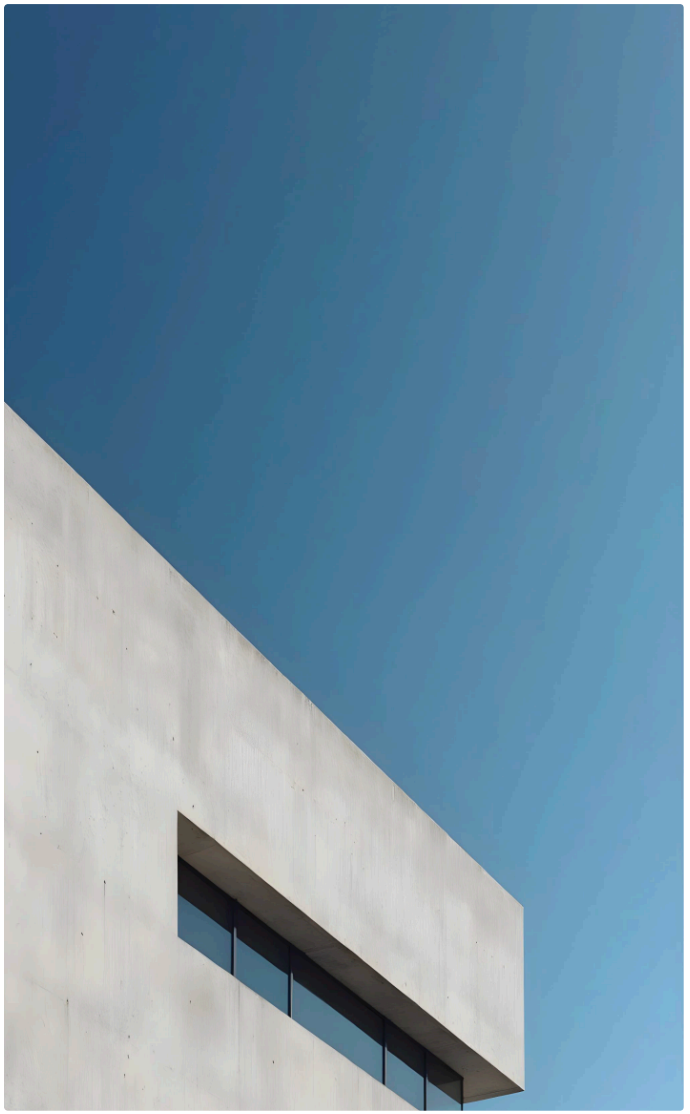
Nawy

Lagoons New Capital

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

Lagoons New Capital Compound is a fully-fledged, gated community at the heart of New Administrative Capital City. It was developed by the well-known real estate developer, Modon Egypt.

The New Capital Lagoons is a very exceptional compound as it is the first ever compound in New Administrative Capital City to host swirling lagoons and is centered around gardens. This way, the compound offers a unique living experience that is both fun and very luxurious.

Lagoons New Capital Compound enjoys a strategic location in the **R8 Zone** in New Capital. This makes it easily accessible from major highways and close to all the attractions.

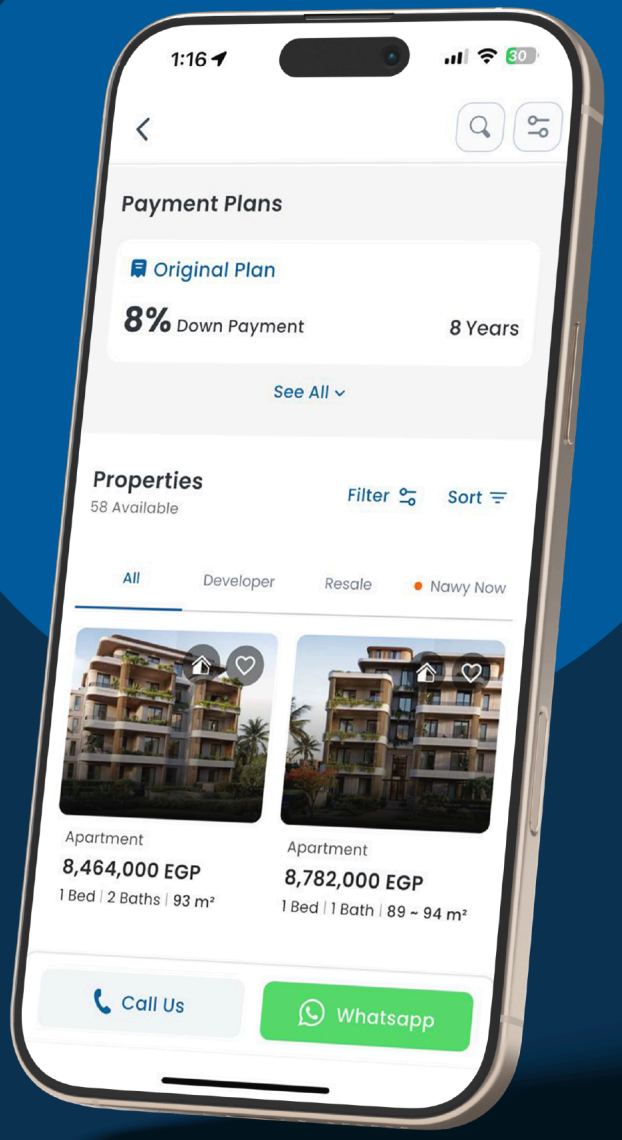
Also, the New Capital Lagoons Compound is filled to the brim with top-tier facilities and services, such as the exclusive clubhouse, indoor heated pool, and the 7-acre strip mall.

EXPLORE ***PRICES & PAYMENT PLANS***
THROUGH

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02

THE **GALLERY**

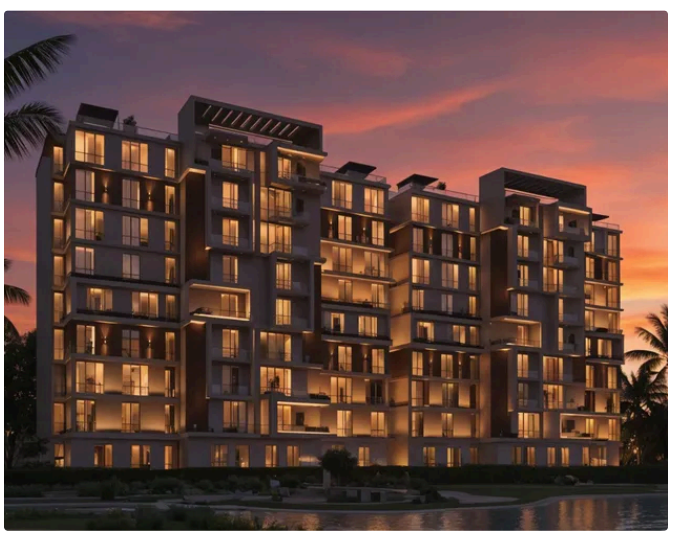
THE **GALLERY**













03

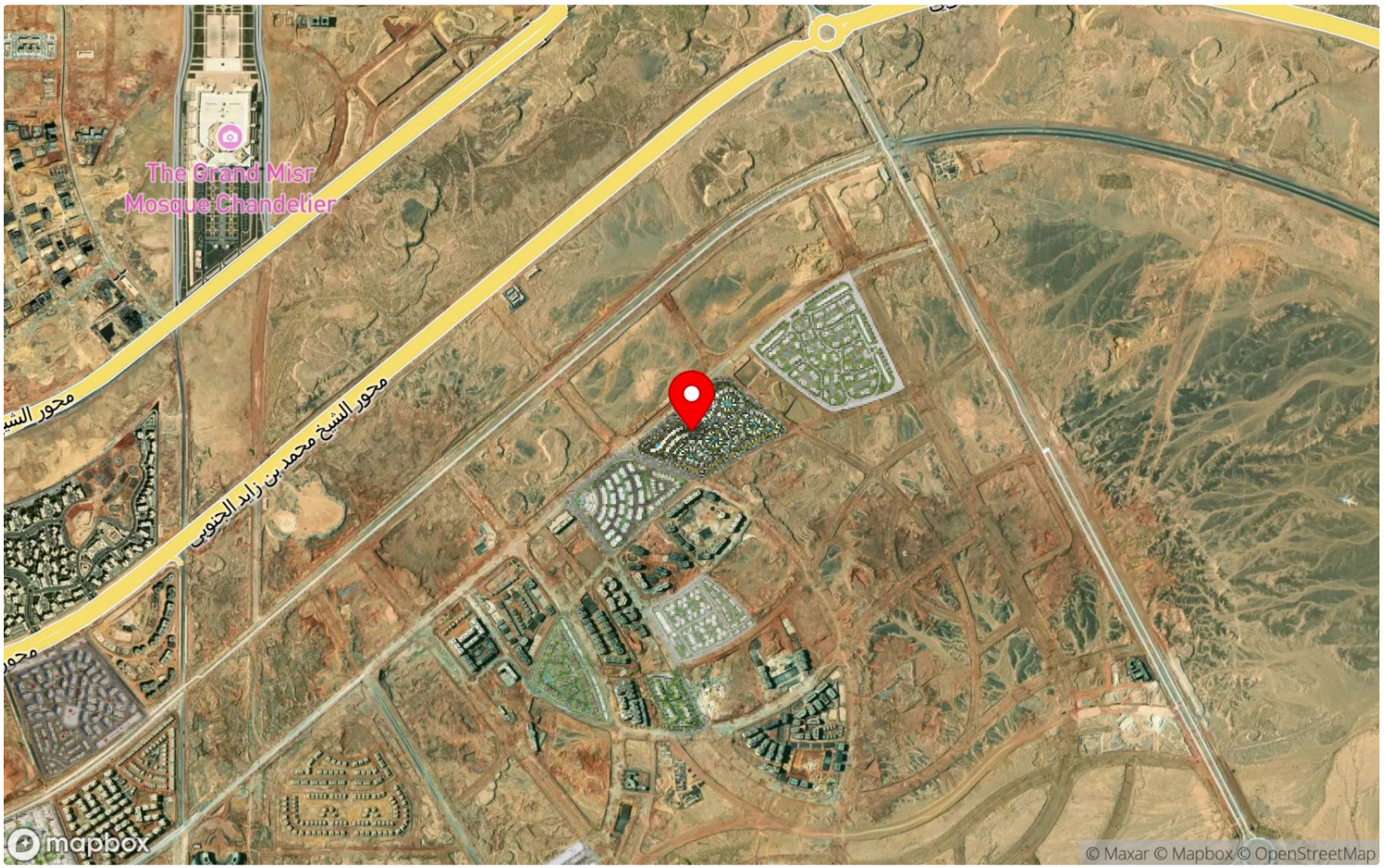
THE **MASTER PLAN**


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العاصمة
MASTER PLAN
GATE
GATE
GATE
GATE
COMMERCIAL
COMMERCIAL

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

APARTMENT 01

AREA ***147 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 01

Unit Name 147 A



TYPE A
APARTMENT 01
TYPICAL FLOOR

NO	Location	Dimension
1	Reception	6.90 x 4.12
2	Terrace	2.74 x 1.22
3	Corridor	5.78 x 1.10
4	B.Room	3.97 x 3.78
5	B.Room	3.97 x 3.91
6	M.B.Room	3.91 x 3.78
7	Dressing	1.88 x 1.78
8	M.Bath	2.09 x 1.78
9	Bath	2.57 x 1.92
10	Kitchen	2.57 x 2.52
11	WC	2.57 x 1.41

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APARTMENT 02

AREA ***147 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

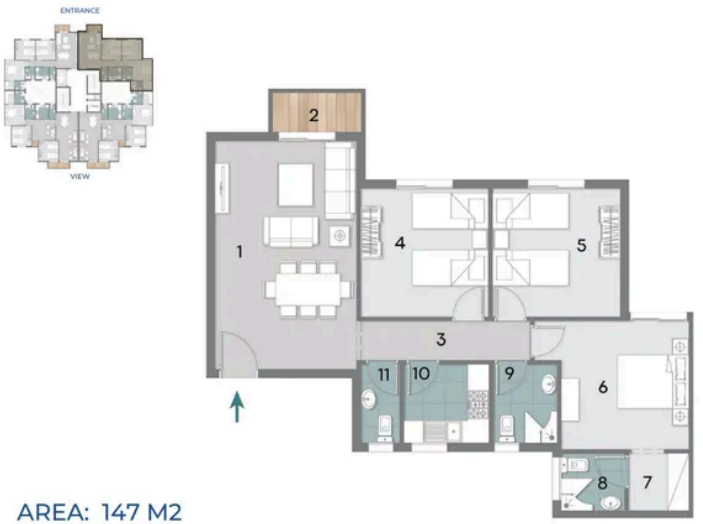


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CONTACT US

APARTMENT 02

Unit Name 147 A



AREA: 147 M2

TYPE A
APARTMENT 04
TYPICAL FLOOR

NO	Location	Dimension
1	Reception	6.90 x 4.12
2	Terrace	2.74 x 1.22
3	Corridor	5.78 x 1.10
4	B.Room	3.97 x 3.78
5	B.Room	3.97 x 3.91
6	M.B.Room	3.91 x 3.78
7	Dressing	1.88 x 1.78
8	M.Bath	2.09 x 1.78
9	Bath	2.57 x 1.92
10	Kitchen	2.57 x 2.52
11	WC	2.57 x 1.41

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APARTMENT 03

AREA ***147 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 03

Unit Name 147 B



TYPE B
APARTMENT 03
TYPICAL FLOOR

NO	Location	Dimension
1	Reception	6.90 x 4.37
2	Terrace	2.74 x 1.22
3	Corridor	5.78 x 1.10
4	B.Room 01	3.97 x 3.66
5	B.Room 02	3.97 x 3.91
6	M.B.Room	3.91 x 3.78
7	Dressing	1.73 x 1.70
8	M.Bath	1.84 x 1.78
9	Bath	2.57 x 1.92
10	Kitchen	2.57 x 2.52
11	WC	2.57 x 1.16

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APARTMENT 04

AREA ***147 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 04

Unit Name 147 B



TYPE B
APARTMENT 01
TYPICAL FLOOR

NO	Location	Dimension
1	Reception	6.90 x 4.37
2	Terrace	2.74 x 1.22
3	Corridor	5.78 x 1.10
4	B.Room 01	3.97 x 3.66
5	B.Room 02	3.97 x 3.91
6	M.B.Room	3.91 x 3.78
7	Dressing	1.73 x 1.70
8	M.Bath	1.84 x 1.78
9	Bath	2.57 x 1.92
10	Kitchen	2.57 x 2.52
11	WC	2.57 x 1.16

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APARTMENT 05

AREA ***147 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

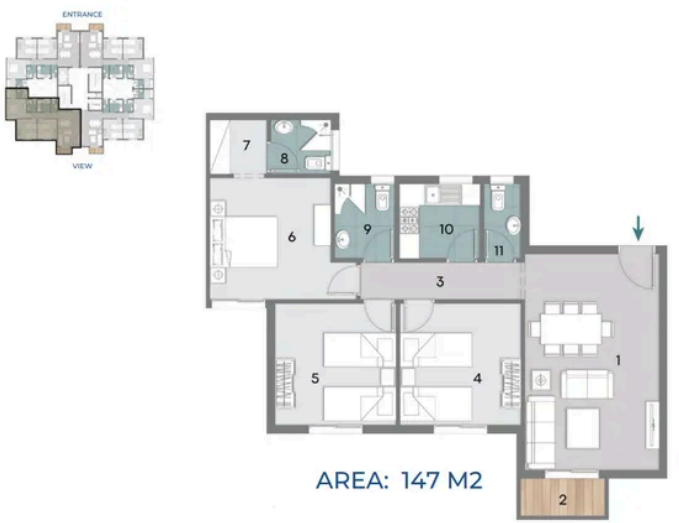


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CONTACT US

APARTMENT 05

Unit Name 147 B



TYPE B
APARTMENT 02
TYPICAL FLOOR

NO	Location	Dimension
1	Reception	6.90 x 4.37
2	Terrace	2.74 x 1.22
3	Corridor	5.78 x 1.10
4	B.Room 01	3.97 x 3.66
5	B.Room 02	3.97 x 3.91
6	M.B.Room	3.91 x 3.78
7	Dressing	1.73 x 1.70
8	M.Bath	1.84 x 1.78
9	Bath	2.57 x 1.92
10	Kitchen	2.57 x 2.52
11	WC	2.57 x 1.16

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APARTMENT 06

AREA ***147 SQM*** ***3*** BEDROOMS ***1*** BATHROOM



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APARTMENT 06

Building Name(s)	New Capital Lagoons
Building Type	TYPE A
Unit Name	APARTMENT 03
Bedrooms	3
Bathrooms	3
Floors	0
Total Area From	186
Total Area To	186
Garden Area	53



AREA: 186 M2
GARDEN: 53 M2



TYPE A
APARTMENT 03
GROUND FLOOR

NO	Location	Dimension
1	Reception	9.20 x 4.12
2	Terrace	4.24 x 1.22
3	Living	4.40 x 3.85
4	Terrace	1.20 x 1.16
5	B.Room	3.91 x 3.78
6	Corridor	1.26 x 1.08
7	B.Room	3.78 x 1.97
8	M.B.Room	3.98 x 3.78
9	Dressing	2.51 x 1.88
10	M.Bath	2.51 x 2.03
11	Bath	2.97 x 1.92
12	Kitchen	2.97 x 1.52
13	WC	2.97 x 1.41

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APARTMENT 07

AREA ***147 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 07

Unit Name 186 A





AREA: 186 M2

TYPE A
APARTMENT 03
FIRST FLOOR

NO	Location	Dimension
1	Reception	9.20 x 4.12
2	Terrace	4.24 x 1.22
3	Living	4.40 x 3.85
4	Terrace	1.20 x 1.16
5	B.Room	3.91 x 3.78
6	Corridor	1.26 x 1.08
7	B.Room	3.78 x 3.85
8	M.B.Room	3.98 x 3.78
9	Dressing	2.51 x 1.88
10	M.Bath	2.51 x 2.03
11	Bath	2.97 x 1.92
12	Kitchen	2.97 x 2.52
13	WC	2.97 x 1.41

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APARTMENT 08

AREA ***147 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 08

Unit Name 186 A



AREA: 186 M2

TYPE A
APARTMENT 02
FIRST FLOOR

NO	Location	Dimension
1	Reception	9.20 x 4.12
2	Terrace	4.24 x 1.22
3	Living	4.40 x 3.85
4	Terrace	1.20 x 1.16
5	B.Room	3.91 x 3.78
6	Corridor	1.26 x 1.08
7	B.Room	3.78 x 3.85
8	M.B.Room	3.98 x 3.78
9	Dressing	2.51 x 1.88
10	M.Bath	2.51 x 2.03
11	Bath	2.97 x 1.92
12	Kitchen	2.97 x 2.52
13	WC	2.97 x 1.41

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DUPLEX 01

AREA ***295 SQM*** ***4*** BEDROOMS ***1*** BATHROOM



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CONTACT US

DUPLEX 01

Building Type	TYPE A
Unit Name	DUPLEX 01
Bedrooms	5
Bathrooms	5
Floors	0,1
Total Area From	295
Total Area To	295
Garden Area	53



Down

NO	Location	Dimension
1	Lobby	2.44 x 2.36
2	Reception	4.55 x 4.50
3	Terrace	2.74 x 1.22
4	Living	7.69 x 4.57
5	M.B.Room	3.91 x 3.78
6	Dressing	1.88 x 1.78
7	M.Bath	2.09 x 1.77
8	Bath	3.07 x 2.12
9	Kitchen	3.73 x 3.07

AREA: 295 M2
GARDEN: 53 M2

TYPE A
DUPLEX 01
GROUND-FIRST FLOOR

Up

NO	Location	Dimension
1	Lobby	2.90 x 1.31
2	Living	4.13 x 4.01
3	Terrace	2.74 x 1.22
4	Corridor	5.78 x 1.10
5	B.Room 1	3.97 x 3.78
6	B.Room 2	3.91 x 3.85
7	M.B.Room	3.91 x 3.78
8	Dressing	1.88 x 1.78
9	M.Bath	2.09 x 1.78
10	Bath	2.32 x 2.57
11	Nanny	2.57 x 2.06
12	N.WC	2.57 x 1.22

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DUPLEX 02

AREA ***295 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

DUPLEX 02

Building Type	TYPE A
Unit Name	DUPLEX 04
Bedrooms	3
Bathrooms	3
Floors	0,1
Total Area From	252
Total Area To	252
Garden Area	42



Down

NO	Location	Dimension
1	Living	7.82 x 4.77
2	Dinning	3.91 x 3.72
3	Wash	1.88 x 1.78
4	Bath	2.09 x 1.78
5	Kitchen	3.26 x 2.87

AREA: 252 M2
GARDEN: 42 M2

TYPE A
DUPLEX 04
GROUND-FIRST FLOOR

Up

NO	Location	Dimension
1	Reception	6.90 x 4.18
2	Terrace	2.74 x 1.22
3	Corridor	5.78 x 1.10
4	B.Room	3.97 x 3.72
5	B.Room	3.85 x 3.91
6	M.B.Room	3.91 x 3.78
7	Dressing	1.88 x 1.78
8	M.Bath	2.09 x 1.76
9	Bath	2.57 x 2.27

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06

THE **AMENITIES**



BICYCLES LANES



JOGGING TRAIL



CLUBHOUSE



OUTDOOR POOLS



SHARED GYM



CHILDREN'S PLAY AREA



COMMERCIAL STRIP



UNDERGROUND PARKING

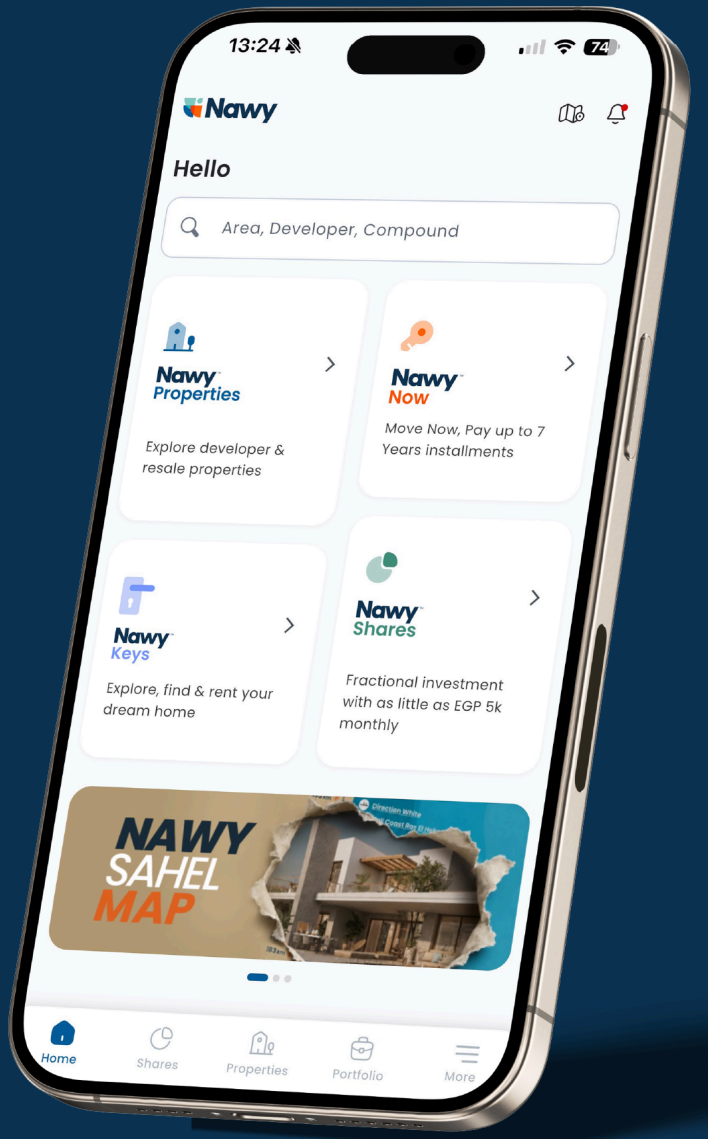
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