

المَقْصَد

AL MAQSAD

VILLAS

NEW CAPITAL

MODERN

The New Capital's
First Lights

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ABOUT
**CITY EDGE
DEVELOPMENTS**

AT CITY EDGE DEVELOPMENTS, WE ADVOCATE PROGRESSIVE CONCEPTS THAT YIELD EXCEPTIONAL LIVING EXPERIENCES.

WE FEEL IT IS OUR DUTY TO BOLDLY SHAPE THE FUTURE.
A FUTURE WITH AN EDGE. 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

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.

WITH RISING INFRASTRUCTURES IN 6TH OF OCTOBER, NEW ALAMEIN, MANSOURA AND THE NEW CAPITAL, OUR PROJECTS STAND AS A TESTAMENT OF WHY **EARNING YOUR TRUST** IS A PROCESS THAT WE ARE CAPABLE OF AND PROUDLY QUALIFIED FOR.

AS A HOMEOWNER, YOU WILL **“CUT THE RED RIBBON”** BY BEING THE FIRST TO TURN THE KEY OF YOUR NEW HOME IN THE NEW CAPITAL. ALMAQSAD WILL BE THE FIRST DEVELOPMENT WITH THE LIGHTS ON IN THE NEW CAPITAL. **LEADING WITH NOVELTY.** IT'S A CITY EDGE PROJECT, AFTER ALL. IF THAT ISN'T EXCITING, WE DON'T KNOW WHAT IS.

CITY EDGE DEVELOPMENTS PRIDES ITSELF IN DELIVERING **FULLY FINISHED HOMES** THROUGH ALMAQSAD DISTRICT; A HOME PHILOSOPHY FOR THOSE WHO DON'T HAVE TIME TO WASTE.

ALMAQSAD IS SURROUNDED WITH THE FUTURISTIC DEVELOPMENTS OF ALL OF THE NEW CAPITAL'S AMENITIES, SERVICES AND PROJECTS ALONG WITH A DISTINCTIVE LOCATION CLOSE TO MAIN ROADS. YOU WON'T HEAR THE WORDS “WE EXPECT THE DISTRICT TO BE...” IN OUR SALES OFFICE. WE WILL OPEN YOUR NEW HOME'S FRONT DOOR AND SAY **“AFTER YOU”**.



WELCOME TO
ALMAQSAD

We will open your new home's front door and say
“AFTER YOU”

A L M A Q S A D

THE NAME

Our district is inspired by the Arabic multifaceted word 'المَقْصَد' which means the intention, final destination or the root of a true meaning.

Our story begins at the end of the chapter when our homeowners can start writing their own stories, decorating and envisioning their furniture rather than looking at 2D floorplans only to imagine them in 3rd dimension. Simply put, the nature of the constructional plan for this district resonates with a clear intention to put our homeowners at the forefront allowing them to experience real estate differently. To experience the

novelty of getting the guaranteed home they wanted instead of a 4-year plan. AlMaqsad is the birth child of this intention; a rebellious act of finishing construction while everything else is still in the works.

No reading between the lines; this is the true meaning of a REAL real estate experience.



A L M A Q S A D
HOMEOWNER

At City Edge Developments, we study people's core and then build their edge.

At City Edge Developments, we study people's core and then build their edge. When we discovered that some homeowners would rather leave our offices with a key instead of brochures and floor plans, the creative concept for AlMaqsad was born.

The mischievous ones who read the last chapter of a book first and ask "are we there yet?" before the car even starts. Hence, we made sure that AlMaqsad was tailored made to be their first destination when it comes to a new home.

This district's philosophy was made for the realists that don't waste time on imagination. The ones that finish the sentences of the doubtful. They don't have a taste for risks, experiments or over thinking.





PROJECT

OVERVIEW

AlMaqsad is a eclectically-inspired district made up of Mediterranean and modern villas, twin villas and town-houses that will be the first fully finished homes to light up the New Capital.

The district prides itself with an extremely convenient location, eclectic styles of architecture, exterior/interior finishing and most importantly a promise delivered. Home users don't need to visualize their homes; they can start furnishing them already. As the New Capital stands as the biggest experiment Cairo is yet to encounter, we provide the first successful outcome with AlMaqsad district. No risks involved.

With a philosophy of novelty, modernism and comfort, AlMaqsad will give our life a new 'meaning'.



THE NEW CAPITAL

The New Capital is a new restart button for Cairenes.

The full-fledged city rising from the ground will cover an area of 170,000 feddans split into residential areas. This new city, equipped with an international airport, parks, an electric train, medical facilities, schools and colleges will be home to 15 million people.

An infrastructure up to the standards of our current times and the future ahead.

LOCATION MAPS



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LOCATION

THE NEW CAPITAL



LOCATION

ALMAQSAD



- | | |
|----------------------------|-----------------------|
| 1 CBD | 4 Academic City |
| 2 Sports City | 5 Canadian University |
| 3 International University | 6 Smart City |

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- MAMSHA ALMAQSAD
- ALMAQSAD RESIDENCES WEST - D6
- ALMAQSAD RESIDENCES EAST - D3
- ALMAQSAD VILLAS

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THE LOCATION & MASTERPLAN

AlMaqsad Villas project is 211 Feddans divided on 2 districts.

AlMaqsad Villas has full accessibility to all main roads in New Capital along with Ain Al Sokhna road and Suez road. AlMaqsad is the closest district to the New Capital airport and valley of embassies. It is surrounded by prominent landmarks in the New Capital such as the cultural, academic, smart and industrial cities. The district is also in close vicinity to the Canadian and European universities.

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AMENITIES

masterplan amenities:

Public landscape & greenery
between units.

Bike lane.

Commercial services centers.

Community centers.

unit amenities:

Fiber to home/Triple play outlet system.



INTERIOR & EXTERIOR FINISHING

Think of a white canvas eagerly waiting to be painted. Our modern finishing paves the way for your home's personality to shine. Your home is styled with bright porcelain reception flooring, rich HDF wood in all rooms complemented with a clean coat of acrylic paint on walls.

Neat ceramic tiles structure the kitchen and bathrooms while it gives a distinct look to your home. The base is clean cut and fresh; the rest of the creativity is on you.

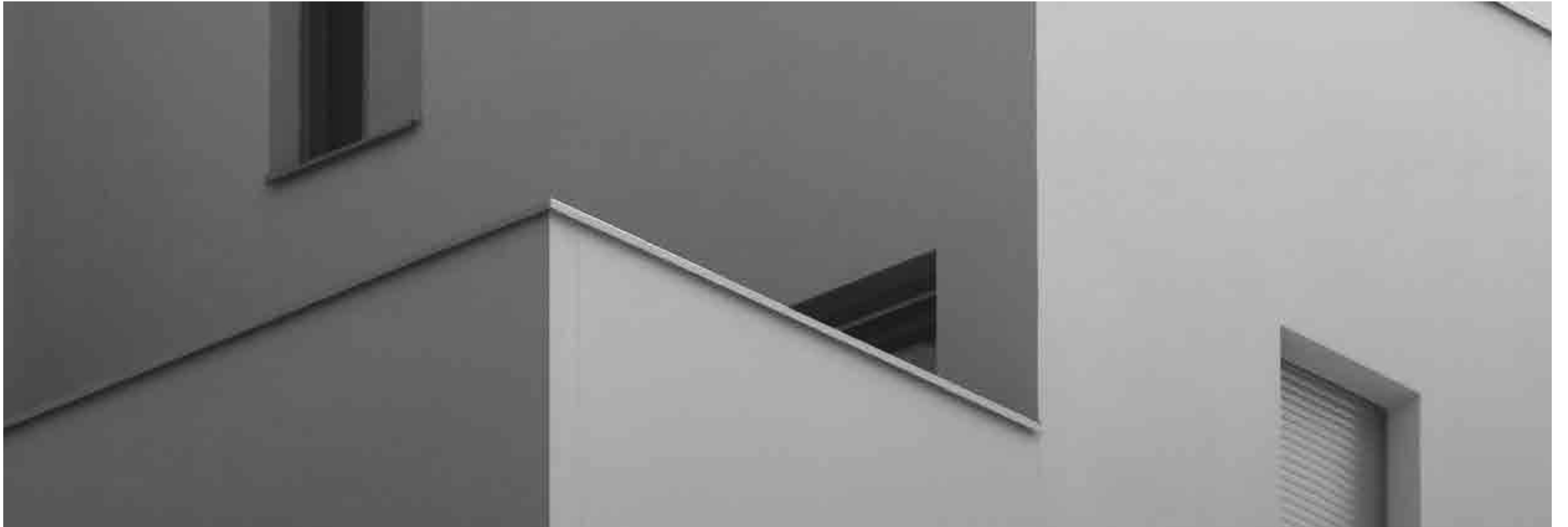
Make it your own.

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ARCHITECTURAL STYLES

MODERN 01





FLOORPLANS



MODERN 01 | VILLA 'A'

Front view

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MODERN 01 | VILLA 'A'

Back view

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MODERN 01

VILLA 'A'



VILLA 'A' - Modern 01

Ground floor

Area: 514 m²

Including Roof Terrace: 109 m²

Number of Bedrooms: 5

01. Entrance	1.95 × 1.75
02. Guest Bedroom	3.85 × 3.25
03. Maid's Bedroom	3.75 × 3.25
04. Maid's Bathroom	1.80 × 1.90
05. Stair	3.10 × 3.85
06. Lobby	3.10 × 3.20
07. Bathroom	3.00 × 2.00
08. Kitchen	4.00 × 3.40
09. Reception	8.10 × 5.25
10. Dining	5.20 × 3.50
11. Terrace 1	2.60 × 4.70
12. Terrace 2	2.10 × 4.50



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VILLA 'A' - Modern 01

First floor

Area: 514 m²

Including Roof Terrace: 109 m²

Number of Bedrooms: 5

01.Bedroom 1	3.75×4.65
02.Bedroom 2	3.75×4.00
03.Terrace 1	1.40×3.25
04.Kitchenette	3.10×2.80
05.Lobby	3.10×2.50
06.Stair	3.10×3.85
07.Master Bedroom	6.10×4.70
08.Master Bedroom Dressing	1.80×3.90
09.Master Bedroom Bathroom	1.80×3.90
10.Terrace 2	2.10×4.40
11.Terrace 3	2.80×4.40
12.Bedroom 3	6.10×3.95
13.Bathroom 1	1.80×2.70
14.Bathroom 2	1.80×2.55



VILLA 'A' - Modern 01

Penthouse

Area: 514 m²

Including Roof Terrace: 109 m²

Number of Bedrooms: 5

01.Roof Terrace	15.70×8.75
02.Room	3.25×3.50
03.Stair	3.10×5.10
04.Toilet	3.80×1.50



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MODERN 01 | VILLA 'B1'

Front view

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MODERN 01 | VILLA 'B1'

Back view

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MODERN 01

VILLA 'B1'



VILLA 'B1' - Modern 01

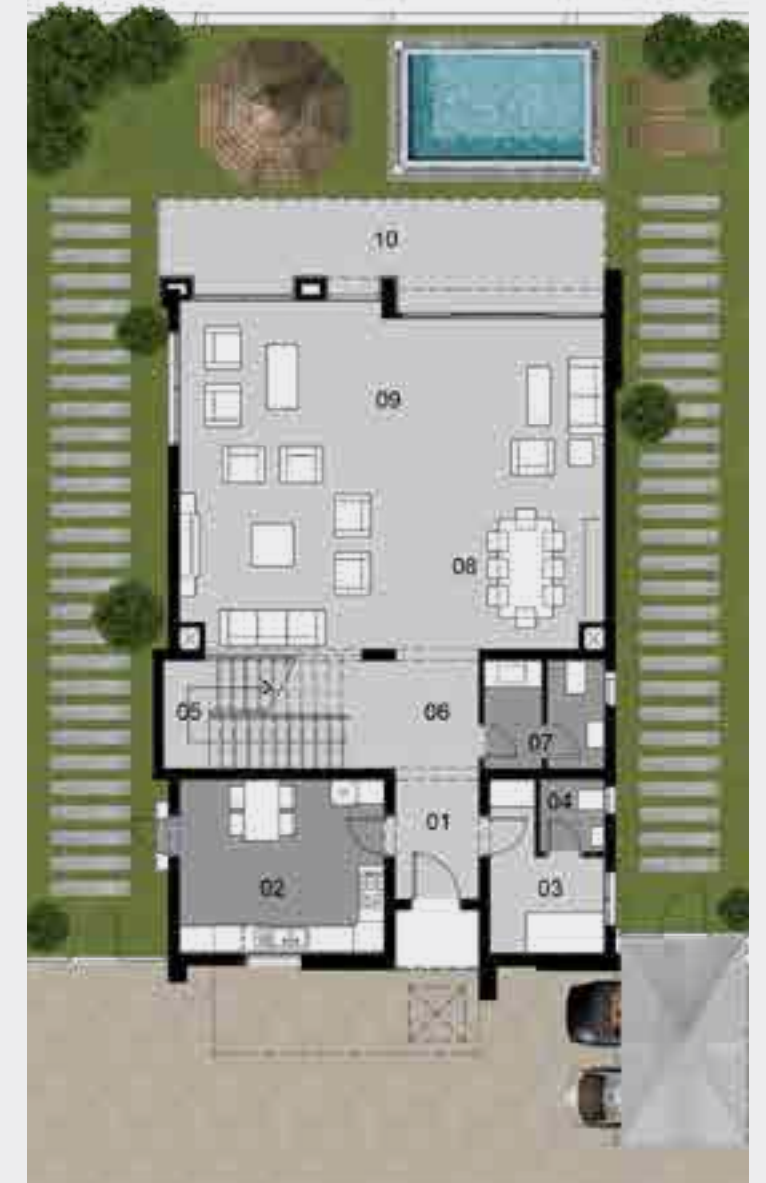
Ground floor

Area: 478 m²

Including Roof Terrace: 100 m²

Number of Bedrooms: 3

01. Entrance	1.10 × 1.85
02. Kitchen	3.85 × 4.60
03. Maid's Bedroom	3.85 × 2.55
04. Maid's Bathroom	1.60 × 1.45
05. Stair	2.40 × 4.00
06. Lobby	2.40 × 2.00
07. Bathroom	2.40 × 2.70
08. Dining	3.70 × 3.90
09. Reception	7.75 × 9.45
10. Terrace	2.60 × 9.90



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VILLA 'B1' - Modern 01

First floor

Area: 478 m²

Including Roof Terrace: 100 m²

Number of Bedrooms: 3

01.Living Room	3.85 × 4.65
02.Bedroom 1	3.85 × 4.55
03.Terrace 1	1.85 × 3.85
04.Kitchenette	3.35 × 2.40
05.Corridor	2.40 × 1.20
06.Stair	2.40 × 4.00
07.Master Bedroom	4.40 × 4.55
08.Master Bedroom Dressing	1.45 × 3.25
09.Master Bedroom Bathroom	2.10 × 3.25
10.Corridor	3.35 × 1.20
11.Terrace 2	1.85 × 4.60
12.Bedroom 2	3.80 × 4.65
13.Bathroom	2.10 × 3.35



VILLA 'B1' - Modern 01

Penthouse

Area: 478 m²

Including Roof Terrace: 100 m²

Number of Bedrooms: 3

01.Roof Terrace	14.5 × 9.50
02.Living Room	4.00 × 4.40
03.Stair	2.40 × 4.00
04.Bathroom	2.40 × 1.50



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MODERN 01 VILLA 'B2'

VILLA 'B2' - Modern 01

Ground floor

Area: 448 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 3

01. Entrance	1.35 × 1.85
02. Kitchen	3.60 × 4.60
03. Maid's Bedroom	3.60 × 2.55
04. Maid's Bathroom	1.60 × 1.45
05. Stair	2.40 × 4.00
06. Lobby	2.40 × 1.85
07. Bathroom	2.40 × 2.70
08. Dining	5.60 × 4.40
09. Reception	7.50 × 9.10
10. Terrace	2.85 × 9.45



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VILLA 'B2' - Modern 01

First floor

Area: 448 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 3

01.Living Room	3.60×4.65
02.Bedroom 1	3.60×4.60
03.Terrace 1	1.90×3.90
04.Stair	2.40×4.20
05.Kitchenette	2.40×3.35
06.Corridor	3.80×1.20
07.Master Bedroom	3.80×4.70
08.Master Bedroom Bathroom	1.90×3.35
09.Terrace 2	1.25×4.25
10.Bedroom 2	3.60×4.15
11.Bathroom	1.90×2.85



VILLA 'B2' - Modern 01

Penthouse

Area: 448 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 3

01.Roof Terrace	14.50×9.50
02.Living Room	5.60×4.15
03.Stair	2.40×5.10
04.Bathroom	2.40×1.50



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MODERN 01 | VILLA 'C'

Front view

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MODERN 01 | VILLA 'C'

Back view

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MODERN 01 VILLA 'C'



VILLA 'C' - Modern 01

Ground floor

Area: 570 m²

Including Roof Terrace: 133 m²

Number of Bedrooms: 5

01. Entrance	4.50 × 1.70
02. Guest's Bedroom	5.35 × 3.25
03. Guest's Bathroom	1.70 × 1.95
04. Maid's Bedroom	2.95 × 3.50
05. Maid's Bathroom	1.40 × 2.00
06. Bathroom	1.50 × 3.50
07. Kitchen	3.40 × 3.50
08. Lobby	3.70 × 1.70
09. Stair	3.40 × 3.80
10. Dining	3.80 × 2.90
11. Reception	8.80 × 8.10
12. Terrace 1	4.10 × 4.00
13. Terrace 2	2.50 × 4.30



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VILLA 'C' - Modern 01

First floor

Area: 570 m²

Including Roof Terrace: 133 m²

Number of Bedrooms: 5

01.Bedroom 1	4.50×4.60
02.Terrace 1	1.20×3.30
03. Bedroom 2	4.50×4.10
04.Kitchenette	2.40×3.20
05.Lobby	3.70×2.60
06.Stair	3.70×3.40
07.Bathroom 1	1.70×3.10
08.Bathroom 2	2.30×3.10
09.Living Room	3.00×3.30
10.Master Bedroom	4.40×4.10
11.Master Bedroom Dressing	2.10×2.85
12.Master Bedroom Bathroom	1.60×2.90
13.Corridor	3.70×1.20
14.Terrace 2	1.25×1.10
15.Terrace 3	2.85×4.30
16.Bedroom 3	4.55×4.85



VILLA 'C' - Modern 01

Penthouse

Area: 570 m²

Including Roof Terrace: 133 m²

Number of Bedrooms: 5

01.Roof Terrace	20.0×9.00
02.Living Room	3.30×3.30
03.Stair	4.00×3.40
04.Toilet	3.00×1.40



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MODERN 01 | TWIN VILLA

Front view

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MODERN 01 | TWIN VILLA

Back view

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MODERN 01 TWIN VILLA



TWIN VILLA - Modern 01

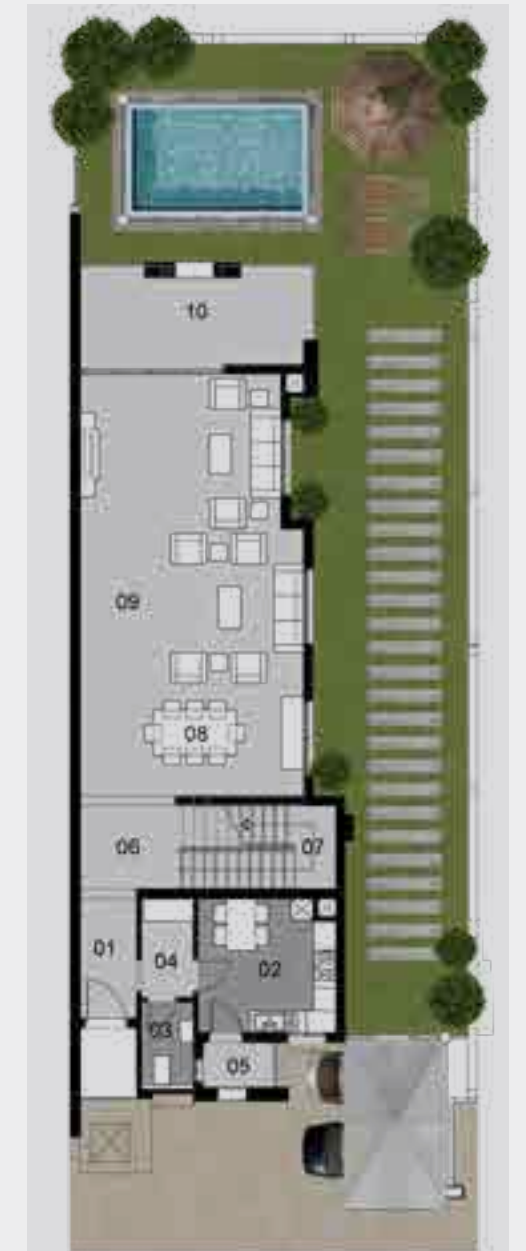
Ground floor

Area: 426 m²

Including Roof Terrace: 101 m²

Number of Bedrooms: 3

01. Entrance	3.20 × 1.60
02. Kitchen	3.60 × 3.70
03. Bathroom	2.40 × 1.40
04. Laundry	2.40 × 1.40
05. Terrace 1	1.70 × 1.20
06. Lobby	2.20 × 2.50
07. Stair	2.20 × 4.10
08. Dining	2.70 × 6.00
09. Reception	9.00 × 6.00
10. Terrace 2	2.70 × 6.30



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TWIN VILLA - Modern 01

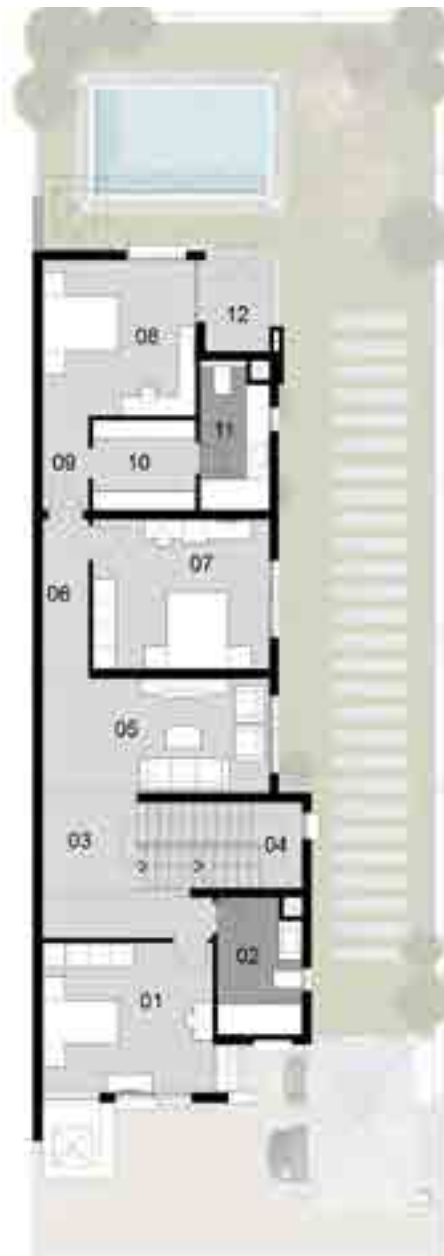
First floor

Area: 426 m²

Including Roof Terrace: 101 m²

Number of Bedrooms: 3

01.Bedroom 1	3.90×4.50
02.Bathroom	3.60×2.20
03.Lobby	3.80×2.50
04.Stair	2.20×4.30
05.Living Room	3.00×6.00
06.Corridor 1	3.90×1.20
07.Bedroom 2	3.90×4.60
08.Master Bedroom	6.50×4.00
09.Corridor 2	2.40×1.20
10.Master Bedroom Dressing	2.40×2.80
11.Master Bedroom Bathroom	3.90×1.80
12.Terrace	2.30×2.00



TWIN VILLA - Modern 01

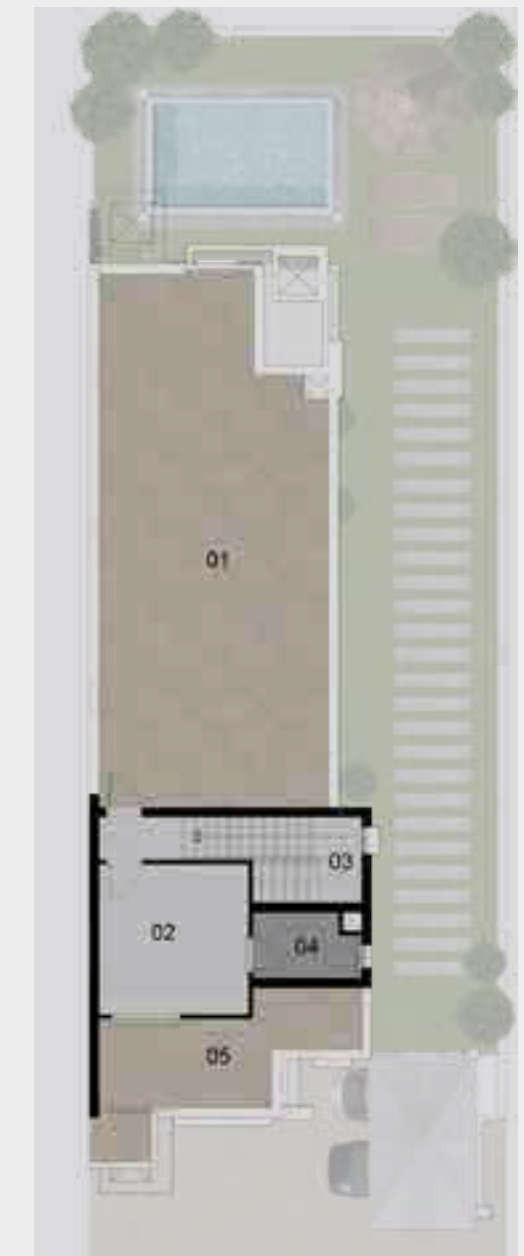
Penthouse

Area: 426 m²

Including Roof Terrace: 101 m²

Number of Bedrooms: 3

01.Roof Terrace 1	14.0×6.00
02.Room	3.90×3.90
03.Stair	2.20×5.70
04.Toilet	1.70×2.80
05.Roof Terrace 2	3.10×6.80



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MODERN 01 | TOWN HOUSE '4'

Front view

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MODERN 01 | TOWN HOUSE '4'

Back view

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MODERN 01

TOWN HOUSE '4' CORNER



TOWN HOUSE '4' - Modern 01

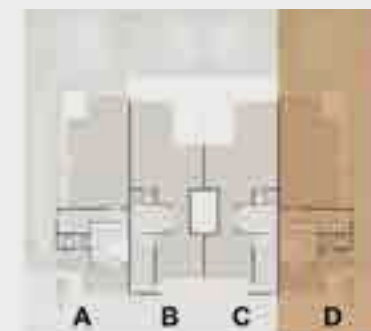
The Corner
Ground floor

Area: 379 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 4

01. Entrance	3.50 × 1.65
02. Kitchen	3.50 × 3.60
03. Corridor	2.40 × 1.40
03. Bathroom	2.60 × 1.30
04. Terrace 1	1.75 × 1.40
05. Lobby	2.20 × 2.80
06. Stair	2.20 × 4.10
07. Dining	4.85 × 5.35
08. Reception	3.75 × 5.95
09. Terrace 2	3.00 × 6.20



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TOWN HOUSE '4' - Modern 01

The Corner

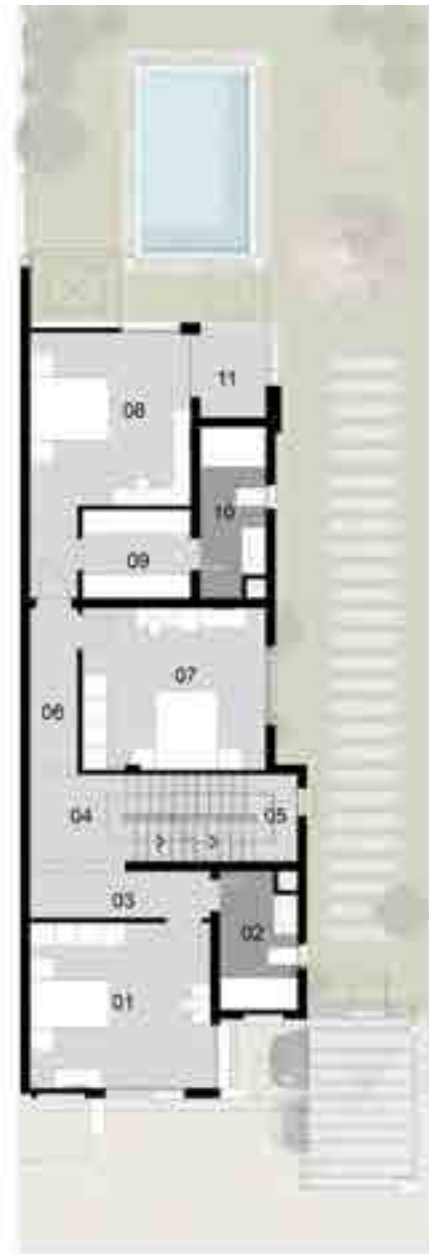
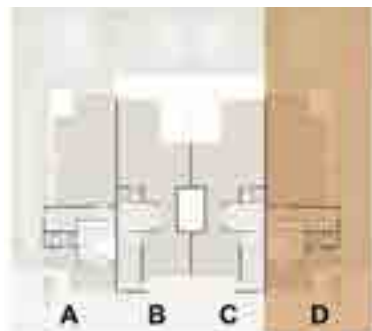
First floor

Area: 379 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 4

01.Bedroom 1	4.20×4.55
02.Bathroom	3.50×1.95
03.Corridor 1	4.55×1.20
04.Stair	2.20×4.40
05.Lobby	2.20×4.40
06.Corridor 2	4.00×1.20
07.Bedroom 2	4.00×4.65
08.Master Bedroom	6.75×4.10
09.Master Bedroom Dressing	4.40×1.65
10.Master Bedroom Bathroom	2.30×1.95
11.Terrace	2.25×2.75



TOWN HOUSE '4' - Modern 01

The Corner

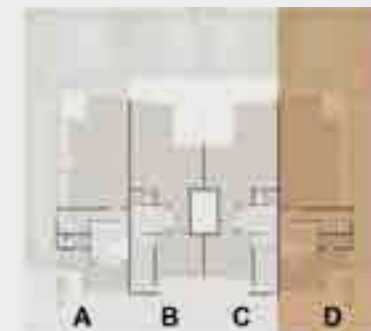
Penthouse

Area: 379 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 4

01.Roof Terrace 1	11.0×6.00
02.Room	3.65×2.70
03.Stair	2.20×4.60
04.Toilet	1.20×3.00
05.Roof Terrace 2	4.10×6.80



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FLOORPLANS

MODERN 01 TOWN HOUSE '4' MIDDLE

TOWN HOUSE '4' - Modern 01

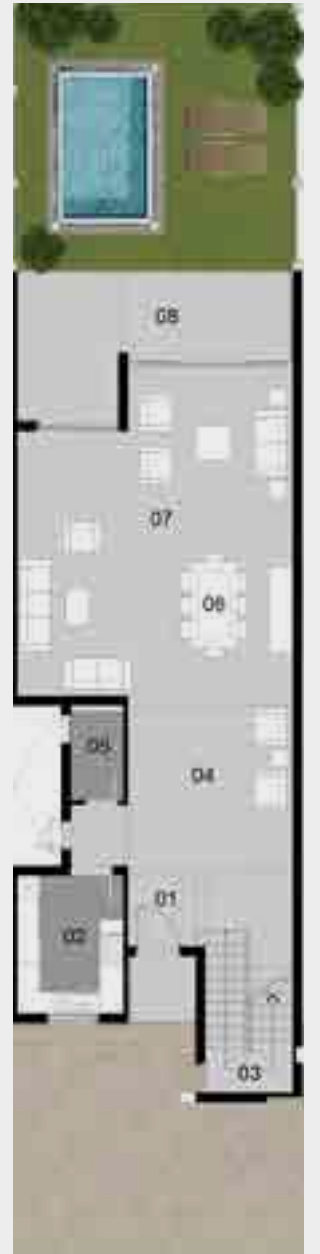
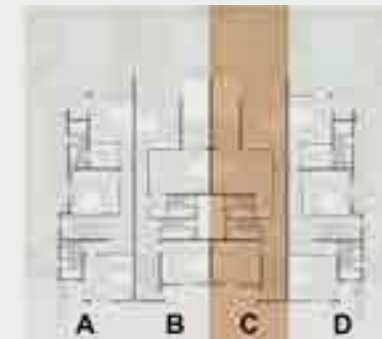
The Middle
Ground floor

Area: 392 m²

Including Roof Terrace: 81 m²

Number of Bedrooms: 3

01. Entrance	1.80 × 1.75
02. Kitchen	3.50 × 3.70
03. Stair	5.50 × 2.20
04. Lobby	5.60 × 4.10
05. Bathroom	2.40 × 1.35
06. Dining	4.50 × 3.90
07. Reception	8.20 × 7.00
08. Terrace	2.50 × 4.60



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TOWN HOUSE '4' - Modern 01

The Middle

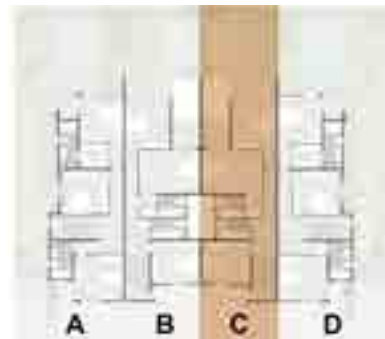
First floor

Area: 392 m²

Including Roof Terrace: 81 m²

Number of Bedrooms: 3

01.Bedroom 1	4.00 × 4.50
02.Stair	5.50 × 2.20
03.Lobby	1.90 × 2.20
04.Bathroom	1.90 × 3.20
05.Corridor	4.30 × 1.20
06.Master Bedroom	6.30 × 5.65
07.Master Bedroom Bathroom	2.05 × 2.60
08.Terrace 1	2.70 × 2.60
09. Bedroom 2	5.85 × 4.15
10.Terrace 2	2.20 × 4.40



TOWN HOUSE '4' - Modern 01

The Middle

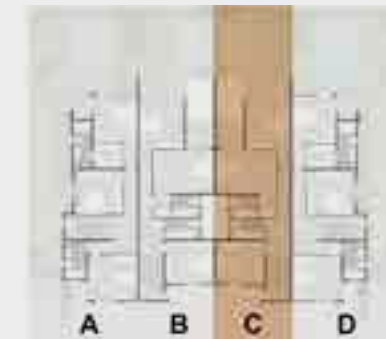
Penthouse

Area: 392 m²

Including Roof Terrace: 81 m²

Number of Bedrooms: 3

01.Roof Terrace	20.00 × 7.00
02.Room	2.70 × 3.70
03.Stair	5.70 × 2.20
04.Toilet	1.30 × 2.20



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MODERN 01 | TOWN HOUSE '6'

Front view

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MODERN 01 | TOWN HOUSE '6'

Back view

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MODERN 01

TOWN HOUSE '6' CORNER



TOWN HOUSE '6' - Modern 01

The Corner

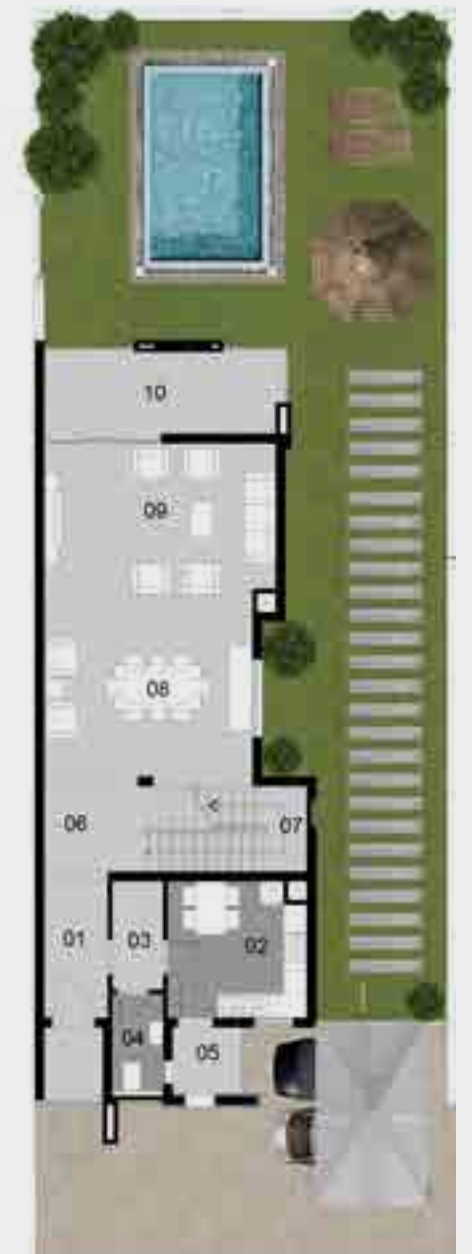
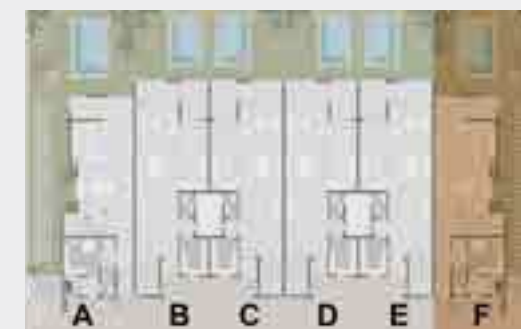
Ground floor

Area: 378 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 4

01. Entrance	3.50 × 1.65
02. Kitchen	3.50 × 4.00
03. Corridor	2.40 × 1.40
04. Bathroom	2.60 × 1.30
05. Terrace 1	1.75 × 1.20
06. Lobby	2.20 × 2.80
07. Stair	2.20 × 4.10
08. Dining	5.10 × 5.35
09. Reception	3.85 × 5.95
10. Terrace 2	3.00 × 6.20



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TOWN HOUSE '6' - Modern 01

The Corner

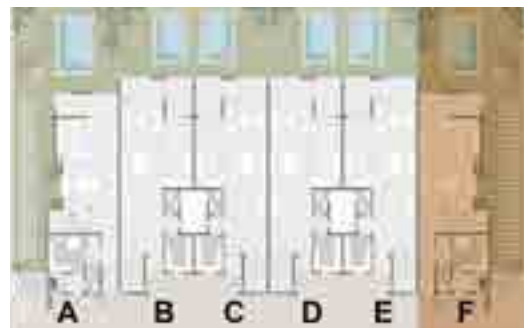
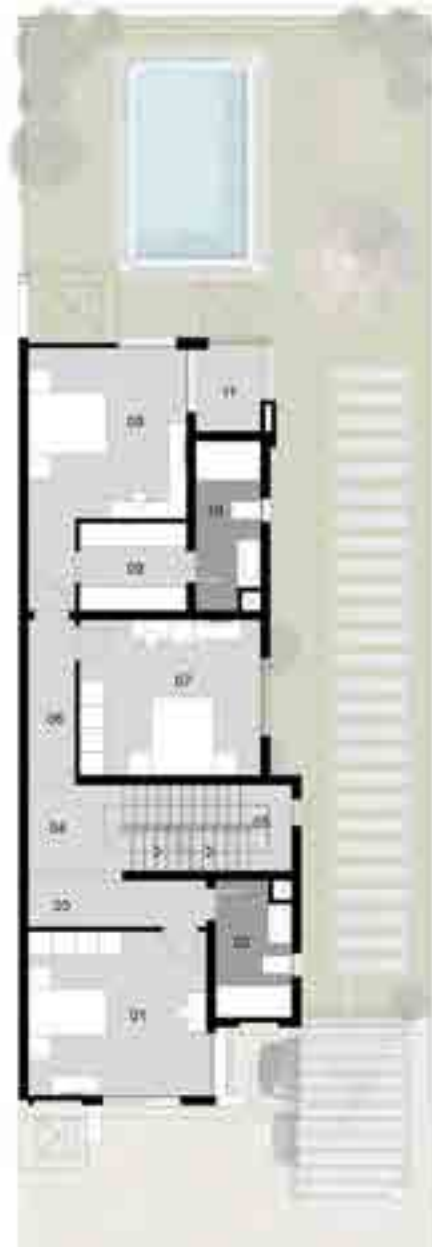
First floor

Area: 378 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 4

01.Bedroom 1	4.20×4.60
02.Bathroom	3.50×2.00
03.Corridor 1	1.20×4.60
04.lobby	2.20×2.80
05.Stair	2.20×4.20
06.Corridor 2	4.10×1.20
07.Bedroom 2	4.10×4.75
08.Master Bedroom	6.80×6.00
09.Master Bedroom Dressing	2.25×2.75
10.Master Bedroom Bathroom	2.00×4.00
11.Terrace	2.10×1.80



TOWN HOUSE '6' - Modern 01

The Corner

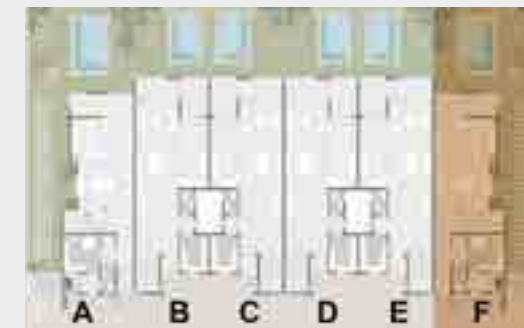
Penthouse

Area: 378 m²

Including Roof Terrace: 87 m²

Number of Bedrooms: 4

01.Roof Terrace 1	11.0×6.00
02.Room	3.95×3.65
03.Stair	2.20×4.60
04.Toilet	1.20×3.00
05.Roof Terrace 2	4.10×6.00



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MODERN 01

TOWN HOUSE '6' MIDDLE

TOWN HOUSE '6' - Modern 01

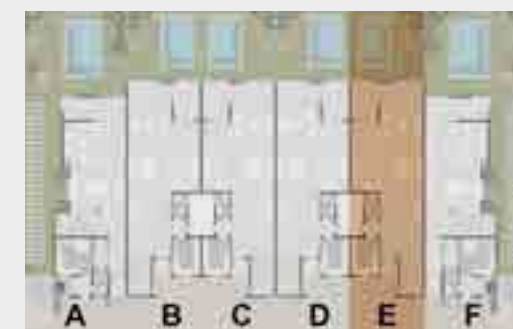
The Middle
Ground floor

Area: 387 m²

Including Roof Terrace: 86 m²

Number of Bedrooms: 3

01. Entrance	1.80 × 1.70
02. Kitchen	3.50 × 2.70
03. Stair	4.20 × 2.20
04. Lobby	4.10 × 4.20
05. Bathroom	2.40 × 1.35
06. Dining	4.80 × 4.20
07. Reception	8.40 × 7.00
08. Terrace	2.50 × 4.60



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TOWN HOUSE '6' - Modern 01

The Middle

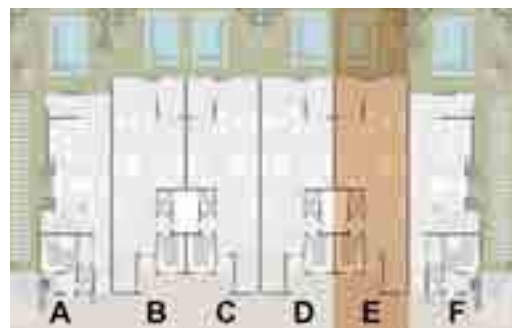
First floor

Area: 387 m²

Including Roof Terrace: 86 m²

Number of Bedrooms: 3

01.Bedroom 1	4.00×4.50
02.Stair	5.50×2.20
03.Lobby	1.90×2.20
04.Bathroom	1.90×3.30
05.Master Bedroom	6.30×5.70
06.Master Bedroom Bathroom	2.10×2.60
07.Terrace 1	2.90×2.60
08.Bedroom 2	5.80×4.20
09.Terrace 2	2.20×4.40



TOWN HOUSE '6' - Modern 01

The Middle

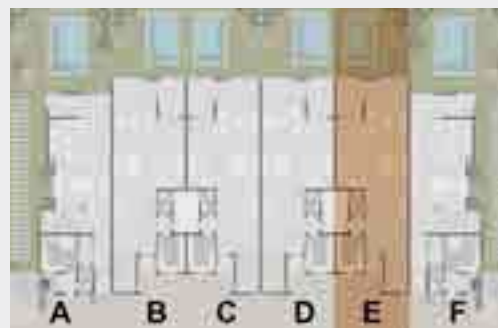
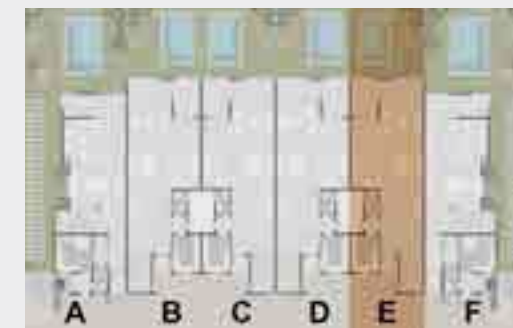
Penthouse

Area: 387 m²

Including Roof Terrace: 86 m²

Number of Bedrooms: 3

01.Roof Terrace	17.00×7.00
02.Room	3.70×2.65
03.Stair	5.65×2.20
04.Toilet	2.20×1.30



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Modern 01

interior finishing



Item Acrylic paint		Area of Use walls Ceiling		Space Reception Bedroom
------------------------------	--	--	--	--------------------------------------



Item HDF		Area of Use Flooring		Space Bedrooms
--------------------	--	--------------------------------	--	--------------------------



Item Porcelain		Area of Use Flooring		Space Reception
--------------------------	--	--------------------------------	--	---------------------------



Item Ceramic		Area of Use walls Flooring		Space Bathrooms Kitchens
------------------------	--	---	--	---------------------------------------

Modern 01

exterior finishing



Item Paint		Area of Use Elevation
----------------------	--	---------------------------------



Item Mica Stones		Area of Use Elevation
----------------------------	--	---------------------------------



Item Metal Handrails		Area of Use Terraces Interior Stairs
-----------------------------------	--	---

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CONTACT

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 **CITY EDGE**
DEVELOPMENTS

