

River Side

TWIN TOWERS

JD[®]
HOLDING

Where History Meets Future

About JD Holding

JD
TWIN TOWERS

JD Holding was recently established in partnership between Jebel Real Estate Development and Abu Dhabi National Investment Company to develop a number of real estate projects in several prime locations, specifically in the New Administrative Capital.

The company includes the expertise of Jabal Development Company, which has a great experience in the local market, especially the areas east of Cairo, and has grown a large number of projects, as well as Abu Dhabi Company, which has great experience in the development of distinctive real estate projects.

The local real estate market includes distinct investment opportunities based on real demand, due to the presence of a large population increase in need of various projects to serve between residential, commercial and administrative, and the orientation of the whole world to launch smart cities as well as Egypt in the launch of 4G cities makes it attractive for all citizens and the business community to be present in these new cities.

The company's plan includes the development of many projects in the coming period, plans to develop in the New Administrative Capital and several offers and is currently differentiating between them to choose what suits its plans. The company will mainly rely on self-financing in the implementation of its capital and shareholder projects and has a financial suitability to ensure the development of its projects on time.

The Company is set to develop a number of projects of such character in the New Administrative Capital during the coming period.



DR/Ahmed Attia Aletr
CEO



Eng/Abdallah Gabr
CEO Associate

ABOUT THE DOWN TOWN

The Downtown area is the heart of the new Administrative Capital and various businesses. The neighborhood is designed in a unique and smart style that combines all commercial, administrative, medical and market activities in the new Administrative Capital. It is located in the heart of the capital at MU|Q, the government district north, the new Al Masa Hotel west, As for the east, the second phase of the new administrative capital, and to the south, the axis of Mohammed bin Zayed and the Green River.



ABOUT PROJECT

The New Administrative Capital represents an architectural icon with multiple characteristics and uses. Here, the JD Towers with an Emirate Egyptian integrated intelligence constructing a mixed used building to provide ingenious and smart solutions for owners of commercial, administrative and medical activities.

JD Twin Towers are being constructed on 7,400 square meters where the built-up area represents only 30% of the total area which is 26354 square meters.

JD twin towers consist of seventeen floors, starting with two underground floors, towers' garages and a ground floor, in addition to fourteen floors. In the following order:

- The ground floor is the commercial sector.
- From the second floor to the fourteenth is the sector for medical, administrative units, and food-court.

JD twin towers are also equipped with drive-thru stores and kiosks on the commercial ground floor.



OUR STRATEGIC LOCATION

Perhaps the most remarkable thing to talk about when mentioning the project location is that it is in the new administrative capital downtown area, which represents a gigantic national project, the state itself is serving it and monitoring construction rates in, so that the administrative capital rises sooner. The project is located on the main road, the Green River and near Bin Zayed axis, one of the strategic goals of JD Holding were to start its first project after the partnership with a huge project that serves the national economy.

The New Administrative Capital has many promising investment opportunities attracting all local and foreign investors, and the start of government's relocation during the first half of 2021 will contribute to increase the attractiveness of the city, in addition to the projects surrounding the government district.

JD Twin Towers is suited in the prime location within the New Administrative Capital Downtown (MU22 5 + MU23 5) by which it is overlooking the Green River, two green areas with 40 meter-width, and the largest tourist walkway in Downtown.



MULTI-STOREY BUILDING DETAILS AND SERVICES

The latest international designs have been adopted for the JD Twin Towers, as the building has a luxurious iconic design that extends over an area of 7,400 square meters.

The JD Twin Towers consist of:

Two basement floors, which are garage & commercial ground floor, 14 upper floors that include commercial, administrative and medical sections.

The basement (two floors): a garage for the towers to serve customers as it stretches for entire area of the building with electronic gates and surveillance cameras.

Ground floor: It is reserved for commercial activities, kiosks, and drive-thru kiosks

The first and second floors: They are designated for entertainment activities and public services, as they have a restaurant-area and dinning-balcony lounge with a wonderful view of AlMasa Hotel and the green area.

Floor 3, 7, & 11: It is dedicated to medical services and medical clinics with the highest equipment and spaces that suit all types of clinics and medical specialties.

Floors 4:6, 8:10 and 12:14: They are dedicated to administrative activities and luxurious offices with spaces and designs that suit all administrative activities with a panoramic view of the Al Masa Hotel and the green areas.

The JD Twin Towers were interiorly designed in a genius way that takes into account the spaces to suit the different needs and requirements of commercial, administrative and medical activities.

The spaces range from:

Ground floor: 26m to 65m

Upper floors: 40m to 165m

Drive Thru: 26m to 60m

Kiosk: 10m to 45m

Offices: 30m to 102m

Clinics: 80m



COMMERCIAL UNITS

The commercial units in the JD Twin Towers are one of the most profitable projects for customers due to the distinctive location of the project and the unique design, where the spaces of the commercial units, which are between 40m to 165m in frequent floors and between 26m to 65m on the ground floor, suit all needs, as well as it provides all services for various commercial activities.

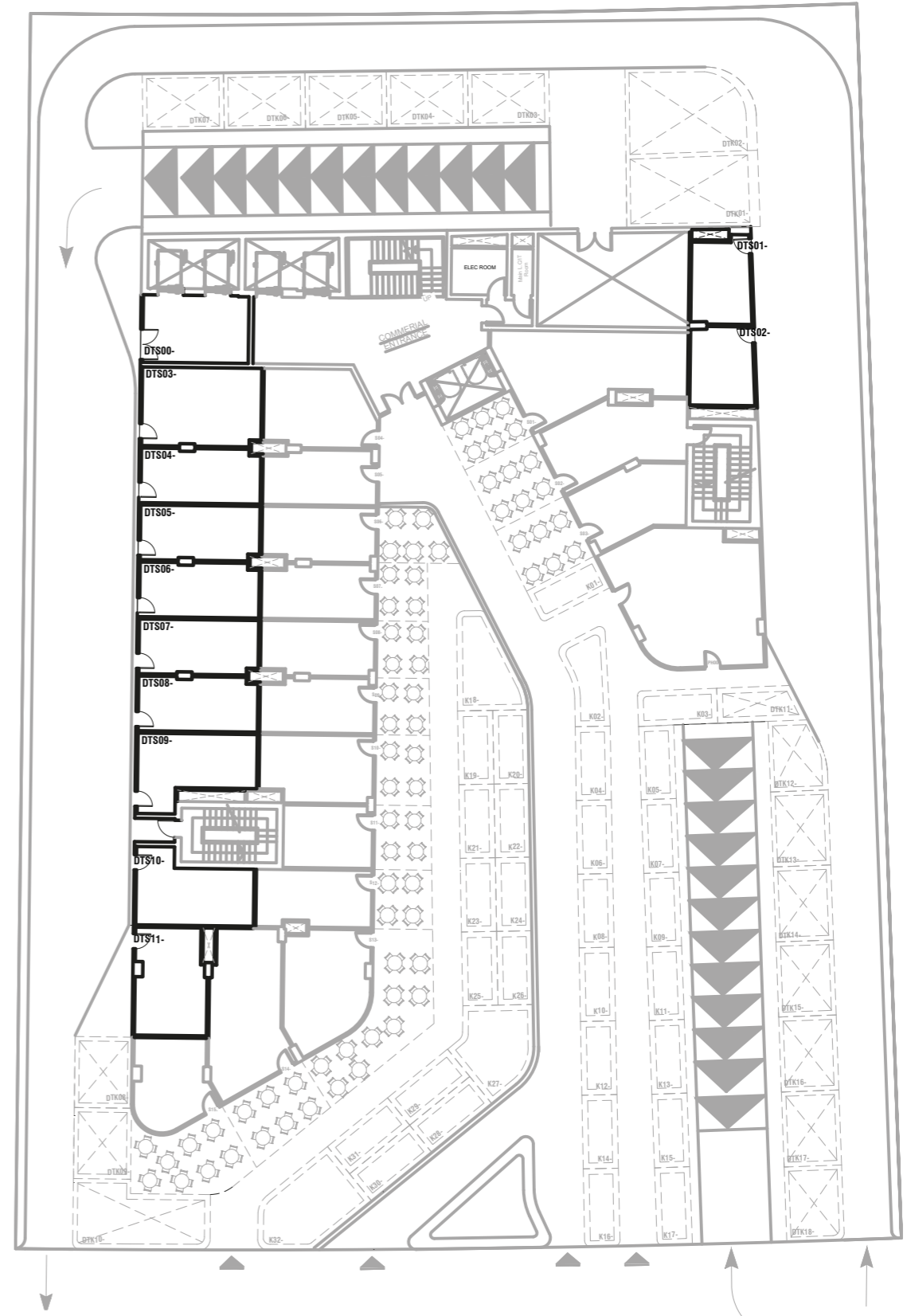


GROUND FLOOR

Drive Thru

TABLE AREA

CODE	DTS-00	DTS-01	DTS-02	DTS-03	DTS-04	DTS-05	DTS-06	DTS-07	DTS-08	DTS-09	DTS-10	DTS-11
M ²	60	26	28	60	46	32	32	32	32	40	38	38

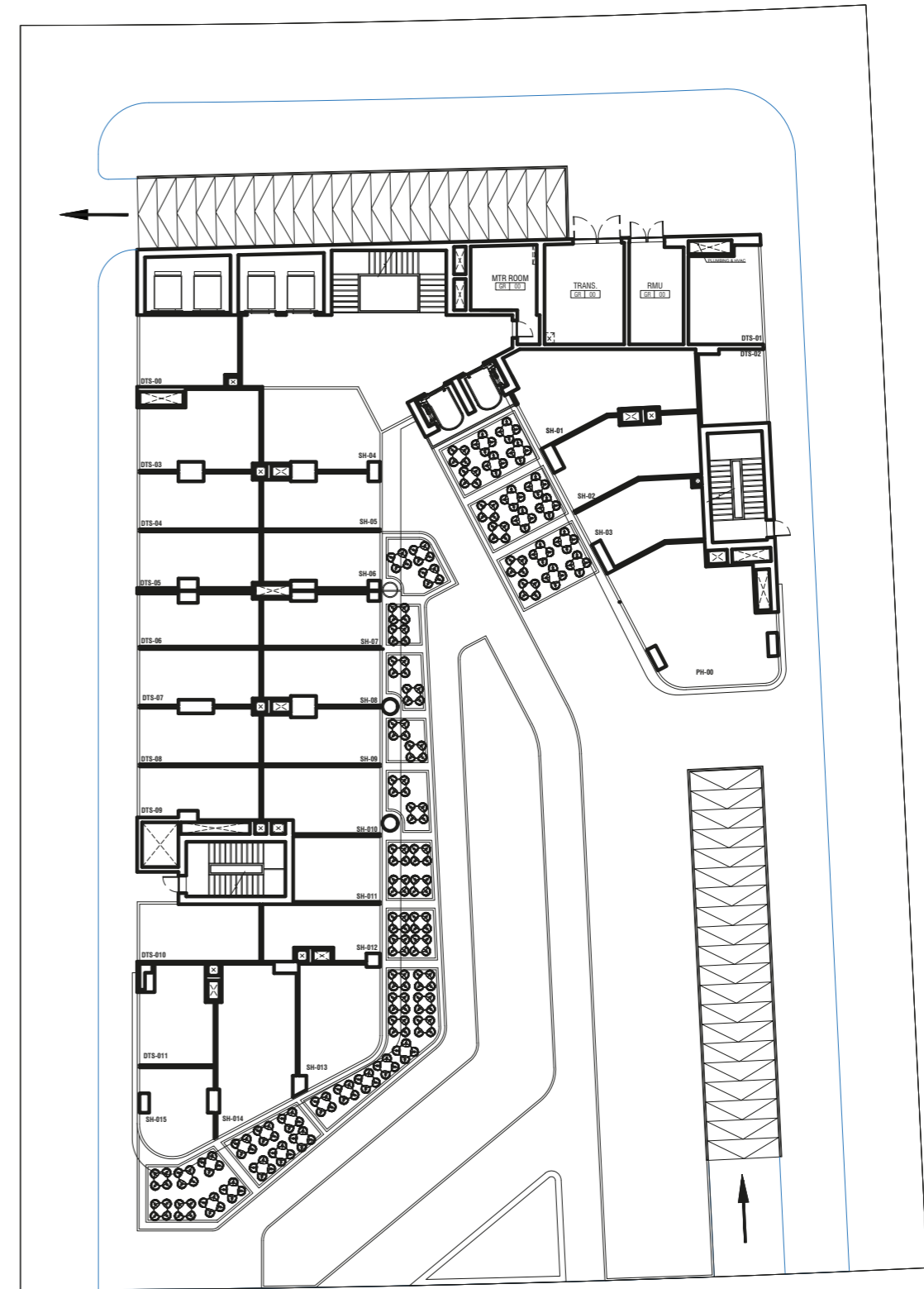


GROUND FLOOR

Shops

TABLE AREA

CODE	PH-00	Sh-01	Sh-02	Sh-03	Sh-04	Sh-05	Sh-06	Sh-07	Sh-08	Sh-09	Sh-10	Sh-11	Sh-12	Sh-13	Sh-14	Sh-15
M ²	80	65	42	32	40	30	30	30	30	30	35	26	38	55	55	30
OUT DOOR	15	20	20	-	-	18	12	12	12	12	15	15	15	45	24	30



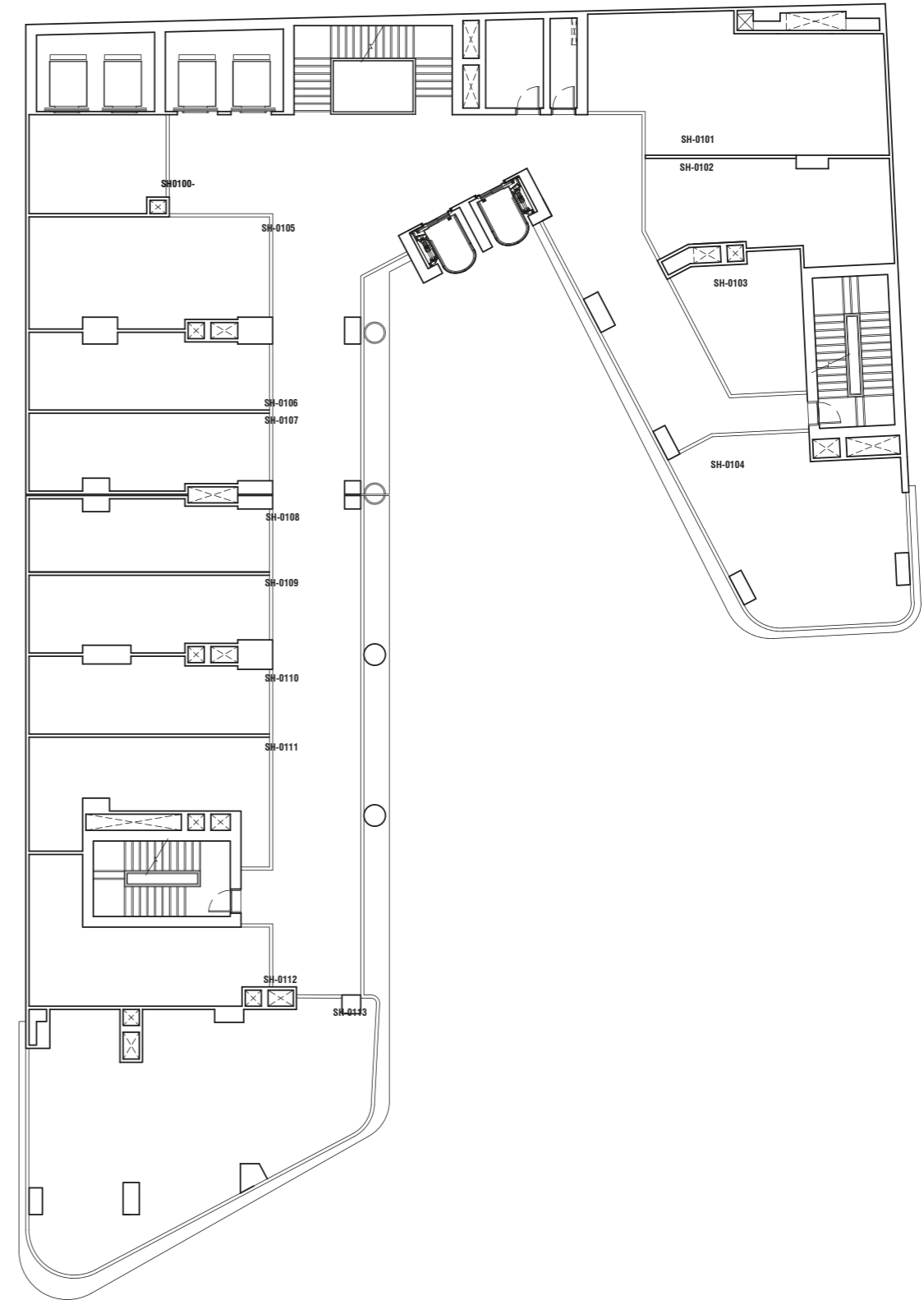
TYPICAL FLOOR

FIRST FLOOR PLAN

Shops

TABLE AREA

CODE	SH-0100	SH-0101	SH-0102	SH-0103	SH-0104	SH-0105	SH-0106	SH-0107	SH-0108	SH-0109	SH-0110	SH-0111	SH-0112
M ²	32	90	62	40	85	65	45	45	45	45	45	60	60
CODE	SH-0113												
M ²	165												



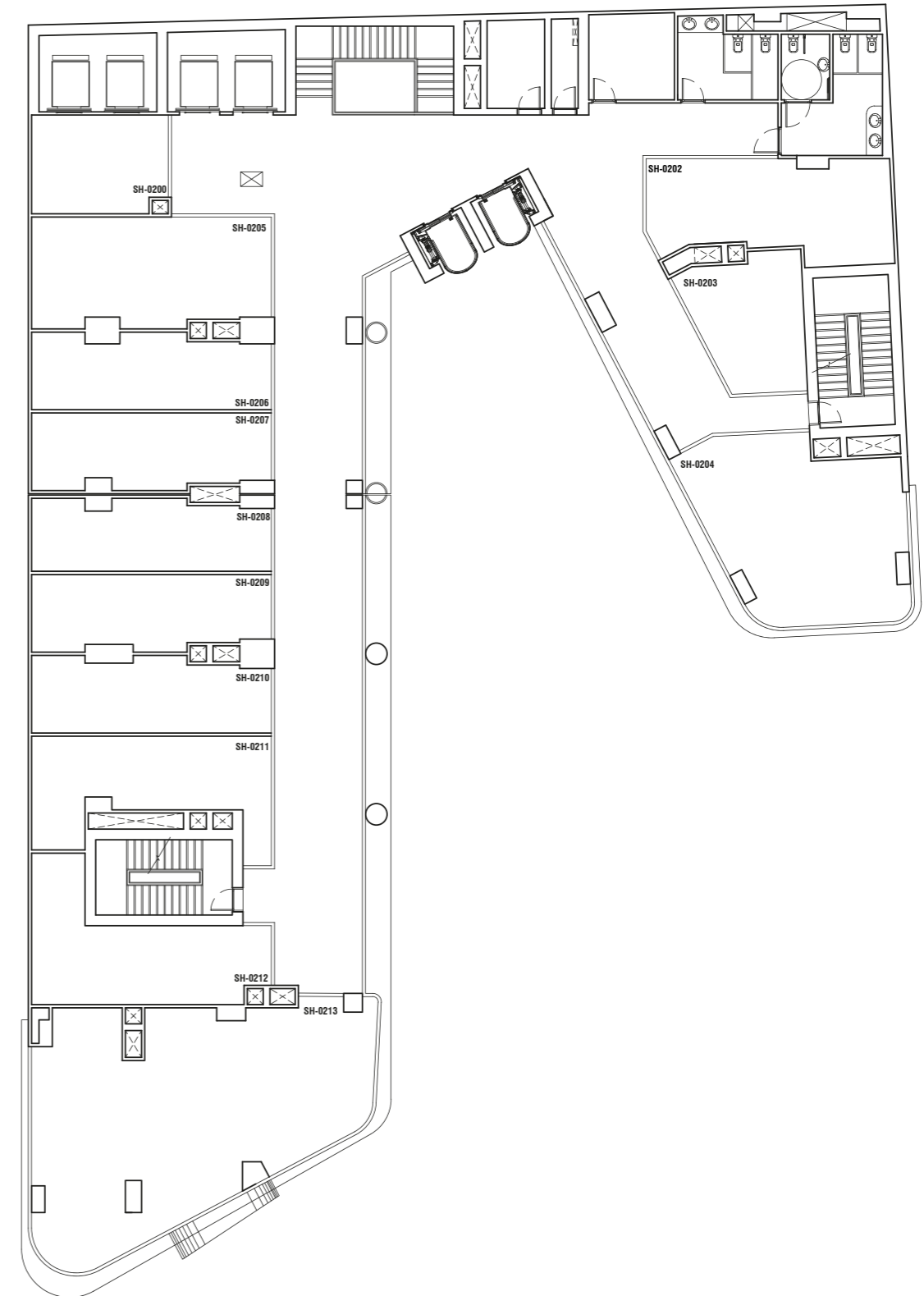
TYPICAL FLOOR

SECOND FLOOR PLAN

Shops

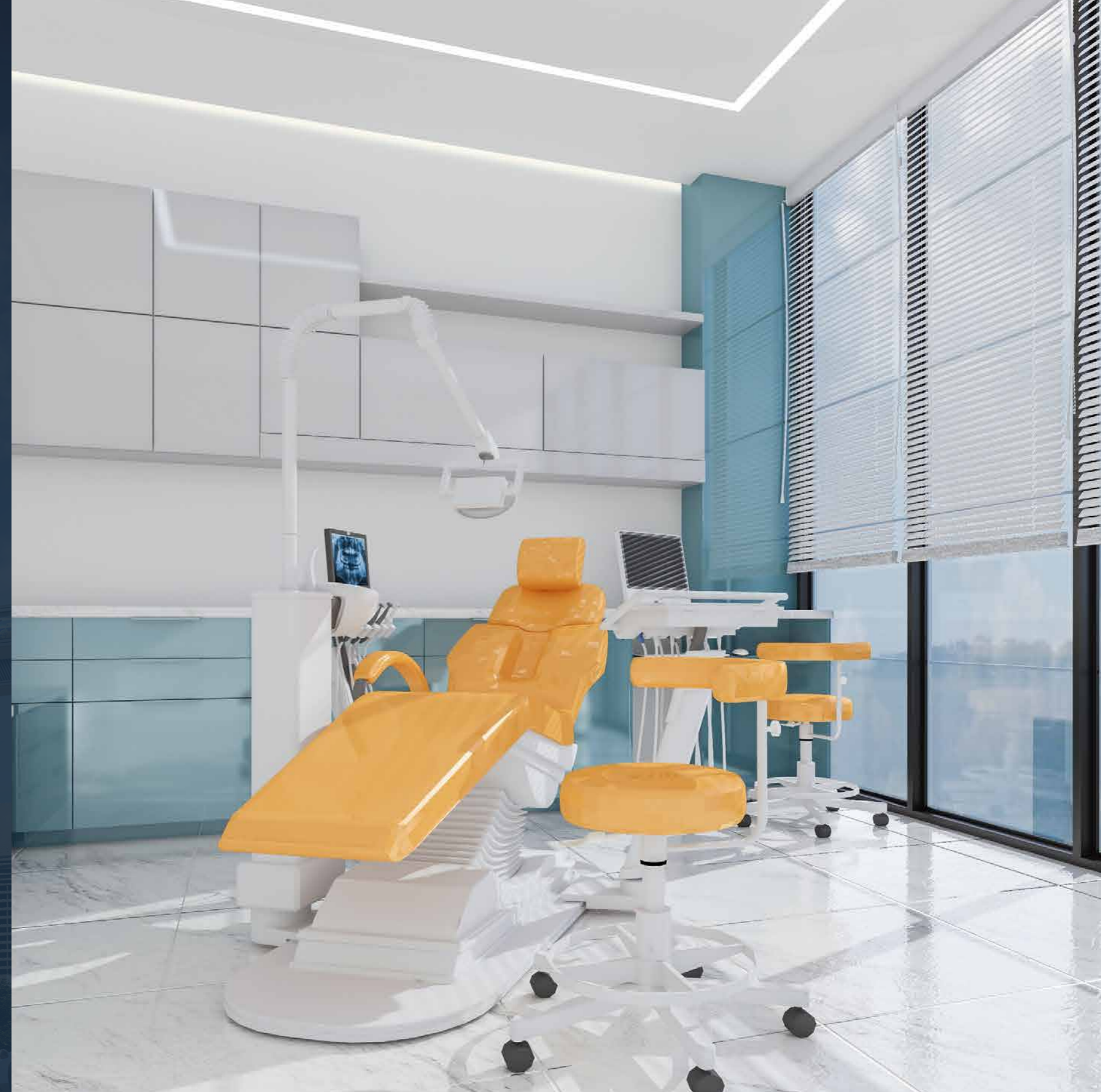
TABLE AREA

CODE	SH-0200	SH-0201	SH-0202	SH-0203	SH-0204	SH-0205	SH-0206	SH-0207	SH-0208	SH-0209	SH-0210	SH-0211	SH-0212
M ²	32	---	62	40	85	65	45	45	45	45	45	60	60
CODE	SH-0213												
M ²	165												



MEDICAL UNITS

Sophistication, luxury, and appropriate spaces are elements that meet in the JD Twin Towers' clinics and pharmacies, where the towers' medical units enjoy distinctive floors and a luxurious facade overlooking the green spaces directly. The spaces range is 80 meters.



TYPICAL FLOOR

(3rd - 5th) FLOOR PLAN

MEDICAL UNITS

3rd FLOOR

TABLE AREA

CODE	M-0300	M-0301	M-0302	M-0303	M-0304	M-0305	M-0306	M-0307	M-0308	M-0309	M-0310	M-0311	M-0312
M ²	47	42	65	90	65	50	62	50	50	50	50	50	50
CODE	M-0313	M-0314	M-0315	M-0316									
M ²	60	56	102	75									

5TH FLOOR

TABLE AREA

CODE	M-0500	M-0501	M-0502	M-0503	M-0504	M-0505	M-0506	M-0507	M-0508	M-0509	M-0510	M-0511	M-0512
M ²	47	42	65	90	65	50	62	50	50	50	50	50	50
CODE	M-0513	M-0514	M-0515	M-0516									
M ²	62	56	102	75									



TYPICAL FLOOR

(4rd - 6th) FLOOR PLAN MEDICAL UNITS

4rd FLOOR

TABLE AREA

CODE	M-0400	M-0401	M-0402	M-0403	M-0404	M-0405	M-0406	M-0407	M-0408	M-0409	M-0410	M-0411	M-0412
M ²	67	42	30	90	65	50	62	50	50	50	50	50	50
CODE	M-0413	M-0414	M-0415	M-0416									
M ²	62	56	102	75									

6rd FLOOR

TABLE AREA

CODE	M-0600	M-0601	M-0602	M-0603	M-0604	M-0605	M-0606	M-0607	M-0608	M-0609	M-0610	M-0611	M-0612
M ²	67	42	30	90	65	50	62	50	50	50	50	50	50
CODE	M-0613	M-0614	M-0615	M-0616									
M ²	62	56	102	75									



ADMINISTRATIVE

As for the administrative units in the JD Twin Towers, it means luxury and distinctive interface for all clients. The administrative units will be distinguished by their distinctive location, luxurious facade, and the capabilities through which they can perform their task with ease. The areas of the units range from 30m to 102m.



TYPICAL FLOOR

7th-13th-14th FLOOR PLAN ADMINISTRATIVE

7th FLOOR

TABLE AREA

CODE	A-0700	A-0701	A-0702	A-0703	A-0704	A-0705	A-0706	A-0707	A-0708	A-0709	A-0710	A-0711	A-0712
M ²	67	42	65	90	65	50	62	50	50	50	50	55	55
CODE	A-0713	A-0714	A-0715	A-0716									
M ²	62	56	102	75									

13th FLOOR

TABLE AREA

CODE	A-1300	A-1301	A-1302	A-1303	A-1304	A-1305	A-1306	A-1307	A-1308	A-1309	A-1310	A-1311	A-1312
M ²	67	42	65	90	65	50	62	50	50	50	50	55	55
CODE	A-1313	A-1314	A-1315	A-1316									
M ²	62	56	102	75									

14th FLOOR

TABLE AREA

CODE	A-1400	A-1401	A-1402	A-1403	A-1404	A-1405	A-1406	A-1407	A-1408	A-1409	A-1410	A-1411	A-1412
M ²	67	42	65	90	65	50	62	50	50	50	50	55	55
CODE	A-1413	A-1414	A-1415	A-1416									
M ²	62	56	102	75									



TYPICAL FLOOR

8th-10th-12th FLOOR PLAN ADMINISTRATIVE

8th FLOOR

TABLE AREA

CODE	A-0800	A-0801	A-0802	A-0803	A-0804	A-0805	A-0806	A-0807	A-0808	A-0809	A-0810	A-0811	A-0812
M ²	67	42	30	90	65	50	62	50	50	50	50	55	55
CODE	A-0813	A-0814	A-0815	A-0816									
M ²	62	56	102	75									

10th FLOOR

TABLE AREA

CODE	A-1000	A-1001	A-1002	A-1003	A-1004	A-1005	A-1006	A-1007	A-1008	A-1009	A-1010	A-1011	A-1012
M ²	67	42	30	90	65	50	62	50	50	50	50	55	55
CODE	A-1013	A-1014	A-1015	A-1016									
M ²	62	56	102	75									

12th FLOOR

TABLE AREA

CODE	A-1200	A-1201	A-1202	A-1203	A-1204	A-1205	A-1206	A-1207	A-1208	A-1209	A-1210	A-1211	A-1212
M ²	67	42	30	90	65	50	62	50	50	50	50	55	55
CODE	A-1213	A-1214	A-1215	A-1216									
M ²	62	56	102	75									



TYPICAL FLOOR

9th - 11th FLOOR PLAN

ADMINISTRATIVE

9th FLOOR

TABLE AREA

CODE	A-0900	A-0901	A-0902	A-0903	A-0904	A-0905	A-0906	A-0907	A-0908	A-0909	A-0910	A-0911	A-0912
M ²	67	42	65	90	65	50	62	50	50	50	50	50	50
CODE	A-0913	A-0914	A-0915	A-0916									
M ²	62	56	102	75									

11th FLOOR

TABLE AREA

CODE	A-1100	A-1101	A-1102	A-1103	A-0114	A-105	A-106	A-1107	A-1108	A-1109	A-1110	A-1111	A-1112
M ²	67	42	65	90	65	50	62	50	50	50	50	50	50
CODE	A-1113	A-1114	A-1115	A-1116									
M ²	62	56	102	75									

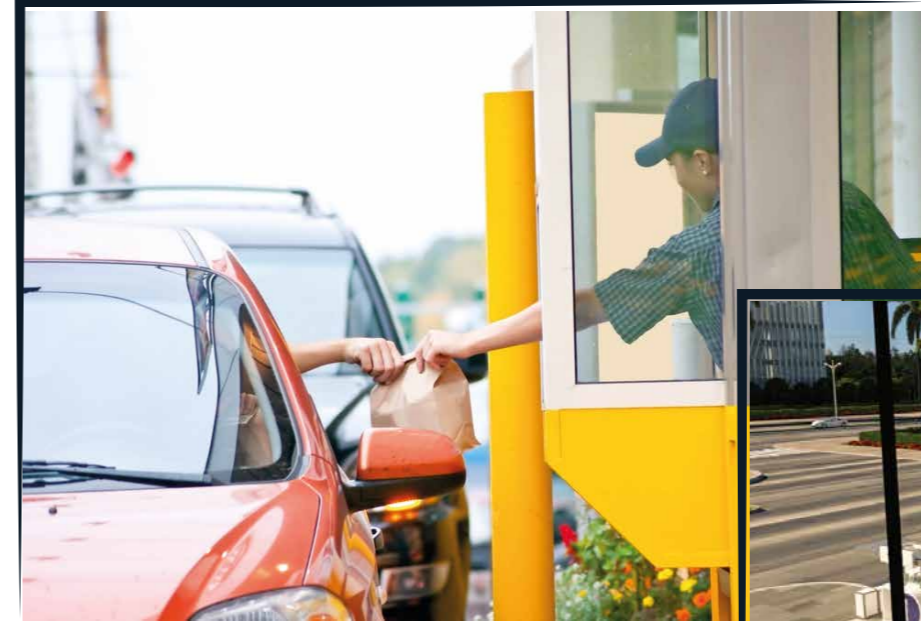


FACILITIES AND FEATURES

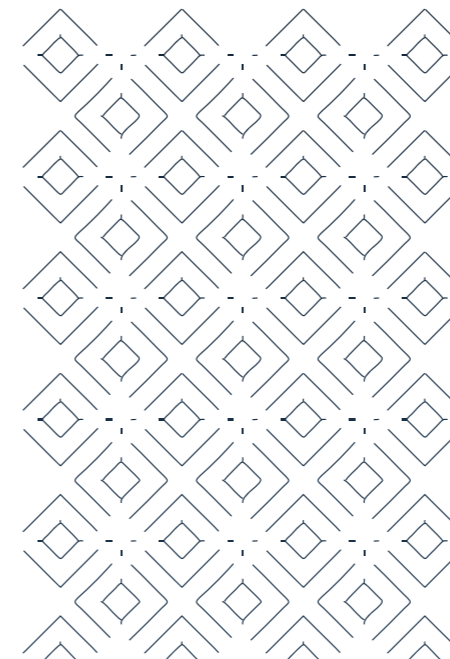
The availability of services is not the standard in JD Twin Towers, but rather the quality and sustainability, as the JD Twin Towers' management works to provide the highest rates of service and features to customers, maintain their quality and continue to do so, our staff work 24 hours with their utmost effort to make your stay perfect in JD Twin Towers.

FACILITIES AND AMENITIES THAT YOU CAN ENJOY

■ DRIVE-THROUGH



■ KIOSKS AND COMMERCIAL FLOORS.



■ SECURITY & CAMERA SURVEILLANCE.

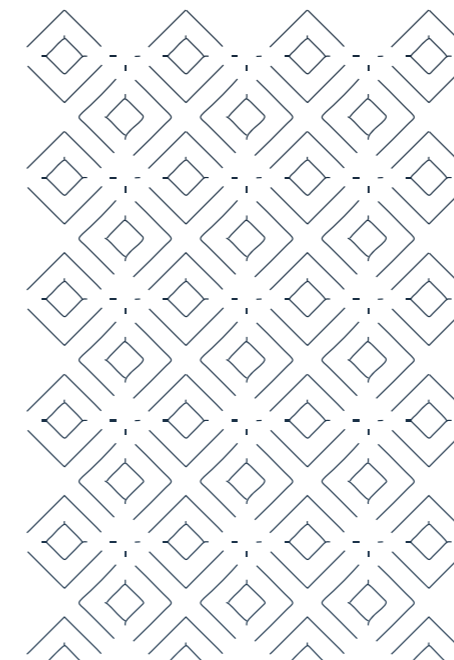


■ CLEANING SERVICES.

■ GARAGE DROP OFF AND PICK AREAS.



■ GARAGE ACCESS CONTROL.



■ THE PROJECT OVERLOOKING ON GREEN RIVER.



■ BALCONY LOUNGE.

■ SAFETY AND FIREFIGHTING SERVICES.



■ INTERNET.

