



Mall
Downtown
NEW MANSOURA

17567 | aseeldevolepments.com



Al Tamamy General Contracting is a recognized name in construction and urban development. Established in the Kingdom of Saudi Arabia in 1974 , the company expanded its operations to Egypt in 1989, with experience for more than 35 years building a solid regional presence over time.

Across residential, commercial, administrative, medical, and educational projects, Al Tamamy serves both public and private clients with consistent attention to quality, execution control, and committed delivery schedules. Backed by decades of experience and guided by a new generation of engineering leaders, the company continues to strengthen its standing within Egypt and the wider region.



Aseel Developments represents the real estate investment division of Al Tamamy Group, whose operations date back to 1974 in Saudi Arabia and to 1989 in Egypt.



Across the years, the group has been involved in the execution of major urban and national developments, including educational institutions, healthcare facilities, residential projects, and hotel and commercial complexes.

ASEEL

لِلنَّجَاحِ أَضَلُّ

THE N E V E R - E N D I N G TALE

This track record has firmly placed the Al Tamamy name within diverse regions across Egypt.

NEW MANSOURA



Stretching along the Mediterranean shoreline, New Mansoura City emerges as a refined urban hub where coastal ease meets the rhythm of a complete city. It presents a modern way of living that appeals to homeowners and investors alike.

With smart planning at its core, the city is supported by advanced road infrastructure linked to major national routes, a globally styled coastal corniche, generous green areas, and comprehensive service and leisure districts

These features position New Mansoura City at the forefront of residential and investment destinations along the Delta coast.



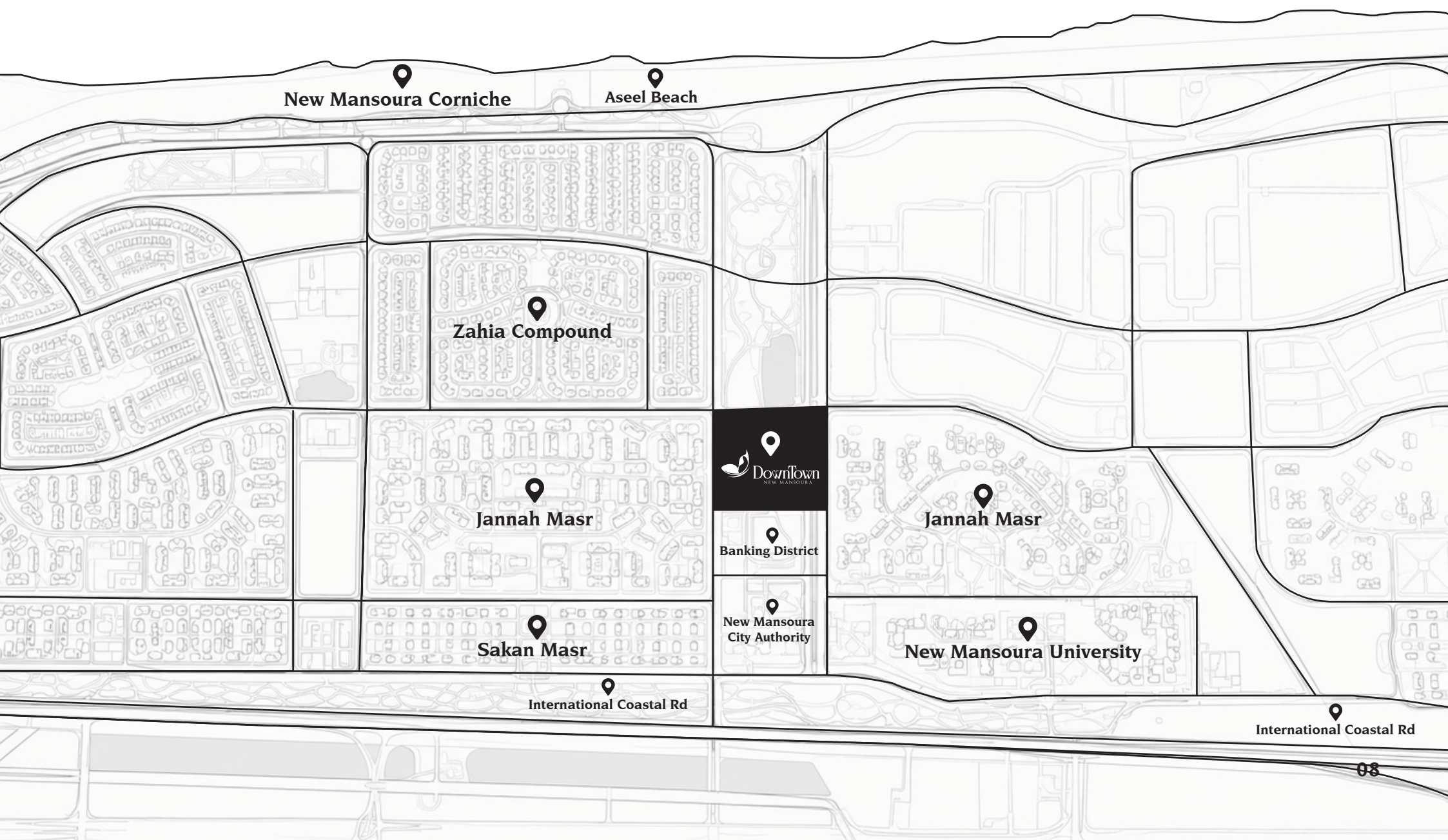


Our Strategic Location

Located at the heart of New Mansoura City, the project sits at the main eastern gateway in the banking area, on the road connecting Zahia Villas and Jannah Compound. Nearby landmarks include:

- New Mansoura Development Authority
- New Mansoura University
- The New Armed Forces Club
- Delta University
- Horus University
- Seaside Corniche of New Mansoura City

Its strategic position guarantees strong visibility and lasting investment potential.



New Mansoura Corniche

Aseel Beach

Zahia Compound

Jannah Masr

Sakan Masr

International Coastal Rd

 Downtown
NEW MANSOURA

 Banking District

 New Mansoura
City Authority

Jannah Masr

New Mansoura University

International Coastal Rd



Discover The Project

Downtown New Mansoura is a fully integrated commercial, administrative, medical, and entertainment project, covering more than 45,000 sqm. It is designed to serve as a prime destination that combines smart investment opportunities with a modern lifestyle experience in one of the most vibrant areas of New Mansoura City.

DOWNTOWN MALL | NEW MANSOURA





DOWNTOWN MALL NEW MANSOURA

Where New Mansoura Comes
Together as One Destination







Downtown is designed to offer a comprehensive mix of facilities and services, ensuring a complete investment experience. Every detail has been carefully planned to support business growth, attract daily footfall, and create a comfortable environment for visitors, tenants, and investors alike. Highlights include:

FACIL



LITIES



Entertainment Facilities



Children's Zones



Complete Cinema Multiplex



Central Plaza with
four interior plazas



Skating Area



Entertainment Zone



SUPERMARKET

espresso

venka

Tree Lounge

Orico

Quar

Delia

Soma

L. Margo

Patricia

N. Bona

Oleco

Longy

cherry

Post

pho

Pho

Pho

Pho

Pho

CHO

Costello

Danie

Red Party

Fred Baker

Pho

Pho

Pho

Pho

Pho

Pho

Pho

Pho

Pho

Pho

Pho



Downtown
NEW MANSOURA

OFFICE

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

ENTRANCE





Commercial Facilities



Multi-purpose Hub Court



Fully Equipped Gym



4,000 sqm Hypermarket



Pharmacies



Furniture & Electronics Section





Administrative Facilities



Banking Hub



Administrative offices



Government Service
Complex



Specialized Medical Clinics



Flexible retail unit sizes that accommodate cafés, restaurants, specialty stores, and premium retail concepts, ensuring the perfect fit for your vision.

UNIT



SIZES

Commercial Units:

STARTING FROM

38

SQM

UP TO

5,500

SQM

Administrative & Medical Units:

STARTING FROM

97

SQM

UP TO

485

SQM



Architectural Design

Under the signature of MTA and architect Mohamed Talaat, Downtown New Mansoura embraces a contemporary design language that combines refinement with modern simplicity.

The project employs flowing architectural lines and strategic lighting to create visually commanding facades, marking it as a prominent feature of New Mansoura City's evolving skyline along the Mediterranean coast.



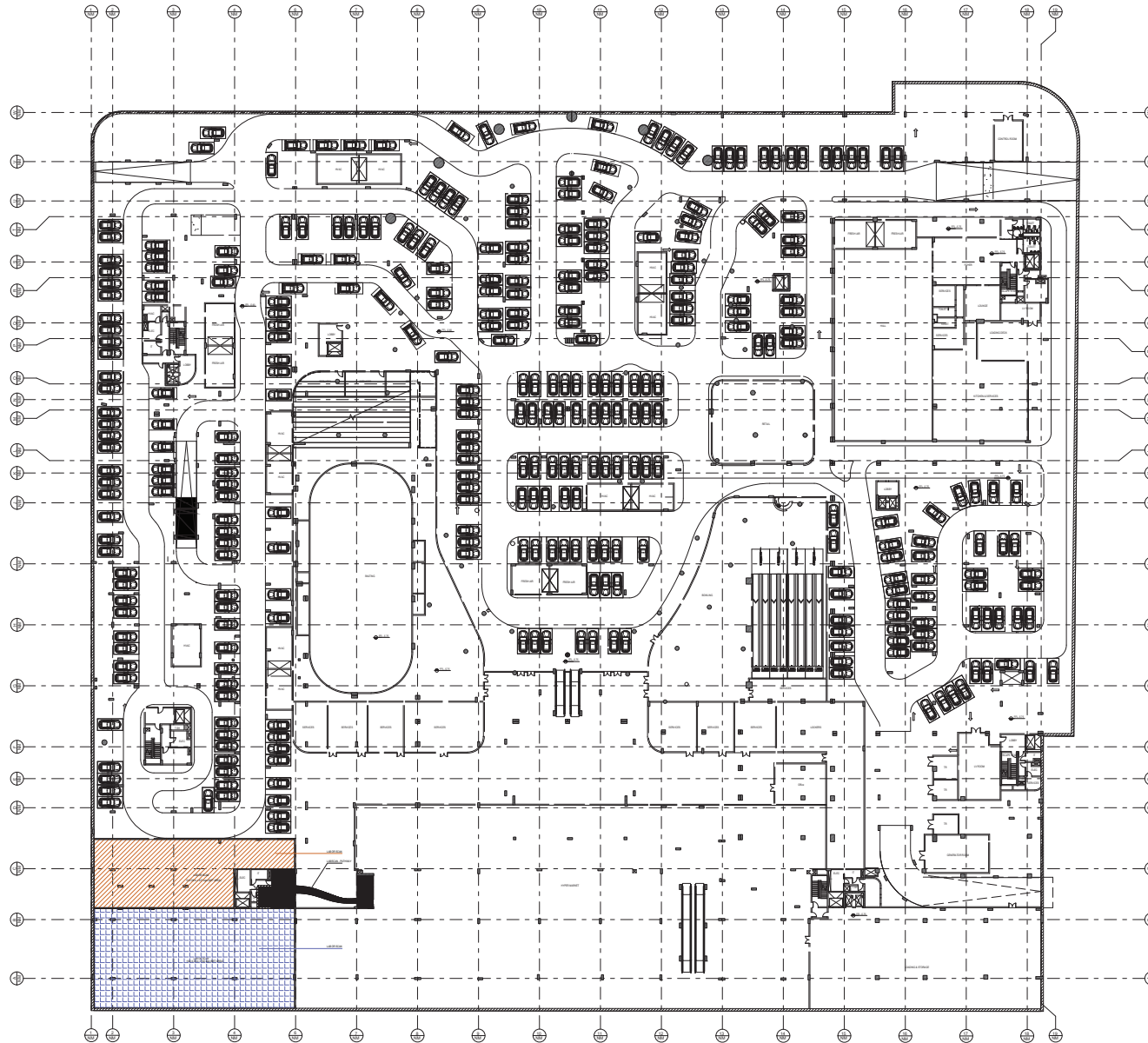
Thoughtfully designed floor plans with flexible retail spaces tailored for cafés, restaurants, premium boutiques, and lifestyle concepts. Smart, efficient layouts designed to maximize visibility, functionality, and the potential of every retail concept.

FLOOR

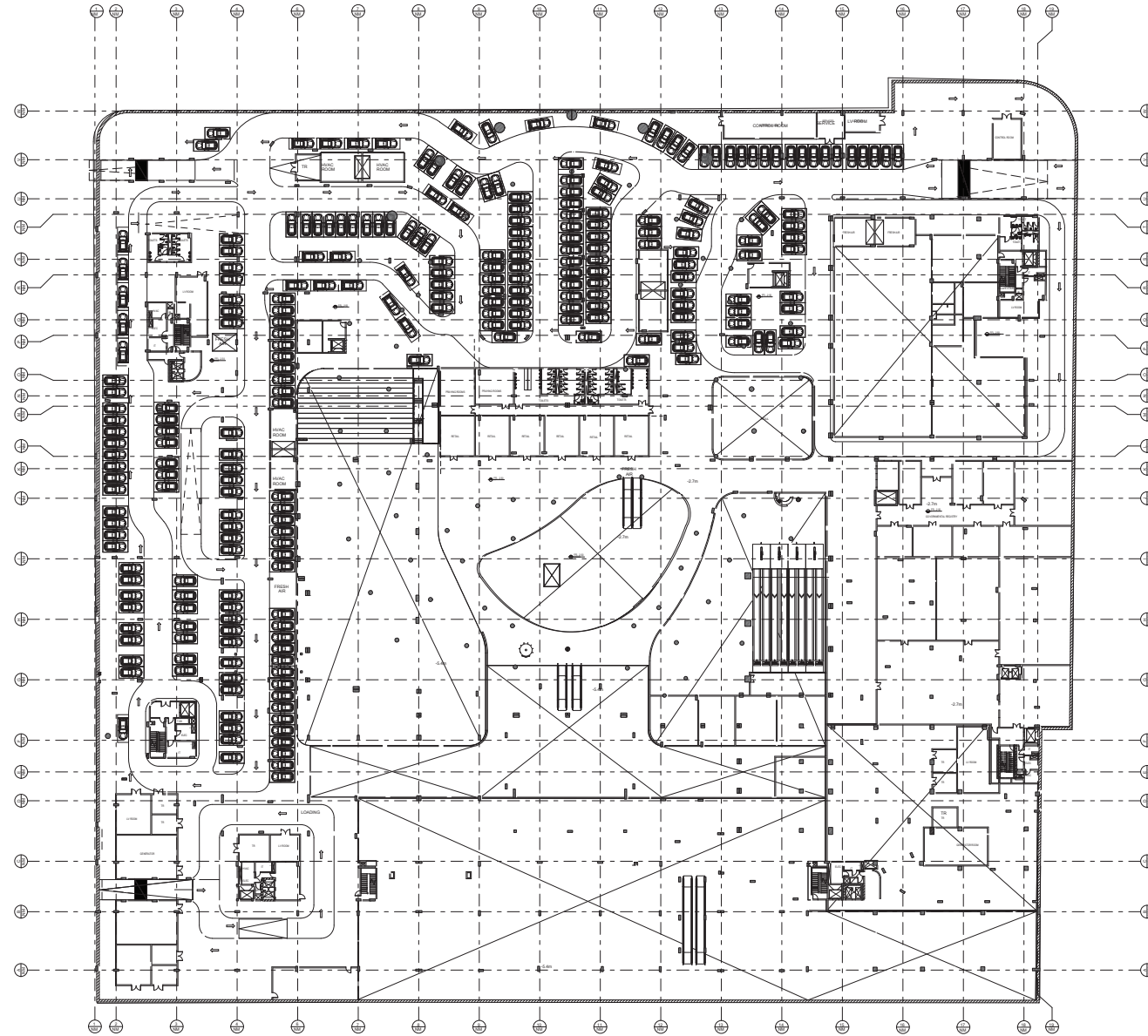


PLANS

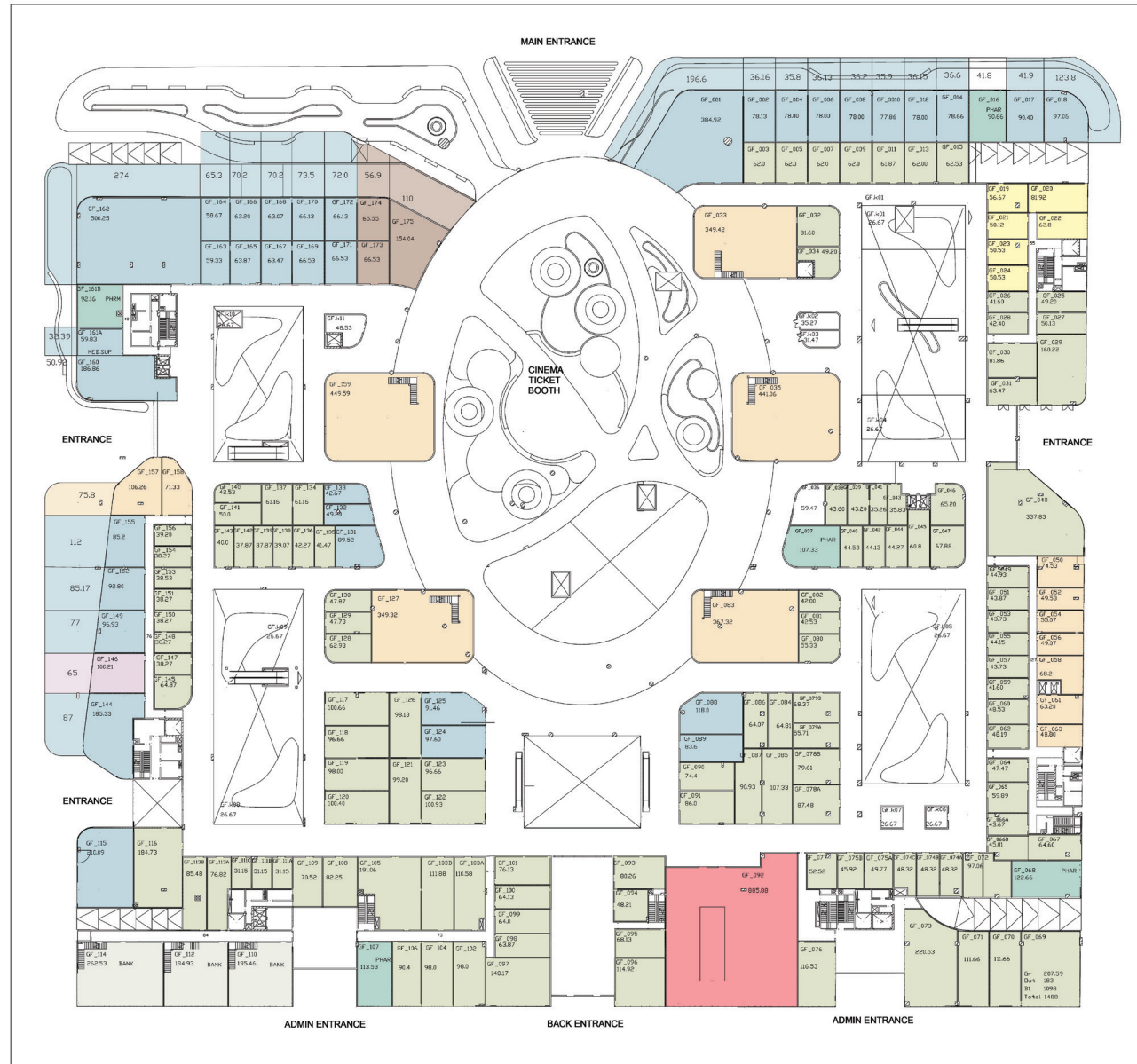
Basement 2



Basement 1



Ground Floor Plan

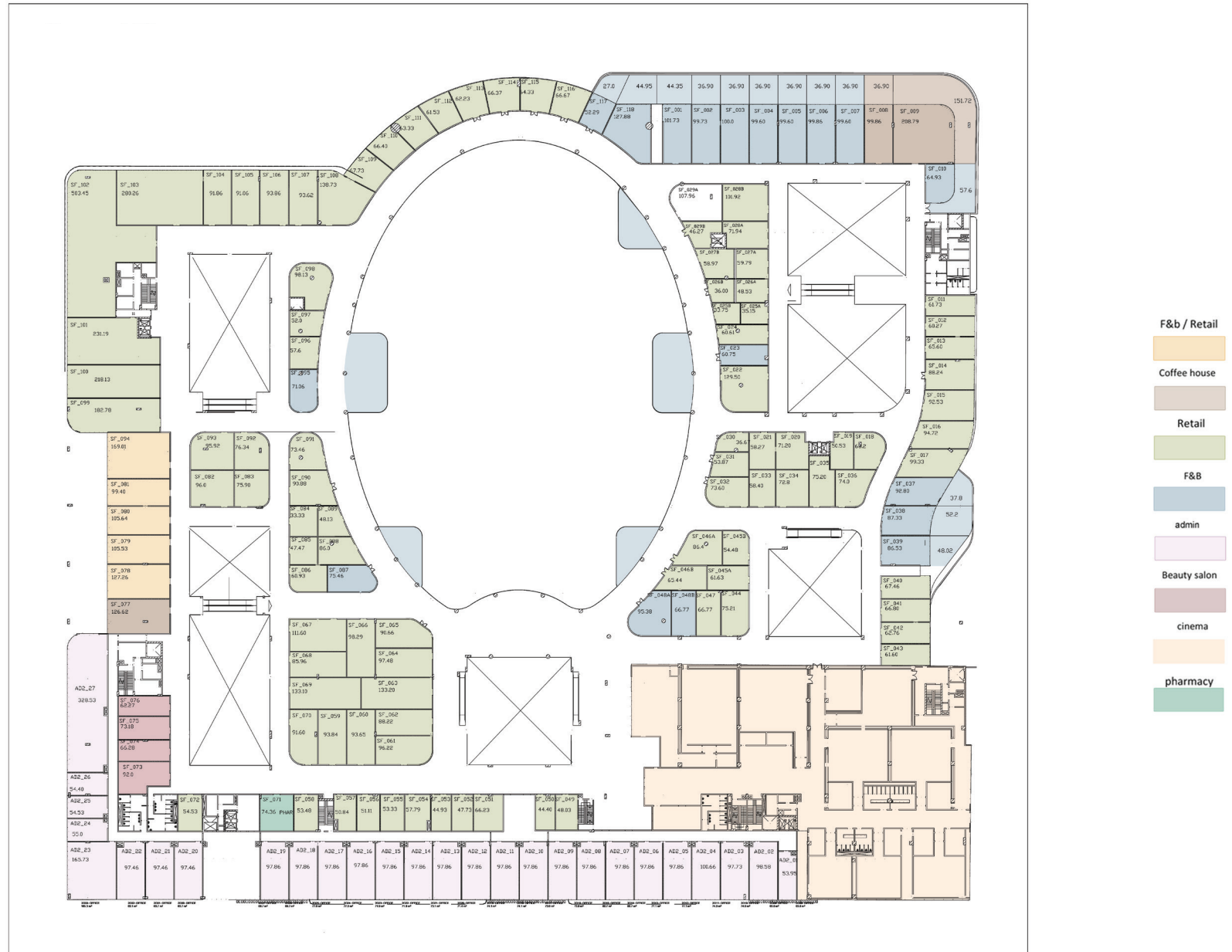


First Floor Plan

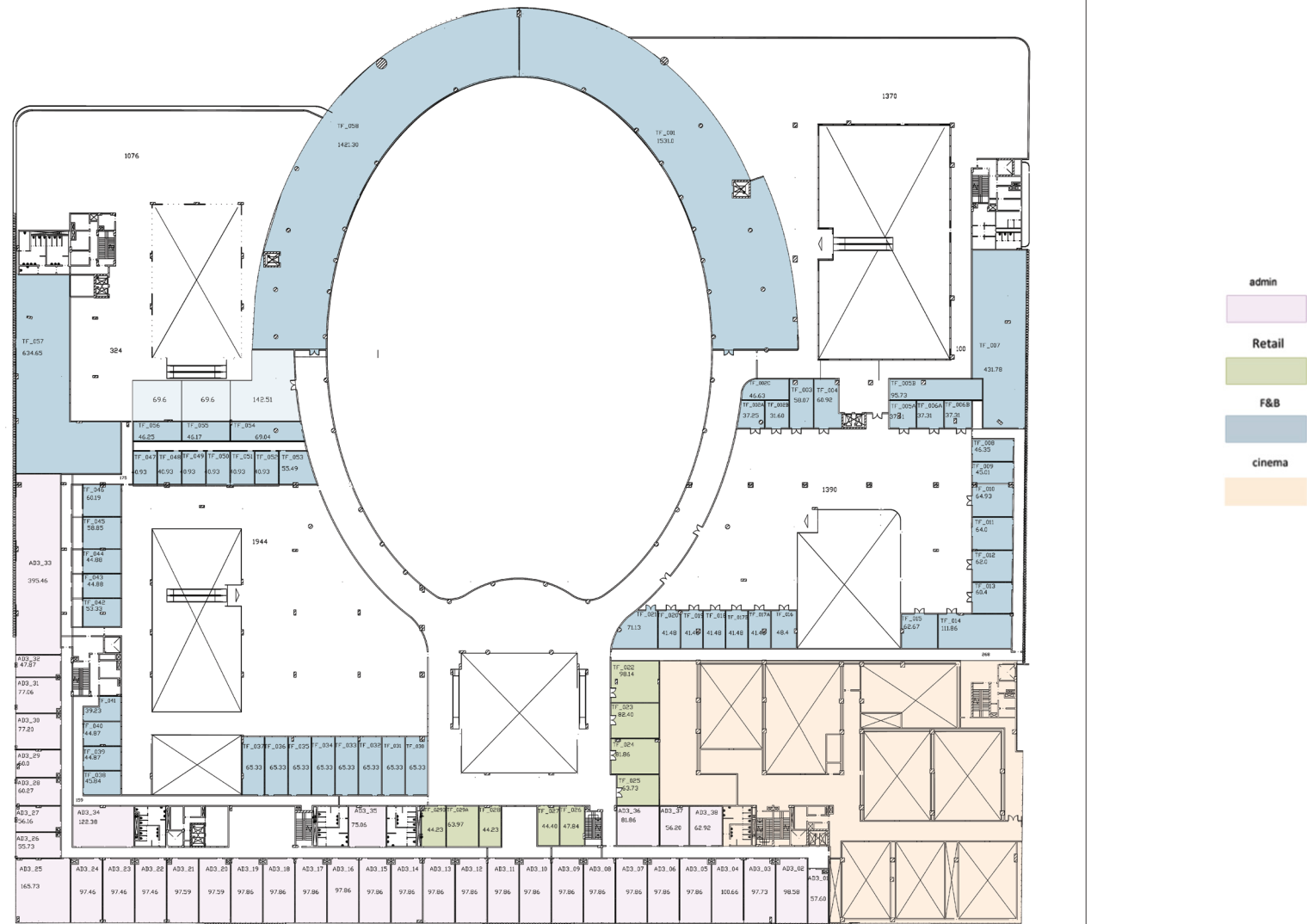
First Floor



Second Floor Plan



Third Floor Plan



PART 4

NIERS

Screens
Galaxy



Contact us now

17567 | aseeldevolepments.com

مَدِينَةُ جَوْهَرٍ مَوَّلُ

لِلنَّجَاحِ أَصْلُ

THE NEVER - ENDING TALE



ASEEL
DEVELOPMENTS