COMPANY PROFILE.

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What Truly Matters.

Inside This Profile

About us.

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How It All Started

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.

NEW AVENUE REAL ESTATE CONSULTANCY

AKOYA DEVELOPMENTS

Committed To 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

Our Executive Board

Eng. Mohamed Mahmoud is the Chairman of Valda Developments, with a strong background in construction engineering and real estate development. He graduated from the American University in Cairo (AUC) with a Bachelor's degree in Construction Engineering.

In 2011, he founded Elghad El-Moshreq Real Estate, leading the delivery of over 100,000 sqm of residential developments, including Hayati Residence, and 30,000 sqm of commercial and administrative spaces such as Leven Square.

In 2013, he became Deputy Chairman at Akoya Developments, where he contributed to delivering 55,000 sqm of residential projects, including Akoya Compound, and developing 24,000 sqm of commercial spaces, including The Ledge.

He brings a long-term, credibility-driven approach to development, focused on consistency, attention to detail, and delivering projects that hold their value over time.

> *"In real estate, credibility is what lasts. Not the sale, but what people actually receive and live with over time. For us, that is what it means to be real.*
> *At Valda Developments, we focus on getting every detail right from the start, with careful planning and a clear commitment to what we set out to deliver, ensuring what is promised on paper stands true in reality."*

Eng. Mohamed Mahmoud
Chairman, Valda Developments

Our Executive Board

Eng. Mohamed Shehata is the Deputy Chairman of Valda Developments, bringing over two decades of entrepreneurial and real estate experience shaped by a strong business heritage and passion for development.

He graduated from the Arab Academy for Science, Technology & Maritime Transport in 2005 with a Bachelor's degree in Computer Science Engineering. His business journey began in the late 1990s with his family enterprise, El Sayed Shehata & His Sons Co.

Founded by his grandfather in 1940, the company grew from trading used Egyptian Army tires into one of Egypt's leading tire trading businesses. His early involvement gave him hands-on experience in operations and management.

In 2008, he founded The Green Valley, helping more than 2,000 families purchase homes. Alongside his role at Valda Developments, he serves as Deputy Chairman of Shehata Group and Rowad Company for Imports.

Mohamed brings a practical, people-focused approach built on credibility, long-term value, and deep market understanding.

"Coming from a multi-generational business background, I've learned that longevity is never built overnight. It is earned through consistency, credibility, and staying committed to what truly matters over time. At Valda Developments, we carry that mindset into everything we do, working every day to build projects grounded in commitment, careful planning, and long-term value for the people and businesses we serve."

Eng. Mohamed Shehata
Deputy Chairman, Valda Developments

Our Executive Board

Ahmed El Dessouky is the Managing Director of Valda Developments, with a strong background in business, sales, and real estate consultancy. He graduated from the Arab Academy for Science, Technology and Maritime Transport, majoring in Business.

He began his career as Managing Director at Blue Nile Exports from 2008 to 2010, before moving into sales and marketing, gaining experience across multiple industries. In 2015, he founded New Avenue for Real Estate Consultancy, where he has led the company to achieve over 13.1 billion in sales.

Under his leadership, New Avenue has become one of the top-performing brokers in the market, partnering with leading residential developers and acting as a key consultant for major commercial accounts. He has also advised investors and developers through feasibility studies and in-depth market research, contributing to the successful planning of multiple projects.

With a strong understanding of market dynamics and customer needs, Ahmed brings a strategic, insight-driven approach to development, ensuring that projects are both relevant and built for long-term value.

*"At Valda Developments, every project begins with understanding what truly matters to people, to their families, and to their businesses.
That understanding drives how we plan, design, and innovate, creating spaces that are more relevant, more inclusive, and built for real use. Because when you get that right from the start, what you deliver naturally holds its value over time."*

Mr. Ahmed El-Dessouky
Managing Director, Valda Developments

Our Philosophy

Our Purpose

We exist to deliver what truly matters. Valda Developments was shaped in response to a growing need for greater clarity and balance in the real estate market. Not to compete on image alone, and not to justify compromise, but to offer a more considered approach, where people can pursue what truly matters without unnecessary trade-offs.

This is the promise Valda stands by. A commitment to deliver quality and value with consistency and intent, to uphold strong ethical standards, and to ensure that what is promised on paper is delivered in reality, holding its value in everyday life.

Our Vision

To redefine real estate development in Egypt by setting the benchmark for rational, reliable, and customer-first development, while contributing to a stronger and more sustainable economy.

Our Mission

To be a trusted and well-recognized real estate developer, delivering quality, value, and reliability across every project, from planning to delivery.

Valda Developments At a Glance

6 Projects across residential and commercial.
219,000 sqm developed.
1,000+ happily living families across communities.
Thousands of successes in motion, every day.
5/6 projects delivered and actively in use.

Residential

AKOYA COMPOUND
VALDA Village

Commercial

ROVE
LEVEN SQUARE
The Ledge Complex

Key Milestones

2010
- Hayati Residence launched

2014
- Hayati Residence delivered
- Akoya Compound launched

2018
- Akoya Compound delivered

2019
- Leven Square launched

2020
- Valda Developments officially launched
- The Ledge Complex launched

2021
- Rove launched in partnership with Mountain View

2022
- Leven Square delivered and operational

2023
- The Ledge complex delivered and operational

2025
- Rove delivered, entering its operational phase
- Valda Village launched

Our projects.

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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.

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.



VALDA.Village

Valda Village is a thoughtfully designed 30-feddan community, offering a modern apartment living experience rooted in a sense of belonging. Comprising 26 contemporary buildings, it features spacious one-to four-bedroom apartments surrounded by lush greenery and scenic water features.

Strategically located in the heart of Mostakbal City's most established phase, Valda Village offers seamless access to daily amenities and key destinations, ensuring a connected, convenient, and hassle-free lifestyle.

Valda Village has 18 communal hubs, each offering thoughtfully selected amenities, are spread across the project.

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.

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.

ROVE in partnership with MOUNTAIN VIEW

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.

Beyond Developments.

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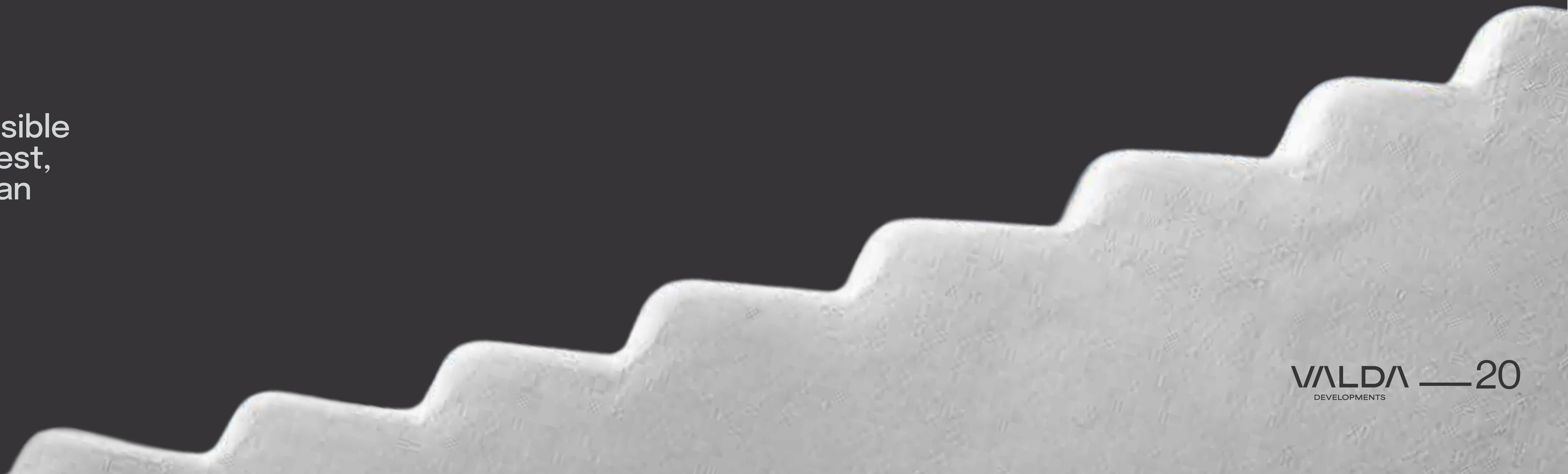
Because investment matters, we made fractional investment possible.

For years, commercial real estate has been one of the most rewarding forms of investment, yet one of the least accessible. High capital requirements meant exceptional opportunities remained available to only a few.

At Valda, we believe investment should be defined by opportunity, not by the size of your capital.

That's why we made premium commercial real estate accessible through Fractional Investment, enabling more people to invest, earn returns, and build long-term value without purchasing an entire unit.



What is fractional investment?

One opportunity. Shared ownership. Greater accessibility.

Invest Smarter

Own a fraction of a premium commercial asset instead of purchasing the entire property.

Earn Proportionally

Receive rental income and capital appreciation relative to your ownership.

Invest Confidently

Valda manages acquisition, operations and asset management on your behalf.

Access the potential of commercial real estate with lower capital, professional management and the opportunity for attractive long-term returns.

ROVE

Where Valda brings fractional investment to life

Rove is the first commercial destination to offer investment through Valda IMP, transforming premium retail real estate into an opportunity that is accessible to more investors.
Designed around the principles of fractional ownership, Rove combines high-growth potential, professional management, and accessible entry capital, allowing investors to participate in premium commercial real estate without purchasing an entire unit.

- **Higher ROI Potential** — *Benefit from the long-term income and appreciation potential of a strategically located retail destination.*
- **Accessible Investment** — *Start investing through fractional ownership instead of purchasing an entire commercial unit.*
- **Professionally Managed** — *Valda manages the asset from acquisition to operations, allowing investors to focus on returns rather than day-to-day responsibilities.*

VALDA
DEVELOPMENTS

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