A BOUTIQUE

living experience

About CITY EDGE

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.





About

V40

City Edge is now giving a new taste to the east side of Cairo with its first blueprint that grants its own residents a ‘boutique living’ experience, in one of the most prime locations on an area of 40 feddans, split between lavish standalone villas and vibrant mixed-use spaces.

V40 is the place to deliver opulent facilities that will reform and bring a new taste to Cairo’s east side.

Live in a world where lavish coziness is the highlight to your lifestyle, where peace of mind and luxury are what you will sense. In a community built exclusively for villas, you will feel a special tone of splendor.

To make it a living experience like no other, your home is just a walk away from all the facilities and services. It is the place where you will lead a laid-back mode in the most personalized setting.





LOCATION ACCESSIBILITY

Located at the heart of New Cairo, V40's prime location is just minutes away from all the entertainment and educational facilities. Situated in one of the most desirable locations of the city, V40 offers the best of both worlds, with its unique boutique experience perfectly positioned to provide you with easy access to all the services and amenities you might need.



LINES OF LUXURY

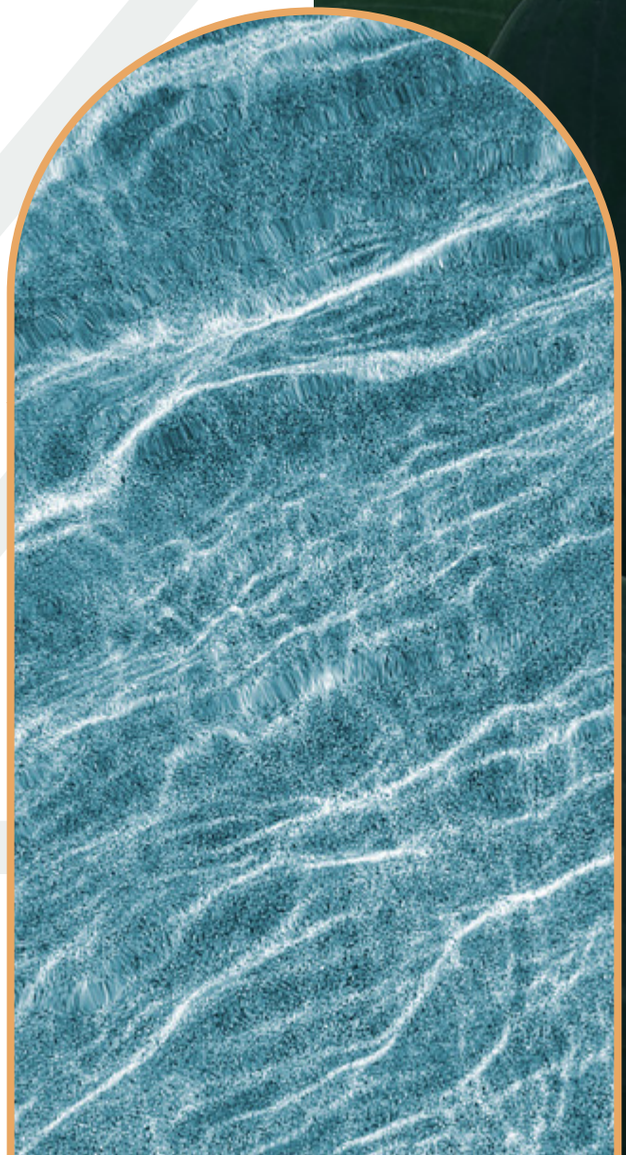
In modern lines and soft minimalism, City Edge introduces V40. It is the place that caters to your need for privacy and your longing for creating an emotional connection with the people around you.

The elegant curves add to the sense of simplicity and coziness. In the heart of your home, and around every corner, you will be in direct view with the different shades and tints of nature.



COLORS OF NATURE

Wake up to marvelous vistas of verdure and azure, ones that would do wonders to your soul and mood. Wherever you are, you will be surrounded by vast crystalline lakes and the spanning lands of greenery. Created for residents who have an eye for beauty and value rarity, with its eccentric villas and mixed-use facilities, V40 is the place where unwinding is your norm, and practicality is the theme.





THE CLUBHOUSE

Experience the greatest of times with your family and friends in an ambience of elegance. V40's Clubhouse will redefine the state of repose you are longing for, in that fast-paced tempo.

You are guaranteed to live the purest state of delight and safety. Get your work done in that beautifully special setup in the heart of nature. Relish your coffee and brunch with the people you cherish bonding with, while your little ones giggle to the pool's splashes.









THE MIXED-USE

If you would like to have it all, then look no further than V40. V40 introduces its delicately posh mixed-use, where work, fun and care are all around the corner. Rest assured you have access to high quality clinics that cater to your health. That is in addition to a wide array of retail stores to meet all your needs when you are in the mood for shopping.

Now when it comes to work, your office is so close to the Retail Boulevard, with its commercial frontage for the latest brands that you love. You will shop at exclusive stores and reveal your taste at the Lifestyle Plaza.

Get together at the Central Plaza, where all the amusement and big events take place. When you are in the mood for a breezy stroll, head to The Pedestrian Promenade and enjoy that walk alongside a chic selection of kiosks, as well as a spacious food and beverages arena to relish your coffee and feast your eyes with exquisite cuisines.

To make you enjoy the perfect quality of life at V40, we are mindful to your wellbeing, making sure that everything you and your family would need is at your fingertips.

The DESIGNERS

MIMAR ARCHITECTURE + ENGINEERING

Established in the Gulf in 1997 and expanding ever since through more than 10 offices covering the MENA region, over the past 25 years, **MIMAR** succeeded in the realizing many signature projects in Dubai, Doha, Sharjah, Khobar and Cairo and others across the region with high-end developers in all real estate sectors including residential, hospitality, commercial and educational projects. **MIMAR** relies and depends on more than 400 multi-cultured and qualified **Architects + Engineers** assuring the completion of the project with the best qualities.

design international

London based architecture practice with over 55 years of award-winning history and offices in London and Milan. Since 1965 Design International is driven by its strength in teaming passionate architects who create stories of breathing spaces that bring and bond people. With over 10 million sqm of built architecture in almost 60 years of history, that are constantly evolving to the demands of time, countries and communities.

MASTERPLAN



To make sure you are always in a peaceful state of mind, V40's masterplan has been meticulously crafted so that wherever you are at V40, you will find yourself close to everything you wish for.

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FLOOR PLANS

TYPE A

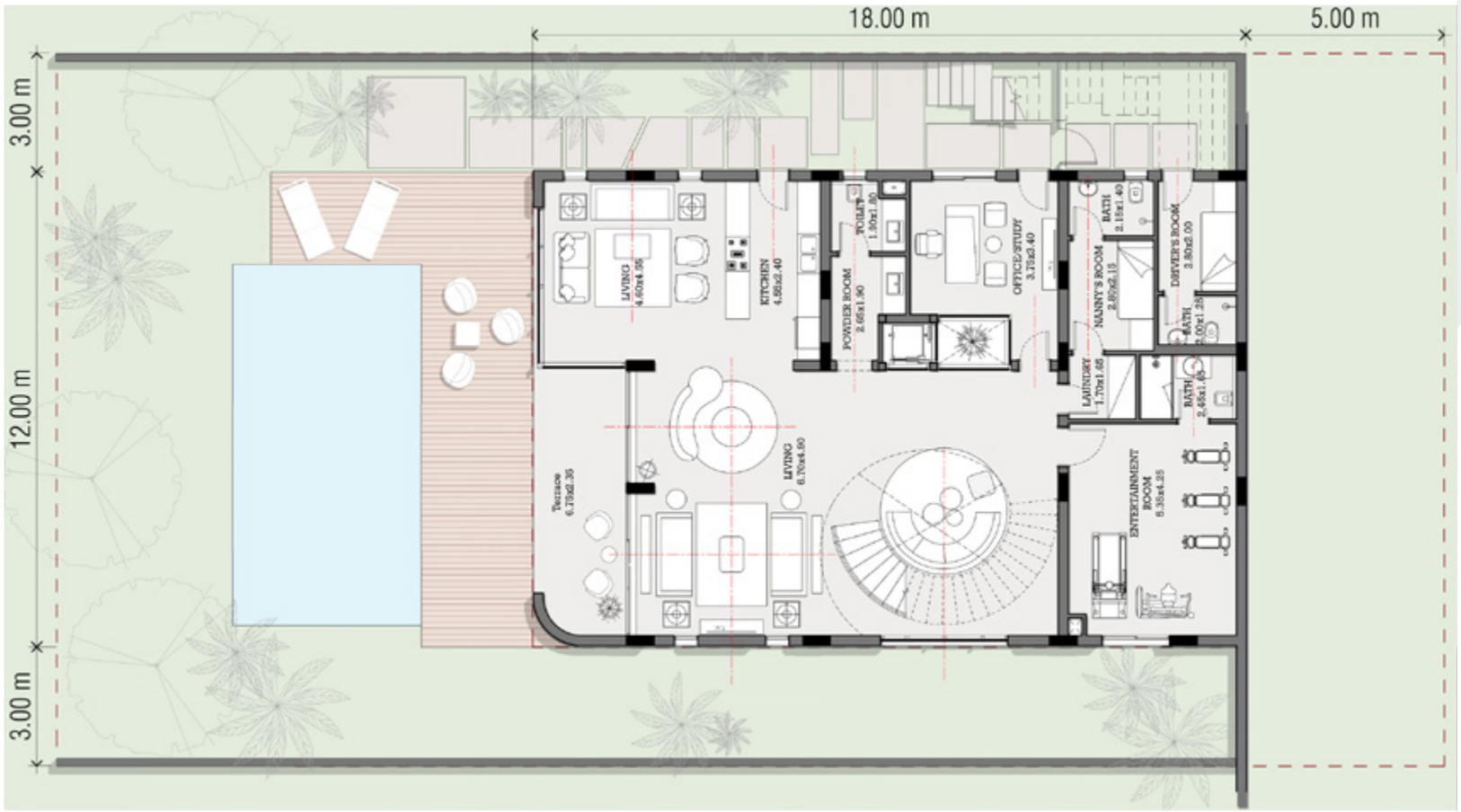
BUA
826 m²

Penthouse Roof Terrace
112 m²



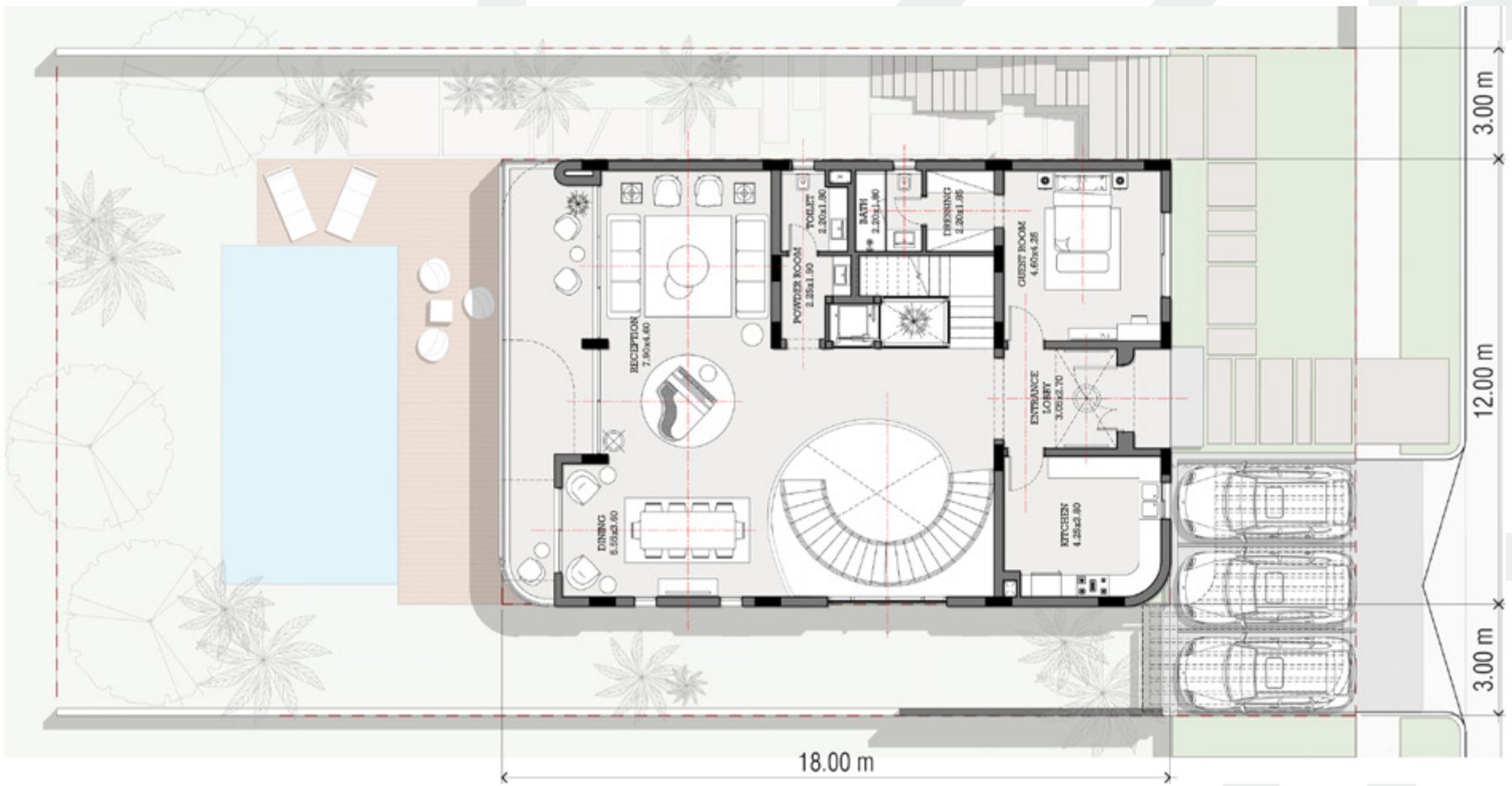

57

LOWER GROUND FLOOR



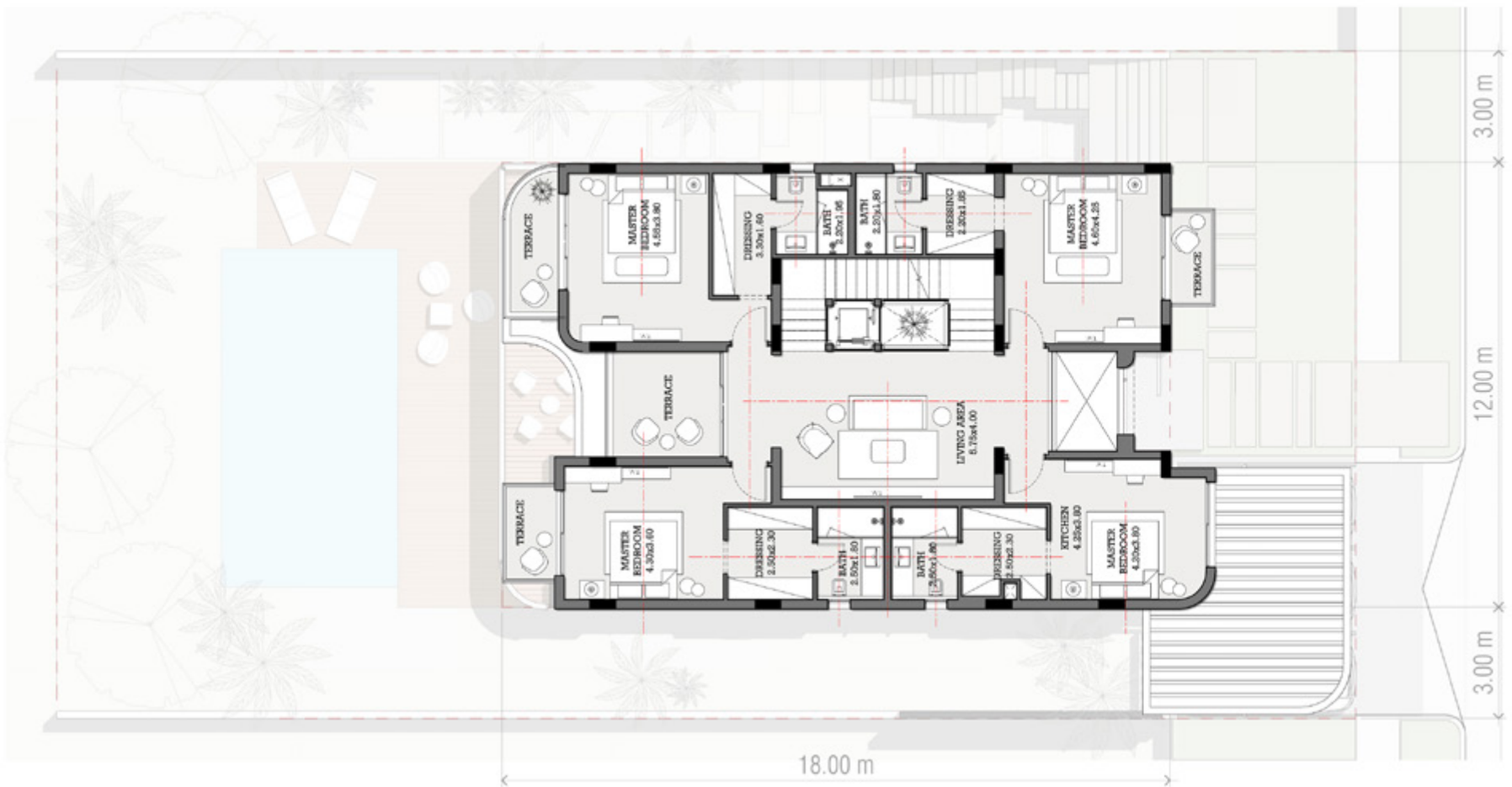
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GROUND FLOOR



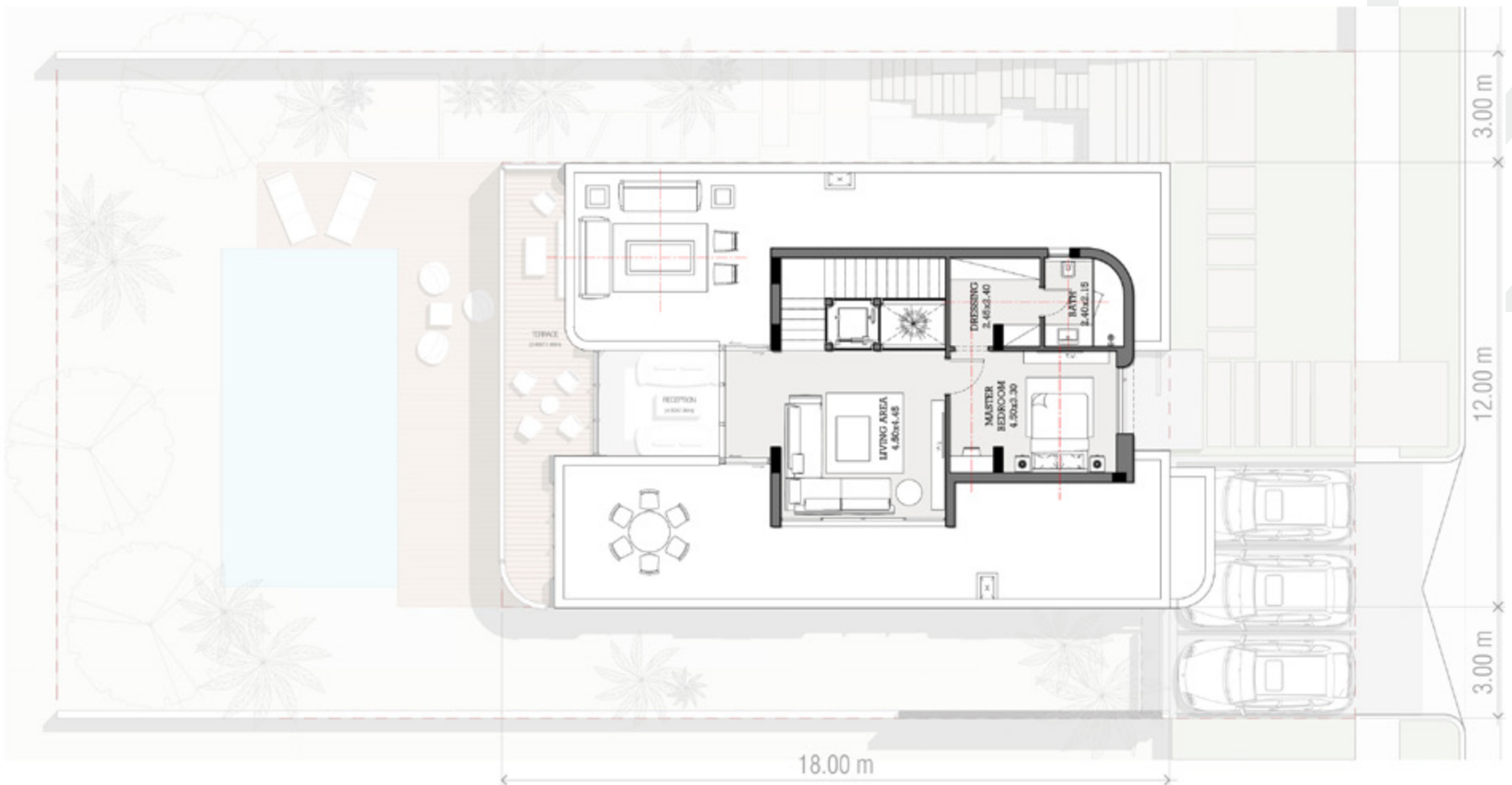
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FIRST FLOOR



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ROOF FLOOR



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FLOOR PLANS

TYPE B

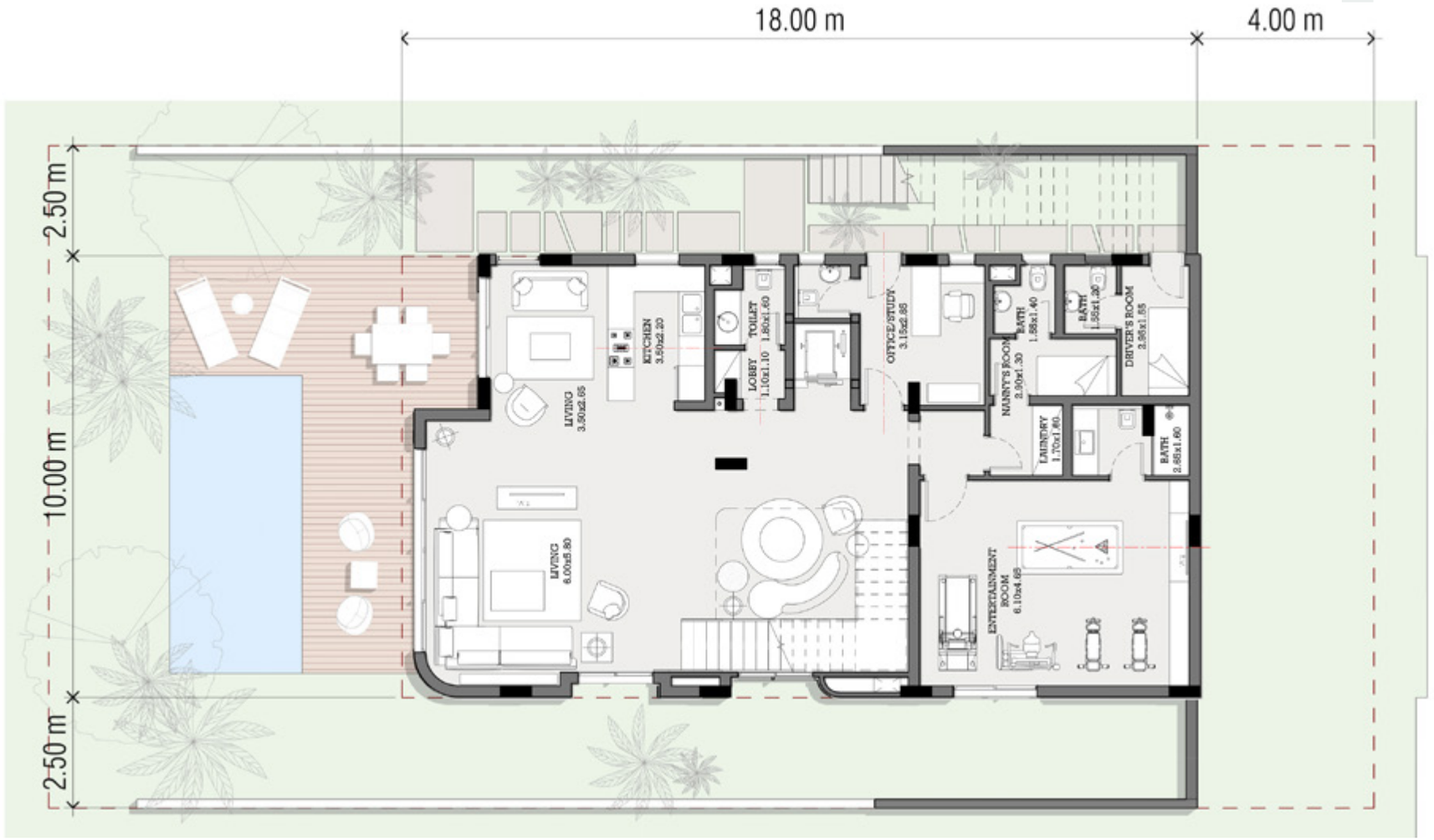
BUA
670 m²

Penthouse Roof Terrace
93 m²



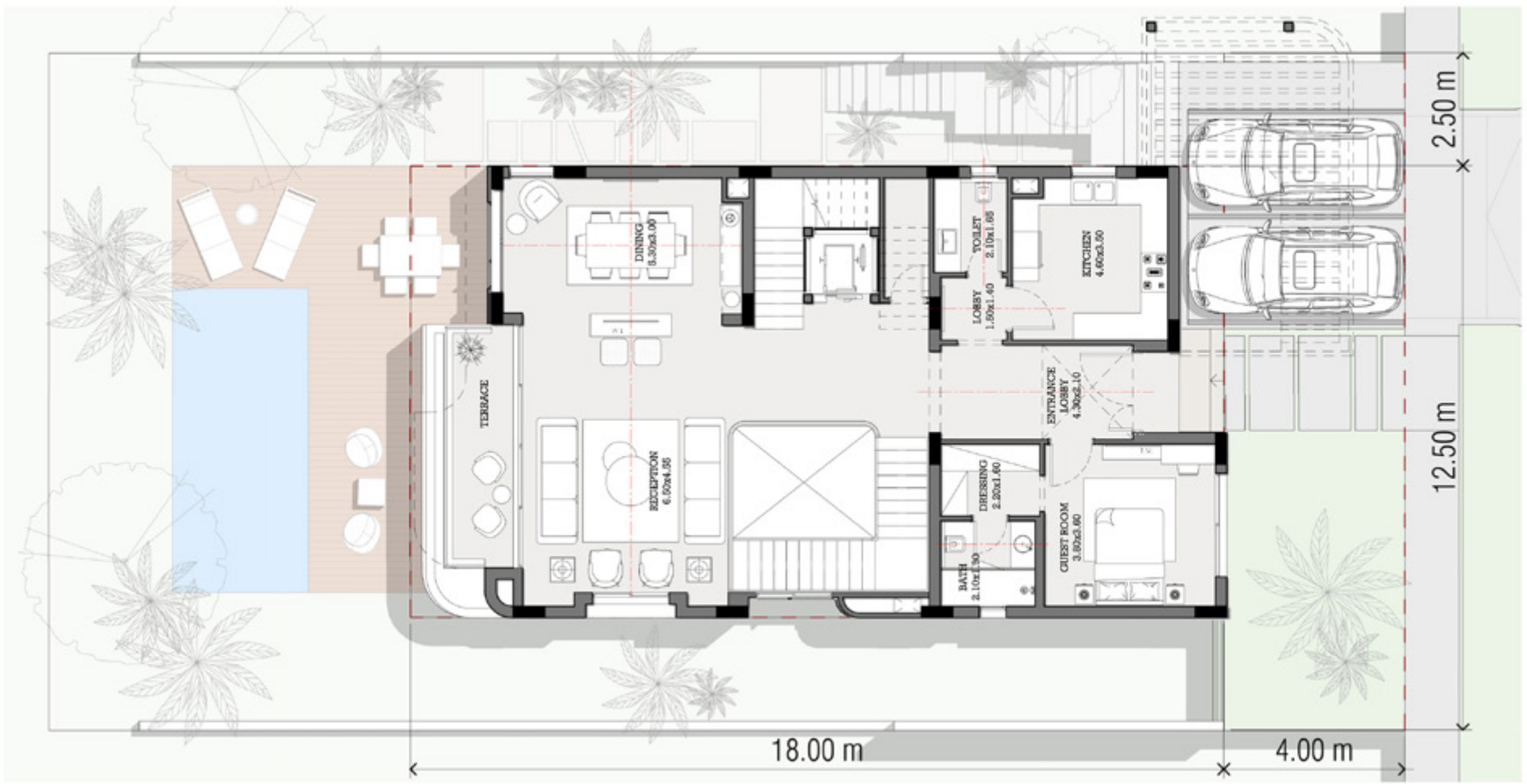

23
24

LOWER GROUND FLOOR



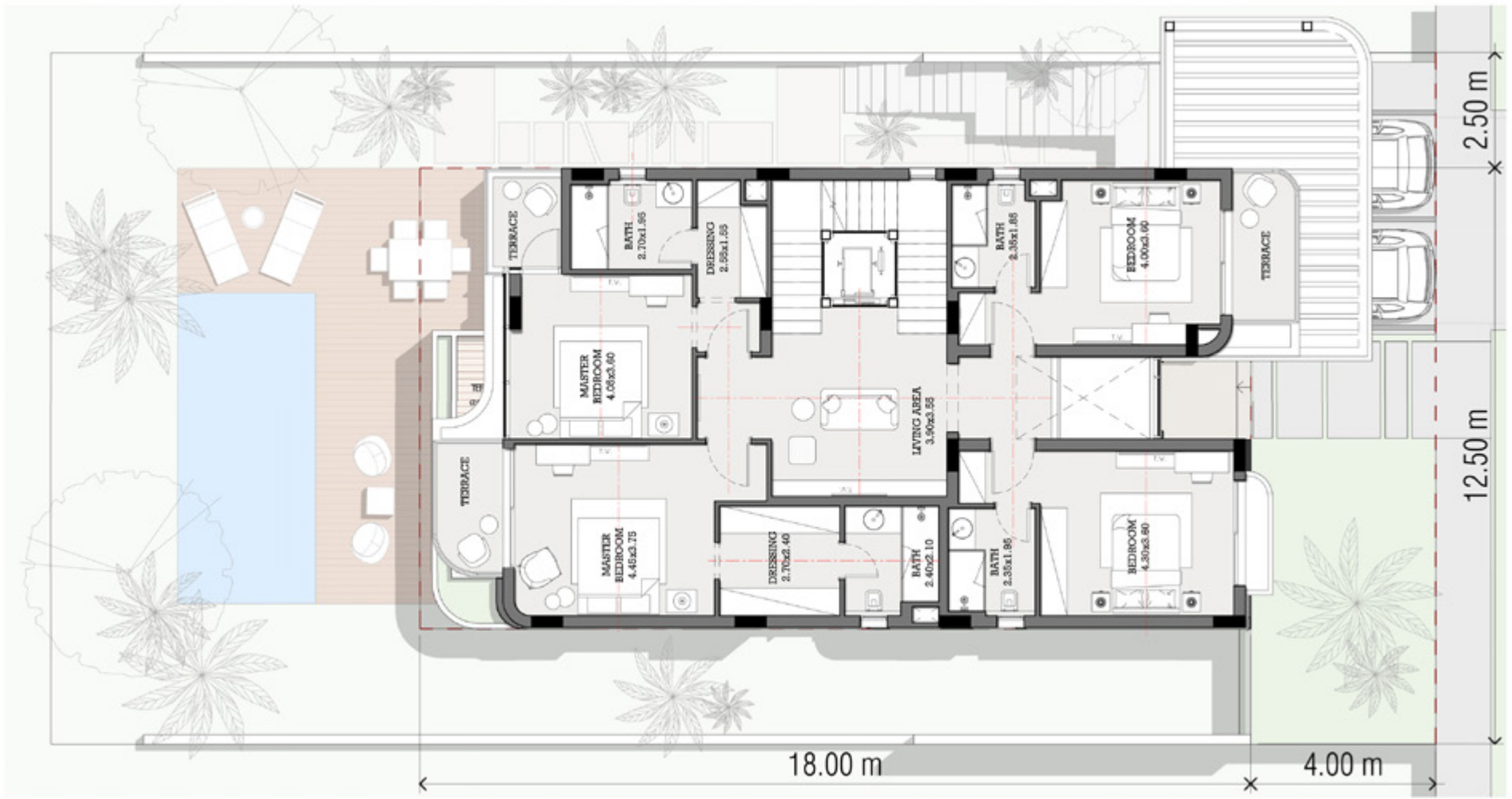
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GROUND FLOOR



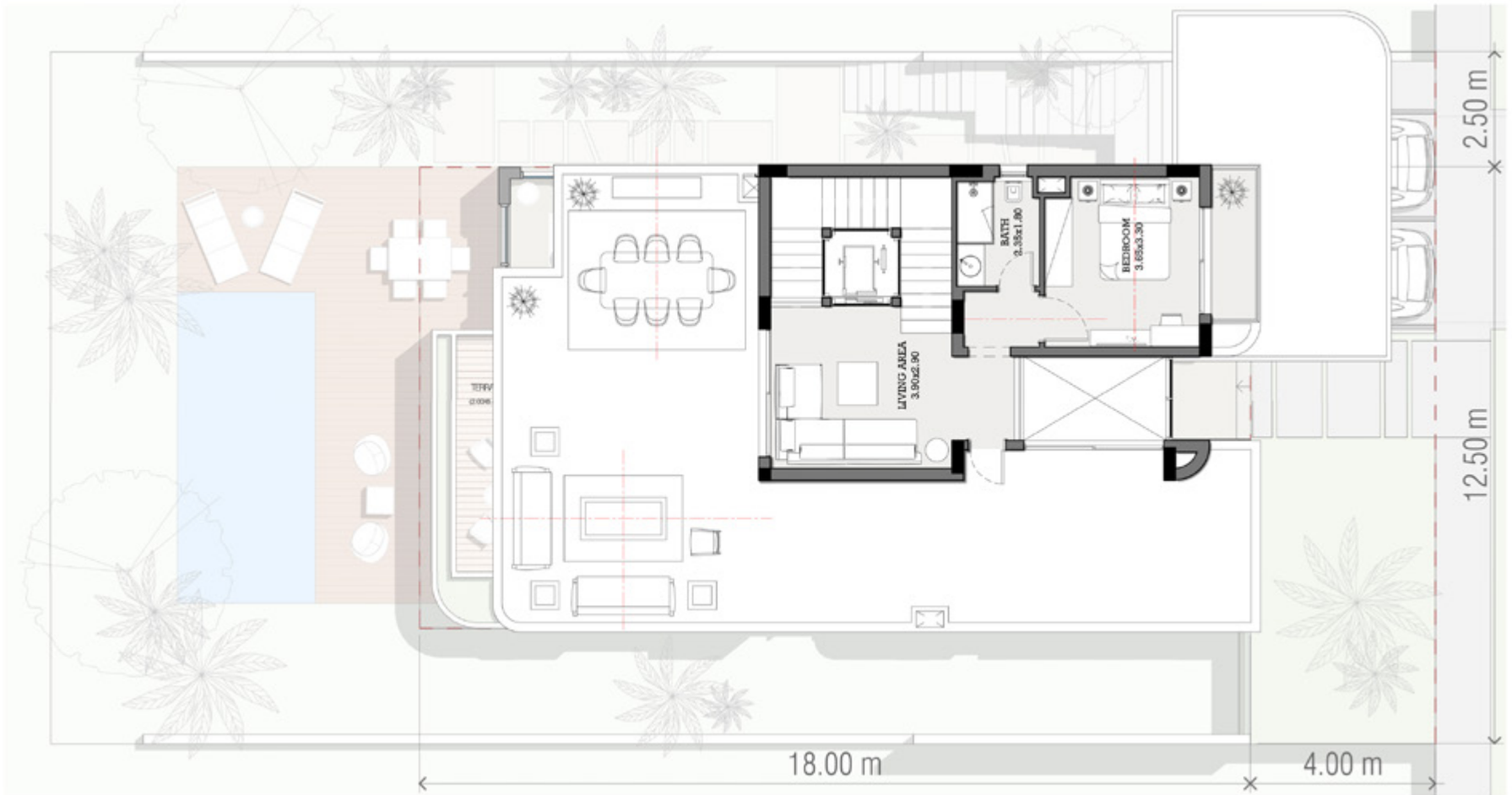
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FIRST FLOOR



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FLOOR PLANS

TYPE C

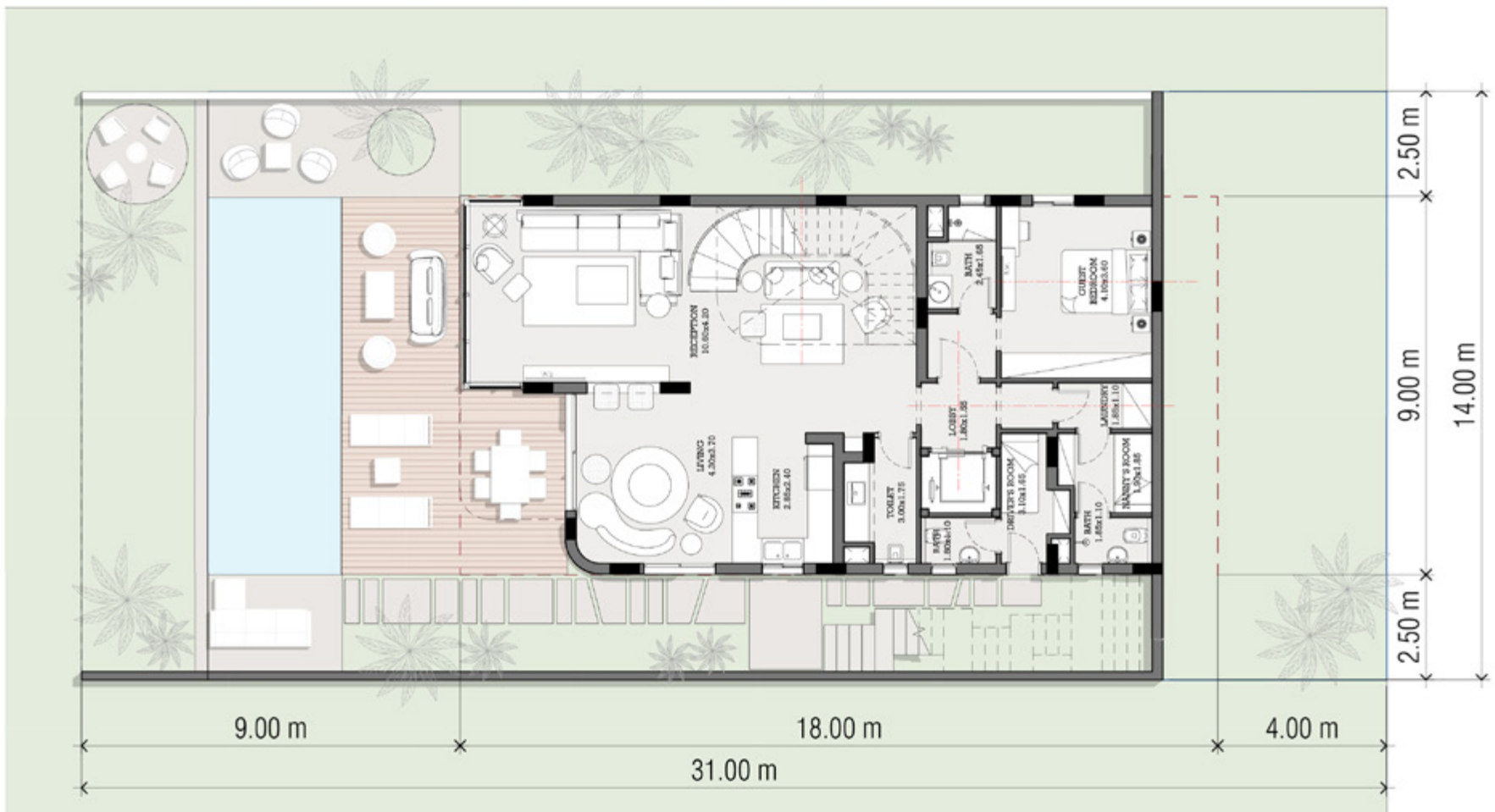
BUA
582 m²

Penthouse Roof Terrace
107 m²



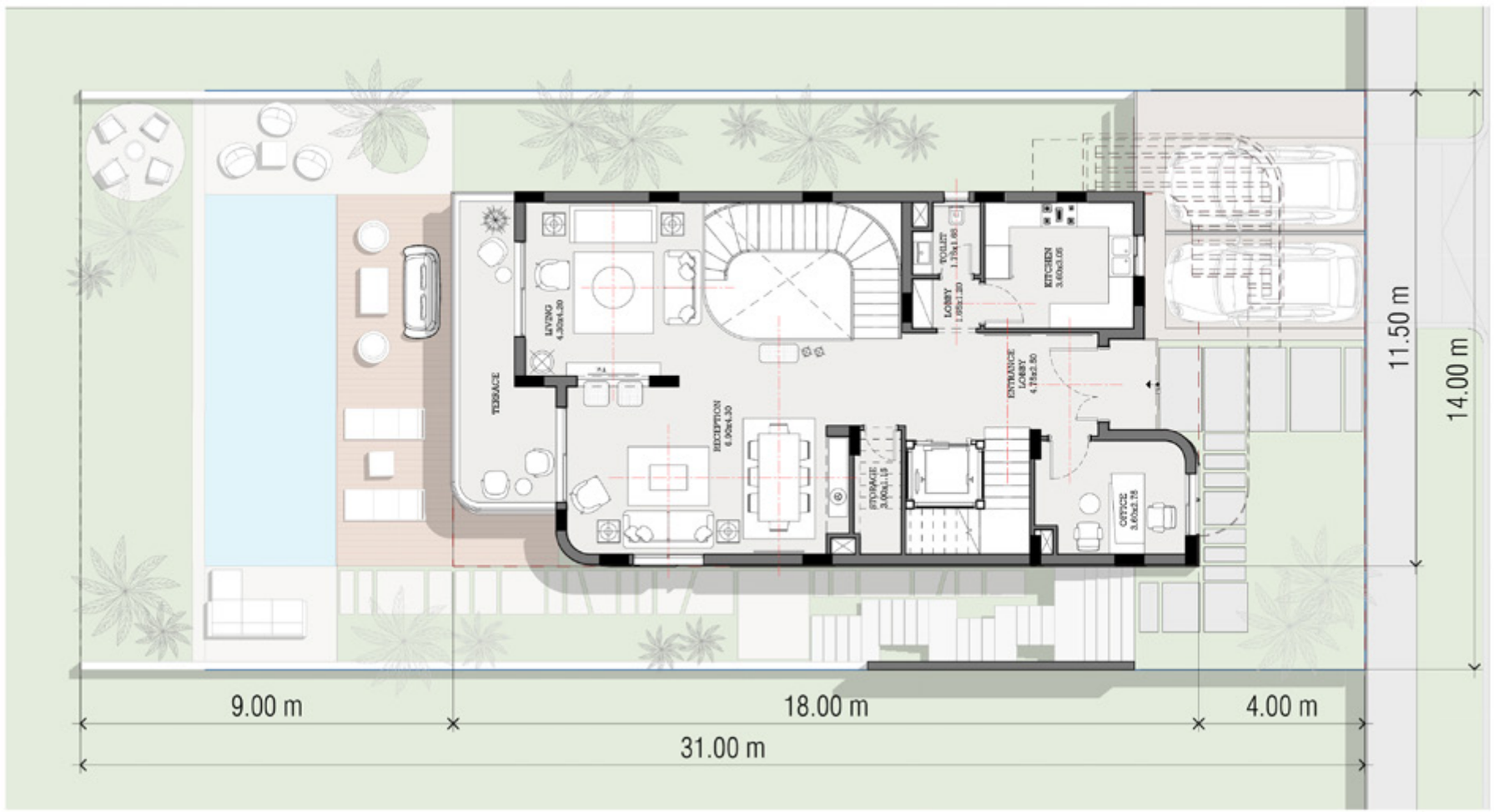

36
37

LOWER GROUND FLOOR



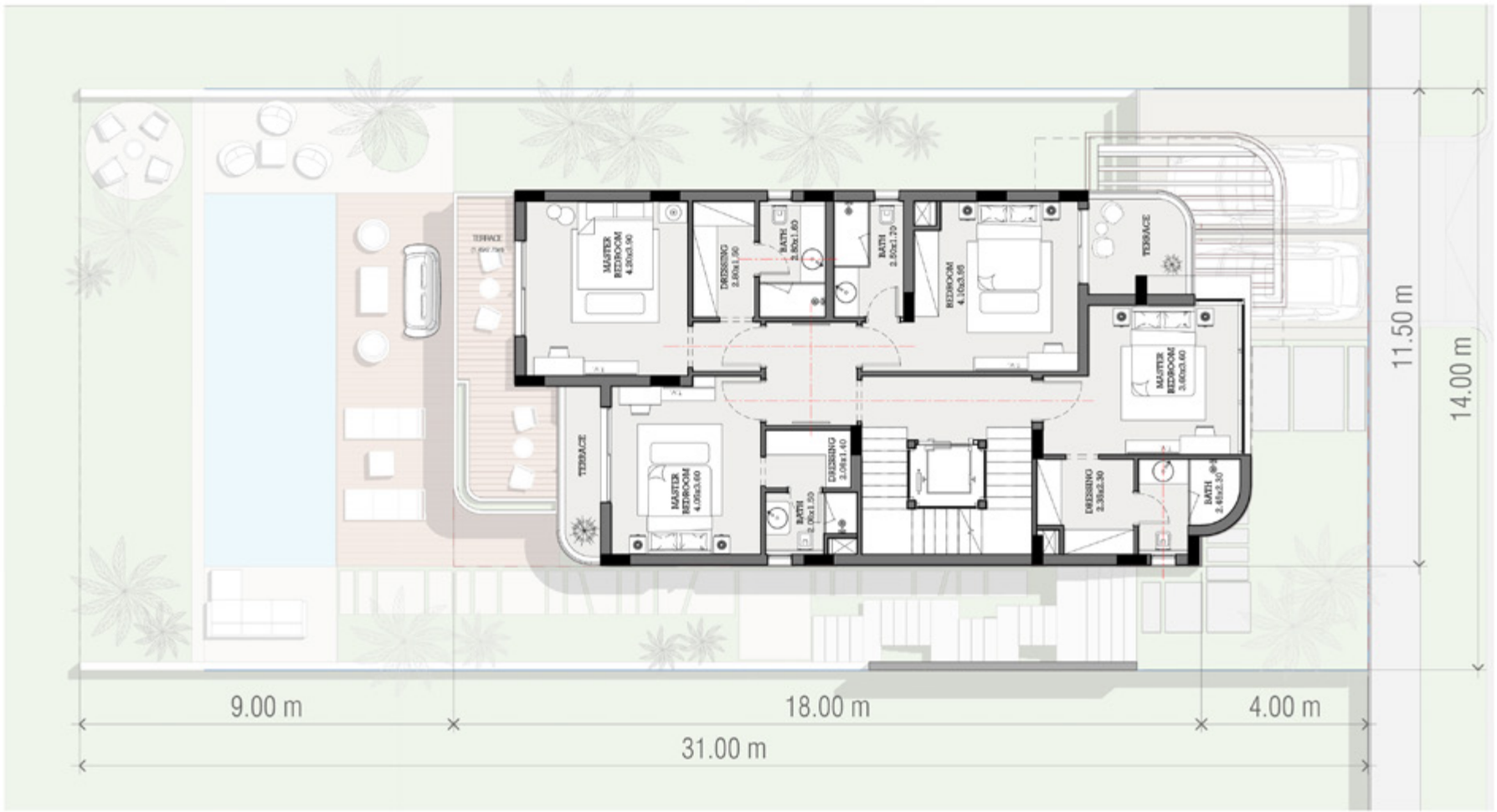
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GROUND FLOOR



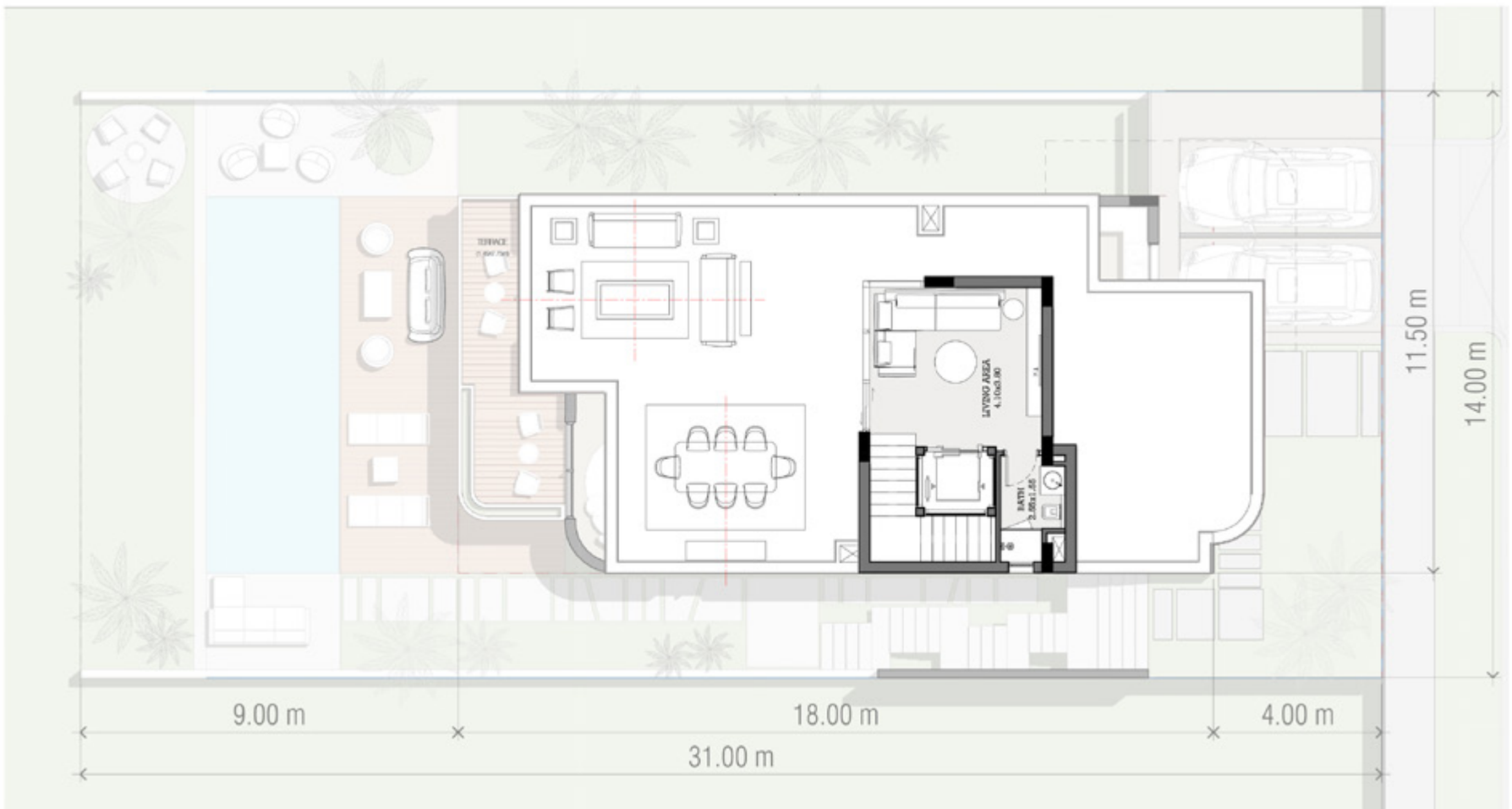
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FLOOR PLANS

TYPE D

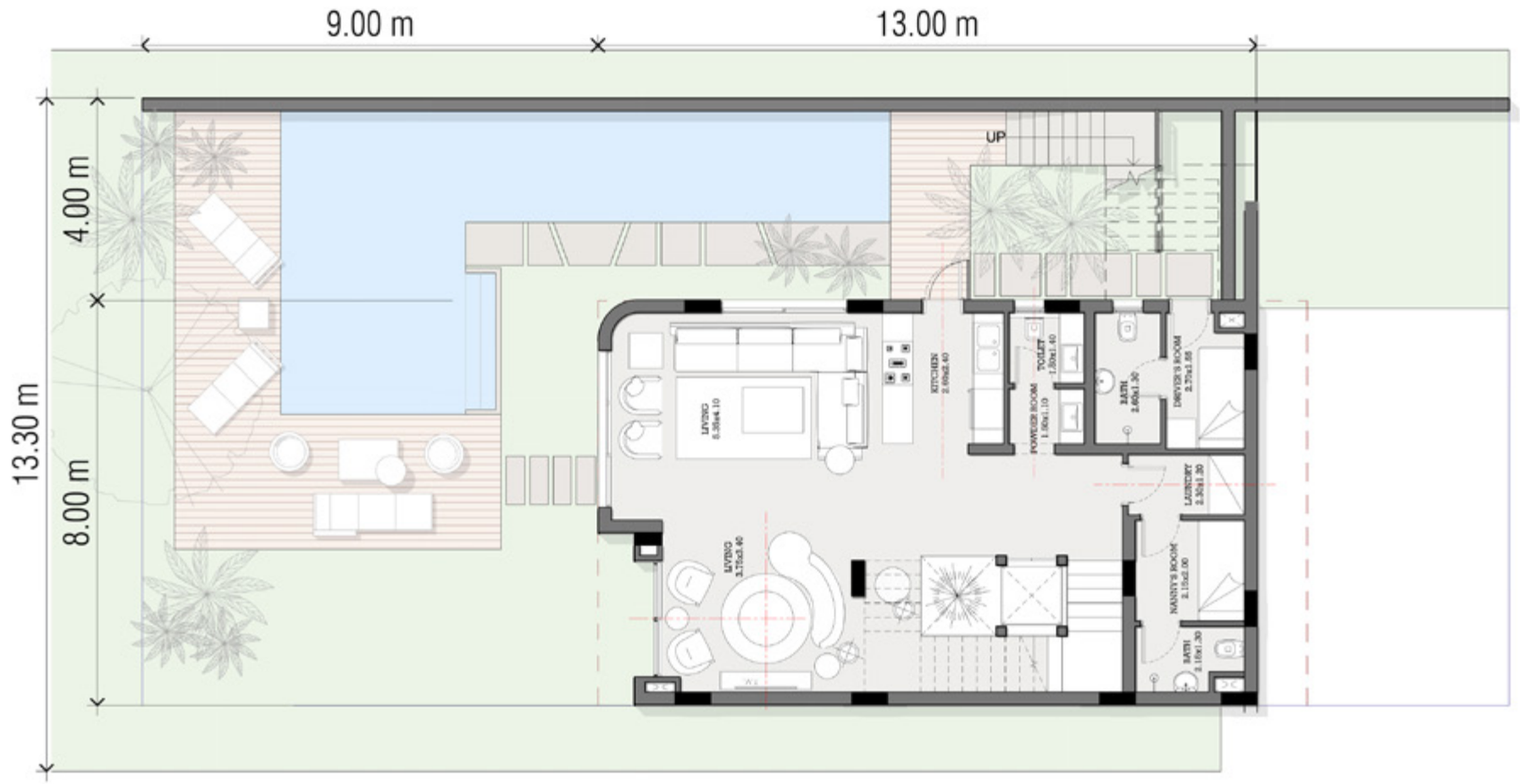
BUA
417 m^2

Penthouse Roof Terrace
64 m^2



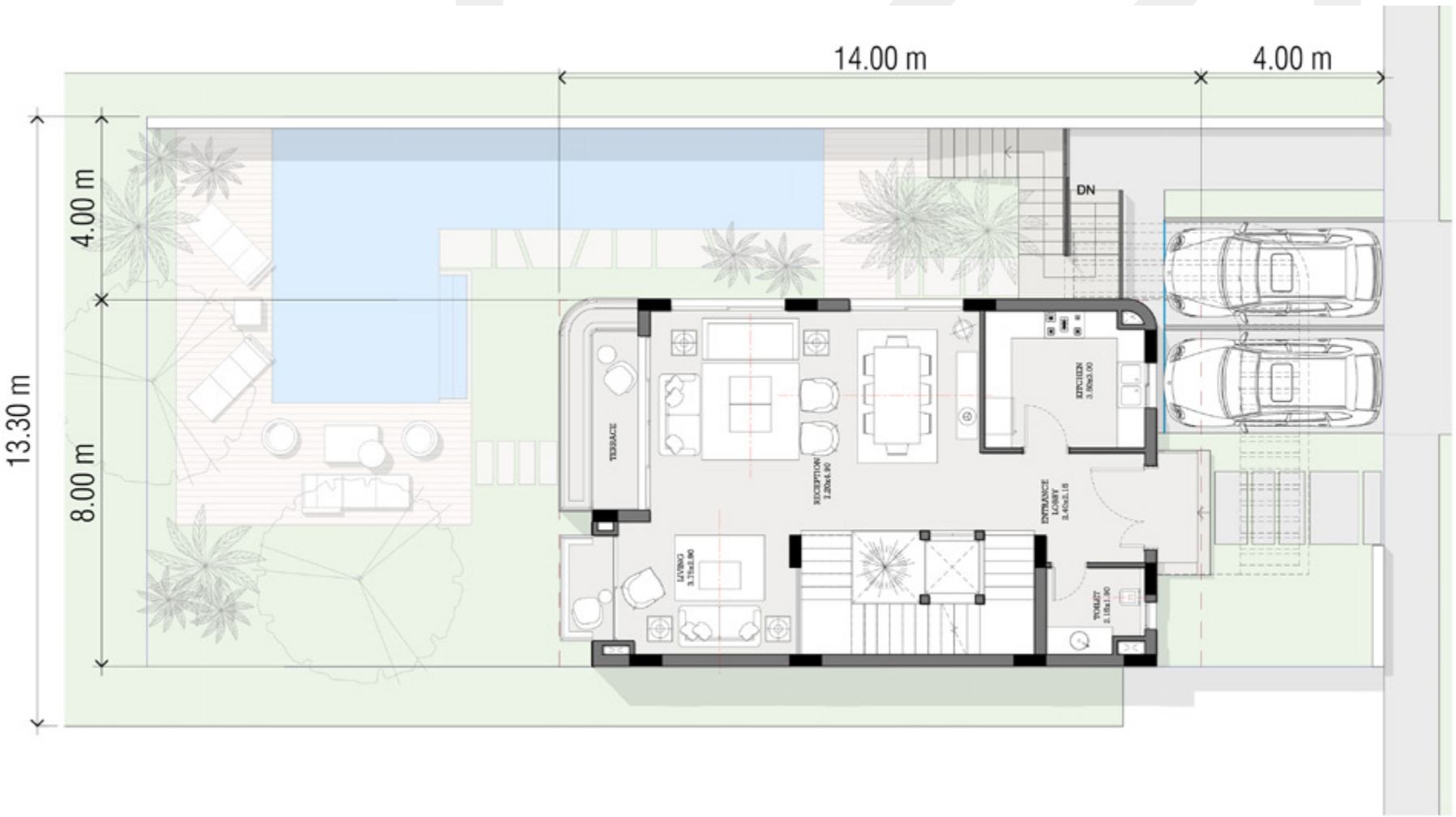

17
18
19

LOWER GROUND FLOOR



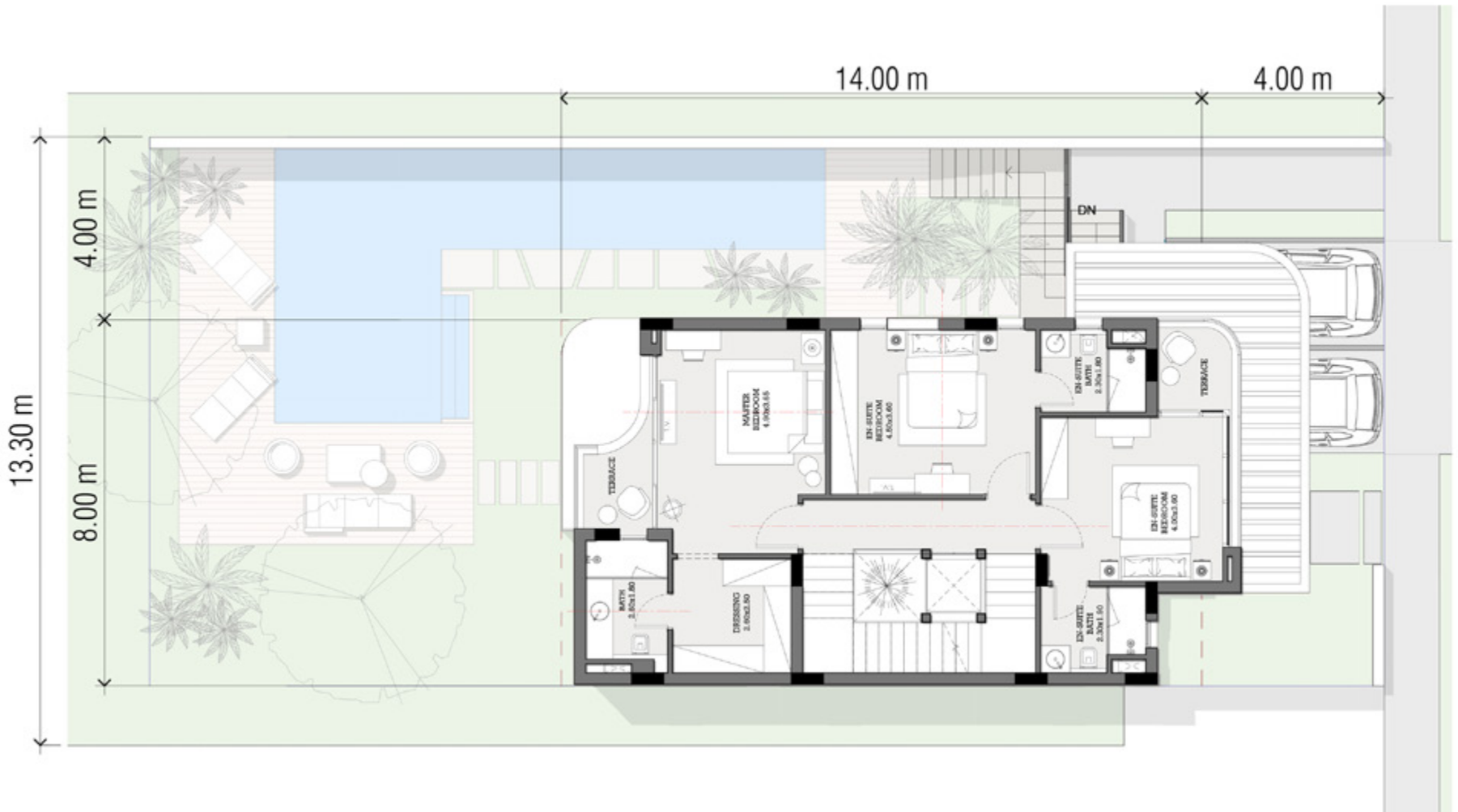
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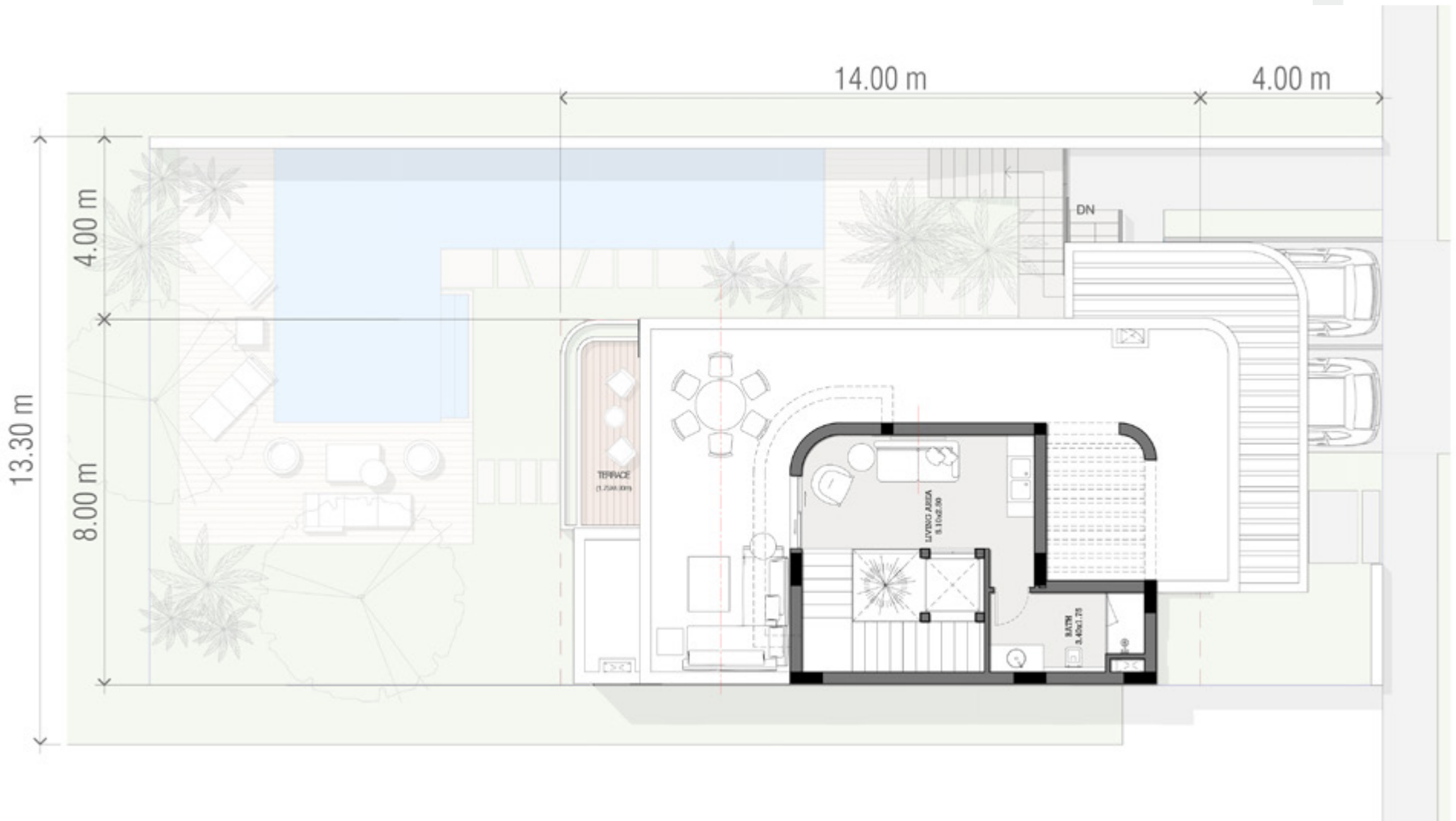
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CITY EDGE
DEVELOPMENTS

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NEW ALAMEIN | 107 Alex Matrouh Road.
MANSOURA | 24, Gomhoreya St.



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