NINETY
AVENUE
NEW CAIRO

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You at the center of our

YOUNIVERSE

Since its inception in the market, TBK Developments has been committed to craft fully-integrated worlds that revolve around contemporary aspirations of every kind. The company adopts an innovative approach to development that focuses on the introduction of lively communities that seamlessly meld the best in living, leisure, entertainment and nature under one integrated roof. By putting sustainability at the heart of every high-end compound, TBK Developments guarantees self-sufficient realities in prime locations across Egypt where unparalleled quality, intricate details and convenient integration come first. 90 Avenue is TBK's first iconic compound, offering an exclusive opportunity for modern lifestyles to thrive in a holistic world in the heart of New Cairo where exceptional details speak volumes. Our goal is to constantly exceed every expectation by creating a "YOUNIVERSE" for our clients where everything they possibly seek comes to impressive life.

A DREAM-LIKE REALITY TO CALL

YOURS

Step into a fully-integrated reality where everything you can possibly imagine comes alive at your doorstep. 90 Avenue opens your eyes on an exclusive living opportunity designed in absolute harmony with uninterrupted greenery while immersing you in hotel-inspired amenities to enrich your everyday lifestyle in the beating heart of New Cairo. Ideal for families in search of uninterrupted peace of mind or individuals wishing to connect with a like-minded community, 90 Avenue radiates with limitless modern vibes, welcoming you home to live, enjoy and thrive in a one-of-a-kind community where everything belongs.



A FULLY-INTEGRATED WORLD TO CALL HOME

90 Avenue is a fully comprehensive world, designed with a progressive alchemy to combine life's best ingredients under one integrated roof, overlooking 90's Street thriving spine. Inspired by California's top-class compounds, the eco-friendly project is peacefully nestled in 20,000 sqm of green landscapes and cascading water features to evoke timeless peace of mind while surrounding residents with floral pedestrian walks, as well as safe jogging and biking tracks encouraging daily recreation for a healthier lifestyle. The elemental edge of 90 Avenue lies in a distinctive architectural style that seamlessly blends modern-day functionality with refined aesthetics to introduce luxurious partments with exceptional finishing standards, taking hotel-inspired living to a whole new level of comfort.

HOTEL-INSPIRED LIVING MADE ACCESSIBLE

Deploying the latest in technology including IPTV, WIFI and cuting-edge CCTV systems, 90 Avenue enables residents to experience all the benefits of a hotel within their own expansive apartment, thanks to an opulently welcoming waiting area, 24/7 security and round the clock maintenance, in addition to on-demand housekeeping, professional laundry, as well as extra storage space - all maximizing comfort, as well as equal views on green landscapes. Planned with contemporary lifestyles in mind, 90 Avenue's well-integrated compound is divided into four enriching zones, bringing residents closer to an unparalleled variety of top-grade experiences spanning recreation, leisure and commercial entertainment for the whole family. The project is powered by a state-of-the-art Community Center, offering everything you can possibly dream of; from working-out in an indoor and outdoor gym, succeeding in impeccable meeting rooms, getting your health checked in a professional clinic to swimming in an indoor pool, entertaining your children in a safe kids' area or enrolling them in a professional swimming academy. Last but not least, 90 Avenue's Water Splash Park is a year-round magnet for water-filled memories, guaranteeing waves of fun for youngsters and adults alike.



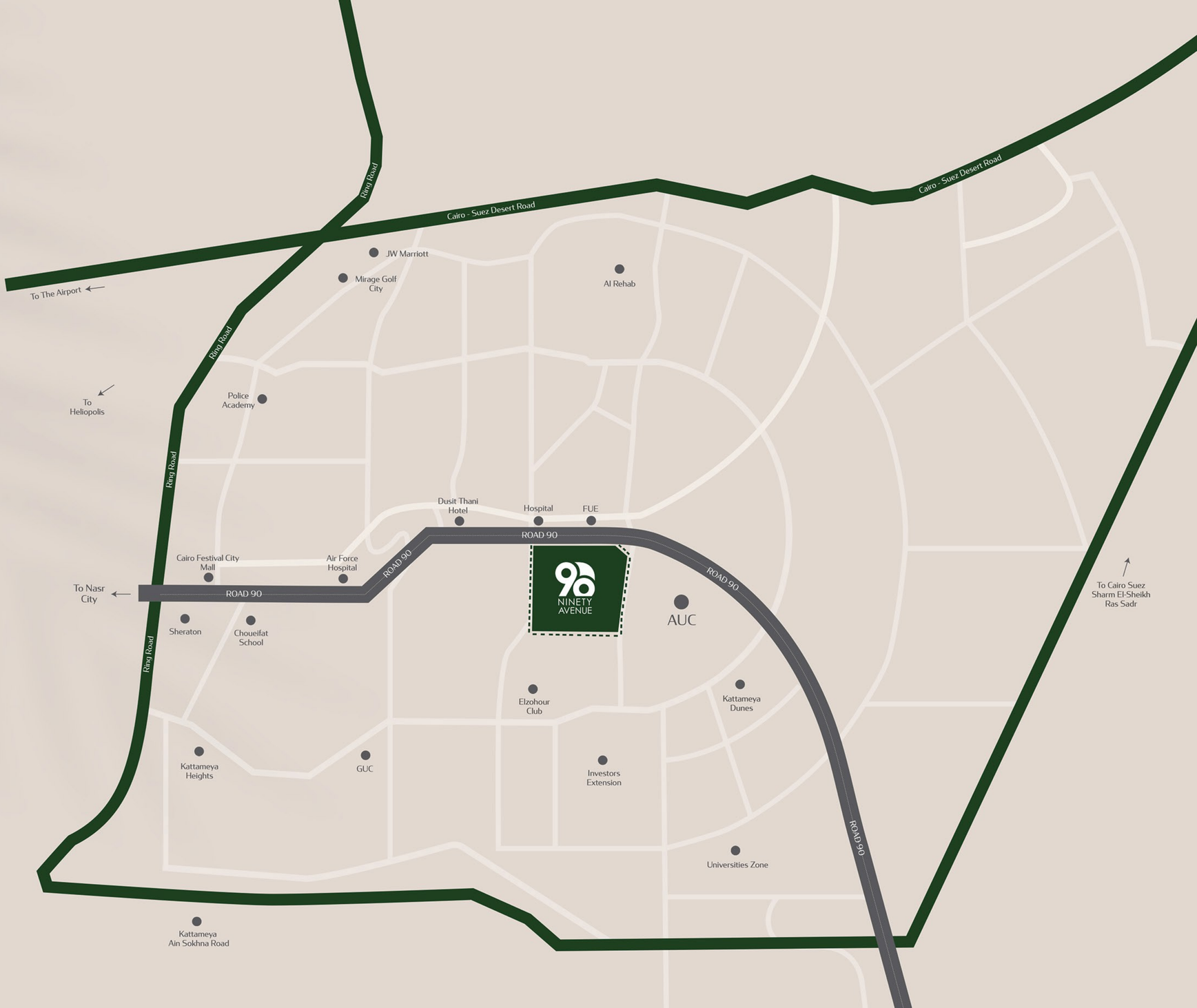
90 Avenue re-imagines space from a fresh perspective, granting you ultimate freedom to revel in an expansive lifestyle where every apartment forges an exclusive connection with the natural world, bringing you closer to uninterrupted peace of mind

A DISTINCTIVE ADDRESS IN THE HEART OF NEW CAIRO

Planned with residents' convenience and connectivity in mind, 90 Avenue boasts a strategic location in the heart of New Cairo, overlooking 90's Street, right in front of the American University and Future University. The iconic residential compound places your life at intersection of business and leisure, thanks to its close proximity to leading corporate and financial establishments, as well as sporting clubs and entertainment hubs including Downtown Mall, Cairo Festival City and Point 90 .90 Avenue boasts two main entrances for easily accessibility. - one directly from 90's Street and another on the side- providing seamless connectivity to all main roads and vital highways in Cairo while lying minutes away from 90 Street's Central Monorail station.

THROUGH LIFE

20 km from Cairo Ring Road
17 km from Cairo-Suez Road
25 km from Cairo International Airport
27 km from Cairo-Ain Sokhna Gates
20 km from Cairo New Administrative Capital



90 Avenue allows you to dream with eyes wide open, thanks to a well-integrated lifestyle that brings you closer to cherished moments, as well as a vibrant variety of top-class amenities designed around every family's modern needs



A COMPREHENSIVE VISION OF UNPARALLELED INTEGRATION

Stepping into 90 Avenue is arriving to a self-sufficient and eco-friendly community where every detail is wellintegrated and seamlessly designed around you. Expertly masterplanned in collaboration with leading WATG, the project reflects a California-inspired lifestyle, combining modern-day functionality with spacious simplicity to provide a comprehensive and sustainable living experience where nature and recreation abound. Planned to maximize views on green landscapes, 90 Avenue's masterplan boasts two residential building entrances on both West and South roads to open onto unobscured, equal views, for all buildings alike while enjoying two wide roads for safe mobility within the compound. All buildings enjoy an expansive sense of privacy, thanks to a fair 30-115 m gap in-between lending each apartment its airy feel where nothing disrupts its views.The all-inclusive masterplan puts residents' recreation in mind, thanks to four interconnected zones; each offering a different theme for every mood while separating the commercial area from the residential for ultimate peace of mind. Lined with breathing promenades, flowing water features and verdant nature of all types, 90 Avenue is an exclusive invitation to discover more while liberating your senses, day-in, day-out.



AN ECO-FRIENDLY BLUEPRINT IN THE HEART OF NEW CAIRO

At 90 Avenue it's hard to tell where greenery begins and beauty ends. The project adopts the latest in sustainability trends to provide an environmentally friendly community that takes the site's natural surroundings into utmost consideration. Accordingly, every aspect of the development pays tribute to green living at its best, offering water solar heaters, a central vacuum system, in addition to solar-powered street lights and sustainable energy. With an eye on self sufficiency and a commitment to create an innovative community where people lie at its heart, 90 Avenue puts its residents' well-being at the forefront of its planning, thanks to safe traffic circulation powered by one sole road where cars are allowed while boasting safe bicycle lanes, as well as pedestrian trails for the whole family to enjoy a safer, healthier lifestyle in the open air. The project provides charging stations across its masterplan, promoting electric car and bike use, in-line with green cities around the world.



90 Avenue every home is a contemporary masterpiece of unmatched elegance, inviting both natural beauty and unparalleled serenity into the comfort of your own living room

A SIGNATURE STATEMENT OF SOPHISTICATED ELEGANCE

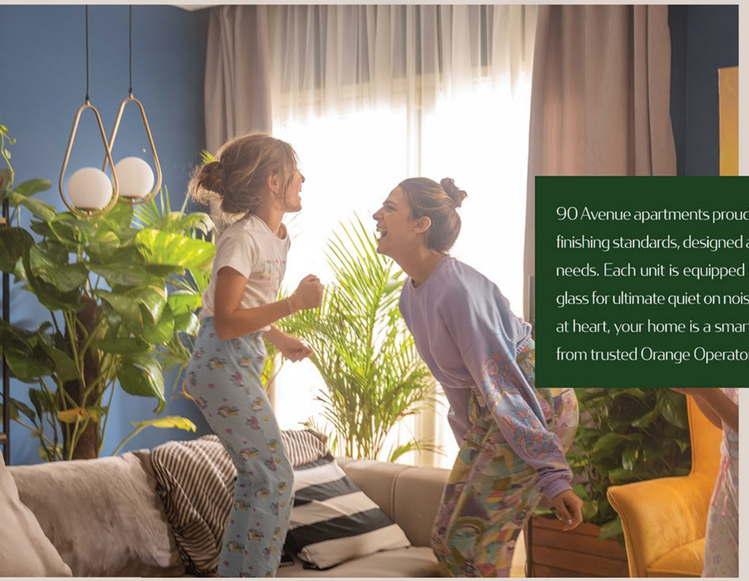
90 Avenue is experiencing a warm welcome from grand architecture, characterized by sleek buildings with a modern, streamlined facade and elegant rooftops while infusing raw punctuations from nature reflected in stylish stone formations. Each building breaks free from conventional design, utilizing a serene and consistent color palette that beautifully resounds with the surrounding green environment. TBK Developments collaborated with world-leading pioneers and local experts to manifest a vision of de-cluttered elegance that says goodbye to the sight of stairs by expertly locking them away behind secure doors in case of emergency, in addition to dedicating all essential networks in a separate zone to create a serene environment. Designed with residents' ultimate convenience in mind, each building enjoys its own private entrance on the main road, while allowing for direct exit on lush open landscapes. Inside, each floor boasts four apartments, seamlessly interconnected by a private lobby to be utilized as a spacious waiting area inspired by elegant hotels worldwide.



Stepping into 90 Avenue apartments teleports you into another dimension where impeccable finishing, spacious simplicity and attention to details effortlessly unite. Each apartment is a unique oasis of calm, welcoming natural daylight and green open spaces inside. By melding modern-day functionality with unmatched luxury, your home provides the perfect escape from the stresses of city life, perfected by four-interior themes to choose from; Modern, Contemporary, Chic and Traditional. All you need to do is dream, and we will make it happen with the highest standards of quality finishing.



IMPECCABLE FINISHING
FOR A TIMELESS IMPRESSION



90 Avenue apartments proudly stand as a true testament to impeccable finishing standards, designed around your absolute comfort and modern needs. Each unit is equipped with cutting-edge ACs and double glazed glass for ultimate quiet on noisy days. Designed with modern technology at heart, your home is a smart living experience, powered by Triple Play from trusted Orange Operator.



A BREATHING LIVING EXPERIENCE WHERE GREEN REIGNS SUPREME

TBK Developments has successfully collaborated with world-leading landscape firm Cracknell to surround 90 Avenue's residents with an ever-green reality, allowing them to connect with nature and one-another without interruption. The project puts open verdant spaces at the heart of every living experience, dedicating an impressive manicured gardens and flowing water features at different elevations. By introducing four different themes as green oases retreats, 90 Avenue brings homeowners closer to nature while promoting the benefits of a green, pollution-free environment. Cracknell is the mastermind behind renowned projects around the world including The Beach at JBR, Burj Khalifa, Dubai Mall and Mirdif City Center.

AVENUE STARS
EXQUISITE PENTHOUSES
WHERE THE SPOTLIGHT IS ON YOU

Avenue Stars rise with your ambitions to new heights of elegance, evoking unique sentiments of timeless luxury and sophisticated charm. Each penthouse is artfully crafted to boast magical views on uninterrupted landscapes, as well as shimmering swimming pools to transform your living experience into a unique haven of unmatched calm. Ideal for families who wish to enjoy an atmospheric lifestyle, Avenue Stars inspires private barbecue parties, sun-lounging at the comfort of your own garden or simply enjoying a relaxing dip into an open air jacuzzi for absolute recreation.

DRAFT

Project: 208-Tabarak
View: CAM26-ROOFTOP
Review-01
220406

Whichever mood strikes,
whatever the occasion,
90 AVENUE provides you
with ideal settings to connect
with friends and loved ones
under the open sun or
simply disconnect by
becoming one with green
open spaces in every direction

VIBE



VIBE

THE PERFECT HANGOUT PARADISE

Vibe provides the ideal settings for friends and family to connect while enjoying an active day out under the sun. Indulge in a delicious BBQ around a tranquil lake pool or simply lounge on a relaxing deck under palm shading and soak up breathtaking views. Whatever the mood you're in, Vibe Zone guarantees to live up to your expectations and beyond.



FAMILY



FAMILY

EVERY REASON TO REJOICE WITH LOVED ONES

90 Avenue's family zone is an open invitation for the whole family to enjoy experiences of a lifetime in one joyful place. Offering something for just everyone, the zone boasts open playgrounds for little kids' entertainment, splash pads for a memorable game, in addition to an elegantly appointed pool restaurant inviting you to set your taste buds on an exceptional culinary adventure, every single time.



SERENITY



SERENITY

A TRANQUIL INVITATION TO REFLECT INWARDS

The Serenity Zone is an exclusive escape into a peaceful world, re-charging your inner soul while awakening your senses in every step. Boasting colorful gardens with vibrant flora and fauna, the zone allows you to enjoy a good read in its quiet pods or simply engage in a meditation routine amidst lush landscapes. Lined with water walkways and verdant paths, the Serenity Zone is an opportunity to disconnect and relax, away from city stress.



PAVILION

RAFT

b rak
W ENTRANCE

Vanilla
STUDIO



PAVILION

WATER-FILLED MEMORIES

Stepping into 90 Avenue, you'll instantly leave the stresses of the city behind to be greeted by a picturesque pavilion opening your eyes on a floating paradise. The Pavilion Zone sets the pace for your life in 90 Avenue, perfected by manicured green dunes and a 200 meter water-rill, evoking timeless peace of mind.



A WORLD OF RECREATIONAL FACILITIES
AT YOUR FINGERTIPS



Wake up to the soothing sounds of chirping birds and kick-off your day with a refreshing jog or bike ride then splash into the indoor pool. Gym lovers can work-out in the cutting-edge gym before holding their business meeting in 90 Avenue's, fully equipped meeting rooms, knowing their kids are safe and sound in the play area nearby. From a leading swimming academy, impeccable laundry services, a next-generation medical clinic and a year-round Water Splash Park, 90 Avenue is a comprehensive world where everything comes alive at your doorstep.

A HEALTHIER LIFESTYLE FOR THE WHOLE FAMILY

Living at 90 Avenue is benefiting from an unparalleled variety of sporting activities that encourage daily movement and overall wellbeing. Your home lies minutes away from a cutting-edge gym and fullyequipped fitness room, in addition to an indoor pool, inviting you to reinvigorate after a long day at work. Children of all ages can enjoy safe bicycle rides in designated tracks, while you jog with friends around the compound.

A CULINARY ADVENTURE CATERING TO EVERY TASTE

Everyday at 90 Avenue is a ticket to indulge your tastebuds in world-class cuisine, perfected by impeccable service. The Family Zone boasts an elegantly-appointed International Restaurant that allows you to sample delicious dishes from around the world while the neighboring Vibe Zone offers an all American BBQ Dinner with a classical mood. The Serenity Zone teleports you into a romantic seafood experience, offering fresh catches of the day. Whether you feel like enjoying a sunny breakfast, a scrumptious brunch or an afternoon treat, 90 Avenue's lounges and tea garden offers you all that and much more.

YOUR APARTMENT ALWAYS BRAND NEW
ON-CALL PROPERTY MANAGEMENT

At 90 Avenue, your life is inspired by world-class hotels to add a luxurious touch of comfort to your day. An attentive Concierge service is available round-the-clock to assist you with last minute reservations, taxi or flight bookings, in addition to sending or receiving deliveries without having to lift a finger. Moreover, on demand housekeeping, laundry and car cleaning services are available for a spotless living experience, as well as professional baby sitting services for those wishing to spend an evening out, worry-free. 90 Avenue allows you to preserve your apartment in ideal condition, thanks to a 24/7 property management service, on call. TBK Developments collaborated with a leading American-based company to offer you best-in-class services that enable you to benefit from tailor-made maintenance programs, as well as hassle-free renting and resale services, guaranteeing the highest return on investment.

AN INTEGRATED COMMUNITY
LIKE NO OTHER



90 Avenue gives you every reason to connect with friends and visiting guests in all-inclusive lounges, state-of-the-art meeting rooms provide you with technologically advanced spaces to run successful meetings, characterized by seamless collaboration and a serene mood, fully equipped with AC's, TV, Wifi, as well as inviting tea and coffee rooms, emulating the highest in quality standards. For ladies' ultimate privacy, dedicated lounges are available taking in panoramic garden views while allowing for quality time as their little ones play in the attached area.

Success

PARTNERS

WATG
designing destinations
Master Planning and Architecture

DORRA
DEVELOPMENTS

cracknell
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN

MCC.
شركة البحر المتوسط للمقاولات
Mediterranean Contracting Co.

ALAMAR Consulting Group S.A.

JLL

Schindler

REDCON
Construction Co.

SAMCRETE
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