MODON
مُدن
MODON DEVELOPMENTS

VILLAGIO
WEST CAIRO

ڤيلاچيو
غـرب القاهـرة

ABOUT

MODON DEVELOPMENTS

Modon Developments is a leading real estate developer in Egypt, renowned for pioneering a new concept in the industry—"Integrating an Exceptional Life Experience." Established in 2020 by a coalition of experienced experts with over 30 years in the field, Modon is dedicated to crafting living spaces that blend luxury, tranquility, and functionality. Our portfolio spans premium residential, commercial, and administrative projects, each designed to offer an unparalleled living experience.

As a self-funded company, Modon has maintained its independence and financial strength, successfully executing projects without taking any loans from banks. We were also the first developer to introduce hotel-serviced apartments in the New Administrative Capital, committed to innovation and excellence, continuously setting new standards in the real estate market. With 12 diverse projects across New Cairo, the New Administrative Capital, and 6th of October City, Modon Developments is shaping the future of living in Egypt.





TOTTI

SOCCER SCHOOL

A Premier Destination for Football Stars

Modon Developments is proud to announce the arrival of the Totti Soccer School, led by the legendary Italian footballer **Francesco Totti**, also known as the "King of Rome." With established branches in Italy, and Europe, the academy is now expanding to Egypt, marking its first branch in both Egypt and the Middle East, located in West Cairo.

Egypt was selected as the Middle Eastern hub due to its rich football legacy and history of producing top talent. The Totti Soccer School will set a new standard in football training, offering world-class facilities and innovative programs aimed at developing the next generation of football stars. The academy will also feature appearances by prominent football figures, adding further prestige and excitement.

Modon Developments is pioneering a new chapter in football excellence across the region with this groundbreaking venture.

www.tottisoccerschool.it

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VILLAGIO

WEST CAIRO

Nestled in one of the most prestigious and sought-after locations in 6th of October City, Villagio is not just a compound but a meticulously crafted mixed-use community that embodies the timeless elegance of Italian living. Spanning over 40 acres, Villagio is surrounded by an array of high-end developments, offering an unparalleled blend of luxury, comfort, and sophistication, making it the ultimate destination for those who seek a refined lifestyle.

Villagio brings the essence of Italian living to Egypt with a carefully curated collection of residential units, including exquisite townhouses, twin houses, and standalone villas. Each residence is thoughtfully designed to blend classic Italian architecture with modern comforts, creating a harmonious living environment for families and individuals alike.



فيلاچيو

غـرب القاهـرة

Villagio's landscape is a true celebration of nature and design, featuring lush gardens, winding pathways, and expansive green spaces that create a serene and inviting atmosphere. The centerpiece of this stunning environment is a series of swimmable lagoons, offering residents the unique tranquility of waterfront living within their own community. Inspired by the pristine waters of Italy's most famous lakes, these lagoons add a touch of magic to everyday life at Villagio.

Villagio offers a refined and inviting way of life. Ideally located among the top developments in 6th of October City, it's set to become the area's most exclusive address.

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The story BEHIND THE NAME

The name **“Villagio”** is a fusion of two words

Village: This word evokes a sense of community, closeness, and a slower pace of life, where people know their neighbors, and every corner has a story. It symbolizes the heart of Italian living, where tradition and modernity blend seamlessly.

Bellagio: Derived from the Italian word "bello," meaning beautiful, it also brings to mind the picturesque town of Bellagio on Lake Como. Known for its stunning beauty and elegance, Bellagio represents the epitome of Italian charm and luxury.

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a Prime

Location

At the Heart of Everything

Gezira club :	2 Min
Palm hills golf extension :	3 Min
Golf central mall :	4 Min
Palm hills golf :	5 Min
Palm hills crown :	9 Min
26th of July corridor :	10 Min
Arkan plaza :	10 Min
Capital business park :	10 Min
Mall of Egypt :	10 Min
Hyper one :	10 Min
AL-Alsson school :	10 Min
Alexandria desert road :	12 Min
Smart village :	12 Min
New Giza :	14 Min
Dream Park :	15 Min
Sphinx airport :	30 Min



PROJECT *Concept*

Imagine wandering through the streets of Florence, the architectural wonders of Rome, and the fashion-forward avenues of Milan. This project is designed to capture the soul of these iconic Italian cities and transplant the to the heart of West Cairo. This project is not just about living spaces; it's about living experiences.

VILLAGIO
WEST CAIRO

ROME • FLORENCE • MILAN



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Landscape

The landscape is meticulously crafted to evoke the Mediterranean allure. Lemon trees line the walkways, their scent mingling with the fresh breeze, while lush gardens and water features provide serene retreats reminiscent of the Italian countryside.

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Villagio's landscape blends Italian elegance with natural beauty, featuring vibrant lemon trees that fill the air with a refreshing citrus scent, symbolizing prosperity and vitality. Majestic cypress trees add timeless grace, reminiscent of Italian villas. White lilies, Italy's national flower, bring purity and beauty, while fragrant jasmine enhances the gardens with its sweet charm. Bright sunflowers symbolize happiness and loyalty, creating a cheerful and inviting atmosphere.

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Swimming Pool

Dive into luxury at the clubhouse pool, where the water glistens under the warm West Cairo sun. The poolside area is adorned with lounges and umbrellas, all elegantly colored in the vibrant hues of the Italian art a lively and authentic Italian atmosphere

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VILLAGIO'S SIGNATURE

Swimmable Lagoons

At Villagio, the swimmable lagoons are set to be a defining feature, inspired by the stunning coastlines of Italy. These crystal-clear lagoons will flow throughout the community, creating a picturesque and tranquil environment for residents. Surrounded by lush greenery and Italian-themed lounges, the lagoons offer an ideal setting for leisurely strolls, peaceful relaxation, and refreshing swims.

The design emphasizes eco-friendly practices, ensuring that the lagoons not only enhance the luxurious atmosphere of Villagio but also align with sustainability principles.

To bring this vision to life, we are currently in negotiations with one of the industry's leading lagoon companies, ensuring the highest standard of beauty and quality in this central feature of our project.

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Vespa STATIONS

RIDE IN STYLE

We embrace the convenience and charm of the Italian lifestyle with dedicated Vespa stations strategically placed throughout the community. These stations will be located across the entire project, making it easy for residents to hop on a Vespa and navigate the beautifully designed pathways. Whether you're heading to the clubhouse, visiting the commercial area, or simply enjoying a scenic ride, the Vespa stations will ensure seamless and stylish transportation throughout Villagio, reflecting the quintessential Italian spirit of freedom and elegance.

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Fitness center

Equipped with the latest in fitness technology, the gym offers a comprehensive selection of cardio and strength-training equipment, allowing residents to maintain an active and healthy lifestyle.



Spa & Wellness center

Indulge in the ultimate relaxation experience at the spa, where a variety of treatments are available to rejuvenate both body and mind. The wellness center also includes a tranquil yoga studio, perfect for finding your inner balance and harmony.

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Italian
Inspired Commercial Destination



FORMITALIA
Luxury Group
Firenze

A Taste of Italy in West Cairo

We are excited to announce that Formitalia, an esteemed Italian company, will acquire the entire commercial space at Villagio, transforming it into a premier Italian-inspired destination. This vibrant hub will feature an impressive array of renowned Italian brands, bringing the charm and elegance of Italy to West Cairo. Formitalia will ensure a luxurious shopping experience, curated with the finest Italian brands.

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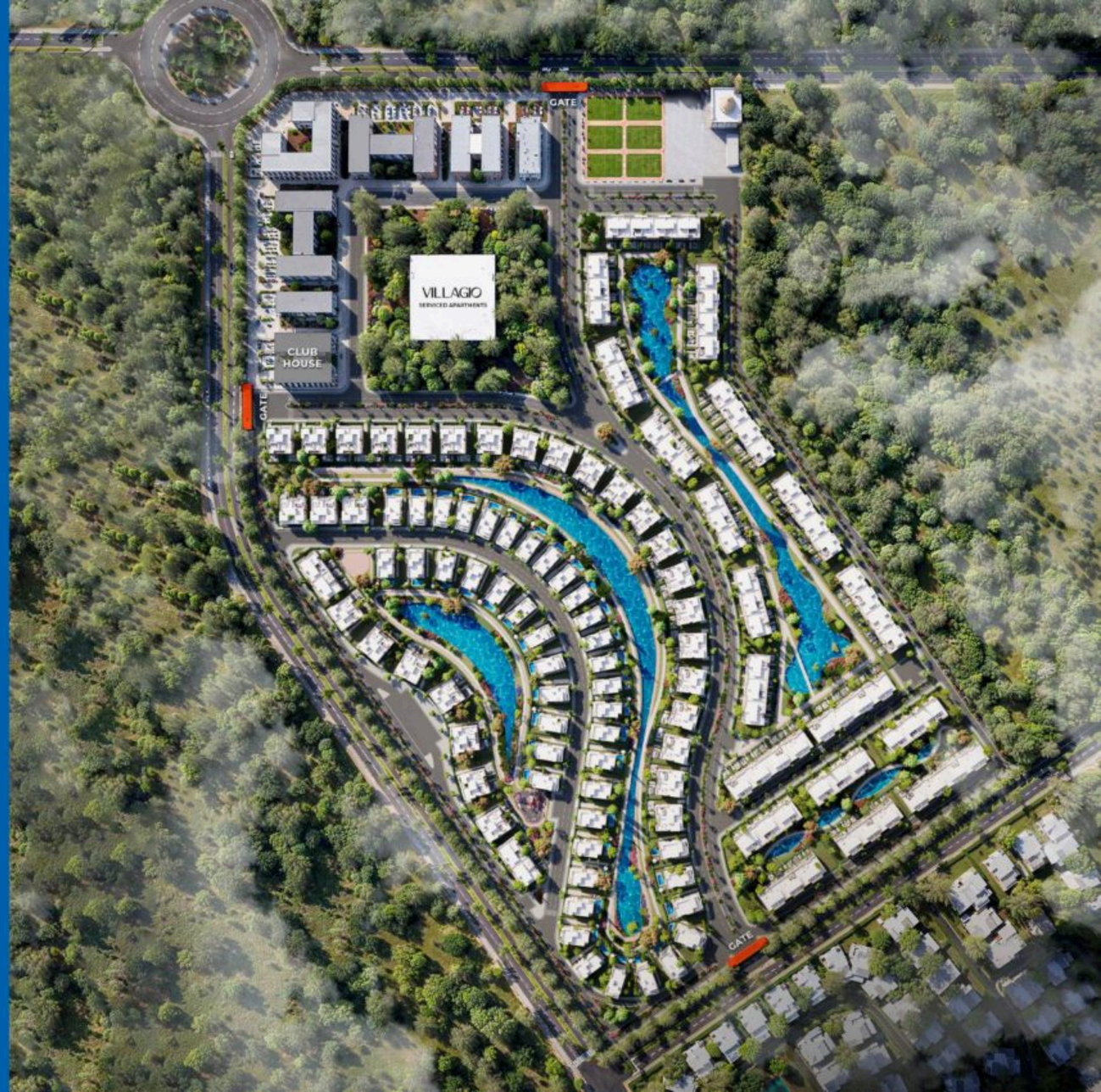
Architectural Style

Each home in Villagio is a masterpiece of modern Italian design, thoughtfully integrating luxurious details with contemporary elegance. The architectural style reflects the grandeur of classical columns, the artistic charm of Florentine facades, and the sleek sophistication of Milanese lines, creating a harmonious blend of classic and modern aesthetics.

Master Plan

Villagio's masterplan seamlessly blends luxury with nature, featuring expansive land-scapes and tranquil lagoons. All villas are designed to overlook lush green spaces and serene lagoons, offering residents a peaceful and picturesque living environment.

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unit

TYPES

Standalone

VILLAGIO




MODON
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Da vinci
STANDALONE

These Standalone houses are inspired by the visionary art and innovation of Leonardo da Vinci, reflecting a blend of creativity and architectural excellence.

Each Standalone is designed with meticulous attention to detail, embodying the spirit of da Vinci's artistic mastery. The architecture integrates elements that evoke the Renaissance era while offering modern comforts and functionality.

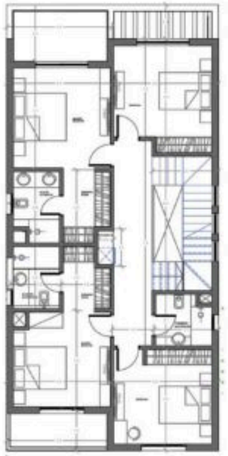
Ground floor area :	**132 m²**
First Floor area :	**145.2 m²**
Penthouse :	**33 m²**
Total BUA :	**310 m² + 112 m²** (roof terrace)

MODON WEST

STANDALONE



GROUND FLOOR
132 m²



FIRST FLOOR
145.5 m²



PENTHOUSE
33 m²

unit

TYPES

Twin house

VILLAGIO




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Trevi
TWIN HOUSE

These Twin houses are inspired by the timeless beauty and architectural grandeur of Rome, particularly drawing inspiration from the iconic Fontana di Trevi.

Each Twin house offers elegant living spaces designed to overlook a central fountain, creating a serene and picturesque ambiance reminiscent of the Trevi Fountain.

Ground floor area :	**106.5 m²**
First Floor area :	**121 m²**
Penthouse :	**27.5 m²**
Total BUA :	**255 m² + 93.5 m²** (roof terrace)

MODON WEST

TWIN HOUSE



GROUND FLOOR
106.5 m²



FIRST FLOOR
121 m²



PENTHOUSE
27.5 m²

unit

TYPES

TOWNHOUSE

VILLAGIO


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604
603
602
601
MCDON
WEST

Lago TOWNHOUSE CORNER

Named after the Italian word for "lake," Lago Townhouses are meticulously positioned to offer breathtaking views and direct access to the tranquil lakeside setting.

Ground floor area :	**88.5 m²**
First Floor area :	**97.5 m²**
Penthouse :	**22 m²**
Total BUA :	**208 m² + 75 m²** (roof terrace)

MODON WEST

TOWNHOUSE CORNER



GROUND FLOOR
88.5 m²

FIRST FLOOR
97.5 m²

PENTHOUSE
22 m²

Lago TOWNHOUSE MIDDLE

Named after the Italian word for "lake," Lago Townhouses are meticulously positioned to offer breathtaking views and direct access to the tranquil lakeside setting.

Ground floor area :	**88.5 m²**
First Floor area :	**97.5 m²**
Penthouse :	**22 m²**
Total BUA :	**208 m² + 75 m²** (roof terrace)

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TOWNHOUSE MIDDLE



GROUND FLOOR
88.5 m²

FIRST FLOOR
97.5 m²

PENTHOUSE
22 m²


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MODON DEVELOPMENTS PROJECTS

Consultants

DMA

DESIGN | ENGINEERING CONSULTANCY

دي أم ايه للتصميمات و للاستشارات الهندسية

سلامة ستركتشرال انجنيرز

SALAMA STRUCTURAL ENGINEERS

Architectural Visualization

Vanilla

STUDIO

"Introducing Vanilla Studios, experts in 3D visualization, animation, 360-degree views, virtual reality, and interactive architectural solutions. Their mission is to bring your architectural concepts to life with precision and creativity. They focus on delivering highly detailed, realistic images that align with the intended atmosphere and narrative of projects.

With a track record of working with leading developers like Emaar, Al-Futtaim, City Edge, Orascom, and Mountain View, Vanilla Studios is dedicated to enhancing project's visual impact through their innovative and aesthetically compelling approach."

Bringing la dolce vita
To Your Home

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