DOWNTOWN
NEW ALAMEIN



RESIDENTIAL

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1

CITY EDGE DEVELOPMENTS.

City Edge Developments is one of Egypt's leading real estate developers. The company was established between New Urban Communities Authority (NUCA) and the Housing and Development Bank (HDB). 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.



2

NEW ALAMEIN CITY.

An All Year Round Destination

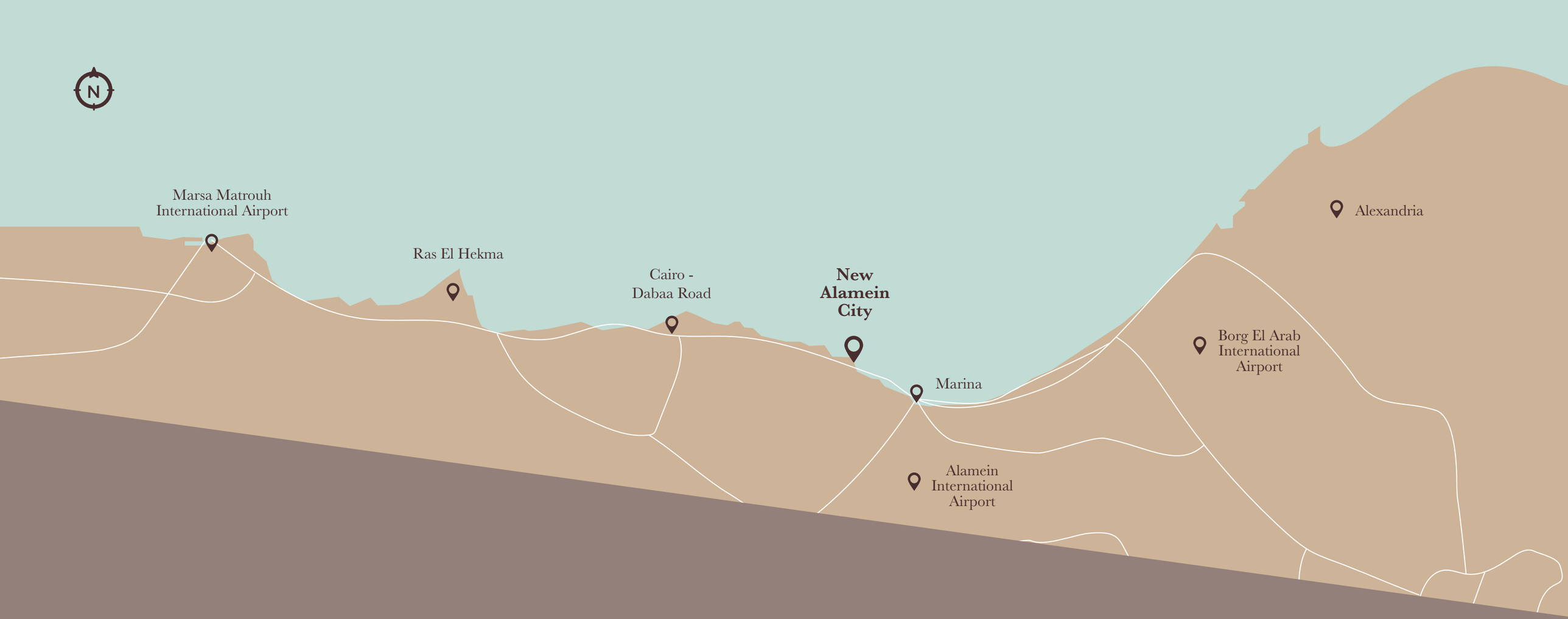


Spread across more than 48,000 Feddans and planned to accommodate more than 3 million people by 2030, New Alamein City has changed our perception of the North Coast from a summer destination to an all year-round quintessential version of what a city should be. Its strategic location offers it a character 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 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.

03

LOCATION & MASTERPLAN.



THE LOCATION.

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

MASTERPLAN.

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4

DOWNTOWN.

A Truely Mixed-Use Experience

Designed and master planned to be New Alamein City's fully-integrated cosmopolitan hub, this one-of-a-kind mixed-use neighborhood brings forward the perfect mix of residential units and pedestrian commercial plazas that encompass an array of shopping, dining and entertainment venues.

Downtown New Alamein, all your needs are steps away.



YOUR NEW ADDRESS.

At Downtown a comfortable combination of residential life and an upbeat cosmopolitan experience is brought to life. Strategically located in the center of the city, Downtown offers a wide selection of fully-finished homes ranging from one-bedroom 110 meter units to four-bedroom apartments spread across 330 meters. Homes are spoiled with choice with incomparable views overlooking Downtown's pedestrian plazas and commercial spaces from every balcony and in every direction.

Welcome to a new cosmopolitan lifestyle.
Welcome to Downtown.





ALL YOUR NEEDS WITHIN REACH.

The thriving cosmopolitan strips of Downtown features a mix of retail, leisure, dining and entertainment venues that make all your needs and desires mere steps away. Whether you are finishing your daily errands or meeting family and friends for a meal alfresco, Downtown will have it all. Enveloped by breathtaking greenery and landscaping, Downtown offers a truly unique outdoor retail experience and environment.

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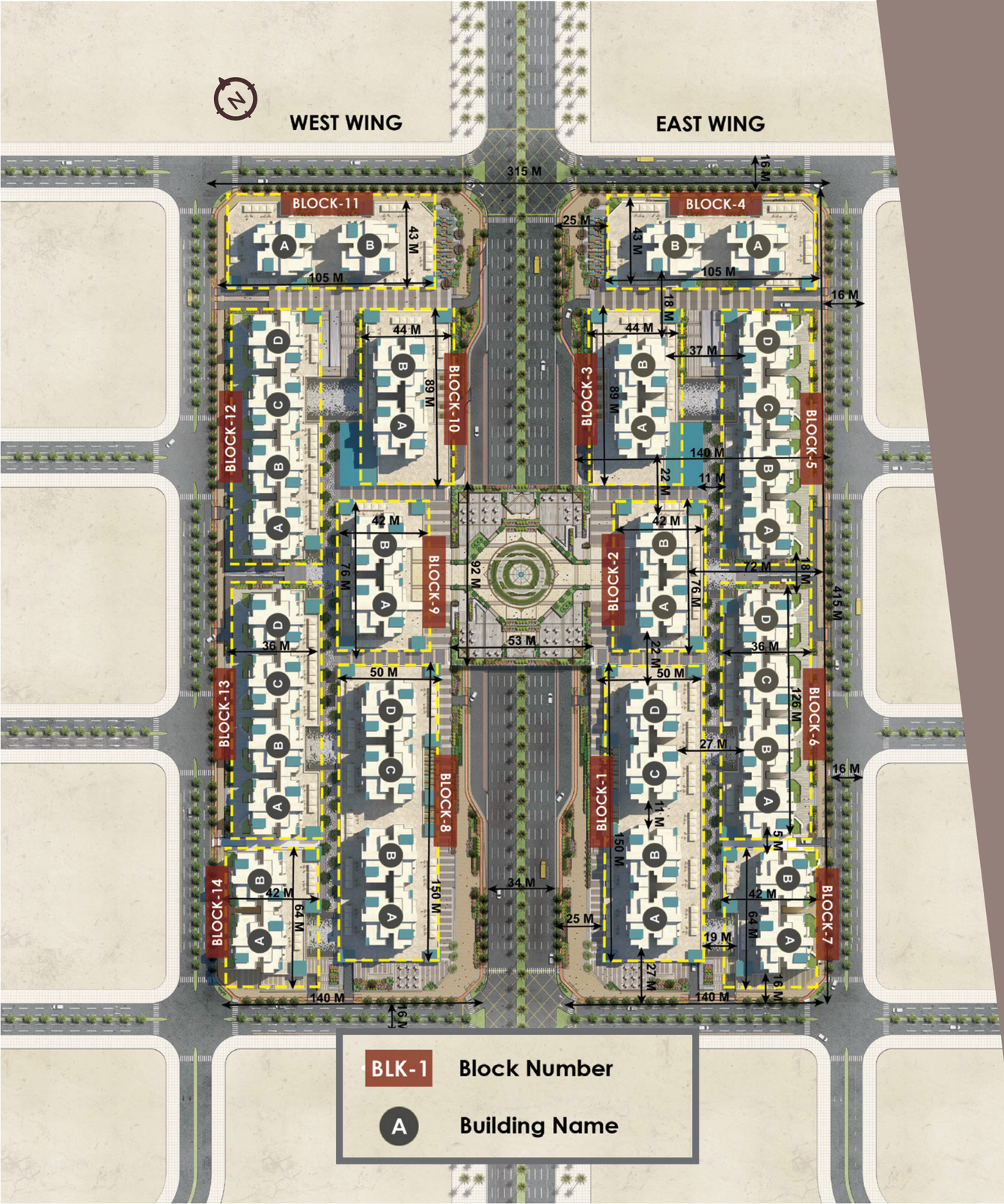

DOWNTOWN'S MASTERPLAN.

Destined to be an integrated hub, Downtown includes both residential and commercial units. It offers 25 different unit types ranging from 1-bedroom to 4-bedroom apartments. The project will consist of 1,320 fully finished units split over 40 buildings.

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5

AMENITIES.

- Retail & Commercial Spaces.
- Two Health Clubs.
- Main Large Piazza.
- Bike Lanes.
- Underground Parking.
- Open Spaces & Public Landscape.

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6

FLOOR PLANS.

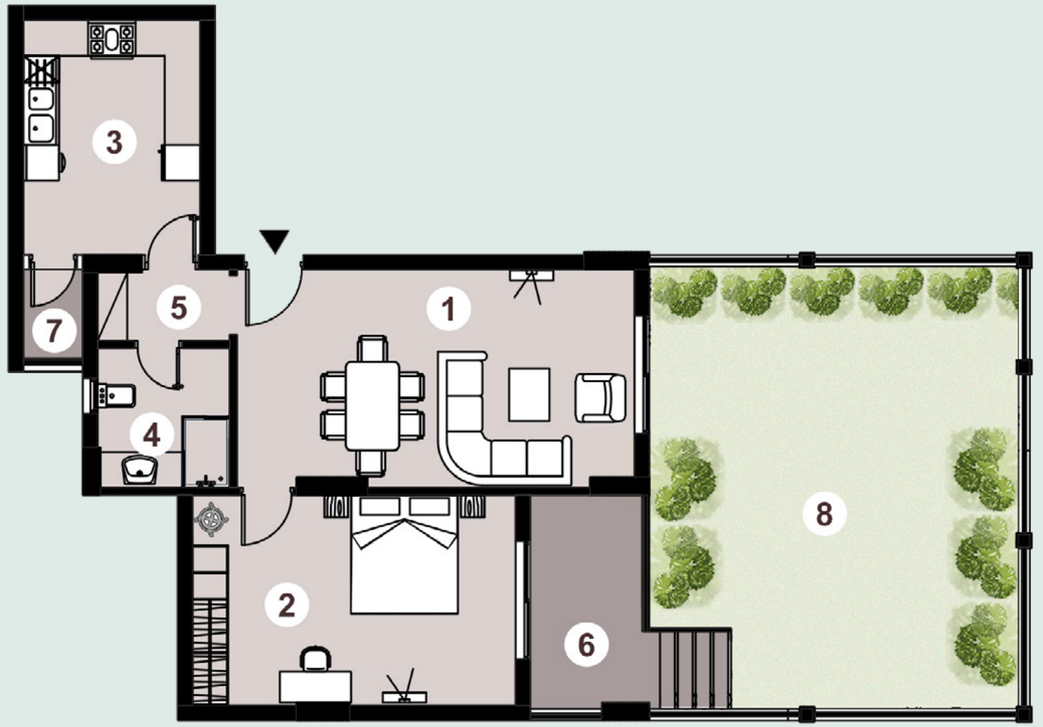
ONE BEDROOM.

TYPE 03

Area 111m^2

1 Bedroom

1.	Reception & Dining Room	3.67 x 6.70
2.	Bedroom	3.55 x 5.44
3.	Kitchen	2.98 x 3.95
4.	Bathroom	2.22 x 2.35
5.	Corridor 1	2.22 x 1.20
6.	Terrace 1	1.88 x 3.60
7.	Terrace 2	1.00 x 1.50
8.	Garden	6.22 x 7.45



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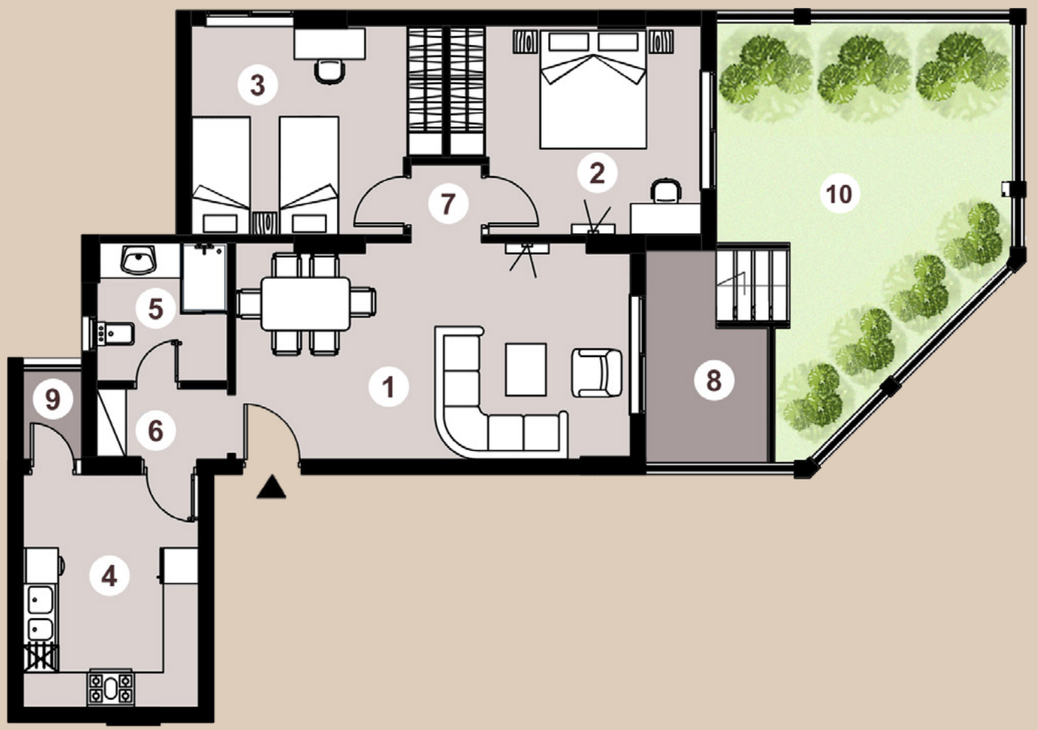
TWO
BEDROOMS.

TYPE 01

Area 125m²

2 Bedrooms

1.	Reception & Dining Room	3.67 x 6.70
2.	Bedroom 1	4.27 x 3.53
3.	Bedroom 2	4.27 x 3.53
4.	Kitchen	2.98 x 3.95
5.	Bathroom	2.22 x 2.35
6.	Corridor 1	2.22 x 1.20
7.	Corridor 2	1.24 x 1.20
8.	Terrace 1	3.95 x 2.08
9.	Terrace 2	1.00 x 1.50
10.	Garden	7.51 x 5.03



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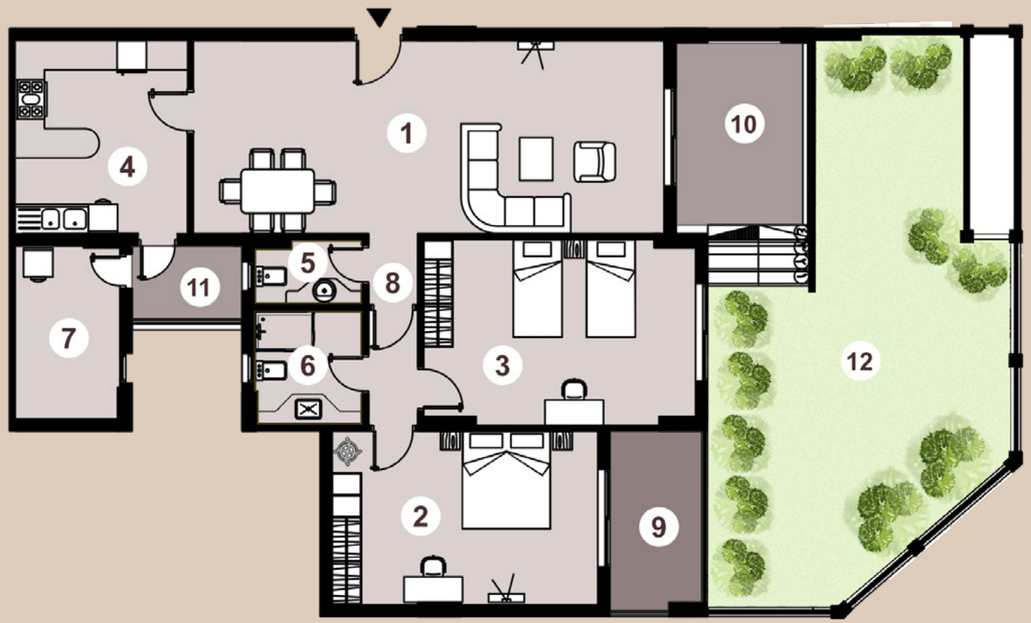
TYPE 02

Area 194m²

2 Bedrooms

1.	Reception & Dining Room	10.30 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	3.53 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Laundry	2.15 x 3.55
8.	Corridor	1.00 x 3.93
9.	Terrace 1	3.68 x 1.88
10.	Terrace 2	3.90 x 2.60
11.	Terrace 3	1.50 x 2.30
12.	Garden	6.22 x 11.73



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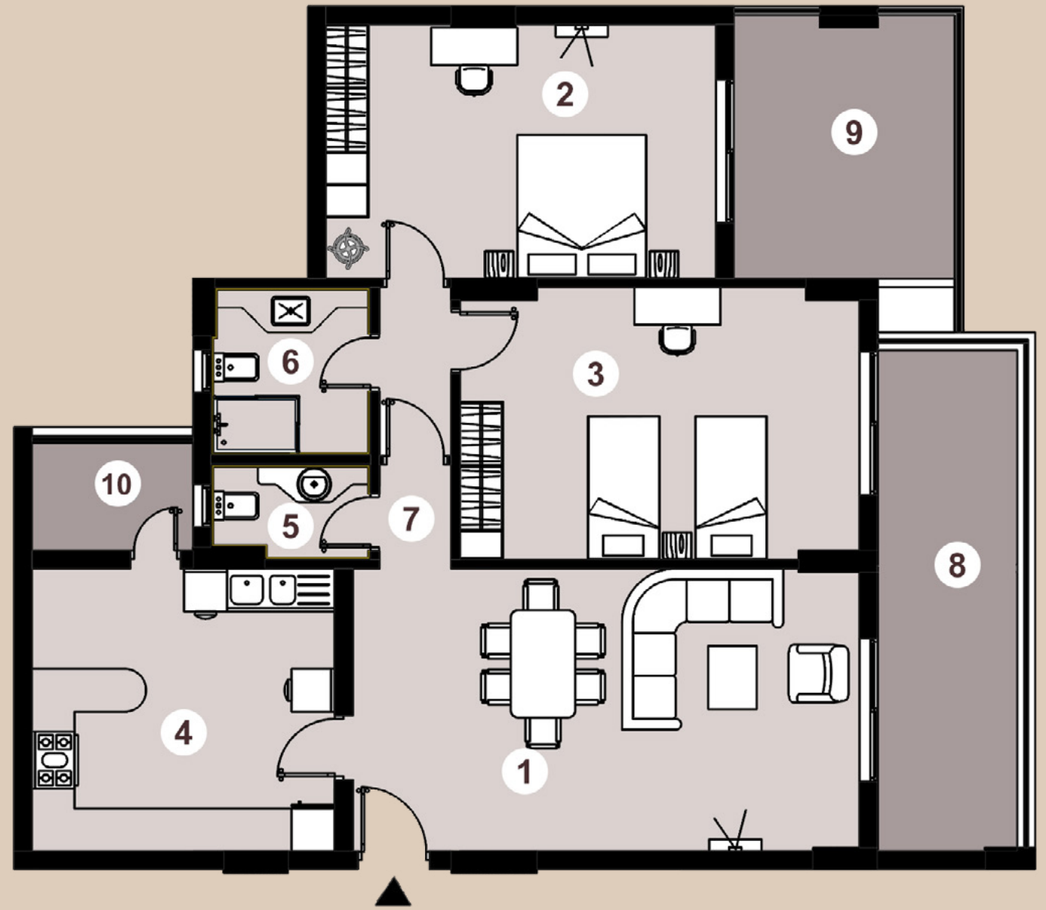
TYPE 04

Area 183m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	4.22 x 3.80
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	7.00 x 1.95
9.	Terrace 2	3.08 x 3.55
10.	Terrace 3	1.50 x 2.30



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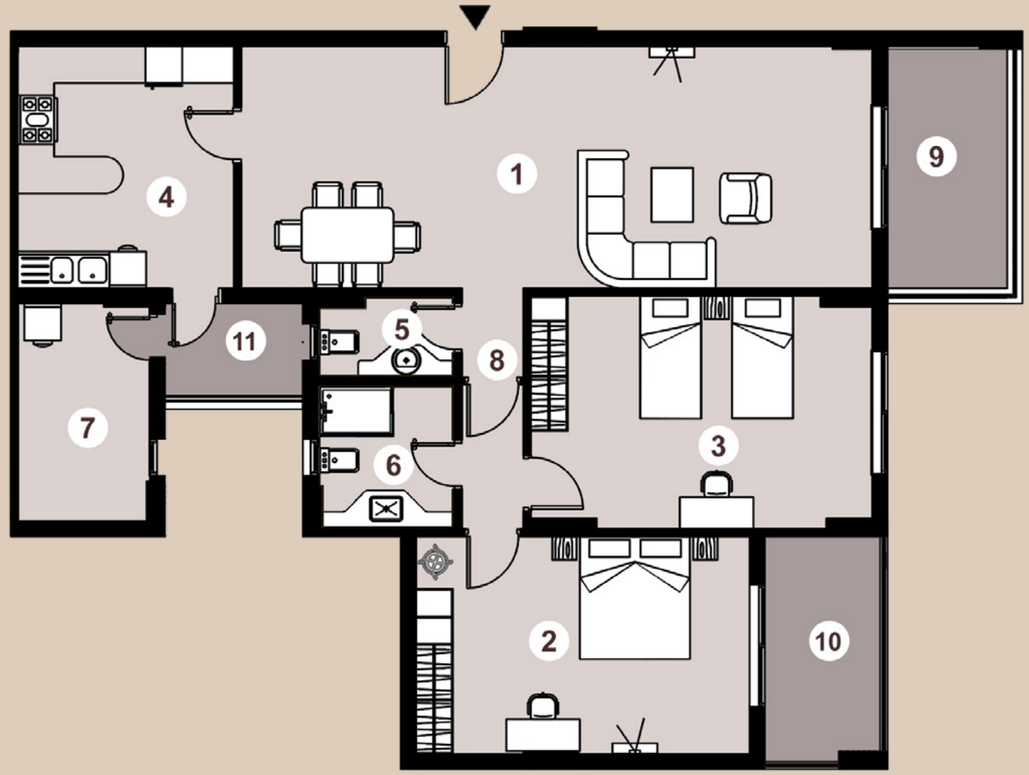
TYPE 05

Area 192m²

2 Bedrooms

1.	Reception & Dining Room	10.30 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	3.53 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Laundry	2.15 x 3.55
8.	Corridor	1.00 x 3.93
9.	Terrace 1	3.90 x 2.00
10.	Terrace 2	3.68 x 1.88
11.	Terrace 3	2.25 x 1.50



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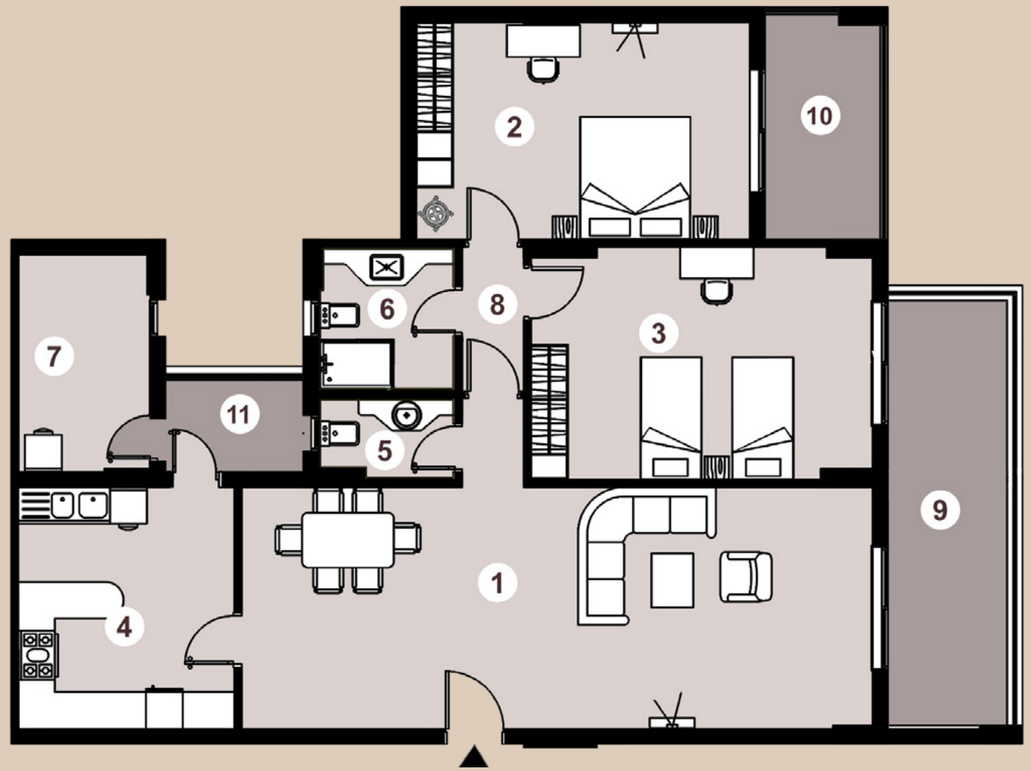
TYPE 06

Area 200m²

2 Bedrooms

1.	Reception & Dining Room	10.30 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	3.53 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Laundry	2.15 x 3.55
8.	Corridor	1.00 x 3.93
9.	Terrace 1	7.00 x 1.95
10.	Terrace 2	3.68 x 1.88
11.	Terrace 3	2.25 x 1.50



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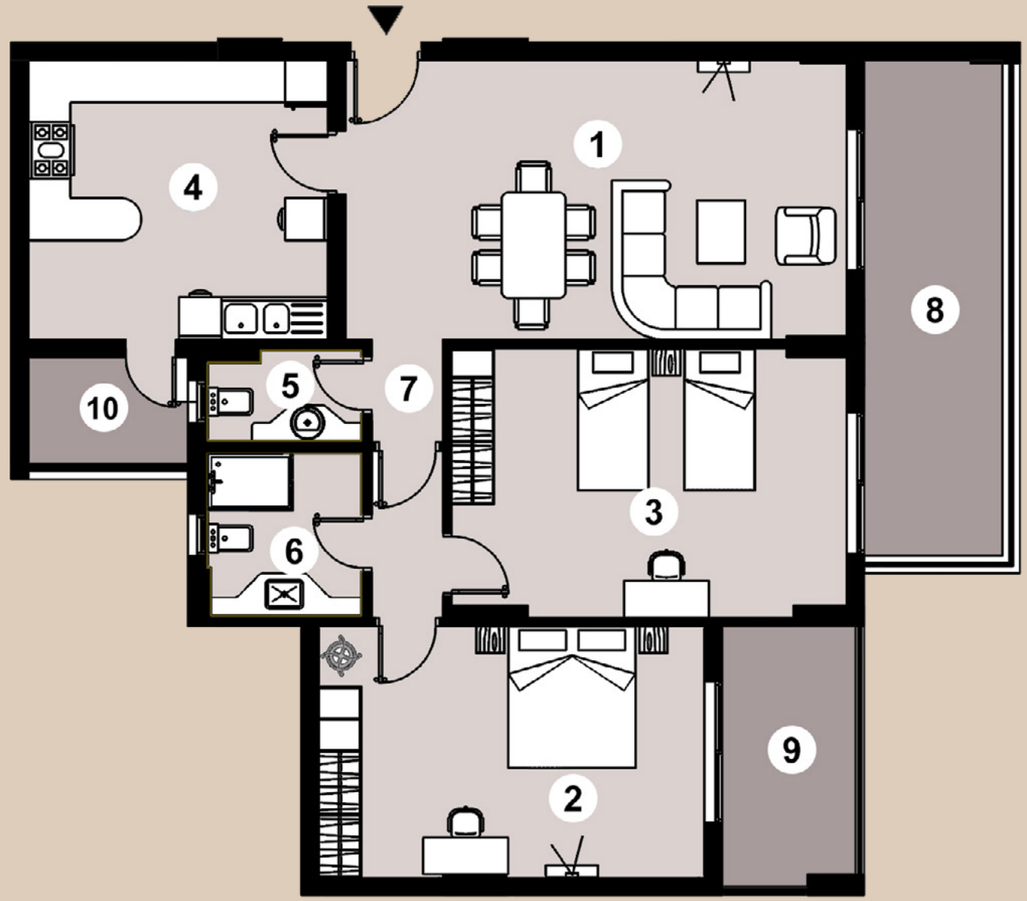
TYPE 07

Area 176m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	4.22 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	7.00 x 1.95
9.	Terrace 2	1.88 x 3.67
10.	Terrace 3	2.25 x 1.50



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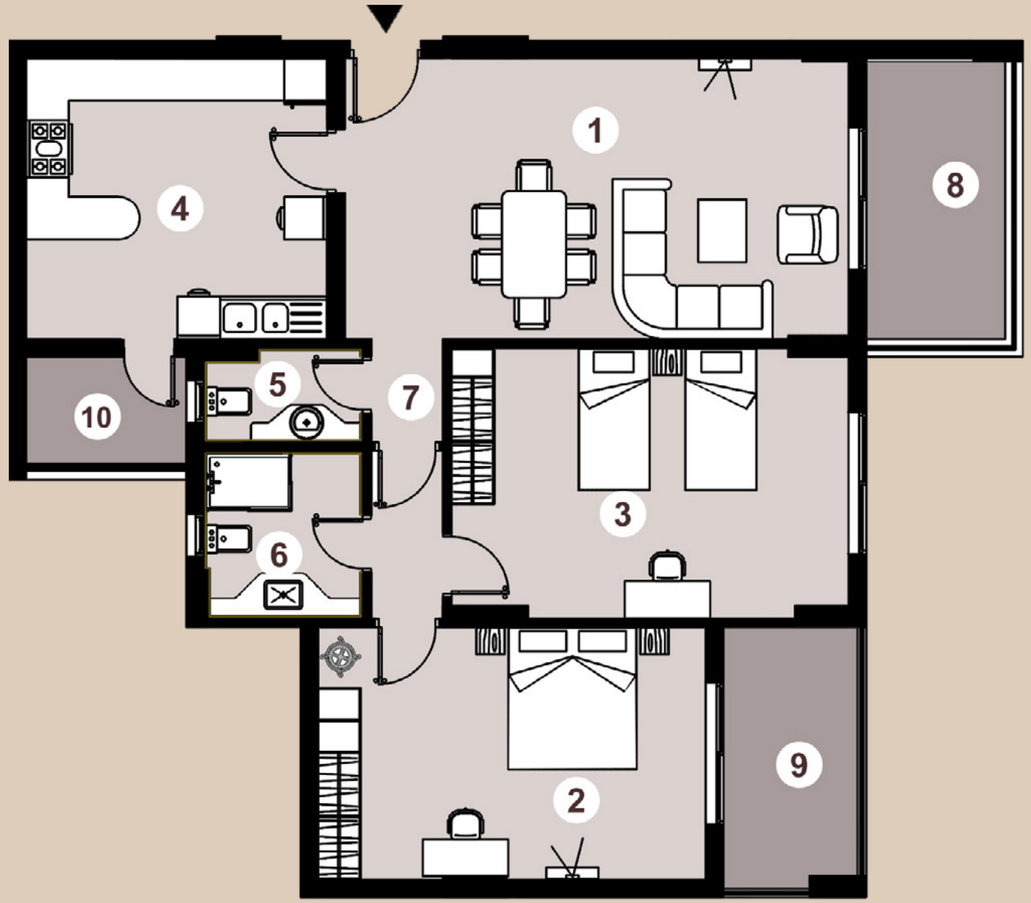
TYPE 08

Area 168m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	4.22 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	3.95 x 1.95
9.	Terrace 2	1.88 x 3.67
10.	Terrace 3	2.25 x 1.50



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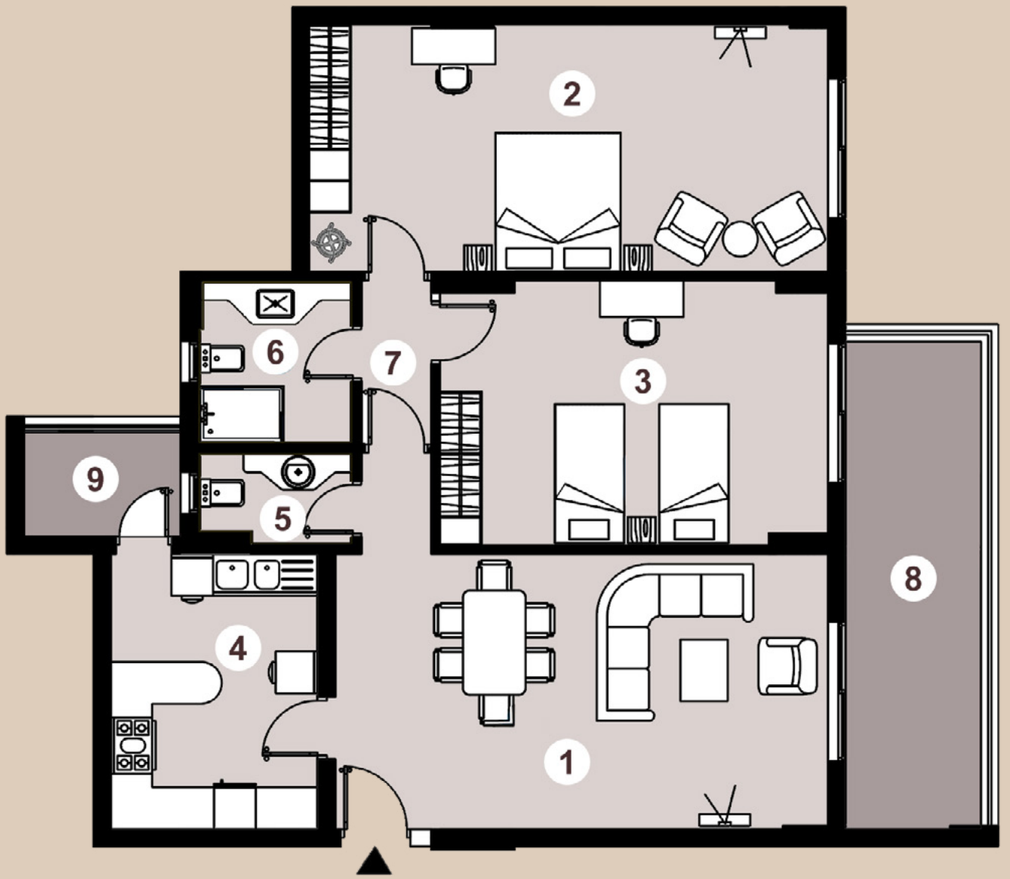
TYPE 09

Area 170m²

2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	7.45 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	7.00 x 1.95
9.	Terrace 2	2.25 x 1.50



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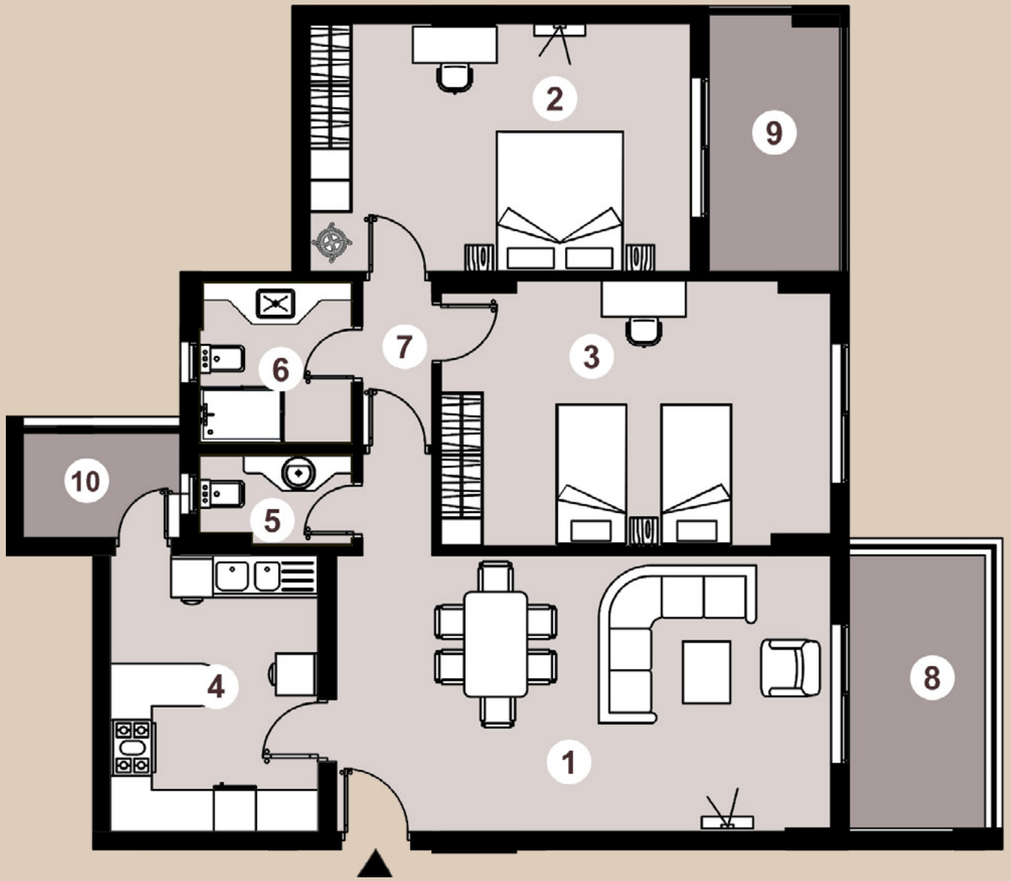
TYPE 10

Area 161m²

2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	3.95 x 1.95
9.	Terrace 2	1.88 x 3.67
10.	Terrace 3	2.25 x 1.50



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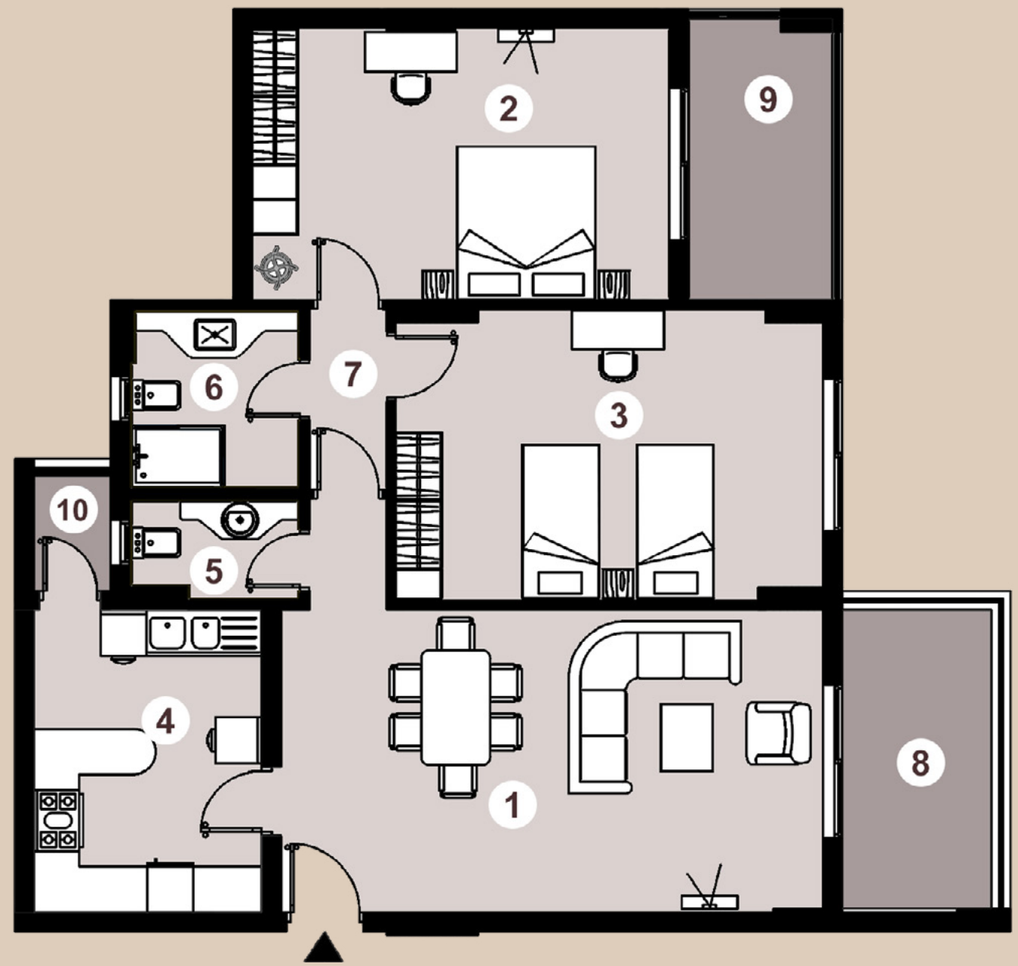
TYPE 11

Area 157 m²

2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	3.95 x 1.95
9.	Terrace 2	1.88 x 3.67
10.	Terrace 3	1.00 x 1.50



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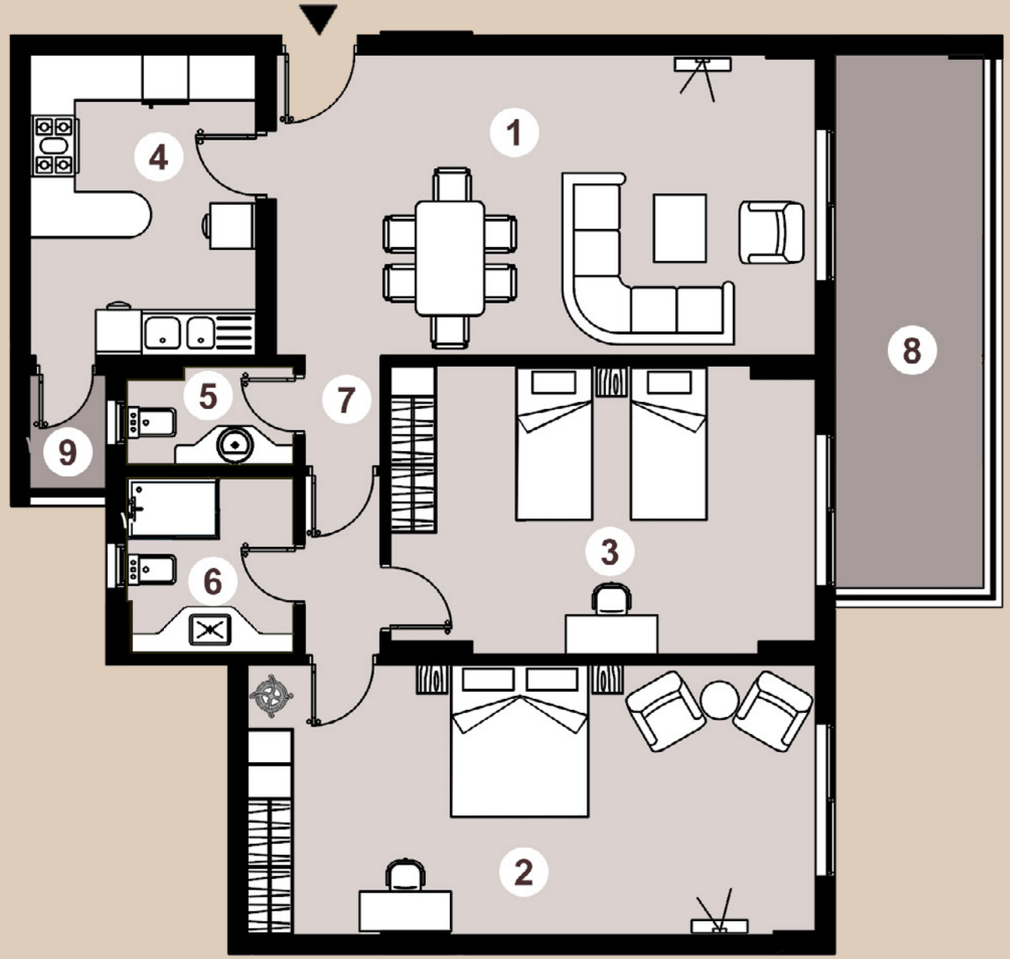
TYPE 12

Area 166m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	7.45 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	7.00 x 1.95
9.	Terrace 2	1.00 x 1.50



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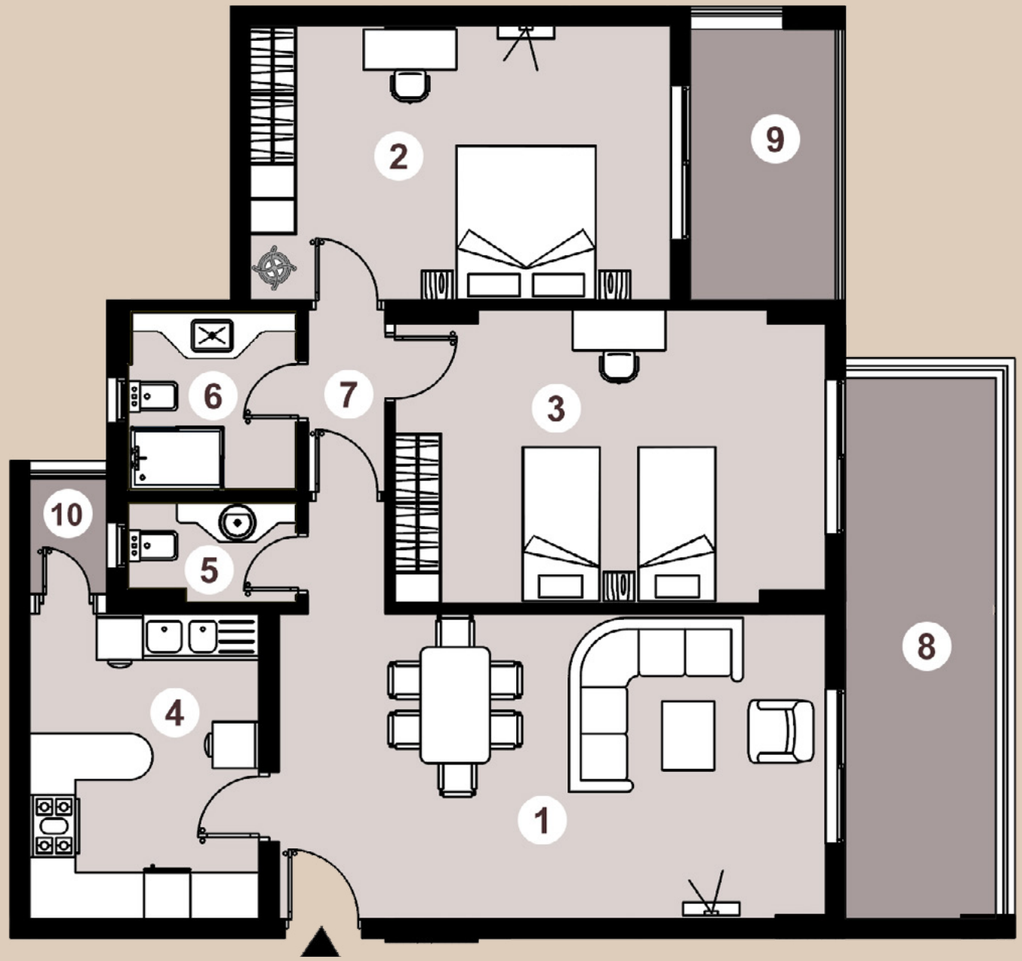
TYPE 18

Area 166m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	7.00 x 1.95
9.	Terrace 2	1.88 x 3.67
10.	Terrace 3	1.00 x 1.50



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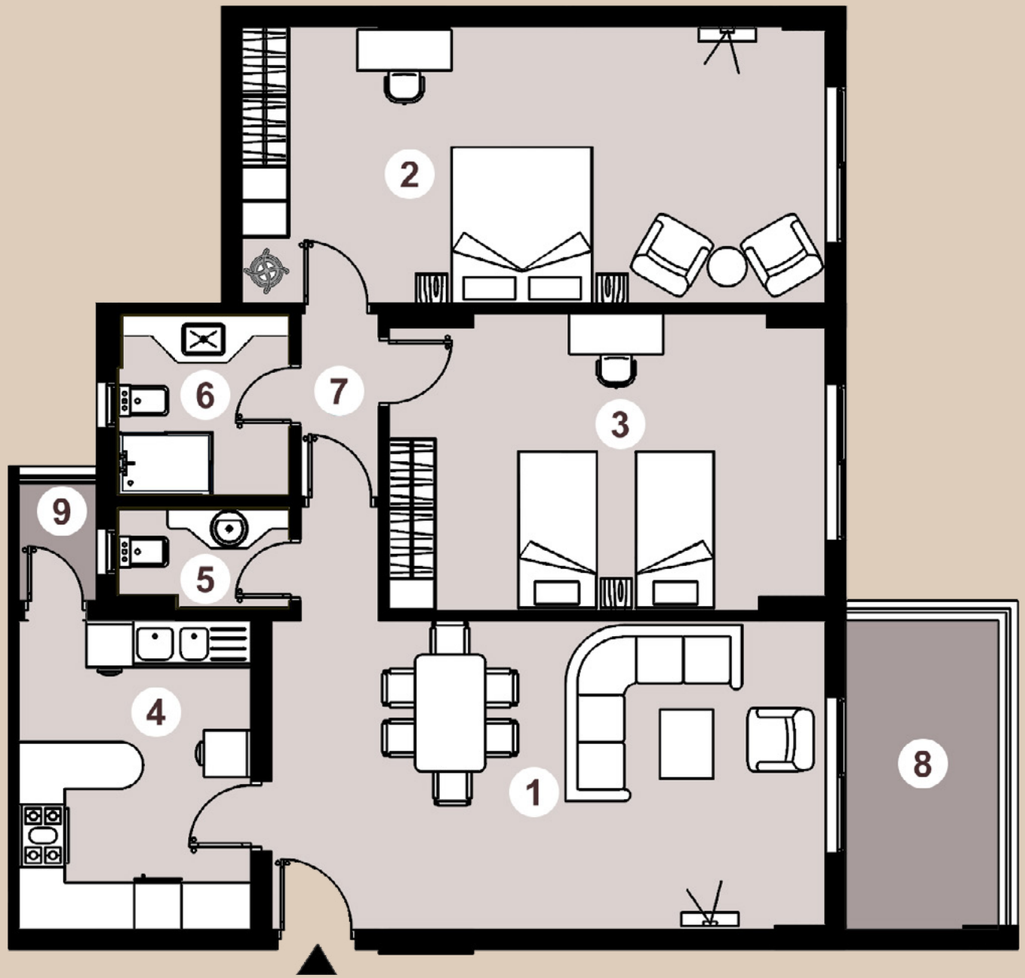
TYPE 20

Area 157m²

2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	7.45 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	3.95 x 1.95
9.	Terrace 2	1.00 x 1.50



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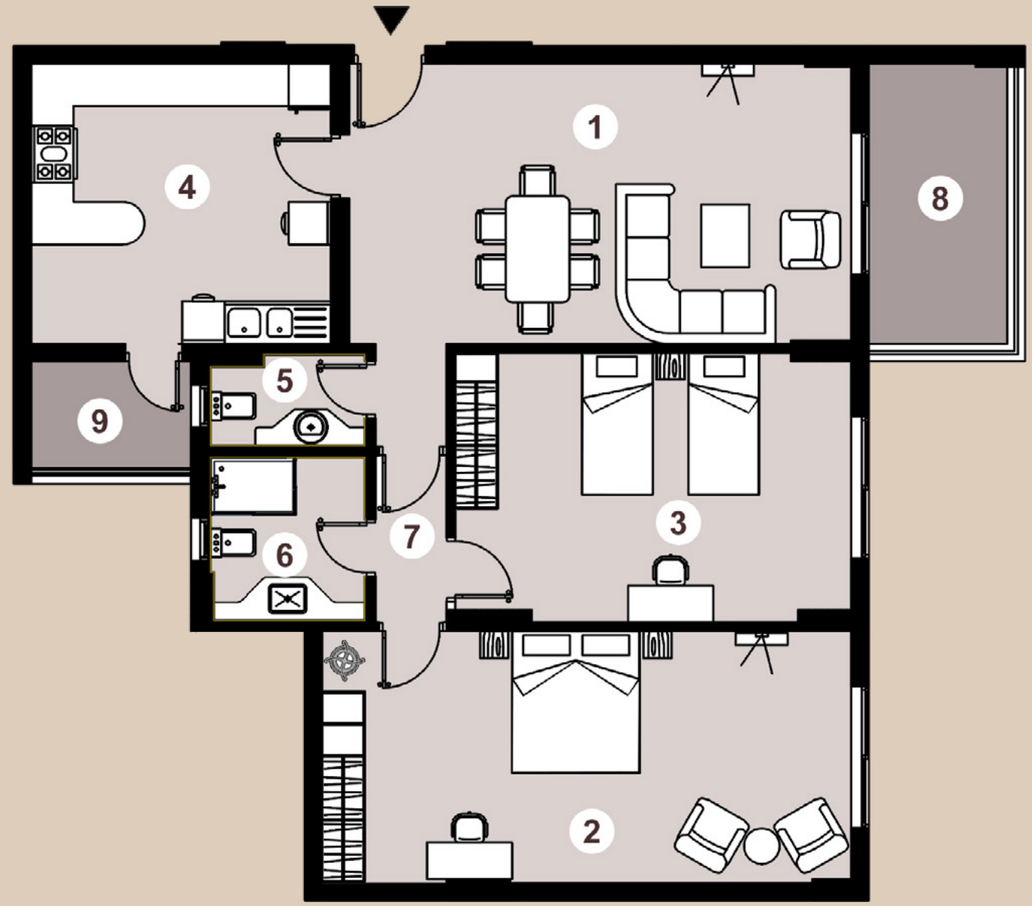
TYPE 22

Area 169m²
2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	7.45 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	4.22 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	3.95 x 1.95
9.	Terrace 2	2.25 x 1.50



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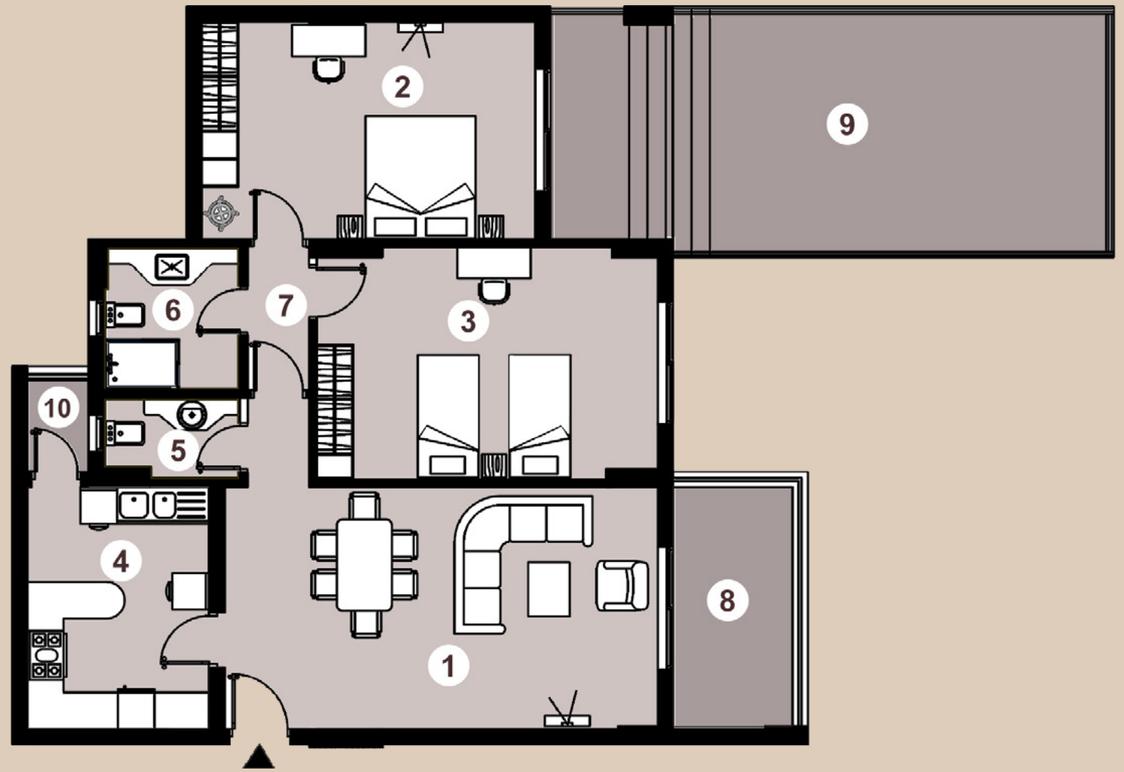
TYPE 23

Area 195m²

2 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Bedroom 1	5.44 x 3.55
3.	Bedroom 2	5.57 x 3.80
4.	Kitchen	2.97 x 3.95
5.	Guest Bathroom	2.22 x 1.33
6.	Bathroom	2.22 x 2.35
7.	Corridor	1.00 x 3.93
8.	Terrace 1	3.95 x 1.95
9.	Terrace 2	3.67 x 9.00
10.	Terrace 3	1.00 x 1.50



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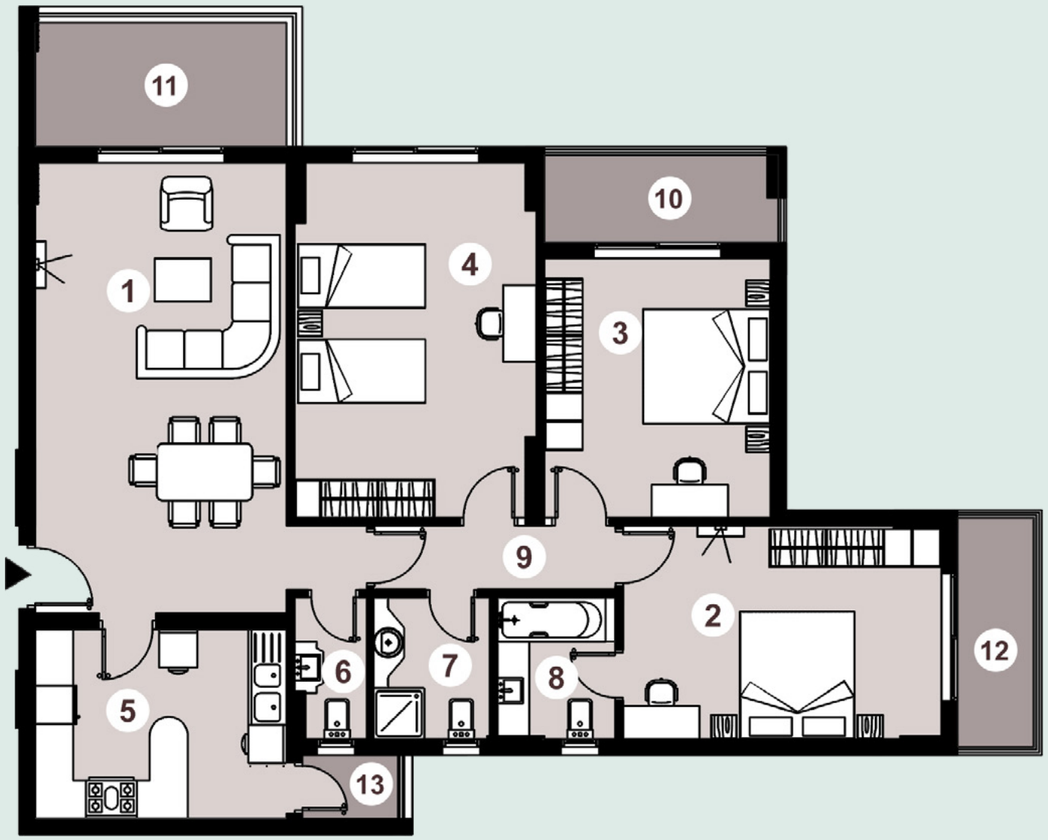
THREE BEDROOMS.

TYPE 13

Area 185m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	5.00 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	3.95 x 1.95
11.	Terrace 2	3.55 x 1.83
12.	Terrace 3	3.60 x 1.20
13.	Terrace 4	1.00 x 1.50



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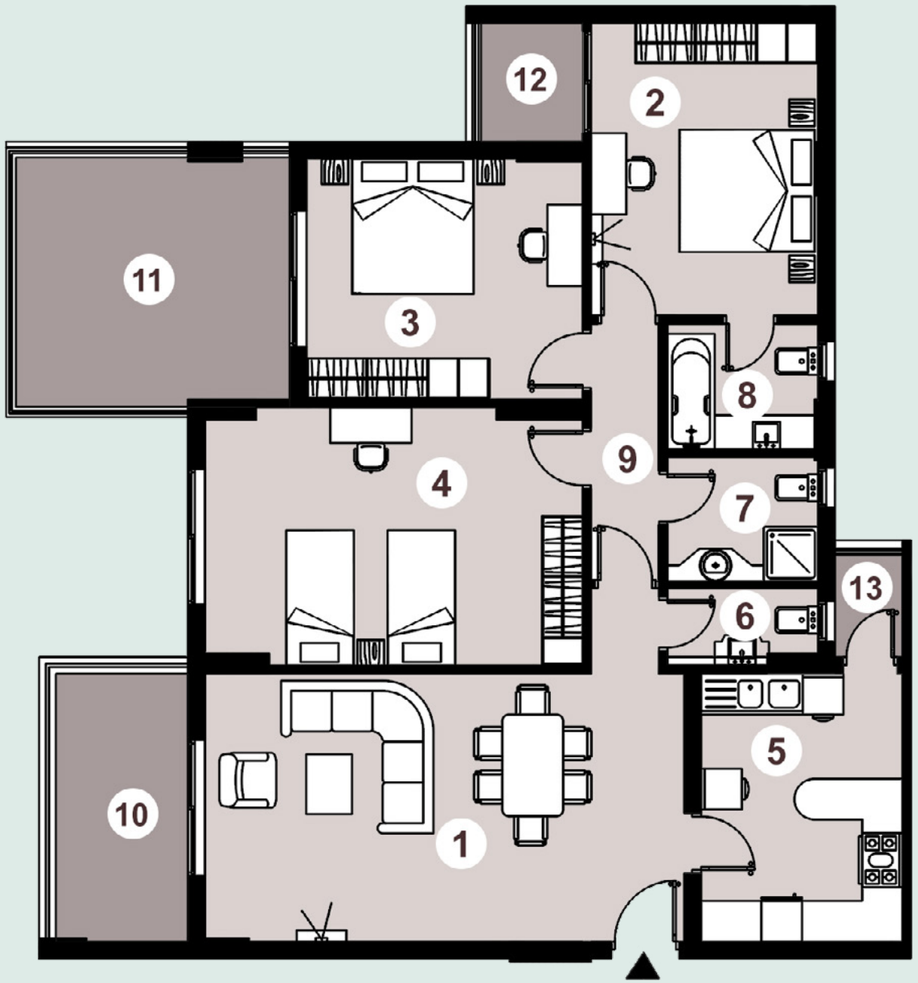
TYPE 14

Area 192m^2

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	3.95 x 1.95
11.	Terrace 2	3.68 x 4.04
12.	Terrace 3	1.75 x 1.50
13.	Terrace 4	1.00 x 1.50



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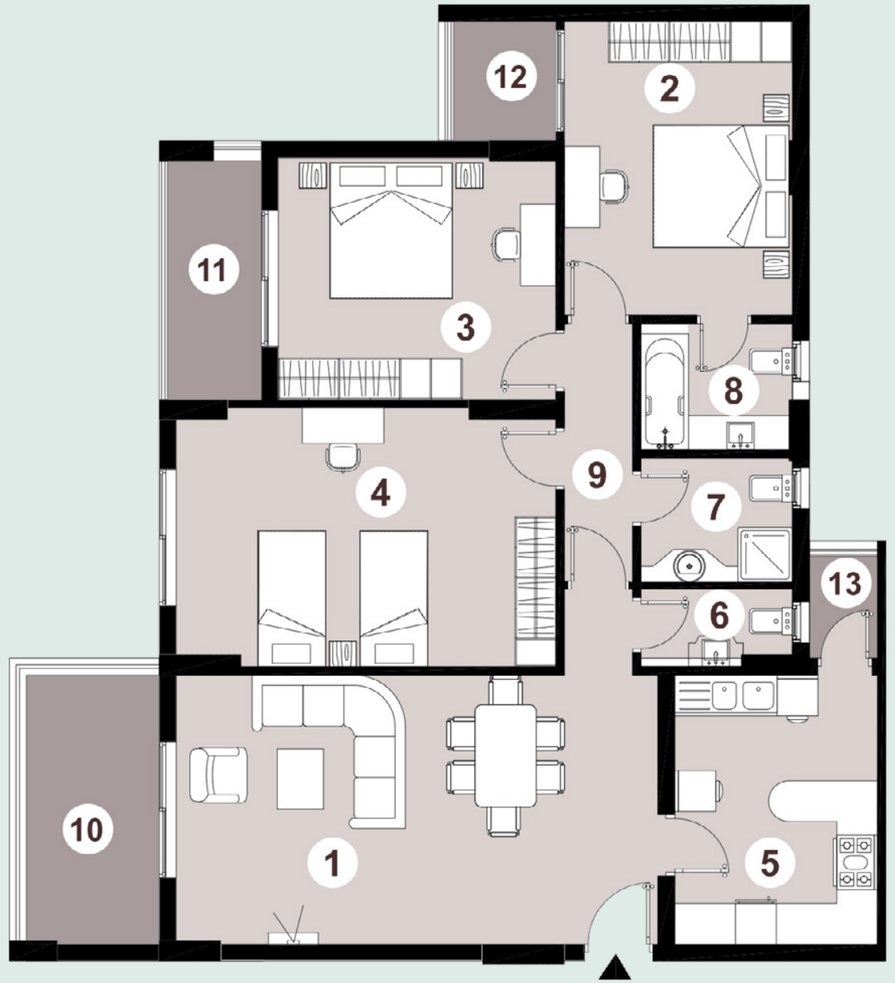
TYPE 15

Area 178m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	3.95 x 1.95
11.	Terrace 2	3.55 x 1.38
12.	Terrace 3	1.75 x 1.50
13.	Terrace 4	1.00 x 1.50



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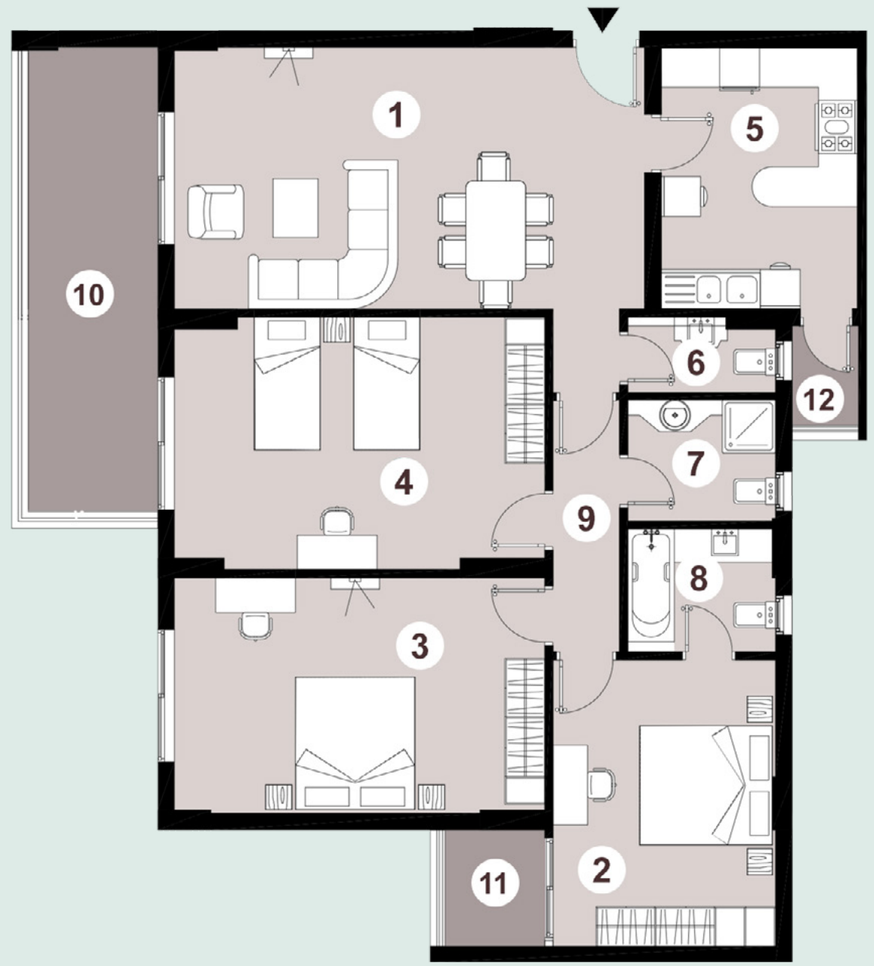
TYPE 16

Area 187m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	3.50 x 5.50
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	7.00 x 1.95
11.	Terrace 2	1.75 x 1.50
12.	Terrace 3	1.00 x 1.50



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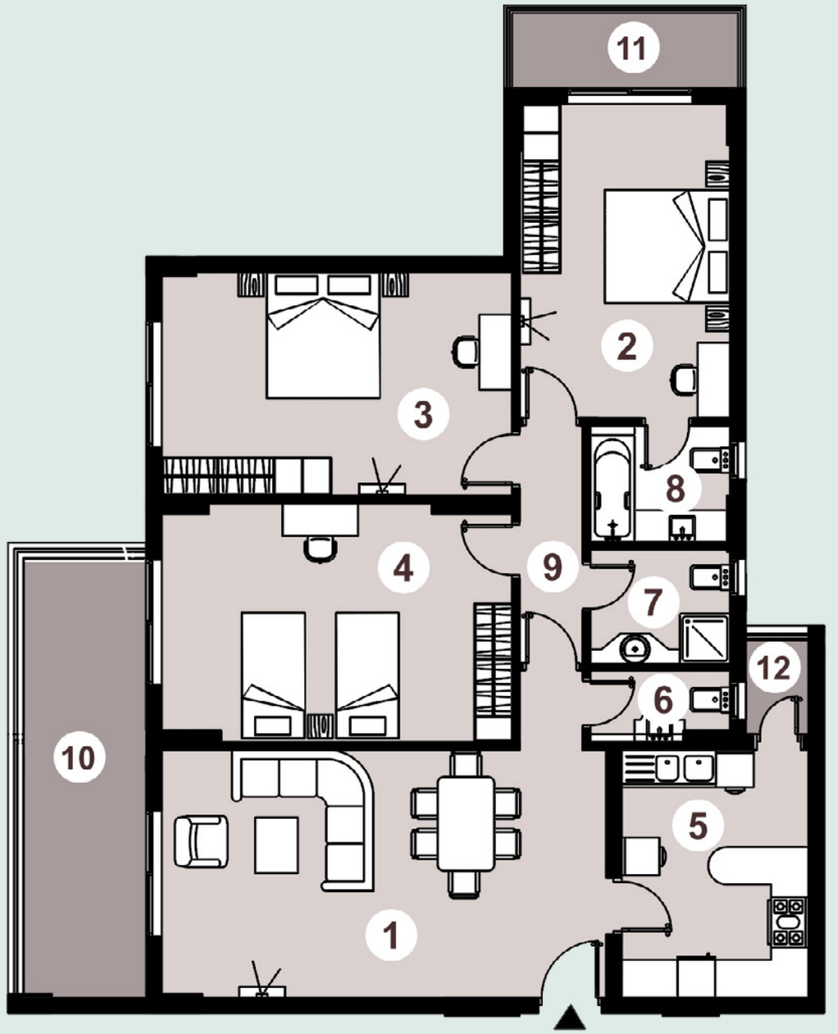
TYPE 17

Area 193m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	5.00 x 3.35
3.	Bedroom 1	3.50 x 5.50
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	7.00 x 1.95
11.	Terrace 2	1.20 x 3.60
12.	Terrace 3	1.00 x 1.50



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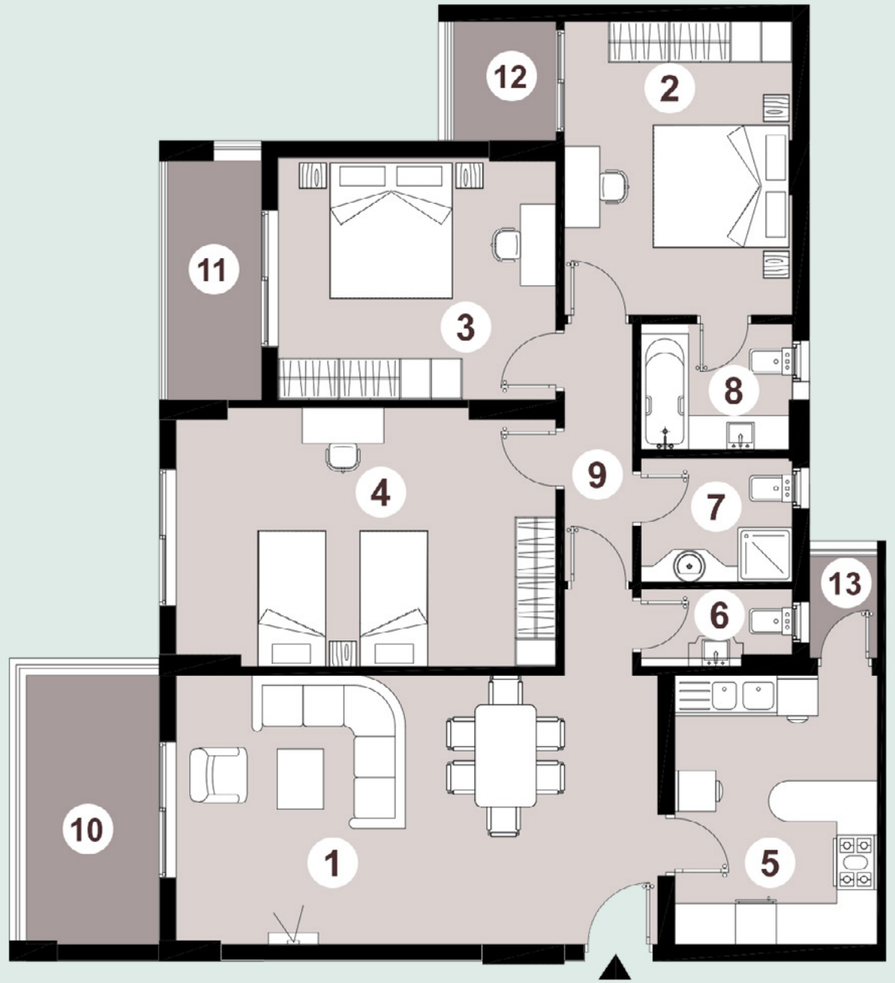
TYPE 19

Area 188m^2

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	7.00 x 1.95
11.	Terrace 2	3.55 x 1.38
12.	Terrace 3	1.75 x 1.50
13.	Terrace 4	1.00 x 1.50



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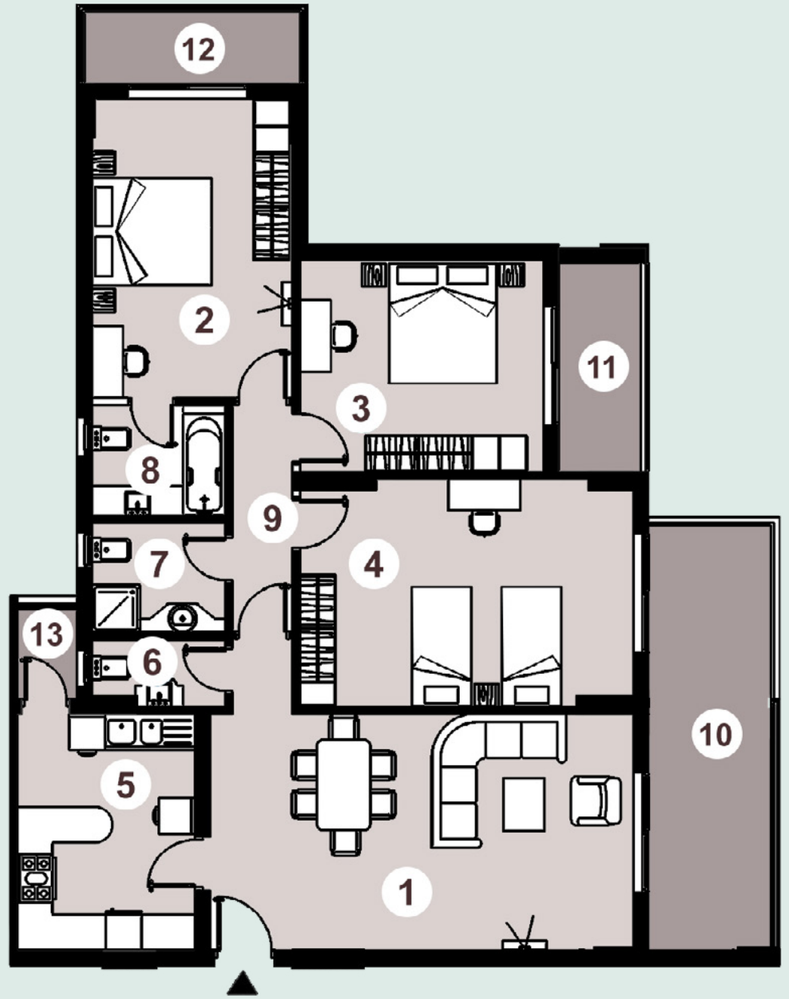
TYPE 21

Area 193m²

3 Bedrooms

1.	Reception & Dining Room	7.07 x 3.95
2.	Master Bedroom	4.30 x 3.35
3.	Bedroom 1	4.07 x 3.55
4.	Bedroom 2	5.57 x 3.80
5.	Kitchen	2.97 x 3.95
6.	Guest Bathroom	2.22 x 1.14
7.	Bathroom	2.22 x 1.82
8.	Master Bedroom Bathroom	2.22 x 1.84
9.	Corridor	1.00 x 5.16
10.	Terrace 1	7.00 x 1.95
11.	Terrace 2	3.55 x 1.38
12.	Terrace 3	3.60 x 1.20
13.	Terrace 4	1.00 x 1.50



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TYPE 25

Area 322m²

3 Bedrooms

1.	Reception & Dining Room	7.75 x 9.05
2.	Master Bedroom	5.44 x 3.55
3.	Bedroom 1	5.31 x 3.80
4.	Bedroom 2	3.94 x 5.31
5.	Kitchen	2.63 x 3.61
6.	Corridor	2.00 x 1.20
7.	Guest Bathroom	2.00 x 1.31
8.	Bathroom	1.91 x 2.20
9.	Master Bedroom Bathroom	1.78 x 2.20
10.	Corridor 1	5.90 x 1.20
11.	Corridor 2	5.96 x 1.20
12.	Corridor 3	1.91 x 1.30
13.	Terrace 1	9.29 x 7.47
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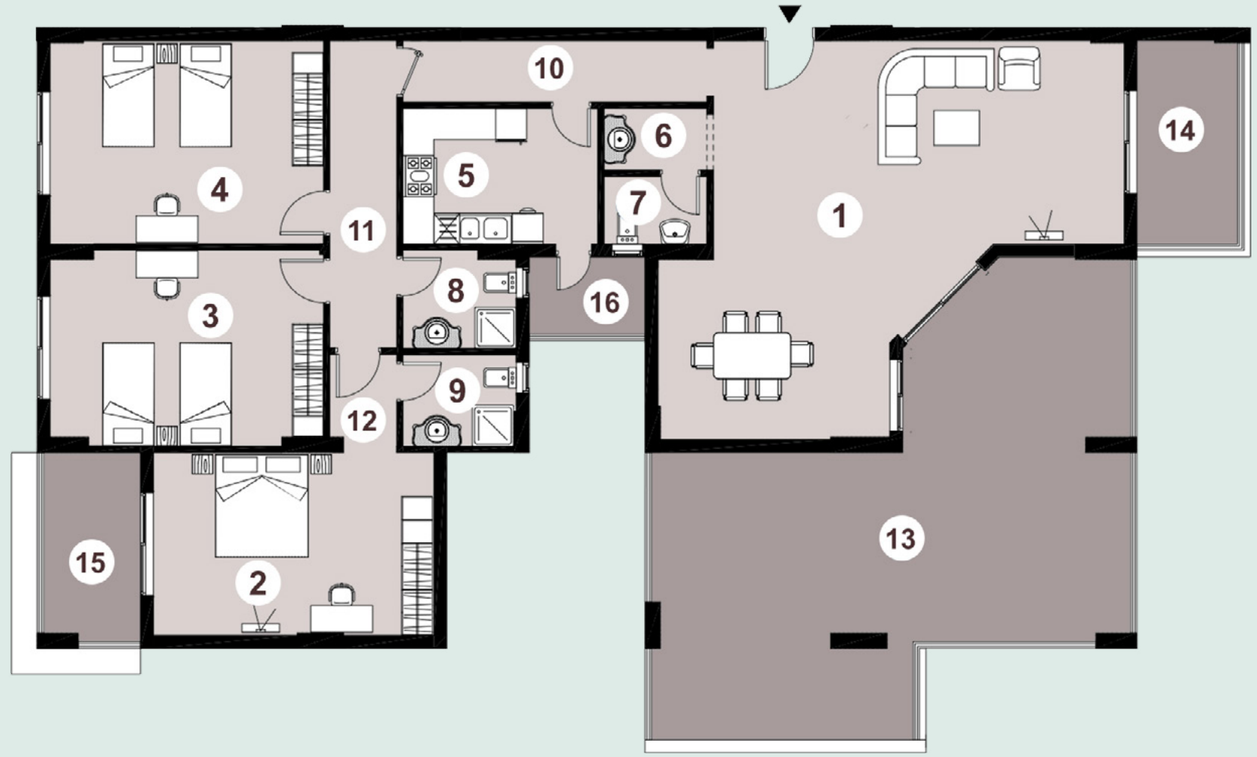
16.	Terrace 4	2.25 x 1.50



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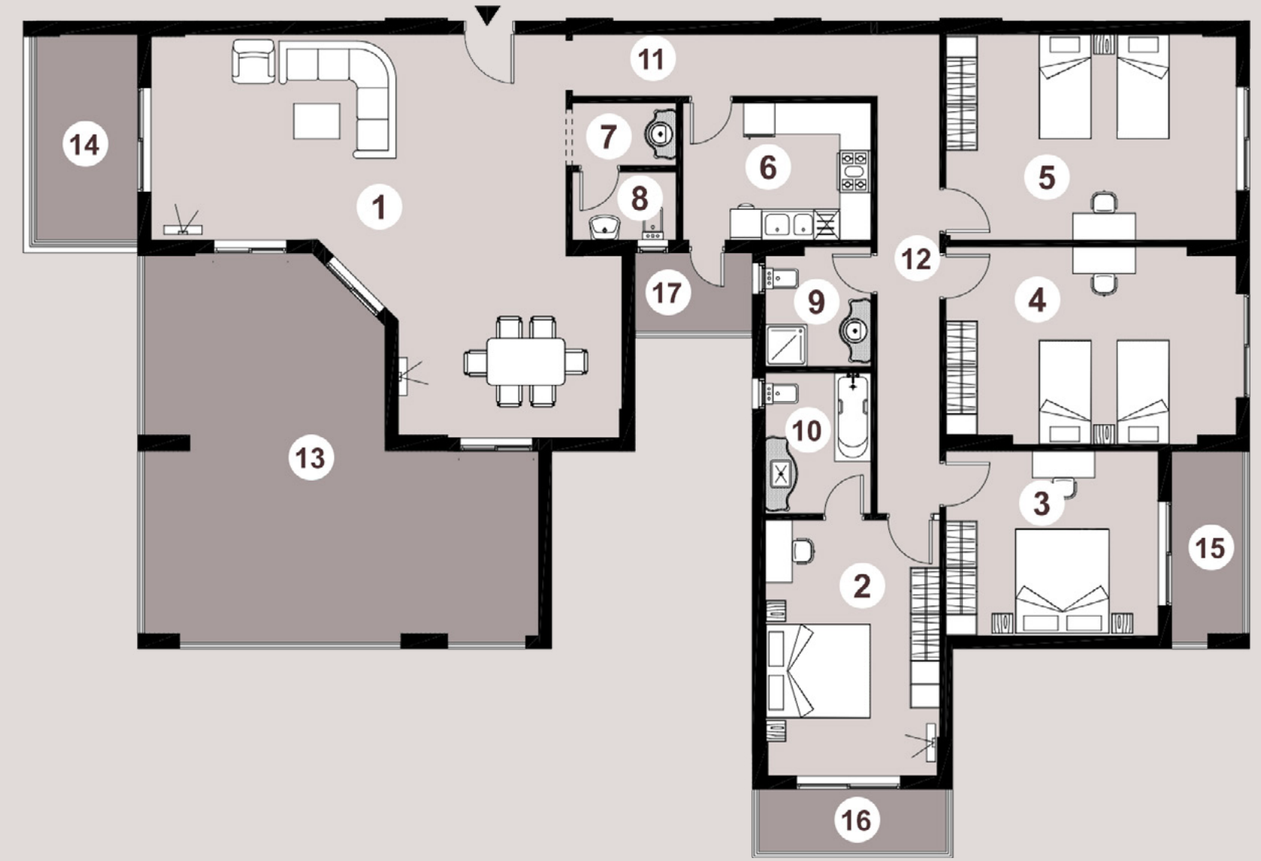
FOUR BEDROOMS.

TYPE 24

Area 330m²

4 Bedrooms

1.	Reception & Dining Room	7.70 x 8.00
2.	Master Bedroom	4.91 x 3.35
3.	Bedroom 1	4.08 x 3.54
4.	Bedroom 2	5.57 x 3.79
5.	Bedroom 3	3.95 x 5.57
6.	Kitchen	2.63 x 3.61
7.	Corridor	2.00 x 1.20
8.	Guest Bathroom	2.00 x 1.31
9.	Bathroom	2.03 x 2.30
10.	Master Bedroom Bathroom	2.03 x 2.70
11.	Corridor 1	7.15 x 1.20
12.	Corridor 2	8.00 x 1.20
13.	Terrace 1	7.57 x 7.46
14.	Terrace 2	1.95 x 3.95
15.	Terrace 3	1.25 x 3.54
16.	Terrace 4	3.60 x 1.20
17.	Terrace 5	2.25 x 1.50



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7 FINISHING SPECS.

Interior Finishing



Item:
Ceramic

Area Of Use:
Flooring

Space:
Reception,
Bedrooms,
Terrace

Item:
Acrylic paint

Area Of Use:
Wall, Ceiling

Space:
Reception,
Bedrooms

Exterior Finishing



Item:
Paint

Area Of Use:
Elevation



Item:
Glass

Area Of Use:
Elevation



Item:
Metal Handrails

Area Of Use:
Terraces

8

SYSTEM AMENITIES.

MECHANICAL ELECTRICAL PLUMBING.

General Specs.

	Public Areas	Residential Unit	Indoor Parking Areas
Central HVAC Systems			
Split units air conditioning piping connections (Eelectric & Drainage)		•	
Fresh Air Supply			
Continuous fresh air supply independent from the AC operation, ensuring quality of indoor fresh air			•
Communication and Security			
Structured Data Cabling and LAN Switching	•	•	•
LAN Network		•	•
High speed internet access		•	
IP Telephony		•	•
IP-CCTV	•		
Audio Visual Intercom		•	
Public Address Sound System	•		•
Fire Alarm System			
Intelligent Digital Addressable Main Fire Control Panel (MFACP)	•		•
The Fire Alarm with Automatic Telephone Dialer (ATD) which sends an alarm signal to the Fire Brigade in case of fire	•		•
Manual pull stations installed in all project areas	•		•
Heat detectors transformer rooms, emergency generator rooms, etc.	•		•
High sensitivity smoke detectors	•		•
Fire Fighting System	•		•
Water Sprinkler System	•		•
Fire Hose Rail	•	•	•
Chemicals Systems (FM200, CO2, etc.)			•

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MECHANICAL ELECTRICAL PLUMBING.

General Specs.

	Public Areas	Residential Unit	Indoor Parking Areas
Outdoor Swimming pools			
Outdoor swimming pool features	•		
Exhaust Systems			
Parking Ventilation System			•
Smoke Management System			•
Electrical LV Safety Systems			
Earth Leakage circuit breaker for wet areas	•	•	•
Lightening and grounding network	•	•	•
Redundant Transformers for all main loads		•	•
Emergency Backup generator foe life safety and security systems	•		
LED lighting for lower power consumption	•	•	•
Elevators	•	•	•
Other Amenities			
BMS - Building Management System			•
Garbage Chute System with safety features (door lock & fire fighting)		•	
Parking Control System / Barriers			•
Intelligent Lighting System KNX	•		•
Stormwater Drainage System	•		•
Grey Water Management System	•	•	•

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9 CONTACTS.

CITY EDGE
DEVELOPMENTS

V3 2021