



MODON

MODON DEVELOPMENTS

A WORLD OF LUXURY & *Hospitality*

COMPANY PROFILE

WHO WE ARE

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.

MODON
MODON DEVELOPMENTS

VISION & MISSION

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.

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.

OUR 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.

OUR PROJECTS



THE TOWER
NEW CAPITAL



MODON
HOTEL & RESIDENCE



MODON MEGA TOWER
NEW CAPITAL



CENTRAL
ICONIC
TOWER



GREEN RIVER TOWER
NEW CAPITAL



M Business Tower



Boutique Village



Boutique Business Village



مدرسة دولية
العاصمة الإدارية



Sephora
heights



GARDEN VIEW



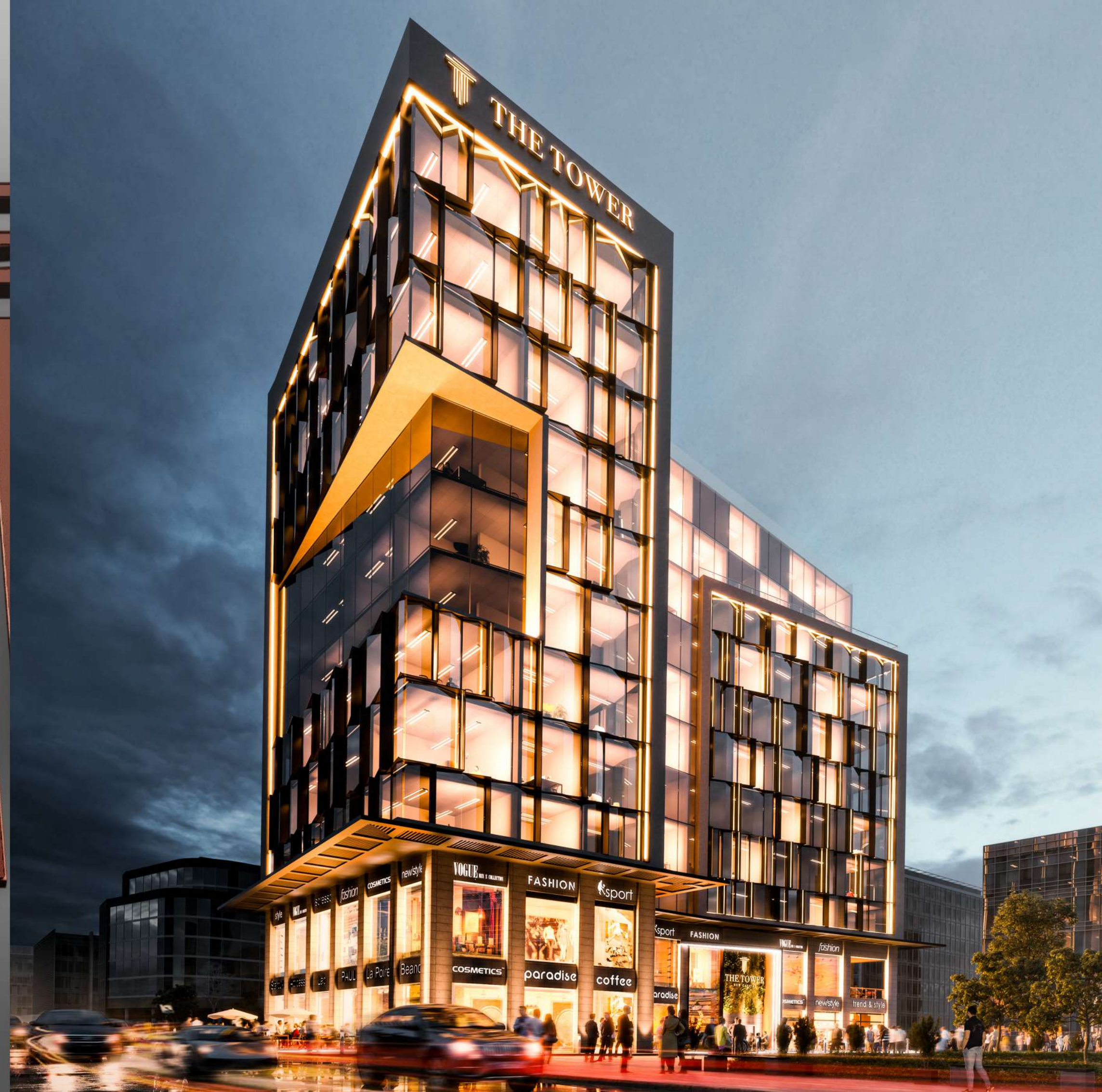
THE TOWER

Introducing The Tower New Capital by Modon Company, strategically located in downtown, just a 5-minute walk from the scenic green river. This 10-floor project spans 8,514 square meters, offering serviced hotel rooms, retail spaces, and modern offices—all under one roof, reflecting contemporary living.

Designed for leisure, The Tower boasts world-class restaurants and brands for unforgettable moments with friends and family. Managed by "FACIL," ensuring comfort and safety take precedence for all owners and visitors. Welcome to The Tower New Capital—where lifestyle meets convenience in the heart of the city.



THE TOWER
NEW CAPITAL





MODON

HOTEL & RESIDENCE

Discover the epitome of luxury at Modon Hotel & Residence, nestled in the heart of The New Administrative Capital. Our opulent offerings include suites, sky villas, offices, and retail stores, providing a multifaceted experience for our esteemed guests.

What sets the project apart is its exclusive DriveThru service, a unique feature that distinguishes Modon Hotel & Residence from other projects, ensuring a seamless and convenient stay. Step into a realm where sophistication harmonizes with convenience at Modon Hotel & Residence.

Spread across ground and 10 floors, encompassing a generous 7000sqm built-up area, our project reshapes the core of hospitality in the heart of the capital. Embrace a fusion of luxury and practicality, establishing a fresh benchmark for contemporary living and comfort.



MODON
HOTEL & RESIDENCE

MODON MEGA TOWER



MODON MEGA TOWER NEW CAPITAL

Situated in the Downtown - New Administrative Capital, the project stands as a signature of unparalleled living—offering a unique blend of freedom, privacy, and security all in one place.

This full-service hotel project encompasses apartments, suites, and office spaces, complemented by various-sized commercial spaces, ensuring a comprehensive and distinctive experience. Welcome to a haven where convenience meets excellence.

CENTRAL ICONIC TOWER



Positioned as the inaugural project in the central business district, this endeavor has the potential to become a masterpiece. Nestled in a highly strategic location, facing the iconic tower—the tallest peak in Africa—our hotel boasts full-service suites, hotel apartments, administrative and commercial units.

In a pioneering move, the hotel has adopted the 20-year initiative, a groundbreaking support system for citizens. This initiative introduces affordable payment methods, allowing for installments spanning up to 20 years with zero interest. Spearheaded by Modon Company, this marks the first implementation of such an initiative in Egypt. Welcome to a project that not only sets new standards in hospitality but also prioritizes accessibility and community support.



GREEN RIVER TOWER

Nestled in a prime position along the Mohammed bin Zayed axis, Green River Tower takes the front row seat, offering panoramic views of the Green River. Adjacent to the monorail station, St.REGIS hotel, ministries area, and the Museum of Civilization, this strategic location ensures unparalleled accessibility and connectivity.

In a collaboration between Modon and the esteemed Royal Maxim Hotels, Green River Tower emerges as a testament to world-class hospitality, introducing unprecedented services and designs.

Standing tall at 30 levels, the project encompasses administrative, commercial, and residential units. Immerse yourself in the lifestyle of a global hotel every day within the comfort of your new home. Welcome to Green River Tower , where strategic location meets unparalleled luxury.



GREEN RIVER TOWER
NEW CAPITAL



M BUSINESS TOWER

Spanning 15 well-thought-out floors, the M Business Tower project has been meticulously crafted to seamlessly meet all your professional needs within the scope of one visionary initiative.

Beyond its appealing exterior, the building boasts a prime location in the heart of the New Administrative Capital, where daily life flourishes with an abundance of freedom.

Adding a touch of sophistication, the M Business Tower project introduces an exclusive commercial area on the tower's roof, named the "SKY GARDEN." This elevated space is designed to provide a unique commercial experience with inspiring views, showcasing our dedication to offering maximum comfort for our customers in every project. Step into a project that exceeds expectations.



M Business Tower



BOUTIQUE VILLAGE

Discover Boutique Village, an exquisite residential compound nestled in the heart of New Cairo's golden square. Our offering includes fully finished apartments with 1, 2, and 3 bedrooms, seamlessly combining comfort and aesthetic allure.

Step into a living experience where each corner narrates a unique story, and every day is an uncharted canvas awaiting your personal touch.

Beyond the luxurious living spaces, Boutique Village is designed to enhance your lifestyle with a plethora of amenities, including running tracks, a spa, gym, pool, clubhouse, bicycle tracks, padel courts, water features, lush landscapes, and a yoga retreat. Welcome to a community that transcends the ordinary, inviting you to embrace a life of tranquility, fitness, and artistic inspiration.

BOUTIQUE BUSINESS VILLAGE

BV Boutique Business Village

Welcome to Boutique Business Village, a distinguished commercial and administrative project situated in the heart of New Cairo's golden square.

Offering prime offices and retail shops, this project is strategically positioned in a highly coveted location. Discover the convenience of proximity to nearby attractions, savor culinary delights at upscale restaurants, and immerse yourself in the serenity of our green spaces. More than just a workspace, Boutique Business Village is a haven where you can not only work efficiently but also live your best professional and personal life.

Welcome to a space that transcends traditional notions of work and introduces a new dimension to your daily endeavors.





INTERNATIONAL SCHOOL
NEW CAPITAL

INTERNATIONAL SCHOOL

Diversifying our portfolio beyond residential and commercial projects, Modon proudly introduces an international school situated in the heart of the New Administrative Capital. Currently, 90% of the school has been meticulously constructed, underlining our commitment to providing comprehensive and top-tier educational facilities to the community.

SEPHORA HEIGHTS

Nestled in the vibrant Fifth Settlement of New Cairo, Modon proudly presents a 20-acre residential compound strategically located in close proximity to the American University and the Southern Ninety area.

This meticulously planned project comprises 630 housing units, offering spacious living with residences ranging from 165 to 235 square meters.

Embracing a holistic approach to living, the compound features a comprehensive range of amenities, including a business building, a refreshing swimming pool, a scenic walkway track, a mosque for spiritual solace, a dedicated children's play area, a vibrant social club, and designated parking spaces for residents' convenience.

We are delighted to announce the successful completion and delivery of the entire project, inviting you to experience the culmination of thoughtful design and modern living in this thriving residential community





GARDEN VIEW

Situated in the heart of the Fifth Settlement, along the Mohamed Naguib axis and in close proximity to the Diyar project, our residential compound is an oasis of exclusivity and distinction. Designed with precision, it comprises 75 independent villas, generously spread across 25 square meters of land, ensuring residents enjoy ample green spaces, serene water lakes, and inviting swimming pools.

Our vision was to create an environment that captures the tranquility and peace of mind found in the heart of forests within the Fifth Settlement. Each villa, ranging from 720 to 920 square meters, is a testament to this vision. Now, numerous families are savoring an everlasting experience, as the project has been successfully completed and delivered.



GARDEN VIEW



MODON
MODON DEVELOPMENTS

T H A N K Y O U

15881

📍 90th St., 3rd Sector, Building 367, New Cairo

✉ info@modon-eg.com

🌐 www.modon-eg.com