

# New Mansoura City

## Client

Ministry of Housing, Utilities & Urban Development

## Scope of Work

- **Phase 1:** Preparatory work, existing situation studies, and development strategy
  - **Stage 1:** Preparatory work, existing situation studies, and analyses
  - **Stage 2:** Development strategy and future vision
- **Phase 2:** Strategic plan and land use plans
  - **Stage 1:** Strategic plan (including infrastructure)
  - **Stage 2:** Land use plans
  - **Stage 3:** Alternatives for diverting Qalabshu & Zayyan Agricultural Drain and its sea outlet
- **Phase 3:** Master plan for New Mansoura City Phase 1 (2,000 feddans)
  - **Stage 1:** Detailed land use plans
  - **Stage 2:** Detailed master plan (showing the main traffic routing, service area location, recreational facilities, etc) for New Mansoura City Phase 1 (2,000 feddans)
- **Phase 4:** Detailed design and tender documents for New Mansoura City Phase 1 (2,000) feddans; detailed design and tender documents (infrastructure networks) for New Mansoura City Phase 1 (2,000); and detailed design for road and transportation networks, solid waste management facilities, and landscaping work, as well as potable water, firefighting,

irrigation (treated sewage effluent), sewage, stormwater, power, and telecommunication networks

- **Phase 5:** Detailed design for the selected alternative of diverting Qalabshu and Zayyan Agricultural Drain and its sea outlet
- **Phase 6:** Detailed design for the seafront and the coastal road
- **Phase 7:** Residential buildings
  - **Stage 1:** Conceptual design for residential buildings
  - **Stage 2:** Detailed design and tender documents for residential buildings

## Location

Al-Daqahlia, Egypt

## Types of Activities

Architectural  
Civil  
Communications and security systems  
Electrical  
HVAC  
Infrastructure  
Landscaping  
Mechanical  
Roads  
Structural  
Urban design





The project of New Mansoura City is set to be completed in several phases. The city is planned as a smart city stretching over a total area of approximately 5,100 feddans on the Mediterranean coast, approximately 20 km from New Damietta City.

New Mansoura City is set to be home to more than 650,000 residents residing in approximately 165,000 residential units. The residential units include the following types:

- **Semi-Attached Villas (two types):** each unit includes bedrooms, living room, dining room, lobby, toilets, and kitchen
  - **Type 1 Villas:** each villa consists of a ground floor, first floor, and roof, with a gross floor area of 120 m<sup>2</sup>
  - **Type 2 Villas:** each villa consists of a ground floor, first floor, and roof, with a gross floor area of 160 m<sup>2</sup>
- **Stand-Alone Villas (two types):** each unit includes bedrooms, reception, living room, dining room, lobby, pool access, toilets, kitchen, storage area, and roof terrace
  - **Type 1 Villas:** each villa consists of a ground floor, first floor, and roof, with a gross floor area of about 200 m<sup>2</sup> over a plot area of about 500 m<sup>2</sup>

- **Type 2 Villas:** each villa consists of a ground floor, first floor, and roof, with a gross floor area of about 240 m<sup>2</sup> over a plot area of about 600 m<sup>2</sup>

- **Townhouses (two types):** each unit includes bedrooms, living room, dining room, toilets, kitchen, atrium, terrace, and outdoor area
  - **Type 1 Townhouses:** over a plot area of 200 m<sup>2</sup> and a footprint area of 80 m<sup>2</sup>, each unit consists of a ground floor and first floor
  - **Type 2 Townhouses:** over a plot area of 300 m<sup>2</sup> and a footprint area of 120 m<sup>2</sup>, each unit consists of a ground floor and first floor
- **Apartments Buildings:** each apartment building has a built-up area of 1,500 m<sup>2</sup>, and each apartment has a floor area of 200 m<sup>2</sup>, including bedrooms, reception, dining room, bathroom, and kitchen