

# Edge





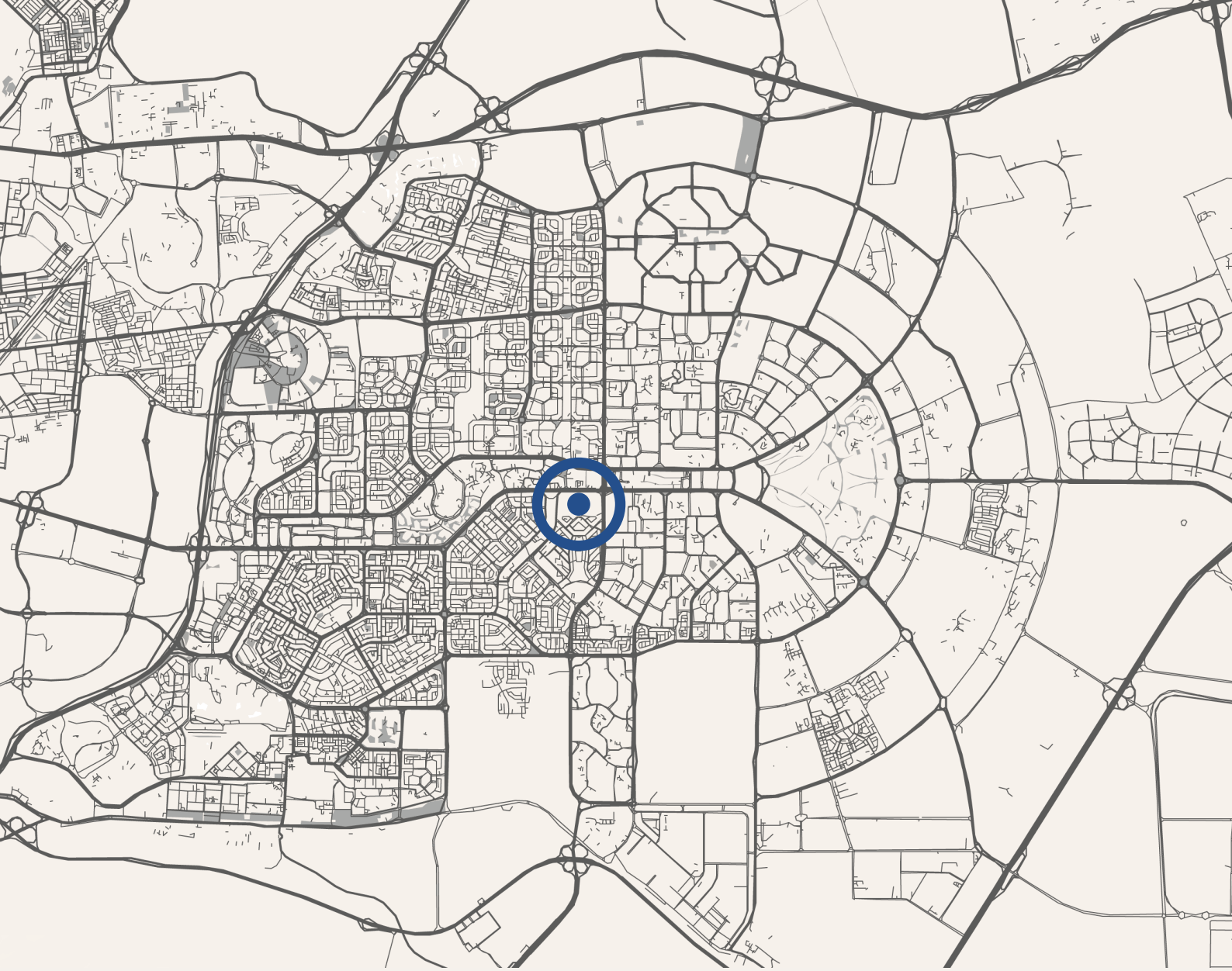
The Ark





# **EDGE** - *"WHERE ART, NATURE & SMILES RESIDE"*







# LOCATION

South of New Cairo is strategically positioned along the 90 Road, ensuring swift and easy connections to key areas in Cairo. Residents benefit from proximity to major transportation arteries, providing seamless access to the vibrant city center and other essential destinations.

The location is part of a growing community, attracting a mix of professionals, families, and individuals seeking a contemporary and convenient living experience. This diversity contributes to a vibrant and inclusive atmosphere.

SOUTH 90 ST

EDGE

# MASTERPLAN





# WHERE VERSATILITY MEETS SERENITY IN EVERY SPACE

Discover the Art of Tailored Living at Edge: Where Varied Configurations Merge Seamlessly with Tranquil Ambiance.

# BEHIND THE - GLASS

**At Edge, we believe in bringing the beauty of the outdoors to your doorstep.**

*To achieve this seamless connection with nature, all our facades are elegantly crafted with expansive glass panels. These transparent boundaries not only redefine the aesthetics of your living space but serve as portals to panoramic views that extend beyond the confines of your home.*



*The choice of glass facades at Edge is intentional—it's a deliberate design decision aimed at maximizing the breathtaking vistas that surround your residence. Whether it's the lush greenery, city skyline, or serene water bodies, every angle is framed to perfection. As natural light floods your living spaces, the glass facades act as a visual bridge, inviting the outdoors in and creating an immersive experience.*

Imagine waking up to the gentle glow of the sunrise, or unwinding in the evening as the city lights twinkle on the horizon. The glass facades at Edge transform your living environment into a canvas where every season, weather pattern, and time of day becomes a part of your daily narrative.

# WALKABLE COMMUNITY



## Our Walkable Oasis Promotes an Active Living in Our Development

*Our development features walkable areas designed to promote a healthy and active lifestyle. With pedestrian-friendly streets, scenic walking paths, and convenient access to amenities and retail outlets, residents can enjoy leisurely walks and errands within the safety and comfort of their community.*

# 3 TO 4 UNDERGROUND PARKING



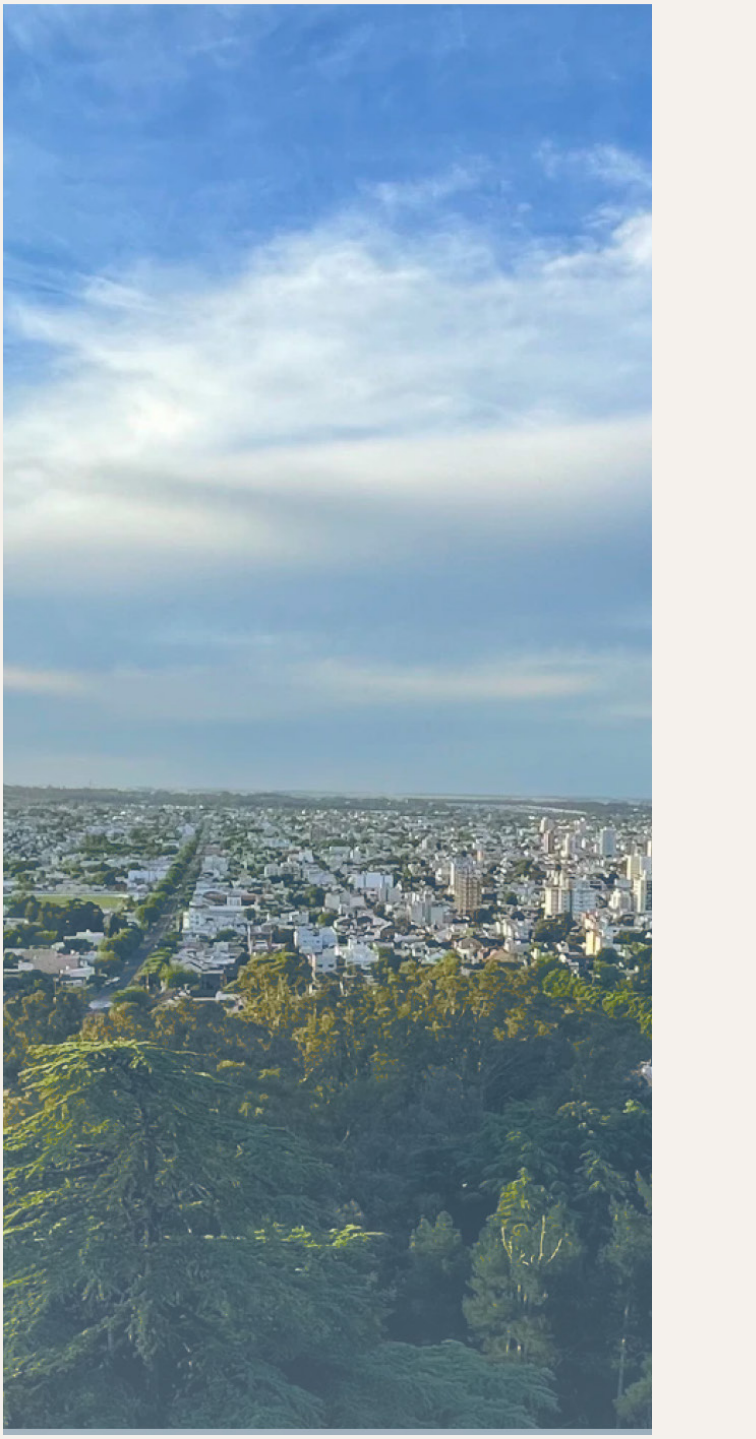
**At Edge, we understand the importance of convenience and security when it comes to parking.**

*That's why we provide designated parking spaces for all residents, ensuring hassle-free parking solutions tailored to your needs. With our policy of allocating one parking space per room, residents can rest assured knowing that their vehicles have a secure and easily accessible spot. Whether you're a resident of a one-bedroom apartment, a spacious duplex, or any of our other luxurious units, you'll have the convenience of a dedicated parking space waiting for you. Our commitment to providing personalized parking solutions reflects our dedication to enhancing your living experience.*

# PANORAMIC VIEWS

**At Edge, we pride ourselves on offering residents an unparalleled living experience, and our panoramic views are a testament to that commitment.**

*Residents enjoy expansive panoramic views of the city, greenery, and water bodies. These stunning views provide inspiration and delight, allowing residents to immerse themselves in their surroundings. The thoughtfully designed buildings are strategically positioned to maximize these views, making them perfect for relaxation, rejuvenation, and reflection. The unparalleled beauty of these views at Edge reminds residents of the extraordinary world we live in.can enjoy moments of relaxation and rejuvenation amidst nature's embrace.*



# OUR RESIDENCES ARE BOTH FULLY

**AUTOMATED BY**
*VIMAR ITALY*
**&**
**SERVICED BY**
*CORINTHIA HOTEL*

# FACILITIES - *AMENITIES*





# LAND*SCAPING*

## WALKING *TRAILS*

*SERPENTINE PATHS WINDING THROUGH GREENERY, ENCOURAGING RESIDENTS TO STROLL, JOG, OR SIMPLY ENJOY THE OUTDOORS.*

## OUTDOOR *SEATING AREAS*

*SCATTERED SEATING AREAS BENEATH SHADY TREES OR BESIDE VIBRANT FLOWER BEDS, CREATING INVITING SPOTS FOR RELAXATION.*



## BOTANICAL *ZONES*

*DEDICATED AREAS SHOWCASING DIVERSE PLANT SPECIES, CREATING A VIBRANT AND EDUCATIONAL ENVIRONMENT.*





# LANDSCAPING

## TRIPLE HEIGHT *ENTRANCE*

*IMMERSE YOURSELF IN THE GRANDEUR OF OUR TRIPLE-HEIGHT ENTRANCE FEATURED IN ALL BUILDINGS, WELCOMING YOU WITH AN IMPRESSIVE SENSE OF SPACE AND SOPHISTICATION FROM THE MOMENT YOU ARRIVE.*

## PRIVATE *SWIMMING POOL*



*EDGE FOCUSES ON PROVIDING RESIDENTS WITH LUXURIOUS AMENITIES, INCLUDING PRIVATE POOL FACILITIES, ENHANCING THEIR LIFESTYLE AND PROVIDING A PRIVATE OASIS FOR RELAXATION AND REJUVENATION.*

## 24/7 CCTV *SURVEILLANCE*

*REST ASSURED WITH THE COMPREHENSIVE SECURITY PROVIDED BY 24/7 CCTV SURVEILLANCE ACROSS ALL BUILDINGS AT EDGE, OFFERING RESIDENTS PEACE OF MIND AND ENSURING A SAFE AND SECURE LIVING ENVIRONMENT AROUND THE CLOCK.*





# LAND*SCAPING*

## STORAGE *ROOMS*

*RESIDENTS ARE ALLOCATED DESIGNATED STORAGE AREAS TO KEEP THEIR LIVING SPACES ORGANIZED AND CLUTTER-FREE, ENSURING DAILY SEASONAL ITEMS THAT ARE EASILY ACCESSIBLE AND ACCESSIBLE.*

## MULTIPLE *ELEVATORS*

*EXPERIENCE THE CONVENIENCE AND EFFICIENCY OF MULTIPLE ELEVATORS IN ALL BUILDINGS, ENSURING SWIFT AND SEAMLESS ACCESS TO EVERY FLOOR FOR RESIDENTS AND GUESTS ALIKE.*



## SKYLIGHTS *FOR ALL BUILDINGS*

*ELEVATE YOUR LIVING EXPERIENCE WITH SKYLIGHTS FEATURED IN ALL BUILDINGS, INFUSING YOUR SPACE WITH NATURAL LIGHT AND CREATING AN AIRY, INVITING ATMOSPHERE THROUGHOUT.*



# BIGGER *PICTURE*

## PET *OASIS*

*A DEDICATED PET-FRIENDLY ZONE AT EDGE, CONNECTING RESIDENTS WITH PET SERVICES AND ACTIVITIES WITHIN THE LARGER PET-FRIENDLY COMMUNITY OF THE ARK OF EAST.*

## SMART *LIVING HUB*

*A FACILITY AT EDGE DEDICATED TO SMART HOME TECHNOLOGIES, EXTENDING CONNECTIVITY TO THE INNOVATIVE TECH INFRASTRUCTURE WITHIN THE ARK OF EAST.*

## EXPRESS *FITNESS*

*A FITNESS CENTER WITHIN EDGE FOR RESIDENTS, PROMOTING HEALTH AND WELL-BEING WITHIN THE ARK OF EAST'S COMMUNITY HEALTH INITIATIVES.*

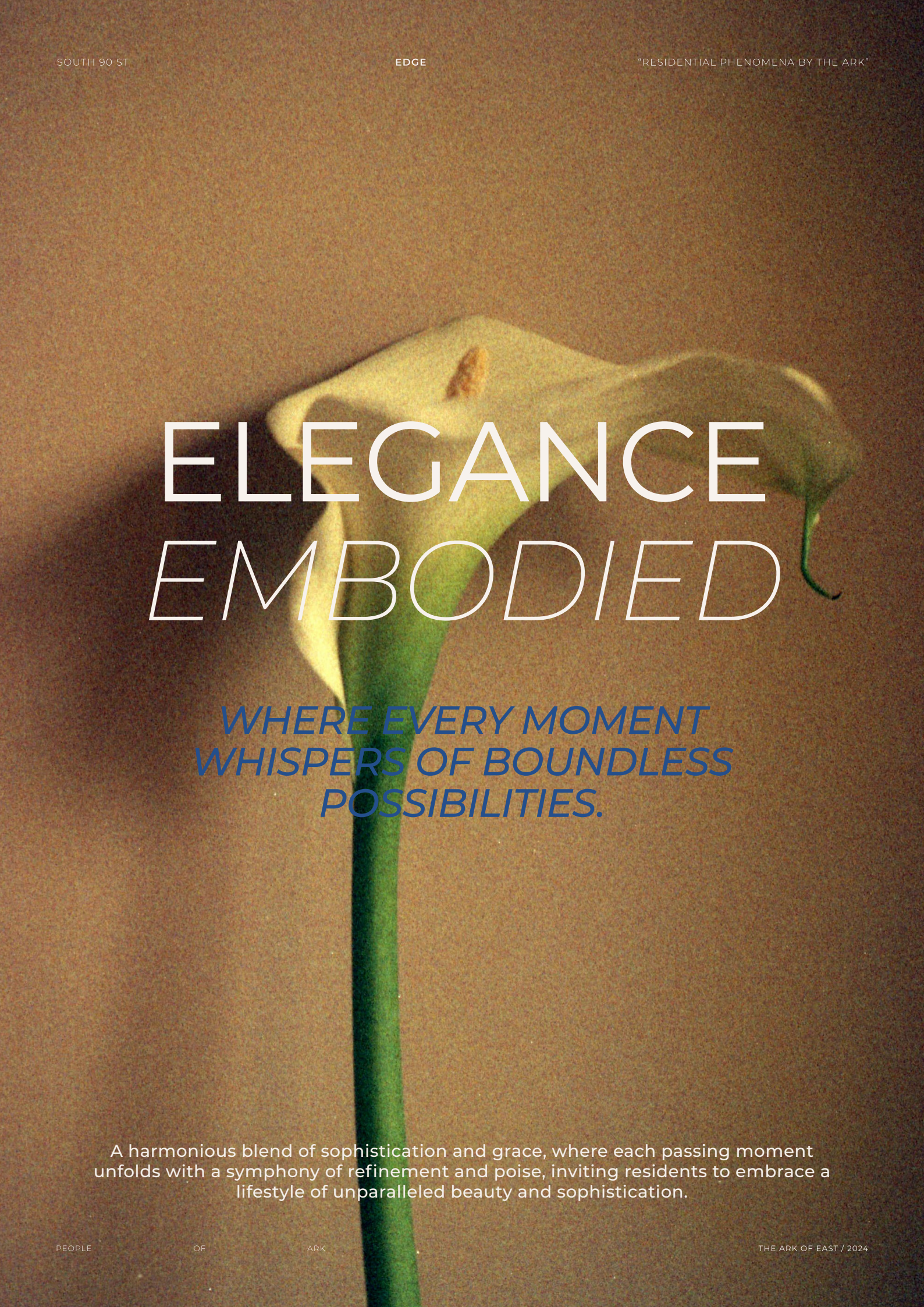
# BIGGER *PICTURE*

## CONCIERGE *SERVICES*

*OUR DEVELOPMENT OFFERS 24/7 CONCIERGE SERVICE FOR RESIDENTS, ASSISTING WITH TRANSPORTATION, RESTAURANT RESERVATIONS, DELIVERIES, AND LOCAL RECOMMENDATIONS, ENSURING EFFICIENCY AND COMFORT.*

## SMART *AUTOMATED HOMES*

*FROM INTELLIGENT LIGHTING SYSTEMS TO AUTOMATED TEMPERATURE CONTROL, OUR SMART HOMES OFFER UNPARALLELED CONVENIENCE AND CONNECTIVITY.*



# ELEGANCE *EMBODIED*

## *WHERE EVERY MOMENT WHISPERS OF BOUNDLESS POSSIBILITIES.*

A harmonious blend of sophistication and grace, where each passing moment unfolds with a symphony of refinement and poise, inviting residents to embrace a lifestyle of unparalleled beauty and sophistication.

# STUDIOS
## FROM *46* TO *67* SQM



# *1* BEDROOM
## FROM
## *87* TO *137* SQM



# 2 BEDROOMS FROM 135 TO 168 SQM





# *3* BEDROOMS
## FROM
## ***201*** *TO* ***228*** *SQM*



# *3* BEDROOM DUPLEX

## FROM *261* TO *333* SQM



# 4 BEDROOM PENTHOUSE 1000 SQM

## WITH A PRIVATE SWIMMING POOL



## *UNIT AMENITIES*

# FULLY FINISHED

**At Edge, we understand that moving into a new home should be a seamless and stress-free experience.**

*Edge offers fully finished units with high standards of quality and craftsmanship. Each unit features premium flooring, elegant fixtures, and modern finishes, creating a luxurious and inviting ambiance. The attention to detail and superior*



*craftsmanship define every aspect of the units, from living rooms to kitchens and bedrooms. With no need for additional renovations or upgrades, residents can enjoy the ultimate in comfort and convenience from day one.*

Experience the luxury of fully finished living at Edge, where every detail is carefully curated to exceed your expectations.

*UNIT AMENITIES*

# KITCHEN CABINETS



**At Edge, we understand that the kitchen is more than just a place to prepare meals—it's the heart of the home, a space where memories are made and culinary dreams come to life.**

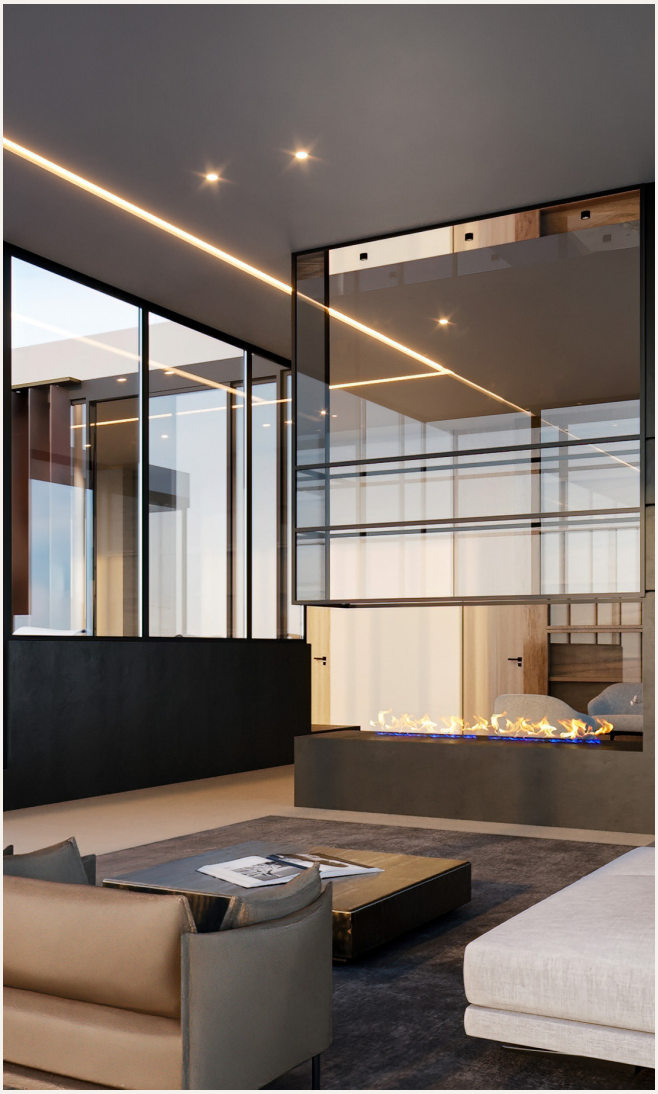
*Edge offers kitchen cabinets that are both functional and stylish, made from premium materials for durability and aesthetic appeal.*

*Available in various styles, these cabinets are designed to enhance the living space and provide ample storage for culinary essentials. With soft-close hinges, adjustable shelves, and thoughtful organizational features, they make meal preparation and storage a breeze. Edge's cabinets are perfect for both quick morning breakfasts and gourmet dinner parties, ensuring a seamless integration into your kitchen layout and enhancing the overall ambiance of your living space.*

Experience the epitome of kitchen luxury and functionality with our meticulously crafted cabinets at Edge.

*UNIT AMENITIES*

# SMART HOMES



**At Edge, we're dedicated to providing residents with cutting-edge technology that enhances their living experience, which is why all of our units are equipped with state-of-the-art smart home features.**

*From intelligent lighting systems to automated temperature control, our smart homes offer unparalleled convenience and connectivity. With just a tap of your smartphone or a voice command, you can effortlessly adjust lighting, set the perfect temperature, and even monitor your home's security remotely. Our smart home technology doesn't just make life easier—it also helps save energy and reduce utility costs, allowing you to live more sustainably. Whether you're at home or on the go, you'll have peace of mind knowing that your home is equipped with the latest in smart technology, providing you with comfort, convenience, and security at all times.*

Experience the future of living with our smart homes at Edge, where innovation meets luxury to create the ultimate modern living experience.

*UNIT AMENITIES*

# AIR CONDITIONING



**At Edge, we understand the importance of comfort and climate control in creating the perfect living environment, which is why all of our units are equipped with state-of-the-art air conditioning systems.**

*Our AC units are designed to provide efficient and reliable cooling throughout your home, ensuring that you stay comfortable year-round, regardless of the weather outside. With advanced features such as programmable thermostats and energy-saving modes, our AC systems not only keep you cool but also help reduce energy consumption and lower utility costs. Whether you prefer to set your desired temperature manually or let the system automatically adjust based on your preferences, our air conditioning technology puts you in control of your indoor comfort.*

Experience the ultimate in climate control with our advanced AC systems at Edge, where every detail is designed to enhance your living experience.

*UNIT AMENITIES*

# TRIPLE PLAY CABLE

**At Edge, we believe in keeping our residents connected and entertained, which is why all of our units are equipped with triple play cable services.**

*With triple play cable, residents can enjoy a comprehensive package that includes high-speed internet, cable TV, and digital phone services, all in one convenient bundle. Whether you're streaming your favorite shows, surfing the web, or staying in touch with loved ones, our triple play cable services*



*offer reliable connectivity and entertainment options to suit every lifestyle. With a wide range of channels and on-demand content available at your fingertips, you'll never run out of things to watch or do. Plus, with crystal-clear voice quality and affordable calling plans, staying connected with family and friends has never been easier.*

Experience the convenience and entertainment of triple play cable services at Edge, where connectivity meets comfort to enhance your living experience.

*UNIT AMENITIES*

# 1 PARKING SLOT PER BEDROOM



**At Edge, we understand the importance of convenient and secure parking options for our residents, which is why our developments boast spacious underground parking facilities.**

*These underground parking areas are meticulously designed to provide ample space for residents to safely park their vehicles, offering protection from the elements and ensuring peace of mind. With dedicated parking spaces allocated to each unit, residents can enjoy the convenience of having their vehicles readily accessible whenever they need them, while also minimizing the hassle of searching for parking in congested urban areas.*

Our commitment to providing comprehensive parking solutions reflects our dedication to enhancing the overall living experience at Edge, where convenience and comfort are paramount.

# MULTI ZONING CLUBHOUSE





# WHERE EACH MOMENT UNFOLDS WITH A DELICATE GRACE.

Embrace the elegance and refinement of residing in a realm where every instance reveals grace and sophistication, beckoning you to indulge in a realm of limitless beauty and cultivated charm.




The Ark