

D-TWO

D O U B L E T W O T O W E R



# nakheel<sup>®</sup>

Nakheel Developments is a forward-thinking real estate company built on more than 15 years of proven success in the United Arab Emirates. The company established, completed, and managed over 20 high-quality residential compounds and luxury projects in the UAE, including Al Mehery Compound, Al Mansoury Compound, Al Zaabi Compound, Al Mashghoni Compound, Al Marzouky Compound, and Al Ahbaby Compound. With this strong foundation, Nakheel Developments expanded into Egypt, one of the region's most active and fast-growing real estate markets, delivering milestone projects such as Trio V Tower and Double Two Tower in The New Administrative Capital; mixed-use destinations designed to deliver smart, efficient, and future-ready environments. Today, Nakheel Developments continues to grow with a long-term vision driven by innovation, sustainability, and international expertise.



# D-TWO

DOUBLE TWO TOWER

Double Two Tower is a distinguished mixed-use development combining administrative, commercial, and hotel apartment spaces, offering panoramic views of the Green River and the iconic landmarks of the New Administrative Capital. The name Double Two Tower reflects its distinctive double-two interior design, with D-Offices dedicated to flexible administrative units and D-TIME providing premium hotel apartments, each located in completely separate buildings to ensure privacy, exclusivity, and a truly elevated experience.

Designed to offer a modern, sophisticated lifestyle, the tower integrates vibrant commercial and business environments with world-class amenities. Every detail has been carefully considered to enhance functionality, comfort, and visual appeal.

Strategically positioned at the heart of the CBD, Double Two Tower provides a central, highly accessible destination for businesses, residents, and visitors alike while directly overlooking The Iconic Tower.

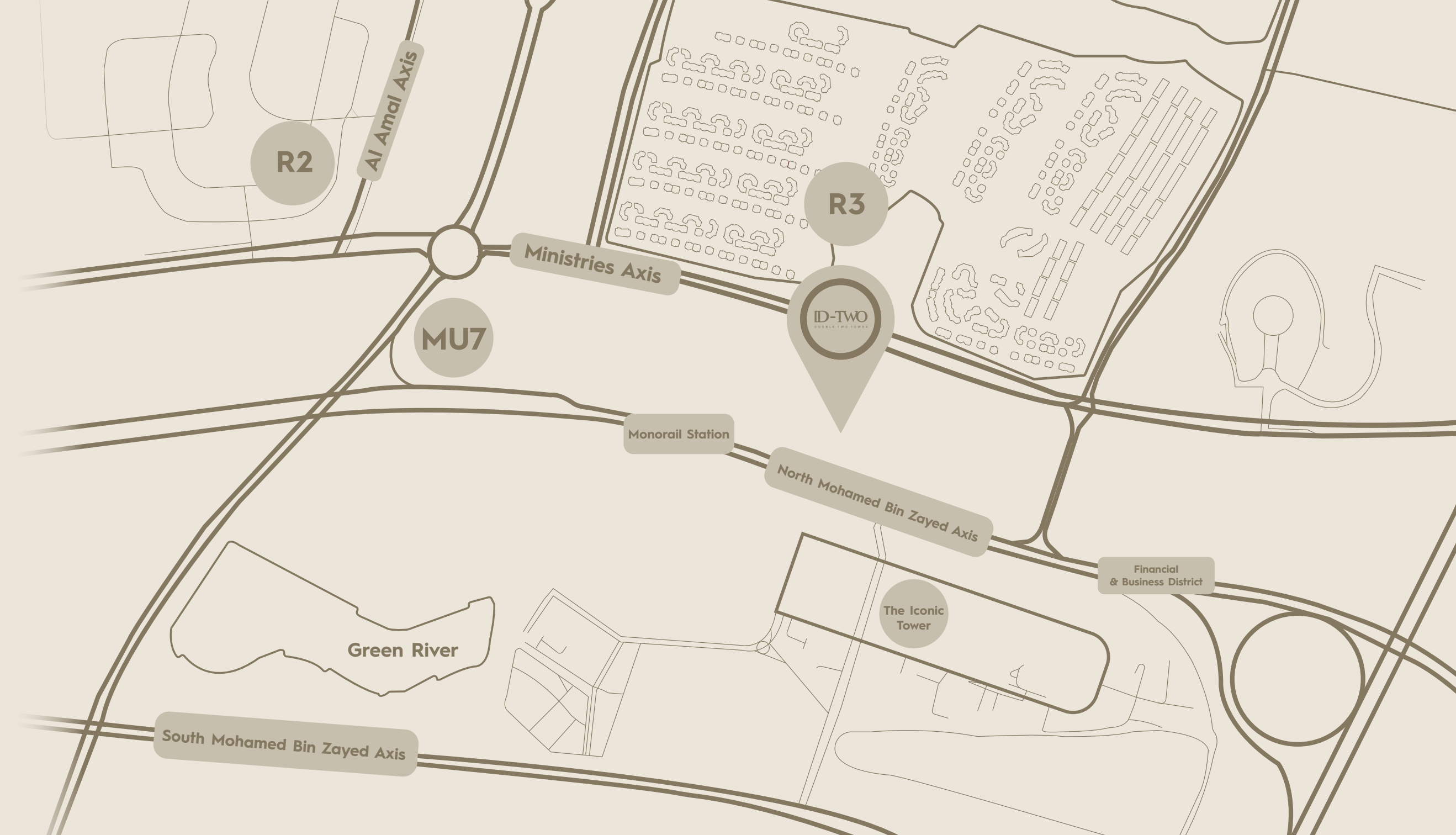
# LOCATION

Double Two Tower is positioned in a prime site within the New Administrative Capital, specifically at plot CN-22 in the Central Business District (CBD). Its strategic placement offers exceptional visibility, with direct views of the Iconic Tower, the tallest tower in Africa, and panoramic vistas of the Green River, all while being conveniently adjacent to the monorail station.

- 0.5 Km from The Monorail Station
- 0.7 Km from The Iconic Tower
- 2 Km from The Sports City
- 2 Km from The City of Knowledge
- 2 Km from The City of Arts and Culture

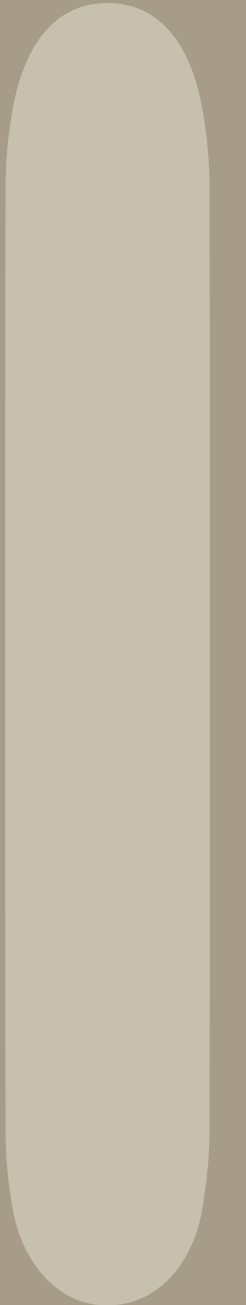


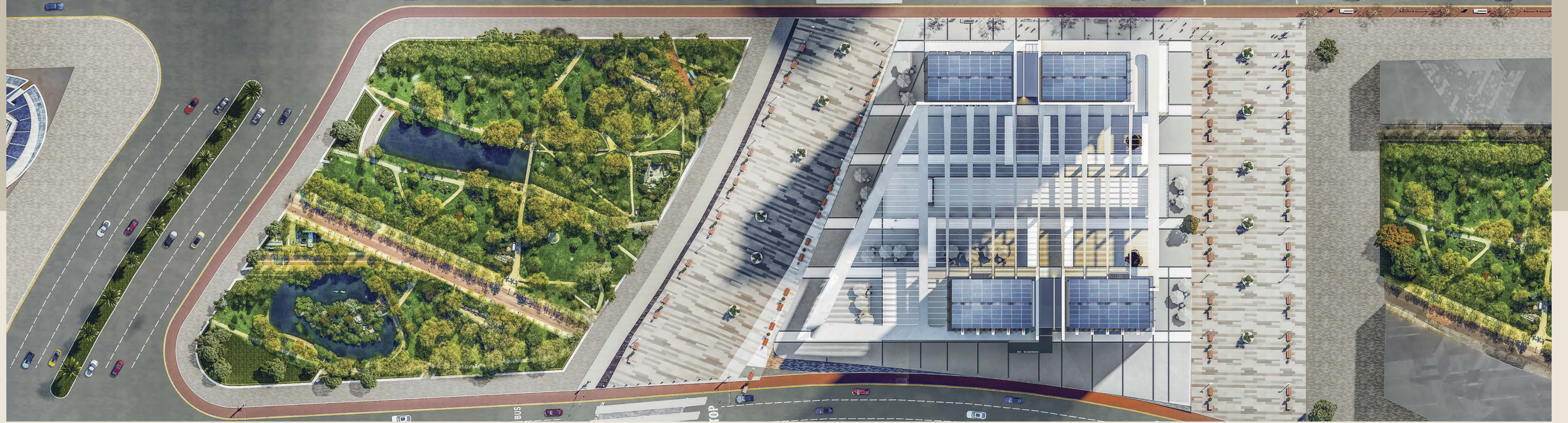
## LOCATION



# DESIGN AND MASTER PLAN

The project is situated on a land area of approximately 9,000 sqm. The ground floor through the second floor is dedicated to premium commercial spaces, ensuring vibrant activity and optimal footfall. Above these levels, the two towers rise to accommodate administrative offices and hotel apartments, each positioned in its own independent tower to ensure greater privacy, flexibility, and modern functionality.





**ID-TWO**  
DOUBLE TWO TOWER

# EXTERIOR

**ID-TWO**  
DOUBLE TWO TOWER



ID-TWO  
DOUBLE TWO TOWER



ID-TWO  
DOUBLE TWO TOWER



ID-TWO  
DOUBLE TWO TOWER



ID-TWO  
DOUBLE TWO TOWER

# INTERIOR

**D-TWO**  
DOUBLE TWO TOWER



ID - TIME



ID - TIME



ID - TIME



ID - ADMIN



ID - ADMIN



ID - COMMERCIAL



ID - COMMERCIAL

# FACILITIES



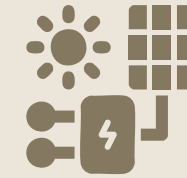
**Fire Fighting**



**Access Gates**



**Smoke  
Detective**



**Solar System**



**Disabled  
Facilities**



**Separate Lifts  
For Properties**



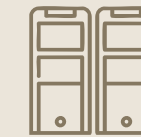
**CCTV**



**Commercial Area  
With Separate Garage**



**Private Garage**



**Detached Commercial Area  
With Separate Gates**

# AMENITIES

**D-TWO**  
DOUBLE TWO TOWER



**Car Care**



**Water Features**



**Fitness Center**



**Housekeeping**



**Concierge Service**



**Laundry**



**Indoor Heated pool**



**Sauna / SPA**



**Babysitting Service**



**Currency Exchange Office**



**Indoor Kids Area**



**Pet Care**



**Pre-Arrival Guest Call**



**Airport Pickup  
and Transport**



**Panoramic  
Infinity Pool**



**Help Desk**



**24/7 Account Manager**

# FLOOR PLANS

**ID-TWO**  
DOUBLE TWO TOWER



# FIRST FLOOR



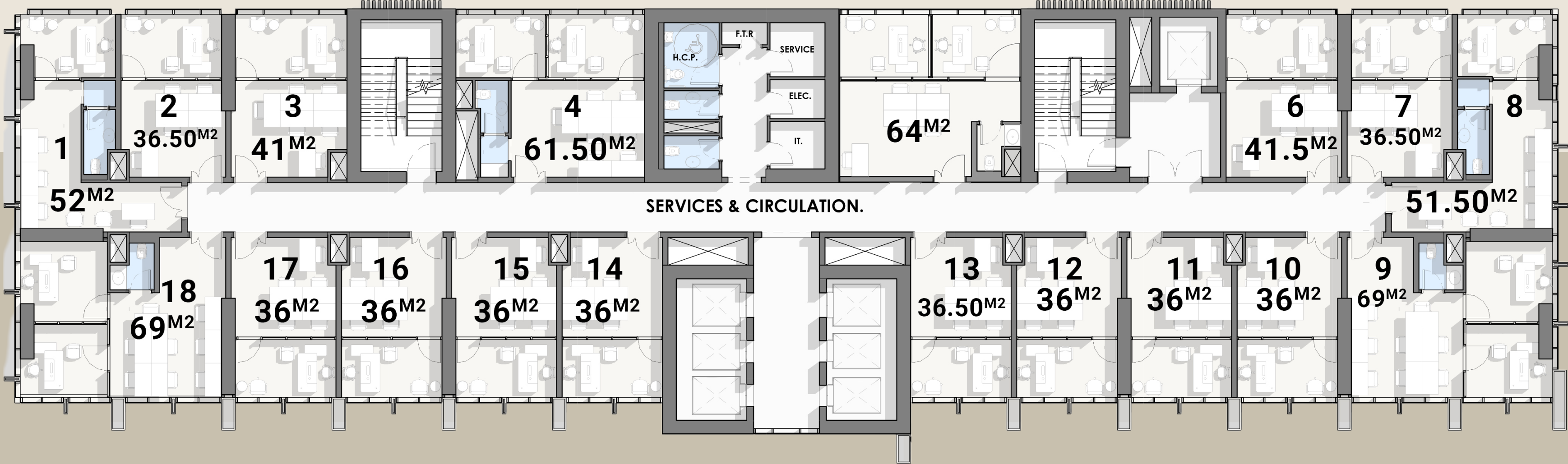
# TYPICAL FLOOR

## D-TIME Hotel Units



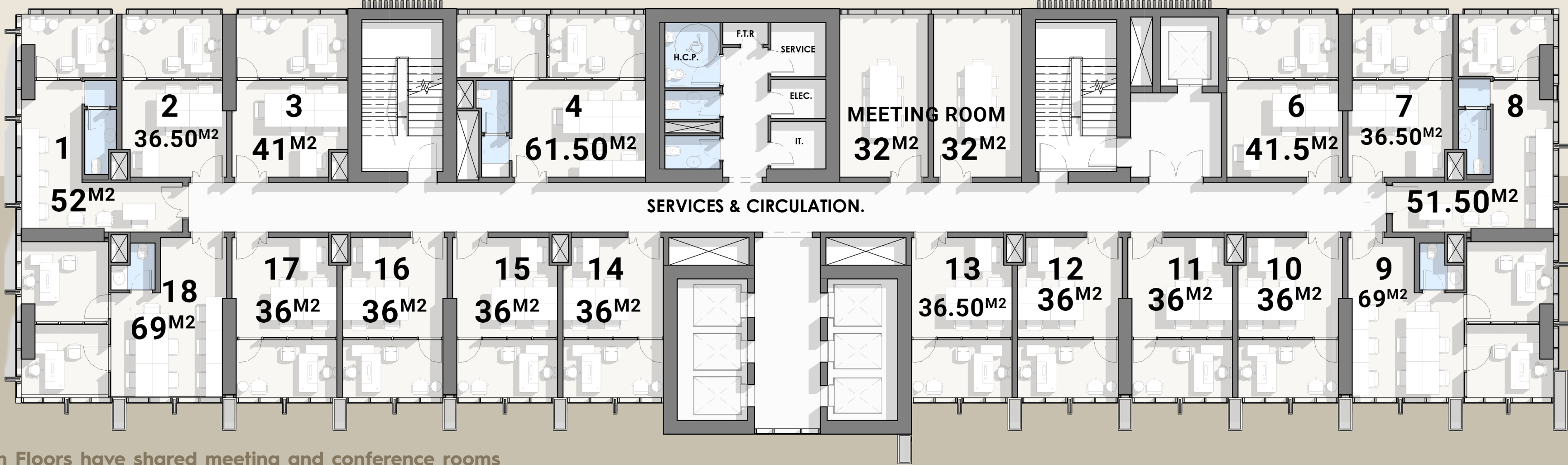
# TYPICAL FLOOR

## D - ADMIN Administrative Units



# TYPICAL FLOOR

ID - ADMIN Administrative Units



6th / 11th / 16th Floors have shared meeting and conference rooms

# OUR PARTNERS



# GET IN TOUCH

Building 332, S.90<sup>th</sup> Street, New Cairo

[info@nakheeldevelopments.com](mailto:info@nakheeldevelopments.com)



15408

[www.nakheeldevelopments.com](http://www.nakheeldevelopments.com)