

A low-angle shot of two open umbrellas against a clear, bright blue sky. The umbrella on the left is a vibrant yellow, and the one on the right is a deep navy blue. The perspective is looking up from beneath the canopies, showing the internal ribs and the central poles. The text 'MAZARINE' is centered in the upper half of the image, with 'The Chalets' written in a script font below it.

MAZARINE™

The Chalets

Table *of* Contents

01

City Edge Developments

02

New Alamein City

03

About Mazarine

04

Introducing The Chalets

05

Masterplan

06

Amenities & Services

07

Floor Plans

08

Finishing Specs

01



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 trendsetters, we infuse the real estate market with lucrative, luxurious and exceptional living experiences. City Edge Developments launched in 2017 with the objective of becoming the national brand for premium real estate developments in Egypt.

02

About
New Alamein City



The New Alamein City

An All Year Round Destination.

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 it 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 spoilt 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.



03

About
Mazarine





M

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 DEPTH AND A SENSE OF INTUITION.



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WELCOME

M

TO MAZARINE



707 Feddans of Beauty.

Located within New Alamein'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 complimented with breathtaking views overlooking The Gate and North Edge Towers and adjacent to North Square; the North Coast's largest commercial project.

Mazarine directly overlooks lagoons that are 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

A Modern Island.

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



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101

A Glimpse of the New Alamein City



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Steps Away From *Mazarine's Exclusive Amenities.*

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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The Marina

One of the city's focal points boasting a boat anchorage and port as well as a waterfront pedestrian walkway ideal for sunsets and early morning strolls.

Hotel

A world-class hospitality experience for homeowners and visitors alike.

The Beach Club

An exclusive Beach Club offering an array of leisure and entertainment activities as well as a mix of the top dining venues, granting the perfect location to unwind and enjoy the turquoise blue waters.

Central Business District

A business epicenter, strategically located at Mazarine's central axis, 16 office buildings grant the ideal location for business offices and headquarters overlooking the Mediterranean coast.

The Boulevard

New Alamein's main hub, set to offer a wide variety of the latest fashion, leisure, dining and entertainment. The perfect place to gather up and get together.

Central Park

Centrally located, this mixed-use building stands as the city's landmark and is enveloped with vibrant landscapes and captivating water features.

Facilities.



04

MAZARINE™

The Chalets

Introducing *The Chalets* at Mazarine.

The Chalets introduces a variety of residential units spread across 34 feddans from the overall Mazarine community. Accommodating all lifestyles and preferences, The Chalets units range from 49m² to 205m² varying from ground floor, first floor, second floor chalets and penthouses.

Depending on location, the views are unique from every unit, some overlook the skyline of The Gate and North Edge Towers with direct lagoon views, while others are enveloped and surrounded by landscaping and garden views.



M

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The Chalets Masterplan



- Chalet 1
- Chalet 3
- Chalet 4


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The Chalets
Amenities.



Alongside the community amenities, units are delivered fully finished and 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

 Fiber to Home

 Triple Play System

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07

Floor Plans

Chalet 1.



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UNIT 01

GROUND FLOOR

AREA: 175 M²

GROUND FLOOR PLAN

01. Entrance	2.60 x 2.40 m
02. Kitchen	3.60 x 3.30 m
03. Living Room	5.00 x 4.50 m
04. Dining Room	4.10 x 4.00 m
05. Terrace 1	8.70 x 1.60 m
06. Corridor	6.40 x 1.20 m
07. Guest toilet	2.50 x 1.40 m
08. Bathroom	2.50 x 1.60 m
09. Bedroom 1	3.80 x 3.60 m
10. Terrace 2	8.90 x 1.70 m
11. Master Bedroom	4.40 x 4.00 m
12. Master Bedroom Bathroom	2.30 x 1.90 m
13. Bedroom 2	3.80 x 3.80 m

Chalet 1

GROUND FLOOR PLAN



FIRST FLOOR PLAN



UNIT 11

FIRST FLOOR

AREA: 196 M²

FIRST FLOOR PLAN

01. Reception	7.40 x 5.20 m
02. Terrace 1	5.40 x 1.30 m
03. Dining Room	3.50 x 4.20 m
04. Kitchen	3.90 x 2.20 m
05. Corridor	6.40 x 1.20 m
06. Guest toilet	2.50 x 1.40 m
07. Bathroom	2.50 x 1.60 m
08. Bedroom 1	3.80 x 3.60 m
09. Terrace 2	3.80 x 1.20 m
10. Master Bedroom	4.40 x 4.30 m
11. Master Bedroom Bathroom	2.30 x 1.90 m
12. Bedroom 2	3.80 x 3.80 m

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UNIT 21

PENTHOUSE

AREA: 52 M²
ROOF TERRACE AREA: 44 M²

PENTHOUSE FLOOR PLAN

01. Kitchen	4.00 x 2.00 m
02. Bedroom & Living Room	4.00 x 5.30 m
03. Bathroom	1.80 x 2.15 m
04. Roof Terrace	9.40 x 4.70 m



PENTHOUSE FLOOR PLAN

PENTHOUSE FLOOR PLAN

UNIT 22

PENTHOUSE

AREA: 49 M²
ROOF TERRACE AREA: 44 M²

PENTHOUSE FLOOR PLAN

01. Kitchen	5.10 x 1.10 m
02. Bedroom & Living	3.80 x 4.90 m
03. Storage/ Laundry	0.9 x 1.70 m
04. Bathroom	2.80 x 1.70 m
05. Roof Terrace	8.45 x 5.10 m



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Chalet 3.



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UNIT 01/02

GROUND FLOOR

AREA: 159 M²

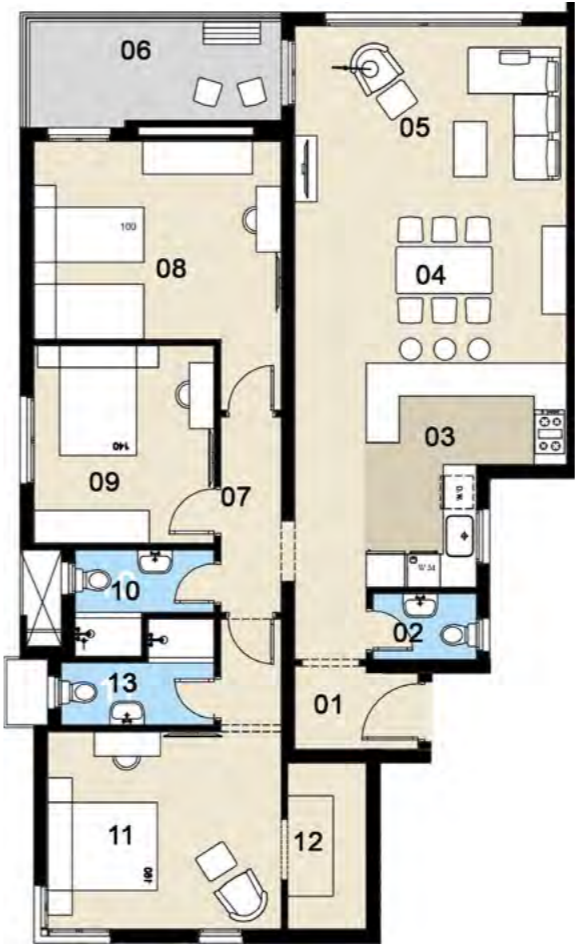
GROUND FLOOR PLAN

01. Entrance	1.30 x 2.15 m
02. Guest Toilet	1.90 x 1.20 m
03. Kitchen	3.65 x 4.10 m
04. Dining Room	4.95 x 3.10 m
05. Reception	4.95 x 3.05 m
06. Terrace	9.95 x 3.15 m
07. Corridor	1.10 x 3.55 m
08. Bedroom 1	4.50 x 3.60 m
09. Bedroom 2	3.30 x 3.60 m
10. Bathroom	2.55 x 1.95 m
11. Master Bedroom	4.25 x 3.60 m
12. Master Bedroom Bathroom	2.80 x 1.95 m

GROUND FLOOR PLAN



FIRST FLOOR PLAN



UNIT 11/12

FIRST FLOOR

AREA: 175 M²

FIRST FLOOR PLAN

01. Entrance	2.30 x 2.15 m
02. Guest Toilet	1.90 x 1.20 m
03. Kitchen	3.65 x 4.10 m
04. Dining Room	4.95 x 3.10 m
05. Reception	4.95 x 3.05 m
06. Terrace	4.75 x 2.10 m
07. Corridor	1.10 x 3.55 m
08. Bedroom 1	4.50 x 3.60 m
09. Bedroom 2	3.30 x 3.60 m
10. Bathroom	2.55 x 1.95 m
11. Master Bedroom	4.25 x 3.60 m
12. Master Bedroom Dressing	1.45 x 3.30 m
13. Master Bedroom Bathroom	2.80 x 1.95 m

Chalet 3.

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UNIT 21/22

SECOND FLOOR

AREA: 175 M²

SECOND FLOOR PLAN

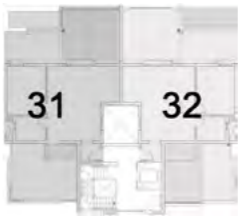
01. Entrance	1.40 x 1.50 m
02. Guest Toilet	1.90 x 1.20 m
03. Kitchen	3.65 x 4.10 m
04. Dining Room	4.95 x 3.10 m
05. Reception	4.95 x 3.05 m
06. Terrace	4.75 x 2.10 m
07. Corridor	1.10 x 3.55 m
08. Bedroom 1	4.50 x 3.60 m
09. Bedroom 2	3.30 x 3.60 m
10. Bathroom	2.55 x 1.95 m
11. Master Bedroom	4.25 x 3.60 m
12. Master Bedroom Dressing	1.45 x 3.30 m
13. Master Bedroom Bathroom	2.80 x 1.95 m

Chalet 3.

SECOND FLOOR PLAN



PENTHOUSE FLOOR PLAN



UNIT 31/32

PENTHOUSE

AREA: 96 M²
ROOF TERRACE AREA: 41 M²

PENTHOUSE FLOOR PLAN

01. Entrance	1.70 x 1.65 m
02. Kitchen	4.65 x 3.05 m
03. Living & Dining	6.30 x 3.10 m
04. Bedroom	3.30 x 4.20 m
05. Bathroom	2.60 x 2.10 m
06. Terrace	9.85 x 4.70 m

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Chalet 4.



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UNIT 01

GROUND FLOOR

AREA: 131 M²

GROUND FLOOR PLAN

01. Entrance	2.55 x 2.40 m
02. Storage	1.20 x 1.50 m
03. Guest toilet	2.20 x 1.50 m
04. Kitchen	3.60 x 2.75 m
05. Dining Room	5.00 x 3.20 m
06. Living Room	5.00 x 3.70 m
07. Terrace	5.50 x 1.30 m
08. Corridor	5.00 x 1.20 m
09. Bedroom 1	3.70 x 3.70 m
10. Bathroom	2.50 x 2.00 m
11. Bedroom 2	3.60 x 3.60 m



GROUND FLOOR PLAN



GROUND FLOOR PLAN



UNIT 02

GROUND FLOOR

AREA: 151 M²

GROUND FLOOR PLAN

01. Dining Room	5.00 x 4.50 m
02. Living Room	5.00 x 3.65 m
03. Terrace 1	5.00 x 1.40 m
04. Kitchen	3.00 x 3.25 m
05. Guest toilet	2.40 x 1.20 m
06. Corridor	5.00 x 1.30 m
07. Bedroom	3.80 x 3.70 m
08. Laundry/ Storage	2.40 x 1.20 m
09. Bathroom	2.40 x 1.90 m
10. Master Bedroom	4.00 x 3.75m
11. Master Bedroom Dressing	2.75 x 1.90 m
12. Master Bedroom Bathroom	2.75 x 2.00 m
13. Terrace 2	4.00 x 1.40 m

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UNIT 03

GROUND FLOOR

AREA: 161 M²

GROUND FLOOR PLAN

01. Entrance	4.40 x 1.50 m
02. Storage	1.50 x 1.20 m
03. Guest toilet	2.20 x 1.50 m
04. Kitchen	3.60 x 2.75 m
05. Dining Room	5.00 x 3.20 m
06. Living Room	5.00 x 3.70 m
07. Terrace	5.20 x 1.25 m
08. Corridor	3.80 x 1.20 m
09. Master Bedroom	4.75 x 3.60 m
10. Master Bedroom Bathroom	2.50 x 2.00 m
11. Bedroom 1	3.70 x 3.70 m
12. Bathroom	2.90 x 2.15 m
13. Bedroom 2	3.60 x 3.60 m

Chalet 4.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



UNIT 11

FIRST FLOOR

AREA: 205 M²

FIRST FLOOR PLAN

01. Entrance	4.40 x 1.50 m
02. Storage	1.50 x 1.20 m
03. Guest toilet	2.20 x 1.50 m
04. Kitchen	3.60 x 2.75 m
05. Dining Room	5.00 x 3.20 m
06. Living Room	5.00 x 3.60 m
07. Terrace 1	6.10 x 1.25 m
08. Corridor	5.00 x 1.20 m
09. Bedroom 1	5.00 x 3.60 m
10. Bathroom	3.50 x 2.50 m
11. Bedroom 2	3.60 x 3.60 m
12. Terrace 2	5.00 x 3.50 m
13. Master Bedroom	5.00 x 3.60 m
14. Terrace 3	2.05 x 2.15 m
15. Master Bedroom Bathroom	2.90 x 2.00 m
16. Master Bedroom Dressing	2.00 x 1.75 m

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UNIT 12

FIRST FLOOR

AREA: 162 M²

FIRST FLOOR PLAN

01. Entrance	5.00 x 3.20 m
02. Dining Room	5.00 x 2.70 m
03. Living Room	5.00 x 3.60 m
04. Terrace 1	5.00 x 1.25 m
05. Kitchen	3.25 x 2.75 m
06. Guest toilet	2.40 x 1.20 m
07. Corridor	5.00 x 1.30 m
08. Bedroom 1	3.80 x 3.70 m
09. Laundry/ Storage	1.90 x 1.20 m
10. Bathroom	2.40 x 1.90 m
11. Master Bedroom	4.00 x 3.75 m
12. Terrace 2	2.25 x 1.10 m
13. Master Bedroom Dressing	2.75 x 1.90 m
14. Master Bedroom Bathroom	2.75 x 2.00 m

FIRST FLOOR PLAN



Chalet 4.

FIRST FLOOR PLAN



UNIT 13

FIRST FLOOR

AREA: 195 M²

FIRST FLOOR PLAN

01. Entrance	4.40 x 1.50 m
02. Storage	1.50 x 1.20 m
03. Guest toilet	2.20 x 1.50 m
04. Kitchen	3.60 x 2.70 m
05. Dining Room	6.00 x 3.20 m
06. Living Room	5.00 x 3,70 m
07. Terrace 1	6.00 x 2.10 m
08. Corridor	5.00 x 1.20 m
09. Master Bedroom	4.75 x 3.60 m
10. Master Bedroom Bathroom	2.50 x 2.00 m
11. Terrace 2	3.55 x 2.05 m
12. Bedroom 1	4.90 x 3.60 m
13. Terrace 3	2.15 x 1.35 m
14. Bathroom	2.90 x 2.15 m
15. Bedroom 2	5.00 x 3.60 m

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UNIT 21

SECOND FLOOR

AREA: 205 M²

SECOND FLOOR PLAN

01. Entrance	4.40 x 1.50 m
02. Storage	1.50 x 1.20 m
03. Guest toilet	2.20 x 1.50 m
04. Kitchen	3.60 x 2.75 m
05. Dining Room	5.00 x 3.20 m
06. Living Room	5.00 x 3.70 m
07. Terrace 1	6.10 x 2.20 m
08. Corridor	5.10 x 1.20 m
09. Bedroom 1	5.00 x 3.60 m
10. Bathroom	2.50 x 3.20 m
11. Bedroom 2	4.90 x 3.60 m
12. Terrace 2	3.50 x 1.30 m
13. Master Bedroom	4.75 x 3.60 m
14. Terrace 3	2.15 x 2.05 m
15. Master Bedroom Bathroom	2.90 x 2.00 m
16. Master Bedroom Dressing	2.00 x 1.75 m

Chalet 4.

SECOND FLOOR PLAN



SECOND FLOOR PLAN



UNIT 22

SECOND FLOOR

AREA: 162 M²

SECOND FLOOR PLAN

01. Entrance	5.00 x 2.00 m
02. Dining Room	5.00 x 4.00 m
03. Living Room	5.00 x 3.60 m
04. Terrace 1	5.00 x 1.25m
05. Kitchen	3.25 x 3.00 m
06. Guest toilet	3.40 x 1.20 m
07. Corridor	4.90 x 1.30 m
08. Bedroom 1	3.80 x 3.70 m
09. Laundry / Storage	1.90 x 1.20 m
10. Bathroom	2.40 x 1.90 m
11. Master Bedroom	4.00 x 3.75 m
12. Terrace 2	2.25 x 1.10 m
13. Master Bedroom Dressing	2.75 x 1.90 m
14. Master Bedroom Bathroom	2.75 x 2.00 m

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UNIT 23

SECOND FLOOR

AREA: 200 M²

SECOND FLOOR PLAN

01. Entrance	4.40 x 1.50 m
02. Storage	1.50 x 1.20 m
03. Guest toilet	2.20 x 1.50 m
04. Kitchen	2.75 x 3.60m
05. Dining Room	6.00 x 3.20 m
06. Living Room	5.00 x 3.70 m
07. Terrace 1	6.00 x 2.10 m
08. Corridor	5.00 x 1.20 m
09. Master Bedroom	4.75 x 3.60 m
10. Master Bedroom Bathroom	2.50 x 2.00 m
11. Terrace 2	3.55 x 2.05 m
12. Bedroom 1	3.60 x 3.60 m
13. Terrace 3	5.20 x 2.15 m
14. Bathroom	2.85 x 2.15 m
15. Bedroom 2	5.00 x 3.60 m

SECOND FLOOR PLAN



PENTHOUSE FLOOR PLAN



UNIT 31

PENTHOUSE

AREA: 94 M²
ROOF TERRACE AREA: 66 M²

PENTHOUSE FLOOR PLAN

01. Living Room	6.00 x 2.70 m
02. Kitchenette	3.40 x 1.90 m
03. Corridor	4.70 x 1.15 m
04. Bedroom	3.60 x 3.60 m
05. Bathroom	1.30 x 3.05 m
06. Master Bedroom	3.60 x 3.50 m
07. Master Bedroom Bathroom	2.45 x 2.40 m
08. Roof Terrace 1	5.05 x 2.60 m
09. Roof Terrace 2	6.10 x 8.00 m

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UNIT 32

PENTHOUSE

AREA: 72 M²
ROOF TERRACE AREA: 79 M²

PENTHOUSE FLOOR PLAN

01. Kitchenette	2.85 x 2.10 m
02. Living Room	5.00 x 3.50 m
03. Roof Terrace 1	5.20 x 5.00 m
04. Lobby	1.80 x 1.10 m
05. Bedroom	4.00 x 3.60 m
06. Bathroom	3.00 x 2.75 m
07. Roof Terrace 2	7.25 x 5.15 m



PENTHOUSE FLOOR PLAN

PENTHOUSE FLOOR PLAN

UNIT 33

PENTHOUSE

AREA: 93 M²
ROOF TERRACE AREA: 68 M²

PENTHOUSE FLOOR PLAN

01. Entrance	2.90 x 1.50 m
02. Living Room	6.00 x 2.60 m
03. Kitchenette	3.40 x 1.90 m
04. Corridor	3.90 x 1.15 m
05. Bedroom	3.60 x 3.60 m
06. Bathroom	3.00 x 1.30 m
07. Master Bedroom	3.60 x 3.50 m
08. Master Bedroom Bathroom	2.15 x 2.00 m
09. Roof Terrace 1	5.20 x 2.40 m
10. Roof Terrace 2	6.00 x 8.10 m

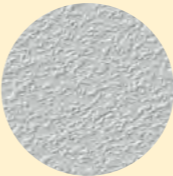


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EXTERIOR FINISHING

INTERIOR FINISHING



ITEM | Paint
AREA OF USE | Elevation



ITEM | Aluminum & Glass
AREA OF USE | Openings



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



ITEM | Porcelain
AREA OF USE | Flooring
SPACE | Reception



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



ITEM | HDF
AREA OF USE | Flooring
SPACE | Bedroom

Finishing Specs.

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