

JD[®]
HOLDING

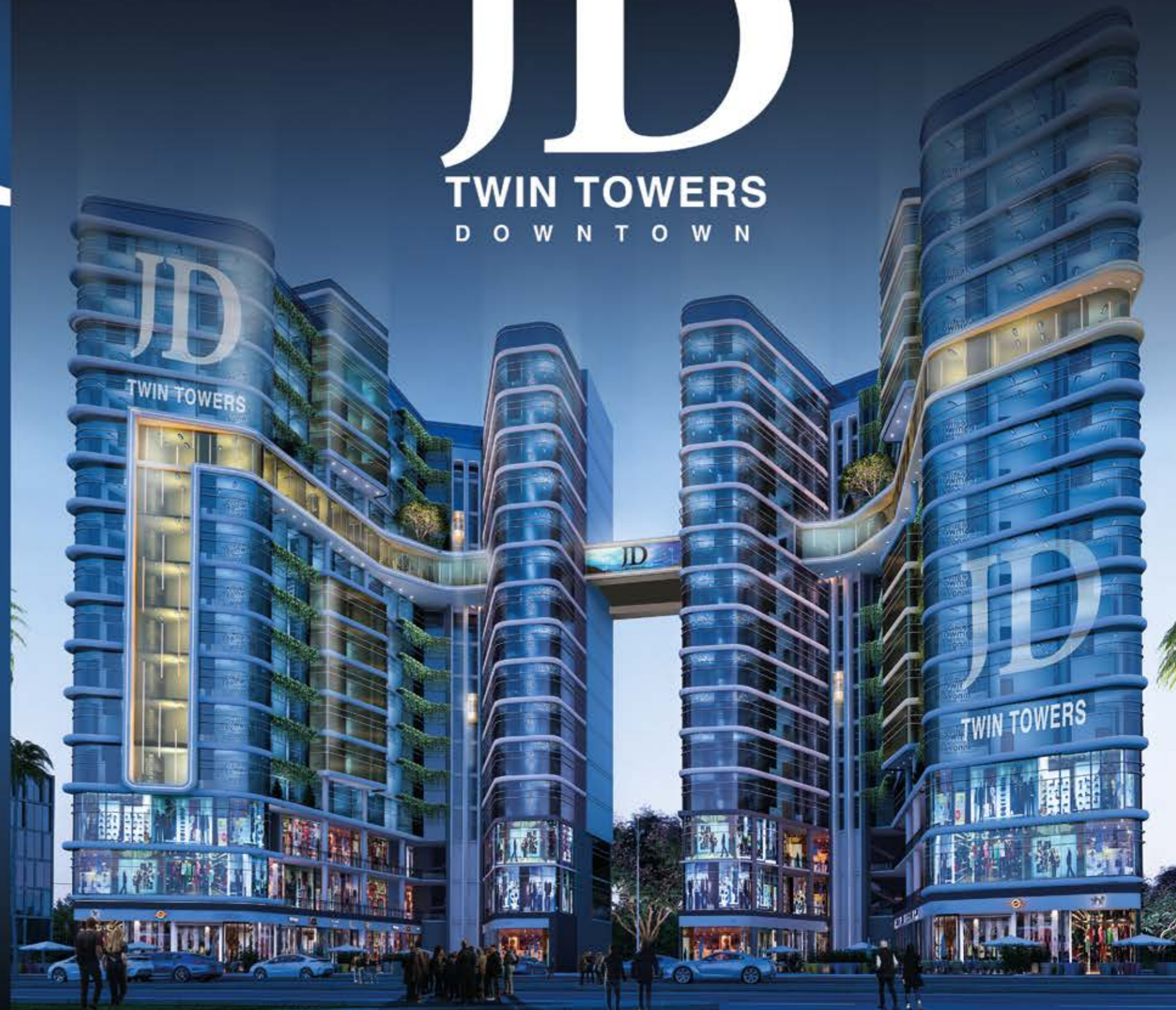
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📱 JD Holding

JD
TWIN TOWERS
D O W N T O W N



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

JD Towers, the New Administrative Capital represents an architectural icon with multiple characteristics and uses, 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 a commercial .
- From the second floor to the fourteenth is medical and administrative units and food court.

JD twin towers are also equipped with Drive Thru stores and kiosk 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 (MU5 22 + MU5 23) by which it is overlooking the green river, two green areas with 40 meters 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.

JD Twin Towers consist of:

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

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 Drive Thru and Kiosks. The first and second floors: They are designated for entertainment activities and public services, as they have a restaurant area and Dining Balcony lounge with a wonderful view of Al Masa Hotel and the green area.

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

Floors 8:10 ,6 :4 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 designed from the inside 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: 26 m to 65 m

Upper floors: 40 to 165 m

Drive Thru: 26 m to 60 m

Kiosk: 10 m to 45 m

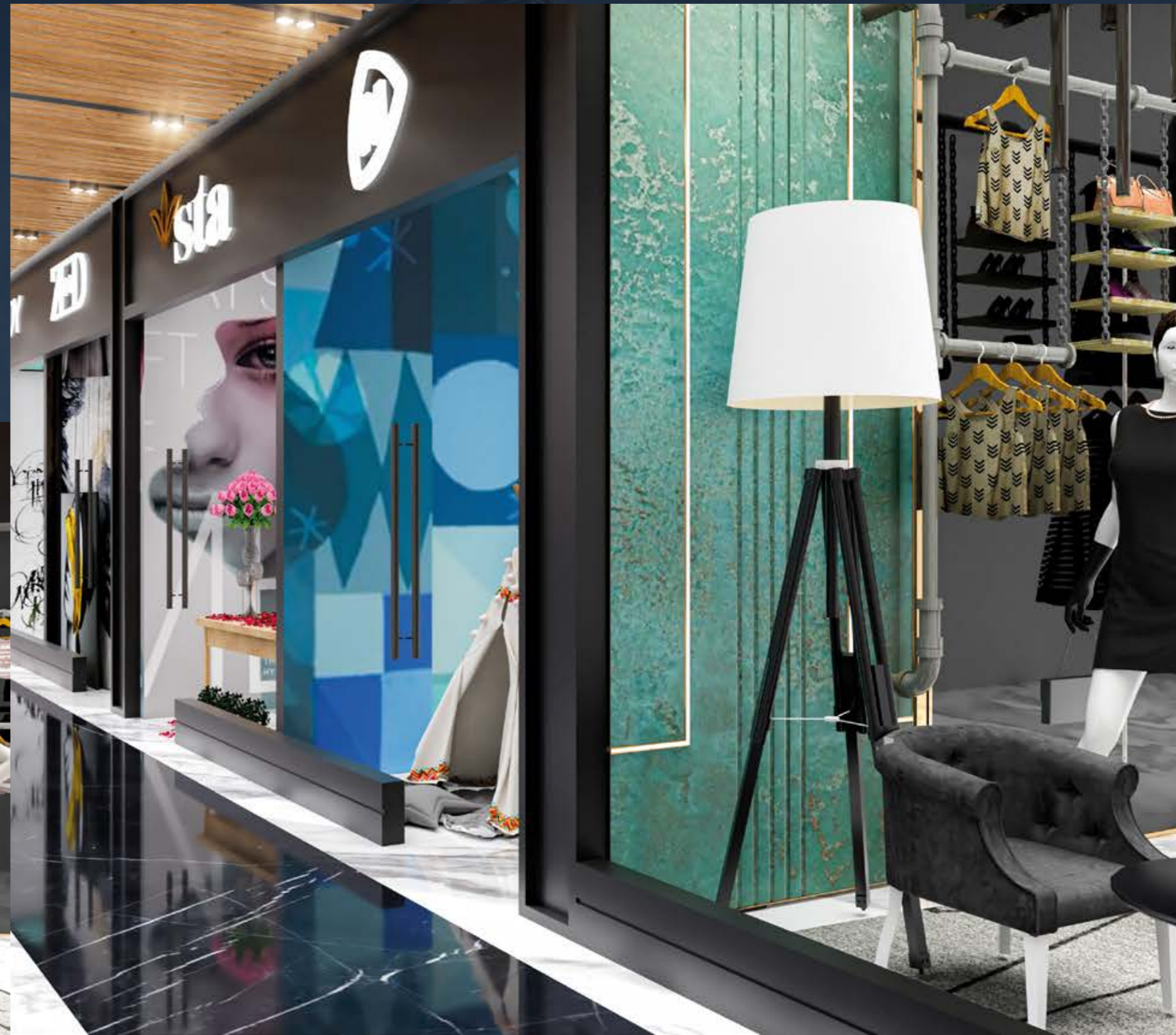
Offices: 30 m to 102m

Clinics: 80 m



COMMERCIAL UNITS:

The commercial units in the twin JD 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 40 m to 165 m in frequent floors and between 26 m to 65 m on the ground floor, suit all needs, as well as It provides all services for various commercial activities



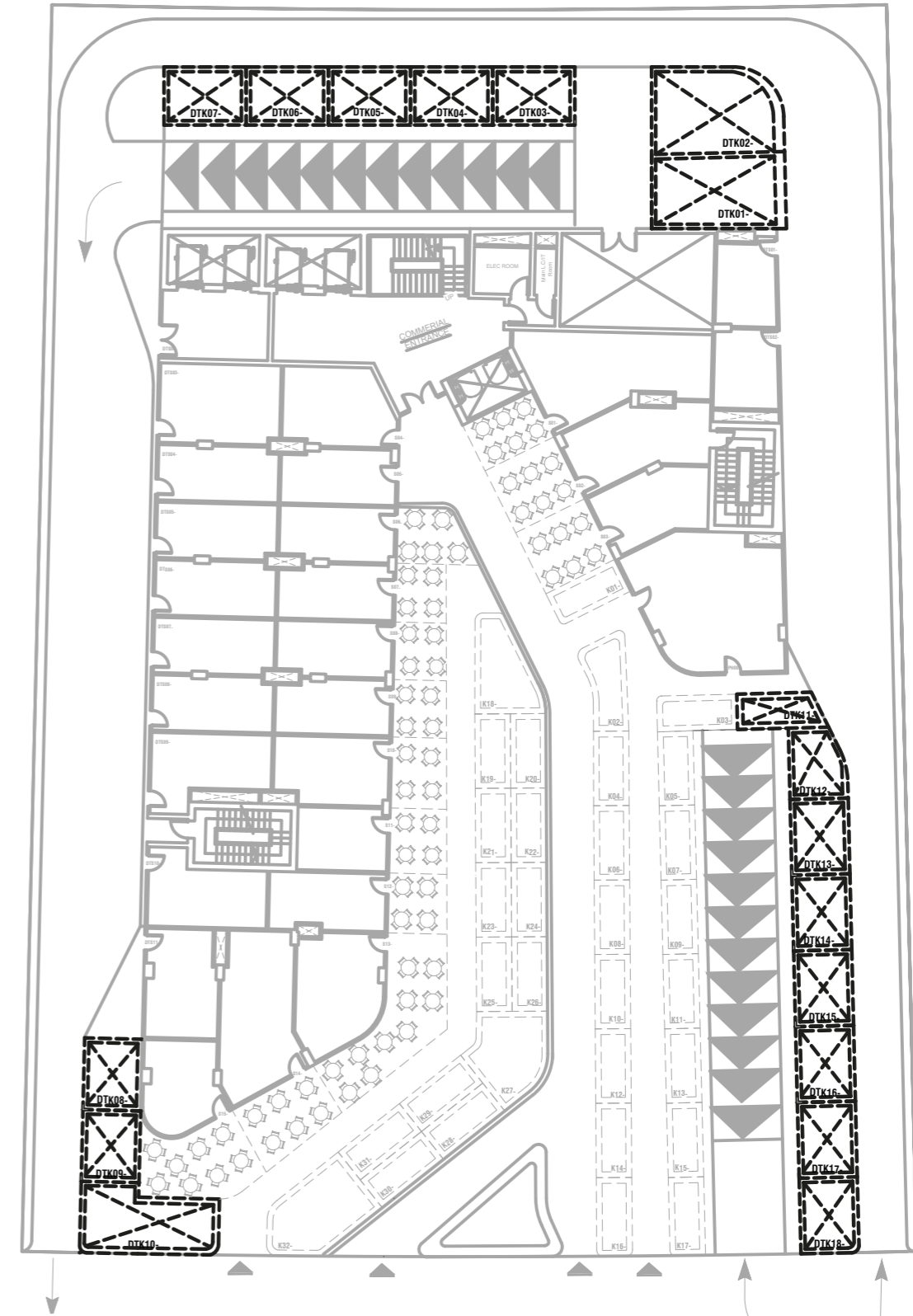
GROUND FLOOR

Drive Thru and Kiosk

Smart solutions and creative ideas are what distinguish urban progress. So, JD Holding has been keen to design the easiest and fastest way to shop in JD Towers through kiosks while providing Drive Thru Services for faster shopping without stopping.

TABLE AREA

CODE	DTK01-	DTK02-	DTK03-	DTK04-	DTK05-	DTK06-	DTK07-	DTK08-	DTK09-	DTK10-	DTK11-	DTK12-	DTK13-
M ²	40	45	20	18	20	20	20	16	16	35	12	15	18
CODE	DTK14-	DTK15-	DTK16-	DTK17-	DTK18-								
M ²	18	18	18	18	18								

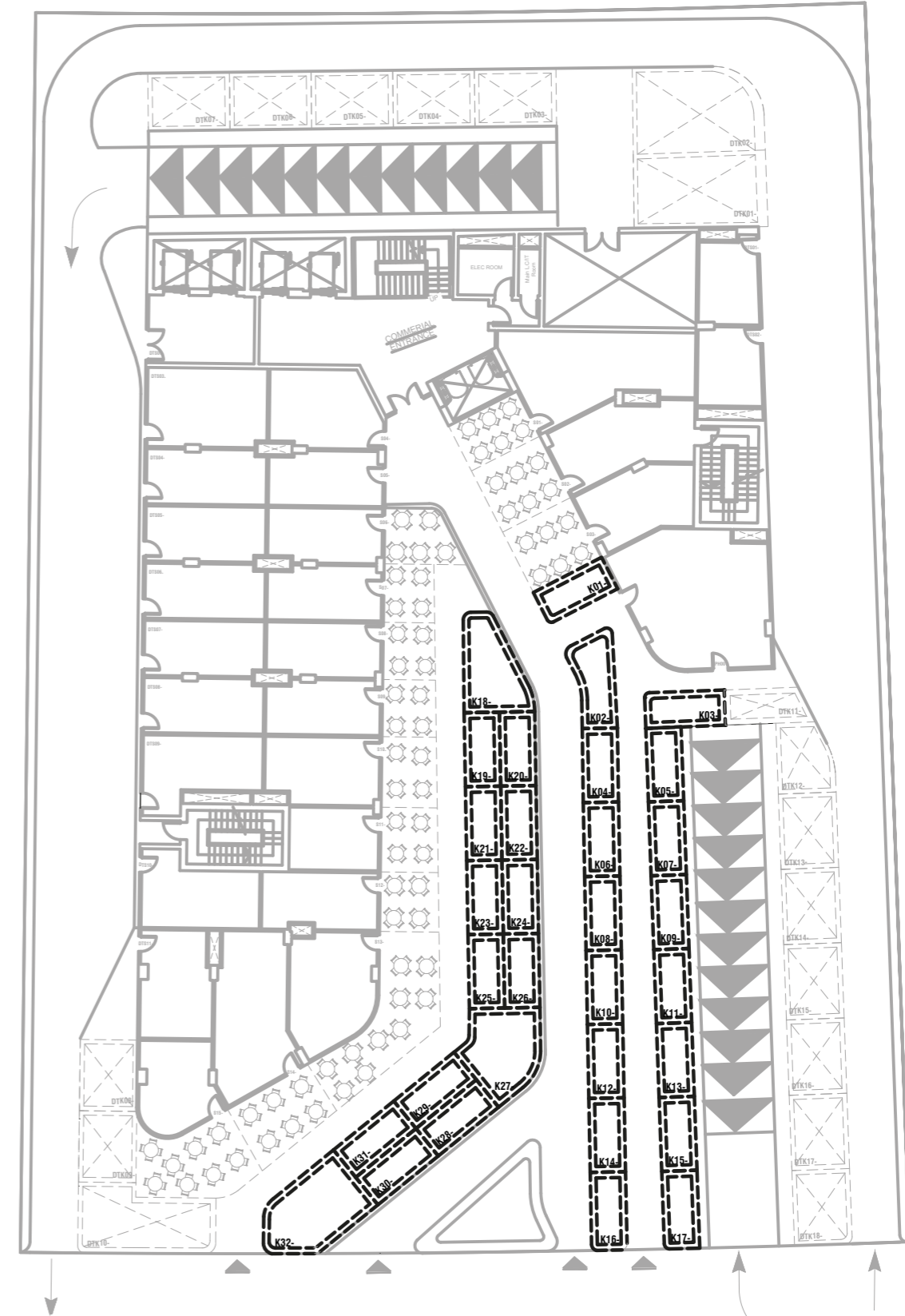


GROUND FLOOR

Kiosk

TABLE AREA

CODE	K01-	K02-	K03-	K04-	K05-	K06-	K07-	K08-	K09-	K10-	K11-	K12-	K13-
M ²	10	15	10	10	10	10	10	10	10	10	10	10	10
CODE	K14-	K15-	K16-	K17-	K18-	K19-	K20-	K21-	K22-	K23-	K24-	K25-	K26-
M ²	10	10	10	10	20	10	10	10	10	10	10	10	10
CODE	K27-	K28-	K29-	K30-	K31-	K32-							
M ²	25	10	10	10	10	30							



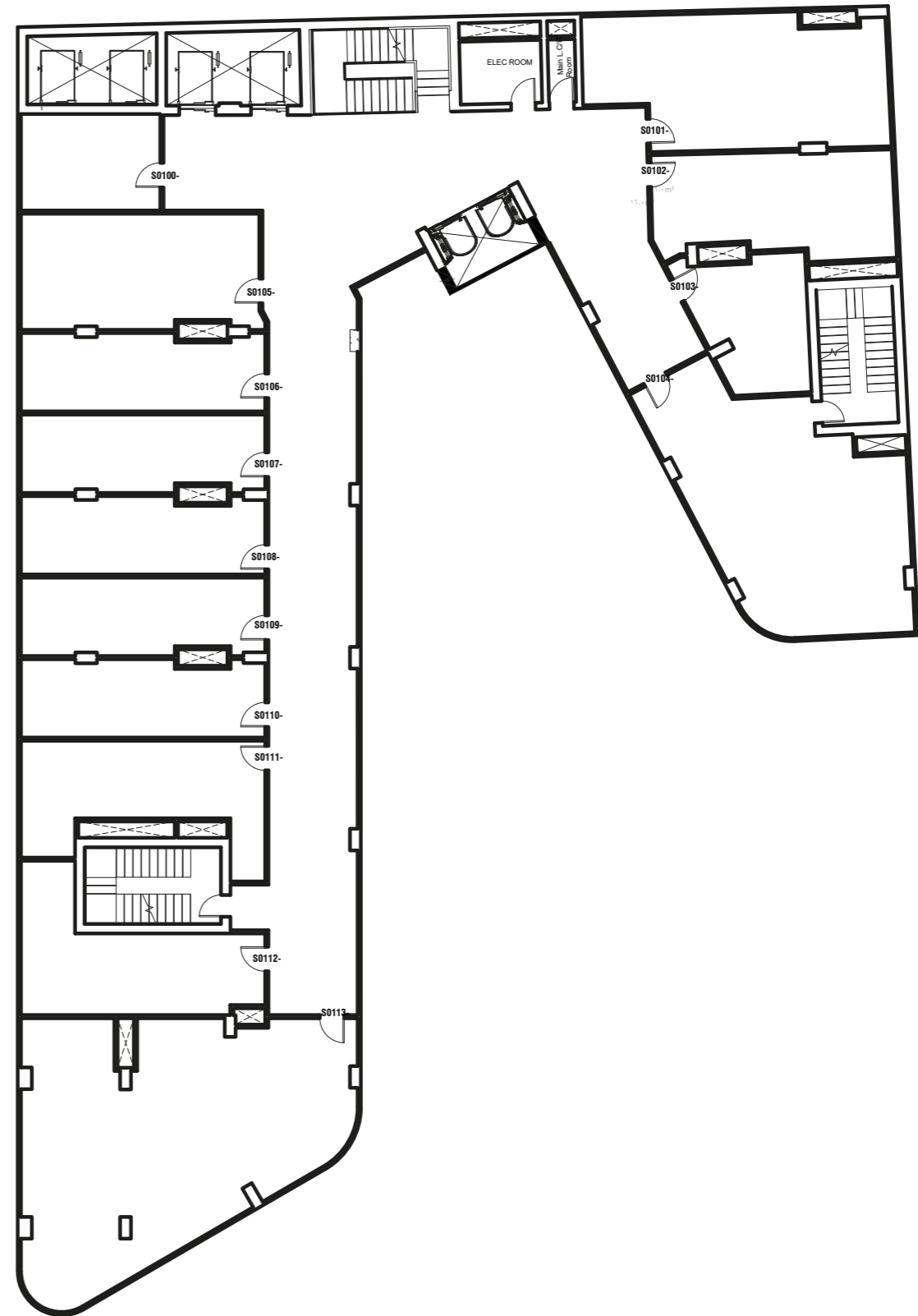
TYPICAL FLOOR

FIRST FLOOR PLAN

Shops

TABLE AREA

CODE	S0100-	S0101-	S0102-	S0103-	S0104-	S0105-	S0106-	S0107-	S0108-	S0109-	S0110-	S0111-	S0112-
M ²	58	90	62	40	150	65	45	45	45	45	45	60	60
CODE	S0113-												
M ²	165												



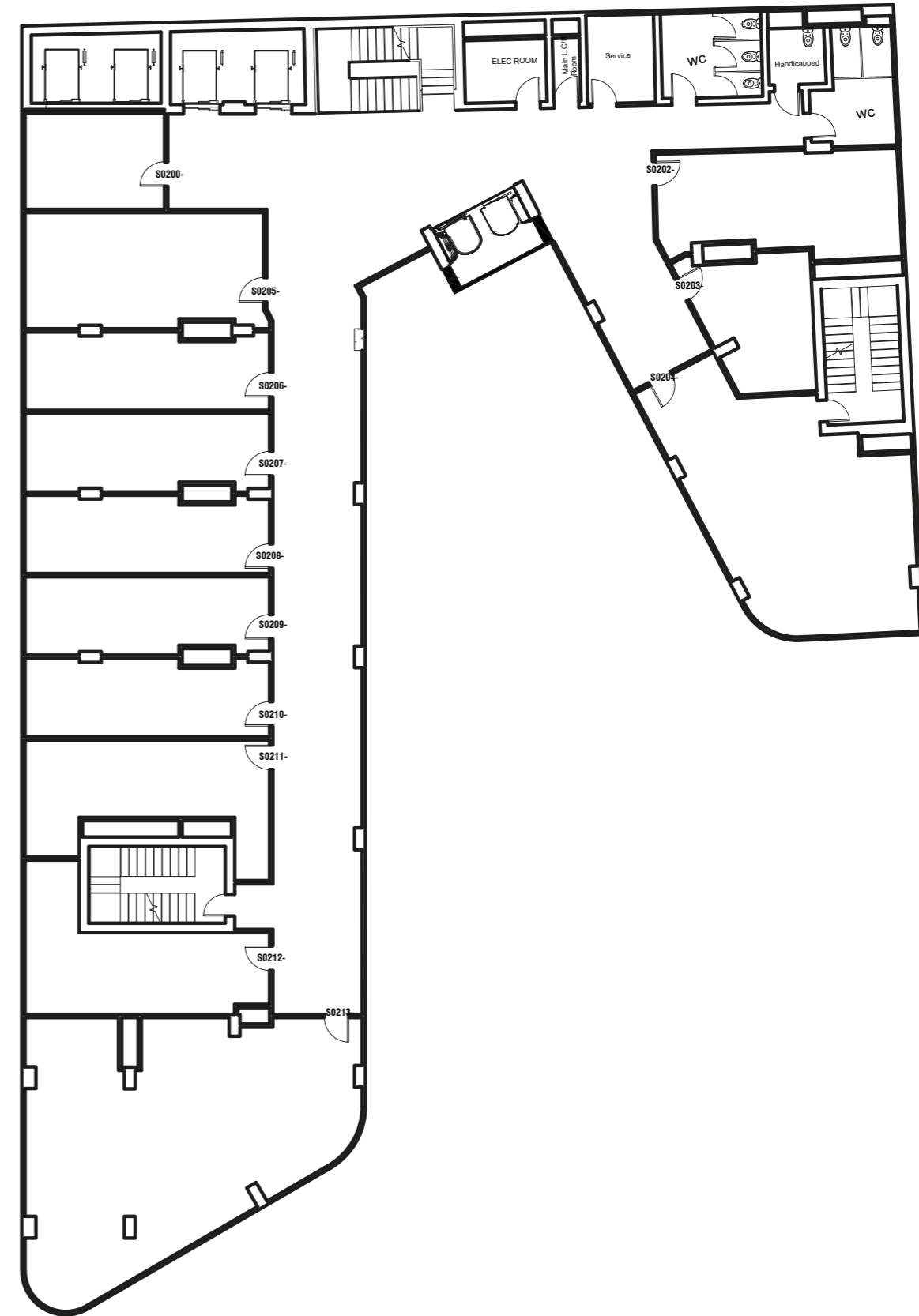
TYPICAL FLOOR

SECOND FLOOR PLAN

Shops

TABLE AREA

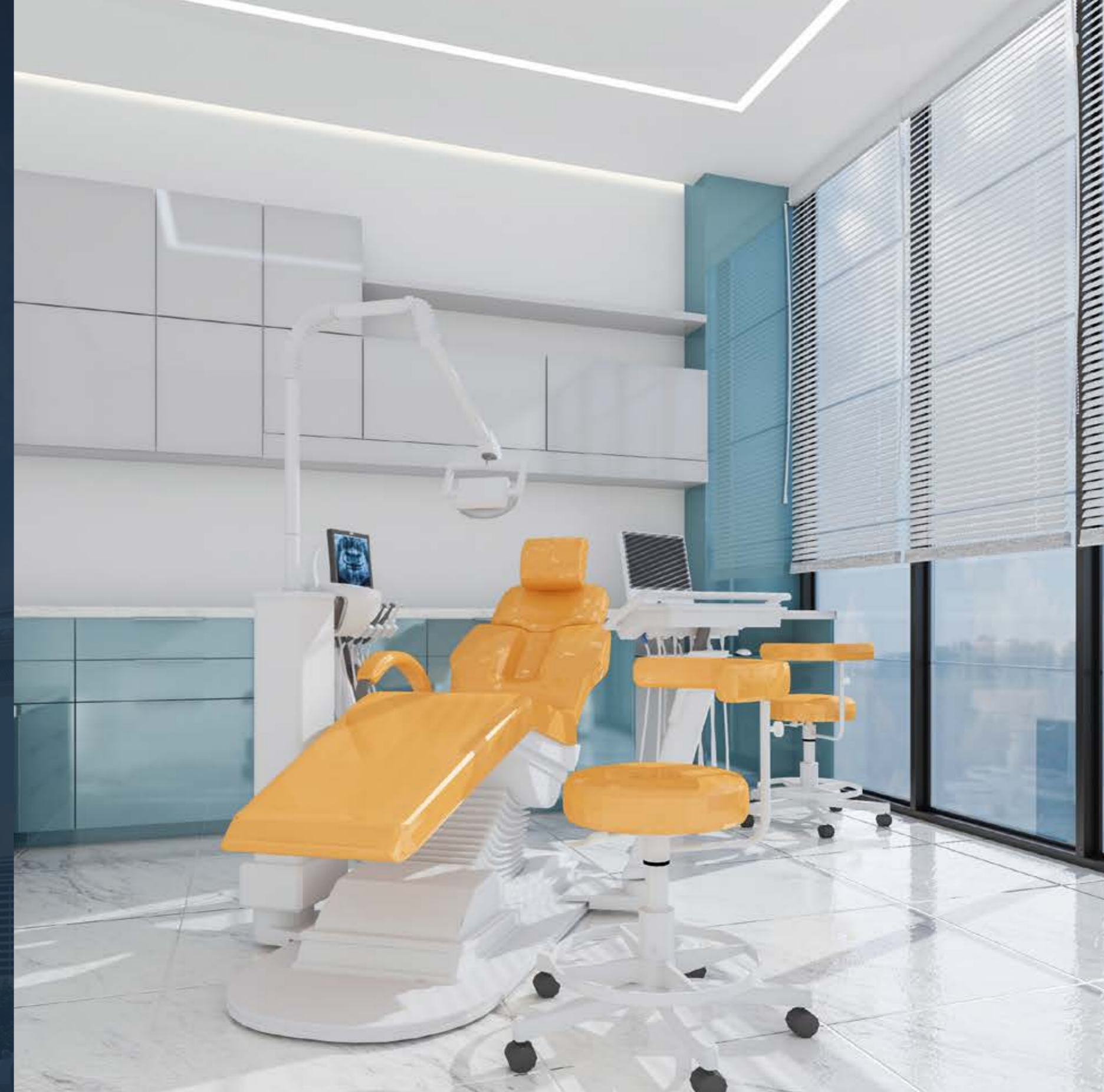
CODE	S0200-	S0201-	S0202-	S0203-	S0204-	S0205-	S0206-	S0207-	S0208-	S0209-	S0210-	S0211-	S0212-
M ²	58	---	62	40	150	65	45	45	45	45	45	60	60
CODE	S0213-												
M ²	165												



MEDICAL UNITS

Sophistication, luxury and appropriate spaces are elements that meet in the twin JD 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 - 7th - 11th

MEDICAL UNITS

TABLE AREA

CODE	A0300-	A0301-	A0302-	A0303-	A0304-	A0305-	A0306-	A0307-	A0308-	A0309-	A0310-	A0311-	A0312-
M ²	85	42	65	90	65	50	62	50	50	50	50	50	50
CODE	A0313-	A0314-	A0315-	A0316-									
M ²	62	56	102	75									



ADMINISTRATIVE

As for the administrative units in the twin JD 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 30 m to 102 m.



TYPICAL FLOOR

FOURTH FLOOR PLAN

ADMINISTRATIVE

TABLE AREA

CODE	A0400-	A0401-	A0402-	A0403-	A0404-	A0405-	A0406-	A0407-	A0408-	A0409-	A0410-	A0411-	A0412-
M ²	85	42	30	90	65	50	62	50	50	50	50	50	50
CODE	A0413-	A0414-	A0415-	A0416-									
M ²	62	56	102	75									



TYPICAL FLOOR

FIFTH FLOOR PLAN

ADMINISTRATIVE

TABLE AREA

CODE	A0500-	A0501-	A0502-	A0503-	A0504-	A0505-	A0506-	A0507-	A0508-	A0509-	A0510-	A0511-	A0512-
M ²	85	42	65	90	65	50	62	50	50	50	50	50	50
CODE	A0513-	A0514-	A0515-	A0516-									
M ²	62	56	102	75									



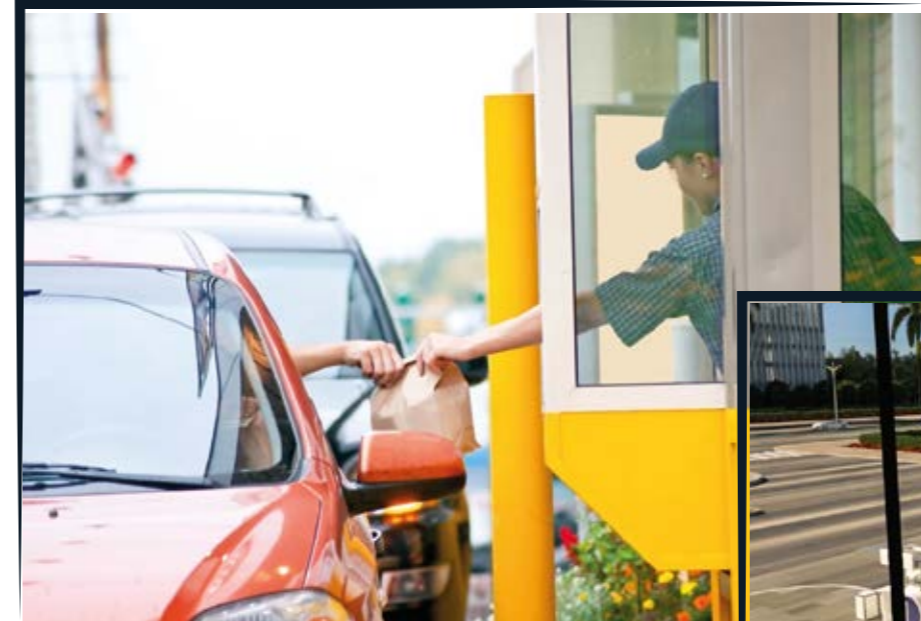
FACILITIES AND FEATURES

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.

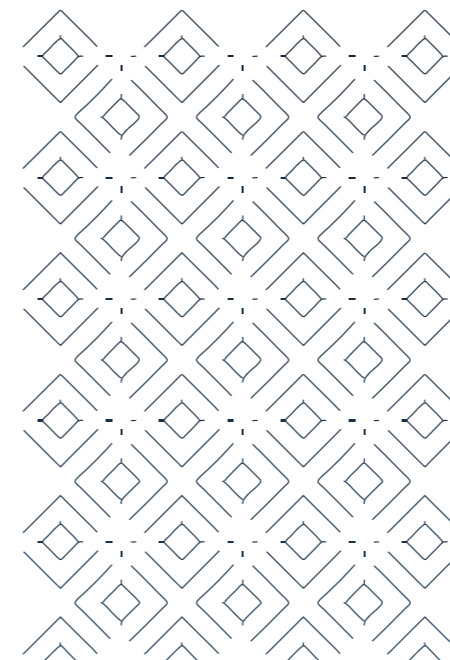
Where Facilities are available:

FACILITIES AND AMENITIES THAT YOU CAN ENJOY

■ DRIVE THROUGH



■ KIOSK ON COMMERCIAL FLOORS





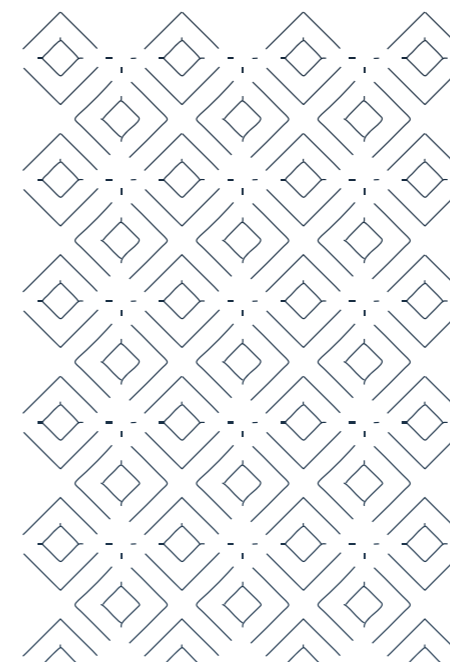
- CAMERA SURVEILLANCE
- SECURITY
- CLEANING SERVICES



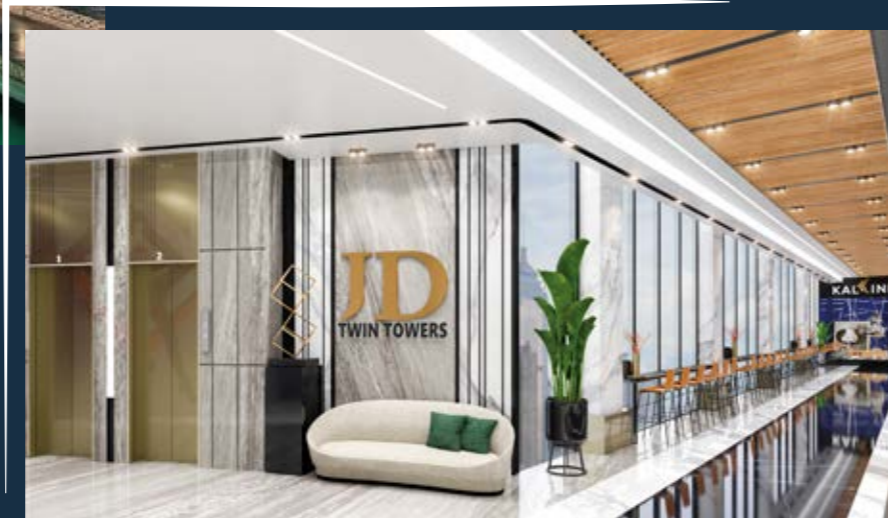
■ GARAGE DROP OFF AND PICK AREA



■ GARAGE ACCESS CONTROL



■ PANORAMA VIEW ON EL MASA



■ BALCONY LOUNGE

■ PERSONAL AND FIREFIGHTING SERVICES



■ INTERNET AVAILABILITY

