
Modon
Golf Town
NEW CAIRO
MODON
مدن
MODON DEVELOPMENTS
SALES KIT

# About MODON

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 15 diverse projects across New Cairo, the New Administrative Capital, and 6th of October City, Modon Developments is shaping the future of living in Egypt.



*Welcome to*

# Modon Golf Town

NEW CAIRO

Modon Golf Town is a new landmark community rising in the heart of the 6th Settlement—a destination designed for families who value space, nature, and an elevated way of living. Spanning 45 acres, the project introduces the first Golf Course in the 6th Settlement, setting a new benchmark for lifestyle communities in New Cairo.

Master-planned with harmony and sophistication, Modon Golf Town blends expansive single-family homes, modern apartments, and a vibrant mixed-use zone of commercial and administrative spaces. Every element is thoughtfully crafted to create a self-sustained community where daily life, leisure, and convenience come together seamlessly.

This is where green landscapes meet contemporary living. Where every home opens to a view. Where families grow, connect, and thrive



# *Gated* COMMUNITY

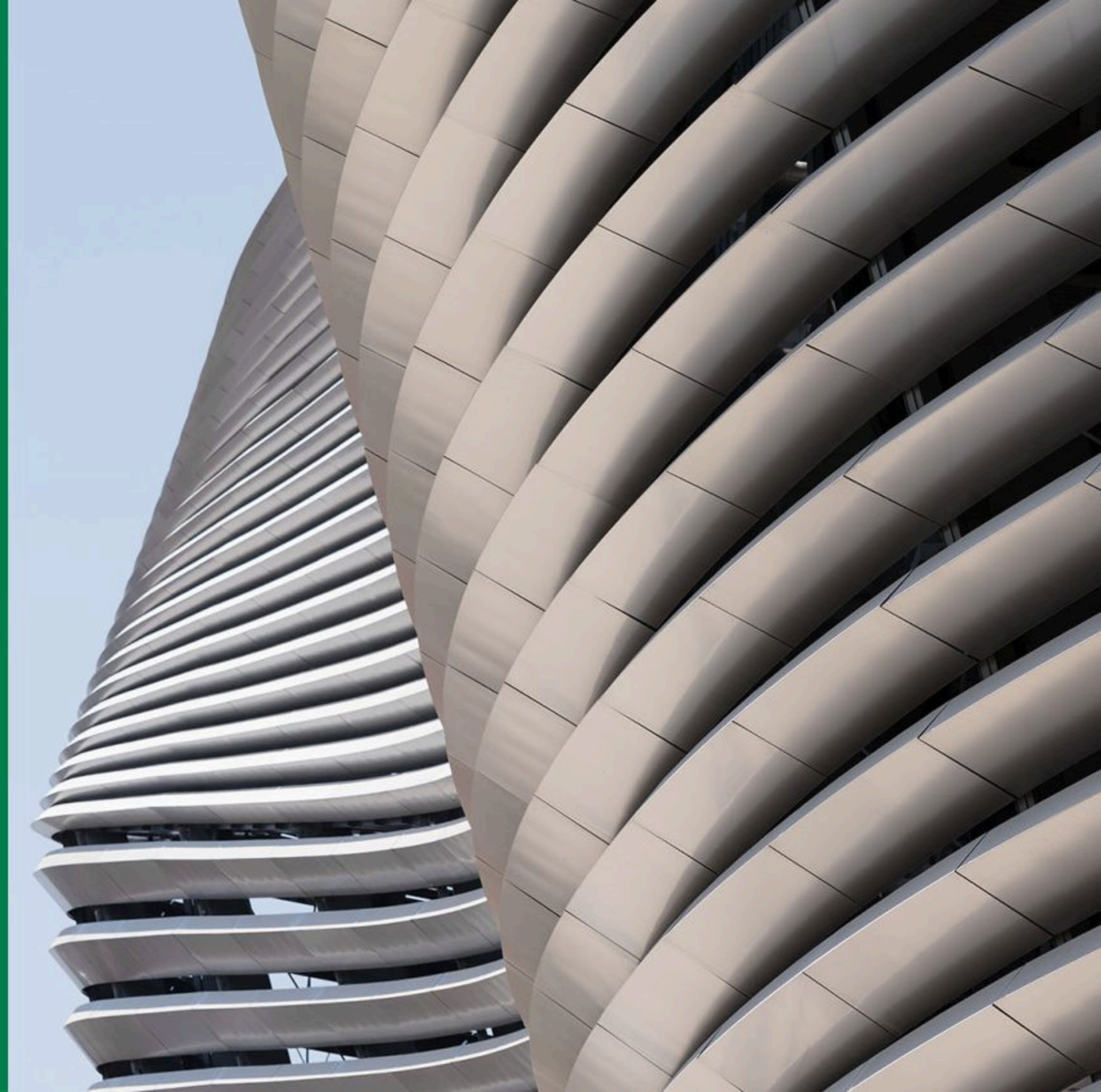
Modon Golf Town is designed as a fully gated community, With three dedicated gates providing organized entry and exit points,offering residents a secure, private, and peaceful environment at every step. With controlled access points, 24/7 security, and a carefully planned internal road network, the community ensures comfort and safety for families of all sizes. Inside the gates, wide pathways, landscaped green areas, and dedicated pedestrian zones create a calm, walkable atmosphere where residents can enjoy daily life with ease and confidence. This is a place where privacy is protected, movement feels effortless, and the entire community is designed around your peace of mind.




Modon
Golf Town
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# L35 ARCHITECTURE
## *Design & Planning*

L35 Architecture Design & Planning is a globally recognized architectural and master-planning firm with more than 58 years of experience and a portfolio of 200+ delivered projects across four continents. Operating through an international network of offices in Europe, the Middle East, and the Americas, L35 is renowned for its expertise in complex, large-scale, and mixed-use developments, delivering solutions that combine architectural excellence, urban integration, and long-term sustainability. The firm has led and collaborated on internationally acclaimed projects, including the renovation and extension of the Santiago Bernabéu Stadium in Madrid, innovative urban regeneration developments such as Italik in Paris, and pioneering mixed-use destinations like La Maquinista, which redefined the relationship between retail and the urban fabric. In Egypt, L35 is the mastermind behind the master planning and architectural vision of Modon Golf Town, shaping the project's spatial strategy, land use, and overall design concept to international standards. With active projects in more than 44 countries, L35 brings a proven, award-winning approach that positions developments as enduring, globally competitive landmarks.



# ESTADIO SANTIAGO BERNABEU



L35




# At The Heart OF EVERYTHING LOCATION MAP

- 3 MINUTES FROM SOUTH 90TH ST.
- 4 MINUTES FROM MID RING ROAD
- 6 MINUTES FROM NEW CAPITAL
- 6 MINUTES FROM EL-SOKHNA ROAD
- 8 MINUTES FROM AUC
- 9 MINUTES FROM SUEZ ROAD
- 25 MINUTES FROM CAIRO AIRPORT

# *Walking-Style* COMMERCIAL MALL

At the heart of Modon Golf Town lies a vibrant walking-style commercial mall designed to bring everyday convenience just steps from home. Thoughtfully planned as an open, pedestrian-friendly destination, the mall allows residents to access retail, dining, and essential services within minutes, all through pleasant landscaped walkways. With its inviting atmosphere, outdoor seating, and seamless connectivity to the community, the mall creates a lively social hub where families can shop, dine, and enjoy their daily needs without ever leaving the comfort of their neighborhood. It's a place that adds ease, energy, and modern lifestyle to every day in Modon Golf Town.




NEW BITES
Tasty Planet




MODO



# *Modon Film* ACADEMY

Located within Modon Golf Town, Modon Film Academy is the first academy of its kind in Egypt dedicated to empowering youth through professional acting education. Designed as a creative hub for the next generation of talent, the academy offers structured training programs that combine artistic development with real-world industry exposure. Led by internationally recognized celebrities and industry professionals, Modon Film Academy provides students with access to global standards in acting, performance, and storytelling. More than an educational institution, it is a platform for inspiration, confidence, and self-expression—positioning young talents to compete locally and internationally, and establishing a new benchmark for film and acting education in Egypt.




MODON FILM ACADEMY

# *The Golf*
# SIGNATURE HOTEL

Modon Golf Town will feature an international hotel at the heart of the community, offering world-class hospitality and exceptional comfort. Overlooking the Golf Course, the hotel enjoys one of the most privileged locations in the project, with calming green views that elevate every stay.

Designed with beautifully crafted rooms and suites, the hotel adds a refined layer of luxury to daily living. Residents benefit from exclusive hotel privileges, including a premium spa, swimming pool, concierge, room service, housekeeping, laundry, and driver services—bringing five-star convenience right to their doorstep.

The hotel also offers a rich dining experience, featuring signature restaurants, lounges, and professional catering for private gatherings. With flexible spaces for hosting both small and large events, the hotel becomes the ideal venue for celebrations, business meetings, family occasions, and community functions.




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# *Golf Side* CLUB HOUSE

The Club House at Modon Golf Town is the community's social heart—an elegant, modern space designed for comfort, leisure, and gatherings. Overlooking the Golf Course, it offers residents a stunning green backdrop that elevates every moment spent inside or outdoors.

Fully serviced by the international hotel, the Club House delivers five-star hospitality right to the community, ensuring seamless service and an exceptional lifestyle experience. Inside, residents will find all the amenities they desire: relaxing lounges, wellness and leisure areas, co-working corners, family spaces, and dedicated zones for recreation and everyday comfort.

Whether enjoying a quiet morning coffee with a golf view, hosting friends, or finding a peaceful space to unwind, the Club House becomes an extension of home—crafted with the finest standards of hospitality, landscape, and design.





# *Golf* FOR EVERYONE

The golf course at Modon Golf Town is designed primarily for training and learning, making it the perfect place for anyone to start their journey with the sport. Created as a dedicated training-purpose course, it offers residents the ideal environment to practice, improve, and grow their skills—whether they are complete beginners or developing players. The course blends open greens with a calm, structured layout that makes learning golf enjoyable, accessible, and part of daily life. Here, families, adults, and young players can all experience the discipline, focus, and elegance of golf in a supportive setting crafted for learning and progression.

# *Golf* SIMULATOR

Modon Golf Town features a dedicated Golf Simulator, offering a high-tech, interactive way to learn and practice the game. Designed especially for kids and beginners, the simulator creates a safe, fun, and engaging environment where young players can understand the basics, improve their technique, and enjoy the sport year-round. With realistic digital courses and guided training settings, the Golf Simulator becomes the perfect space for families to introduce their children to golf, build skills from an early age, and make learning both easy and enjoyable




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# *The First*
# GOLF EXPERIENCE
## in the 6th Settlement

At the heart of Modon Golf Town lies its crown jewel — a 16-acre Golf Course, the first of its kind in the entire 6th Settlement. Designed as a training and lifestyle-focused course, it brings the essence of golf living into everyday life, offering residents a unique blend of sport, nature, and premium community living. This golf course is not just a feature — it is the soul of the masterplan.

Stretching across the center of the community, the course creates uninterrupted green views that surround every home. Whether villas or apartments, each unit enjoys a 360-degree green panorama, ensuring that nature is always part of your daily scenery. Living beside a golf course is a global symbol of prestige, serenity, and elevated lifestyle





# *A Community*
## BUILT ON HILLS
# ELEVATIONS

Modon Golf Town is designed on a dynamic hills elevation system that allows the entire community to rise naturally with the landscape. This thoughtful topography gives every Townhouse and Twin House a higher placement, offering more privacy, more light, and a wider, unobstructed view of the Golf Course. Instead of homes sitting on one flat level, the project flows in gentle layers, allowing each residence to open beautifully toward the green. The result is a community where space feels expansive, the views feel endless, and every home enjoys a privileged position overlooking the heart of Modon Golf Town, the Golf Course itself.





# *Life on* THE GREEN

Modon Golf Town is shaped around an immersive landscape experience where golf, greenery, and open spaces define every part of daily life. The community unfolds across expansive green fairways, scenic walking pathways, and dedicated bicycle lanes, creating a calm and active outdoor environment for residents of all ages. Throughout the masterplan, beautifully designed seating areas are thoughtfully placed to offer peaceful pockets for relaxation, social moments, and sunset views over nature.

Complementing the greenery, a series of serene water lakes brings freshness and balance to the landscape, enhancing the views and adding a sense of tranquility to the community. Together, the Golf Course, pathways, lakes, and lush outdoor areas create a lifestyle that is active, scenic, and deeply connected to nature—offering residents a daily escape right at home.





# *The Golf Villas* COLLECTION

Introducing the single-family homes at Modon Golf Town—a collection made up exclusively of Townhouses and Twin Houses, designed for families who value space, comfort, and a modern way of living. These villas embrace a very modern architectural style, with clean lines, open layouts, and large glass fronts that invite natural light and highlight the surrounding landscape. Built on hills elevations, every home rises gently above the next, allowing all villas to enjoy open Golf Course views, refreshing airflow, and a naturally uplifting living experience. Here, the architecture, the heights, and the green come together to create homes filled with clarity, freshness, and happiness.



# GOLF VILLA MIDDLE

## STARTING AREA

## 277 M²



# GOLF VILLA CORNER

## STARTING AREA

## 288 M²





# GOLF VILLA


GOLF VILLA


GOLF VILLA


GOLF VILLA

# GOLF VILLA



# GOLF VILLA



# GOLF TWIN VILLA

## STARTING AREA

## 294 M²





# GOLF TWIN VILLA



# GOLF TWIN VILLA



# GOLF TWIN VILLA


GOLF TWIN VILLA



# GOLF TWIN VILLA


GOLF TWIN VILLA


GOLF TWIN VILLA


GOLF TWIN VILLA




# GOLF TWIN VILLA

# *The Golf* RESIDENCES

The Serviced Apartments at Modon Golf Town rise gracefully across G + 7 buildings, offering a collection of Studio, 1-bedroom, 2-bedroom, and 3-bedroom units—all designed with modern comfort and elevated views. Every apartment in the community enjoys either a Golf View or a Pool View, ensuring that each home opens to calming, refreshing scenery.

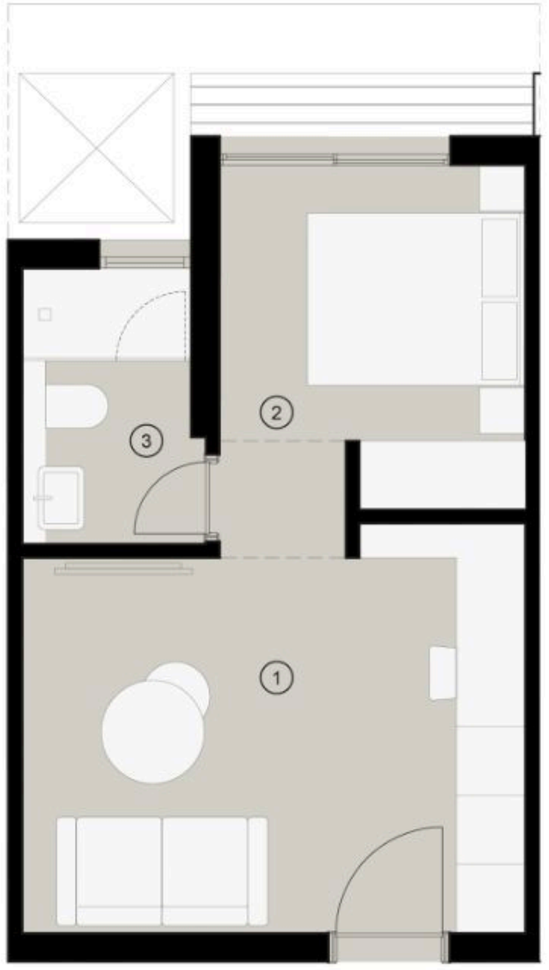
Each building is planned as an independent lifestyle hub, featuring its own lobby, dedicated amenities, and a private pool exclusive to its residents. The internal facilities include a welcoming lobby area, spacious common lounges, a kids' play zone, a fully equipped gym, and a restaurant—creating a complete living experience where convenience, leisure, and comfort come together seamlessly.



# GOLF VIEW STUDIO APARTMENT

## STARTING AREA

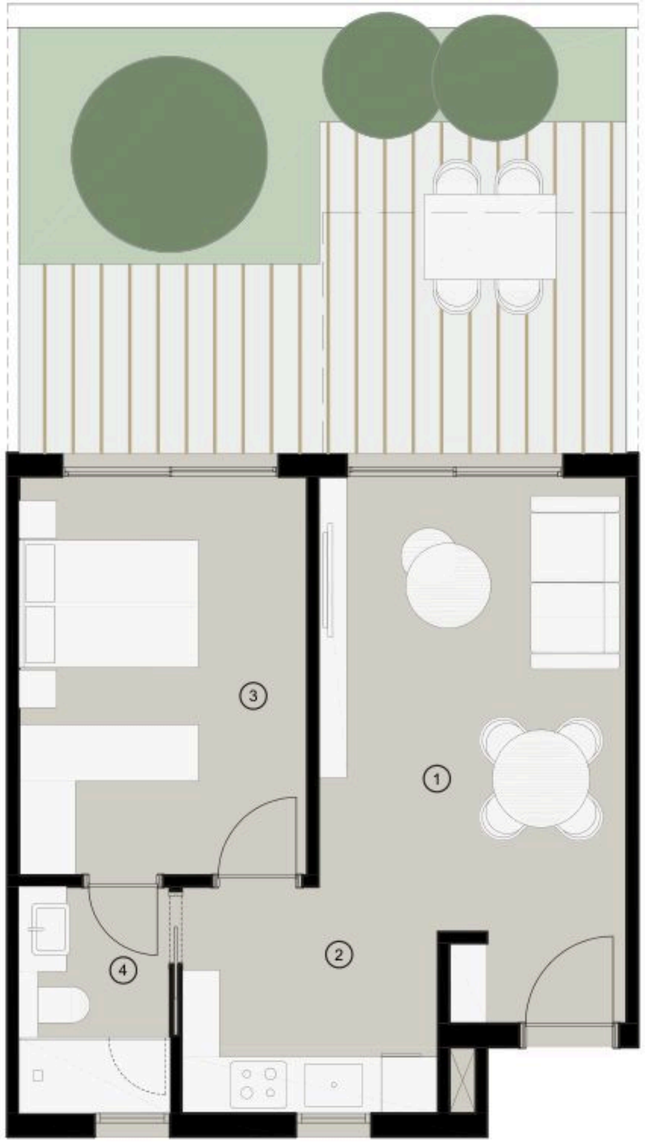
## 52 M²



# GOLF VIEW 1 BEDROOM APARTMENT

## STARTING AREA

## 70 M²



# GOLF VIEW 2 BEDROOM APARTMENT

## STARTING AREA

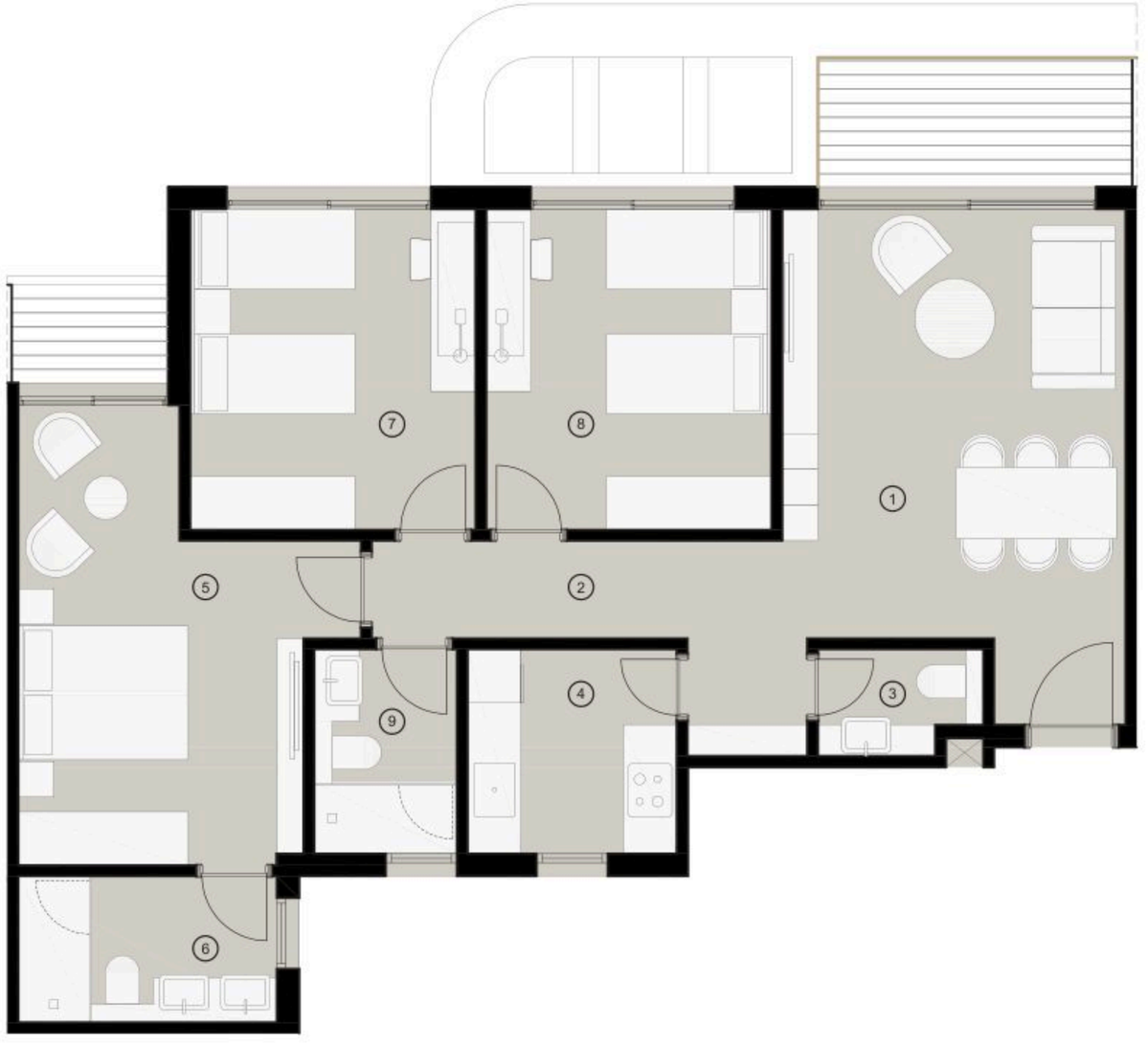
## 115 M²



# GOLF VIEW 3 BEDROOM APARTMENT

## STARTING AREA

## 145 M²






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*Golfside*

# JACUZZI DUPLEXES

Within Modon Golf Town, the Jacuzzi Duplexes introduce a refined residential concept designed for elevated everyday living, overlooking the expansive golf course. Located within elegant G+4 buildings, each duplex apartment enjoys the exclusivity of a private jacuzzi, offering a personal retreat framed by open golf views and complete privacy. The collection features thoughtfully planned 2-bedroom and 3-bedroom layouts, combining generous interior spaces with seamless indoor-outdoor living. Designed for residents who value comfort, wellness, and distinction, the Jacuzzi Duplexes deliver a lifestyle where luxury is not an add-on, but an integral part of the home—set against uninterrupted green fairways.

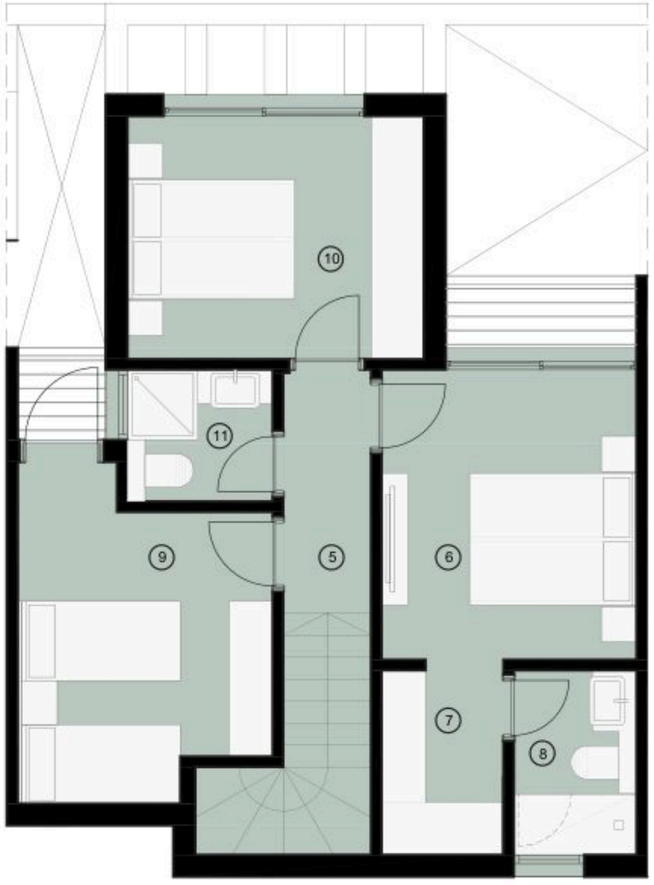


# GOLF VIEW JACUZZI DUPLEXES

## STARTING AREA

## 165 M²




JACUZZI DUPLEXES


JACUZZI DUPLEXES


JACUZZI DUPLEXES


JACUZZI DUPLEXES

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# TYPES & PRICES

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GOLF VIEW
STUDIO
APARTMENT

STARTING AREA
52 $m^2$

AVERAGE STARTING PRICE
2.8 EGP

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MODON DEVELOPMENTS

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GOLF VIEW
1 BEDROOM
APARTMENT

STARTING AREA
70 $m^2$

AVERAGE STARTING PRICE
3.8 EGP

MODON
مدن
MODON DEVELOPMENTS

Modon
Golf Town
NEW CAIRO

GOLF VIEW
2 BEDROOM
APARTMENT

STARTING AREA
115 $m^2$

AVERAGE STARTING PRICE
5.7 EGP

MODON
مدن
MODON DEVELOPMENTS

Modon
Golf Town
NEW CAIRO

GOLF VIEW
3 BEDROOM
APARTMENT

STARTING AREA
145 m²

AVERAGE STARTING PRICE
6.9 EGP

MODON
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MODON DEVELOPMENTS

Modon
Golf Town
NEW CAIRO

GOLF VIEW
JACUZZI
DUPLEXES

STARTING AREA
165 m²

AVERAGE STARTING PRICE
8.9 EGP

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MODON DEVELOPMENTS

Modon
Golf Town

NEW CAIRO

GOLF VILLA
MIDDLE

STARTING AREA

277 $m^2$

AVERAGE STARTING PRICE

13.9 EGP

MODON
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MODON DEVELOPMENTS

Modon
Golf Town
NEW CAIRO

GOLF VILLA
CORNER

STARTING AREA
288 m²

AVERAGE STARTING PRICE
15.9 EGP

MODON
مدن
MODON DEVELOPMENTS

Modon
Golf Town
NEW CAIRO

GOLF TWIN
VILLA

STARTING AREA
294 m²

AVERAGE STARTING PRICE
16.7 EGP

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# 15 YEARS INSTALLMENT PLAN

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MODON DEVELOPMENTS

# COLLECTING EOI'S
## STARTING 11/1/2026

*Apartments*

50,000 EGP

*Villas*

100,000 EGP

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THANK YOU
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