



MODON
MODON DEVELOPMENTS

GREEN RIVER TOWER

THE FIRST WORLDWIDE HOTEL OVERLOOKING THE GREEN RIVER

COMMERCIAL - ADMINISTRATIVE

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.

A white marble bust of a man's head, blindfolded with a golden band, is the central focus. It is set within an ornate, golden, classical-style frame. The scene is decorated with vibrant red flowers and green leaves. The background is a dark, textured surface with white lightning bolts. The text "CREATING HISTORY" is overlaid on the bust in a white, serif font.

CREATING
HISTORY

OUR MISSION & 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 Egypt.

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 four successful projects,

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

All our previous projects are located in The New Administrative Capital. There, we provided mixed used projects with commercial, administrative and residential serviced units. These four projects were fruitfully sold out in a very limited period of time, which reinvigorated us to develop more future signature successes.



THE TOWER
DOWNTOWN



MODON HOTEL
DOWNTOWN

MODON MEGA
TOWER
DOWNTOWN



CENTRAL ICONIC
TOWER
C.B.D

INTRODUCING OUR FIFTH PROJECT,

THE FIRST WORLDWIDE HOTEL

OVERLOOKING THE GREEN RIVER



WHERE THE GREEN RIVER IS YOUR OWN PANORAMA

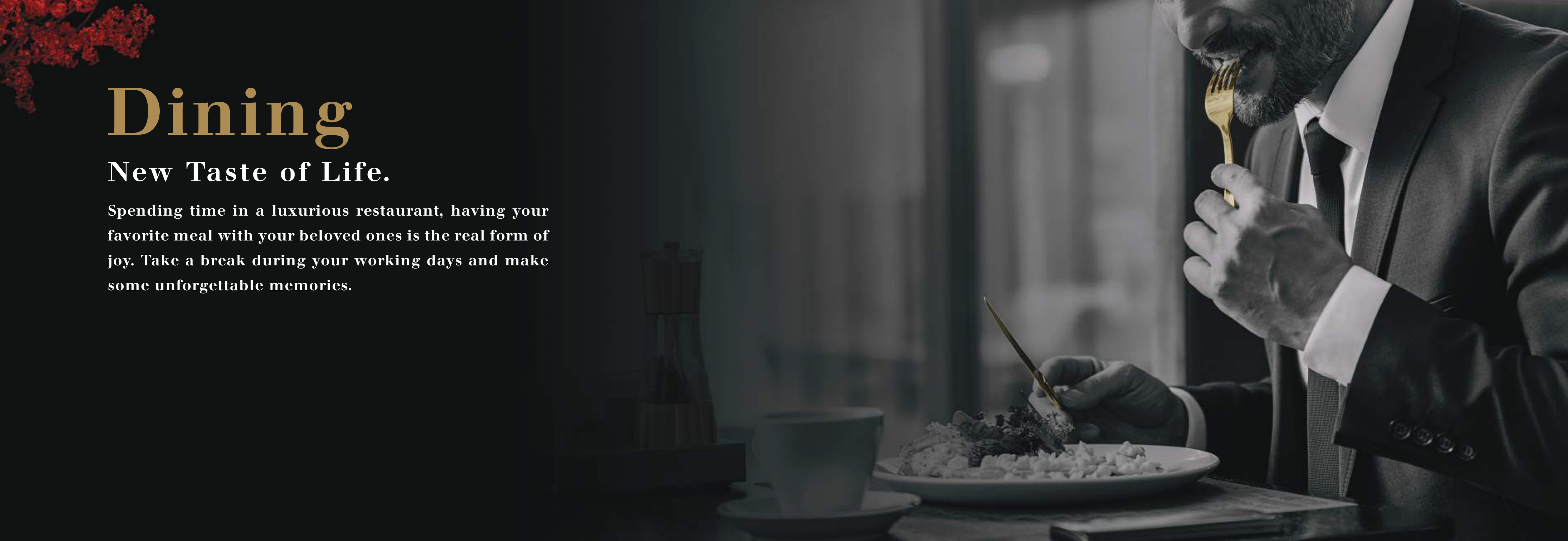
The location of Modon's fifth project in the New Administrative Capital is an idiosyncratic one.

It is directly overlooking the Green River and located in the first row on the Mohammed bin Zayed axis near the monorail station, St. Regis Almasa hotel, the embassies area, the Museum of Civilization, the Gold Market and near by a significant landmark, The Iconic Tower.



WHEN WORK MEETS LEISURE





Dining

New Taste of Life.

Spending time in a luxurious restaurant, having your favorite meal with your beloved ones is the real form of joy. Take a break during your working days and make some unforgettable memories.



Gym & Spa

Plug N'Play.

During your working hours, you should get a jump. Here, you can find a place when you can just pause working and start empowering yourself with some workouts or break the routine with some relaxation.



A photograph of a swimming pool with a wooden deck. In the foreground, there are two brass handrails that curve over the pool's edge. The pool water is dark and reflects the light. The background shows the wooden deck extending towards the pool. The overall scene is serene and inviting.

Swimming Pool

Work Life Balance.

Your body hears everything that your mind says. Ease your mind and get some time for yourself in our swimming pool. It's time to be the best version of yourself, it's time to be more productive.



Beauty Center

When you start taking care of yourself, you start living better.

You can pamper yourself in our hotel's salon even during your working days. When you do that, it all gets better.

A waiter in a black tuxedo, white shirt, and black bow tie is holding a gold tray. The background is dark with a subtle texture and some red floral elements in the top right corner.

Catering Service

Fine dining in Modon is redefined. You just need to focus with your team and let us do all the work. If you have a special occasion in your work place, your perfect solution will be here in Modon's worldwide hotel with some tasty ideas.

Everything you need will be at your fingertips.

Underground Parking

Your Place is Always Saved.

Because Modon always cares about every detail,
your car will also be taken in consideration.
Providing an enormous high-tech parking
space to make everything inside the hotel
strives for your comfort.



Amenities

Where it's not Just a Workplace.

In our worldwide hotel, working will be in a whole other level. When your work is in a hotel that means all your wishes will be fulfilled immediately with a lot of "You" time.



FRONT DESK SERVICES



DINING & RETAIL OUTLETS



CCTV SYSTEMS



HOUSEKEEPING



9 ELEVATORS



SECURITY



TRIPLE PLAY



ATMS



UNDERGROUND PARKING



3 ENTERANCES



ELECTRIC CAR CHARGING



CENTRAL ACS



FIRE ALARM SYSTEM



PRAYER AREA



GARBAGE CHOUTE

TYPES OF UNITS



COMMERCIAL UNITS

Quality is Our Priority

Modon will be very selective in maintaining the tenant mix regarding the international regulations of the hotel. This will help in maximizing sales traffic which will in return increase the sales revenue of the tenants. It is all about creating a synergy of different but complementary service providers to create an easy shopping experience for prospective customers.



COMMERCIAL UNITS CATEGORIES

A Detailed Classification for the commercial categories in the First Worldwide Hotel overlooking The Green River.

The commercial units will be located in the first row on Mohamed Bin Zayed axis - The Tourist Towers area.

These categories will serve:

- 200 Residential units**
- 400 Admin offices**
- The Worldwide Hotel**

Pharmacy

Restaurant

Seafood restaurant

Mini market

Telecom

Sweets shop

Cafe

Jewellery

Food court

Barber shop / men

Beauty Salon

Bakery

Bank

Exchange

Laundry

Spa

Gym

Coffee shop

Toys shop

Laboratories

Stationary

Furniture store

Fashion

Electronics

Tobacco shop

Book Store

Fast food

Any license (Ground Floor)

Any license (First Floor)

Museum (Sold-Income Property)

RETAIL

Garden View

Green River View



RETAIL

Garden View

Green River View



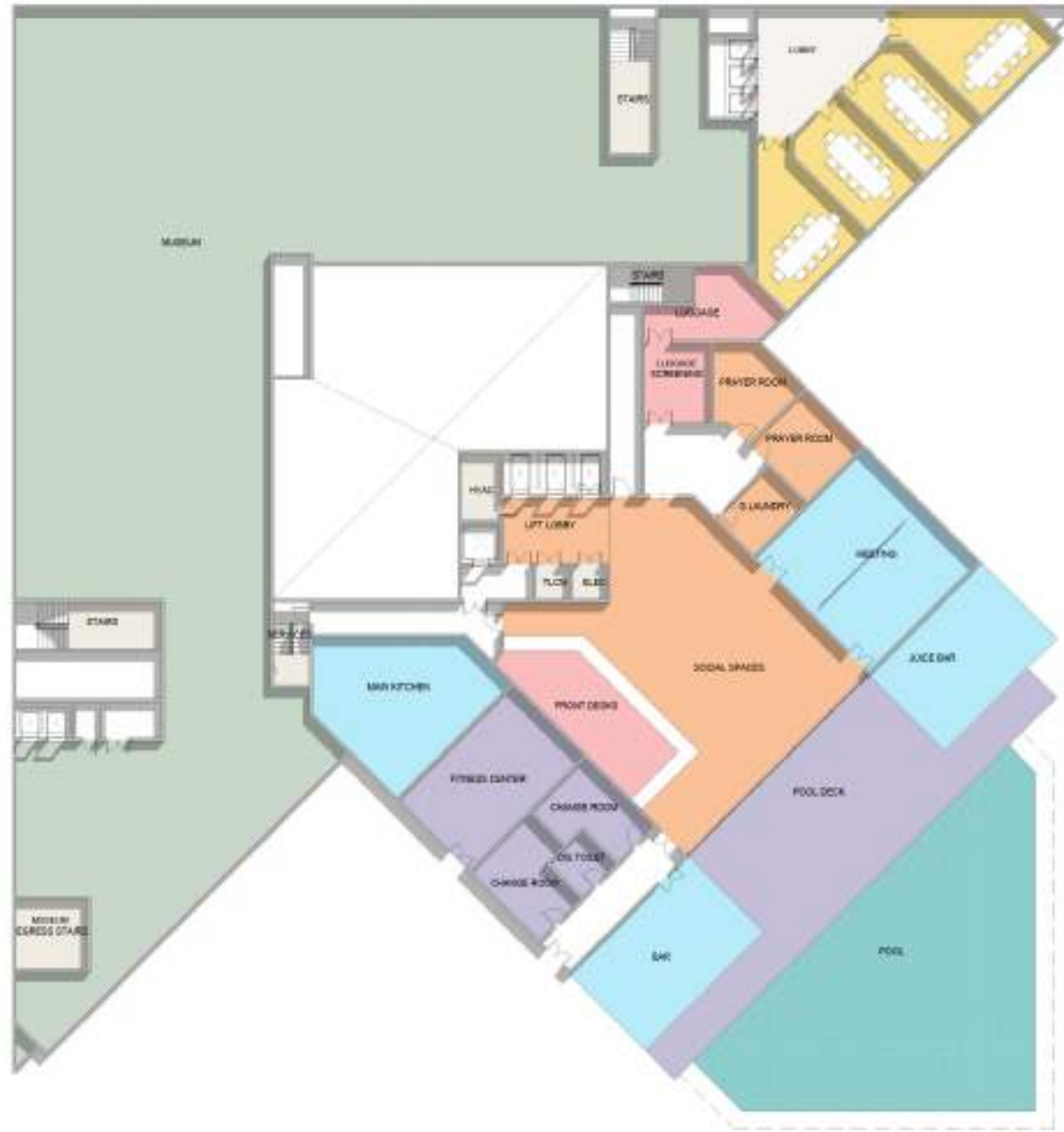
1st
FLOOR

THE GREEN RIVER

RETAIL

Garden View

Green River View



2nd
FLOOR



kofer

LC WARD

MANGO

MERCADONA

H&M



ADMINISTRATIVE UNITS

As a businessman who wants to obtain a suitable highly serviced place to run his business in, the perfect choice for him will be the administrative units in the hotel.

- You can find fully finished smart offices, that are customized to satisfy all your needs and necessities.
- Every administrative office introduces different conceptions of graceful freedom, international service and propriate location.
- Owning an office in Modon's worldwide hotel will put your business way ahead, because you will use the advantage of the great location, which is overlooking The Green River and located in the first row on the Mohammed bin Zayed axis near the monorail station.
- Start your business in Modon's worldwide hotel, it's where you can expand beyond.



CONFERENCE CENTRE

Working From Hotel.

Here in our worldwide hotel, it's not just offices and shops for working, it's so much more. Here you can find conference centers in every floor for meetings and big business gatherings.

Your demands will always be our priority.



OFFICES

Garden View

Green River View



Area Legend

- Offices
- Service

3rd FLOOR

OFFICES

Garden View

Green River View



4th
FLOOR

OFFICES

Garden View

Green River View



Area Legend

- Offices
- Service

5th
FLOOR

OFFICES

Garden View

Green River View



Area Legend

- Offices
- Service

6th FLOOR

OFFICES

Garden View

Green River View



Area Legend

- Offices
- Service

7th
FLOOR

OFFICES

Garden View

Green River View



Area Legend
■ Offices
■ Service

8th
FLOOR

OFFICES

Garden View

Green River View



Area Legend

- Offices
- Service

9th
FLOOR

OFFICES

Garden View

Green River View



Area Legend

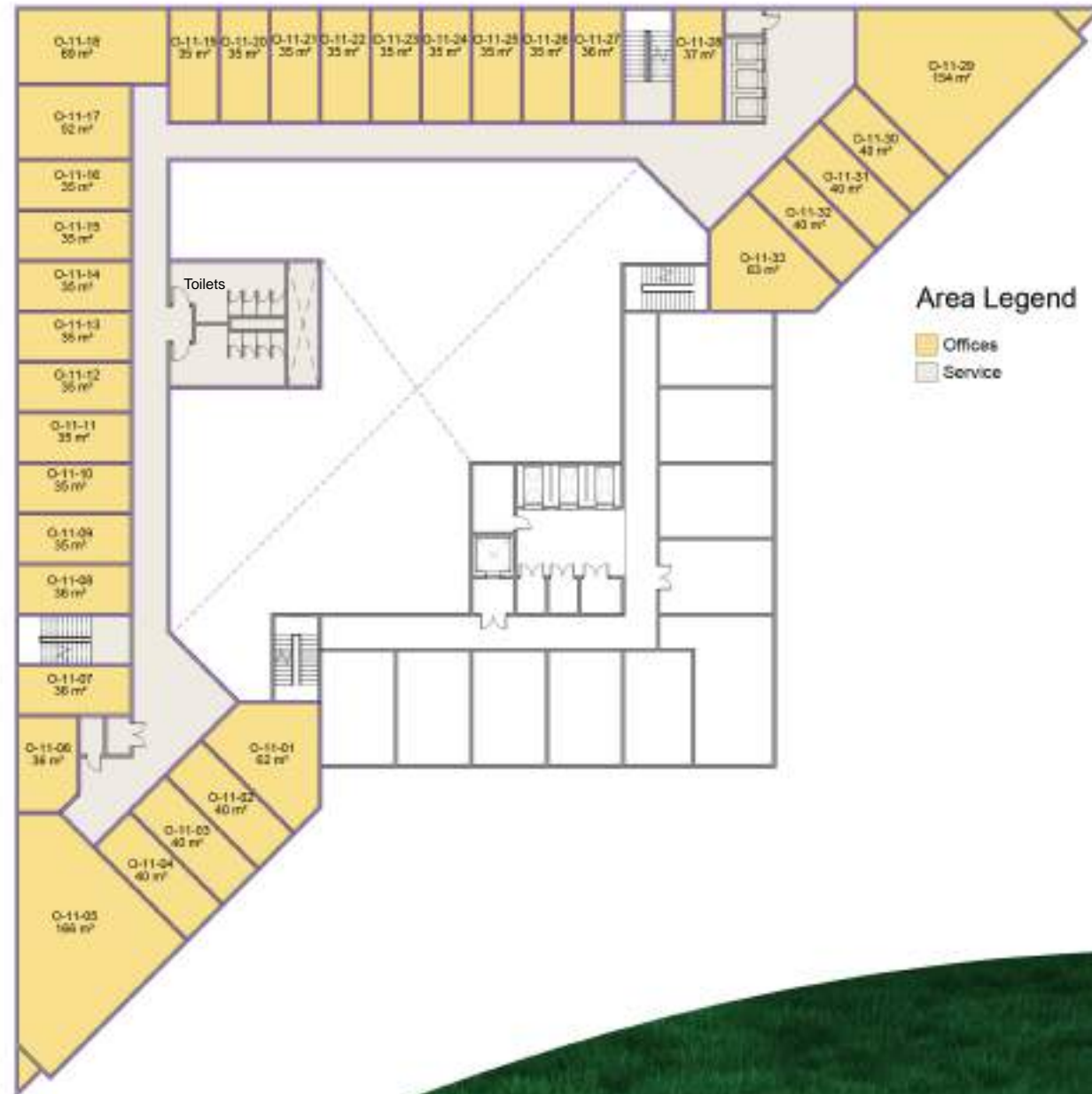
- Offices
- Service

10th FLOOR

OFFICES

Garden View

Green River View



Area Legend

- Offices
- Service

11th
FLOOR

OFFICES

Garden View

Green River View



Area Legend

- Offices
- Service

12th FLOOR

OFFICES

Garden View

Green River View



Area Legend

- Offices
- Service

13th FLOOR



DMA | Design Consultancy

If you want to build something great first thing you need to think about is the design.

As the design of our projects is the most significant aspect to provide the best form of accuracy and integration in one picture, we choose DMA because they are the most suitable choice for this magical look of Modon developments projects.

It was said once “don’t judge a book by its cover”, but when the creator of the exterior design is DMA, you can fairly judge.

DMA
DESIGN | ENGINEERING | CONSULTANCY
مركز التصميمات والاستشارات الهندسية