



MODON MEGA TOWER
NEW CAPITAL



FÁCIL
Designed Hospitality
DUBAI - UAE



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Modon Developments Vision

It's Not Just an Investment, It's a Life

Modon is an ever-evolving company that lives up to the highest standards of quality, as well as the progressive expectations of individuals and investors alike.

Our vision is to introduce breakthrough realities that not only revolutionize the real estate industry, but also seamlessly combine bespoke architecture with signature experiences, rooted in nature where integration is alive. We aim to add value to the lives of our community at every touchpoint, transforming their work or leisure experience into a timeless journey that connects them to what matters most in life.



For Communities To Thrive

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.

Enter Modon Mega Tower Hotel through a triple high hotel lobby lounge, offering impressively grand proportions and a dedicated concierge service to provide Modon Mega Tower Hotel residents signature hospitality.



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Indulge in a better lifestyle Live better, Live Luxury

World Class Serviced Units in partnership with FACIL Dubai - UAE

Modon Hotel & Residence boasts a dedicated facility management arm to ensure streamlined processes where functionality, comfort and safety always come first.

FACIL for facility management services leverage on the latest technology to guarantee maximized efficiency of the built up environment, handling all operational, safety and logistical needs, as well as managing risks to facilitate worry-free productivity of our community. By promoting sustainable tactics throughout our development, we ensure long-term growth, backed-up by a hassle-free experience where everything is closely monitored for your peace of mind.



AHMED HUSSEIN DESIGNS

was formed in May 2008, and has grown into a successful Interior Design studio working on high end residential and commercial projects in EGYPT and for International private clients.

Our success is born from the dedication and experience of our talented team who work closely with clients from the concept to completion of projects, delivering an exemplary service on time and within budget.

Architect Ahmed Hussein is making his mark on Egypt's interior design market. After starting his career as an architect in 2008, Hussein veered towards the interior design field, where his projects drew much acclaim from clients. He worked as a one-man show for almost a decade until he founded his company, Ahmed Hussein Designs to be better able to handle his increasing workload.



AHMED HUSSEIN^{T.M}
DESIGNS

Memorable Moments Are Nothing Without a Panoramic View

Modon Developments are proudly introducing “ Modon Mega Tower ” located at the Downtown, New Administrative Capital

Adding to the neighborhood a place where owners can relax and appreciate the best that life has to offer in a luxurious hotels' way.

Rolling out on an impressive built-up area of 8,000 meters, Modon Mega Tower is mindfully planned out on ten spacious floors to introduce a progressive vision of holistic integration, covering all needs under one iconic roof. Expertly master planned by Modon Developments in collaboration with design firm DMA.

The picture's perfect position affords stunning views, most sought-after locations is the height of convenience with only a short walk away from Museum Zone, Parliament & Ministries District, iconic Green River, renowned St.Regis Hotel, and excellent transport links “ The Monorail ” connecting residents to the rest of this fascinating New Capital.



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- 3 mins to Green river
- 5 mins to Parliament and Ministries district
- 5 mins to ST. Regis Hotel
- 1 min to Bin Zayed's northern axis
- 1 min to center mono rail station
- 5 mins to Egypt's grand mosque

Commercial Space Designed Only For Inspiration

Non-stop entertainment awaits at Modon Mega Tower lively commercial district, planned to enrich every moment of your life. Boasting a unique melange of dining options, as well as colorful retail shops, your day here is simply indulging in world-class restaurants, sharing a laugh with friends in artisanal coffee shops, as well as experiencing the ultimate in impeccable service, perfected by vibrant surroundings and forward-thinking minds.

The commercial district is also home to an abundant variety of leading brands and trendy shops, inviting you to embark on a memorable shopping spree where endless options guarantee to inspire the stylish side of you.

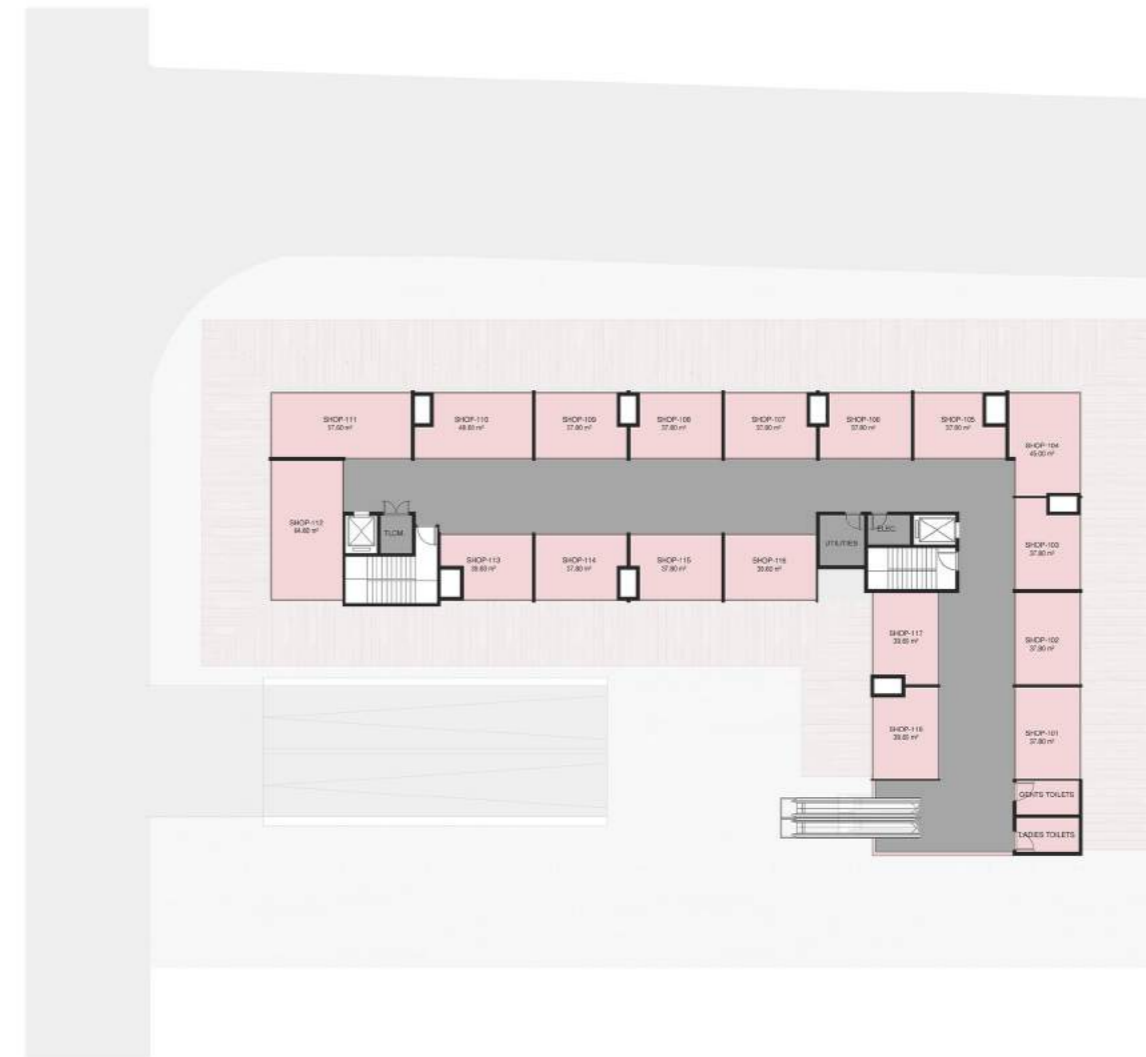


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RETAIL



Ground Floor



First Floor

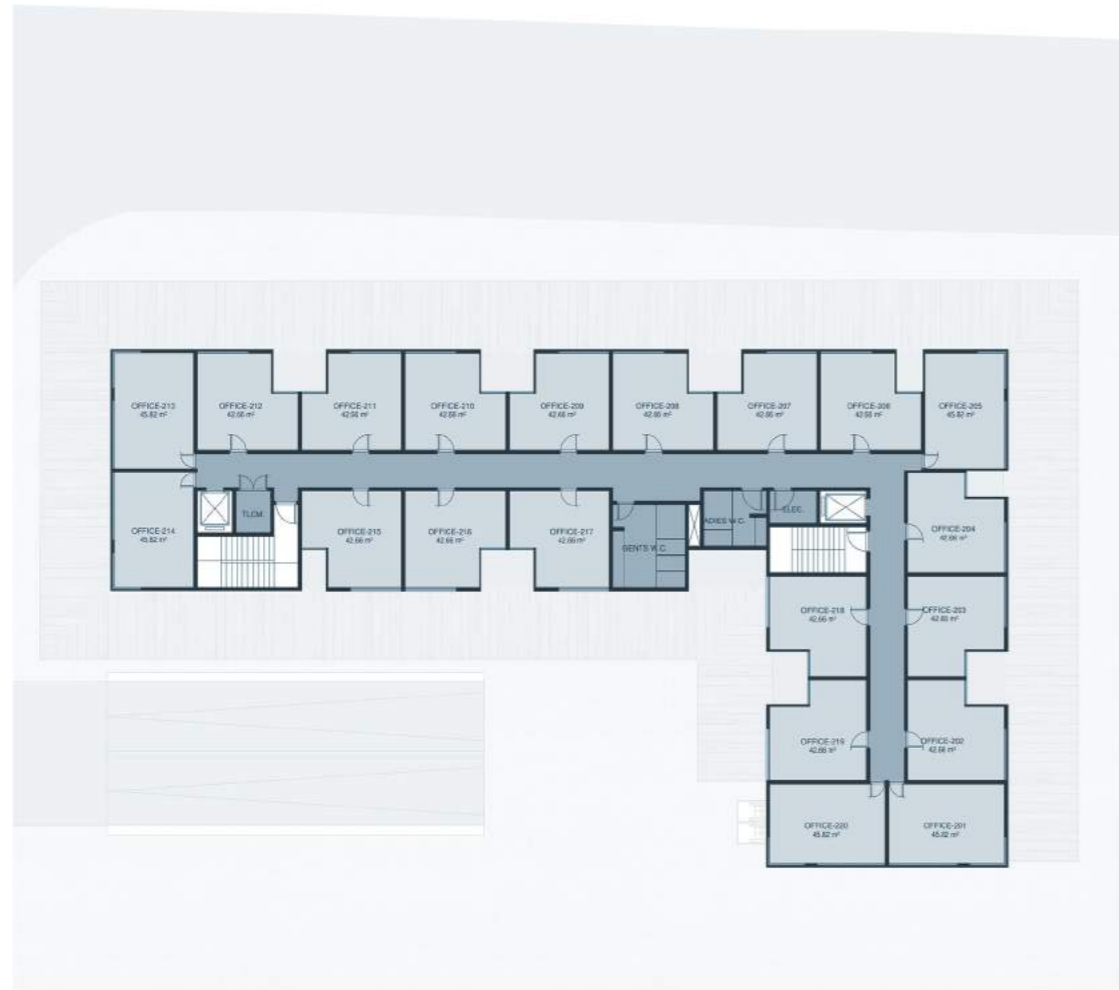
Your New Business Gateway in The New Administrative Capital, Egypt

Modon Mega Tower offers a wide-range of contemporary office spaces, powered by the latest in technology for your business to smartly thrive. Set to become a fully-fledged business destination, the development is ideal for large corporations and aspiring start-ups alike. Designed around modern needs, the offices introduce a unique concept of flowing freedom, aimed at fostering seamless collaboration through naturally-lit spaces that invite greenery inside.

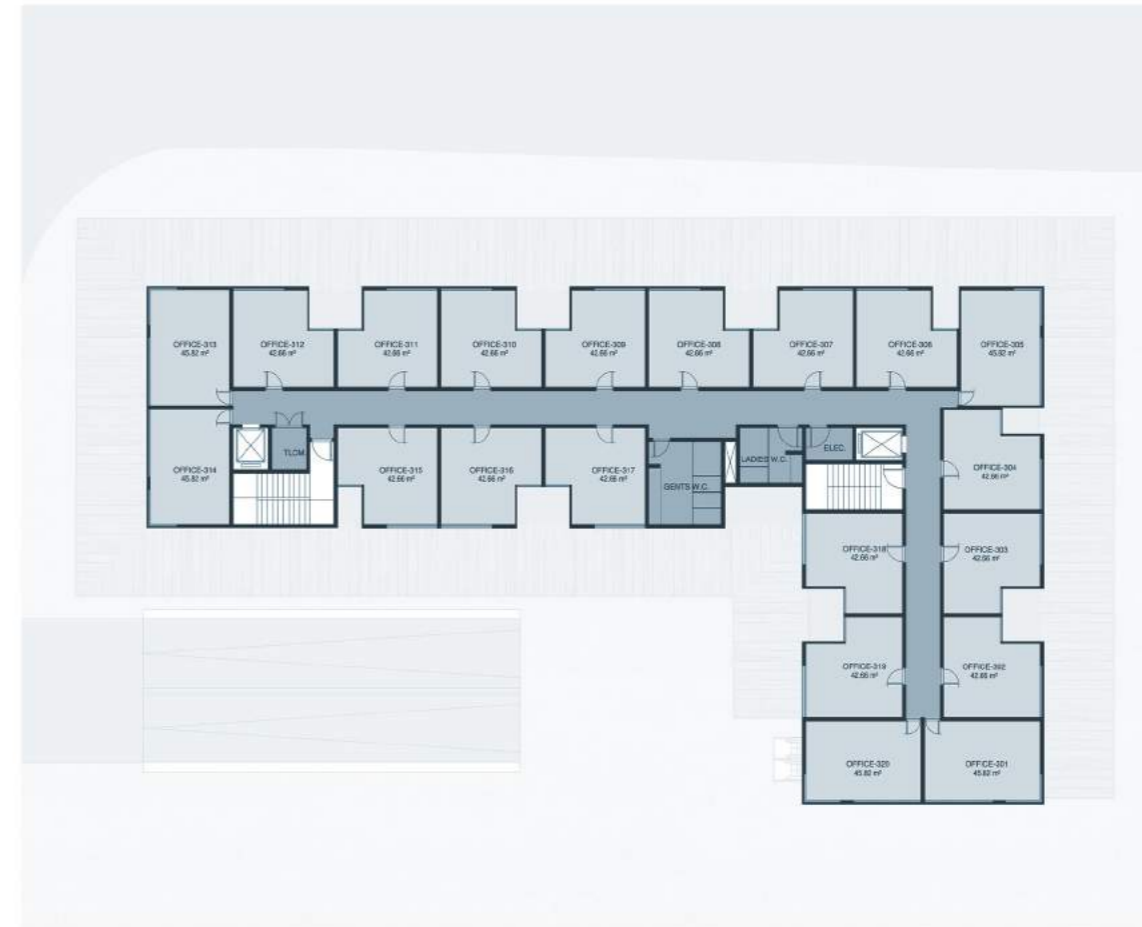
Modon Mega Tower office spaces evoke expansive feelings of calm, so you can flawlessly execute at work while surrounding you with non-stop recreational facilities and dining options to unwind whether its a coffee break, a mid-day snack or shopping at nighttime.



OFFICES



Second Floor



Third Floor

World-class Serviced Hotel Suites

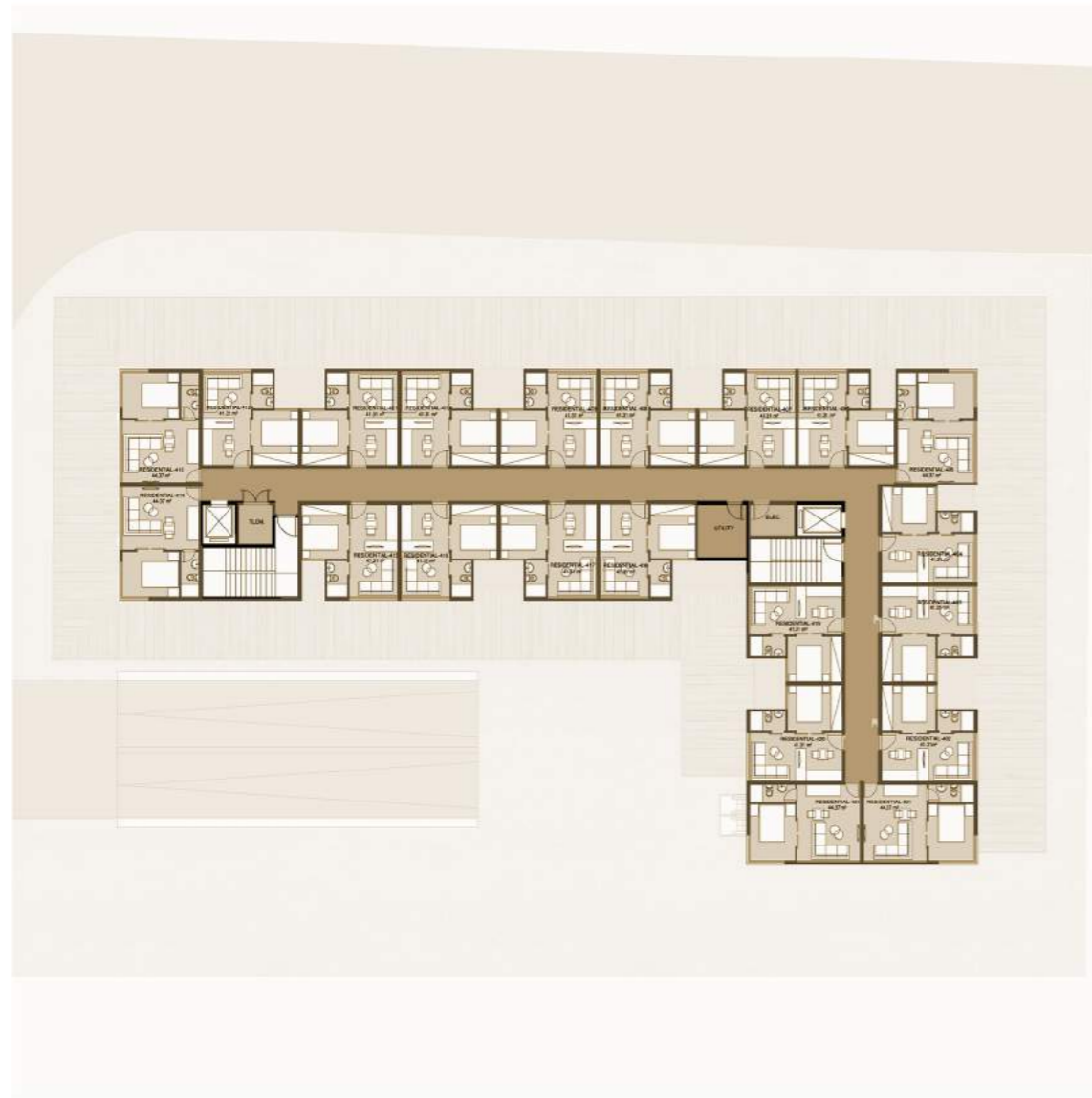
WHERE EVERY DETAIL HAS BEEN CONSIDERED

Modon Mega Tower welcomes you to the warmest of stays at its luxurious serviced Hotel Suites, combining the best in home-style living with world-class hospitality. Spacious, fully-finished interiors, equipped with the latest appliances and round-the clock housekeeping services to ensure royal pampering day in, day out.

Living here is opening your eyes on an exclusive world of benefits from an attentive concierge service, full-range housekeeping and valet parking to in-room dining and cutting-edge facilities, giving you back the luxury of time.



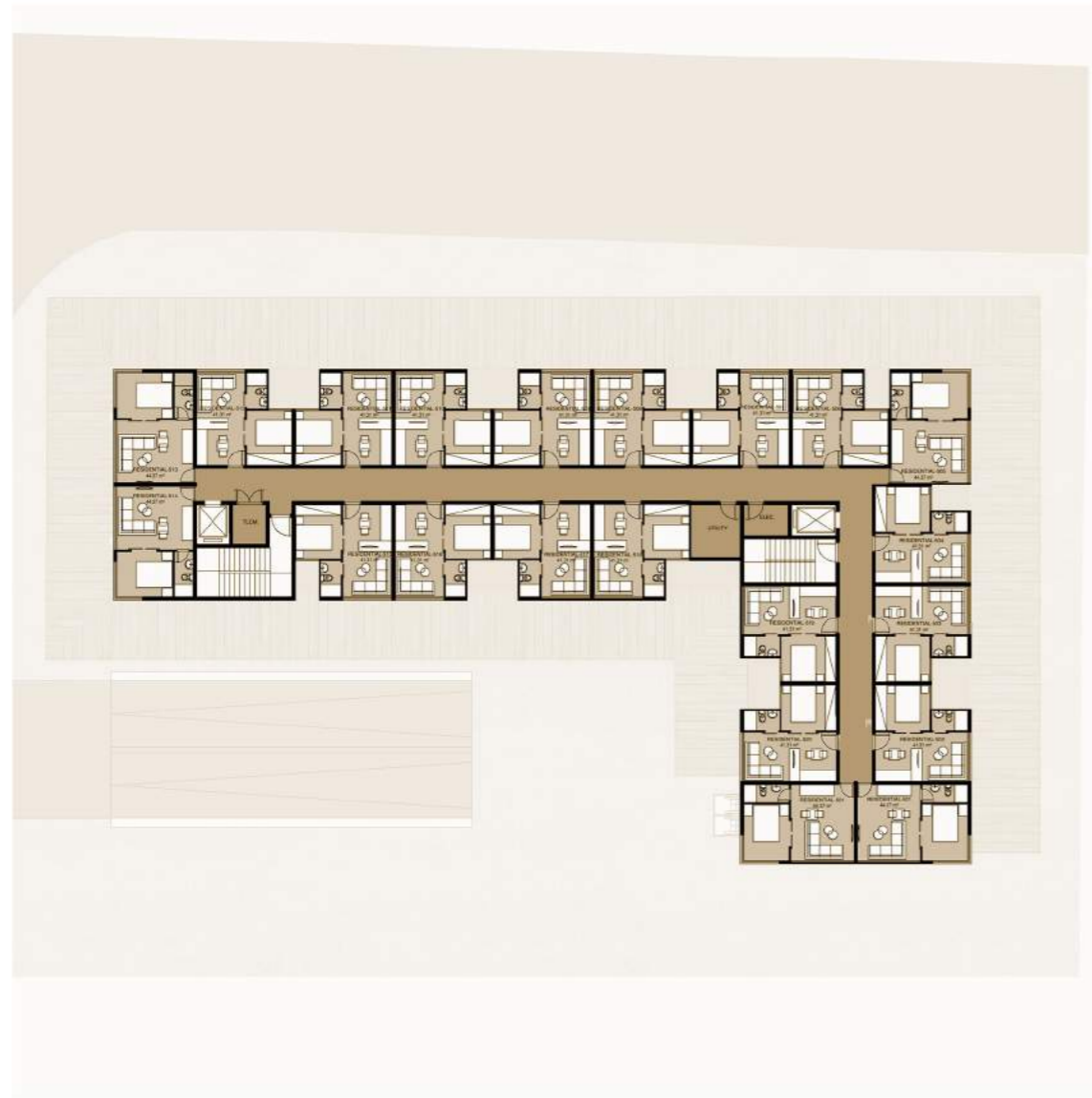
HOTEL ROOMS



4th Floor



HOTEL ROOMS



5th Floor



6th Floor

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for the first time in the Downtown - New Capital

Introducing “ The Sky Villas ”

Featuring two floors “ Duplex ” private Sky Villas, are the very height of luxury of Modon Mega Tower,
As Sky Villa guest, you unlock another world of comfort and privilege. Located in the main building and providing
privacy for our top VIP guests, featuring exclusive luxury amenities,
large living room with dining area, 2 bedrooms and dressing room,
Kitchen, bathroom with bathtub, and branded toiletries.



SKY VILLAS



7th Floor



8th Floor

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SKY VILLAS



9th Floor



10th Floor

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NOTES :

PARTNER

CONSULTANT



INTERIOR DESIGNER



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