**MODON DEVELOPMENTS**

WELCOME TO

MODON DEVELOPMENTS

Established in 2020, Modon stands as a beacon of innovation and excellence in the Egyptian real estate. Founded by a coalition of seasoned business magnates and skilled engineers with over 30 years of collective experience, Modon is committed to transforming the concept of real estate by integrating an exceptional life experience into every project.

At Modon, we don't just build structures; we craft lifestyles. We're pioneers in developing premium mixed-use projects that redefine luxury and tranquility. Our residences are more than homes; they are an embodiment of sophistication and comfort, promising an unprecedented level of living.

Modon is more than just a real estate developer; we are creators of urban masterpieces. From residential and commercial projects to class-A touristic developments and international schools, we have diversified our portfolio to cater to the varied needs of our discerning clientele.  
Breaking new ground, Modon proudly introduced the concept of hotels and serviced apartment units in the new administrative capital. We aim to set new standards in hospitality, blending comfort and convenience seamlessly.

ABOUT MODON

VISION

Our vision is clear - to be the leading real estate developer, consistently exceeding expectations. With every project, we strive to pioneer new ideas, always keeping our clients' needs at the forefront.

MISSION

Our mission is to redefine the real estate landscape through innovation, integrity, and client-centric approaches. We strive to create urban masterpieces that not only meet but exceed the diverse expectations of our clients. By consistently developing exceptional results, we aim to enhance the quality of life for everyone we serve, making Modon synonymous with excellence in the real estate industry.

VALUES

We are dedicated to delivering excellence in every project we undertake.Maximizing the value of our clients' real estate assets is our top priority, ensuring their satisfaction and creating lasting relationships.

MODON PROJECTS

Modon Green River Tower

Green River Tower, Where Every View Is a Masterpiece.

Modon decided to join forces with a global entity in its latest fifth project in the New Administrative Capital and provide the Egyptian Market with a new life direction, to change the concept of a temporary stay and to provide hotels for life. Our fifth project is considered the first international hotel that is overlooking The Green River in The New Administrative Capital, near the monorail station, St. Regis Almasa hotel, the embassies area, the Museum of Civilization and in the first row on Mohamed Bin Zayed axis.

The project consists of 30 floors, 4 ground floors and 26 upper floors. It is providing administrative and commercial units that will put your business way ahead, due to the advantage of the great location. Moving to the residential units, all of them are serviced by the international entity to provide our customers with the best experience of everyday life.

Boutique Village

Boutique Village, Where Every Corner Tells a Story.

As the name suggests, Boutique Village is not your typical residential development; it’s a boutique compound designed with utmost care and attention to detail. Embracing its small, intimate size, our village offers an exclusive and personalized atmosphere, where residents can enjoy a strong sense of community and a warm, welcoming ambiance.

In Boutique Village, we believe that the art of living is about finding beauty in the little things, savoring life’s moments, and cherishing the connections we make.

Landscape

The landscape area has a collection of plants carefully selected to provide relaxation, well-being, and creativity. The collection has lavender, peppermint, chamomile, and aloe vera inviting you to a world of tranquility and rejuvenation.

Underground Services Center

There is a wide range of underground services available such as maintenance support, personalized concierge services, check-in and check-out assistance, laundry facilities, and housekeeping services.

Personalized Mobile App

Enhancing connectivity and convenience for residents so they can order services effortlessly, request maintenance services, and have access to a range of amenities.

Pet Play Areas

Everything is taken care of, even the play areas for pets take place in the Modon Boutique Village, where pets are embraced as cherished members of our community.

Glass Dome Club House (The Retreat)

The Glass Dome Clubhouse is one of the main unique selling points of Modon Boutique Village as it was inspired by the essence of the calming oasis to awaken your senses and nurture your well-being.

Takes place In the heart of the village inviting you to indulge in a retreat that is like no other where the serenity and natural light come together in perfect harmony.

You can also find many activities inside such as; yoga, indoor swimming pool, spa, and gym.

Van Gogh Inspired Pathways

Inspired by the famous ‘Starry Night’ painting, the walking and bicycling lanes are crafted from material that absorbs sun rays during the day and comes live with a mesmerizing glow at night.

Solar Powered Lighting

The landscape illuminates itself without the need for electricity, proving the commitment to sustainability and creativity.

Property Types of Modon Boutique Village

includes different types of properties, such as residential units, commercial units, and administrative units.

**M Business Tower**

M Business Tower, Elevating Your Workspace Experience to New Heights.

Expertly master planned by Modon Developments, the Business Tower not only opens onto breathtaking views, thanks to its prime location minutes away from the New Capital’s Green River, but also enjoys a central spot in its lively downtown area where life abounds.

By putting convenience at the heart of its masterplan, M Business Tower introduce ”The Sky Garden “ that is located on the Roof Top of the Tower to provide you with a distinctive Commercial area on top.

**Central Iconic Tower**

Central Iconic Tower, A Beacon of Innovation in front of the Iconic Tower

Central Iconic Tower

in the Central Business District in The New administrative Capital , with a lot of freedom, privacy and a luxurious way of life. Our Hotel Suites, hotel apartments , Sky Villas, Offices & Retail shops are overlooking the well-known Iconic Tower “the highest tower in Africa”.

When you enter The Central Iconic Tower you will walk through a triple high hotel lobby lounge, that offers all types of services in order to meet the expectations of our clients with a signature hospitality.

**Modon Mega Tower**

Modon Mega Tower, Where Freedom, Privacy, and Security Converge.

Modon Mega Tower

WHERE CIVILIZATION Doesn’t have a deadline. Say hello to Modon Mega Tower, a fully serviced luxury Suites, Sky villas, Offices & Retail in The New Administrative Capital. meaning you can expect lots of freedom and privacy but with the high spec finishes and luxury touches of a hotel.

Our Hotel Suites, Sky Lofts, Offices & Retail are offered over a unique building.  
and have been designed to the highest standards of luxury.

**Modon Hotel & Residence**

Modon Hotel & Residence, A Symphony of Sophistication and Seamless Service.

It is located in Downtown, the most prestigious area of the new administrative capital.  
Afford stunning views with a short walk away from Museum zone,  
parliament ministries district and the iconic green river.

The hotel extends an 8.000-meter-squared built-up area. Consisted of 10 astonishing floors.  
offering distinct suites, apartments, hotels, offices, sky villas and shops in addition to all DRIVE THRU services.  
to present a bright, perfect destination for those who search for magnaficance.

**The Tower**

The Tower, Your Gateway to a Seamless Blend of Leisure and Modernity

Rolling out on an impressive built up area of 8,514 meters.  
THE TOWER is mindfully planned out on then spacious floors to introduce a progressive vision of holistic integration. covering all needs under one iconic tower roof. Expertly master planned by Modon Developments in collaboration with design firm Mimar. the mixed use tower not only opens onto breathtaking views, thanks to its prime location minutes away from the New Capital’s Green River.  
but also enjoys a central spot in its downtown area where life abounds.

By putting convenience at teh heart masterplan. THE TOWER provides a contemporary interpretation into the future by offering top class serviced hotel rooms, complemented by a vibrant dining and shopping experience as well as extravagant offices.

**International School New Administrative**

The International School, Where Education Meets Excellence.

International School New Administrative

To complete our profile, as we are not tied to residential or commercial projects, Modon has launched an international school in the eye of the new administrative capital.

In which 90% of the school has been constructed.