

VALDA *Village*



Valda Developments was founded in 2020, bringing together the development expertise of Akoya Developments and the market intelligence of New Avenue Real Estate Consultancy.

Built on shared values, this partnership was driven by one belief: delivering quality, clarity, and long-term value to the market, focusing on what truly matters to customers.

While Valda is a young company, it is backed by over 25 years of combined experience in real estate development and consultancy, with a strong track record and deep market understanding.

Today, with a portfolio of six projects, most of which are delivered and already liveable, with over 1,000 families calling them home, and 51,000 sqm of commercial space, Valda continues to combine development excellence with consultancy insight, delivering projects defined by quality, value, and lasting relevance.



Residential Projects.



Hayati Residence

Valda's first residential project, launched in 2010 and delivered in 2014, setting the foundation for a more considered approach to community living.

Inspired by modern Islamic architecture and the wide streets of earlier neighborhoods, it was designed to bring back space, calm, and true livability. Spanning 24 acres, only 20% is built-up, while 80% is dedicated to green spaces and services, creating a balanced and breathable environment.

The project features exclusively three-bedroom homes designed for family living and long-term comfort.

Strategically located in New Cairo, in front of Garden 8, it offers strong connectivity and easy access to key destinations, supported by Leven Square as its adjacent commercial hub.

Today, Hayati Residence is fully delivered, livable, and sold out, with over 700 families calling it home.

Residential Projects.



Akoya Compound

Launched in 2014 and delivered in 2018, Akoya is a boutique residential compound designed for modern family living. Meaning “pearl formed from sand,” Akoya reflects a philosophy of creating something refined and valuable from the essentials.

Thoughtfully planned with generous spacing, panoramic views, and integrated water features, the development balances indoor comfort with outdoor enjoyment. Designed primarily for younger families, it features mostly three-bedroom apartments with practical layouts suited for everyday living and long-term comfort.

Strategically located in New Cairo just off 90th Street, Akoya is 3 km from the American University in Cairo and 14 km from the Ring Road, offering strong connectivity to key destinations. It is further complemented by The Ledge, the adjacent commercial hub that brings convenience within close reach.

Today, Akoya is fully delivered and home to over 300 families, reflecting a thriving and established community.

Residential Projects.



Commercial Projects.

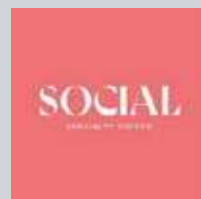
The Ledge Complex

Launched in 2020 and delivered in 2023, The Ledge is a mixed-use development in the heart of New Cairo, bringing together retail and administrative spaces in a dynamic, accessible setting.

Designed as a contemporary commercial strip, The Ledge is built around what tenants need, offering practical, well-planned spaces that support both business operations and customer experience.

With a total built-up area of 24,000 sqm, the development combines commercial and administrative units within a layout that encourages activity, visibility, and ease of access.

Today, The Ledge is fully delivered and operational, standing as an active destination that serves both businesses and the surrounding community.



Commercial Projects.



Leven Square

A mixed-use development in the heart of New Cairo, combining commercial and administrative spaces within one connected destination.

Launched in 2019 and delivered in 2022, the project was designed to bring together work, convenience, and everyday activity in a dynamic environment. Strategically located between 90th Street and Rehab City, it benefits from strong visibility, accessibility, and continuous footfall.

Spanning 30,000 sqm, including two basement levels, the development features office spaces alongside a vibrant retail offering, including 13 operating outlets and 12 St. Roll food trucks.

Today, it stands as a fully delivered and operational hub supporting both business and lifestyle needs in one integrated setting.



Commercial Projects.





Launched in 2021 in partnership with Mountain View, Rove is a contemporary commercial strip where dining, retail, and social experiences come together in one fluid environment.

Defined by a cutting-edge architectural approach, the development is designed around movement, visibility, and how people naturally engage with space. Spanning 29,000 sqm, Rove comprises two buildings and 140 units, with integrated outdoor areas across both levels creating an open and dynamic setting.

Strategically located along Al Daery El Awsati, it benefits from strong connectivity and continuous movement, placing it at the center of a growing community.

Built with a long-term vision, Rove offers practical, well-planned spaces that support both business performance and customer experience.

Commercial Projects.



Our Commitment.

Delivering what truly matters

In every project we develop, we commit to excellence by focusing on what people genuinely need. Through quality craftsmanship, real value, and consistent reliability, we ensure that our commitments are not just made, but delivered.

Across our projects, we have consistently:

- Delivered on time
- Kept our promises, without compromise
- Never sacrificed value
- Continuously innovated to ensure quality built to last
- Maintained strong customer satisfaction, driving repeat business and cross-selling



Eng. Mohamed Shehata
Deputy Chairman,
Valda Developments

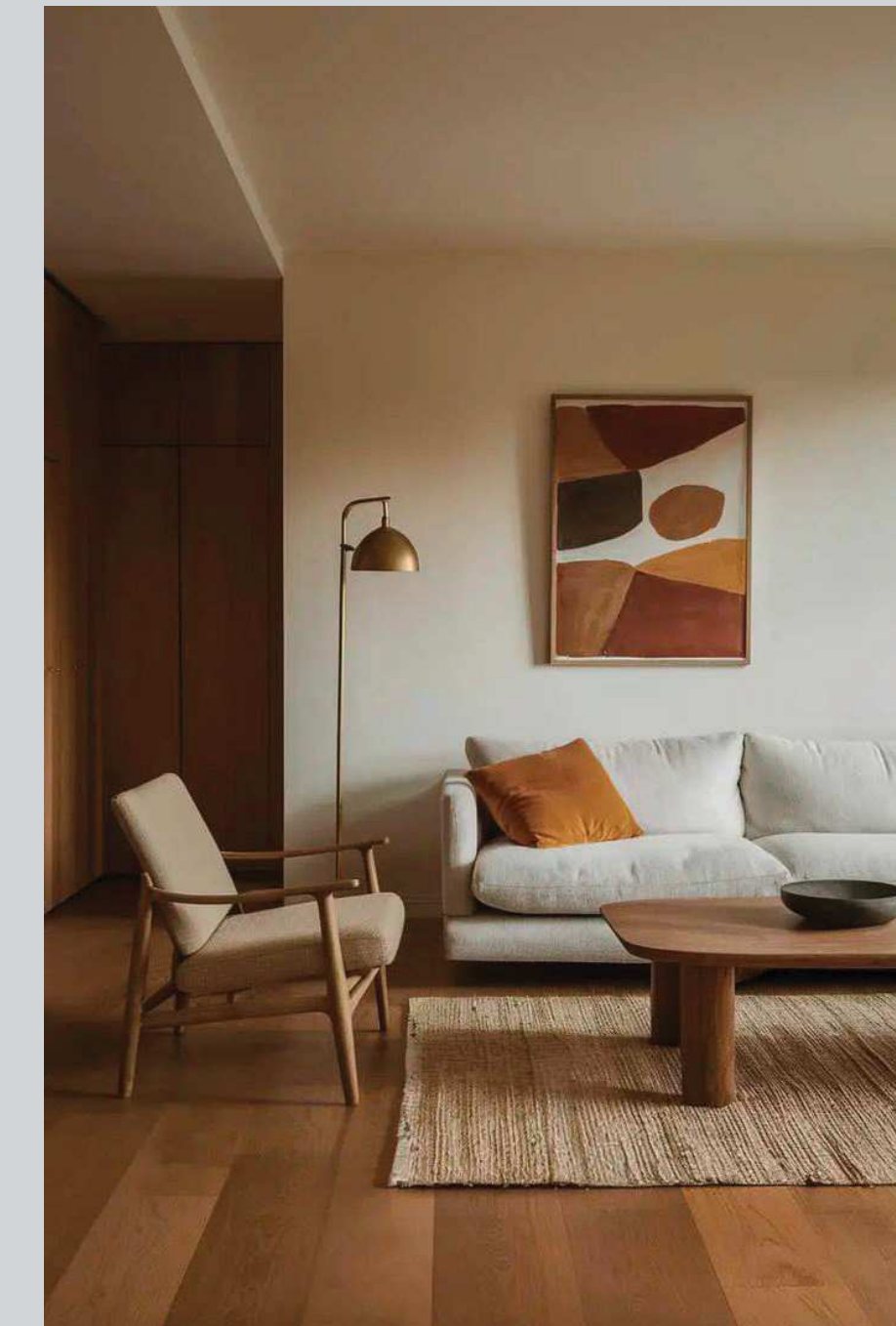
Eng. Mohamed Mahmoud
Chairman,
Valda Developments

Mr. Ahmed El-Dessouky
Managing Director,
Valda Developments

WELCOME TO

VALDA *Village*

< BELONG IN A
NEIGHBORHOOD
THAT FEELS
RIGHT >



Inspired by the essence of village living, this boutique 30-feddan community brings together residential, commercial, and administrative spaces within one connected neighborhood.

A selection of 26 modern residential buildings come together offering spacious one to four-bedroom homes, thoughtfully designed around greenery, open space, and abundant water features that create a more balanced everyday living experience.

At Valda Village, every detail is carefully planned to ensure amenities, daily necessities, and everyday convenience are always within reach. All within one of the liveliest phases of Mostakbal City.



PARTNERS



**DEVELOPMENT
PARTNER**



**ARCHITECTURAL
DESIGN
PARTNER**



LOCATION

< A STRATEGIC LOCATION WITHIN MOSTAKBAL CITY >

Mostakbal City has quickly become one of East Cairo's most desirable destinations, known for its strategic location, modern infrastructure, and well-planned communities that bring together connectivity, convenience, and quality of life.

Strategically located within the first and most established phase of Mostakbal City, Valda Village sits at the heart of one of its most vibrant and livable neighborhoods.

Its prime location offers seamless access to key destinations, making it one of the city's most connected and desirable addresses.

RING ROAD 2 MINUTES
SUEZ ROAD 8 MINUTES

MONORAIL 11 MINUTES
FUEL STATION 3 MINUTES

GLOBAL PARADIGM SCHOOL 1 MINUTE
VIBES SPORTS FACILITY 1 MINUTE



MASTERPLAN

< DESIGNED FOR A MORE
CONNECTED LIFE >



Thoughtfully designed to place residences at the core of the development, creating a natural transition between the lively commercial zones and the exclusive serviced apartments.

Just steps away from vibrant retail, dining and lifestyle experiences, while also neighboring the convenience and services offered by premium hospitality-style living.

COMMERCIAL

RESIDENTIAL

SERVICED APARTMENTS



Valda Village has been meticulously designed to offer residents an elevated living experience, balancing natural beauty with modern functionality. With open areas, lush landscaping, and smart design throughout, it's a place where nature and community come together beautifully.

30 FEDDANS
LAND AREA

Planned to support
everyday life and
connection.

699 UNITS

Forming a balanced,
integrated
neighborhood.

18 COMMUNAL
HUBS

Thoughtfully arranged
for clarity and flow.

26 ISLAND
BUILDINGS

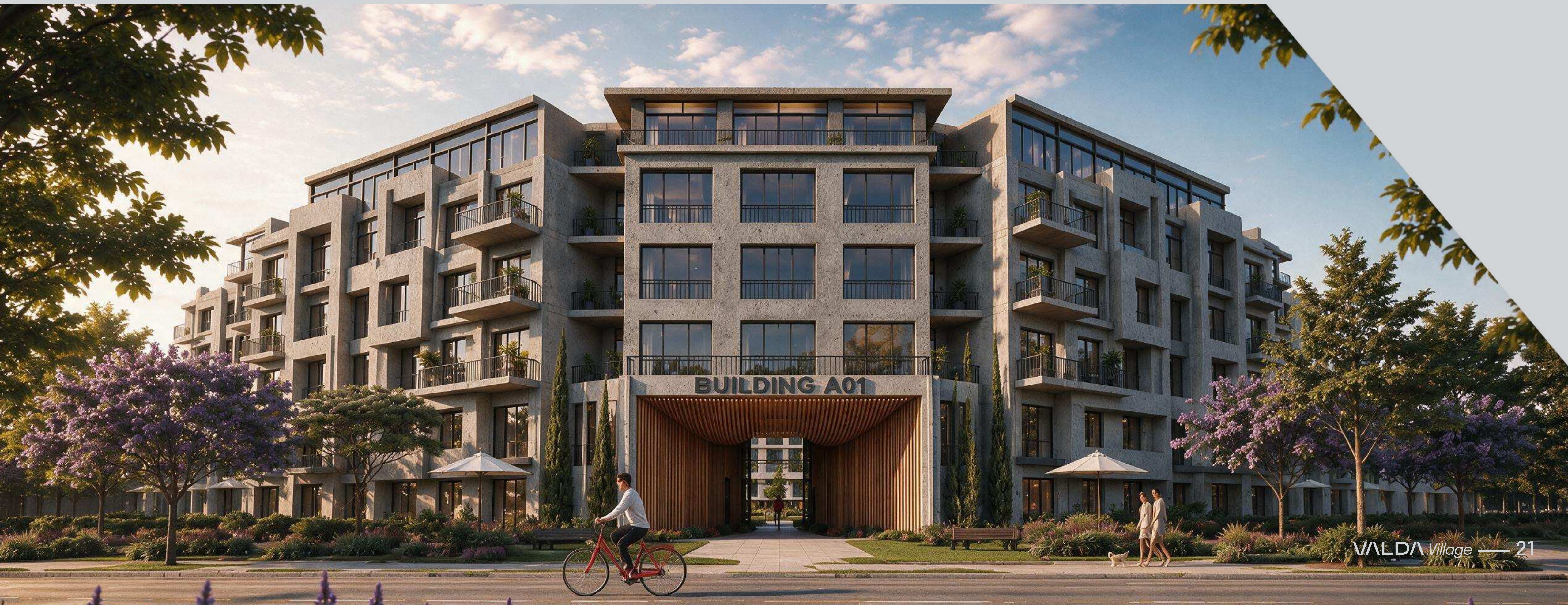
Integrated to support daily
use and interaction.

**DESIGN &
ARCHITECTURE**



< ARCHITECTURE IN HARMONY WITH LIFE >

At Valda Village, architecture was approached as a way to create a more connected, flexible, and balanced living experience where nature, movement, technology, and community exist in harmony.



Inspired by the structure of a motherboard, the development features a smart circulation system where streets flow naturally through the community, while public squares create vibrant spaces for interaction and shared experiences.

Green areas are thoughtfully integrated throughout the development to encourage visibility, openness, and moments of pause. A non-centralized building approach, combined with connected pathways and transition tunnels, creates a seamless flow between spaces while enhancing accessibility and preserving architectural harmony.



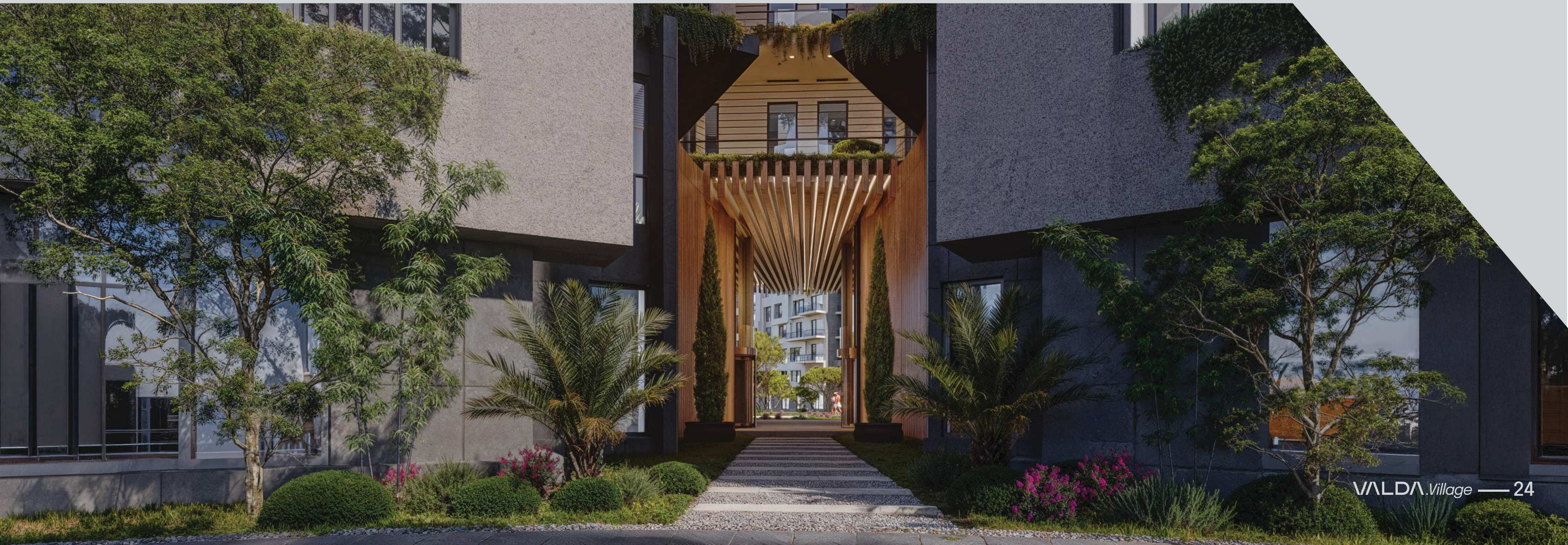


< THE VAULT, UP CLOSE >

The Vault is more than a dual-height entrance, a passageway, or an instagrammable architectural statement. It is the central nucleus of Valda Village, thoughtfully designed to shape movement, connection, and everyday interaction across the entire neighborhood.

Connecting all residential buildings directly, The Vault allows residents to move seamlessly through the neighborhood with greater ease, flow, and accessibility. Lined with amenities and connected to the community's 18 communal hubs, it creates direct access to wellness spaces, leisure areas, and shared experiences woven naturally into everyday life.

Designed as an open-air corridor, The Vault also enhances airflow throughout the development by drawing fresh breezes from multiple directions, creating a more comfortable and refreshing environment while elevating the everyday experience of moving through the space.





< EVERYDAY CONVENIENCE, THOUGHTFULLY DISTRIBUTED >

Amenities are thoughtfully distributed across the neighborhood through 18 communal hubs connected to the residential buildings, bringing over 1800 sqm of shared spaces closer to everyday life.

Rather than placing amenities in one location, the masterplan was designed to utilize space more efficiently, ensuring wellness, leisure, and lifestyle experiences are always within easy reach.

From gathering spaces to everyday conveniences, every hub is designed to create a more connected, convenient, and livable community experience



Within the neighborhood:

Pool - Fitness Studio - Kids Area -
Entertainment Room - Game Room - Cafeteria
- Focus Rooms - Meditation Area - Social Hall -
Landscape Gardens - Parking - Gym



LAYOUTS

< CRAFTED FOR A MORE SPACIOUS LIFE >

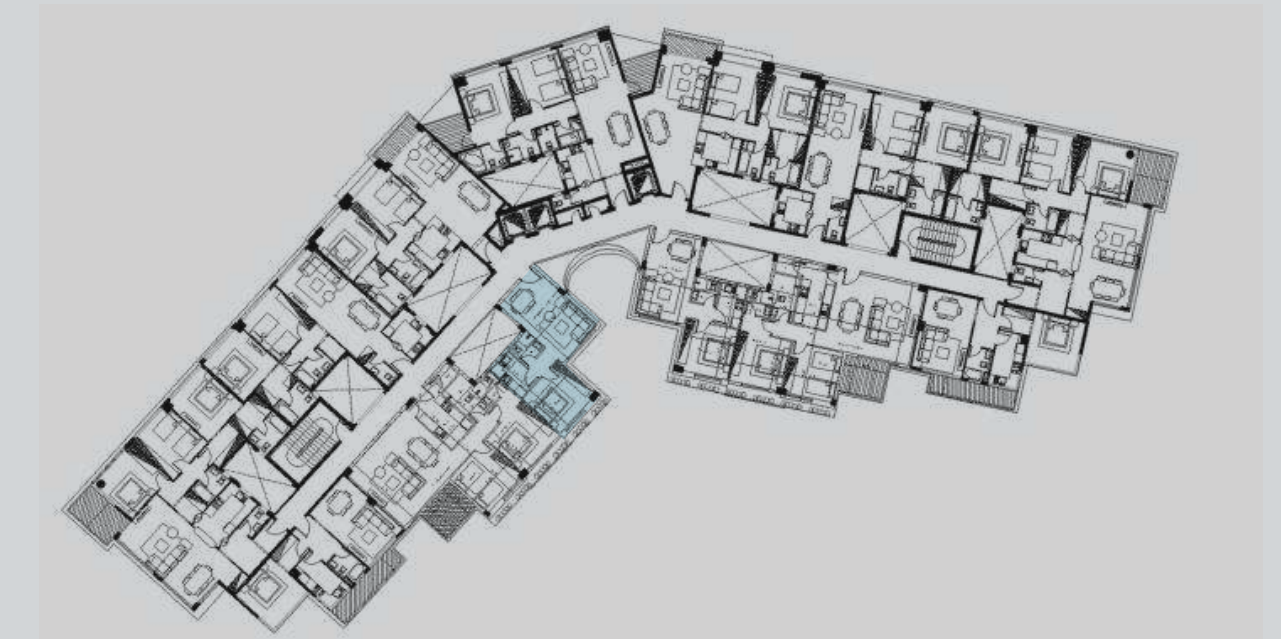
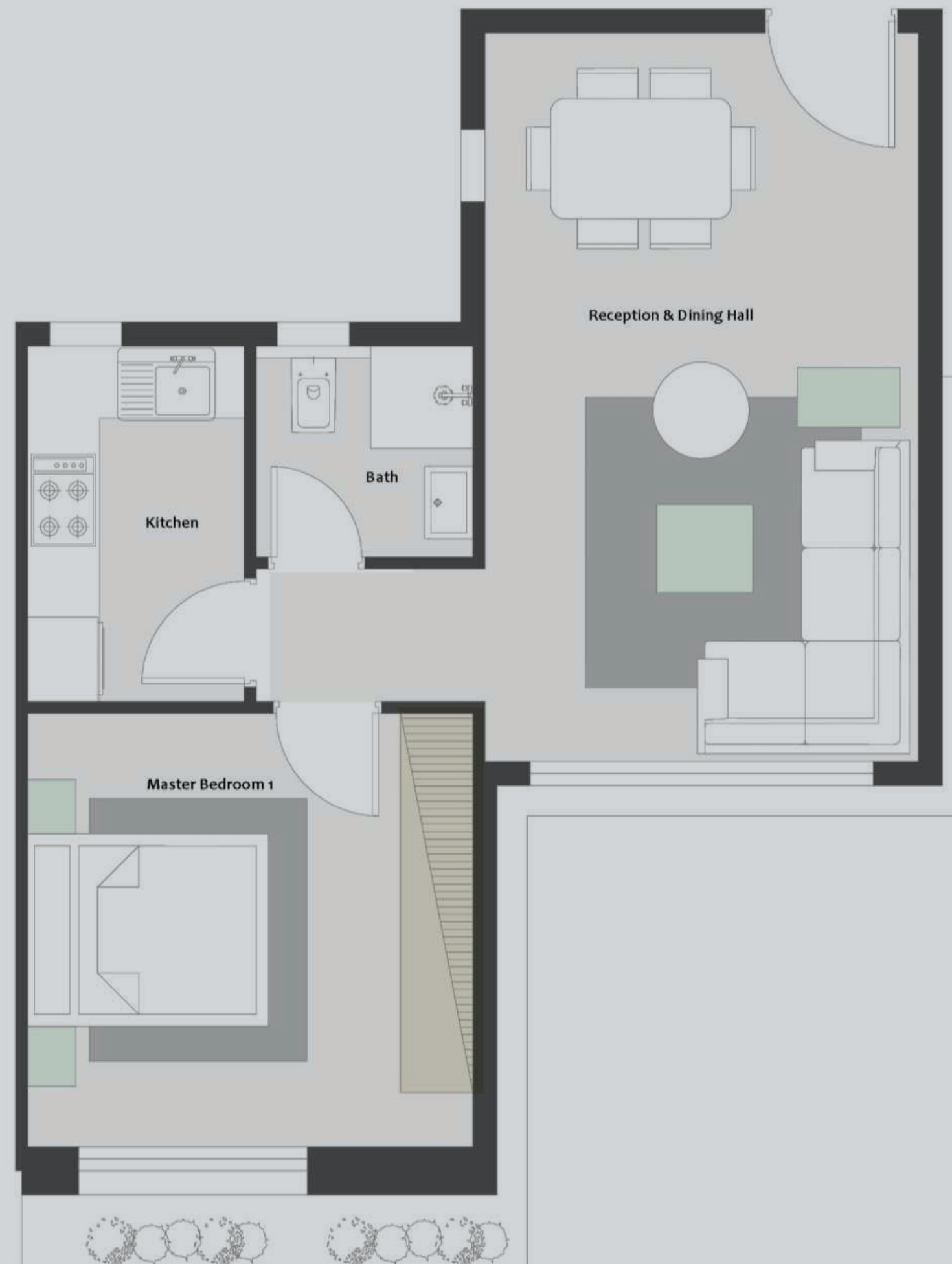
Each unit layout is crafted with the finest attention to detail, offering a seamless blend of elegance, practicality, and space. Expansive terraces frame breathtaking views, creating a natural connection between indoor and outdoor living.

From spacious interiors and well-defined living zones to picturesque balconies and open vistas from every corner, every element is carefully curated to create a living experience that simply feels right for you and your family.



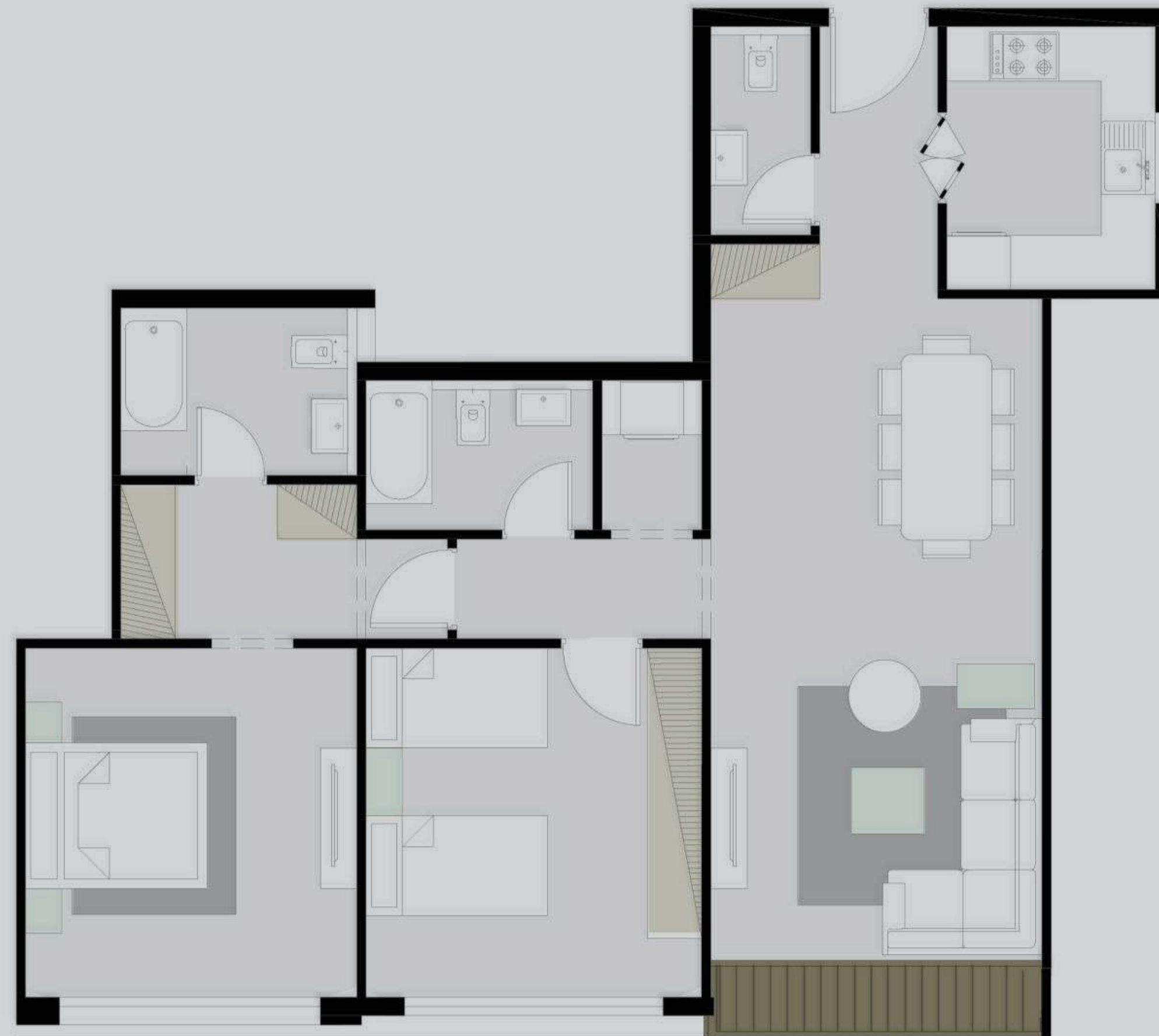
V1-C-25a Type C

**One bedroom
apartment**
Second floor
67 M²

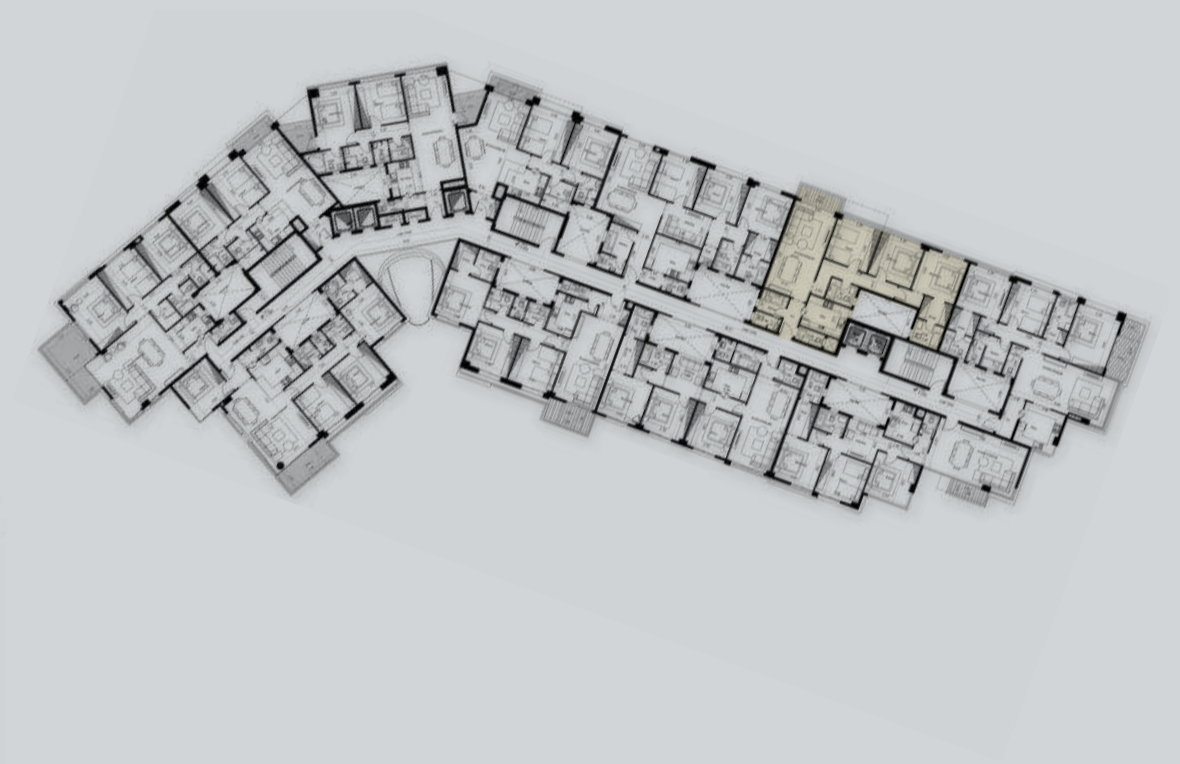


V23-D-24 Type D

**Two bedrooms
apartment**
Second floor
127 M²



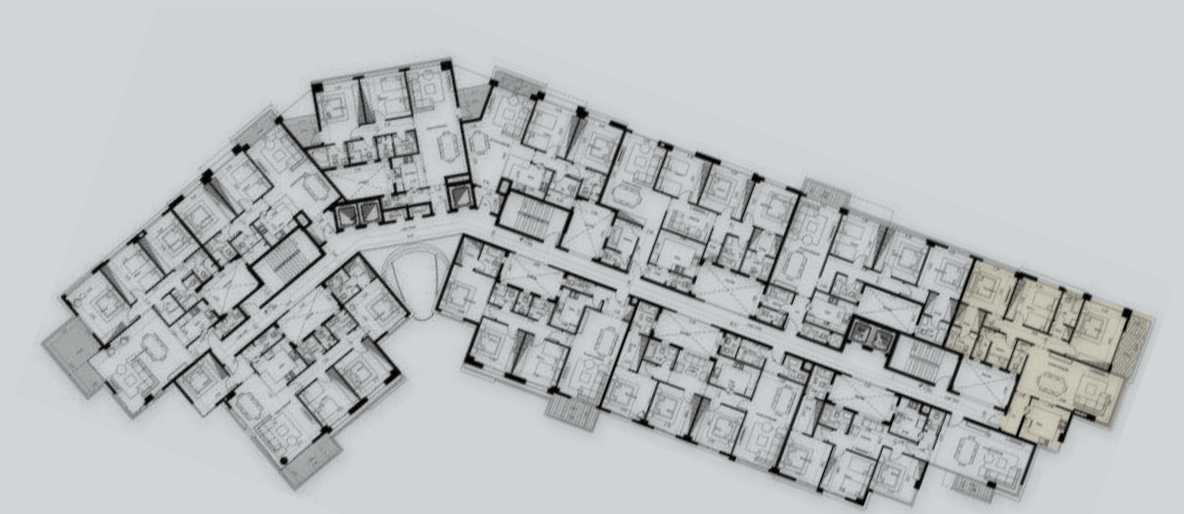
V3-B-41 Type B



**Three bedrooms
apartment**
Fourth floor
171 M²



V3-B-24 Type B



**Three bedrooms
apartment**

Second floor

190 M²

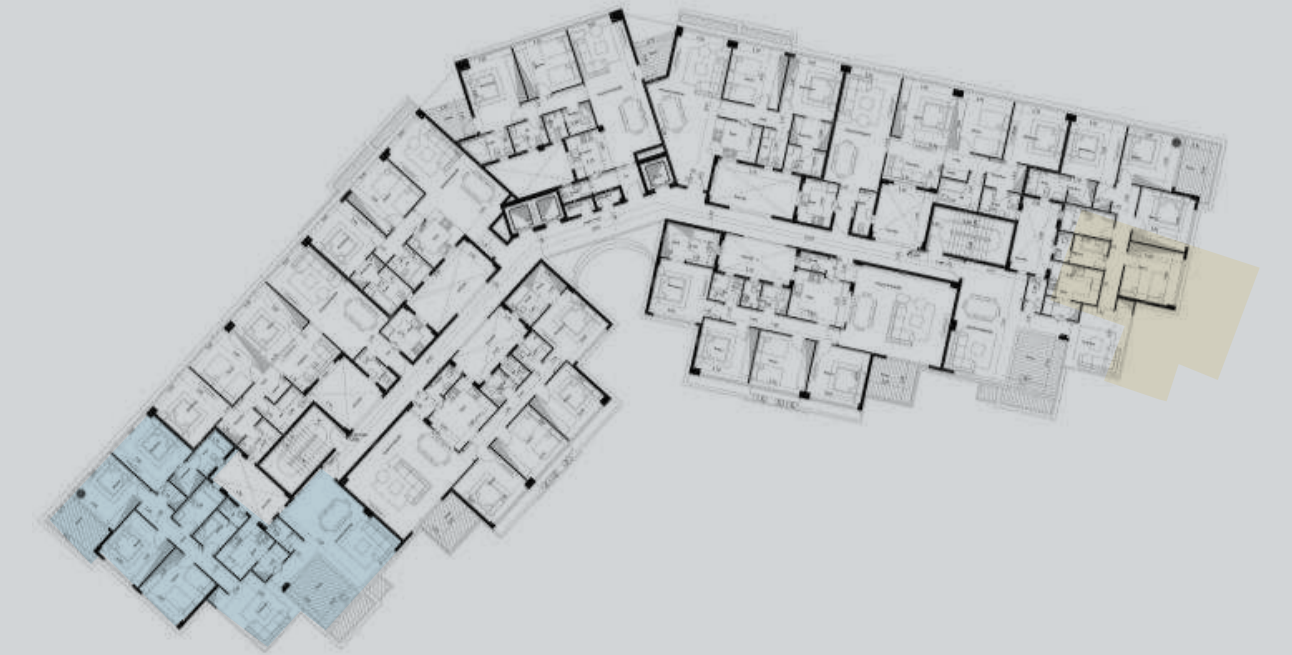
V1-C-53 Type C

**Four bedrooms
apartment**

Fifth floor

237 M²

Unshaded Terrace 27 M²



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