

D nile
DEVELOPMENTS





Like the **river Nile**, we flow to create impressive life, offering our clients true investment value, thanks to progressive realities that rise with their ambitions far and beyond exceptional heights.

UNLOCK THE FUTURE
TODAY.

GROW WHERE
DISTINCTIVE
OPPORTUNITIES reside.





a New Era
OF SOUND INVESTMENT
WHERE THE FUTURE IS
ALWAYS ON YOUR SIDE

At Nile Developments, we go the extra mile to introduce authentic developments that set the benchmark in integrated excellence, as well as architectural distinction, carving ourselves a competitive niche where true value multiplies. Our breakthrough vision focuses on sound investment characterized by safety, income and capital growth, empowering clients to grow beyond their potential, thanks to steady streams of cash flow, minus unnecessary hassles or uncertain risks. Nile Developments takes pride in writing a new chapter of winning investment that allows you to build steady blocks towards a brighter, more stable future



"We Go The Extra Mile To Empower You With Safe Investment Opportunities, Ensuring Steady Income Generation, As Well As Long-Term Capital Growth Painting A Brighter, More Stable Future Where True Value Multiplies"

with an unmatched portfolio of projects that ensure tomorrow is always on your side.

Rising

INVESTMENT OPPORTUNITIES
WHERE THE SKY IS ABSOLUTELY
THE LIMIT.





Value that truly speaks volumes About **Nile Developments**

Since its inception in the market, Nile Developments has significantly stood out by capitalizing on the extensive contracting and construction expertise of Nile & Al Ahram Real Estate which has successfully brought to life more than 170 iconic developments in strategic locations across New Cairo. With an eye on the future and a commitment to create next-generation cities where value truly speaks volumes.

Nile Developments was founded by Engineer Mohamed Taher and Mahmoud Taher to up the exclusivity factor in Egypt's New Administrative Capital.

By relying on in-depth research and deep lifestyle insights, Nile Developments has transcended conventional boundaries with world-class skyscrapers of unrivaled quality, opening investors' eyes on a novel architectural style reflecting the most promising

We Provide a **360 Outlook On Promising Investment, Mastering World-Class Skyscrapers in The Beating Heart Of Egypt's New Capital.**

Today, Nile Developments follows in the footsteps of Nile & Al Ahram Real Estate, guaranteeing maximized return on investment in a remarkable time frame while ensuring timely delivery and a bespoke lifestyle, setting it as a leading pioneer in the real estate field.



Success IS MEASURED

BY LASTING IMPACT & TANGIBLE RESULTS



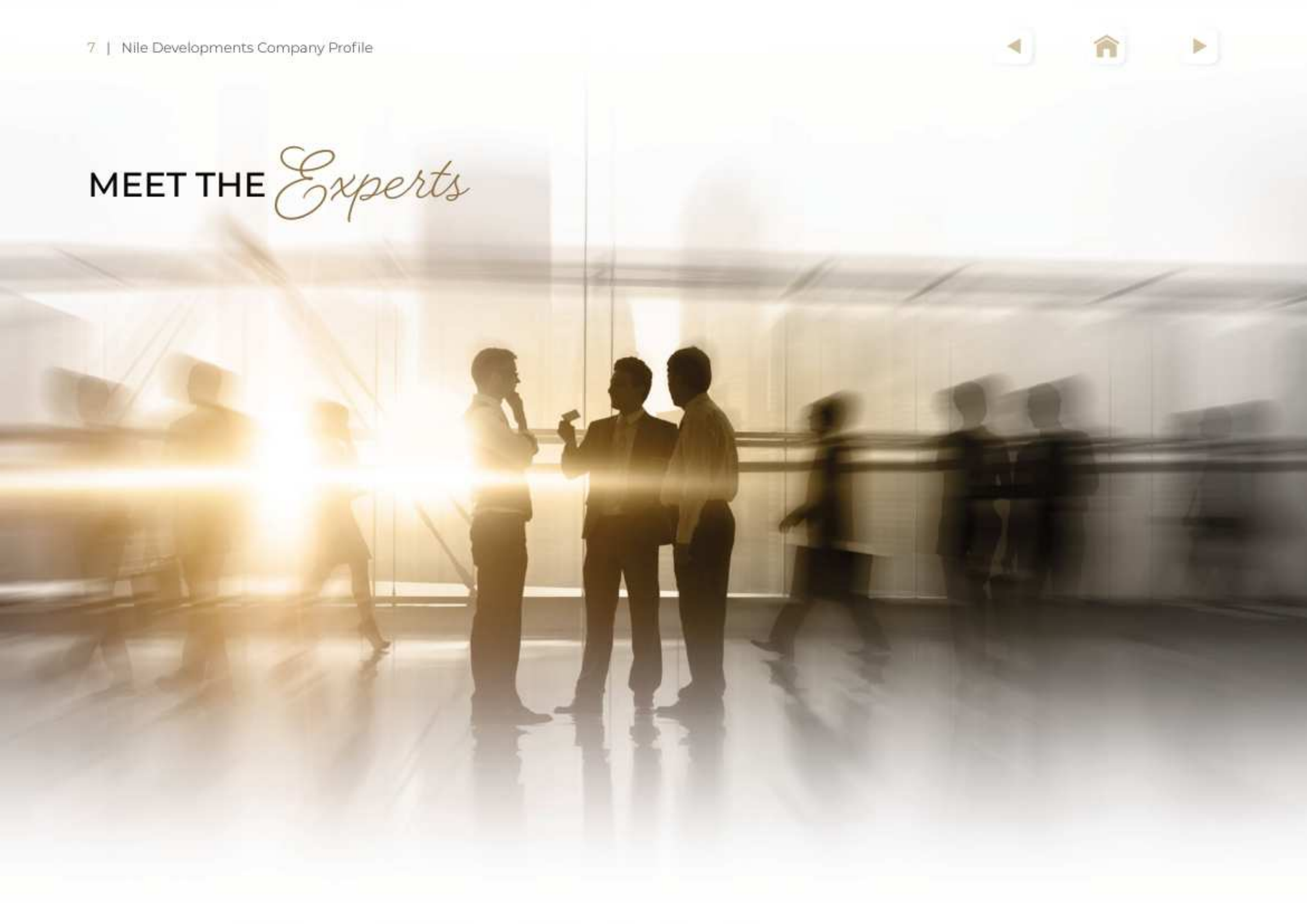
170+

BESPOKE
DEVELOPMENTS

70+

DELIVERED PROJECTS

MEET THE *Experts*





Eng. Mohamed Taher

Chairman of Nile & Al Ahram Group

A civil engineering genius becomes a visionary real estate leader.

With over 25 years of experience, Eng. Mohamed Taher has established himself as a trusted leader in the industry.

As the chairman and co-founder of Nile & Al Ahram Group, his expertise has spearheaded groundbreaking projects that redefine modern real-estate investments. With a bachelor's degree in civil engineering from Mansoura University, Eng. Mohamed Taher combines technical knowledge with an unwavering commitment to excellence, building the future with novel architectural masterpieces, turning dreams into reality, one remarkable development at a time.

With exceptional managerial capabilities and a strategic mastermind, Eng. Mohamed Taher has propelled Nile developments to become the largest real estate developer in the new administrative capital, within 3 years only. His unwavering dedication and perseverance have paved the way for unparalleled elegance and innovation in every project he undertakes.



Eng. Mahmoud Taher

CEO of Nile & Al Ahram Group

A visionary's passion for driving growth and innovation in the real estate industry

Eng. Mahmoud Taher, the enterprising CEO and co-founder of Nile & Al Ahram Group. With a wealth of experience in the real estate industry, he also serves as a board member of the real estate investment division of the general federation of chambers of commerce.

As a trusted leader, he is actively involved in shaping the future of Egypt's new Cairo and new administrative capital as a board member and treasurer of the Association of Developers in new Cairo and the new administrative capital.

Through his unmatched experience in management & negotiations, Eng. Mahmoud Taher manages international relations, fostering collaboration and driving success, with an iconic vision for groundbreaking expansion & growth.





A Sustainable vision, unlocking
limitless growth

Nile Developments **DNA**

The Future At Your Fingertips

Nile Developments marvels at the future from the 360 lens, offering fully comprehensive developments that put quality, sustainability and maximized value at their forefront. Our vision is to become the MENA region and Africa's top developer of choice, trusted for its innovative approach, timely delivery, but above all, guaranteed return on investment that re-defines conventional industry norms.

Next-generation Technology For A Smarter Tomorrow

Nile Developments, every aspect of our projects takes into account the latest in smart technology to elevate new standards of quality living where seamless connectivity and hassle-free interaction thrives. Our mission is to re-imagine future possibilities from a tech-driven perspective to enrich our communities' lives.





A Community-centric Approach where YOU always come first



INNOVATION

WE CONSTANTLY THINK OUT OF THE BOX TO SET NEW BENCHMARKS IN EXEMPLARY QUALITY ALLOWING OUR IMAGINATION TO MANIFEST IN DREAM-LIKE REALITIES, THANKS TO LEADING IDEAS POWERED BY SMART TECHNOLOGY



INTEGRATION

WE ADOPT A HOLISTIC APPROACH, DESIGNED AROUND OUR COMMUNITIES' COMFORT & ON- GOING FULFILLMENT TO RE-IMAGINE LIFE FROM A 360 PERSPECTIVE.



VALUE

WE FOCUS ON BUILDING VALUE THROUGH AN IDEAL PRODUCT MIX THAT ALLOWS TO GENERATE A STEADY FLOW OF INCOME ON THE SHORT TERM WHILE ENSURING CAPITAL GROWTH IN THE FUTURE WHERE RISK IS NOT INVOLVED.



QUALITY

WE EXIST TO SET THE HIGHEST STANDARDS OF WORLD-CLASS QUALITY ON EGYPTIAN LAND BY CONSTANTLY CHALLENGING OURSELVES, AS WELL AS TRADITIONAL NORMS TO BREAK NEW GROUNDS OF LEADERSHIP.



INTEGRITY

HONESTY AND TRUST ARE THE FOUNDATION FOR EVERYTHING WE DO, THAT'S WHY, WE ACT WITH FULL RESPECT WITH OUR CLIENTS, STAKEHOLDERS AND EMPLOYEES TO CULTIVATE A CULTURE OF TRANSPARENCY WHERE EVERYONE IS INVOLVED.



SUSTAINABILITY

WE ALWAYS RESPECT OUR SITE'S NATURAL SURROUNDINGS, GIVING BACK TO THE ENVIRONMENT THROUGH SUSTAINABLE PRACTICES AND GREEN LANDSCAPING THAT STANDS IN ABSOLUTE HARMONY WITH ICONIC ARCHITECTURE.



Partnering with the best A commitment to exceed every expectation

At Nile Developments, success is translated to strategic partnerships and leading collaborations with top-class pioneers in every development field. Therefore, the company prides itself for bringing on board numerous partners of success, celebrated for their visionary excellence and unrivaled distinction across the Middle East. The result; iconic projects that proudly stand as true testaments to integrated quality and upscale design, offering clients an exclusive opportunity to grow their investments where expertise truly reigns supreme.



ARAB CONSULTING ENGINEERS
MOHARRAM - BAKHOUM



SIAC
CONSTRUCTION



Hany Saad
Innovations



Allied Consultants Ltd
Ahmed A. Ghani & Partners

YBA
ARCHITECTS

سلامة ستركتشرال انجنييرز
SAIAMA STRUCTURAL ENGINEER

GRAND
MILLENNIUM

KAD

CFM

CANADIAN
CONSULTANT



**BUILDING THE FUTURE
ONE ICONIC
LANDMARK AT A TIME.**

Re-imagining **the New Capital's Skyline**

The elemental edge of Nile Developments lies in a progressive alchemy that masters the development of skyscrapers to maximize land use, increase urban density and enhance energy efficiency. In line with rising population and demand on mixed-use towers that meet the varied needs of contemporary lifestyles, Nile Developments has pushed the limits to greater heights, offering world-class skyscrapers in the very heart of the New Administrative Capital to meld the best in business, commercial excellence and hospitality under one comprehensive roof.

Why **Nile Developments Projects?**

- Offering exclusive investment opportunities that combine elevated luxury with uninterrupted tranquillity.
- Taking development to new heights in-line with European cities around the world to attract foreign investments with smart city models that exceed every expectation
- Providing smart infrastructure and select facilities to elevate living standards like never seen before
- Taking the New Capital's heart by storm to create lucrative investment opportunities in the beating heart of the future with the highest ROI



a Pioneering **LANDMARK WHERE EXCELLENCE ABOUNDS**

Introducing Festival Tower (31N)

Mindfully masterplanned as a mixed-use skyscraper, 31N presents an exemplary outlook on architectural distinction, thanks to its contemporary facade taking in panoramic views of the New Capital's iconic Green River while surrounding the community with top-class facilities, not offered elsewhere. The project is Nile Developments first venture in the New Capital, setting new standards of integrated excellence with a unique product mix, combining administrative, commercial and medical- hotel apartments of unmatched quality. Boasting suspended ceilings to maximize natural daylight while concealing wires from view, 31N provides the perfect work-life balance, thanks to all-inclusive business services including fully-equipped meeting rooms and break capsules, in addition to cutting- edge sport facilities and relaxation amenities at professionals' fingertips. The project is expertly designed with investors' comfort in mind, introducing outdoor recreational areas and select dining experiences on hand, powered by attentive guest management services, an underground parking and 24/7 security for ultimate convenience.





An Exceptional DESIGN STATEMENT

BY ONE OF THE LARGEST FIRMS IN THE ARAB WORLD
the festival Tower **(31N)** Architectural Style



From a far, 31N looks like an iconic landmark, up-close, the skyscraper breaks down the optimum in scenic views and natural daylight indoors to create a unique ambience where professionals can seamlessly thrive. Designed by 'Concept' — one of the largest engineering consultancy firms in the Arab World and reviewers of the Emirates Towers- 31N is a bespoke address to thrive where timeless elegance and functional necessities come alive.

- The first panoramic elevator on the Green River
- 24/7 security services on-ground
- Cutting-edge surveillance cameras for ultimate safety
- Smart building technology for energy efficiency and comfort
- Underground parking for ultimate convenience



31
COMMERCIAL TOWER
31N

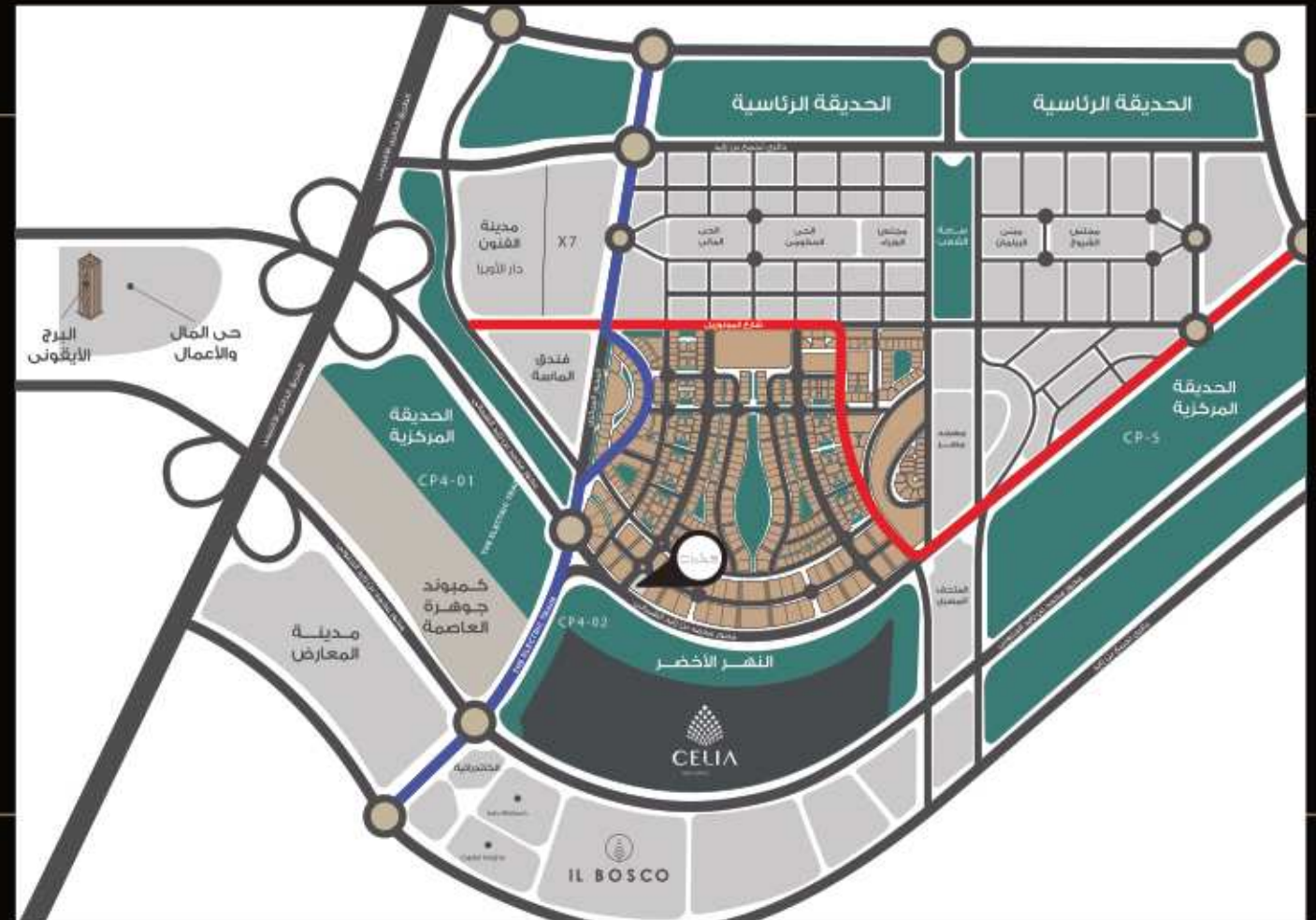


a Prime Location

CROWNING THE HEART OF **THE NEW CAPITAL**

31 North Location & Proximity

31N presents an unrivaled investment opportunity with its strategic location in the New Capital, directly overlooking the iconic Green River while lying steps away from El Massa Hotel. The central project places in the beating heart of the new Capital, surrounded by the upscale Ministries District and the Mono-rail station, in addition to enjoying direct access on Bin Zayed Northern Axis for easy commuting from any point across Cairo.





The Highest

VERTICAL CITY IN AFRICA IN NEW CAPITAL'S GOLDEN ZONE

Introducing **Nile Business City**

Designed to elevate new standards of integrated excellence at exceptional heights, Nile Business City is the second highest skyscraper in the New Administrative Capital and the highest vertical city. Imaginatively conceived as a comprehensive destination on 233 meters, Nile Business City is smartly comprised of four adjoined towers, steeped in a mega 60,000 meter commercial anchor. The bespoke development is expertly planned to attract investors from around the world, thanks to the highest walking track in Africa, the first-of-its-kind observation deck in the New Capital, in addition to the largest sky-hanging food court. Crowning a central location in the heart of the Golden Zone, Nile Business City offers an ideal product mix, spanning serviced hotel apartments, administrative offices and an expansive shopping mall, catering to diverse lifestyle. The vertical city takes luxury to new standards with a full host of world-class amenities including an infinity pool, 60 elevators, as well as panoramic views inspiring success.



**NILE
BUSINESS
CITY**





a Novel **DESIGN DIMENSION** **SKYROCKETING SUCCESS**

Introducing NILE BUSINESS CITY

Nile Business City re-imagines ultra modern design from a futuristic perspective, thanks to its four elegantly-appointed towers that boast the widest 200 meter facade on Bin Zayed axis. Daring, distinctive and more than meets the eye, the skyscrapers roll out on a built up area of 296,000 sqm while setting foot on a mixed-used commercial complex, bringing an abundant array of original experiences at investors' doorstep. Imaginatively designed in line with international standards, the towers combine modern aesthetics with functional components to create a one-stop destination, melding top-class facilities, entertainment, world-class hospitality and business under one seamless roof. Moreover, Nile Business City offers breathtaking views on the Green River and the New Capital's entire skyline to set itself as an elevated address of exceptional quality.

- The highest vertical city
- The second highest skyscraper in the New Capital's Golden Zone
- A mega commercial mall on 60,000 meters
- More than 60 elevators
- The highest walking track in Africa
- The largest Sky terrace with select F&B concepts
- The first of its kind observatory tower
- The highest infinity pool & inspirational panoramic views
- Highest fully administrative tower in Africa
- Highest twin tower in Africa

*a Select
Location*

**IN THE VERY HEART OF
THE NEW CAPITAL'S
GOLDEN ZONE**

Nile Business City Proximity



Nile Business City is an ideal investment magnet, thanks to its very central location, straight in the heart of the New Administrative Capital. The tower boasts an iconic double facade that directly opens onto Bin Zayed's Northern Axis while enjoying a prime spot in the heart of the iconic Green River and the lively downtown area, minutes away from everything vital.





a Guaranteed
**INVESTMENT POWERED
BY EFFICIENT PROPERTY
MANAGEMENT**

At Nile Developments, we treat our clients as long-term partners in our journey towards success. Therefore, the company boasts an efficient Property Management arm that cultivates a safe and trusted investment environment where your capital can securely multiply. By deploying professional experts at your beck and call, Nile Developments provides a full host of investment services that are centered around value creation, cost control and revenue generation. With an eye on ever-evolving market dynamics, our Property Management Team are always ready to respond to tenants requests and rental hassles on your behalf while protecting clients' best interest in-line with laws and regulations.





Tycoon Tower

**The peak of innovation
elevating new standards of
global hospitality**

Tycoon Tower marks heightened standards of modern exclusivity, reigning supreme in the New Administrative Capital's skyline. Celebrated for being the tallest hotel in Africa, the architectural gem is an integral part of Nile Business City, rising 233 meters tall to mark a new era of refined hospitality led by world-renowned Grand Millennium. With immaculate hotels and a signature imprint around the globe, Grand Millennium opens investors' eyes on creating memorable stay experiences where contemporary interiors are met with warm hospitality and immaculate levels of service. The hotel's luxury and unobstructed views of the Green River attract both locals and tourists from all over the world, proving that it is a unique property in one of the most interesting cities in the world.

Investors can rest assured that their investment will be fully managed and operated by one of the world's

leading hotel operators, **Grand Millennium.** The luxury hotel brand is renowned for its expertise in running more than 150 high-end, five-star hotels and resorts in more than 80 of the world's most sought-after destinations.

تايفون تاور
TYCOON TOWER

Powered by


**GRAND
MILLENNIUM**





The Crown

- Highest villa in Africa, **TYCOON VILLA**
- Highest penthouse in Africa **ROYAL PENTHOUSE**
- Highest restaurants in Africa
- Highest business Lounge & meeting rooms in Africa
- Highest health resort & Spa in Africa
- Highest sky lounge & lobby in Africa

تايفون تاور
TYCOON TOWER





Immersive Hospitality in the heart of life

Tycoon Tower is accessible from all major axes, as it is strategically located in the middle of the Downtown area and is close to 80% of The New Capital's landmarks. The tower's prime location provides picturesque views of the Green River with all its luxurious facilities while staining proud in the New Capital's golden point which makes it an international landmark.

Inspired architecture Designed to stand out

Tycoon Tower is characterized by a stunning and sleek design with its opulent interiors and an awe-inspiring infinity pool at its rooftop. Envisaged as a panoramic world of exclusive hospitality, residents will get to savor unobstructed views of the New Capital's skyline, the Green River as well as its bustling Downtown area from design-led rooms that invite the outdoors inside.



nile BOULEVARD



A SELF-SUFFICIENT MASTERPIECE WHERE EVERYTHING CONNECTS THROUGH NATURE

From afar, Nile Boulevard's masterplan looks like an interconnected city within France. Up-close, the signature destination is a fully integrated world on 29 acres, manicured around a breathing Central Park — away from traffic congestion, pollution and wasted time-. The idyllic destination's innovative vision melds the finest in residential living with commercial, administrative and medical excellence, in addition to royal hospitality at every doorstep. Expertly conceived as a self-sufficient community where nature abounds, Nile Boulevard's land is divided to accommodate residential units on 50% while dedicating the remaining 50% to mixed-use hubs. Consequently, residents get to enjoy a remarkable 14.5 acres of top-class services, within 3 to 5 minutes on foot, right next to their homes.

Embodying the intricate details of French sophistication while offering a signature collection of functional semi-finished or fully-finished units, Nile Boulevard is a blueprint of comprehensive living, bringing homeowners closer to worlds of privacy, year-round enjoyment and peace of mind.



Worlds of privacy well-connected with everywhere.

Proximity & Location

Nile Boulevard crowns a prime location in the beating heart of New Cairo, promising worlds of uninterrupted privacy, as well as unrivaled interconnectivity, like no other destination. Directly poised on Suez Road, the masterpiece allows you to enjoy hassle-free accessibility to any point in Greater Cairo -without having to commute far.

1 min
FAMILY PARK

2 min
MOHAMED NAGUIB
AXIS

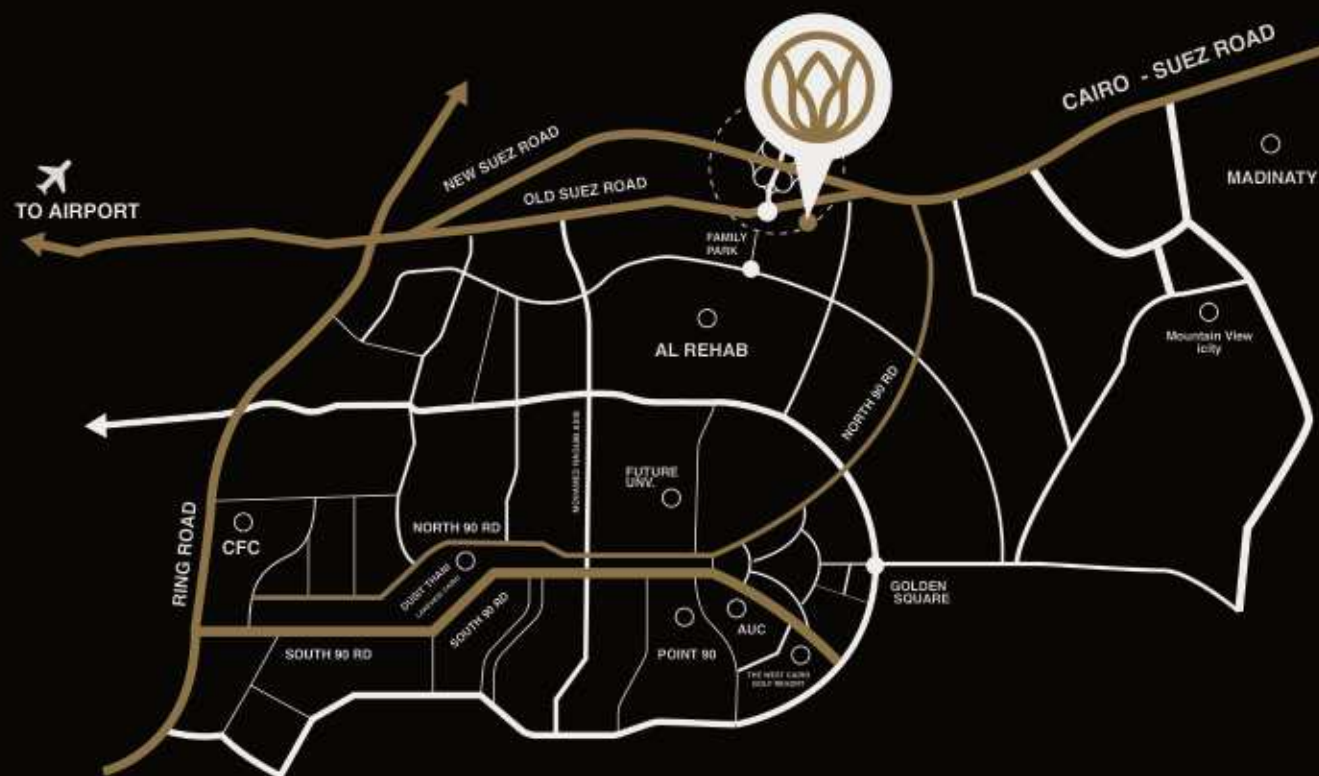
2 min
AL REHAB

11 min
MADINATY

10 min
AUC

10 min
CAIRO AIRPORT

16 min
THE NEW ADMINISTRATIVE CAPITAL



FRANCE IS CLOSER THAN YOU IMAGINE





A timeless gem

Nostalgic of France's elegance.

Nile Boulevard's architectural style captures a unique French aesthetic where intricate details and ultimate sophistication combine to truly speak volumes. Characterized by perfectly aligned facades and a harmonious use of symmetry, Nile Boulevard stands as a true testament to contemporary elegance where minimalist grandeur meets modern-day functionality at its best. Nostalgic of a memorable walk in France, Nile Boulevard's buildings with their inescapable charm evoke timeless sentiments of opulence, guaranteeing to wow residents and visitors alike, truly looking for an original place to belong.





INVEST IN *Experience.*
GROW IN THE KNOW.

**REAP THE HIGHEST RETURN ON
INVESTMENT**

WHERE THE *Future*
IS ALWAYS ON YOUR SIDE.





MATCHLESS **MASTERPIECES**