

MAZARINE™

Apartments

NEW ALAMEIN



CITY EDGE
DEVELOPMENTS

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.

CITY EDGE DEVELOPMENTS

City Edge Developments provides development and asset management services as well as developing its own real estate projects. In addition to a diversified land bank for third–party accounts containing indirect real estate holdings under their management that span a range of investments across all asset classes including residential, hospitality, retail, office and education.

NEW ALAMEIN CITY

Spread across more than 48,000 feddans and planned to accommodate more than 3 million people by 2030, New Alamein City has changed our perception of the North Coast from a summer destination to an all year-round quintessential version of what a city should be. Its strategic location offers a character uniqueness to the Egyptian market. With 14 KM of a breathtaking turquoise shoreline, New Alamein City leaves its visitors in awe and its residents with homes in paradise.



The city beats to a modern rhythm suitable for aspiring individuals to live a well-balanced life with all year-round amenities and necessities at their fingertips. From parks, museums and opera houses to international and national schools and universities as well as international fashion and retail outlets. Residents and visitors alike are spoiled with choice. No compromise is made in regards to its amenities and facilities. World class industrial, touristic, agricultural and trading components cater to all local and international segments alike. Its pristine quality, impeccable planning and a thirst for the ultimate living experience are the ingredients of New Alamein's success in becoming a fourth-generation city and the future of Egypt.

NEW ALAMEIN MASTER PLAN



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ABOUT
MAZARINE

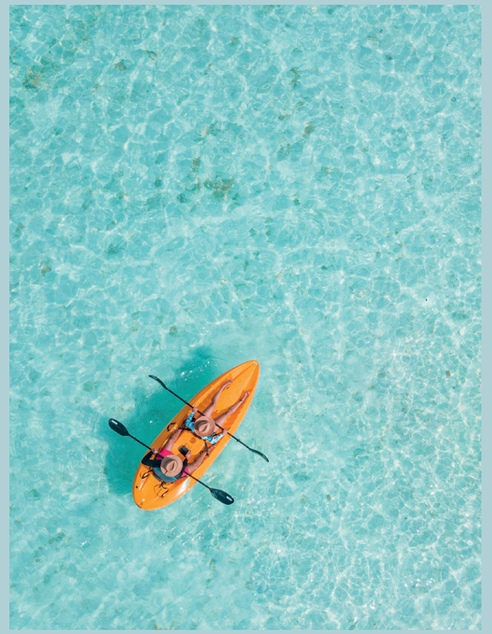
The name ‘Mazarine’ came to fruition based on the project’s greatest asset; being surrounded by the deepest shades of blue lagoons. On an artistic level, the shade resonates a sense of intuition.





INTRODUCING
MAZARINE

SHADES OF BLUE



MAZARINE

Located within New Alamein City's first phase, Mazarine stretches across 707 feddans offering a variety of residential projects that include villas, twin villas, chalets, and apartments as well as commercial zones.

Surrounded with glimmering sandy beaches, accessible lagoons and an array of sports, leisure and entertainment facilities, the Mazarine community is complemented with breathtaking views overlooking The Gate and North Edge Towers and adjacent to North Square; the city's largest commercial project.

Mazarine directly overlooks New Alamein City's stunning lagoon that is connected to the beach and seawater through canals crossing under bridges making for a picturesque view and a mesmerizing corniche enveloping the community.

THE LOCATION

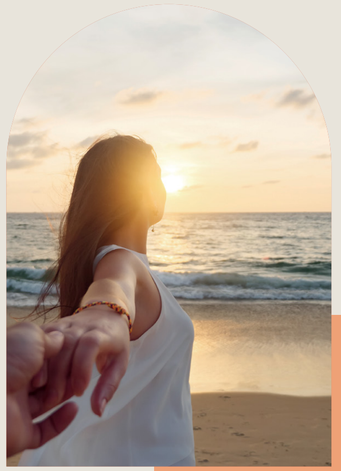
Mazarine is located at New Alamein City's lagoon and takes pride as the first horizontal project of the city. The project benefits from being in close proximity to the beauty of the lagoon while still being in sync with the urban rhythm.



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

Situated strategically to grant Mazarine a location that is steps away from a variety of New Alamein City's exclusive amenities and services; all of which are divided across the 707 feddans and available for the comfort of all homeowners.

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INTRODUCING

MAZARINE APARTMENTS

To bring our innovative blueprint to life, we partnered with Ökoplan in realizing our vision of creating a contemporary environment lush with appealing architecture, sweeping landscapes and captivating views in Mazarine Apartments. Ökoplan, is a multi-discipline architectural firm, originally founded in Stuttgart, Germany in 1990, soon after opening up in Cairo, Egypt in 1993.



THE DESIGNERS

ÖKOPLAN

Over the years, the firm has been growing and has now become a leading engineering consultancy firm with more than 200 engineers, with a long history of successful projects inside and outside Egypt; covering a variety of specialties: city planning, master planning, urban design, landscape design, architectural design, interior design and structural engineering.

The firm expanded by adding Ökoplan Landscaping, and in 2015, Ökoplan became part of 5+UDC Urban Development Consortium, comprising five renowned architectural design firms thus, combining their long expertise and joining forces on significant projects, such as the New Administrative Capital.

Part of the charm of this trendy community is its convenient accessibility. Located along the main axis of Alexandria - Marsa Matrouh Road, you will find yourself a pleasant 25 minute walk, or a 5 minute drive to North Square, the largest commercial hub in New Alamein City. All buildings are walking distance to the scenic and lively setting of the swimmable 36 feddan lagoon.

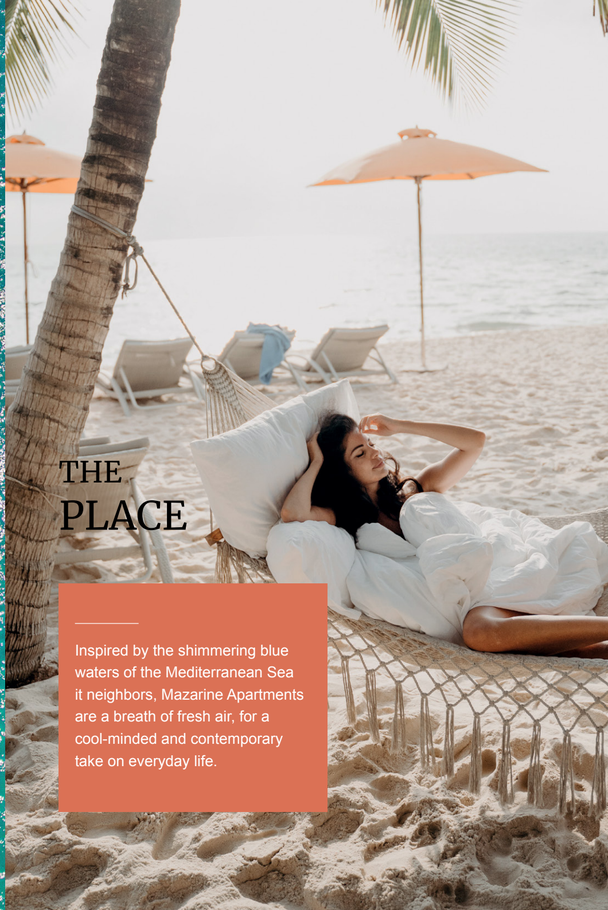
THE LOCATION



THE COMMUNITY

The modern architectural style of the buildings found along the fresh elevations of the Mazarine Apartments community. Each of the apartments offer unparalleled views of the scenic Mediterranean Sea & Mazarine's swimmable lagoon, while others overlook vast green spaces, and lush courtyards.





THE PLACE

Inspired by the shimmering blue waters of the Mediterranean Sea it neighbors, Mazarine Apartments are a breath of fresh air, for a cool-minded and contemporary take on everyday life.

THE APARTMENTS

Mazarine Apartments features a wide variety of contemporary residential, penthouses, and mixed-use units with luxurious designs, and high standards of finishing specs. Pick and choose from the 6 unique unit types to cater to your specific needs. With a vast selection of buildings to discover, find the one that speaks true to your heart.



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THE BUILDINGS

With a modern touch to the natural surrounding scene, the buildings house the highest standards of finishing and innovative designs which boast both form, and function. Each building is fitted with elevators and provide basement parking for convenience and safety.





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THE MASTERPLAN



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THE AMENITIES

Within an environment of nature, flourishing landscaped spaces, green courtyards and internal garden pockets, you will discover a wide variety of areas dedicated to your utmost contentment. Bicycle lanes provide a hearty and scenic way to safely get around, while the surface parking ensures a right off way for pedestrians to enjoy the vast retail areas that abound.



Alongside the community amenities, units are delivered fully finished, with wide terraces overlooking open views to bring you a tranquil state. Units are also equipped with the latest technology and equipment.



- Emergency Backup Generators for all necessary loads such as street lighting & pumps rooms for domestic, irrigation and sewage
- Automated Street Lighting
- Triple Play System
- Swimming Pools
- Kids Area
- Bike Lanes
- Underground Parking
- Elevators
- AC Fixtures
- Sports Court

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FLOOR PLANS

CELESTE

SINGLE



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FLOOR PLANS

CELESTE

SINGLE

GROUND FLOOR

Unit 01

Total Area: **245 m²**

1.	Entrance	2.45 x 6.47 m
2.	Dining Room	3.50 x 5.65 m
3.	Living Room	3.50 x 5.30 m
4.	Reception	3.40 x 5.35 m
5.	Kitchen	2.60 x 3.88 m
6.	Bathroom 1	1.10 x 2.38 m
7.	Bathroom 2	1.90 x 2.38 m
8.	Master Bedroom Bathroom	1.86 x 2.38 m
9.	Master Bedroom	3.60 x 5.80 m
10.	Bedroom 1	3.40 x 3.88 m
11.	Bedroom 2	3.60 x 5.11 m
12.	Terrace 1	1.05 x 8.37 m
13.	Terrace 2	1.30 x 5.05 m 1.50 x 2.10 m

Unit 02

Total Area: **234 m²**

1.	Entrance	2.45 x 6.47 m
2.	Dining Room	3.50 x 5.65 m
3.	Reception	3.50 x 5.30 m
4.	Living Room	3.40 x 5.35 m
5.	Kitchen	2.60 x 3.88 m
6.	Bathroom 1	1.10 x 2.38 m
7.	Bathroom 2	1.90 x 2.38 m
8.	Master Bedroom Bathroom	1.86 x 2.38 m
9.	Master Bedroom	3.60 x 5.80 m
10.	Bedroom 1	3.40 x 3.88 m
11.	Bedroom 2	3.60 x 5.11 m
12.	Terrace 1	1.05 x 8.37 m
13.	Terrace 2	1.30 x 5.05 m 1.45 x 1.50 m



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FLOOR PLANS

CELESTE

SINGLE

TYPICAL FLOOR

Unit 11

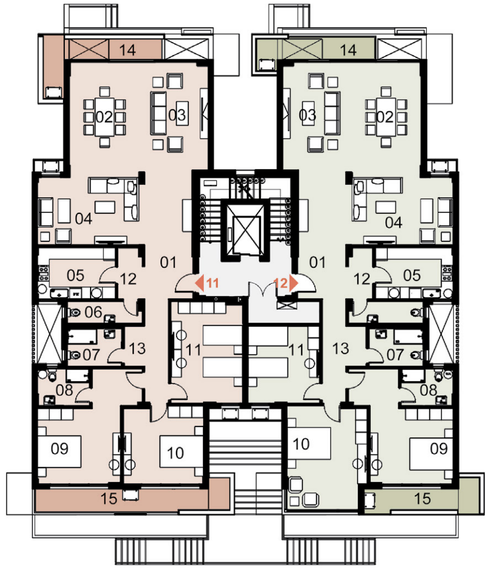
Total Area: **251 m²**

1.	Entrance	2.45 x 6.47 m
2.	Dining Room	3.50 x 5.78 m
3.	Living Room	3.50 x 5.43 m
4.	Reception	3.40 x 5.35 m
5.	Kitchen	2.60 x 3.93 m
6.	Bathroom 1	110 x 3.78 m
7.	Bathroom 2	1.91 x 2.75 m
8.	Master Bedroom Bathroom	1.86 x 2.63 m
9.	Master Bedroom	3.80 x 4.20 m 1.86 x 2.53 m
10.	Bedroom 1	3.80 x 4.05 m
11.	Bedroom 2	3.60 x 5.11 m
12.	Lobby	1.23 x 2.60 m
13.	Lobby	1.03 x 2.04 m
14.	Terrace	1.05 x 4.90 m 1.05 x 3.15 m
15.	Terrace	1.05 x 8.72 m 1.05 x 1.60 m

Unit 12

Total Area: **245 m²**

1.	Entrance	2.45 x 6.47 m
2.	Dining Room	3.50 x 5.65 m
3.	Living Room	3.50 x 5.30 m
4.	Reception	3.40 x 5.35 m
5.	Kitchen	2.60 x 3.93 m
6.	Bathroom 1	110 x 3.78 m
7.	Bathroom 2	1.91 x 2.75 m
8.	Master Bedroom Bathroom	1.86 x 2.63 m
9.	Master Bedroom	3.80 x 4.20 m 1.86 x 2.53 m
10.	Bedroom 1	4.05 x 5.10 m
11.	Bedroom 2	3.62 x 3.89 m
12.	Lobby	1.23 x 2.60 m
13.	Lobby	1.03 x 2.04 m
14.	Terrace	115 x 4.90 m 1.05 x 1.60 m
15.	Terrace	1.05 x 4.77 m 1.05 x 1.80 m



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FLOOR PLANS

CELESTE

DOUBLE



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FLOOR PLANS

CELESTE

DOUBLE

GROUND FLOOR



Unit 01 & 02

Total Area: **236 m²**

1.	Entrance	2.45 x 6.47 m
2.	Dining Room	3.50 x 5.65 m
3.	Living Room	3.50 x 5.30 m
4.	Reception	3.50 x 5.35 m
5.	Kitchen	2.60 x 3.90 m
6.	Bathroom 1	1.10 x 2.38 m
7.	Bathroom 2	1.90 x 2.38 m
8.	Master Bedroom Bathroom	1.86 x 2.38 m
9.	Master Bedroom	3.60 x 5.80 m
10.	Bedroom 1	3.40 x 3.88 m
11.	Bedroom 2	3.60 x 5.11 m
12.	Terrace 1	1.05 x 9.80 m
13.	Terrace 2	1.05 x 7.25 m 1.05 x 3.15 m

Unit 01 & 02

Total Area: **236 m²**

1.	Entrance	2.45 x 6.47 m
2.	Dining Room	3.50 x 5.25 m
3.	Reception	3.50 x 5.30 m
4.	Living Room	3.75 x 5.35 m
5.	Kitchen	2.60 x 3.88 m
6.	Bathroom 1	1.10 x 2.05 m
7.	Bathroom 2	1.90 x 2.05 m
8.	Master Bedroom Bathroom	1.86 x 2.38 m
9.	Master Bedroom	3.60 x 5.80 m
10.	Bedroom 1	3.40 x 3.75 m
11.	Bedroom 2	3.60 x 5.11 m
12.	Terrace 1	1.05 x 8.37 m
13.	Terrace 2	1.50 x 6.05 m 1.20 x 1.20 m

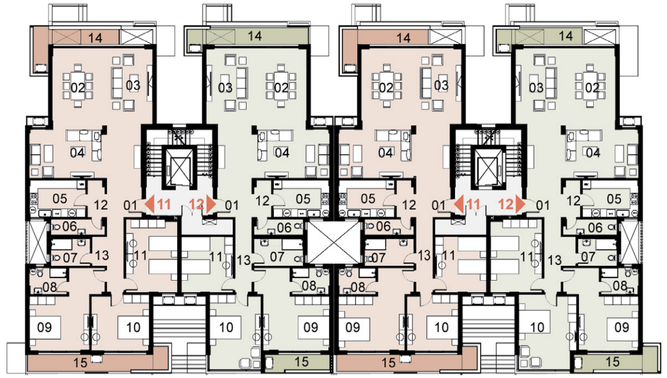
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FLOOR PLANS

CELESTE

DOUBLE

TYPICAL FLOOR



Unit 11

Total Area: **245 m²**

1.	Entrance	2.45 x 6.47 m
2.	Dining Room	3.50 x 5.78 m
3.	Living Room	3.50 x 5.43 m
4.	Reception	3.40 x 5.35 m
5.	Kitchen	2.60 x 3.93 m
6.	Bathroom 1	1.10 x 3.78 m
7.	Bathroom 2	1.91 x 2.75 m
8.	Master Bedroom Bathroom	1.86 x 2.63 m
9.	Master Bedroom	3.80 x 4.20 m 1.86 x 2.53 m
10.	Bedroom 1	3.80 x 4.05 m
11.	Bedroom 2	3.62 x 3.89 m
12.	Lobby	1.23 x 2.60 m
13.	Lobby	1.20 x 5.35 m
14.	Terrace	1.05 x 4.90 m 1.05 x 3.15 m
15.	Terrace	1.05 x 8.72 m 1.05 x 1.60 m

Unit 12

Total Area: **244 m²**

1.	Entrance	2.45 x 6.47 m
2.	Dining Room	3.50 x 5.65 m
3.	Living Room	3.50 x 5.30 m
4.	Reception	3.40 x 5.35 m
5.	Kitchen	2.60 x 3.93 m
6.	Bathroom 1	1.10 x 3.78 m
7.	Bathroom 2	1.91 x 2.75 m
8.	Master Bedroom Bathroom	1.86 x 2.63 m
9.	Master Bedroom	3.80 x 4.20 m 1.86 x 2.53 m
10.	Bedroom 1	4.05 x 5.10 m
11.	Bedroom 2	3.62 x 3.89 m
12.	Lobby	1.23 x 2.60 m
13.	Lobby	1.20 x 5.35 m
14.	Terrace	1.15 x 4.90 m 1.05 x 1.60 m
15.	Terrace	1.05 x 4.77 m

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FLOOR PLANS

TIFFANY

SINGLE



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FLOOR PLANS

TIFFANY

SINGLE

GROUND FLOOR

Unit 01

Total Area: **254 m²**

1.	Entrance	2.30 x 2.70 m
2.	Reception & Dining	6.20 x 5.72 m
3.	Terrace 1	1.35 x 5.72 m
4.	Kitchen	2.53 x 2.90 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	7.85 x 1.20 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Bedroom 2	4.20 x 6.00 m
10.	Master Bedroom	5.70 x 6.67 m
11.	Master Bedroom Dressing	2.14 x 2.44 m
12.	Master Bedroom Bathroom	1.90 x 2.44 m
13.	Terrace 2	1.56 x 5.65 m

Unit 02

Total Area: **227 m²**

1.	Entrance	2.40 x 2.70 m
2.	Reception & Dining	7.80 x 5.72 m
3.	Kitchen	2.50 x 2.90 m
4.	Guest Toilet	1.69 x 2.60 m
5.	Bathroom 1	2.20 x 2.60 m
6.	Corridor	7.85 x 1.20 m
7.	Bedroom 1	3.60 x 4.40 m
8.	Bedroom 2	4.33 x 4.60 m
9.	Master Bedroom	4.27 x 7.27 m
10.	Master Bedroom Bathroom	2.10 x 2.85 m



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FLOOR PLANS

TIFFANY

SINGLE

TYPICAL FLOOR

Unit 11

Total Area: **258 m²**

1.	Entrance	2.65 x 2.70 m
2.	Reception & Dining	6.20 x 4.40 m
3.	Terrace 1	1.35 x 5.33 m
4.	Kitchen	2.53 x 2.90 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	1.20 x 7.85 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Terrace 2	2.20 x 1.75 m
10.	Bedroom 2	4.20 x 5.95 m
11.	Master Bedroom	6.67 x 5.70 m
12.	Dressing Room	2.14 x 2.44 m
13.	Master Bedroom Bathroom	1.90 x 2.44 m
14.	Terrace 3	2.05 x 10.60 m

Unit 12

Total Area: **237 m²**

1.	Entrance	2.40 x 2.70 m
2.	Reception & Dining	7.92 x 4.40 m
3.	Terrace 1	0.95 x 5.33 m
4.	Kitchen	2.53 x 2.85 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	1.20 x 7.85 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Terrace 2	1.75 x 2.20 m
10.	Bedroom 2	4.30 x 4.52 m
11.	Terrace 3	1.55 x 4.30 m
12.	Master Bedroom	4.27 x 8.12 m
13.	Master Bedroom Bathroom	2.10 x 2.85 m

Unit 13

Total Area: **144 m²**

1.	Reception & Dining	5.16 x 6.90 m
2.	Terrace	1.93 x 8.02 m
3.	Kitchen	2.76 x 2.88 m
4.	Corridor	1.20 x 4.33 m
5.	Bedroom 1	3.60 x 3.86 m
6.	Bedroom 2	4.33 x 4.33 m
7.	Bathroom	1.67 x 3.00 m



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FLOOR PLANS

TIFFANY

DOUBLE



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FLOOR PLANS

TIFFANY

DOUBLE

GROUND FLOOR



Unit 01 & 02

Total Area: **237 m²**

1.	Entrance	2.30 x 2.70 m
2.	Reception & Dining	6.20 x 5.72 m
3.	Terrace 1	1.35 x 5.72 m
4.	Kitchen	2.53 x 2.90 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	7.85 x 1.20 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Bedroom 2	4.20 x 6.00 m
10.	Master Bedroom	5.70 6.67 m
11.	Master Bedroom Dressing	2.14 x 2.44 m
12.	Master Bedroom Bathroom	1.90 x 2.44 m
13.	Terarce 2	1.56 x 5.47 m

Unit 01 & 02

Total Area: **237 m²**

1.	Entrance	2.40 x 2.70 m
2.	Reception & Dining	7.80 x 5.72 m
3.	Kitchen	2.50 x 2.90 m
4.	Guest Toilet	1.69 x 2.60 m
5.	Bathroom 1	2.20 x 2.60 m
6.	Corridor	7.85 x 1.20 m
7.	Bedroom 1	3.60 x 4.40 m
8.	Bedroom 2	4.33 x 4.60 m
9.	Master Bedroom	4.27 x 7.27 m
10.	Master Bedroom Bathroom	2.10 x 2.85 m

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FLOOR PLANS

TIFFANY

DOUBLE

TYPICAL FLOOR



Unit 11 & 12

Total Area: **242 m²**

1.	Entrance	2.66 x 2.65 m
2.	Reception & Dining	6.20 x 4.40 m
3.	Terrace 1	1.35 x 5.33 m
4.	Kitchen	2.53 x 2.78 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	1.20 x 7.85 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Terrace 2	2.20 x 1.75 m
10.	Bedroom 2	4.20 x 5.95 m
11.	Master Bedroom	6.67 x 5.70 m
12.	Dressing Room	2.14 x 2.44 m
13.	Master Bedroom Bathroom	1.90 x 2.44 m
14.	Terrace 3	2.05 x 10.60 m

Unit 11 & 12

Total Area: **242 m²**

1.	Entrance	2.40 x 2.70 m
2.	Reception & Dining	7.75 x 4.40 m
3.	Terrace 1	0.95 x 4.40 m
4.	Kitchen	2.50 x 2.90 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	1.30 x 7.85 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Terrace 2	1.84 x 1.33 m
10.	Bedroom 2	4.30 x 4.60 m
11.	Terrace 3	1.53 x 4.30 m
12.	Master Bedroom	4.27 x 8.12 m
13.	Master Bedroom Bathroom	2.10 x 2.85 m

Unit 13

Total Area: **142 m²**

1.	Reception & Dining	5.16 x 6.90 m
2.	Terrace	8.25 x 1.92 m
3.	Kitchen	2.76 x 2.92 m
4.	Corridor	1.20 x 4.33 m
5.	Bedroom 1	3.60 x 3.86 m
6.	Bedroom 2	4.33 x 4.80 m
7.	Bathroom	1.67 x 3.00 m

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FLOOR PLANS

TIFFANY TRIPLE



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FLOOR PLANS

TIFFANY

TRIPLE

GROUND FLOOR



Unit 01 & 02

Total Area: **241 m²**

1.	Entrance	2.30 x 2.70 m
2.	Reception & Dining	6.20 x 5.72 m
3.	Terrace 1	1.35 x 5.72 m
4.	Kitchen	2.53 x 2.90 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	7.85 x 1.20 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Bedroom 2	4.20 x 6.00 m
10.	Master Bedroom	5.70 x 6.67 m
11.	Master Bedroom Dressing	2.14 x 2.44 m
12.	Master Bedroom Bathroom	1.90 x 2.44 m
13.	Terrace 2	1.56 x 5.47 m

Unit 01 & 02

Total Area: **232 m²**

1.	Entrance	2.40 x 2.70 m
2.	Reception & Dining	7.80 x 5.72 m
3.	Kitchen	2.50 x 2.90 m
4.	Guest Toilet	1.69 x 2.60 m
5.	Bathroom 1	2.20 x 2.60 m
6.	Corridor	7.85 x 1.20 m
7.	Bedroom 1	3.60 x 4.40 m
8.	Bedroom 2	4.33 x 4.60 m
9.	Master Bedroom	4.27 x 7.27 m
10.	Master Bedroom Bathroom	2.10 x 2.85 m

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FLOOR PLANS

TIFFANY

TRIPLE

TYPICAL FLOOR



Unit 11 & 12

Total Area: **245 m²**

1.	Entrance	2.66 x 2.65 m
2.	Reception & Dining	6.20 x 4.40 m
3.	Terace 1	1.35 x 5.33 m
4.	Kitchen	2.53 x 2.78 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	1.20 x 7.85 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Terrace 2	2.20 x 1.75 m
10.	Bedroom 2	4.20 x 5.95 m
11.	Master Bedroom	6.67 x 5.70 m
12.	Dressing Room	2.14 x 2.44 m
13.	Master Bedroom Bathroom	1.90 x 2.44 m
14.	Terrace 3	2.05 x 10.60 m

Unit 11 & 12

Total Area: **238 m²**

1.	Entrance	2.40 x 2.70 m
2.	Reception & Dining	7.75 x 4.40 m
3.	Terrace 1	0.95 x 4.40 m
4.	Kitchen	2.50 x 2.90 m
5.	Guest Toilet	1.69 x 2.60 m
6.	Bathroom 1	2.20 x 2.60 m
7.	Corridor	1.30 x 7.85 m
8.	Bedroom 1	3.60 x 4.40 m
9.	Terrace 2	1.84 x 1.33 m
10.	Bedroom 2	4.30 x 4.60 m
11.	Terrace 3	1.53 x 4.30 m
12.	Master Bedroom	4.27 x 8.12 m
13.	Master Bedroom Bathroom	2.10 x 2.85 m

Unit 13

Total Area: **141 m²**

1.	Reception & Dining	5.16 x 6.90 m
2.	Terrace	8.25 x 1.92 m
3.	Kitchen	2.76 x 2.92 m
4.	Corridor	1.20 x 4.33 m
5.	Bedroom 1	3.60 x 3.86 m
6.	Bedroom 2	4.33 x 4.80 m
7.	Bathroom	1.67 x 3.00 m

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FLOOR PLANS

SAPPHIRE

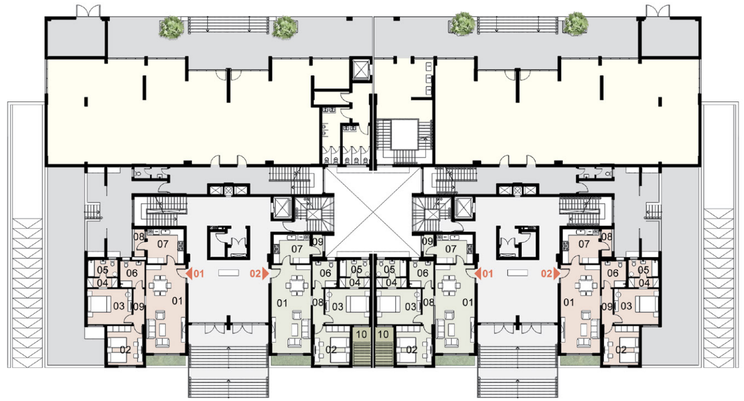


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FLOOR PLANS

SAPPHIRE

GROUND FLOOR



Unit 01 & 02

Total Area: **149 m²**

1.	Dining & Reception	4.00 x 9.00 m
2.	Bedroom 1	3.67 x 3.98 m
3.	Master Bedroom	3.60 x 4.45 m
4.	Dressing	0.96 x 3.07 m
5.	Master Bedroom Bathroom	1.70 x 3.07 m
6.	Bathroom	2.48 x 2.66 m
7.	Kitchen	3.47 x 3.67 m
8.	Terrace	1.05 x 2.80 m
9.	Lobby	1.18 x 3.60 m

Unit 01 & 02

Total Area: **149 m²**

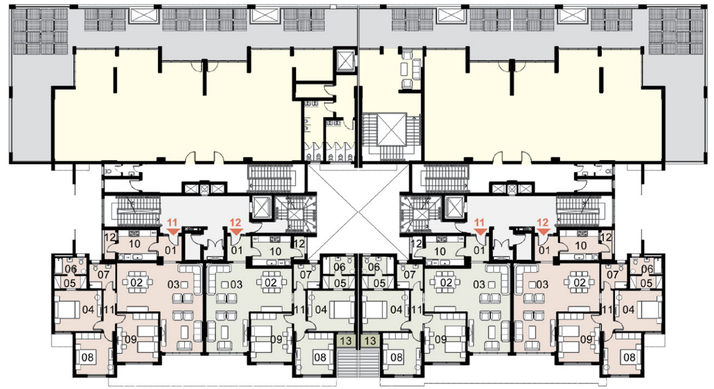
1.	Dining & Reception	4.00 x 9.00 m
2.	Bedroom 1	3.67 x 3.98 m
3.	Master Bedroom	3.60 x 4.45 m
4.	Dressing	0.96 x 3.07 m
5.	Master Bedroom Bathroom	1.70 x 3.07 m
6.	Bathroom	2.48 x 2.66 m
7.	Kitchen	2.92 x 3.67 m
8.	Terrace 1	1.05 x 2.25 m
9.	Lobby	1.18 x 3.60 m
10.	Terrace 2	1.88 x 3.85 m

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FLOOR PLANS

SAPPHIRE

FIRST FLOOR



Unit 11 & 12

Total Area: **200 m²**

1.	Entrance	2.26 x 2.43 m
2.	Dining Room	4.12 x 4.65 m
3.	Reception	4.06 x 8.50 m
4.	Master Bedroom	3.91 x 4.50 m
5.	Dressing	1.25 x 3.07 m
6.	Master Bedroom Bathroom	1.58 x 3.07 m
7.	Bathroom	2.35 x 2.48 m
8.	Bedroom 1	3.72 x 3.98 m
9.	Bedroom 2	3.95 x 4.63 m
10.	Kitchen	2.85 x 3.67 m
11.	Lobby	1.18 x 3.91 m
12.	Terrace	1.05 x 2.80 m

Unit 11 & 12

Total Area: **200 m²**

1.	Entrance	2.26 x 2.43m
2.	Dining Room	4.12 x 4.12 m
3.	Reception	4.06 x 8.50 m
4.	Master Bedroom	3.91 x 4.50 m
5.	Dressing	1.25 x 3.07 m
6.	Master Bedroom Bathroom	1.58 x 3.07 m
7.	Bathroom	2.35 x 2.48 m
8.	Bedroom 1	3.72 x 3.98 m
9.	Bedroom 2	3.95 x 4.63 m
10.	Kitchen	2.85 x 3.67 m
11.	Lobby	1.18 x 3.91 m
12.	Terrace 1	1.05 x 2.25 m
13.	Terrace 2	1.30 x 1.88 m

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FLOOR PLANS

SAPPHIRE

TYPICAL FLOOR



Unit 21 & 24
Total Area: **237 m²**

1.	Entrance	2.26 x 2.43 m
2.	Dining Room	4.12 x 4.65 m
3.	Reception	4.06 x 8.50 m
4.	Master Bedroom	3.91 x 4.50 m
5.	Dressing	1.25 x 3.07 m
6.	Master Bedroom Bathroom	1.58 x 3.07 m
7.	Bathroom	2.35 x 2.48 m
8.	Bedroom 1	3.67 x 3.98 m
9.	Bedroom 2	4.00 x 4.63 m
10.	Kitchen	2.85 x 3.67 m
11.	Lobby	1.18 x 3.91 m
12.	Terrace 1	1.05 x 2.80 m
13.	Terrace 2	1.95 x 8.18 m
14.	Terrace 3	1.05 x 3.67 m

Unit 21 & 24
Total Area: **237 m²**

1.	Entrance	2.26 x 2.43 m
2.	Dining Room	4.12 x 4.12 m
3.	Reception	4.06 x 8.50 m
4.	Master Bedroom	3.91 x 4.50 m
5.	Dressing	1.25 x 3.07 m
6.	Master Bedroom Bathroom	1.58 x 3.07 m
7.	Bathroom	2.35 x 2.48 m
8.	Bedroom 1	3.67 x 3.98 m
9.	Bedroom 2	4.00 x 4.63 m
10.	Kitchen	2.83 x 3.67 m
11.	Lobby	1.18 x 3.91 m
12.	Terrace 1	1.20 x 2.70 m
13.	Terrace 2	2.10 x 8.00 m
14.	Terrace 3	1.05 x 3.85 m
15.	Terrace 4	1.35 x 2.00 m

Unit 22 & 23
Total Area: **241 m²**

1.	Entrance	2.26 x 2.43 m
2.	Dining Room	4.12 x 4.12 m
3.	Reception	4.06 x 8.50 m
4.	Master Bedroom	3.91 x 4.50 m
5.	Dressing	1.25 x 3.07 m
6.	Master Bedroom Bathroom	1.58 x 3.07 m
7.	Bathroom	2.35 x 2.48 m
8.	Bedroom 1	3.67 x 3.98 m
9.	Bedroom 2	4.00 x 4.63 m
10.	Kitchen	2.83 x 3.67 m
11.	Lobby	1.18 x 3.91 m
12.	Guest Bathroom	1.20 x 2.25 m
13.	Terrace 1	1.95 x 8.18 m
14.	Terrace 2	1.05 x 3.67 m
15.	Terrace 3	1.35 x 2.00 m

Unit 22 & 23
Total Area: **241 m²**

1.	Entrance	2.26 x 2.43 m
2.	Dining Room	4.12 x 4.65 m
3.	Reception	4.06 x 8.50 m
4.	Master Bedroom	3.91 x 4.50 m
5.	Dressing	1.25 x 3.07 m
6.	Master Bedroom Bathroom	1.58 x 3.07 m
7.	Bathroom	2.35 x 2.48 m
8.	Bedroom 1	3.67 x 3.98 m
9.	Bedroom 2	4.00 x 4.63 m
10.	Kitchen	2.83 x 3.67 m
11.	Lobby	1.18 x 3.91 m
12.	Guest Bathroom	1.75 x 1.83 m
13.	Terrace 1	1.05 x 2.70 m
14.	Terrace 2	2.10 x 8.00 m
15.	Terrace 3	1.05 x 3.85 m
16.	Terrace 4	1.35 x 2.00 m

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FINISHING SPECS





EXTERIOR FINISHING



ITEM I Paint
AREA OF USE I Elevation



ITEM I Aluminum & Glass
AREA OF USE I Openings

INTERIOR FINISHING



ITEM I Acrylic Paint
AREA OF USE I Walls, Ceiling
SPACE I Reception, Rooms, Spaces & Terraces



ITEM I Ceramic
AREA OF USE I Walls
SPACE I Kitchen - Bathrooms



ITEM I Porcelain
AREA OF USE I Flooring
SPACE I Reception



ITEM I HDF
AREA OF USE I Flooring
SPACE I Bedroom

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CITY EDGE
DEVELOPMENTS

V.1