



RESIDENCE

FULLY EQUIPPED HOMES



Fully Equipped Homes Ready to Live/Rent





ABOUT THE DEVELOPER

With signature properties from East to West since 2019, TBK has entered the real estate market resolutely focused on serving by providing luxurious residences throughout Egypt. Creating a renowned record with a strong emphasis on quality construction, client satisfaction, and modernity, TBK has built a reputation for delivering superb properties that embody connectivity, perfection, and innovative design. As a leading icon in the Egyptian real estate sector, TBK has expanded its presence to the GCC, with branches in Riyadh, Jeddah, Kuwait, and Abu Dhabi, offering exceptional services to clients throughout the region. BUILDING LEGACIES, BEYOND BORDERS.

TBK THE BLISSFUL KEY: REDEFINING EXCELLENCE IN EGYPTIAN AND GCC REAL ESTATE.



WHERE
GENERATIONS

LEAVE THEIR
MARK

BUILT FOR GENERATIONS
MARKED BY *Time*



NEW CAIRO'S MOST EXCLUSIVE ADDRESS

Experience the ultimate in convenience and luxury at 90 Avenue, ideally located in the heart of New Cairo, overlooking the bustling South 90 St, opposite from AUC, and just 10 minutes from Cairo-Sokhna Road. This iconic residential community provides exceptional access to a wide range of amenities, placing you at the intersection of business and leisure. With major corporate centers and financial institutions nearby, this is an ideal have for professionals. Additionally, the vibrant attractions of popular entertainment destinations, including Downtown Mall, Cairo Festival City, and Point 90, are just moments away.

Connected to Cairo's Key Destinations

20 km from Cairo Ring Road

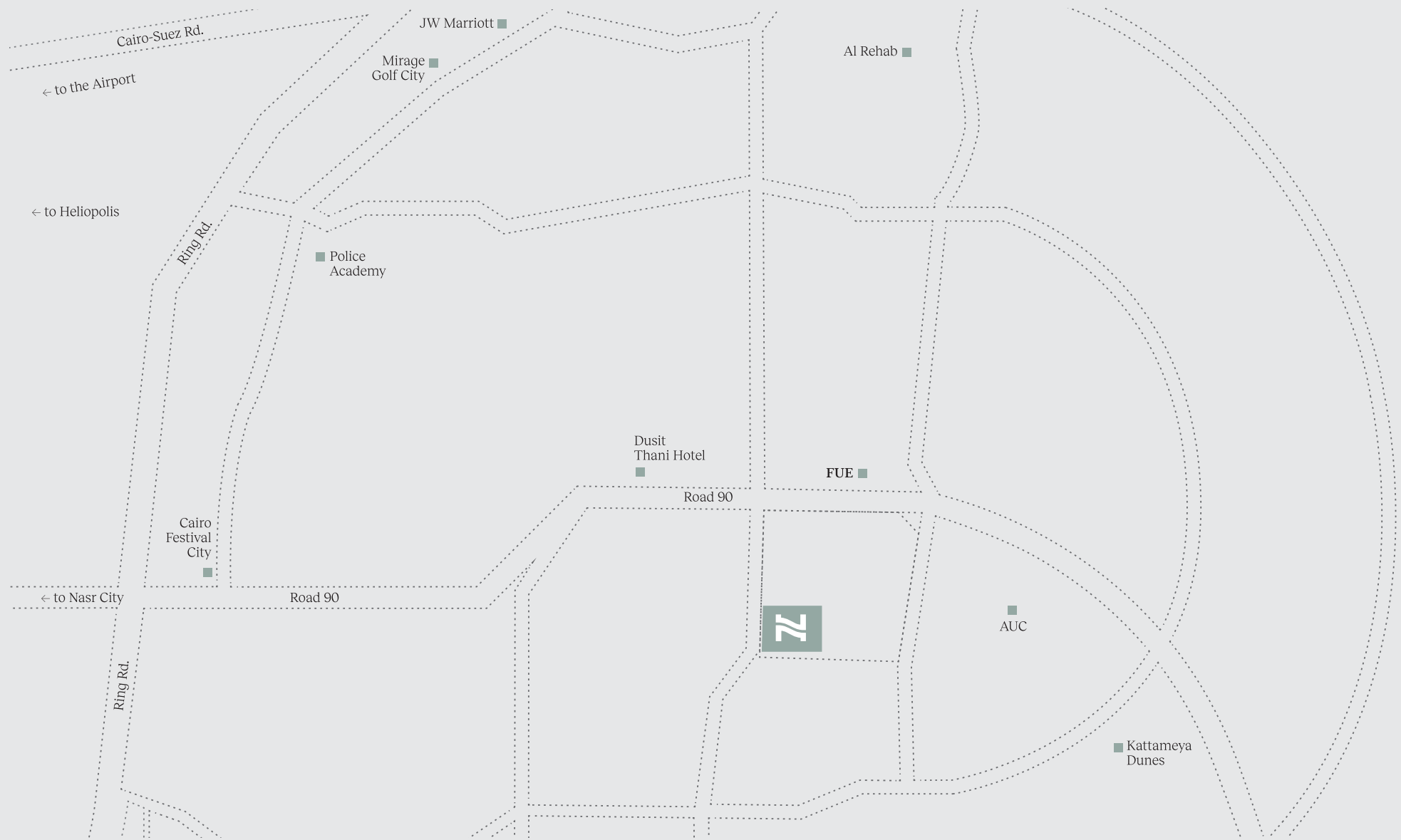
17 km from Cairo-Suez Road

25 km from Cairo International Airport

27 km from Cairo-Ain Sokhna Gates

20 km from Cairo New Administrative Capital





Designed with accessibility in mind, 90 Avenue features two main entrances. Ensuring easy connections to all main roads and highways in Cairo. Discover the perfect blend of convenience and luxury at New Cairo's most desirable address.





M A S T E R P

E R P L A N N M

N M A S T E R

T E R P L A N N M

N M A S T E L

L A N M A S T

A S T E R L A

P L A N M A S

M A S T E L A

A N A S T L A

Concord Plaza Mall

South 90 Road

South 90 Road

South 90 Road

GALLERIA
MOON
VALLEY



AUC

Point 90 Mall

EL ZOHOUR CLUB



M A S T E R P L A N

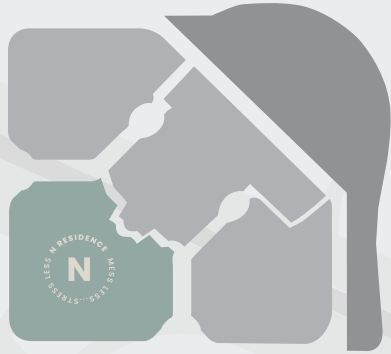
90 Avenue is a fully integrated community overlooking New Cairo's vibrant 90 Street. It is masterfully designed on 20,000 SQM of green landscapes and cascading water features, offering pedestrian-friendly paths, jogging, and biking tracks for a healthier lifestyle. The project blends modern functionality with refined aesthetics, delivering luxurious apartments with hotel-inspired finishing standards for a new level of comfort

MASTERPLAN

KEY

- 90 AVENUE
- N RESIDENCE
- COMMERCIAL - ADMINISTRATIVE





GAILERIA Moon Valley

90 Road

AUC

El Zohour Club





N RESIDANCE

FULLY EQUIPPED HOMES

READY TO LIVE/RENT

BY TBK - THE BLISSFUL KEY



FULLY EQUIPPED HOMES



READY TO RENT/LIVE



INTRODUCTION

Welcome to N-Residence, the newest and final phase of 90 Avenue—a vibrant, self-sufficient community at the heart of New Cairo. Designed to embody modern comfort and sophistication, N-Residence brings together elegant architecture, lush surroundings, and a lifestyle of convenience.

At the heart of this phase lies an exclusive residential building release, crafted for families seeking both privacy and distinction. With a limited collection of fully equipped homes (fully finished, fully furnished, with ACs and kitchen appliances), this building offers a rare opportunity to move into a ready-to-live home, surrounded by greenery and the world-class amenities of 90 Avenue.



N RESIDANCE

FULLY EQUIPPED HOMES

READY TO LIVE/RENT

BY TBK - THE BLISSFUL KEY



LIFESTYLE AMENITIES



Indoor & Outdoor Pools



Exotic Gardens



Indoor & Outdoor Gym



Kids' Playground



Clubhouse right beside the building



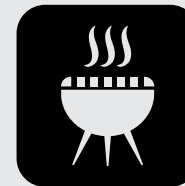
Jogging and cycling tracks



Football court



Paddle court



Barbecue Area



Property rental services "by Mynt & Kennah"

EVERYDAY LUXURY, AT YOUR DOORSTEP



FLOOR PLAN

N RESIDANCE

FULLY EQUIPPED HOMES

READY TO LIVE/RENT

BY TBK - THE BLISSFUL KEY

CHOOSE
THE HOME
THAT FITS
YOUR
LIFESTYLE



VS2 GROUND FLOOR UNIT 1



2-Bedroom Apartments
designed for young families & professionals

VS2

GROUND FLOOR

UNIT 2



2-Bedroom Apartments
designed for young families & professionals

VS2

GROUND FLOOR

UNIT 3



3-Bedroom Apartments
spacious layouts for comfortable living

VS2 GROUND FLOOR UNIT 4



2-Bedroom Apartments
designed for young families & professionals

VS2 GROUND FLOOR UNIT 1



2-Bedroom Apartments
designed for young families & professionals



VS2 FIRST FLOOR UNIT 1



2-Bedroom Apartments
designed for young families & professionals

VS2

FIRST FLOOR

UNIT 2

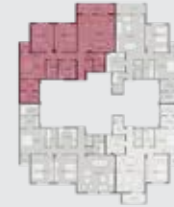


2-Bedroom Apartments
designed for young families & professionals

VS2

FIRST FLOOR

UNIT 3

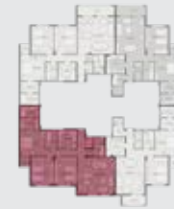


3-Bedroom Apartments
spacious layouts for comfortable living

VS2

FIRST FLOOR

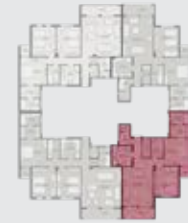
UNIT 4



3-Bedroom Apartments
spacious layouts for comfortable living



VS2 TYPICAL FLOOR UNIT 1

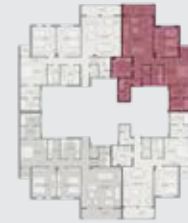


2-Bedroom Apartments
designed for young families & professionals

VS2

TYPICAL FLOOR

UNIT 2

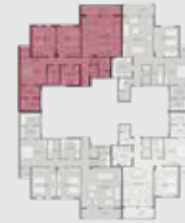


2-Bedroom Apartments
designed for young families & professionals

VS2

TYPICAL FLOOR

UNIT 3



3-Bedroom Apartments
spacious layouts for comfortable living

VS2 TYPICAL FLOOR UNIT 4



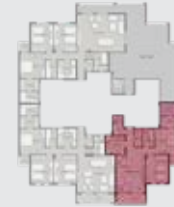
3-Bedroom Apartments
spacious layouts for comfortable living



VS2

ROOF FLOOR

UNIT 1

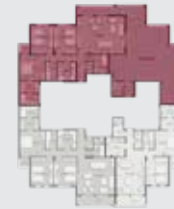


2-Bedroom Apartments
designed for young families & professionals

VS2

ROOF FLOOR

UNIT 2



3-Bedroom Apartments
spacious layouts for comfortable living

VS2

ROOF FLOOR

UNIT 3



3-Bedroom Apartments
spacious layouts for comfortable living



SUCCESS PARTNERS

WATG

cracknell

AL AMAR

BENOY

 JLL

 DORRA
DEVELOPMENTS

 REDCON
Construction Co.



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PROJECT *by*
TBK