



RESIDENCE

LUXURY SERVICED
APARTMENTS



MESS LESS STRESS LESS



Mess less, stress less—a philosophy of refined simplicity. At **N Residence**, thoughtful design and seamless service transform each space into a serene escape from life’s clutter.

Here, tranquility is woven into every day, and each corner speaks to calm and clarity, allowing a life where ease is the ultimate luxury.



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





FROM KUWAIT TO EGYPT

4 Branches
5 projects

As we expand our reach, we are excited to serve clients in the GCC with branches in Riyadh, Jeddah, Kuwait, and Abu Dhabi. Our mission goes beyond borders as we continue our legacy of excellence, offering sophisticated properties that align with the aspirations of modern living.



BUILT AROUND YOU, FILLED WITH LIFE'S MOST PRECIOUS MOMENTS

Set within the refined beauty of New Cairo, this is more than just a home—it is a reflection of who you are. It's a space where love takes root, family moments bloom, and quiet joys and serene moments capture the essence of life's true meaning.





N RESIDENCE

Your Story, Your Sanctuary.

Welcome to **N Residence**, where your story is embraced and celebrated.

We believe that homes are more than just structures; they are vessels of our memories and spaces that reflect the essence of our lives. Every corner and room holds the essence of the moments that shape who we are.

- Net Land Area 100,800 SQM
- Commercial BUA 82,672 SQM
- BUA 55,400 SQM



Homes are more than just structures; they are vessels of our memories and spaces that reflect the essence of our lives



N RESIDENCE

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LUXURY SERVICED APARTMENTS

BY TBK-THE BLISSFUL KEY

At N Residence, we design living spaces that breathe and listen, transforming mere architecture into a sanctuary of intention. Here, luxury harmonizes with the beauty of simplicity, creating an atmosphere where modernity feels effortless. This is your perfect escape, where the chaos of the outside world fades away, leaving behind pure serenity.

N RESIDENCE

5TH SETTLEMENT

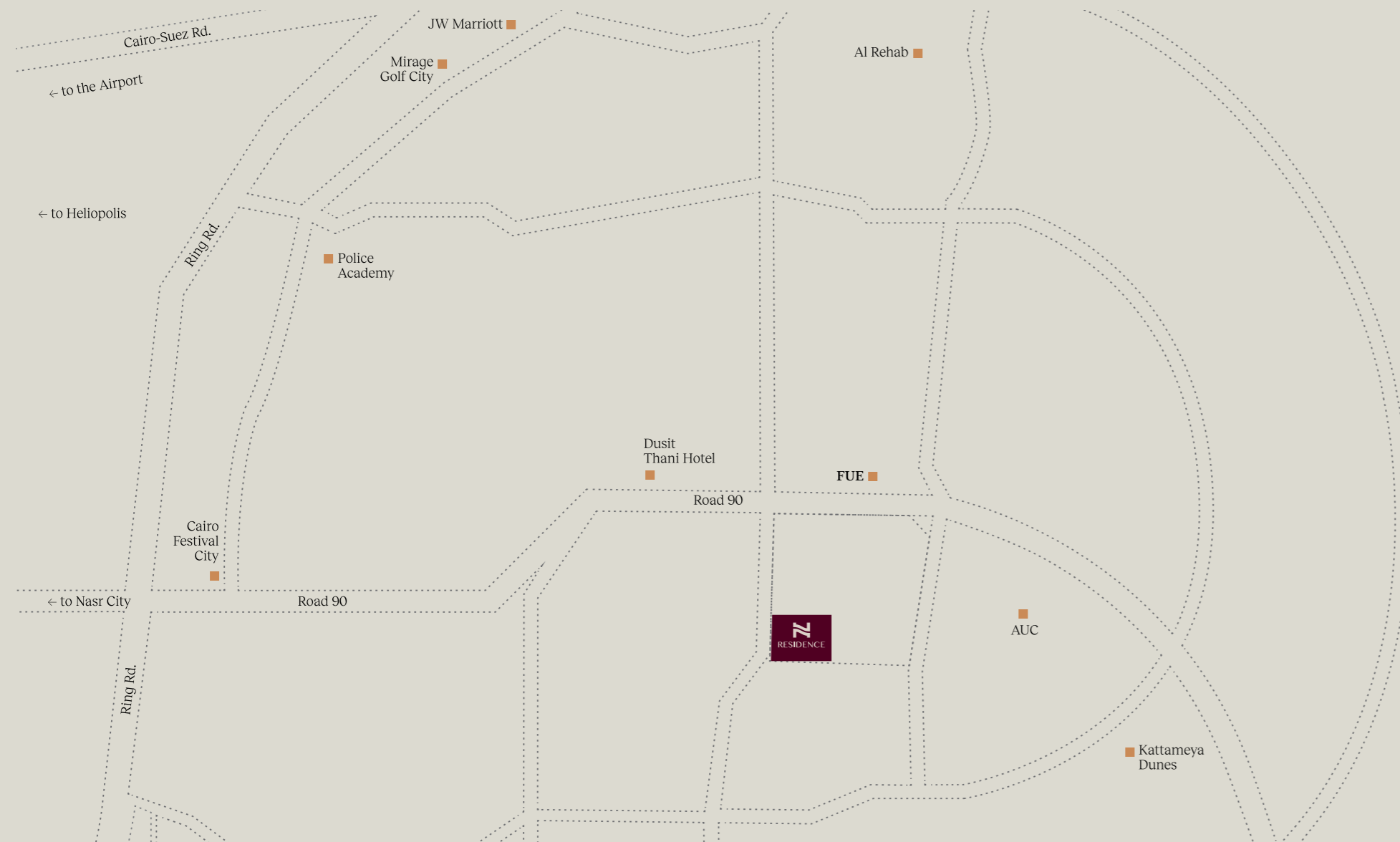
BY TBK-THE BLISSFUL KEY

LUXURY SERVICED APARTMENTS



Comfort at N Residence is not a luxury but an essential part of everyday life. It is not just a place to live; it is a haven that nurtures your moments and allows them to flourish. Experience a home that truly understands you-welcome to N Residence.
Your Perfect Escape Inside Your Compound





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.

N RESIDENCE

5TH SETTLEMENT

BY TBK-THE BLISSFUL KEY

LUXURY SERVICED APARTMENTS



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. 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



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LUXURY SERVICED APARTMENTS

Concord Plaza Mall

South 90 Road

South 90 Road

South 90 Road

South 90 Road

South 90 Road

GALLERIA
MOON
VALLEY



AUC

M A S T E R P L A N

Point 90 Mall

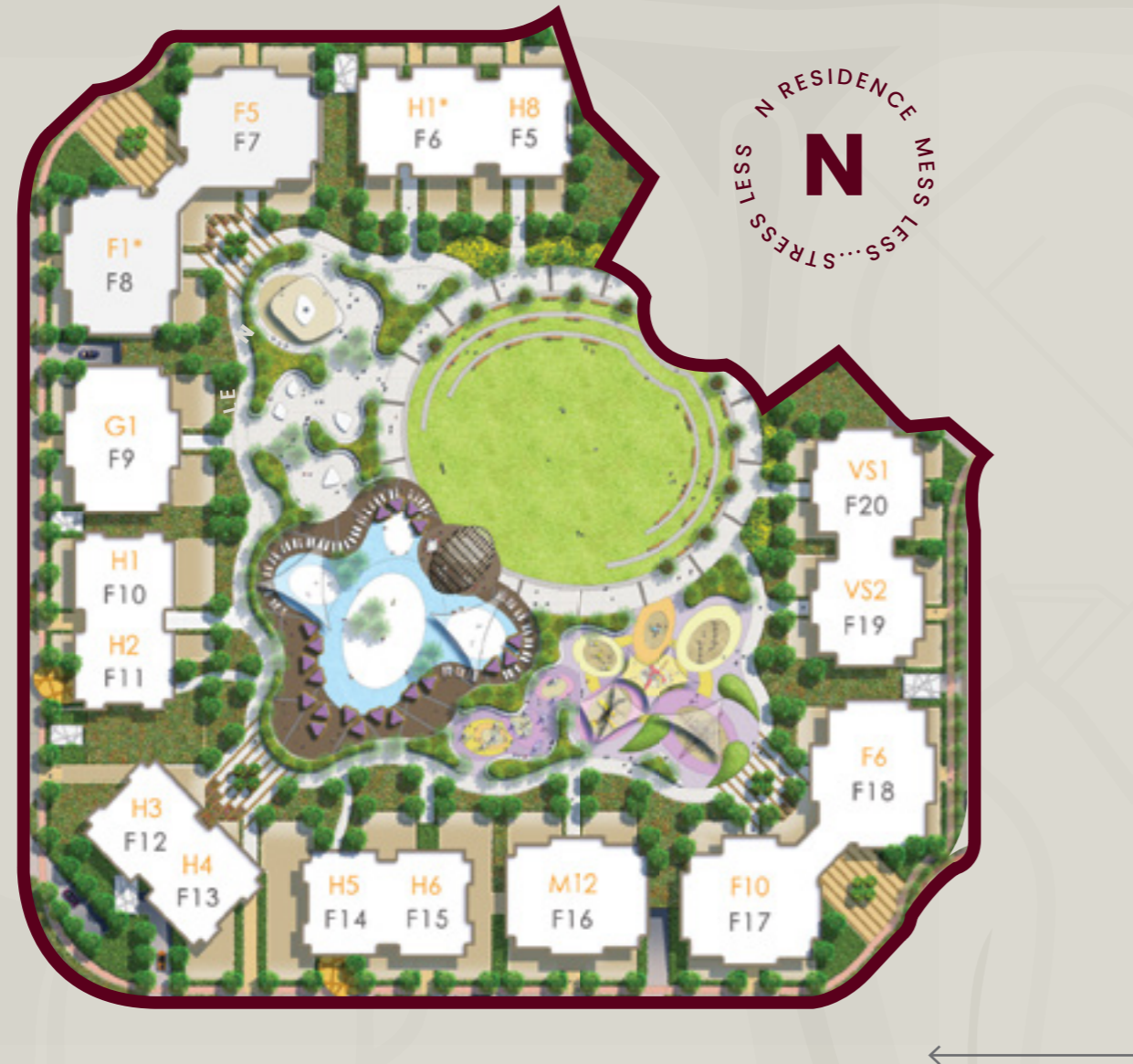
EL ZOHOUR CLUB

MASTERPLAN KEY

90 AVENUE

N RESIDENCE

COMMERCIAL - ADMINISTRATIVE





CORE PHILOSOPHY

At **N Residence**, the commitment to crafting homes harmoniously unites luxury with functionality, empowering residents to embrace life's journey while gracefully navigating the demands of modern living.

Our mission is to cultivate a serene atmosphere where comfort and convenience intertwine, allowing you to concentrate on what truly matters in life.

Our Purpose

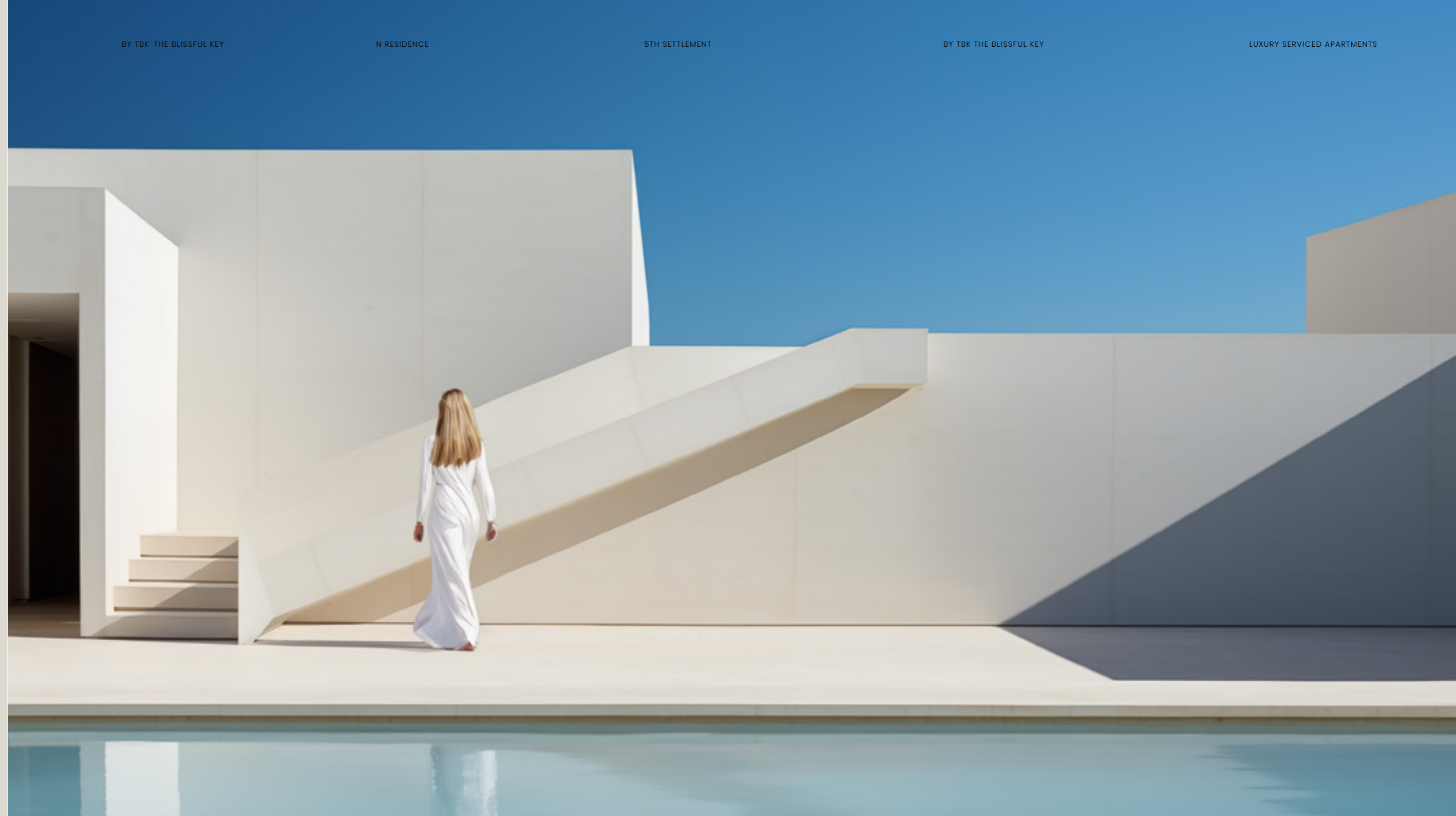
Enhancing quality of life through thoughtfully designed spaces, **N Residence** offers top-tier amenities that transform everyday living. Intelligent designs foster a tranquil atmosphere, ensuring a balanced lifestyle free from the pressures of daily demands.



Our Promise

At **N Residence**, an exceptional living experience awaits, where comfort and peace of mind are paramount. This environment transforms daily life into a seamless and enjoyable journey.

The thoughtful design emphasizes the details that elevate everyday routines, ensuring tranquility in each moment and allowing residents to savor life's pleasures without the weight of stress. With a focus on excellence, **N Residence** aims to exceed expectations at every turn, offering a lifestyle that beautifully combines luxury and ease. Here, every aspect of living is crafted to be truly remarkable



SERVICES & AMENITIES



AMENITIES

Indulge in a wealth of unparalleled amenities designed for ultimate comfort and convenience.





Dedicated **concierge services** elevate everyday living by providing personalized assistance tailored to your needs.

From arranging transportation to recommending local hotspots, the concierge is always available to ensure your experience is seamless and enjoyable.



Housekeeping services enhance comfort and convenience, taking the hassle out of daily chores.

Residents can immerse themselves in what truly matters, enjoying their home, while a dedicated team takes care of maintaining a pristine living environment.

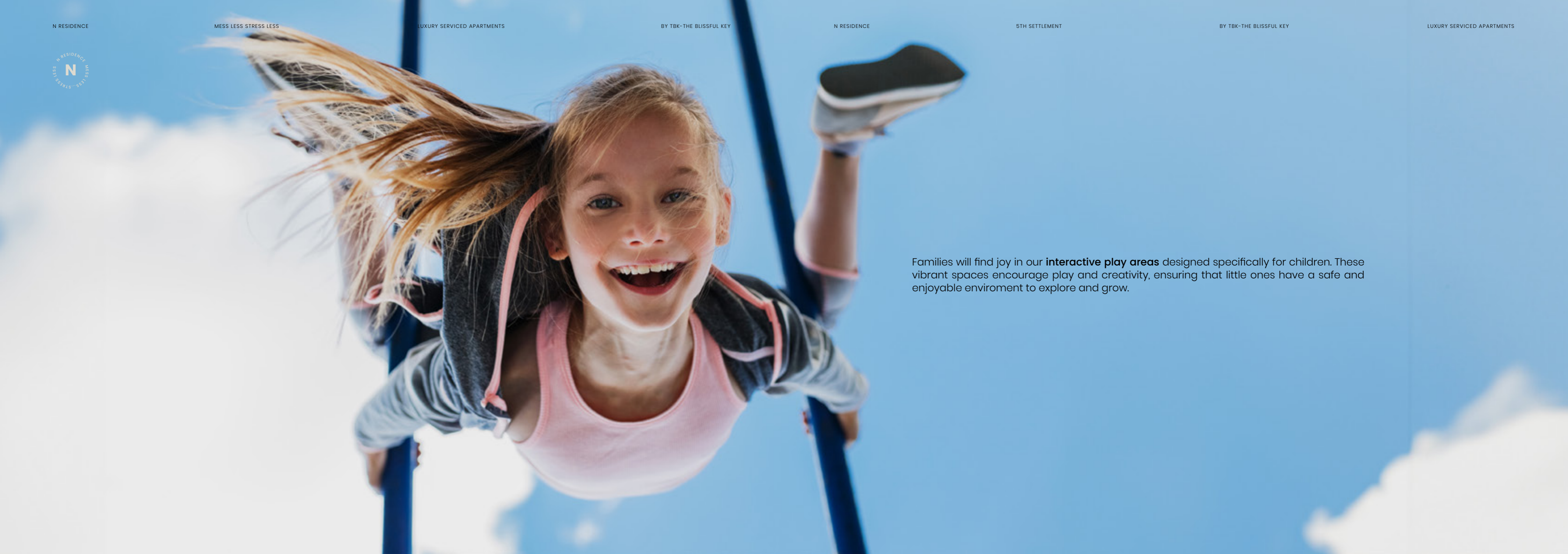




Relaxation is just a step away with inviting **indoor and outdoor pools** that create a tranquil atmosphere.

These serene spaces invite you to unwind and recharge, offering a perfect retreat from the hustle and bustle of everyday life.





Families will find joy in our **interactive play areas** designed specifically for children. These vibrant spaces encourage play and creativity, ensuring that little ones have a safe and enjoyable environment to explore and grow.



N RESIDENCE

STRESS LESS



LUXURY SERVICED APARTMENTS

For those balancing work and home life, our **flexible workspaces** provide the perfect solution.

Thoughtfully designed to foster productivity, these areas adapt to your needs, ensuring that work can be completed efficiently without compromising comfort.



BY TBK-THE BLISSFUL KEY

N RESIDENCE

5TH SETTLEMENT

BY TBK-THE BLISSFUL KEY

LUXURY SERVICED APARTMENTS

Community life thrives in our vibrant **communal hubs**, designed to foster connections among residents.

These lively spaces encourage social interaction and collaboration, enriching the overall living experience and creating a true sense of belonging.



Embrace a lifestyle of wellness and luxury **N Residence** is not just a place to live; it's a community crafted for you!





Redefining Home

The Art of Living at N RESIDENCE



N Residence redefines urban living with its innovative design, balancing style, and functionality. The architecture features clean lines and a contemporary aesthetic, thoughtfully integrated into the landscape. Each building serves not just as a structure, but as a statement of modern sophistication.

The serene color palette complements the lush surroundings, creating a harmonious blend of nature and architecture. Inside, the apartments are designed with a focus on spaciousness and natural light. Each unit offers an open layout that invites creativity and comfort, ensuring that every moment spent at home feels refreshing.



The design approach emphasizes practicality. Staircases are discreetly enclosed, maintaining a clean and organized appearance, while essential services are centralized for easy access. Each building has its own private entrance, enhancing the sense of security and exclusivity.

The communal areas are inviting and encourage interaction among residents, featuring landscaped gardens that serve as peaceful retreats. Hotel-style lobbies connect four apartments per floor, fostering a sense of community while still offering individual privacy.

At **N Residence**, the emphasis is on creating a living space that meets the demands of modern life without sacrificing elegance. Here, thoughtful design meets everyday living.



SUCCESS PARTNERS

WATG

cracknell

AL AMAR

BENOY



CONTACT DETAILS

15902

New Cairo Branch: 90 Avenue
90 St. Infront of AUC, Fifth Settlement
Kuwait: +965622633221 - Abu Dhabi: +97126762007
Riyadh: +966920000790 - Jeddah: +966920000791

theblissfulkey.com



A PROJECT *By*

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