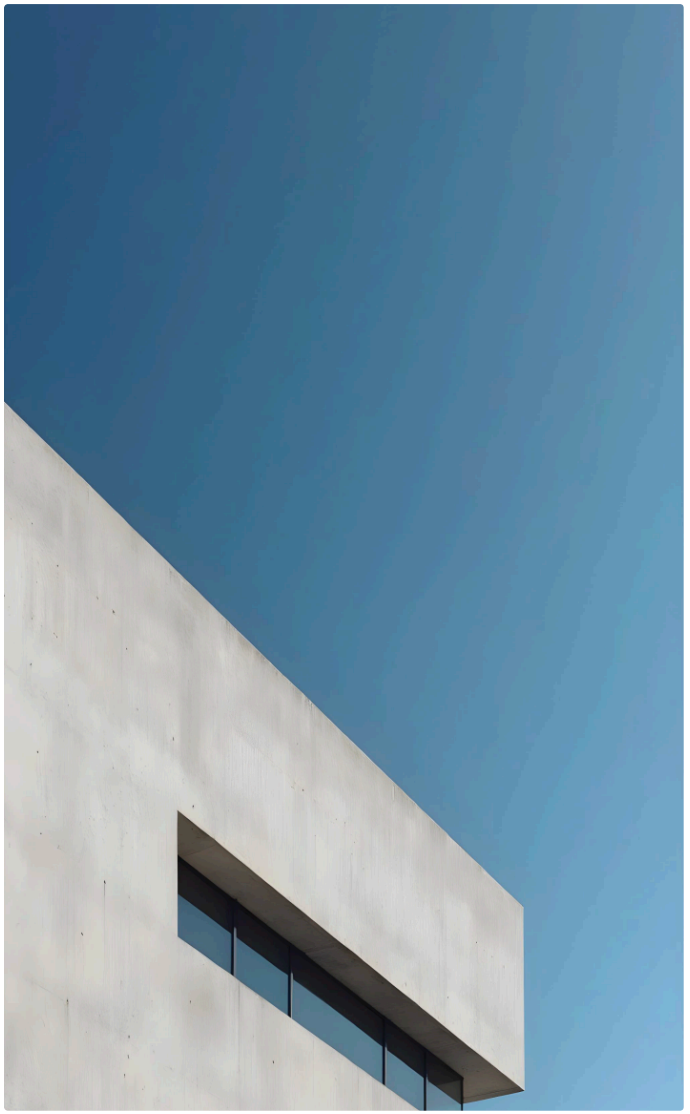
Nawy

Golf Town

MODON EGYPT

01

ABOUT **DEVELOPER**



ABOUT
MODON EGYPT

Founded in **2020**, Modon Development Egypt is one of the leading real estate companies in the country. The firm is renowned for its prestigious projects that reflect its notion of "**Integrating an Exceptional Life Experience**".

Modon Development is a self-funded company that has maintained its independence and financial status since its inception. Not to mention, it successfully introduced fresh perspectives in the real estate market as well as becoming the first developer to build hotel-serviced apartments in New Administrative Capital.

Modon Development Company was established by innovative experts in the real estate industry in Egypt, with over 30 years of experience in the field. It is committed to introducing distinguishing living spaces, which merge lavishness, serenity, and functionality. The portfolio of Modon Egypt features more than 12 distinguishing developments, from commercial and administrative to residential projects in many strategic locations, including:



ABOUT
THE PROJECT

Golf Town New Cairo is one of the most premium residential gated communities in 6th Settlement, developed by Modon Egypt Company. This exclusive project was originally created for those who seek to lead a healthy, luxurious, and exceptional living experience.

The Golf Town New Cairo Compound by Modon has it all; a unique central location that is easily accessible via all the major roads and close to the major attractions of 6th Settlement. Also, it features a wide selection of lavish properties, and it hosts a wide range of premium facilities and services.

Not to mention, Modon Golf Town New Cairo is the optimal destination for those who want to avoid the city's hassling traffic and enjoy a green, refreshing view, within a tranquil, elite setting.

Location of Golf Town New Cairo

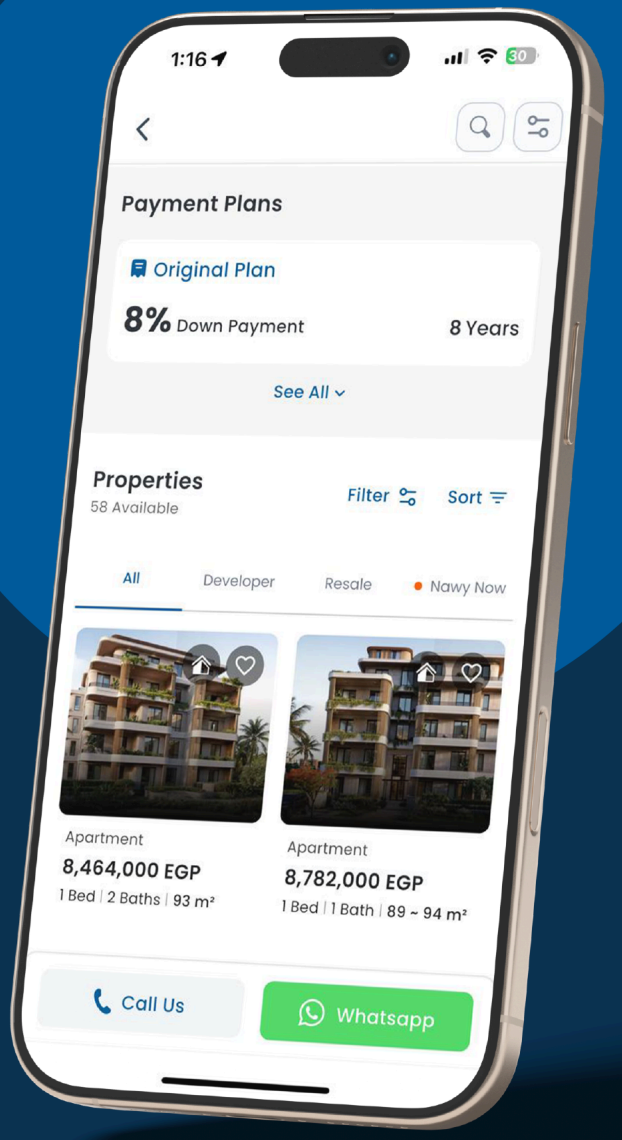
Modon Egypt Company smartly picked the location of Golf Town Compound at the heart of 6th Settlement, New Cairo. This location is exceptional since it puts the

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02

THE **GALLERY**

THE **GALLERY**













03

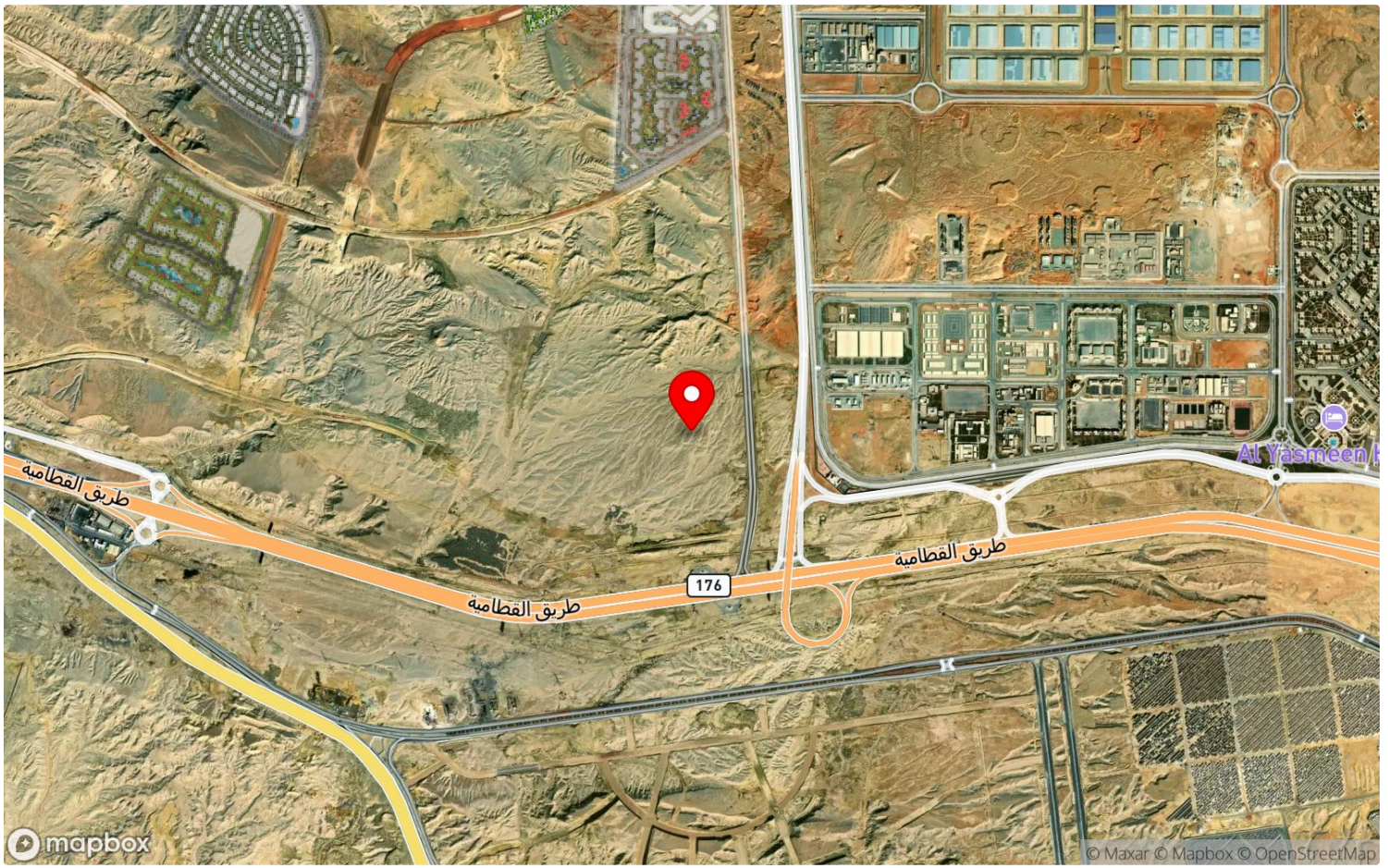
THE **MASTER PLAN**


Modon
Golf Town
NEW CAIRO
GATE
HOTEL
CLUB HOUSE
GATE
GATE
MODON
مدن
MODON DEVELOPMENTS

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

TOWNHOUSE 01

AREA ***277 SQM*** ***5*** BEDROOMS ***4*** BATHROOMS



APARTMENT 01

AREA ***115 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS

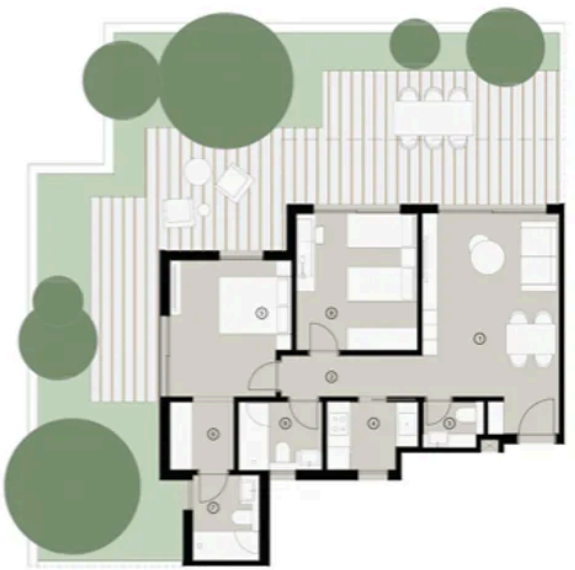


APARTMENT 01

Building Type	residential
Unit Name	Apartment
Total Area From	115
Total Area To	115

GOLF VIEW
2 BEDROOM
APARTMENT

STARTING AREA
115 M²



APARTMENT 02

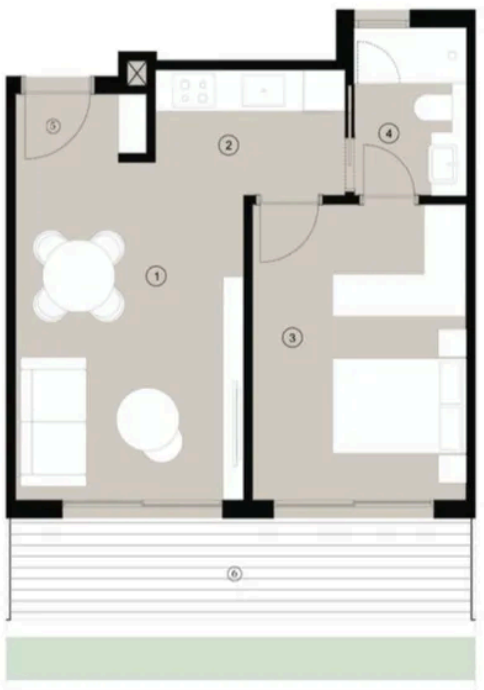
AREA ***115 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



APARTMENT 02

Building Type	residential
Unit Name	Apartment
Total Area From	78
Total Area To	78

1 BEDROOM APARTMENT



BUA : 78.58 m²

1. Reception & dinning	3.45 m x 4.60 m
2. Kitchen	2.80 m x 2.00 m
3. Bedroom	3.25 m x 4.53 m
4. Bathroom	1.85 m x 2.71 m
5. Entrance	1.70 m x 2.07 m
6. Terrace	14.05 m²



APARTMENT 03

AREA ***115 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

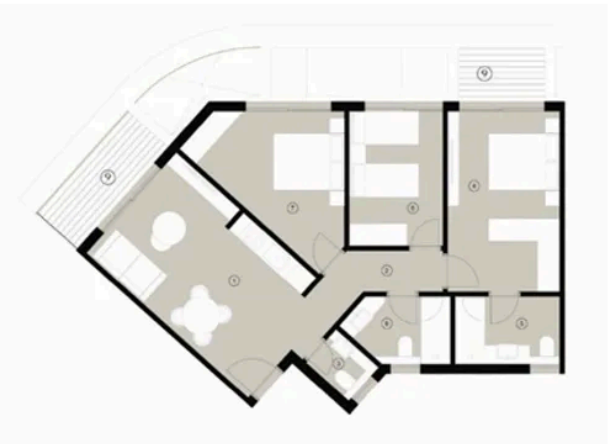
APARTMENT 03

Building Type	residential
Unit Name	Apartment
Total Area From	133
Total Area To	133

3 BEDROOM APARTMENT

BUA : 133.05 m²

1. Reception & kitchen & dinning	3.80 m x 6.30 m
2. Corridor	3.75 m x 1.22 m
3. Guest Bathroom	1.50 m x 1.84 m
4. Master Bedroom	3.20 m x 5.13 m
5. Master Bathroom	3.00 m x 2.11 m
6. Bedroom 2	2.60 m x 4.00 m
7. Bedroom 3	3.50 m x 3.85 m
8. Bathroom 2	2.50 m x 2.11 m
9. Terrace	12.45 m²





APARTMENT 04

AREA ***115 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



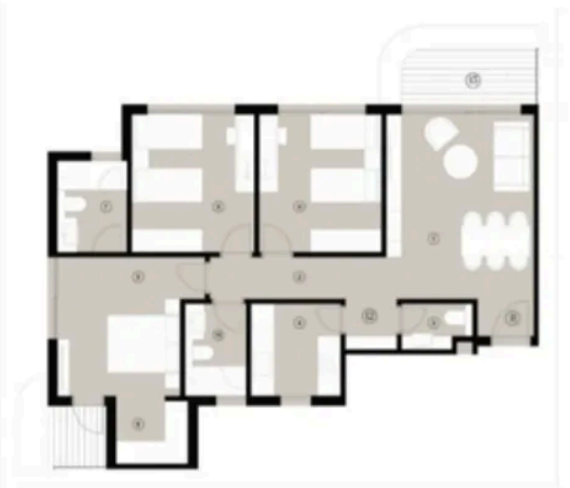
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CONTACT US

APARTMENT 04

Building Type	residential
Unit Name	Apartment
Total Area From	148
Total Area To	148

3 BEDROOM APARTMENT



BUA : 148.20 m²

1.	Reception & dinning	4.03 m x 5.20 m
2.	Corridor	4.67 m x 1.22 m
3.	Guest Bathroom	2.00 m x 1.32 m
4.	Kitchen	2.73 m x 2.50 m
5.	Master Bedroom	3.50 m x 4.00 m
6.	Walk-in Closet	1.83 m x 2.37 m
7.	Master Bathroom	2.70 m x 2.12 m
8.	Bedroom 2	3.50 m x 3.91 m
9.	Bedroom 3	3.30 m x 3.91 m
10.	Bathroom 2	1.75 m x 2.70 m
11.	Entrance	1.15 m x 1.65 m
12.	Storage	1.40 m x 1.45 m
13.	Terrace	10.46 m²



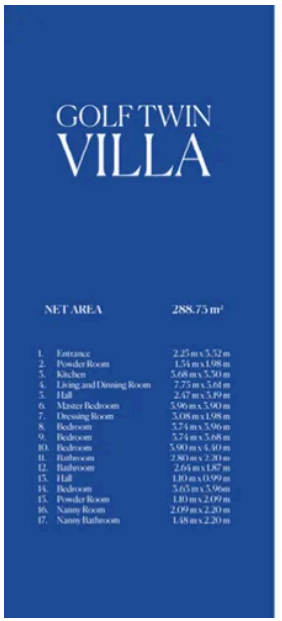
TWINHOUSE 01

AREA ***289 SQM*** ***5*** BEDROOMS ***4*** BATHROOMS



TWINHOUSE 01

Building Type	residential
Unit Name	Twinhouse




GROUND


FIRST


SECOND

06

THE **AMENITIES**



BICYCLES LANES



JOGGING TRAIL



COMMERCIAL STRIP



CLUBHOUSE



CHILDREN'S PLAY AREA



SHARED GYM

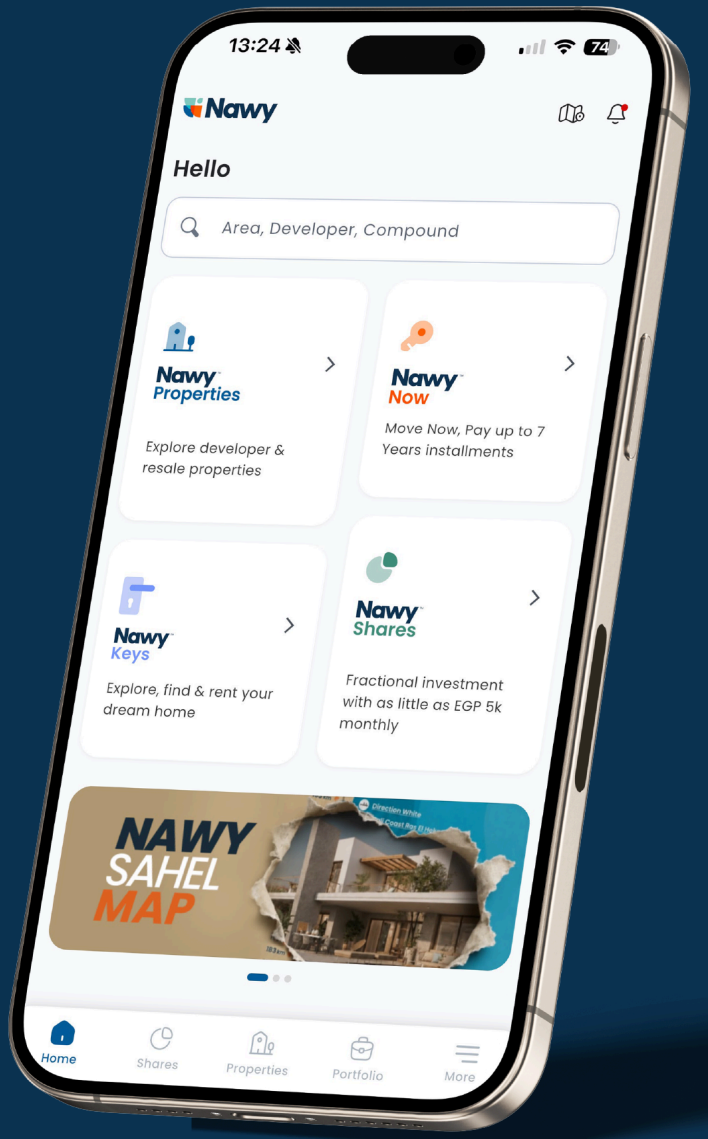
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