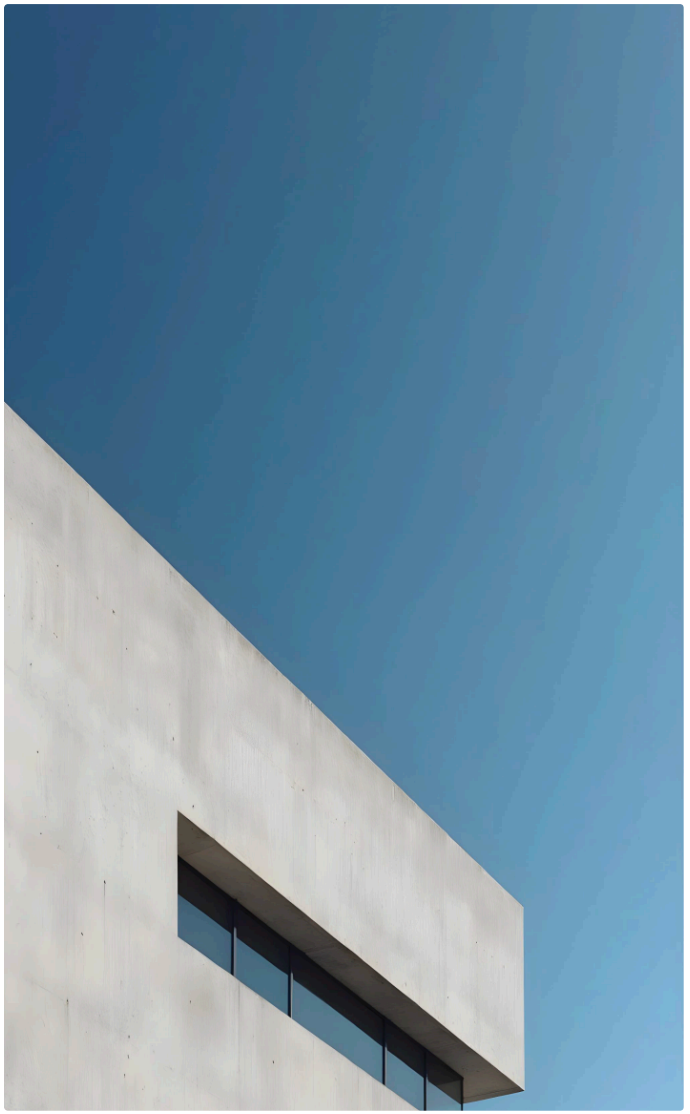
Nawy

Villagio Gray

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

Shaped by contemporary Mediterranean architecture, Villagio Gray is a new chapter in Modon Egypt's real estate developments. The compound is situated in West Cairo, offering homeowners a tailored, service-driven way of living.

Villagio Gray 6 October offers a wide range of property types catering to diverse preferences. These units are designed with comfort, tranquility, and luxury in mind. Additionally, the compound's location was smartly chosen to offer residents a perfect balance of connectivity and privacy.

Villagio Gray Compound Location

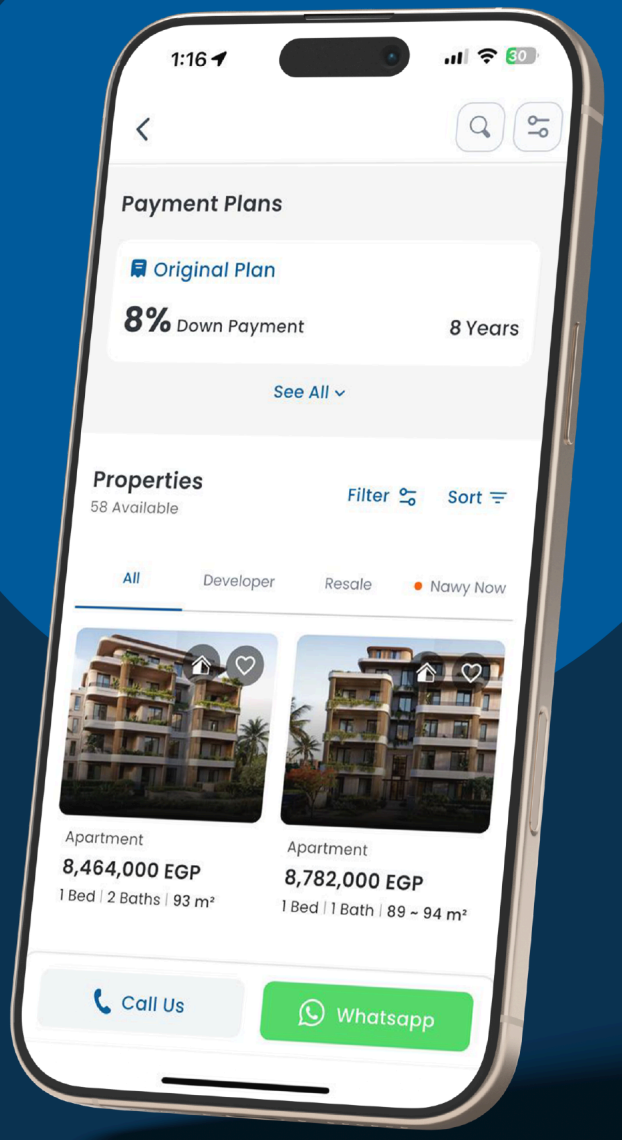
The Villagio Gray 6 October Compound location was smartly chosen to be:

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

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02

THE **GALLERY**

THE **GALLERY**





03

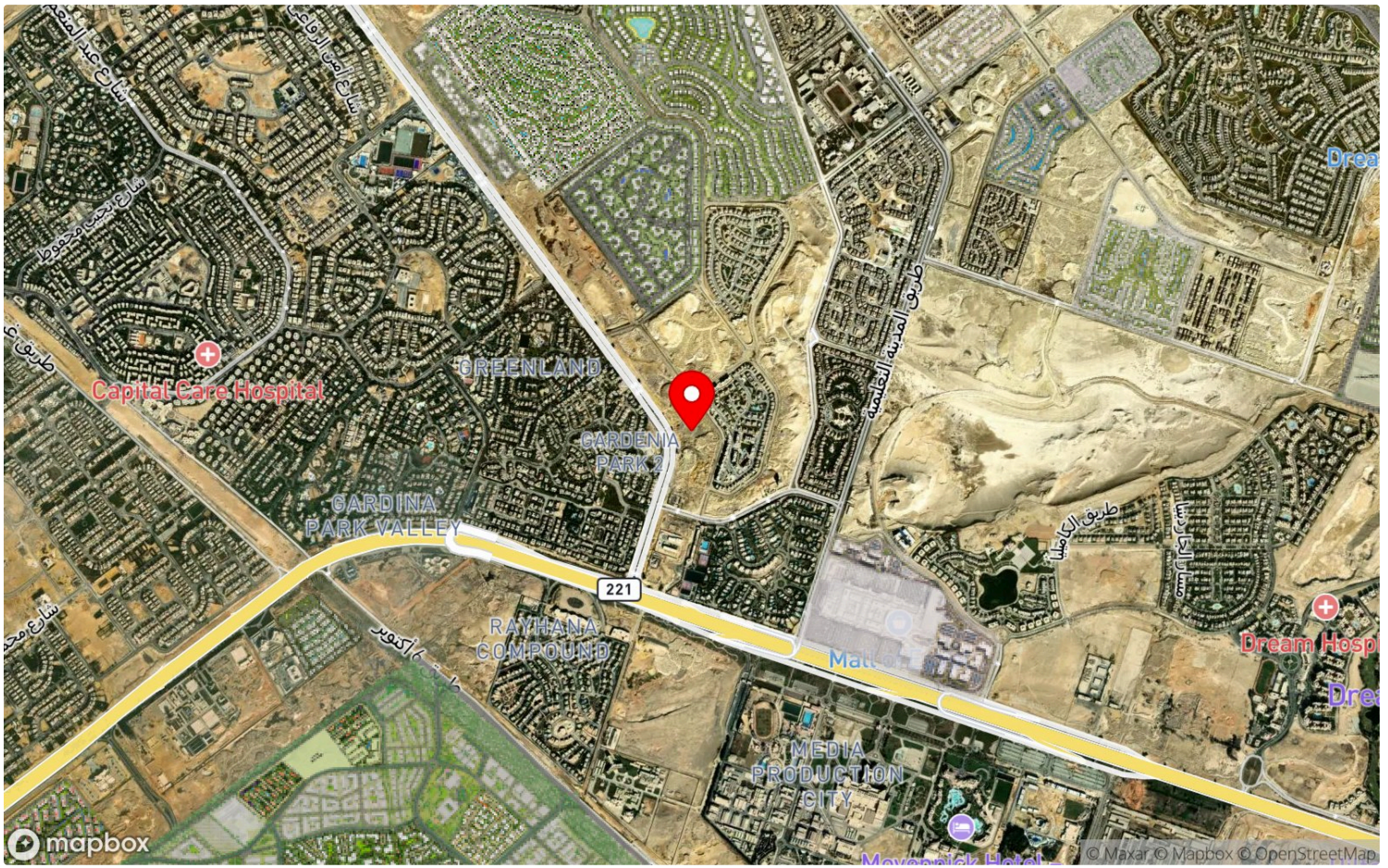
THE **MASTER PLAN**


Master Plan
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
HOTEL
CLUB HOUSE
GATE
GATE
VILLAGIO
Gray
WEST CAIRO

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

APARTMENT 01

AREA ***125 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



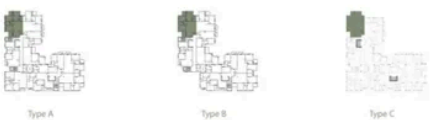
APARTMENT 01

Building Type	residential
Unit Name	124

Apartment F

BUA	**114.14m²**
Terrace 01	**4.60m²**
Terrace 02	**5.80m²**
Total	**124.54m²**

Reception	3.00m x 2.90m
Dinning	4.55m x 4.45m
Bedroom 01	4.66m x 3.11m
Master Bathroom	2.70m x 1.32m
Bedroom 02	3.65m x 2.70m
Bedroom 03	3.62m x 2.83m
Bathroom	2.37m x 1.66m





APARTMENT 02

AREA ***125 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



APARTMENT 02

Building Type	residential
Unit Name	125

Apartment B

BUA	**114.14m²**
Terrace 01	**5.8m²**
Terrace 02	**5.12m²**
Total	**125.06m²**
Reception	3.00m x 2.90m
Dinning	4.55m x4.45m
Bedroom 01	4.66m x 3.1m
Master Bathroom	2 .70m x 1.32m
Bedroom 02	3.65m x 2.70m
Bedroom 03	3.62m x 2.83m
Bathroom	2.37m x 1.66m





APARTMENT 03

AREA ***125 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



APARTMENT 03

Building Type	residential
Unit Name	136

Apartment D

BUA	**132.28m²**
Terrace	**4.03m²**
Total	**136.31m²**

Reception	3.90m x 3.60m
Dinning	5.70m x4.20m
Bedroom 01	4.55m x 2.7m
Master Bathroom	2 .45m x 1.40m
Bedroom 02	3.70m x 2.80m
Bedroom 03	3.52m x 2.75m
Bathroom 01	2.45m x 1.82m
Powder Room	1.80m x 1.60m





APARTMENT 04

AREA ***125 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



APARTMENT 04

Building Type	residential
Unit Name	80

Apartment J

BUA	**75.40m²**
Terrace 01	**3.47m²**
Terrace 02	**2.12m²**
Total	**80.99m²**

Reception	3.18m x 3.00m
Dinning	4.00m x 3.18m
Bedroom 01	4.20m x 2.60m
Bedroom 02	3.35m x 2.75m
Bathroom	2.65m x 1.53m





TWINHOUSE 01

AREA ***254 SQM*** ***6*** BEDROOMS ***5*** BATHROOMS



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TWINHOUSE 01

Unit Name	Twinhouse
Total Area From	255
Total Area To	255



TOWNHOUSE 01

AREA ***214 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS



TOWNHOUSE 01

Building Type	residential
Unit Name	213

TOWNHOUSE *Villa*
Middle & Corner

Total BUA	213.84 m2
1. Entrance	1.88m x 1.32m
2. Guest Toilet	2.38m x 1.78m
3. Maid's Room	2.75m x 2.13m
4. Maid's Bathroom	2.13m x 1.23m
5. Kitchen	3.78m x 2.70m
6. Reception	4.58m x 3.45m
7. Dining	5.20m x 2.70m
8. Corridor	4.29m x 1.32m
9. Living	3.19m x 2.70m
10. Bedroom 01	4.80m x 4.70m
11. Master Bathroom 01	2.50m x 1.96m
12. Terrace 01	3.70m x 1.48m
13. Bedroom 02	3.98m x 3.93m
14. Bathroom	2.49m x 2.39m
15. Terrace 02	2.16m x 1.35m
16. Corridor	4.29m x 1.32m
17. Study Room	3.19m x 2.70m
18. Bedroom 03	4.80m x 4.70m
19. Master Bathroom 02	2.50m x 1.96m
20. Terrace 03	3.70m x 1.48m
21. Bedroom 04	3.98m x 3.93m
22. Master Bathroom 03	2.49m x 2.39m
23. Terrace 04	2.10m x 1.35m

VILLAGIO - G



GROUND FLOOR
64.35 m2

FIRST FLOOR
75.46 m2

SECOND FLOOR
74.03m2

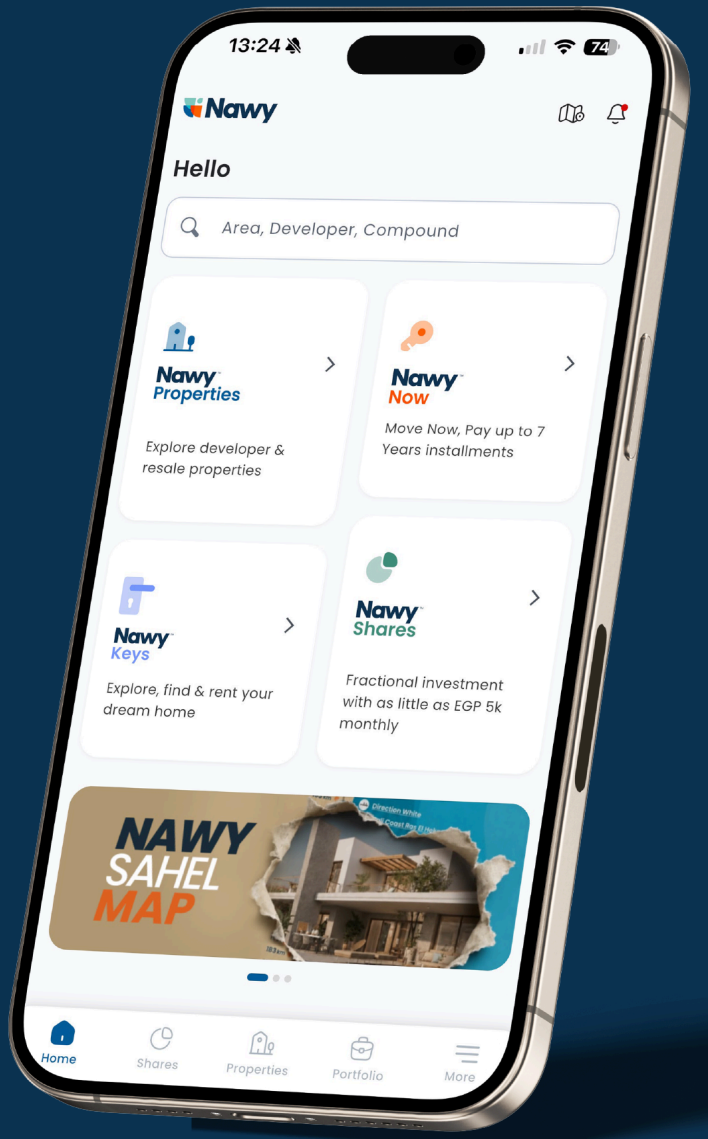
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