



Business Tower



# About Modon

Modon, one of the most powerful Egyptian real estate developers with 30 years of experience, which is always aiming for providing its clients with the highest quality of life.

Modon Developments had promised its clients to take the advantage of the market opportunities and chances to serve the clients' interests. Here in Modon, it's not only about building, it's about innovating, creating and changing life.

The ideas here are original which differentiate us from any other developing company in the Egyptian real-estate market.





# Our Mission and Vision

Our Mission is to be one of the most successful real estate companies in Egypt and put the clients' needs in consideration by providing them with unique developments, through building a name that no one can disagree on in The New Administrative Capital.

Our Vision is to add value to our community at every touchpoint, transforming their work or leisure experience into a timeless journey that connects them to what matters most in life.





# Our Previous Projects

We have an enormous and honorary history of previous five successful projects:

- The Tower
- Modon Mega Tower
- Modon Hotel & Residence
- The Central Iconic Tower
- Green River Tower





# Introducing M Business Tower

M Business Tower is mindfully planned out on 15 spacious floors to introduce a progressive vision of holistic integration, covering all needs under one iconic project.

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 introduces "The Sky Garden" that is located on the Roof Top of the Tower to provide you with a distinctive Commercial area on top.

M Business Tower provides a contemporary interpretation into the future by offering a cutting-edge business destination complemented by a vibrant dining and shopping experience.





# MAP & Location

Modon Developments are proudly presenting  
“M Business Tower” Located at The Downtown, New Administrative Capital.

The picture's perfect position affords stunning views, most sought-after locations which provides the height of convenience with only a short walk away from Museum zone, Parliament, Ministries District, Iconic Green River and The well-known St.Regis Hotel. It's also right close to the transportation links “The Monorail” which will connect all citizens to the rest of New Capital magnificent regions.



## M Business Tower



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 Monorail Station  
5 mins to Egypt's grand mosque



# Commercial District inspired by you

Non-stop entertainment awaits at M Business Tower's lively commercial district, planned to enrich every moment of your life. Boasting a unique mélange 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.

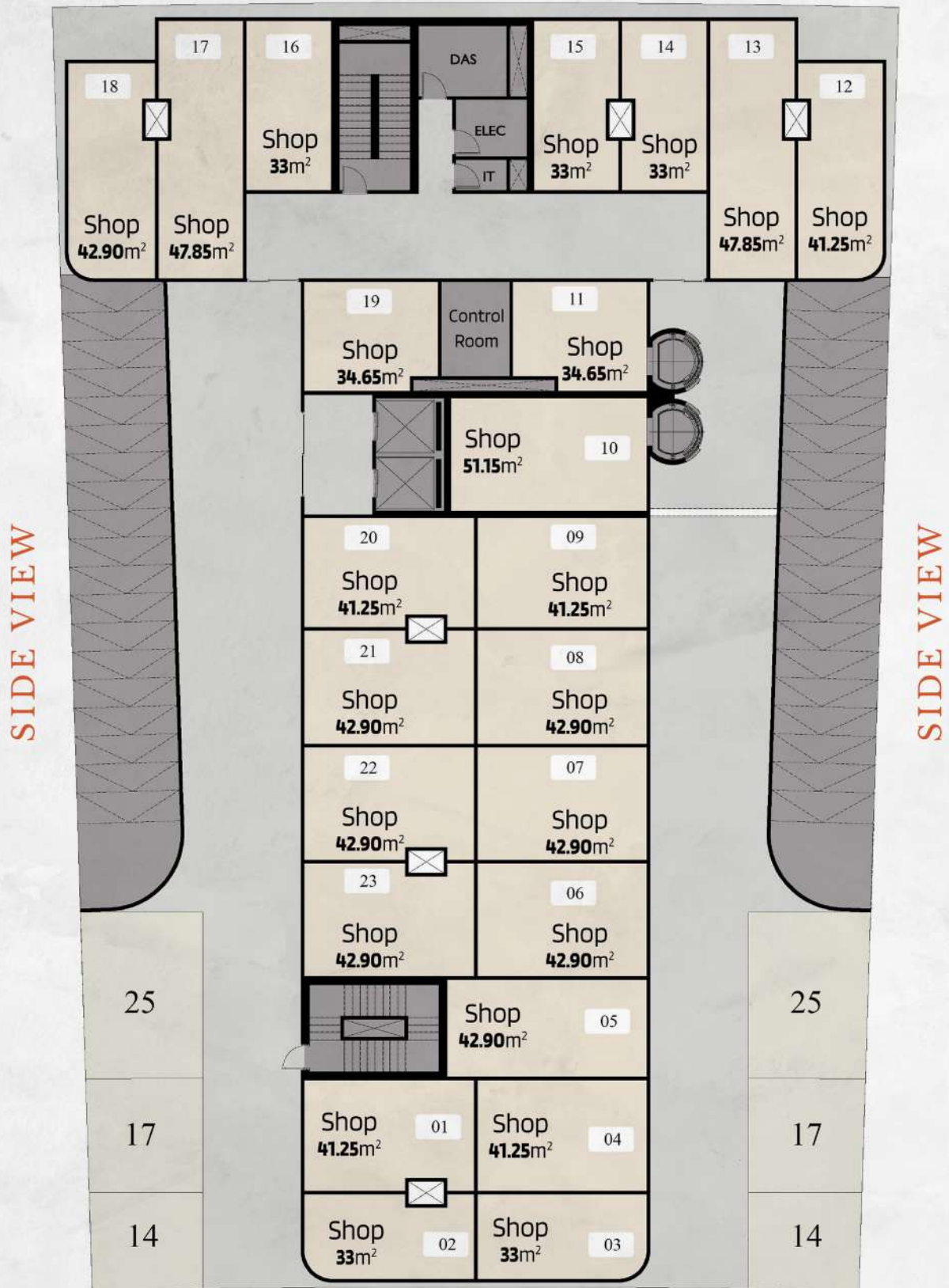
The magnificent high-rise is providing "The Sky Garden" which will be located on the Roof Top of the Tower, to provide you with a significant retail shops.





# RETAIL

## GARDEN VIEW



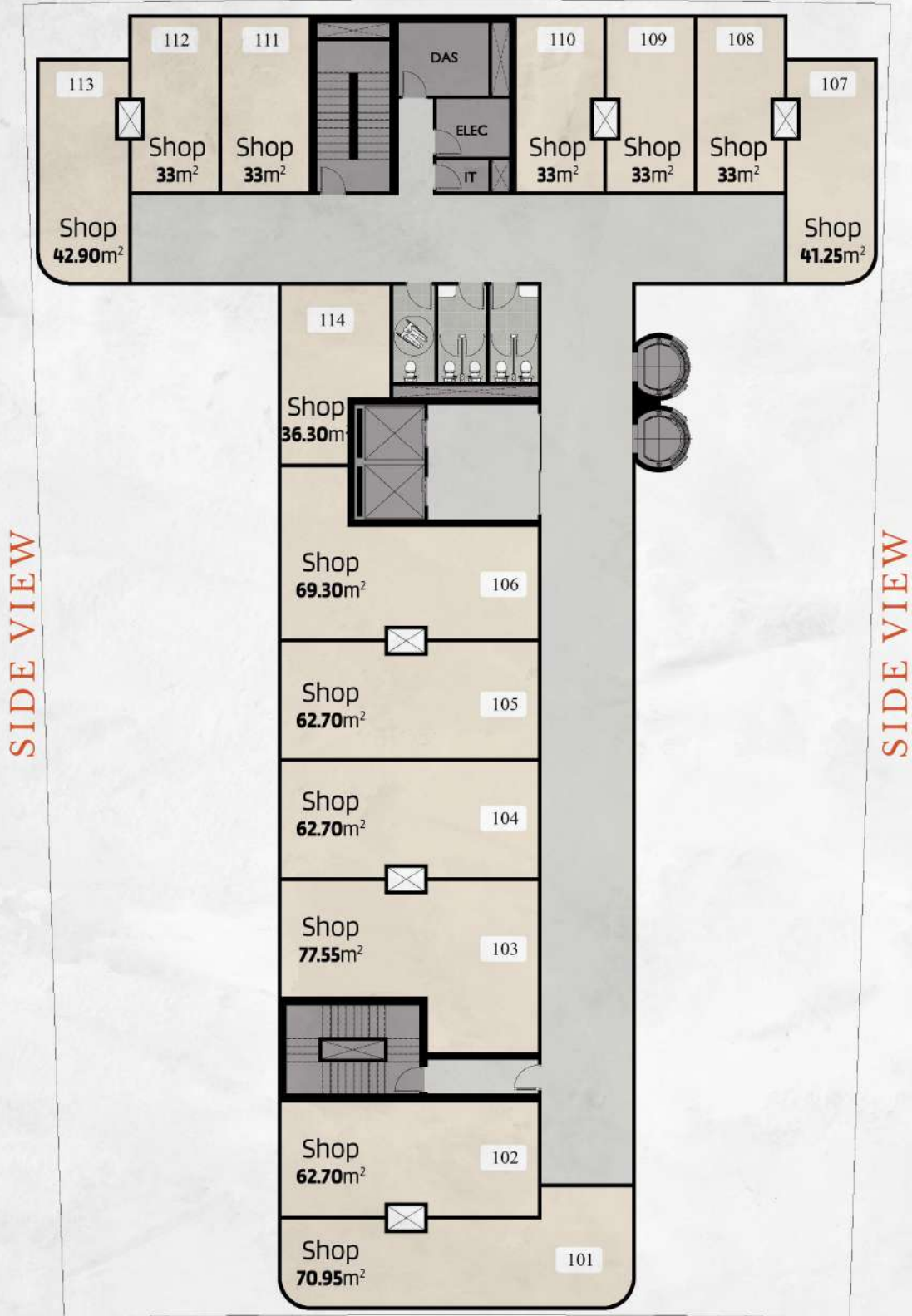
## MAIN STREET

# GROUND FLOOR PLAN



# RETAIL

## GARDEN VIEW



SIDE VIEW

SIDE VIEW

## MAIN STREET

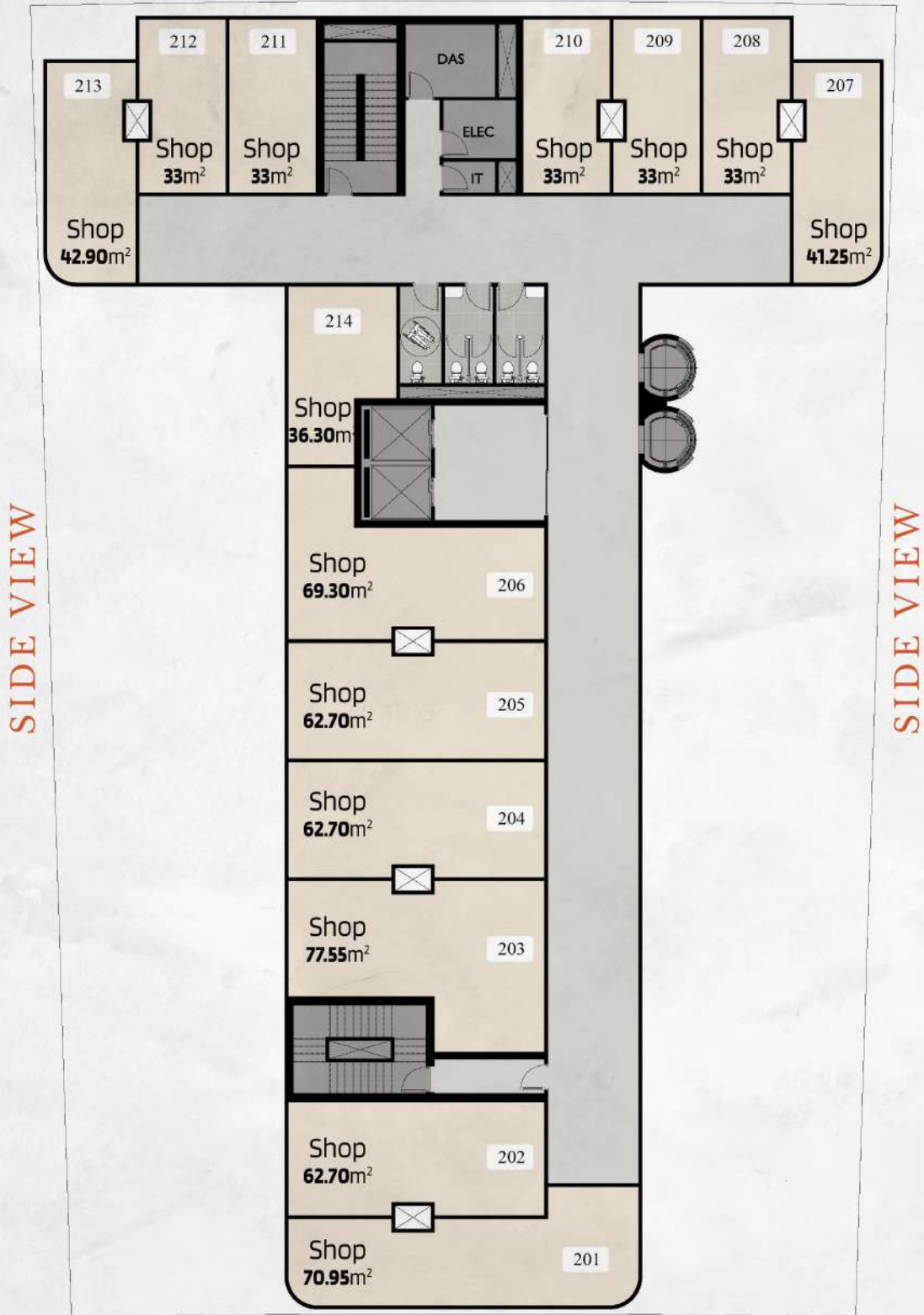
# 1<sup>ST</sup> FLOOR PLAN





# RETAIL

## GARDEN VIEW



## MAIN STREET

# 2<sup>nd</sup> FLOOR PLAN





# Administrative Offices

## a place with positive vibes

If you are a business owner and you have an office in “ M Business Tower”, you will be able to choose freely from a wide range of smart office spaces, that are provided with the highest technology to satisfy your business requirements.

M Business Tower is the most suitable place to have your office in as a startup or even as a developed corporate. A huge wave of inspiration will be directly driven to your business environment.

All offices will be located and designed based on up-to-date requirements, they introduce a unique concept of flowing freedom, aimed at fostering seamless collaboration through naturally lit spaces that invite greenery inside your office.

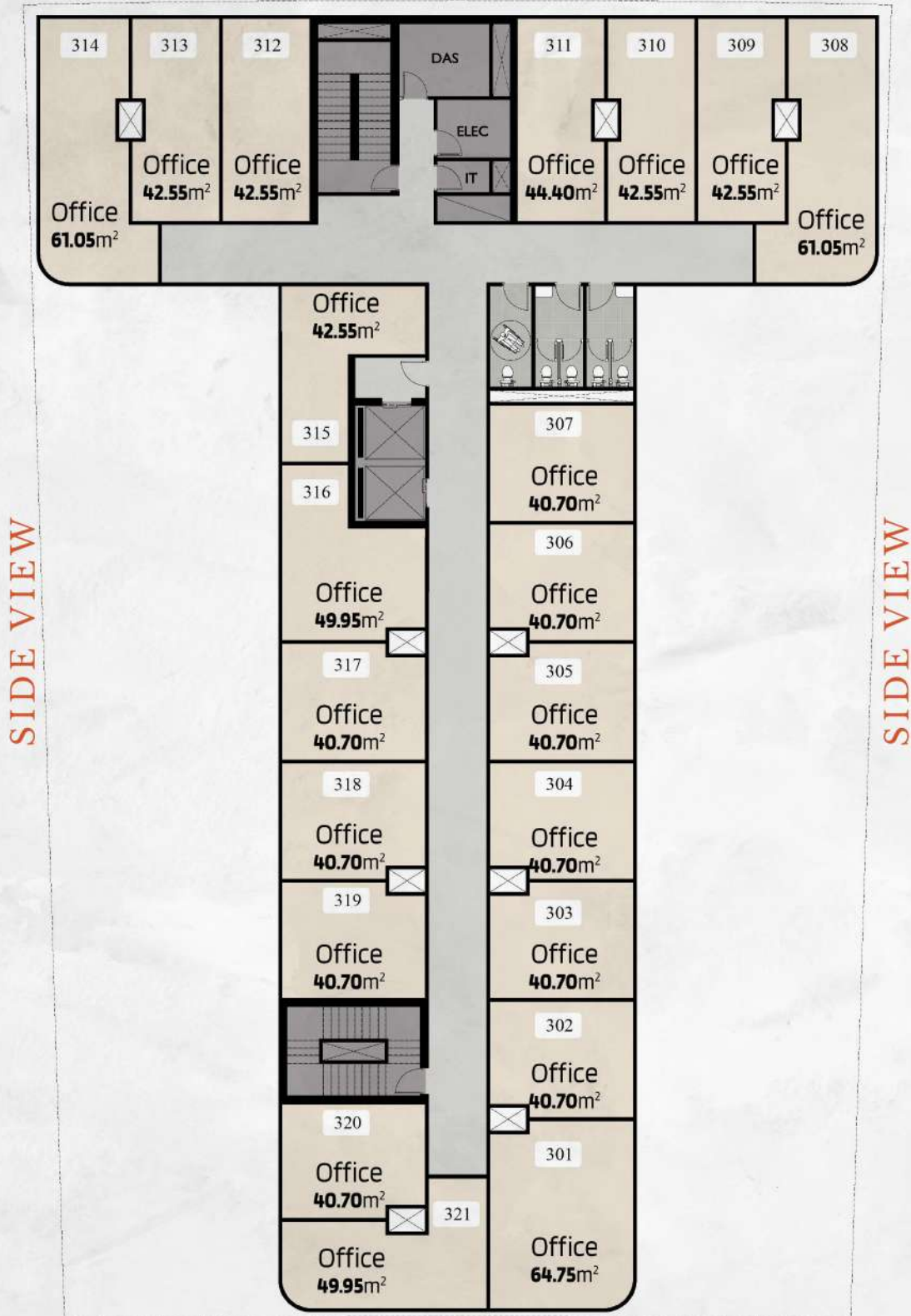
The office spaces in M Business Tower awaken feelings of calmness, because while working you have all the facilities and dining options that you might need to stay active and focused.





# OFFICES

## GARDEN VIEW



SIDE VIEW

SIDE VIEW

## MAIN STREET

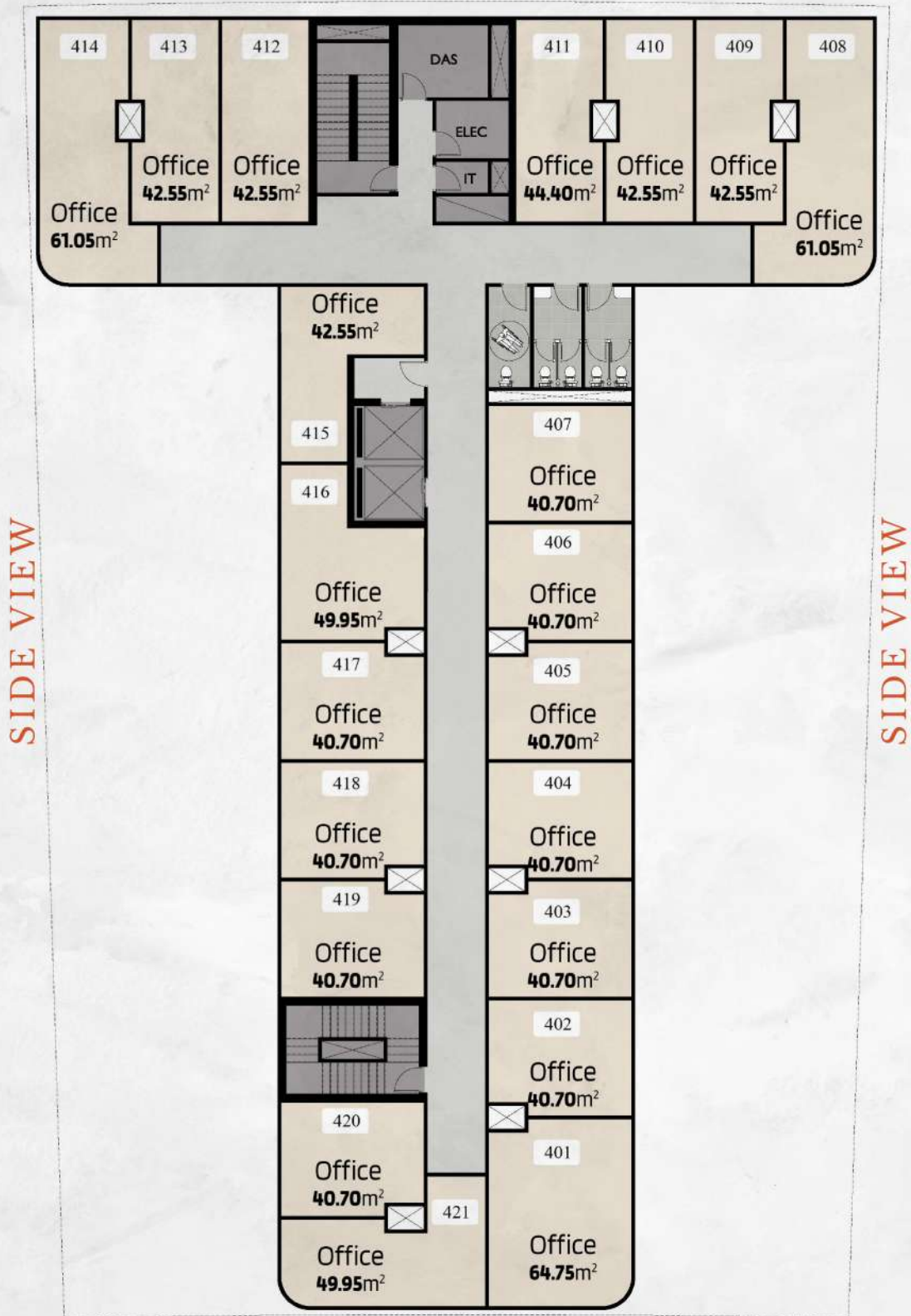
# 3<sup>rd</sup> FLOOR PLAN





# OFFICES

## GARDEN VIEW



SIDE VIEW

SIDE VIEW

## MAIN STREET

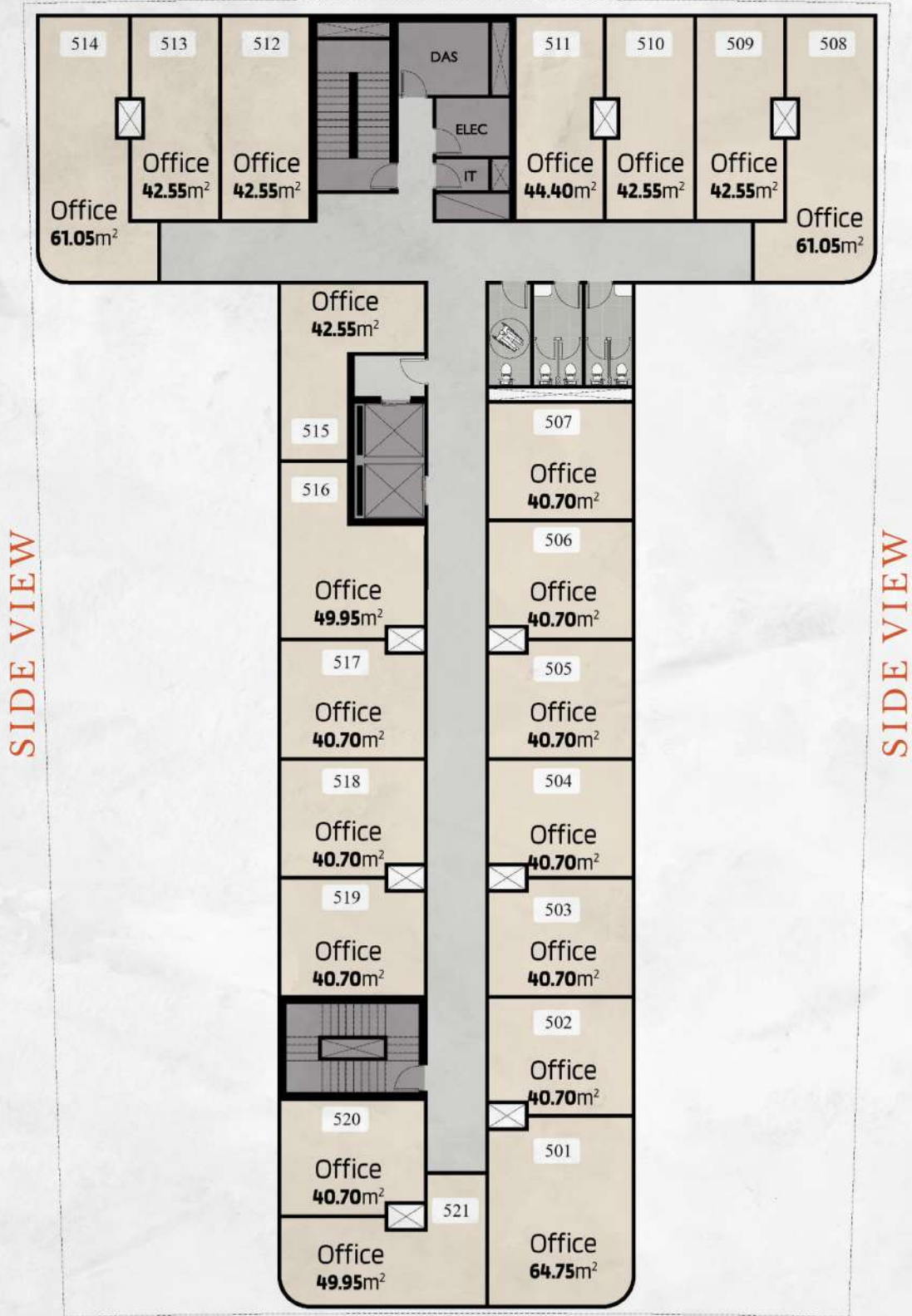
# 4<sup>th</sup> FLOOR PLAN





# OFFICES

## GARDEN VIEW



## MAIN STREET

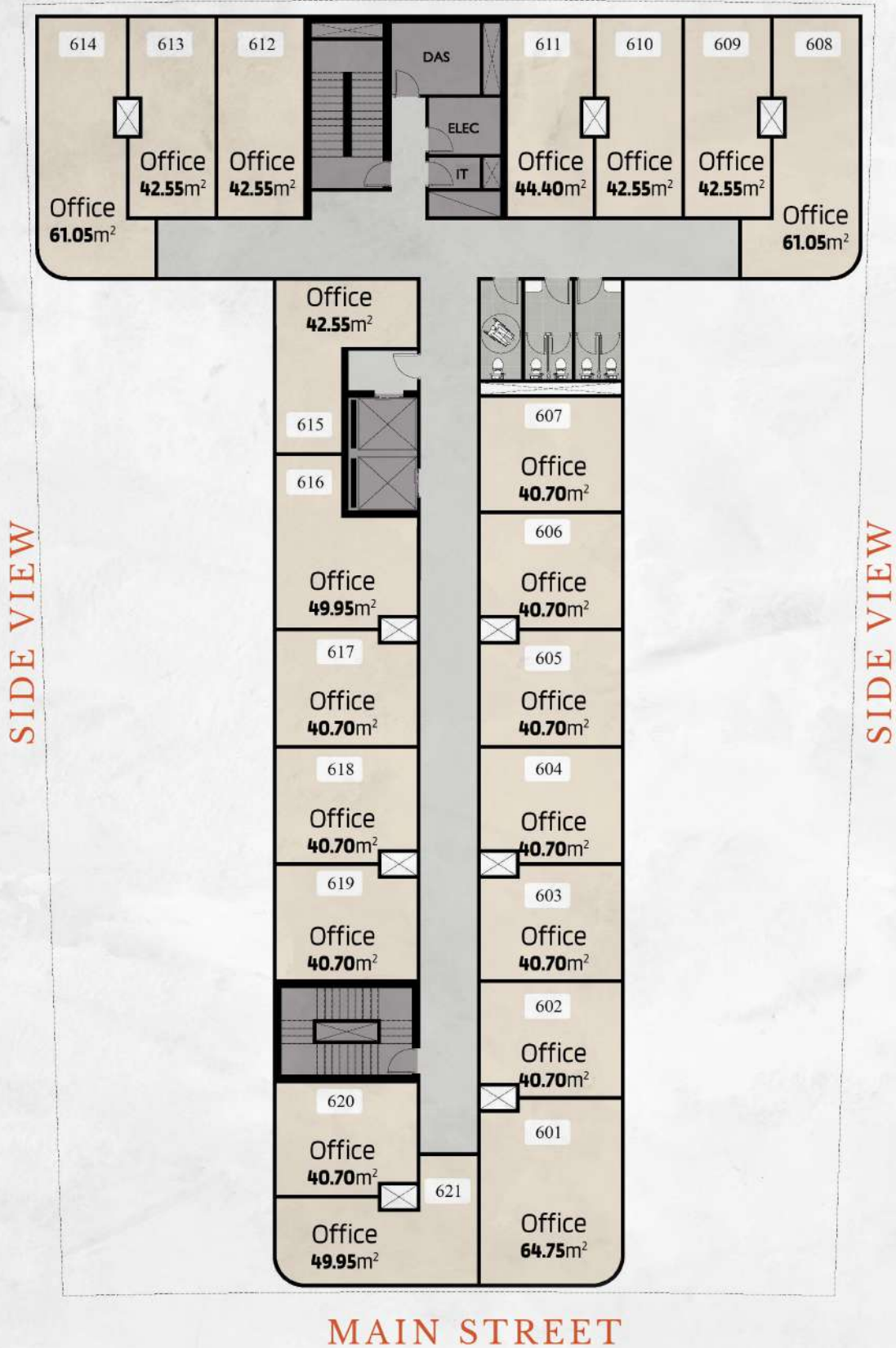
# 5<sup>th</sup> FLOOR PLAN





# OFFICES

## GARDEN VIEW



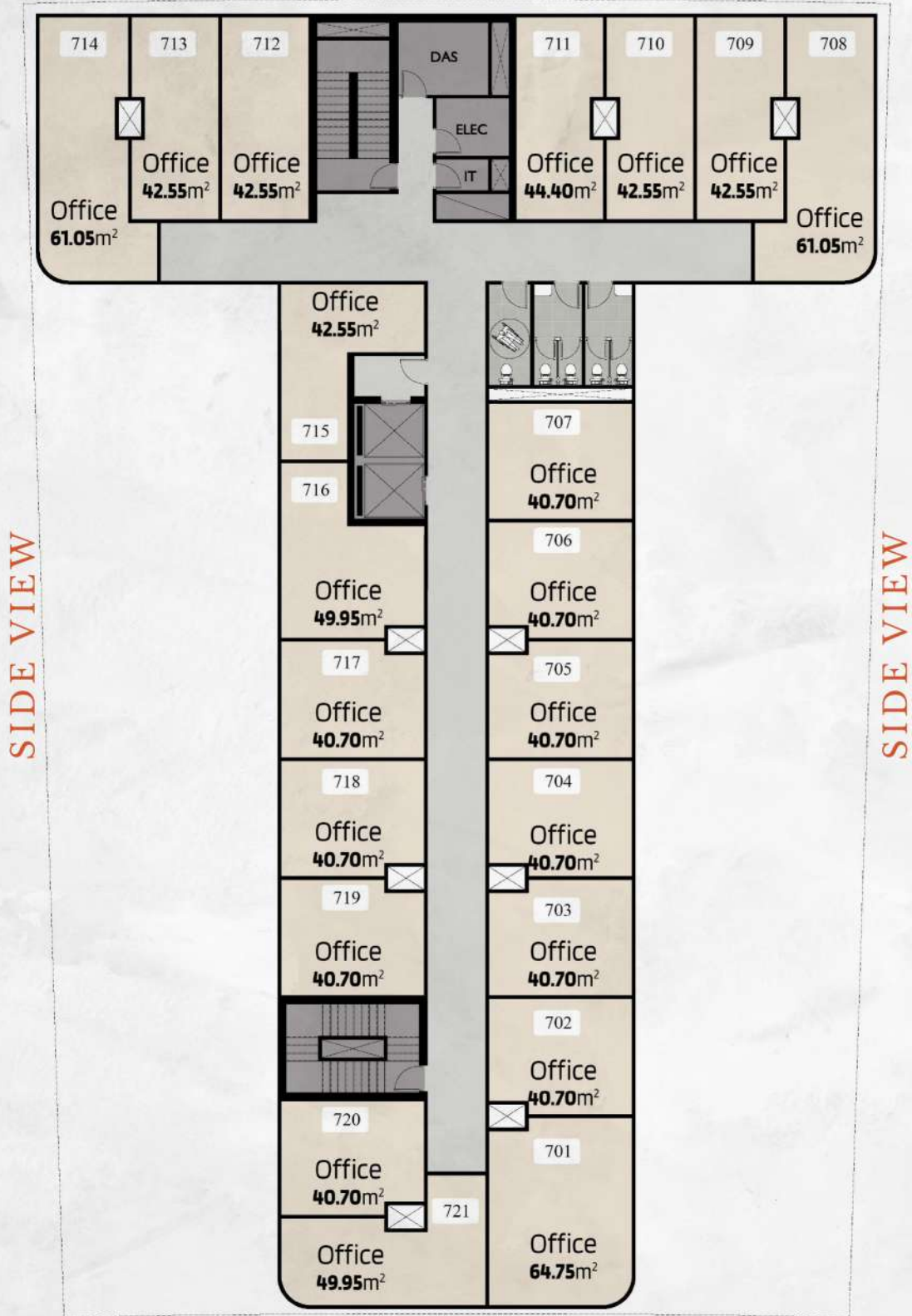
## 6<sup>th</sup> FLOOR PLAN





# OFFICES

## GARDEN VIEW



## MAIN STREET

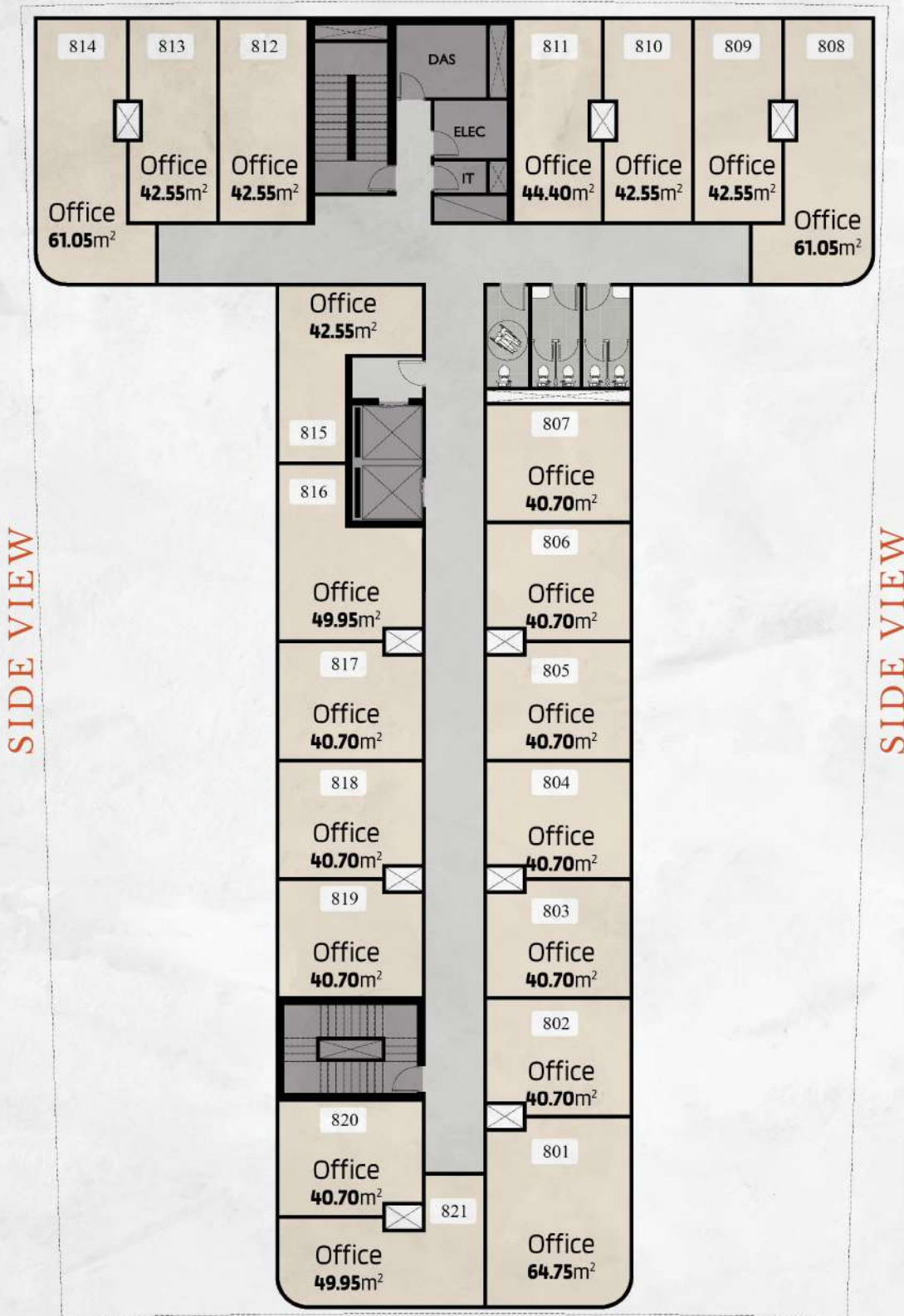
# 7<sup>th</sup> FLOOR PLAN





# OFFICES

GARDEN VIEW



SIDE VIEW

SIDE VIEW

MAIN STREET

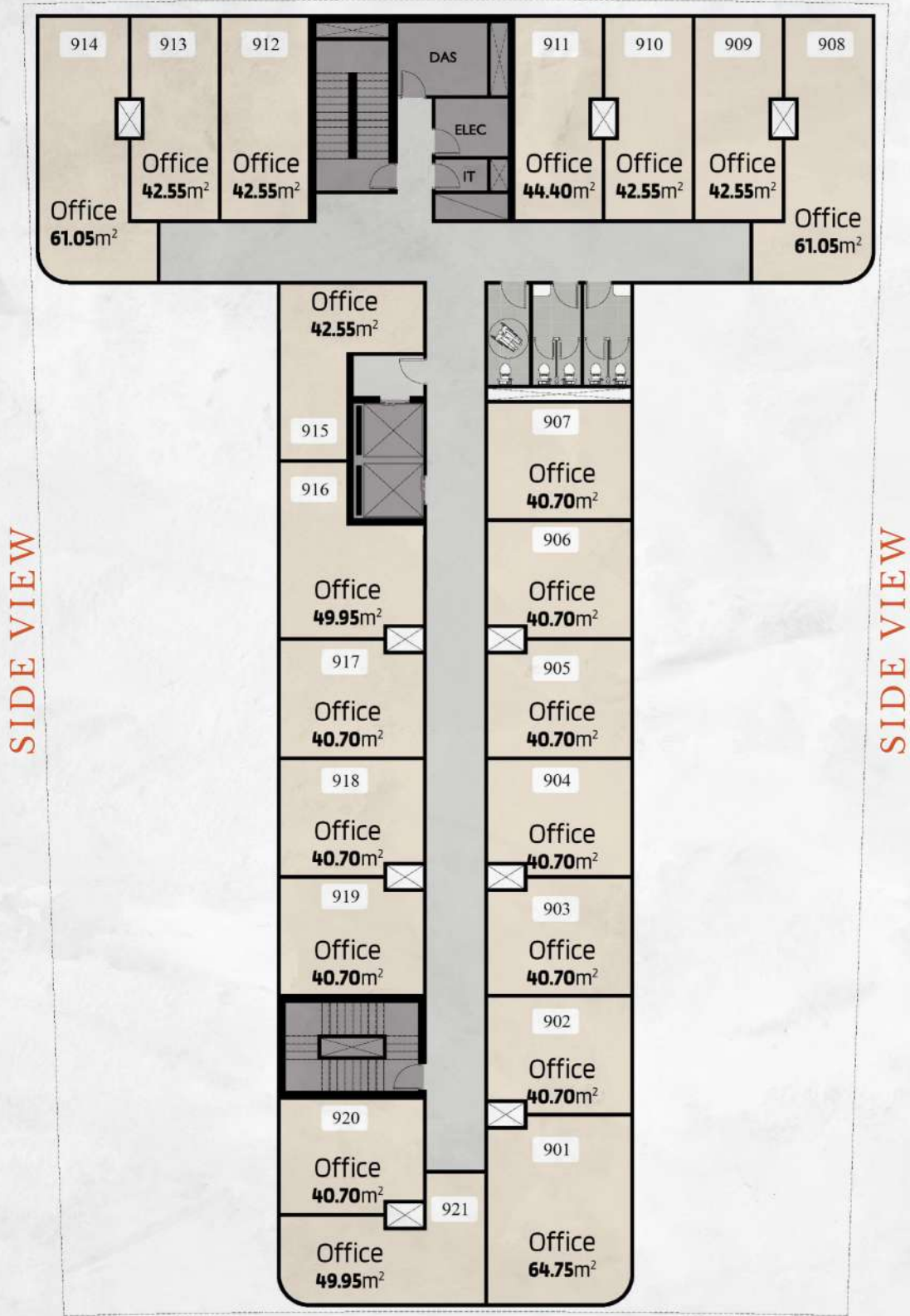
## 8<sup>th</sup> FLOOR PLAN





# OFFICES

## GARDEN VIEW



## MAIN STREET

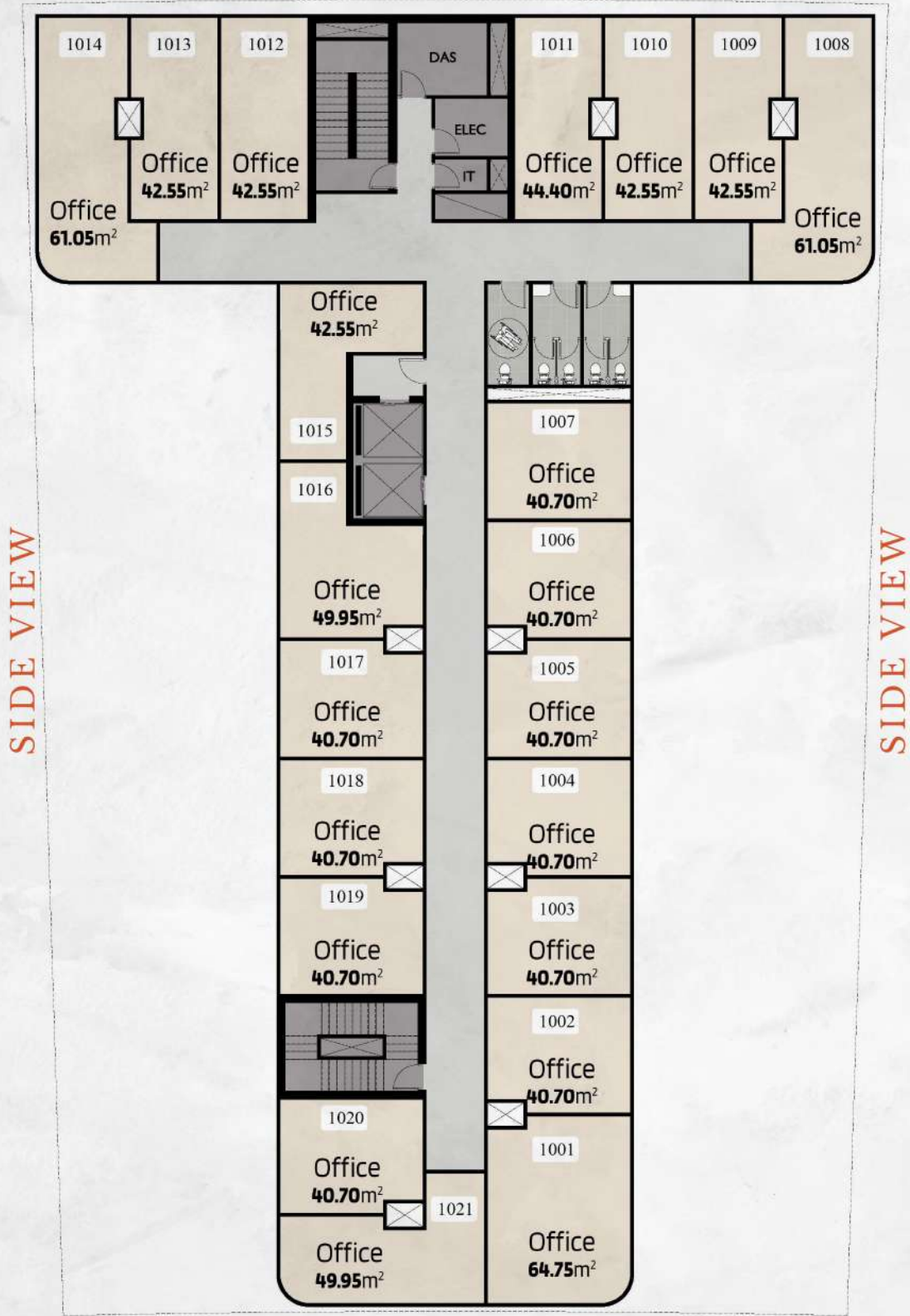
# 9<sup>th</sup> FLOOR PLAN





# OFFICES

## GARDEN VIEW



## MAIN STREET

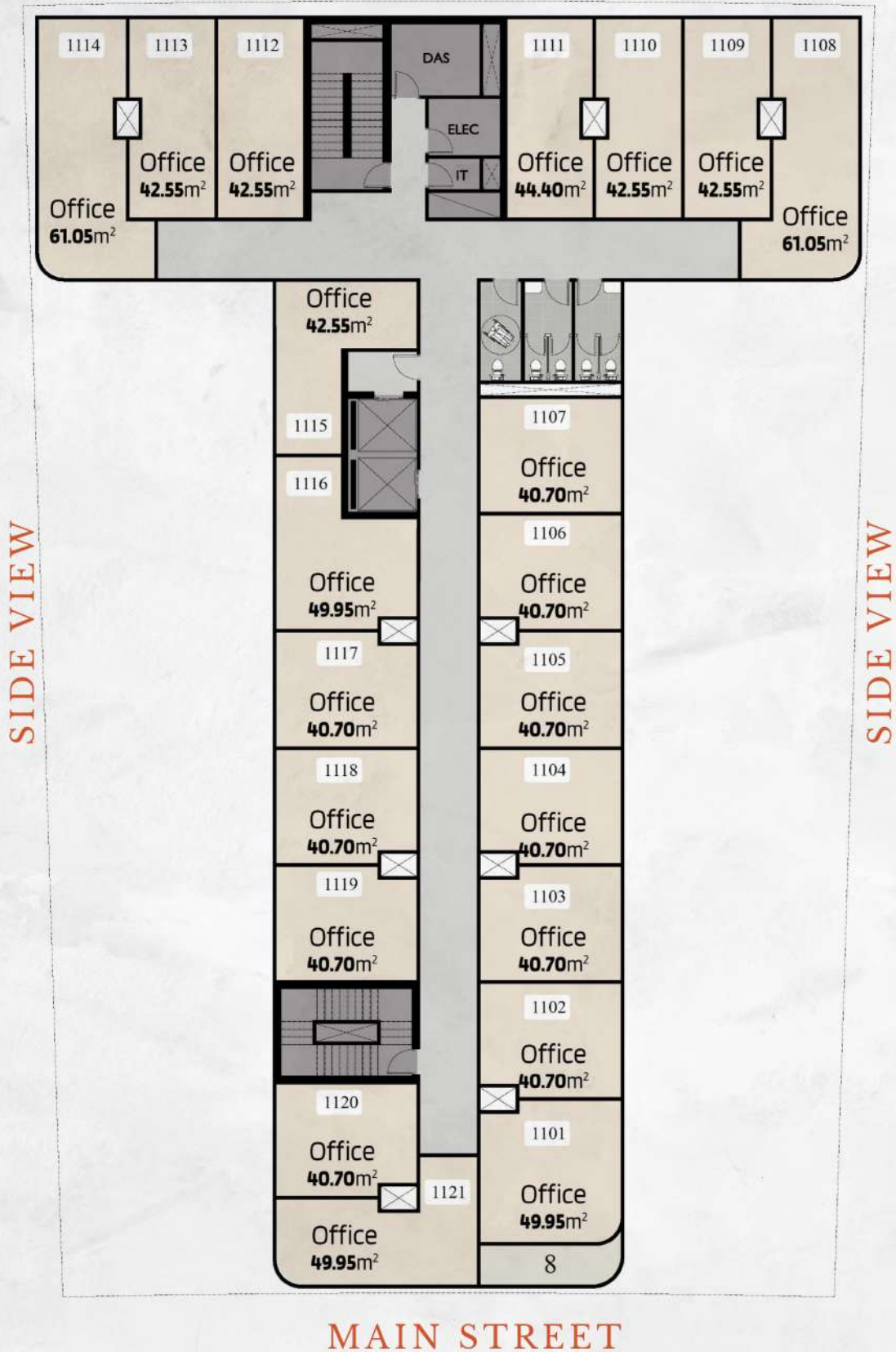
# 10<sup>th</sup> FLOOR PLAN





# OFFICES

## GARDEN VIEW



# 11<sup>th</sup> FLOOR PLAN



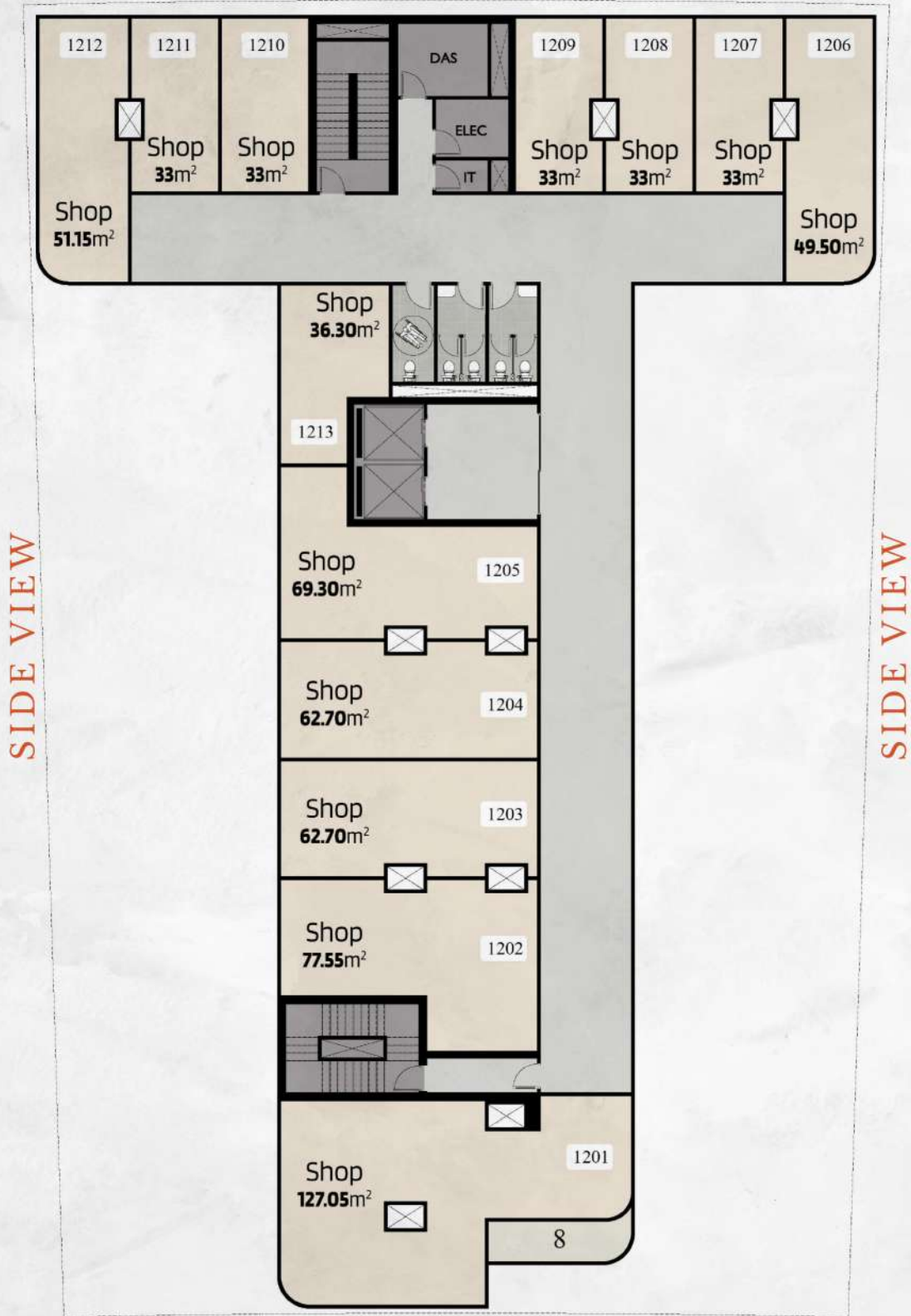






# RETAIL

## GARDEN VIEW



SIDE VIEW

SIDE VIEW

## MAIN STREET

# 12<sup>th</sup> FLOOR PLAN

