

نُزُل

N U Z U L

TOWER

*Branded By Time Hotels*

2025



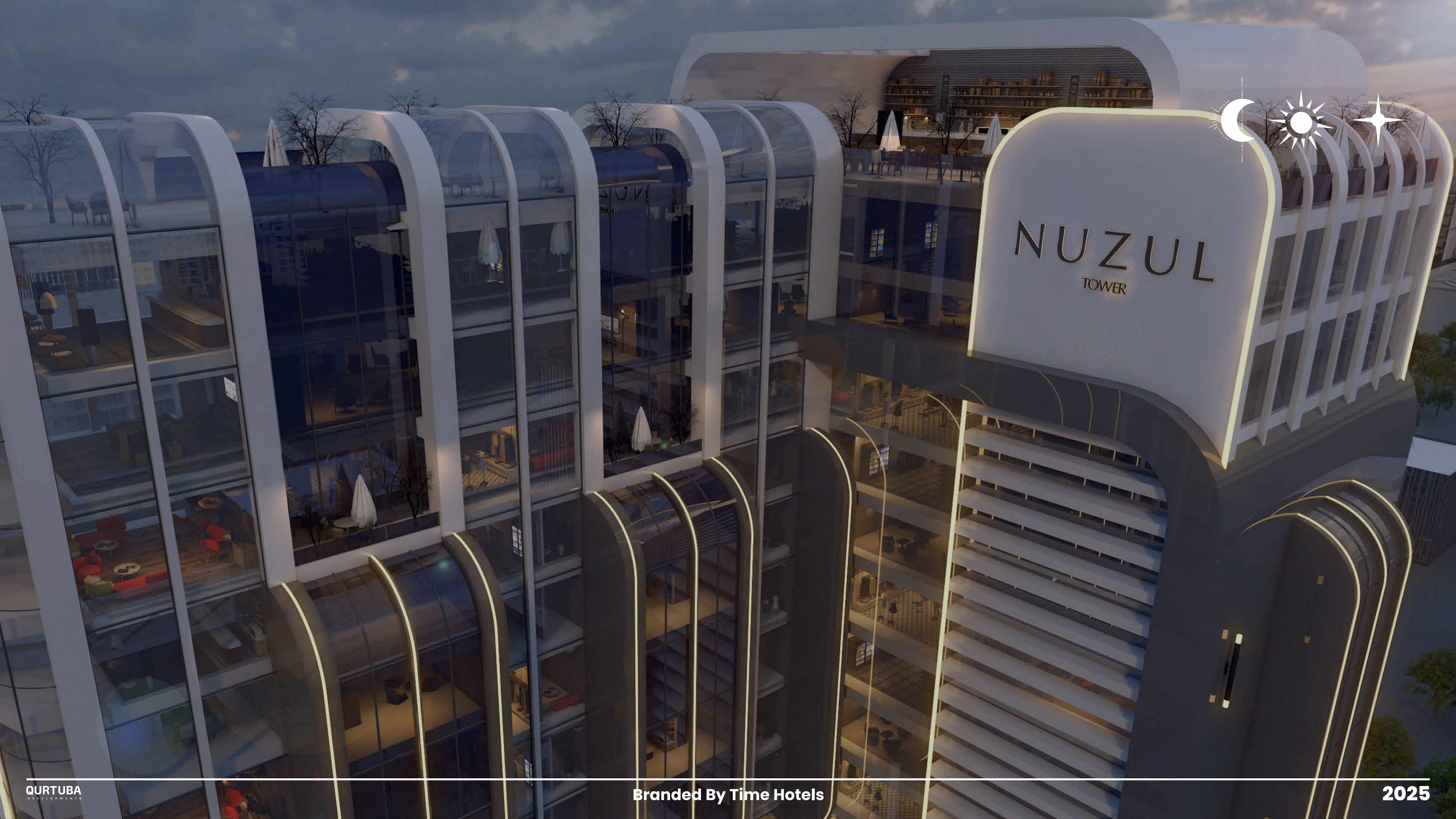
# ABOUT DEVELOPER

*Transforming Real Estate and Communities through Transparency and Innovation  
A New Era Begins.*

*From the stark functionality of early structures, architecture and real estate have evolved dramatically, mirroring societal advancements. Qurtuba Developments leads this transformation in Egypt, crafting sustainable, trustworthy communities. Our commitment to transparency, quality, and integrity redefines modern living and investment, delivering exceptional projects that reshape the Egyptian real estate landscape.*

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**2025**





# A NEW ERA BEGINS



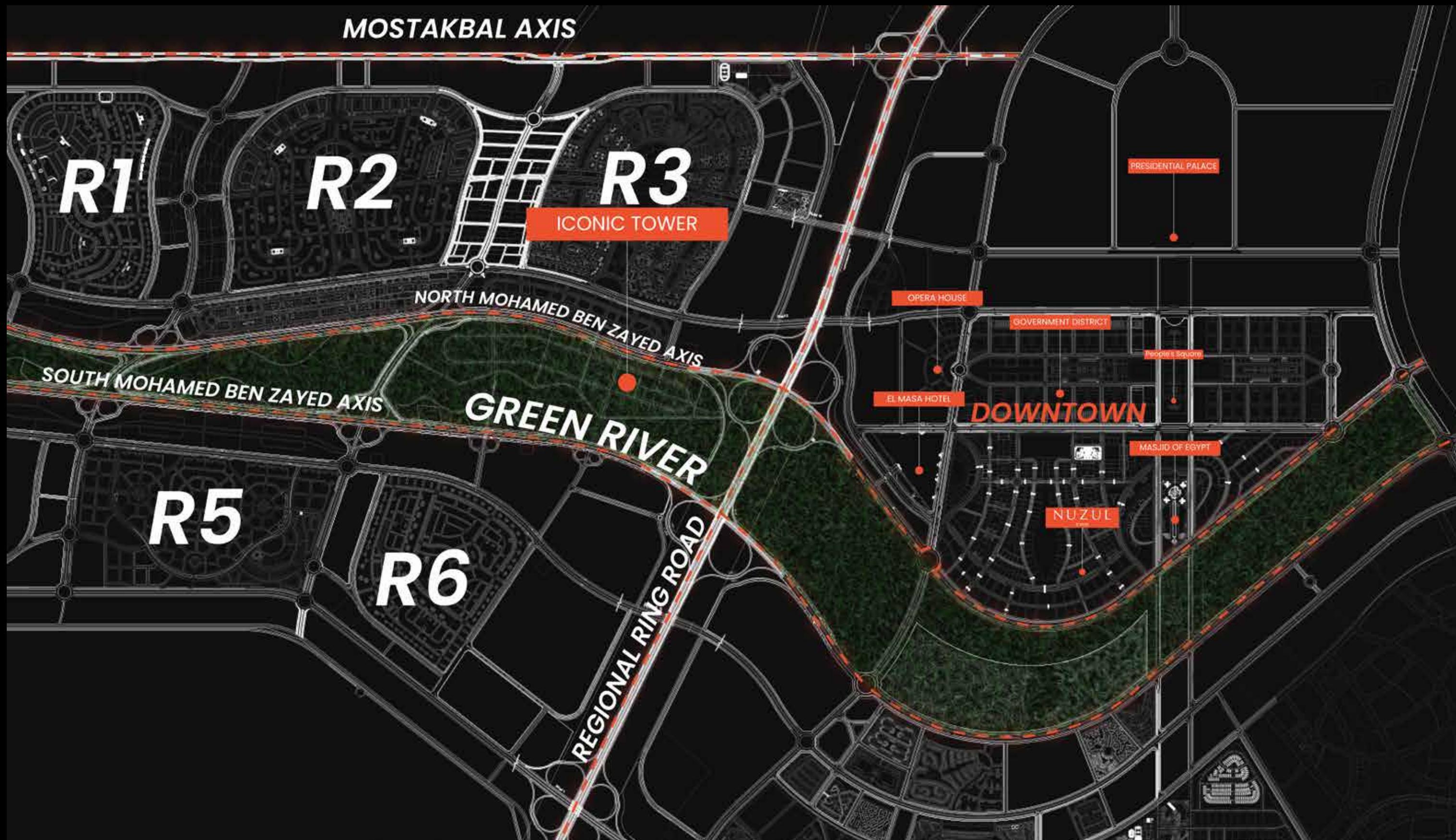
## Nuzul Tower – A Modern Business Landmark in Downtown NAC

Rising in the heart of Downtown, New Administrative Capital, Nuzul Tower is a mixed-use project featuring hotel apartments and spaces for administrative, commercial, and medical use. Now under construction, it blends innovation, prime location, and functionality for thriving business activity.



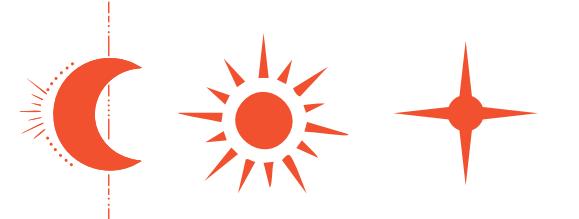
# Location ✨

**Just 5 minutes from the Government District Central Park Central Axis, directly on the Eastern Axis, next to Egypt Mosque and the Monorail Station, and in the heart of the tourist towers strip.**





## In Numbers



**Land Area**

3274m<sup>2</sup>

**BUA**

%30

**Floors**

G + 15

**Parking**

3 under ground parking

**Commercial**

ground only

**Admin Units**

from Third to 7 First and

second floor Co work space

from 8 to 15

**Hotels**

in 15 floor

**Resaurant**

4 Years

**Delivery**



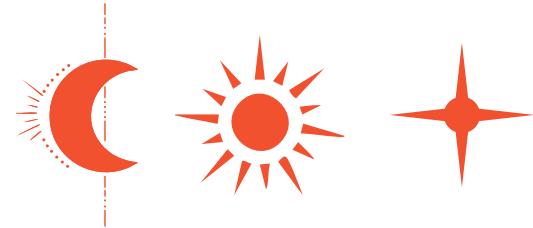
# Work & Life Redefined



Step into a space where work meets comfort and every day brings new opportunities. A vibrant blend of business, shopping, dining – and fully serviced hotel apartments that offer both luxury and convenience for short or long stays.

# NEW ERA BEGINS

# Offices



**luxurious offices designed to meet all your business needs  
complete with inspiring views to keep you focused,  
refreshed, and productive all day long.**



# Retail



**Rising in the heart of the New Administrative Capital, Nuzul Tower redefines sophistication with meticulously crafted spaces that merge modern design with timeless elegance.**

**Discover a premium retail experience with highend boutiques and exclusive brands all under one iconic address.**

**Where business thrives and luxury lives.**



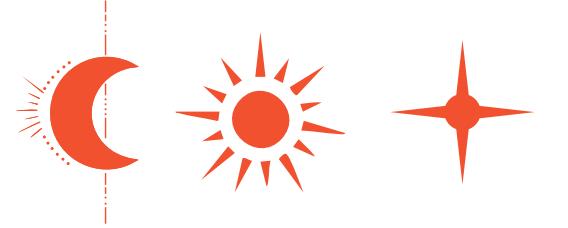
# Food and Beverage



Nuzul Tower brings a vibrant food & beverage scene to life within its dynamic mixed use community. Each outlet offers a unique atmosphere from casual bites to premium dining creating a destination where flavors meet lifestyle. A place to gather, taste, and enjoy every moment.



# Hotel Apartments



## Hotel Apartments by Time Hotels – Where Comfort Meets Class at Nuzul Tower

Experience elevated living with Nuzul Tower's fully serviced hotel apartments, proudly branded by Time Hotels. Designed for both short and long stays, these luxurious residences blend the privacy of a home with the premium services of a world-class hotel.

From seamless hospitality to contemporary finishes, every detail is curated to offer you a refined, comfortable, and connected lifestyle in the heart of the New Administrative Capital.

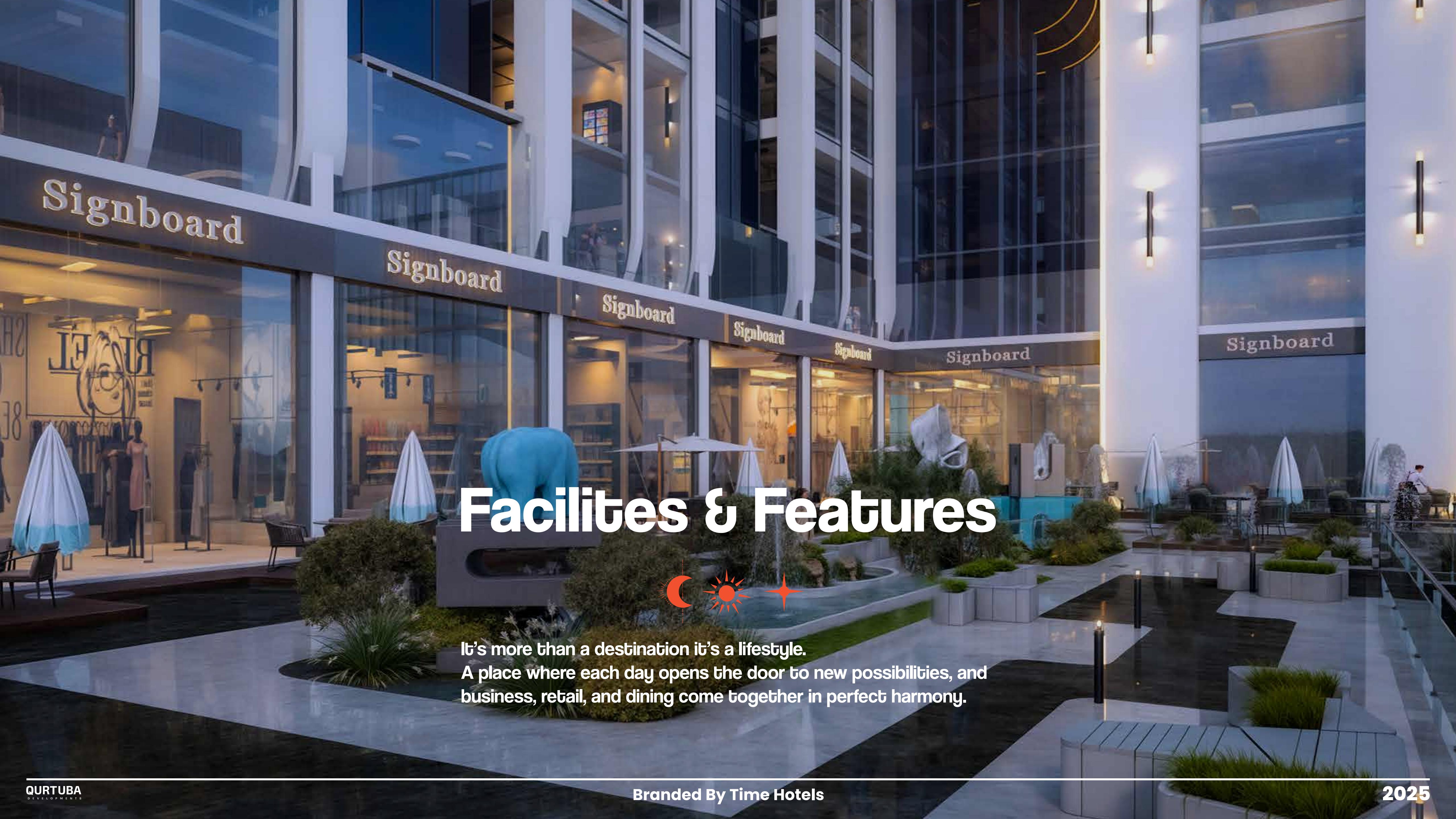








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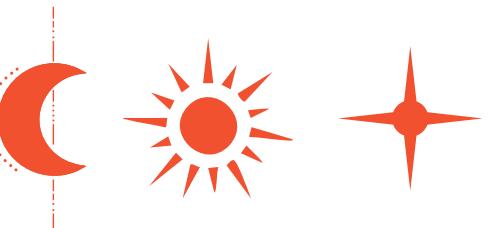
# Facilities & Features



It's more than a destination it's a lifestyle.  
A place where each day opens the door to new possibilities, and  
business, retail, and dining come together in perfect harmony.



# Green Building



**Nuzul Tower embraces green building principles with a focus on natural daylight and open panoramic views from every angle.**

**Thoughtfully positioned to maximize sunlight, the architecture reduces energy use while creating bright, uplifting spaces throughout. Every corner is bathed in natural light – promoting wellness, productivity, and sustainable living at its finest.**



Nuzul Tower embraces green building principles with a focus on natural daylight and open panoramic views from every angle. Thoughtfully positioned to maximize sunlight, the architecture reduces energy use while creating bright, uplifting spaces throughout. Every corner is bathed in natural light – promoting wellness, productivity, and sustainable living at its finest.

## Smart Building



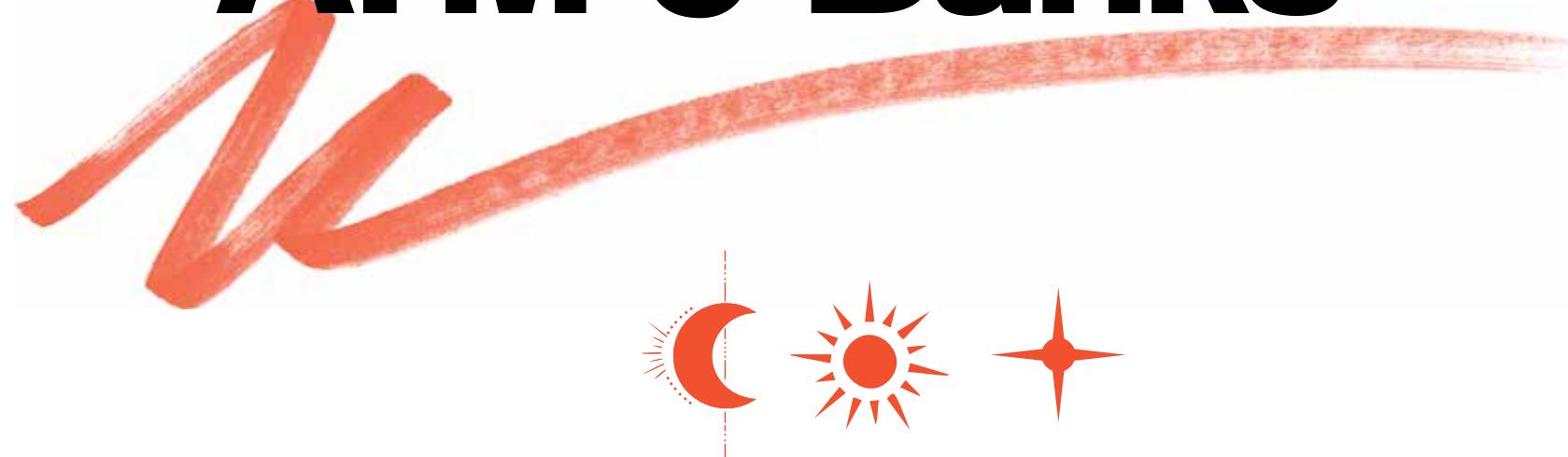


# CCTV System



Equipped with the latest in surveillance technology, Nuzul Tower ensures 7/24 security through high-definition CCTV and integrated audio-visual intercoms – delivering peace of mind around the clock.

# ATM & Banks



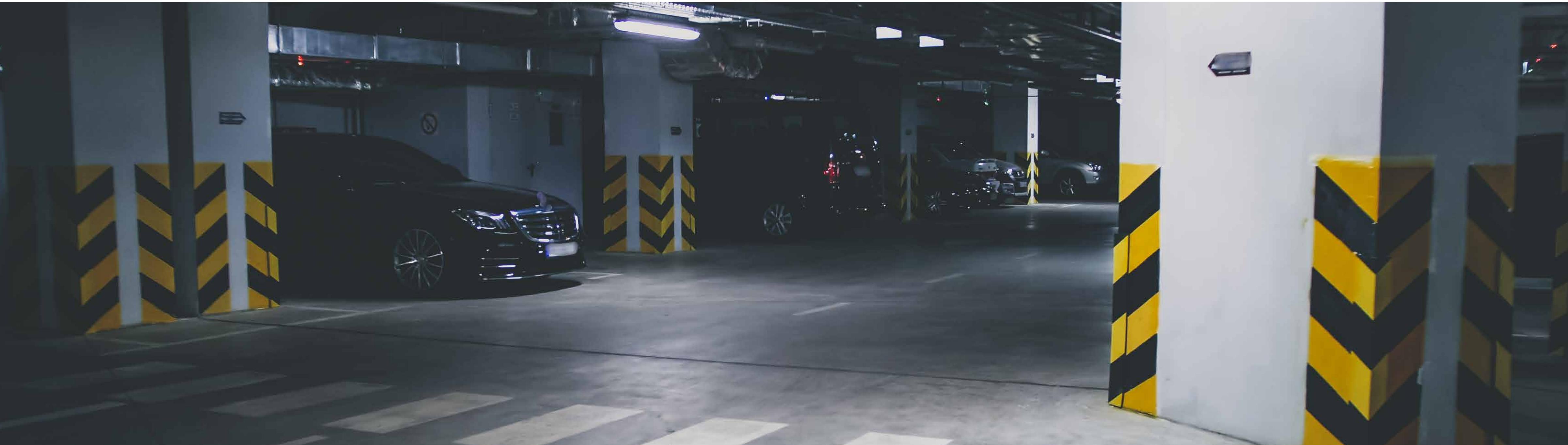
**Whether you're in the middle of a shopping spree or a busy workday, our on-site banking services ensure your financial needs are covered – from everyday transactions to unexpected monetary needs, all in one place.**

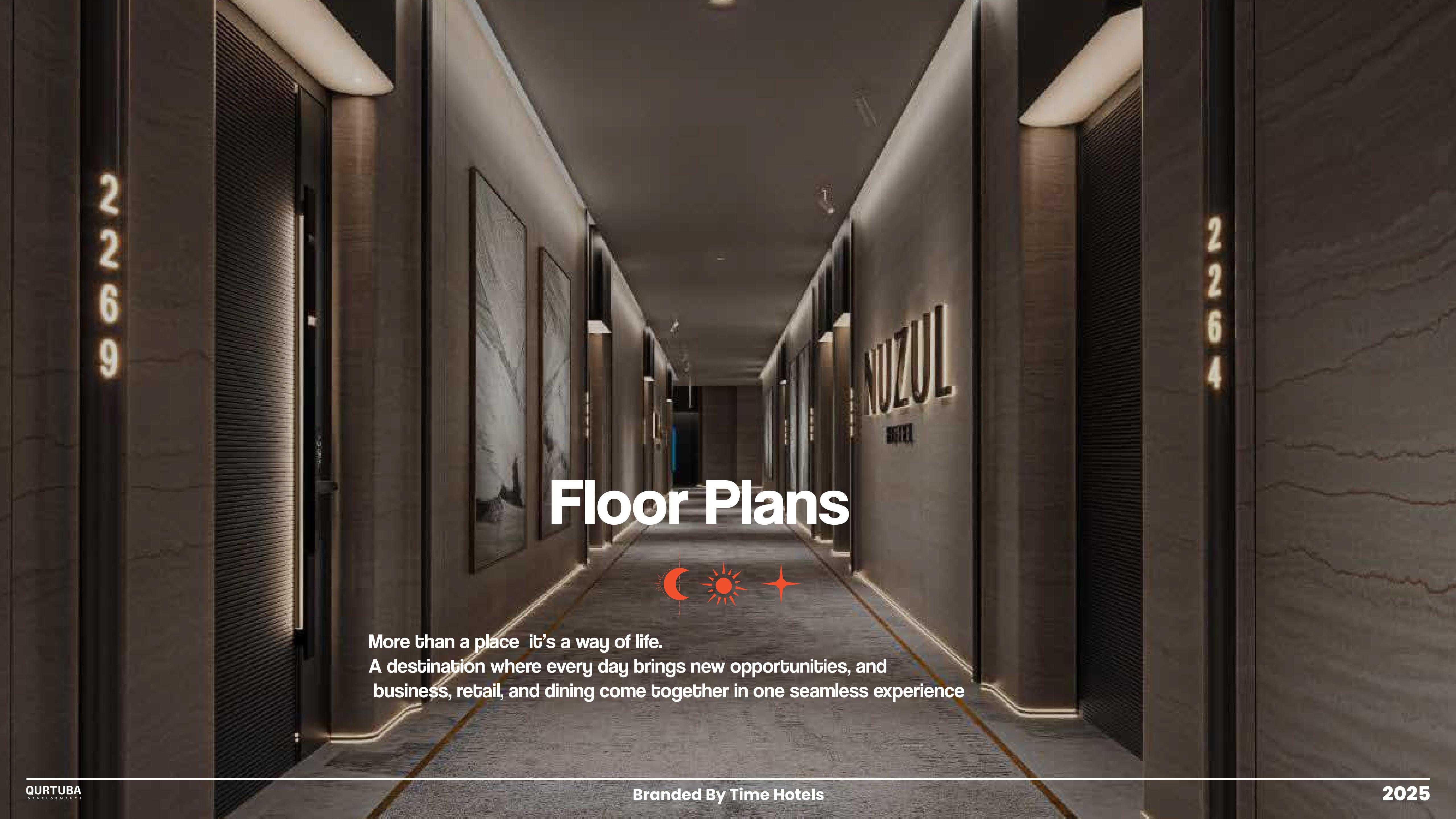


# Parking & Garage



Skip the stress of finding a spot – Nuzul Tower offers three spacious underground parking levels, providing safe, convenient, and accessible parking for residents, visitors, and professionals. Your vehicle stays secure while you focus on what matters.

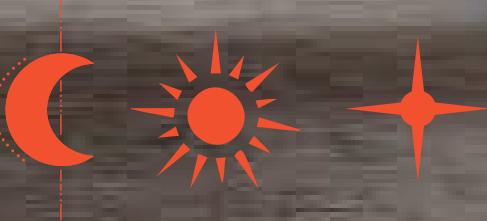




2269

2264

# Floor Plans



More than a place it's a way of life.  
A destination where every day brings new opportunities, and  
business, retail, and dining come together in one seamless experience



NUZUL  
HOTEL

2264





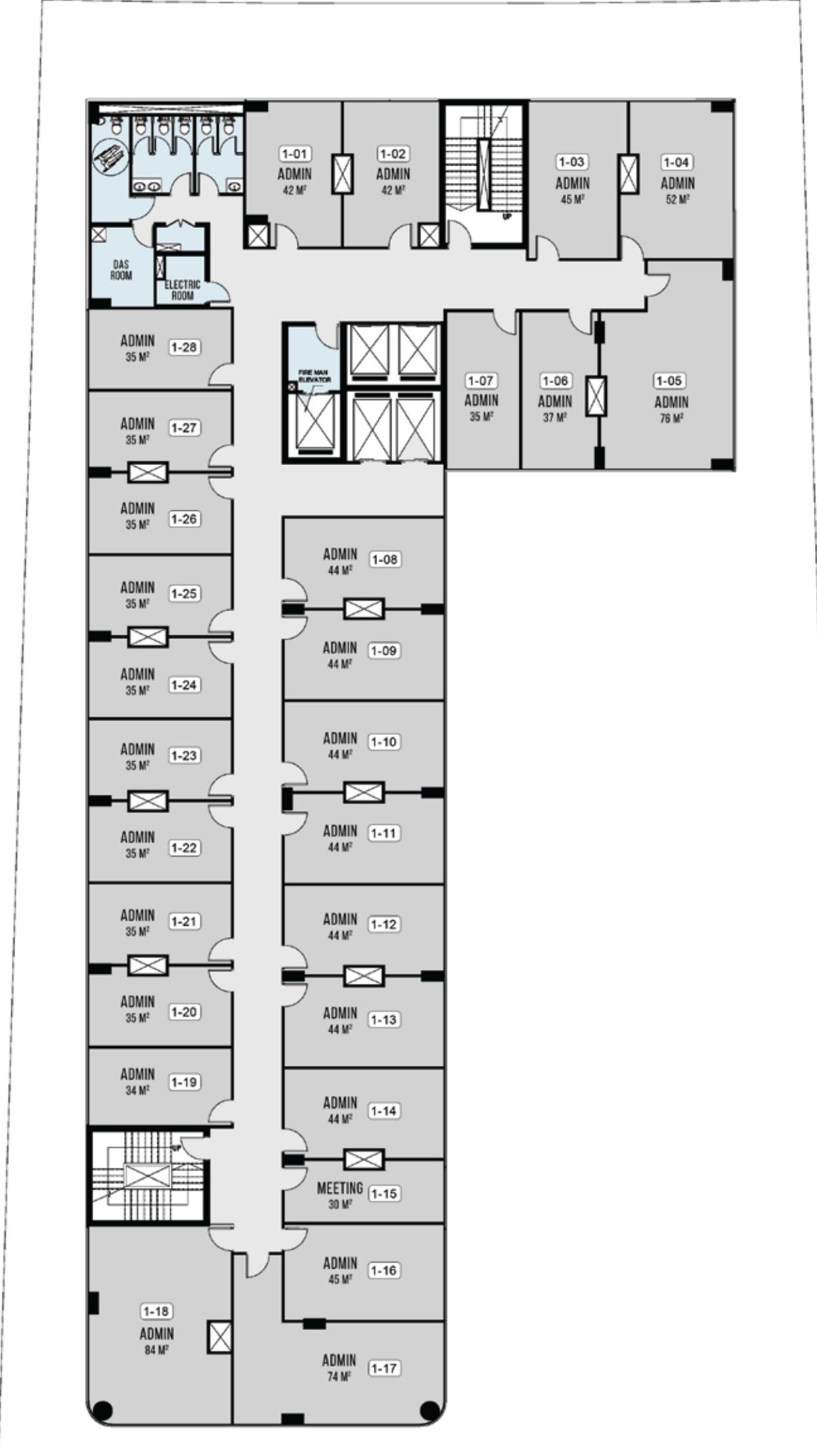






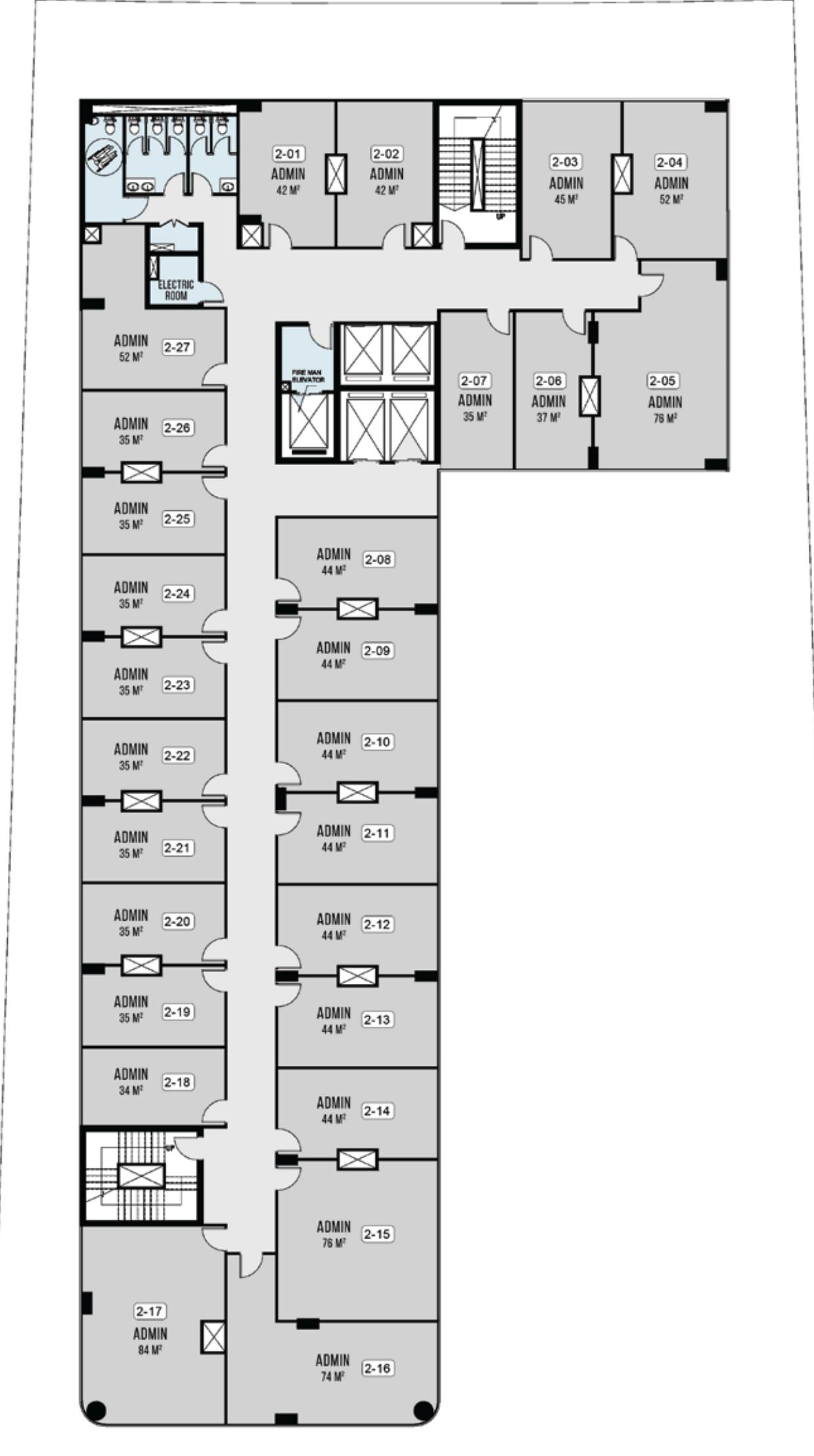






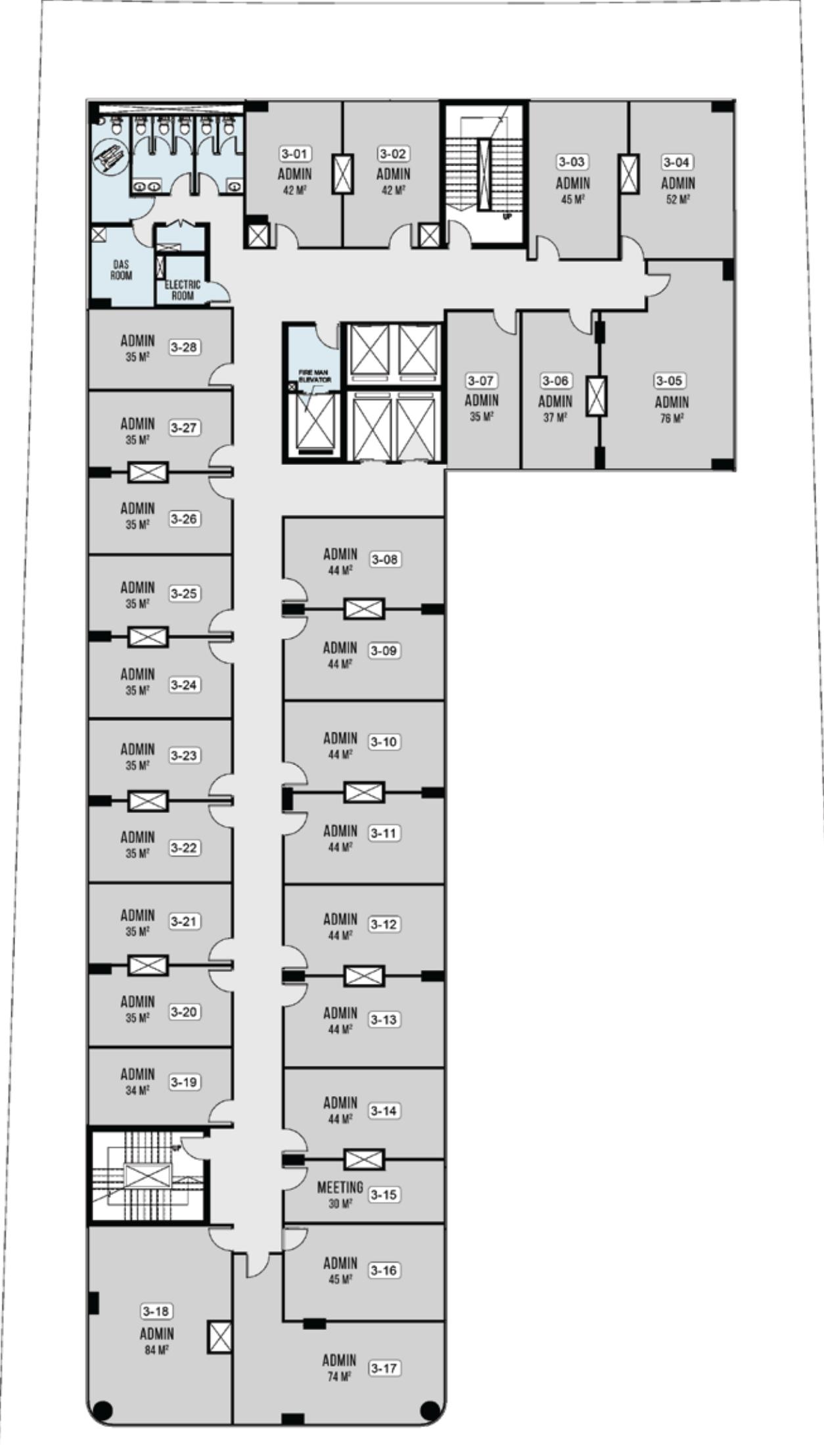
# FIRST FLOOR PLAN

ADMINISTRATIVE



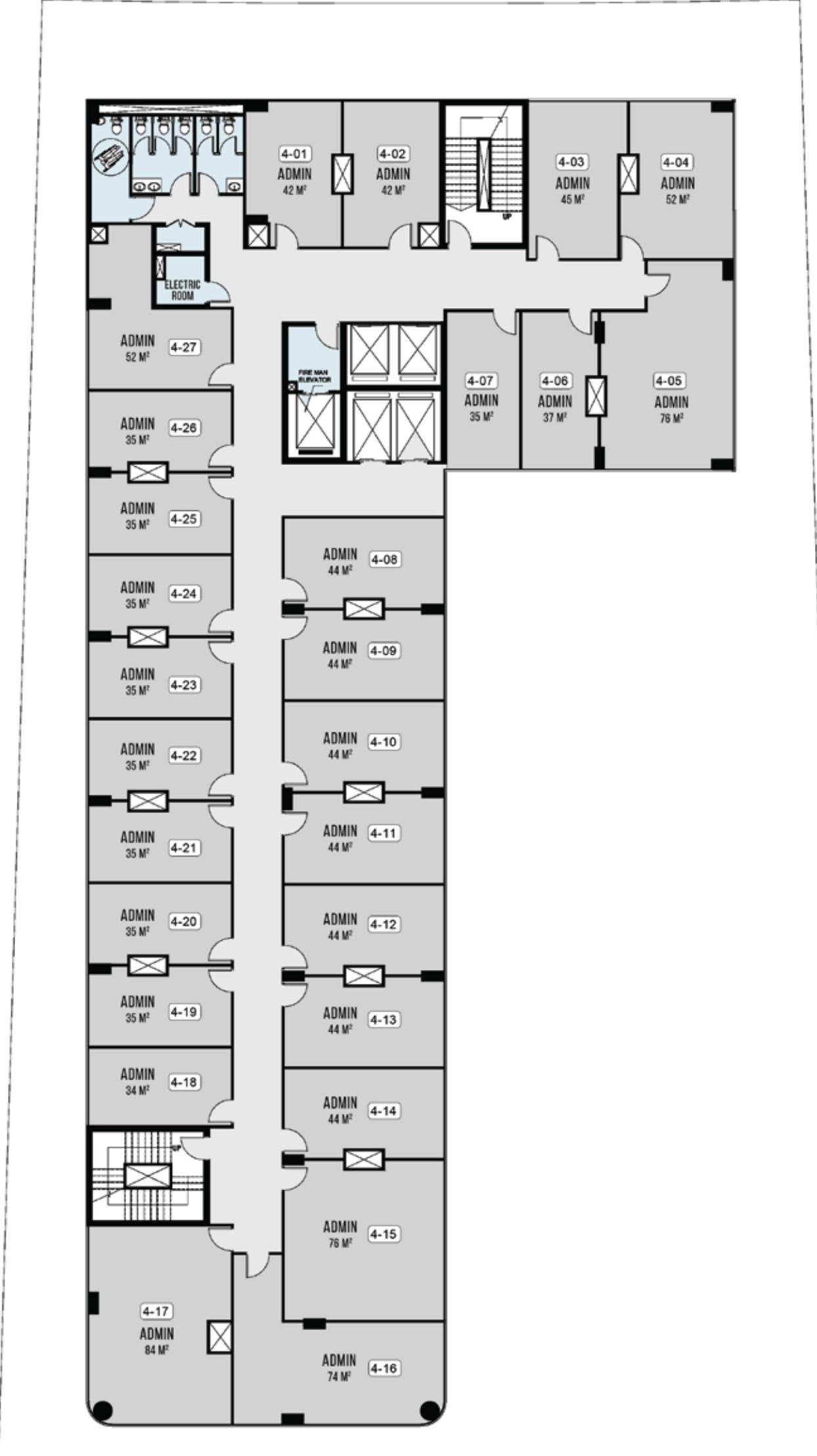
## SECOND FLOOR PLAN

ADMINISTRATIVE



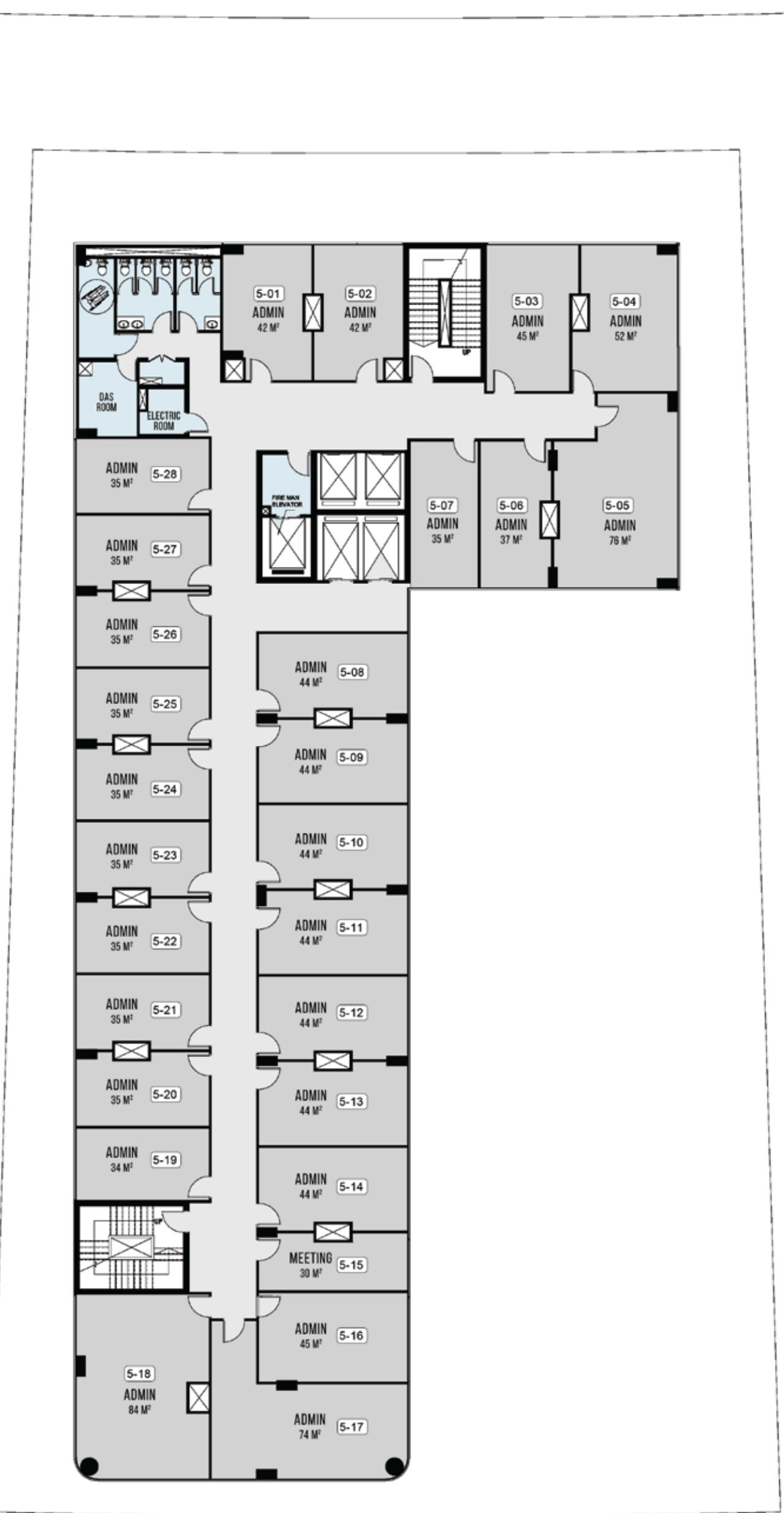
# THIRD FLOOR PLAN

ADMINISTRATIVE



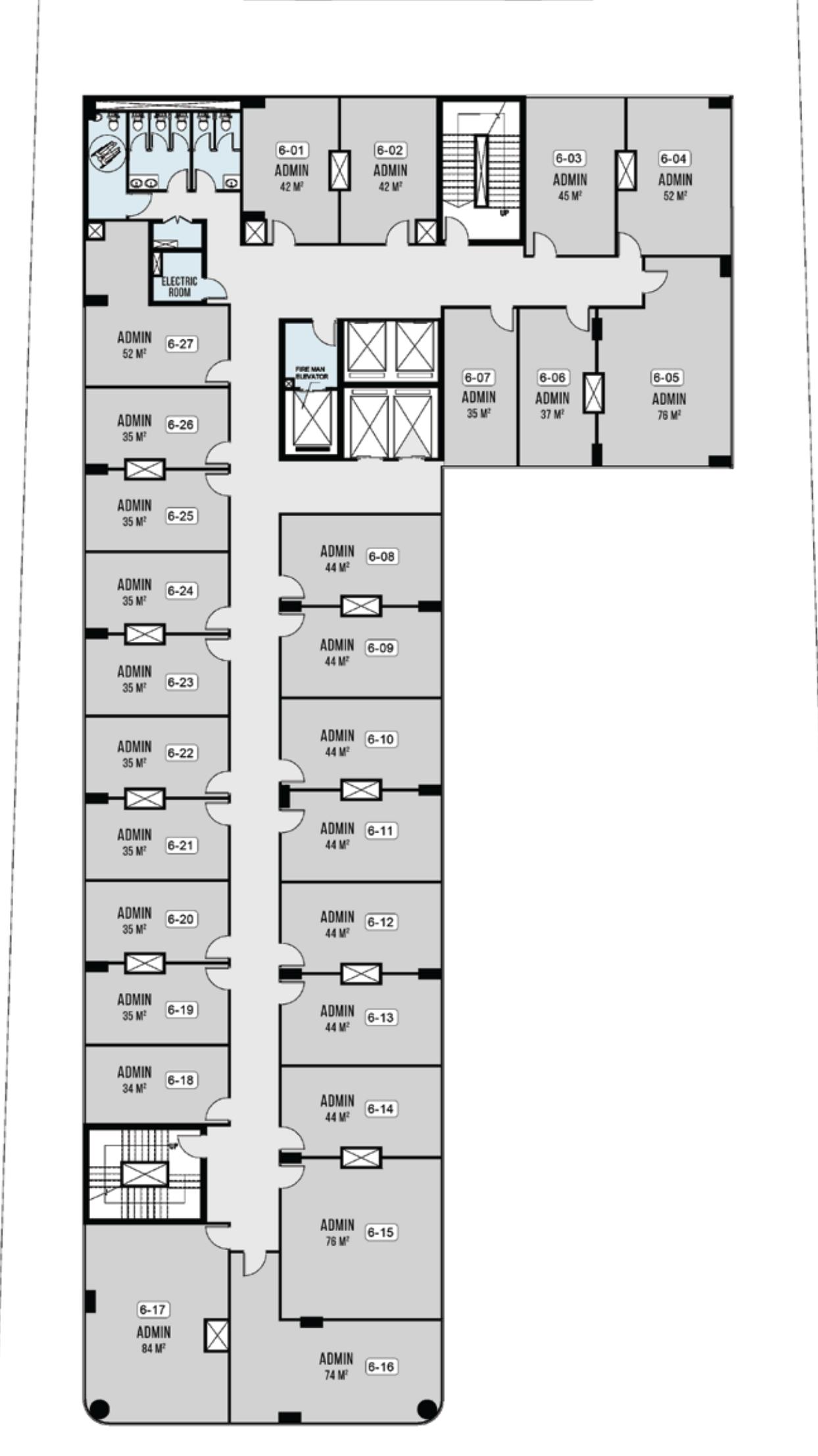
## FOURTH FLOOR PLAN

ADMINISTRATIVE



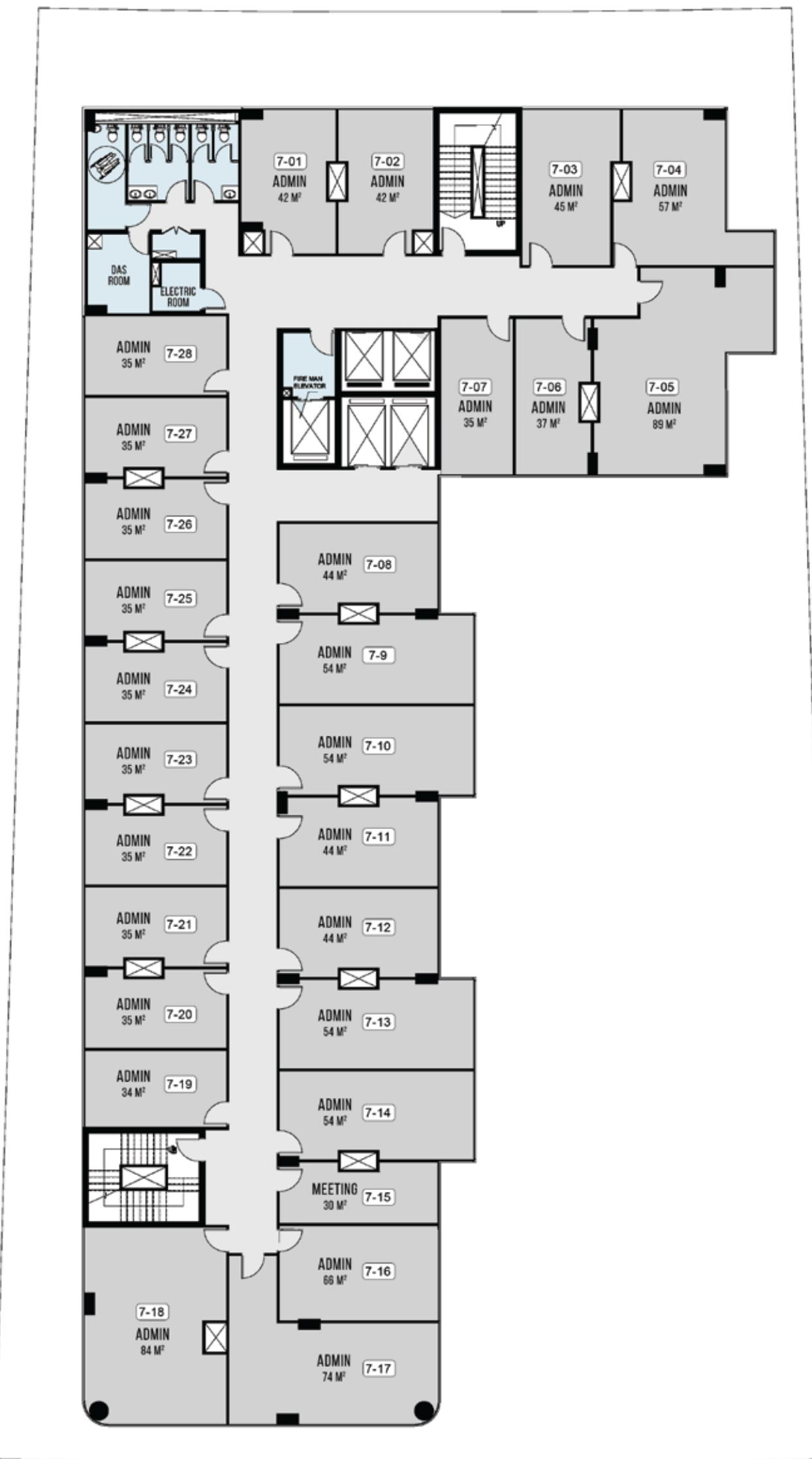
## FIFTH FLOOR PLAN

ADMINISTRATIVE



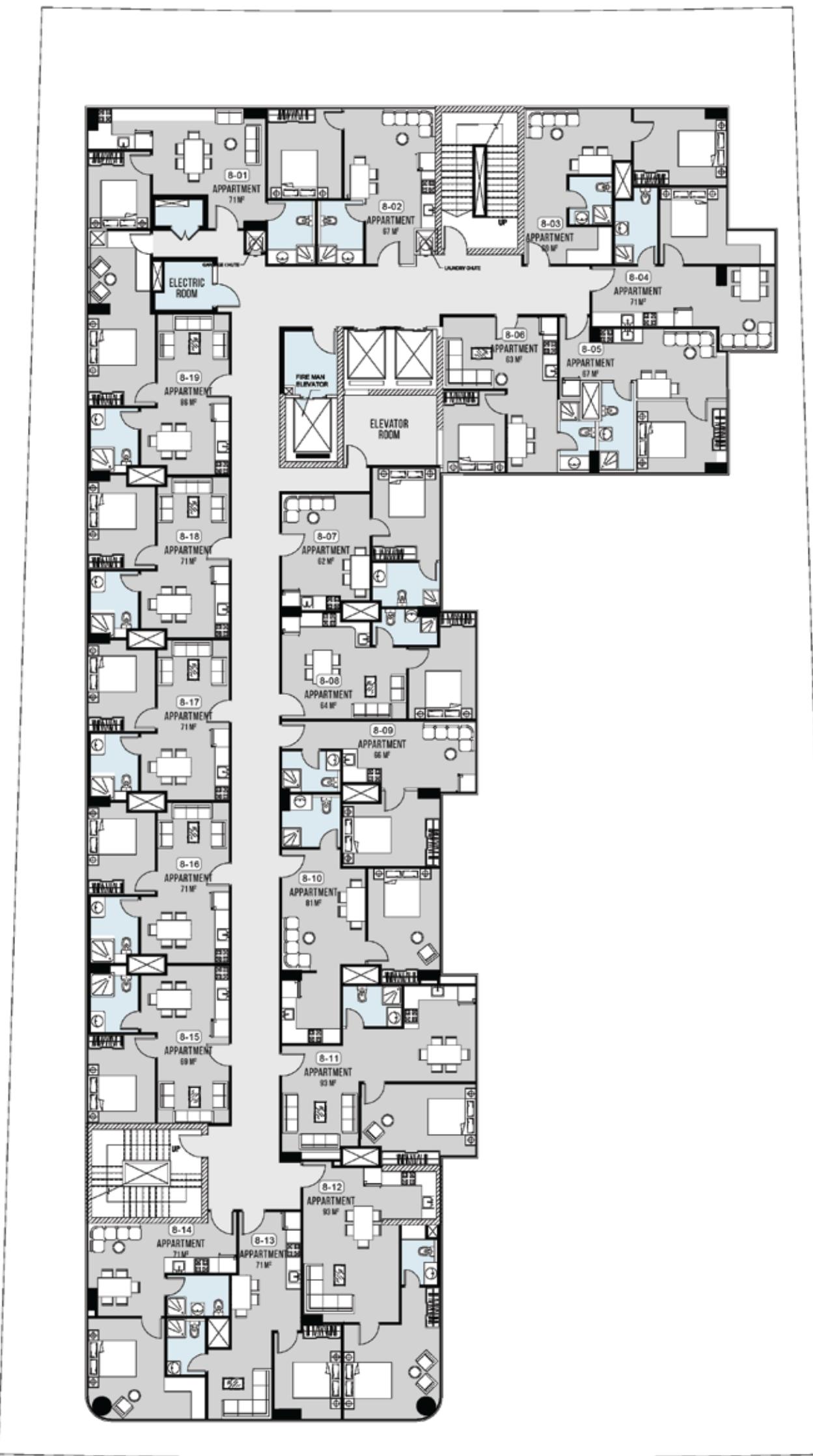
## SIXTH FLOOR PLAN

ADMINISTRATIVE



# SEVENTH FLOOR PLAN

ADMINISTRATIVE



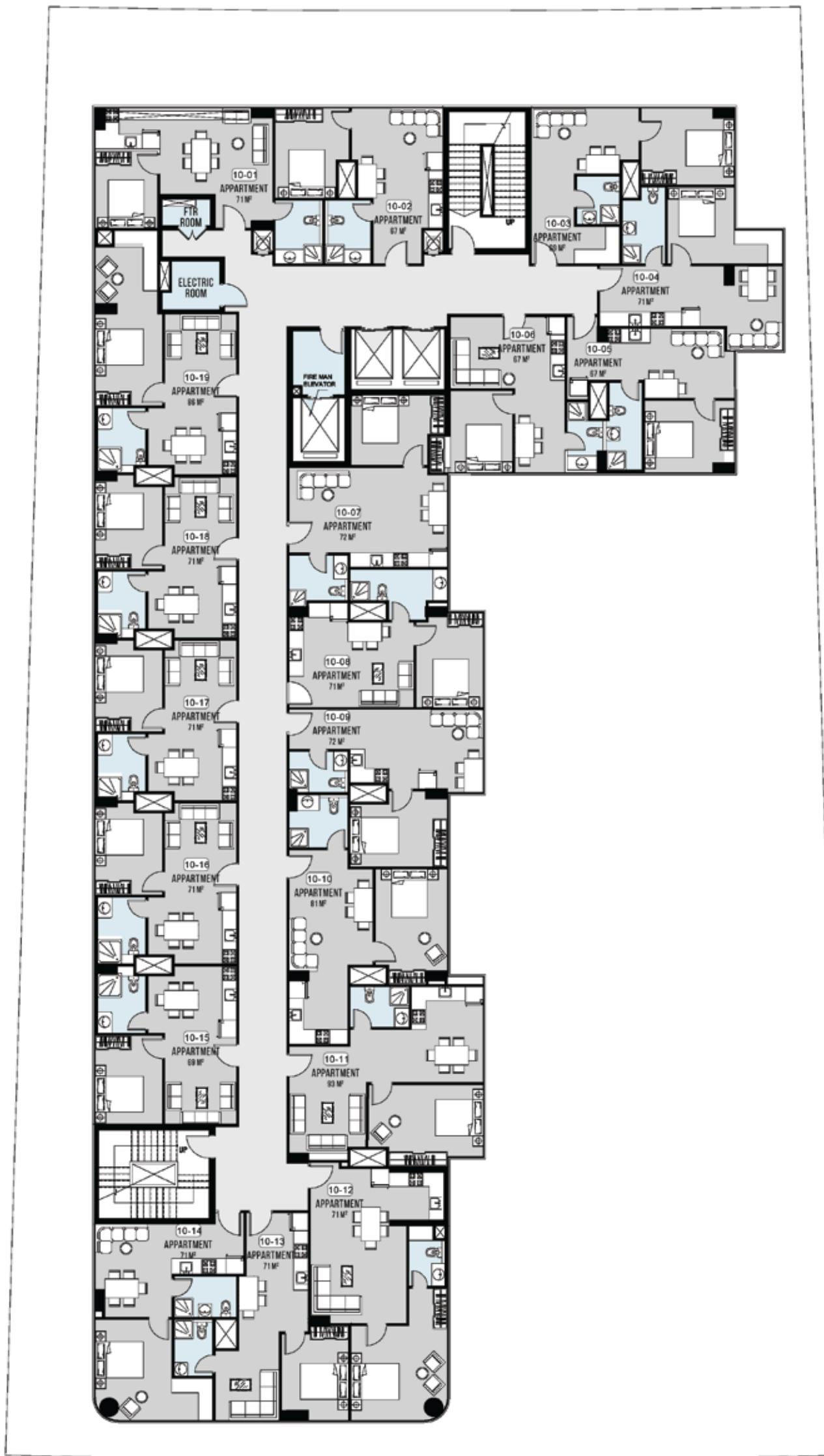
# EIGHTH FLOOR PLAN

RESIDENTIAL



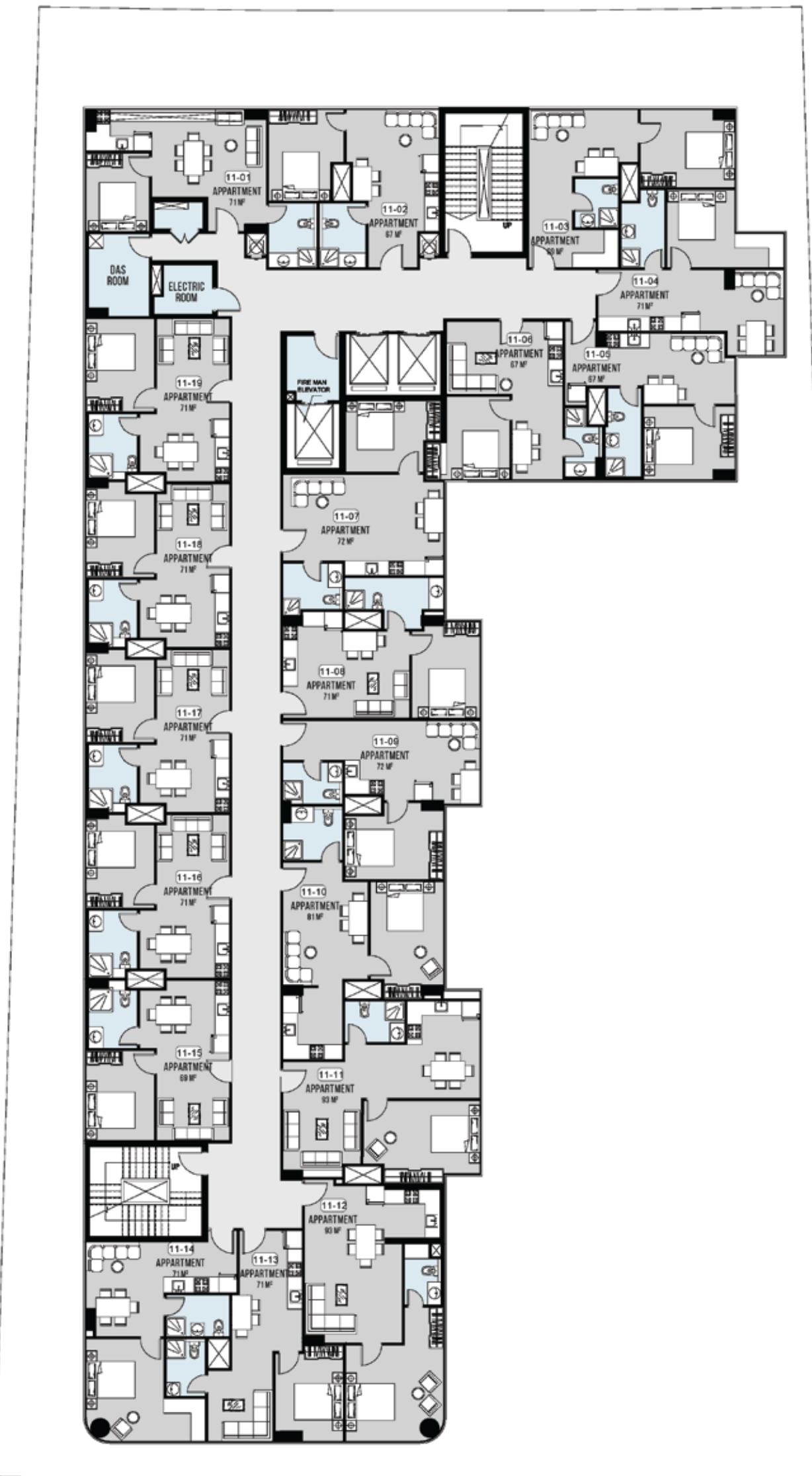
# 9TH FLOOR PLAN

RESIDENTIAL



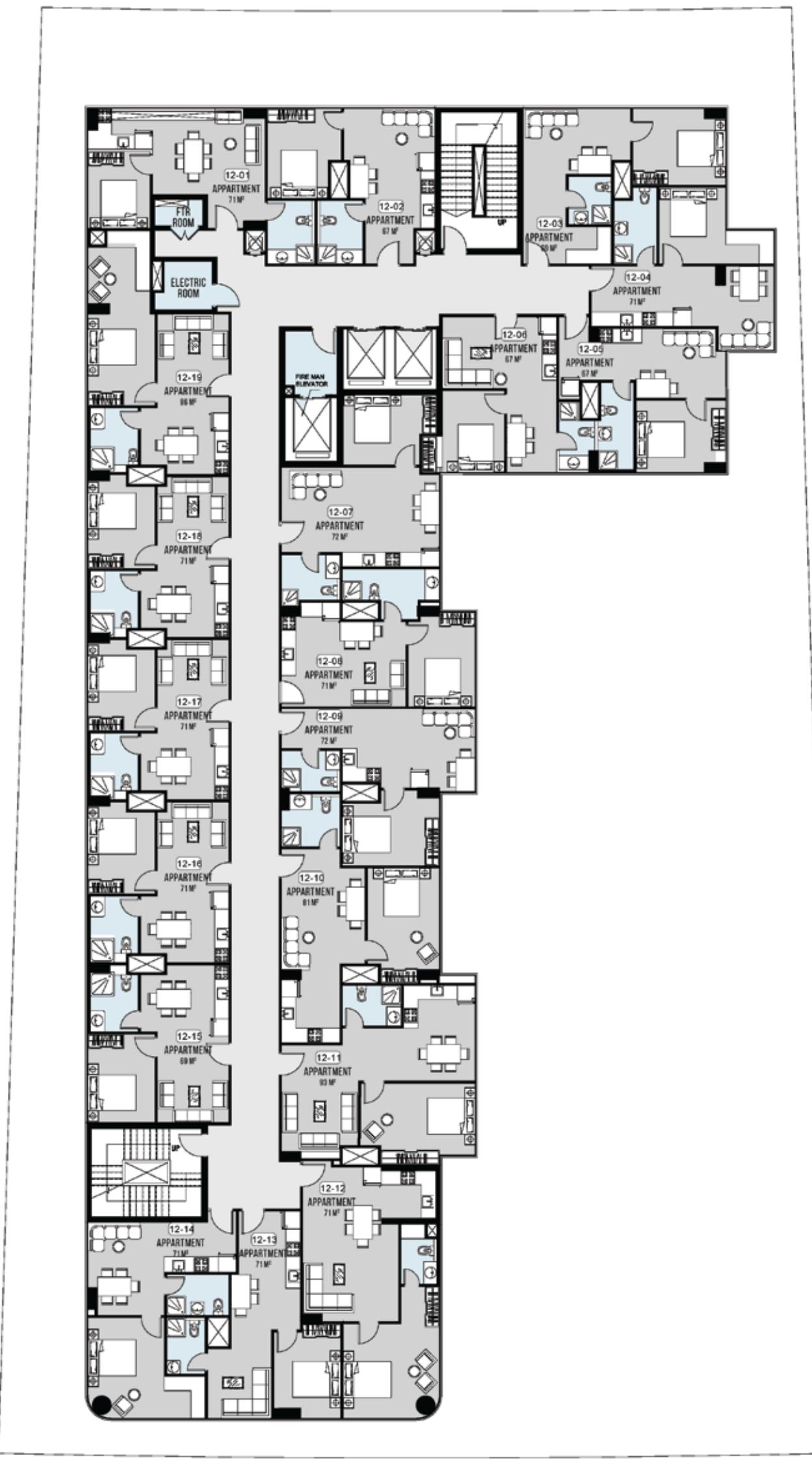
# TENTH FLOOR PLAN

RESEDENITAL



# ELEVENTH FLOOR PLAN

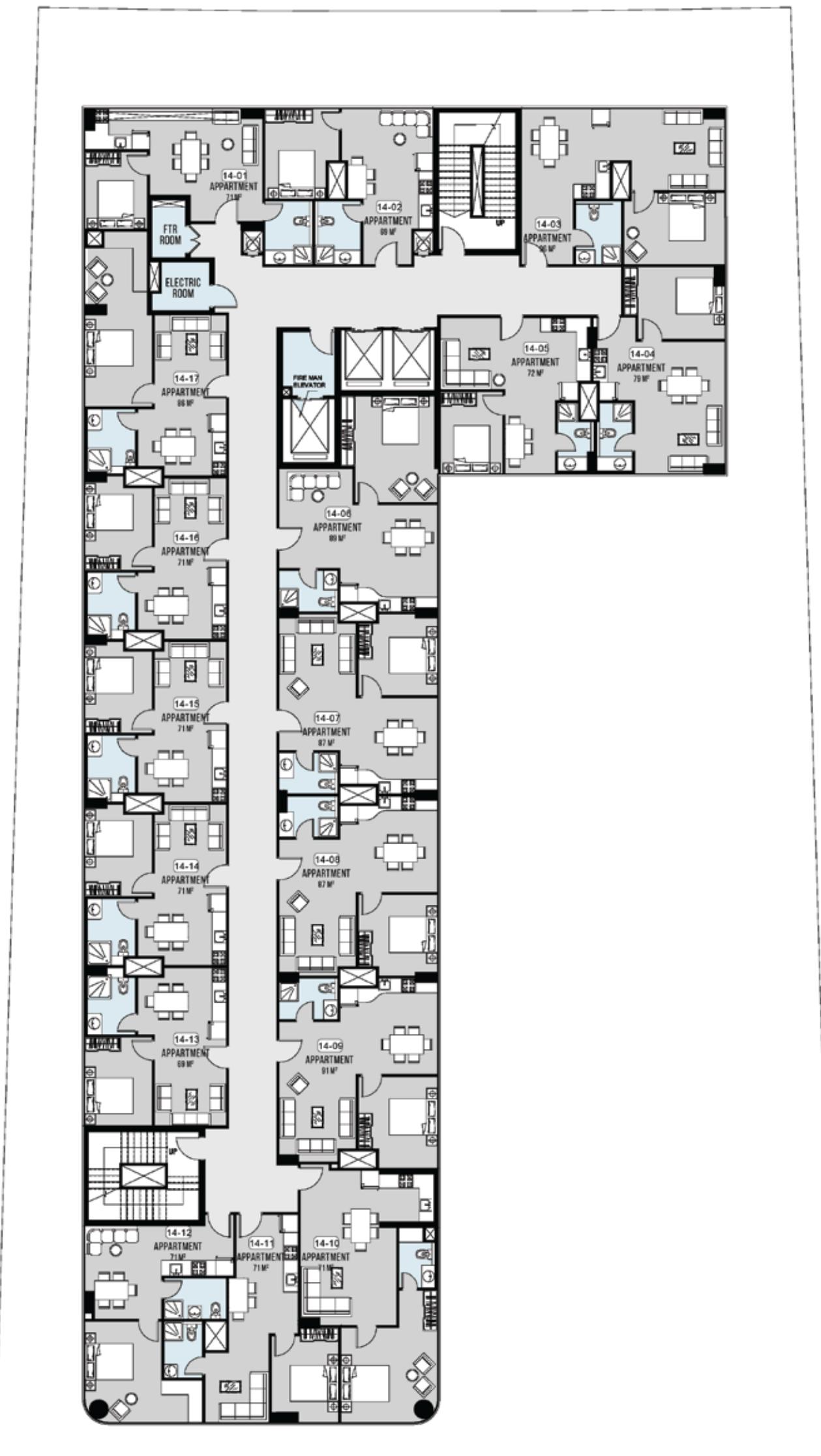
RESEDENTIAL



# TWELVTH FLOOR PLAN

RESIDENTIAL





# 14 FLOOR PLAN

RESEDENITAL



# 15 FLOOR PLAN

RESEIDENTIAL

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