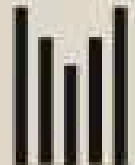


تايجون تاور
TYCOON TOWER

THE HIGHEST HOTEL IN AFRICA

Operated by

GRAND
MILLENNIUM



5 Reasons Why Hotel Investment is the Perfect Choice



5 Reasons to Invest in Hotels in Egypt



5 Reasons to Invest in Hotels in the New Administrative Capital



TOURISM TYPES IN THE NEW CAPITAL

1. Religious Tourism

- Al-Fattah Al-Aleem Mosque:
- Masjed Misr Mosque
- Cathedral of the Nativity of Christ
- Egypt's Islamic Cultural Center

2-Sports Tourism

- International Sports City
- Exclusive Sports Clubs
- Olympic Sports City

3. Educational Tourism

- Knowledge City
- International Universities
(German, British, Canadian, ...)

4-Business Tourism

- The Central Business District (CBD)
- EXPO City
- The Financial District
- The Government District
- Downtown Diversified Business Hubs

5- Cultural & Artistic Tourism

- City of Arts and Culture
- National Library
- Opera
- The Egyptian Capitals Museum

6-Entertainment Tourism

- The Green River
- Luxury Shopping Areas:
- Central park
- Downtown's Entertainment Zones
- skyscrapers

Introducing **Tycoon Tower**

As Africa's tallest hotel, Tycoon Tower is poised to become a landmark of architectural brilliance. Its breathtaking and luxurious design will attract both local and international visitors, cementing its place as a unique destination in the heart of the New Administrative Capital. This one-of-a-kind development redefines luxury and sets a new standard for hospitality in one of the region's most vibrant cities.



PROJECT FACTS

PROJECT TYPES:

HOTEL ROOMS & RESIDENTIAL

DESCRIPTION:

7 UNDERGROUND LEVELS

GROUND FLOOR

55 TYPICAL FLOORS

UNIT TYPES:

STUDIO

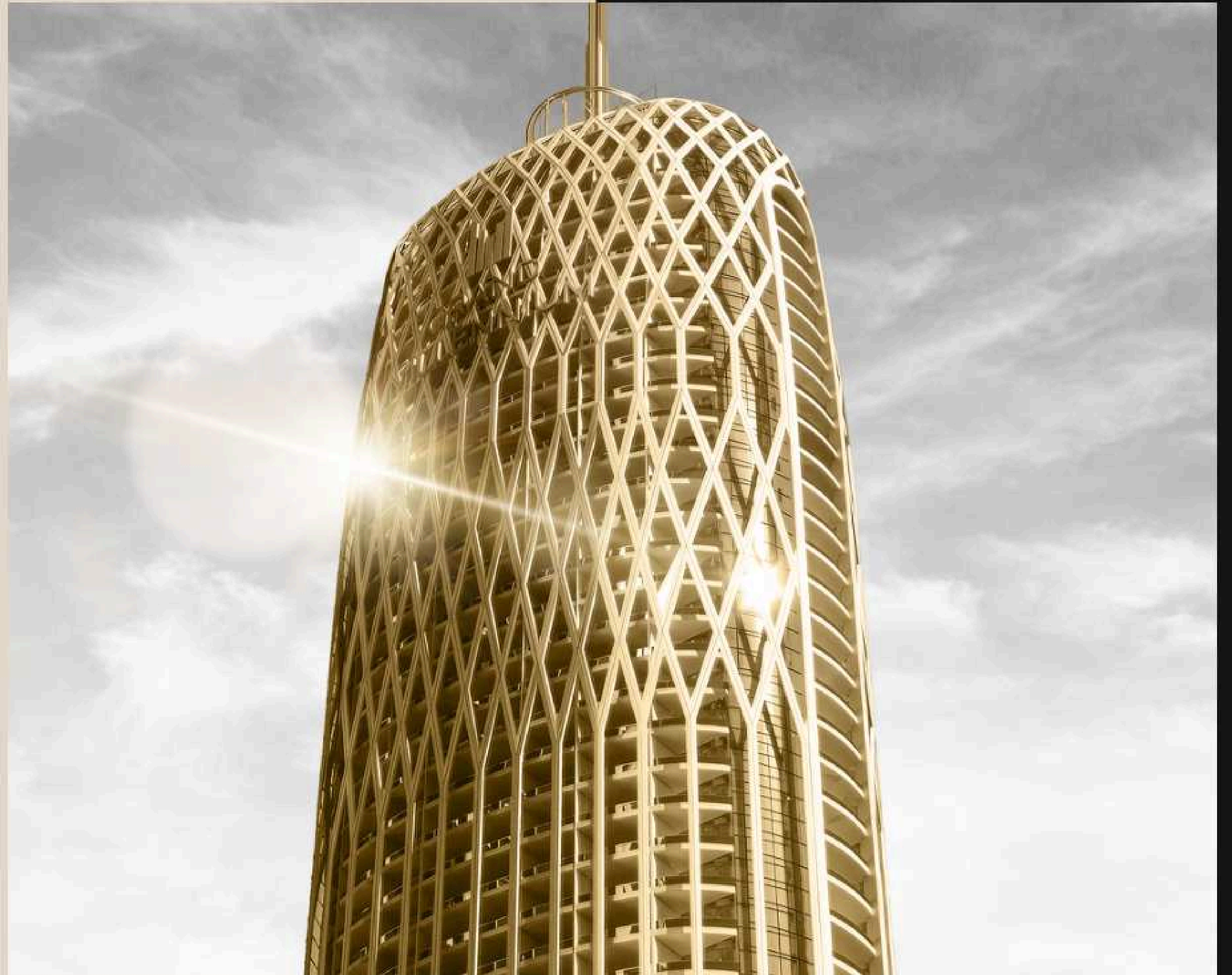
1-BEDROOM

2-BEDROOM

3-BEDROOM

TYCOON ROYAL PENTHOUSE

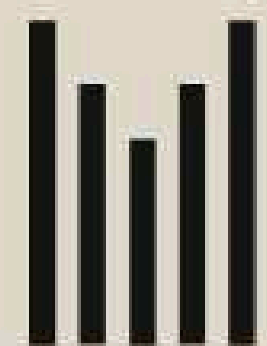
TYCOON VILLA



COMPARISON BETWEEN DIFFERENT HOTEL INVESTMENT MODELS

Aspect	Hotel Apartment	Service Apartment In a hotel	Serviced Apartment
Definition	Apartments fully managed as part of a hotel, offering full hotel-like services.	A fully furnished apartment within a hotel, combining hotel convenience with apartment comfort and privacy.	Fully furnished apartments for short/long-term stays, offering limited services.
Ownership	Rental-based	Ownership, with optional rental management by the hotel brand	ownership
Management	Operated by professional hotel brands.	Serviced by professional hotel brands.	Managed by individuals or independent firms.
Supervision	Under the Ministry of Tourism supervision.	Under the Ministry of Tourism supervision.	No government supervision.

FOR THE FIRST TIME
IN AFRICA NOW



GRAND
MILLENNIUM



تايفون تاور
TYCOON TOWER

nile
DEVELOPMENTS



MILLENNIUM INTERNATIONAL HOTEL CHAINS

150+
Hotel

40K+
Rooms

80+
Sites Worldwide



MAJOR DESTINATIONS AROUND THE WORLD

Europe

London
Manchester
Glasgow
Paris
Roma

Asia

Singapore
Beijing
Shanghai
Tokyo
Kuala Lumpur

New Zealand

Auckland
Wellington
Queenstown

Middle East

Dubai
Abu Dhabi
Makkah
Muscat
Doha
Kuwait City
Istanbul

United States

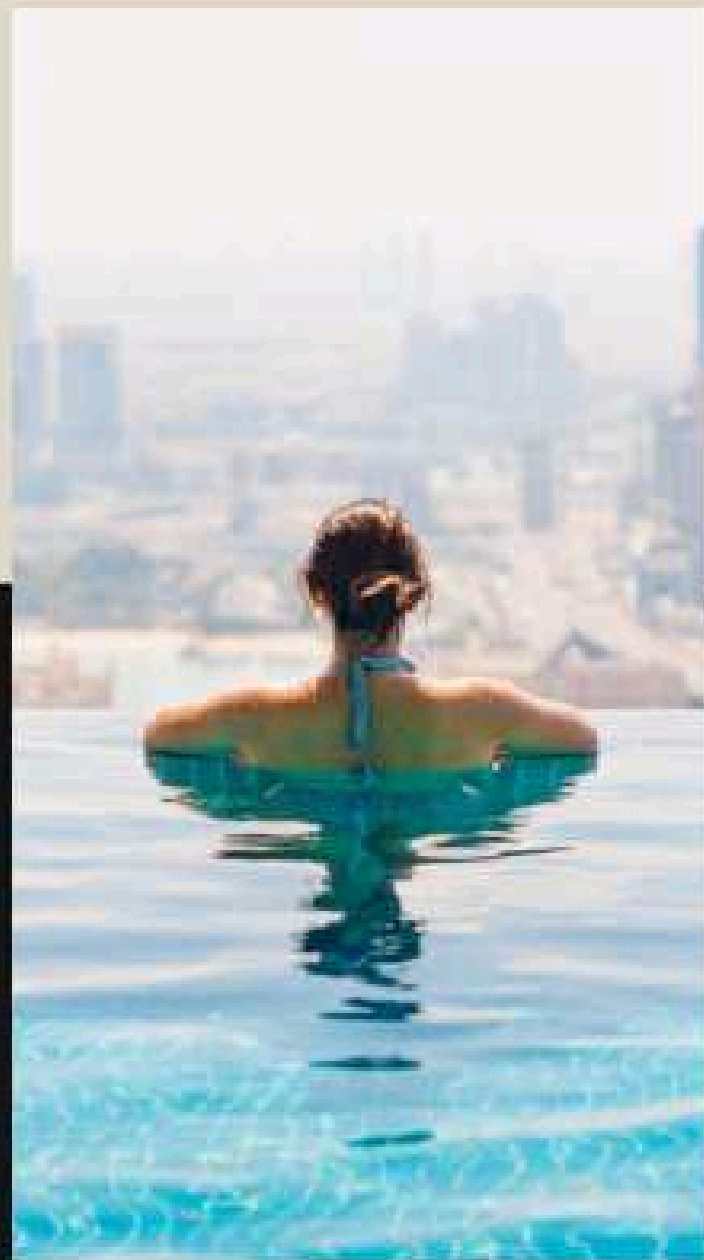
New York
Boston
Los Angeles
Anchorage
Minneapolis
Chicago

5-STAR HOTEL ROOM EXPERIENCE

Experience the pinnacle of luxury in fully finished and furnished hotel rooms, crafted to deliver comfort and sophistication like never before.



UNPARALLELED ELEGANCE RESERVED
FOR THE DISCERNING FEW



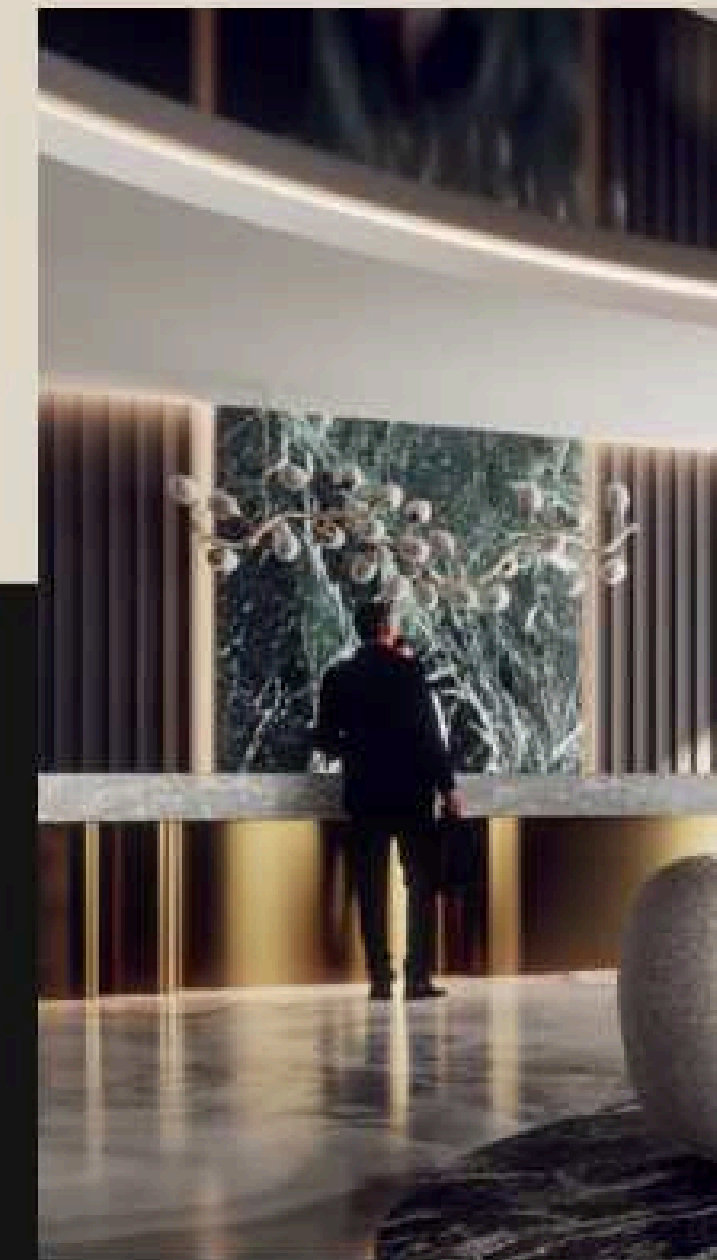
**Africa's Highest
Infinity Pool**



**Africa's Highest
Wellness Center**



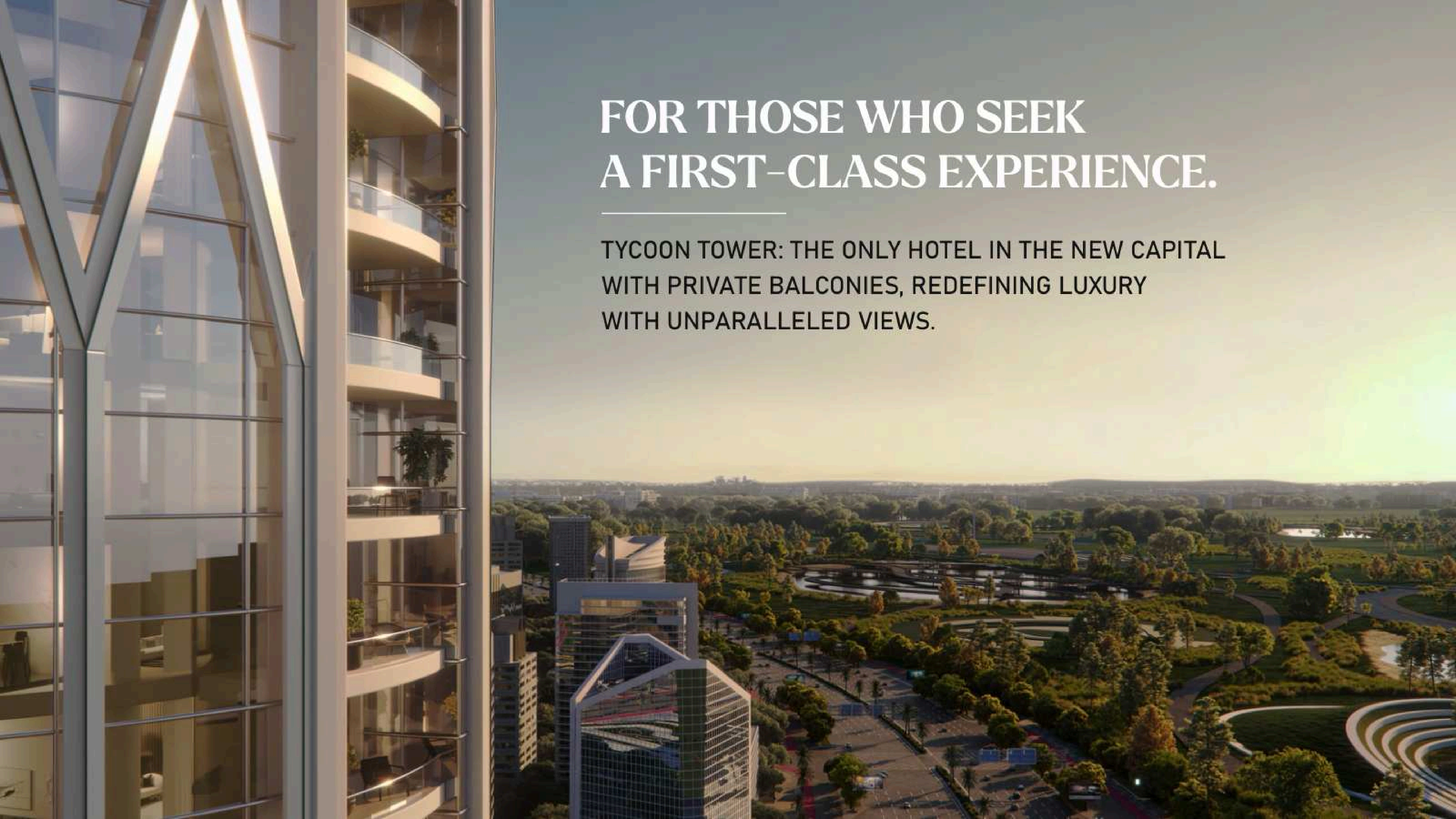
**Africa's Highest
Business Lounge**



**Africa's Highest
Lobby**



**Africa's Highest
International Dining**



FOR THOSE WHO SEEK A FIRST-CLASS EXPERIENCE.

TYCOON TOWER: THE ONLY HOTEL IN THE NEW CAPITAL
WITH PRIVATE BALCONIES, REDEFINING LUXURY
WITH UNPARALLELED VIEWS.

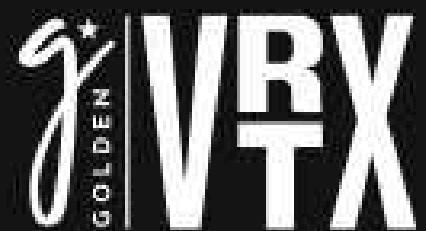
Class A+ Building



INTRODUCING



YOUR CHAMPION TO TYCOON INVESTMENT

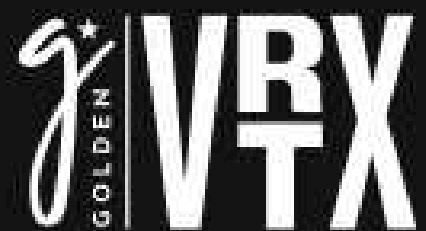


BRONZE

25% DOWN
PAYMENT

7 YEARS
INSTALMENT

10%
DISCOUNT

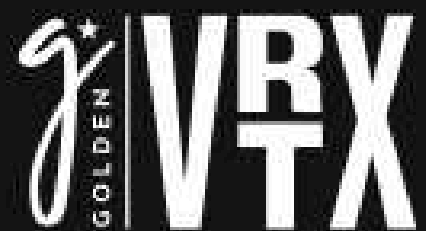


SILVER

**35% DOWN
PAYMENT**

**7 YEARS
INSTALMENT**

**20%
DISCOUNT**



GOLD

60%
DOWN
PAYMENT

40%
DISCOUNT



BRONZE

25% DOWN PAYMENT | **7 YEARS** INSTALMENT

10%
DISCOUNT

SILVER

35% DOWN PAYMENT | **7 YEARS** INSTALMENT

20%
DISCOUNT

GOLD

60% DOWN PAYMENT

40%
DISCOUNT

MINIMUM RENTAL
RETURN —————→ **12%** FOR
4 YEARS

nile
DEVELOPMENTS

PIONEERS OF SKYSCRAPERS