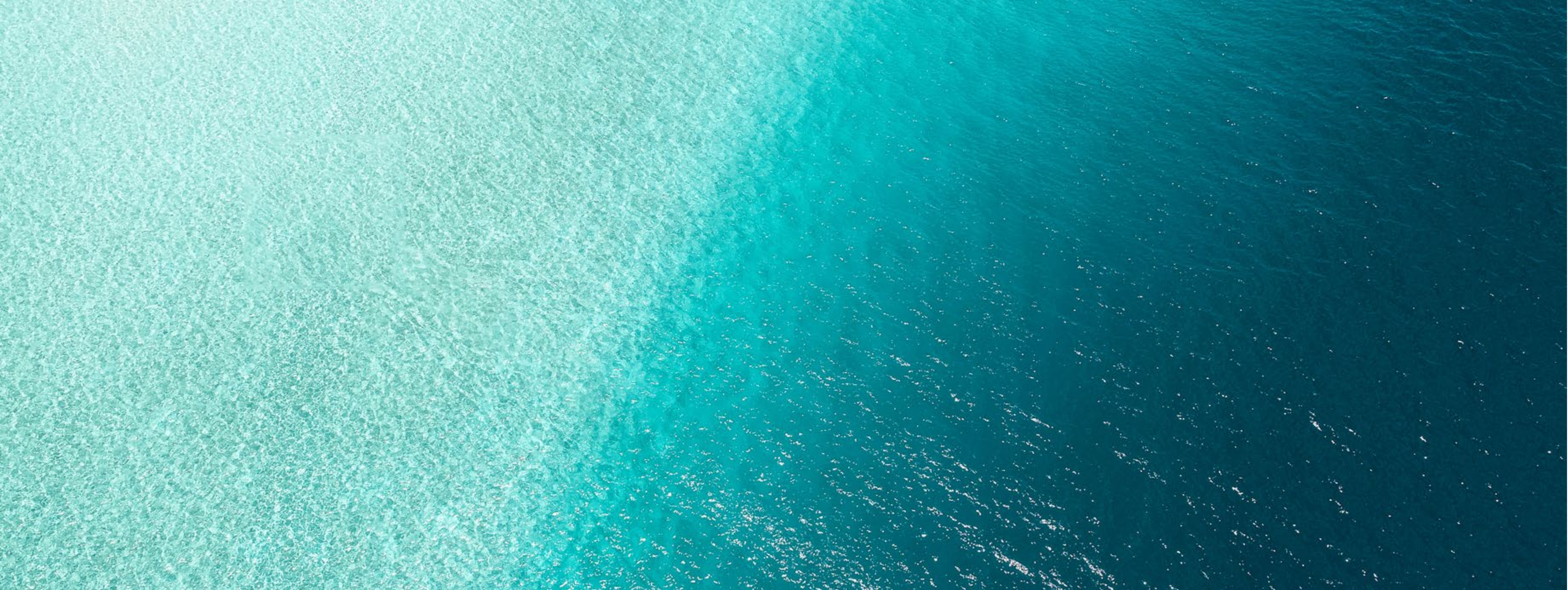


Waste management system  
Garbage chute with collection equipment in cold room in the basement floor



Bulding management system for electrical & water energy meters





# Weather Average.

Winter (Dec—Feb)	14°C
Spring (Mar—May)	18°C
Summer (Jun—Aug)	25°C
Autumn (Sep—Nov)	22°C

The water’s colour ranges from blue to green, due to the depths differences in the gorgeous north coast.

The irregular sea ground forms an amazing underwater world of mountains, valleys and colourful fish species.



07

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# FLOORPLANS

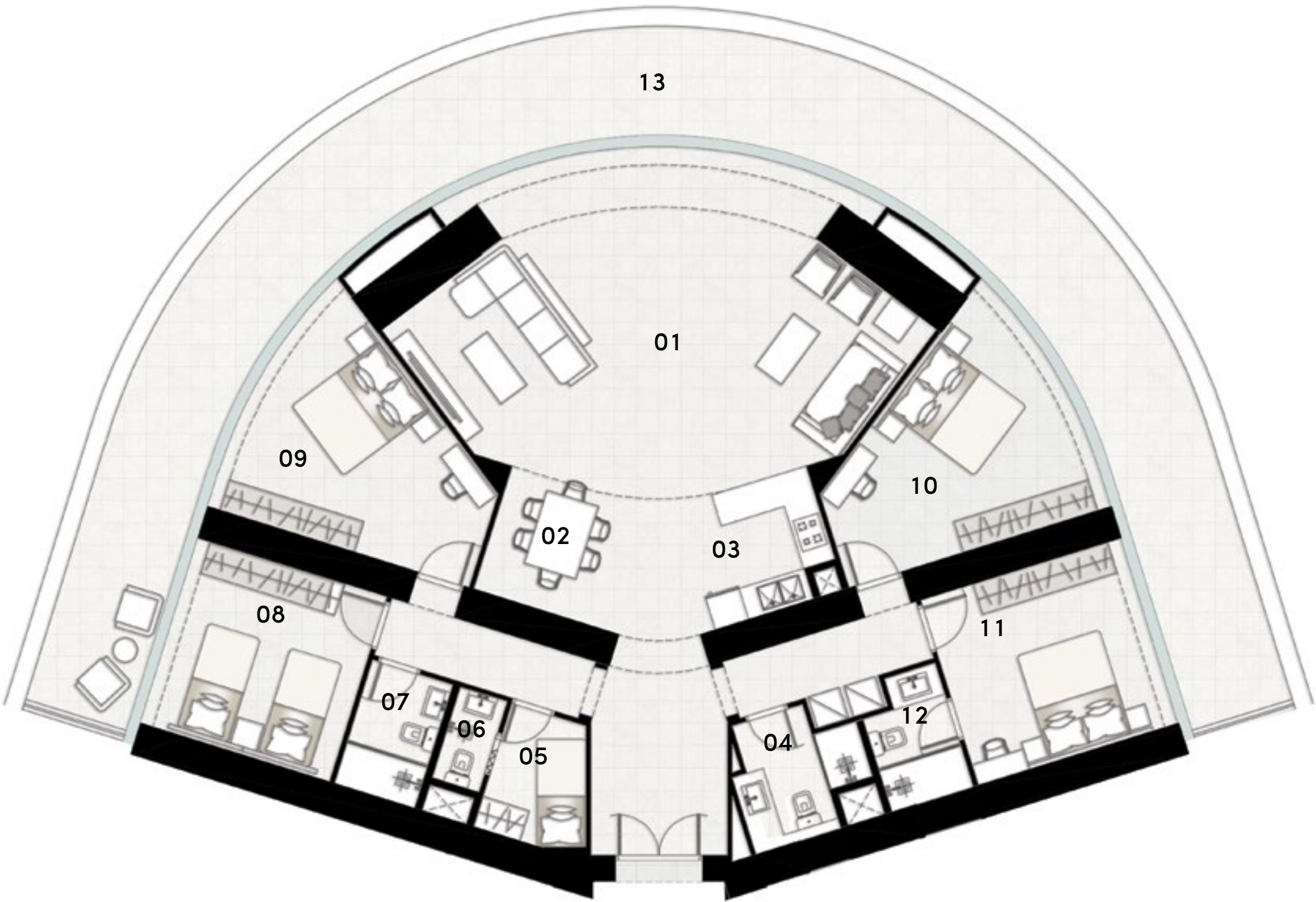
MODERN LIVING



# TYPE A | Unit 01.

351 m<sup>2</sup> | 4 Bedrooms.

01	Reception	8.55 × 6.55
02	Dining	2.80 × 2.40
03	Kitchen	2.35 × 2.40
04	Bathroom	2.05 × 2.40
05	Maid Room	1.75 × 2.40
06	Maid Bathroom	0.90 × 1.75
07	Bathroom	1.50 × 2.40
08	Bedroom (1)	3.60 × 3.75
09	Bedroom (2)	5.10 × 3.50
10	Bedroom (3)	3.50 × 5.10
11	Master Bedroom	3.60 × 3.85
12	Master Bedroom Bathroom	1.70 × 2.40
13	Terrace	2.40 × 37.0



KEY PLAN

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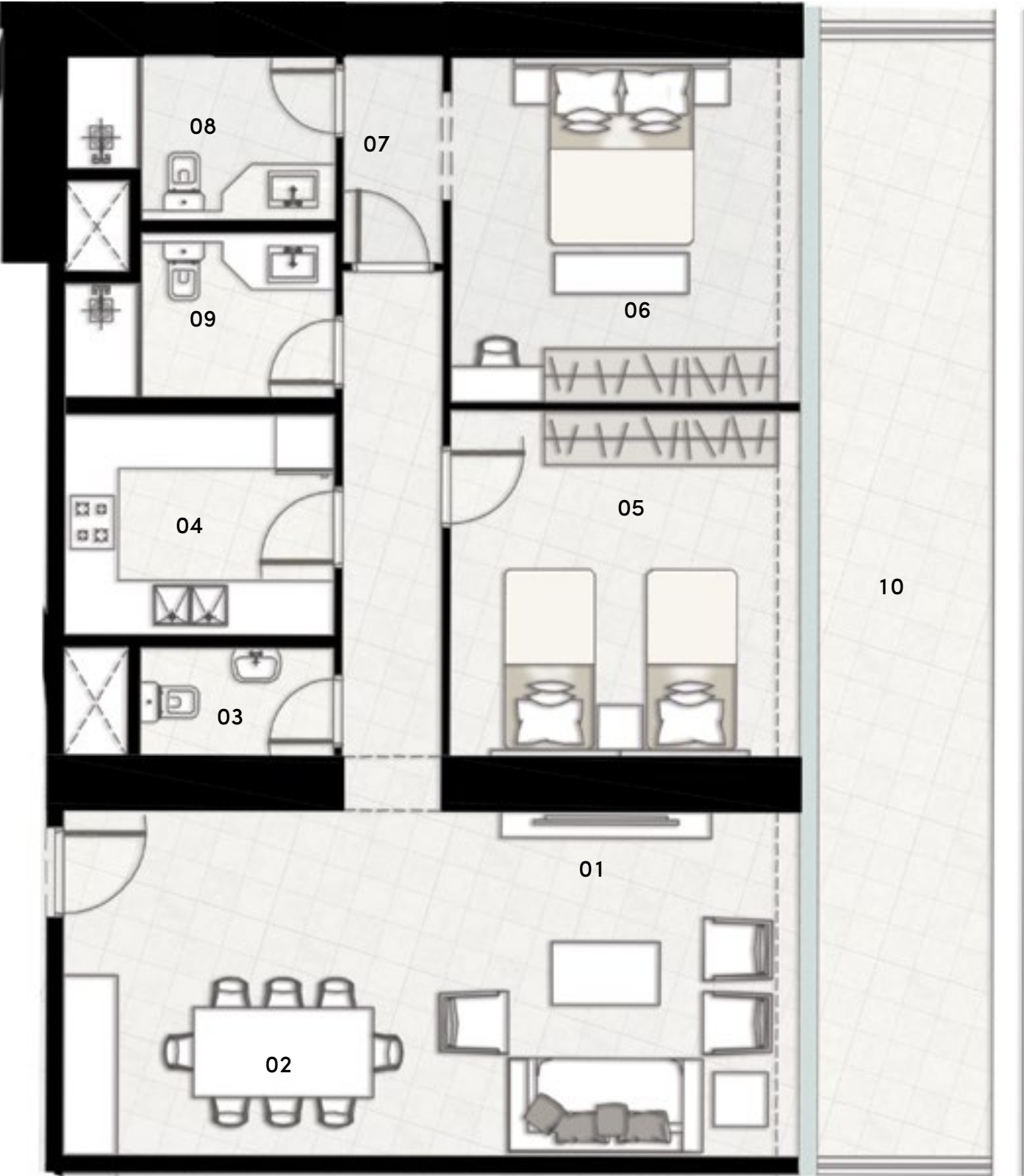
# TYPE A | Unit 02.

172 m<sup>2</sup> | 2/3 Bedrooms.

01	Reception	3.85 × 4.10
02	Dining	3.85 × 4.10
03	Guest Bathroom	1.20 × 2.15
04	Kitchen	2.40 × 3.00
05	Bedroom	3.90 × 3.85
06	Master Bedroom	3.90 × 3.85
07	Master Bedroom Dressing	1.10 × 2.30
08	Master Bedroom Bathroom	1.80 × 3.10
09	Bathroom	1.80 × 3.00
10	Terrace	2.30 × 13.5



KEY PLAN



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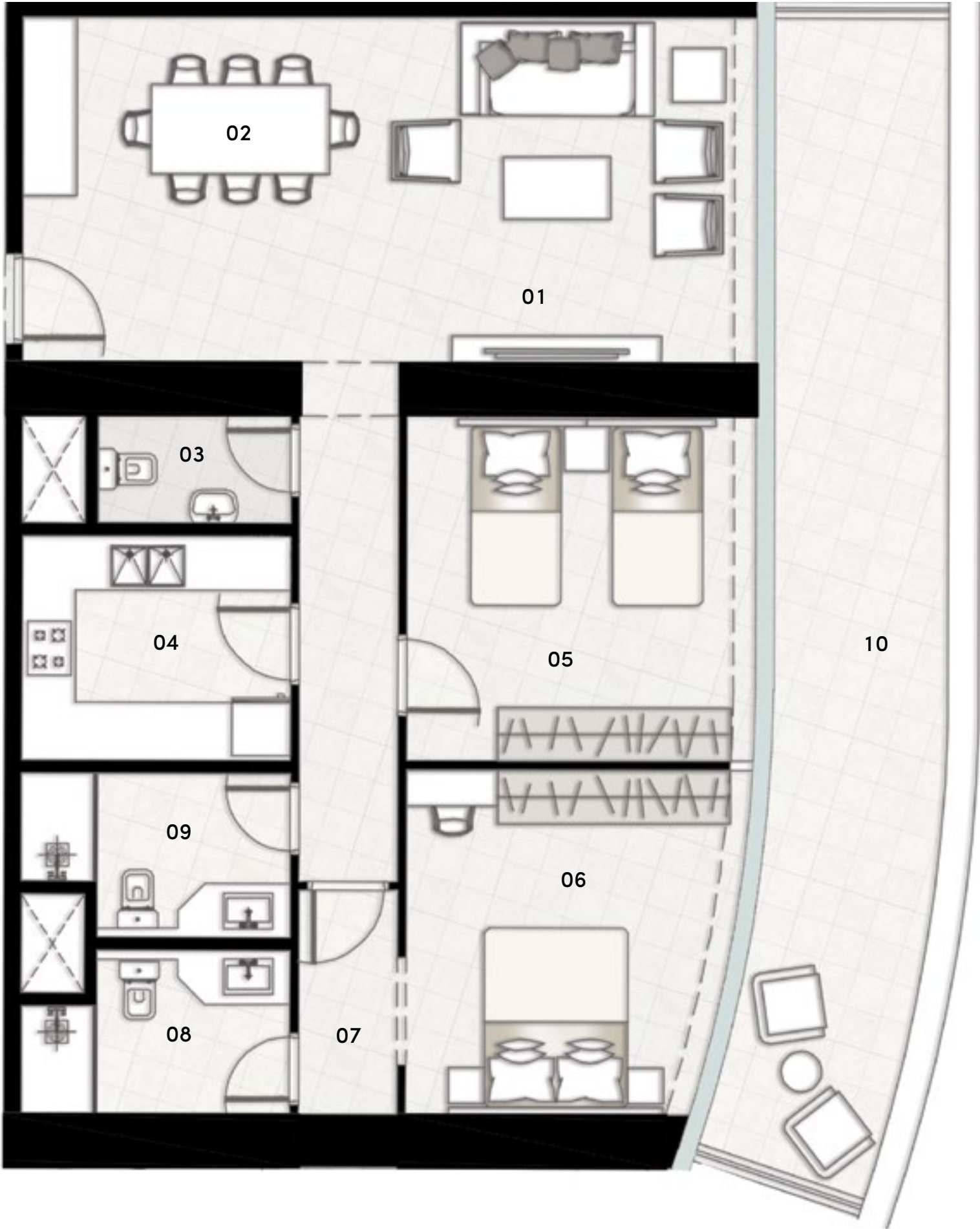
TYPE A | Unit 03.

172 m<sup>2</sup> | 2/3 Bedrooms.

01	Reception	3.85 × 4.10
02	Dining	3.85 × 4.10
03	Guest Bathroom	1.20 × 2.15
04	Kitchen	2.40 × 3.00
05	Bedroom	3.85 × 3.90
06	Master Bedroom	3.85 × 3.85
07	Master Bedroom Dressing	1.10 × 2.50
08	Master Bedroom Bathroom	1.80 × 3.00
09	Bathroom	1.80 × 3.00
10	Terrace	2.50 × 13.5



KEY PLAN



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# TYPE A | Unit 04&07.

90 m<sup>2</sup> | 1 Bedroom.

01	Reception	3.80 × 5.00
02	Bedroom	3.40 × 4.35
03	Bathroom	2.00 × 2.10
04	Kitchenette	0.60 × 2.10
05	Terrace	2.30 × 11.3



KEY PLAN



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TYPE A | Unit 05&06.

182 m² | 2/3 Bedrooms.

01	Reception	5.00 × 5.50
02	Dining	3.50 × 2.95
03	Bathroom	1.50 × 2.20
04	Kitchen	2.20 × 2.40
05	Maidroom	1.90 × 2.10
06	Maidroom Bathroom	1.00 × 2.15
07	Master Bedroom	4.20 × 4.60
08	Master Bedroom Bathroom	2.20 × 2.35
09	Bedroom	6.00 × 4.05
10	Terrace	2.30 × 18.5



KEY PLAN



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# TYPE A | Unit 08.

115 m<sup>2</sup> | 1/2 Bedrooms.

01	Reception	3.80 × 3.10
02	Kitchenette	2.80 × 1.60
03	Living / Bedroom	3.80 × 3.50
04	Bathroom	1.50 × 3.00
05	Master Bedroom	3.90 × 3.85
06	Master Bedroom Dressing	2.25 × 2.10
07	Master Bedroom Bathroom	2.25 × 2.00
08	Terrace	2.30 × 9.60



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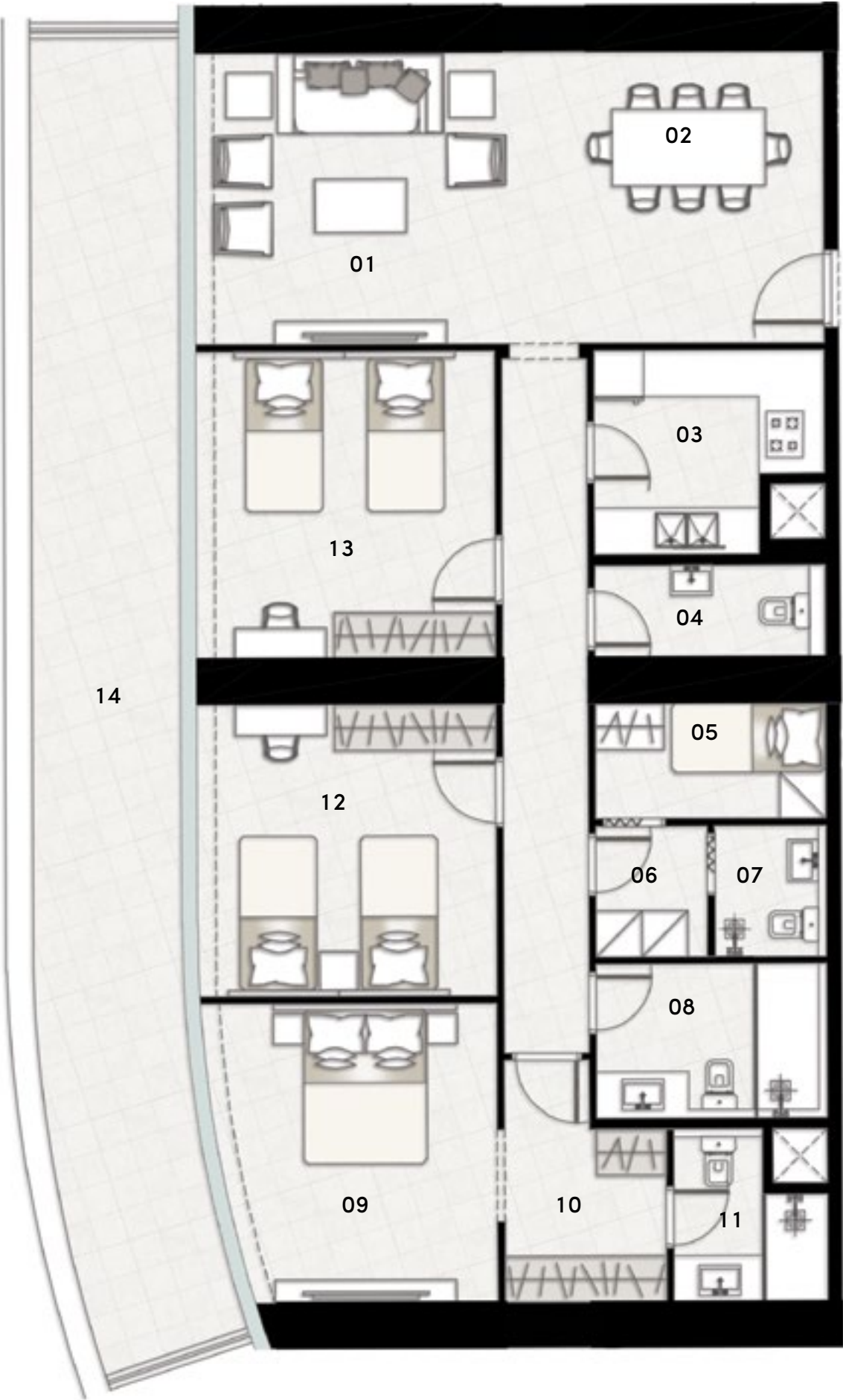
# TYPE B | Unit 08.

230 m<sup>2</sup> | 3 Bedrooms.

01	Reception	3.80 × 4.00
02	Dining	3.80 × 3.10
03	Kitchen	2.64 × 3.00
04	Guest Bathroom	1.20 × 3.00
05	Maid Bedroom	1.50 × 3.00
06	Laundry/Storage	1.70 × 1.45
07	Maid Bathroom	1.70 × 1.45
08	Bathroom	1.90 × 3.00
09	Master Bedroom	3.90 × 3.90
10	Master Bedroom Dressing	2.25 × 2.10
11	Master Bedroom Bathroom	2.25 × 2.00
12	Bedroom (1)	4.00 × 3.90
13	Bedroom (2)	3.80 × 3.90
14	Terrace	2.30 × 19.13



KEY PLAN



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# TYPE A | Unit 09.

115 m<sup>2</sup> | 1/2 Bedrooms.

01	Reception	3.80 × 3.10
02	Kitchenette	2.80 × 1.60
03	Living / Bedroom	3.80 × 3.50
04	Bathroom	1.60 × 3.00
05	Master Bedroom	3.90 × 4.00
06	Master Bedroom Dressing	2.10 × 2.25
07	Bedroom Bathroom	2.20 × 2.00
08	Terrace	2.30 × 9.00



KEY PLAN

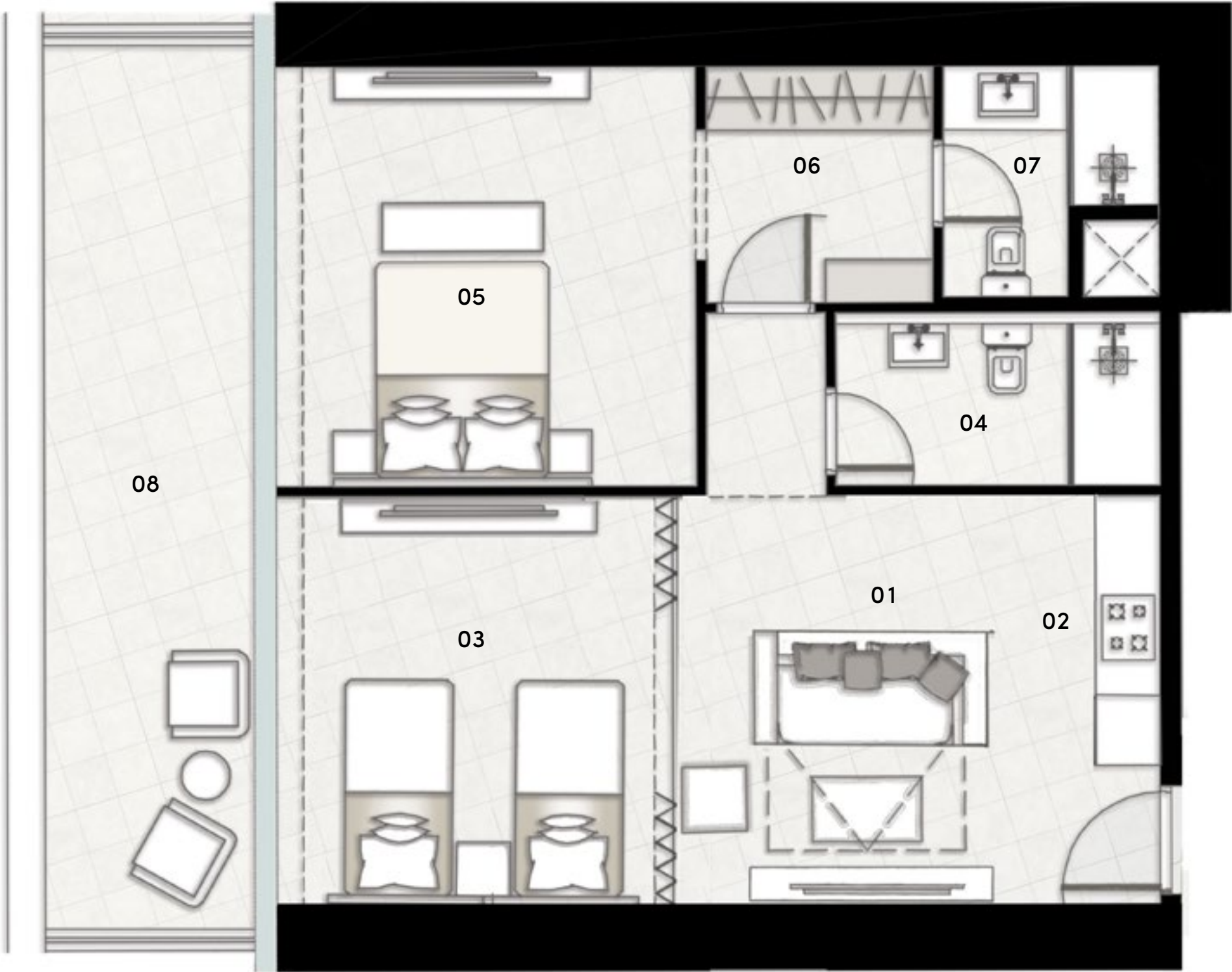
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# TYPE A | Unit 10.

115 m<sup>2</sup> | 1/2 Bedrooms.

01	Reception	3.80 × 3.10
02	Kitchenette	2.80 × 1.60
03	Living/Bedroom	3.80 × 3.50
04	Bathroom	1.60 × 3.00
05	Master Bedroom	3.90 × 4.00
06	Master Bedroom Dressing	2.10 × 2.25
07	Master Bedroom Bathroom	2.20 × 2.00
08	Terrace	2.30 × 9.60



KEY PLAN

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# C O N T A C T

We'd love to hear from you & answer all your inquiries about  
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