**Nile Development**

**Who We Are?**

**Matchless Masterpieces**

Based in Egypt, Nile Development Group is a 21st-century real estate developer with over one decade of proven track record in New Cairo, Al Mansoura, and New Administrative Capital. The company has developed several world-class projects that contributed to positioning Nile Development Group as one of the authority figures among real estate developers in New Administrative Capital and all over Egypt.  
We create innovative projects that improve everyday living while connecting people of like minds together and representatives of an emerging generation of New Cites.

**We are future focused**

We are committed to long-term value creation by protecting the planet, and our communities, and providing what matters most to our customers and partners. Our efforts are consistently geared towards making sure that every community is better off than they were before we came in.

We offer our customers a range of ultra-modern amenities and services in our buildings that will enable them to live healthier and more active lives.

**Our approach to sustainability**

Our service is to a select group of pioneering global institutional investors who have similar goals. We work with co-investors to develop strategies that address specific needs and opportunities in different markets, sectors, and regions. As a result, they believe in our creative capabilities, convictions, significant successes in times past, and our commitment to being the best.

**Vision & Mission**

**Our vision** is to improve the quality of life for people in terms of economic, social, and environmental sense by creating large-scale, high-impact projects through ingenious designs using cutting-edge technology. This way, we remain a force to reckon with in the real estate world both at national and international scenes for future generations.

**Our Mission** is to never be satisfied with the significant success we have recorded in time past but to consistently strive to achieve the best results yet. This we will do by striving to realize our dreams and aspirations for the future of urban development in Egypt.

**Board of directors**

**Eng Mohamed Taher**

FOUNDER & CHAIRMAN

A creative and strategic thinker, Eng. Mohamed Taher is constantly seeking new methods through which he can innovatively incorporate the latest technology and the best sustainable practices into the company's activities.

He has over 25 years of experience as a real estate expert, and he is aware of and values his clients' faith in him to meet and exceed their expectations. Furthermore, he serves as the Chairman of the Nile and Al-Ahram Real Estate Group.

Taher graduated from Mansoura University as a Civil Engineer. He creates brand new, creative designs and concepts by drawing on regional and global best practices and staying current with all of the latest developments in the real estate industry.

**MrMahmoudTaher**

CHIEF EXECUTIVE OFFICER

Mr. Mahmoud Taher is a visionary leader who is driven, tenacious, and passionate about creating sustainable organizational growth and a developed Egypt.

Taher serves as the CEO of the Nile and Al-Ahram Real Estate Group, a member of the General Federation of Chambers of Commerce's Board of Directors for the Real Estate Investment Division, and as Treasurer of the Association of New Cairo and the New Administrative Capital developers.

Taher makes sure that the correct tone is created at the top and helps to emphasize that the Directors are in support of the company's business transformation, changes & activities.

**Nile Business City in New Capital**

The Nile Business City was built on a huge area of ​​7.8 acres. The project frontage is 200 meters, overlooking the Bin Zayed axis and the Green River. Its height is 233 meters, consisting of 56 floors.

It is a ground floor, 5 floors, and a garage. It is your chance to invest in the highest skyscraper at the lowest price and in the best location.

The Nile Business City project was designed to be a skyscraper built on a massive plot of land that exceeds the size of the iconic tower known as the largest and tallest continent in Africa.

The Nile Business City New Administrative Capital project is the largest commercial tower in Egypt and Africa, and this statistic is a result of the height and area of ​​the project, and therefore Nile Business City New Capital was ranked the highest administrative and hotel summit.

The company that developed the Nile Business City project, hired a large group of the best and most important senior engineers, consultants, and technicians known worldwide.

The company has adopted the design precision system to allow the construction of a stunning BAU of 300 thousand meters, which is the highest building area of ​​the iconic tower, which is 268,000 square meters.

 Location

Nile Business City Tower is located in plot MU-32 in the Downtown District of the New Administrative Capital.

It is one of the most important areas in the capital because it includes many projects and important areas, and the tower is surrounded by the most prominent and important areas, parks, and main axes in the capital.

-Nile Business Tower overlooks the Green River in the Administrative Capital.

-It is located directly in front of the central park in the Downtown area.

-The tower is close to the government district and the financial and business district of the Administrative Capital.

-It is close to the Ring Road, Bin Zayed Axis, and the Central Axis.

Property Types: administrative units, commercial units, and apartments of different sizes

**Nile Boulevard in New Cairo**

Nile Boulevard is an exceptional residential project that redefines luxury living through its world-class design and unparalleled facilities. Developed by the real estate guru, Nile Developments, this remarkable project reflects the elegance and sophistication of French architecture, harmoniously blending classic aesthetics with modern functionality.

The Nile Boulevard New Cairo also boasts a premium location in the heart of the New Cairo City with easy access to many key attractions making everything within reach. It's also worth noting that the project is filled with world-class facilities and a wide range of properties for sale that will cater to everyone's needs.

The world-class residential compound “Nile Boulevard” is an architectural gem inspired by the French style, characterized by a unique lifestyle. It is a revolutionary landmark with a fascinating urban glimpse that combines splendor, elegance, and awe in one place that resides in the beating heart of New Cairo.

**A self-sufficient masterpiece where everything is connected through nature.**

From afar and at first sight, you find Nile Boulevard as an admirable French city with fine touches and creative details, and when you get closer, it becomes clear to you the integrated world of this shining city, which is located on an area of ​​​​29 acres, completely far from the crowds and noise of other worlds.

All corners of “Nile Boulevard” integrate with a smart design that facilitates access to services for residents within only 3 to 5 minutes on foot, directly next to their needs.

Location

The Nile Boulevard has a strategic location in the heart of New Cairo City which is the crown jewel of Eastern Cairo. The project is exactly on Suez Road and it's in close proximity to a large number of key attractions and facilities.

From the medical facilities to the shopping centers, schools, and major roads, the Nile Boulevard location offers you the best of both worlds.

It's also conveniently located just 2 minutes away from Mohamed Najib Axis making commuting a breeze.

* The Nile Boulevard Project is only 1 minute away from Family Park.
* The project is just 2 minutes away from El Rehab City
* 11 Minutes away from Madinaty City
* It's also just a few minutes away from both North 90 Road and Future University.

All of these advantages of the Nile Boulevard location make it a desirable spot for many people who want to live a convenient lifestyle.

Master Plan:

* Kids Area: The Nile Boulevard Project has a dedicated kids' area where the little residents can enjoy their time in a safe place.
* Commercial Hub: At the Nile Boulevard Project there's a commercial hub featuring restaurants, cafes, and stores catering to the residents' needs.
* Outdoor Gym: The Nile Boulevard New Cairo Compound also has an outdoor gym so people can work out while they enjoy the clear weather and stunning surroundings.
* Jogging Track: There is a jogging track along Nile Boulevard, making it the perfect spot for athletics.
* Central Park: The Nile Boulevard New Cairo Compound has a stunning central park where residents can enjoy the stunning views and have quality time with their families amidst the natural beauty.
* Events Area: There is an events area within the Nile Boulevard Compound that is fully equipped for any occasion.
* Dog Park: There is a dog park within the project for those who have pets and want to use it.
* Dazzling Views: With landscapes all around and stunning water features people can reconnect with the natural beauty while they enjoy the modern lifestyle.

Luxurious atmosphere

One-of-a-kind design

Stunning views all around

Safety and clean environment

Privacy

Sense of community

Quiet and tranquil

Property Types: standalone villas, duplexes, and apartments.

Nile Boulevard Services

* Team of dedicated security professionals who are ready to assist.
* Cleaning service available.

**Tycoon Tower**

**The tallest hotel in Africa**

Tycoon Tower, the tallest hotel in Africa, is poised to become the most recognizable hotel in the New Administrative Capital.

The hotel's luxury and unobstructed views of the Green River attract both locals and tourists from all over the world, proving that it is a unique property in one of the most interesting cities in the world. Tycoon Tower is one of our rapidly expanding portfolio's most intriguing investment options due to these high-quality descriptions.

Tycoon Tower is a unique real estate project that will set a new global standard as the tallest hotel in Africa. It will be 233 meters tall. This architectural masterpiece, which is part of Nile Business City Towers, is the latest addition to the skyline of the New Administrative Capital's Downtown area, and it is the largest project by Nile Developments to date.

The building has a stunning design, modern interiors, and an infinity pool on the roof that will provide lovely 365-degree views of the entire downtown and the administrative capital. Grand Millennium, which has more than 150 hotels in more than 80 places around the world, will run and manage it.

Location

Tycoon Tower is located at the golden point of the New Administrative Capital.

Tycoon Tower has the best location in the New Capital because it is close to 80% of the administrative capital's landmarks and enjoys a 360-degree view. As a result of its strategic location, which makes it easy to access from all major axes, the project site is known as the golden point of the New Administrative Capital.

You only need to inquire about the Administrative Capital's "golden point" to find out how to get to Tycoon Tower project.

**Tycoon Tower's Unit types**

**1- Luxury hotel rooms from Grand Millennium with fractional ownership**

50% ownership

50% ownership

100% ownership

**2- Luxury serviced apartments from Grand Millennium**

Studio

One-bedroom

Two-bedroom

Tycoon penthouse

**31NTower**

The 18,306 square meter-large 31North, the First Festival tower, is ideally situated in the center of the New Capital. It is situated within the vicinity of the administrative towers in Downtown, New Administrative Capital, with its enormous open areas overlooking the Green River. Nile Developments' 31N became the tallest skyscraper overlooking the Green River after being inspired by its genuine meaning of "the highest point."

**Landmarks neartheproject**

**32**min FROM AIRPORT

**14**min FROM ICONIC TOWER

**14**min FROM ICONIC TOWER

31N is strategically located on the primary capillary road running through the center of the New Administrative Capital which is on the Mohammed Bin Zayed axis. It has several entry points; through the second greater Cairo Ring Road, Road 90, Suez, and Sokhna Roads. 31N is centrally placed in the middle of the New Administrative Capital's attractions and offers a beautiful view of the Green River.

**Facilities**

LUXURIOUS HOTEL APARTMENTS

Common corporate meeting rooms

The heart of the New Capital

We care for your security

Underground parking

Open terrace court

panorama elevators

infinity view

**Excellence,Professionalism&Clients’Satisfaction**

When you hear the word 31N or first see it for the first time, you'll experience excellence and confidence since this symbol stands for mystery, strength, and excellence while giving you the drive to accomplish the seemingly impossible and the courage to complete your tasks. To ensure and guarantee the satisfaction of our clients, we at 31N constantly employ only experts with specialization in each task that is to be allocated. This is to uphold the highest standards, principles of professionalism, and excellence.