THE Valleys

A Boutique Community Full of Life

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ABOUT HAP.





Originating as a trusted family-run business in 1936, Hassan Mohamed Allam began his journey as a general contractor and achieved a series of evolutionary breakthroughs throughout the years.

Since 2000, Hassan Allam Properties (HAP) has carved an enviable niche for itself as an exclusive boutique developer, building intimate communities, where families always come first. Established by Mohamed Allam, a third generation family member, HAP has mastered the equation of private luxury and inviting hospitality, to exceed the notion of just building homes.

Our community-centric vision and passion for individuality have driven a wide portfolio of first-class well integrated residential communities, mixed-use developments, town centers and vacation resorts; thus, offering unmatched experiences throughout prestigious locations across Egypt.



HASSAN ALLAM PROPERTIES EXPANDS ITS FOOT PRINT IN MOSTAKBAL CITY

With The Valleys

Following the success of Haptown Mostakbal City, Hassan Allam Properties expands its foot-print further by introducing The Valleys; the second HAP masterpiece within Mostakbal City. This one-of-a-kind, upcoming, boutique commnuity is set to balance the equation of private luxury and community-centric living.

A BUSTLING LOW-RISE BOUTIQUE DEVELOPMENT.

THE Valleys

AN OUTDOOR WONDERLAND

Where a new notion of a life full of activity and outdoor living comes with every corner.
Where nature is reflected and convenience matches functionality.
Where life is simple yet dynamic; beating and pulsing.
Where elevations are celebrated and lakes glimmer.
Where walkways are boundless and life is green.
Where exclusivity takes the center stage.

Welcome to The Valleys.

THE Valleys

WELCOME TO THE VALLEYS; A LIFE OF EXCLUSIVITY.

A New Exclusive Low-Rise Boutique Community By Hassan Allam Properties [HAP] in Mostakbal City

WELCOME TO THE VALLEYS; A LIFE OF EXCLUSIVITY

A New Exclusive Low-Rise Boutique Community By Hassan Allam Properties [HAP] in Mostakbal City

As you travel across Mostakbal City's bustling cityscape you'll arrive at, The Valleys; a haven where convenience meets tranquillity. Nestled into the sought-after neighbourhood of Mostakbal City, The Valleys offers a tranquil haven amidst the vibrant capital lights. Stretched across 465,040 sqm, this boutique community is set to house over 600 exclusive low-rise residences offering a range of stand-alone villas, twin villas and townhomes.

At the Valleys, modern architectural aesthetics are elevated and boundlessly enveloped with a fusion of central parks and water bodies creating a visual celebration of green and blue picturesque scapes as the project stretches. The Valleys offers a truly unique and harmonious outdoor life beating with engaging experiential zones and adrenaline-rushing eccentric sports in the heart of nature.

Welcome to The Valleys.
Welcome to a New Notion of Activity and Adventure.



BOUNDLESS LANDSCAPES, PROMENADES & WATER BODIES

Amidst Upbeat Sports & Activities

BOUNDLESS LANDSCAPES, PROMENADES & WATER BODIES

Amidst Upbeat Sports & Activities

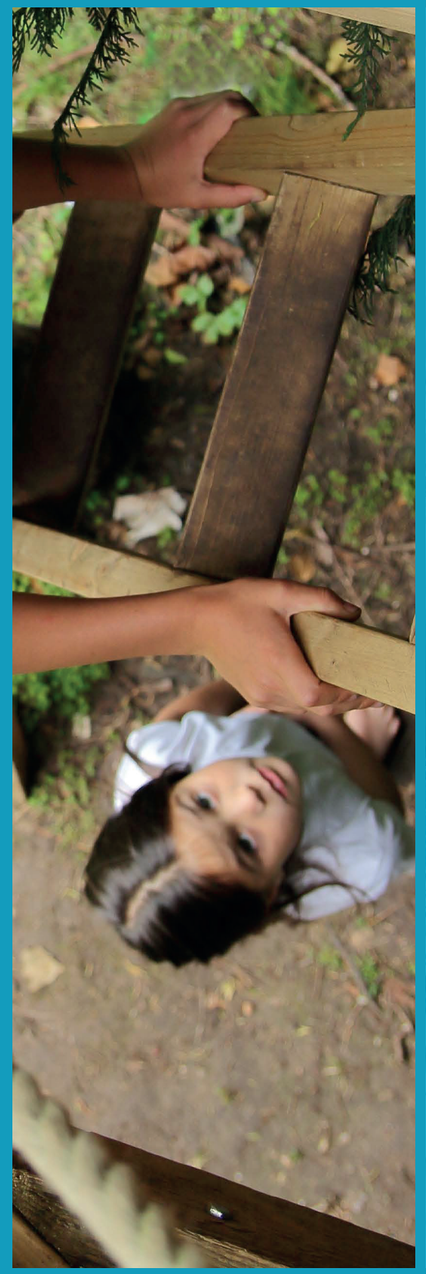
True to its name and built on the land's natural topography, The Valleys stretches across boundless green vistas, elevated pockets, water features, lakes, majestic promenades and central parks. Exclusive zones optimise unobscured green views for every home and in every direction creating a sense of harmony whilst also offering a pulsing and dynamic living experience. Seamless botanical gardens encompass these one-of-a-kind pockets and produce a kitchen garden for kitchen lovers.



A SELECTIVELY HAND-PICKED COLLECTION OF OUTDOOR EXPERIENCES

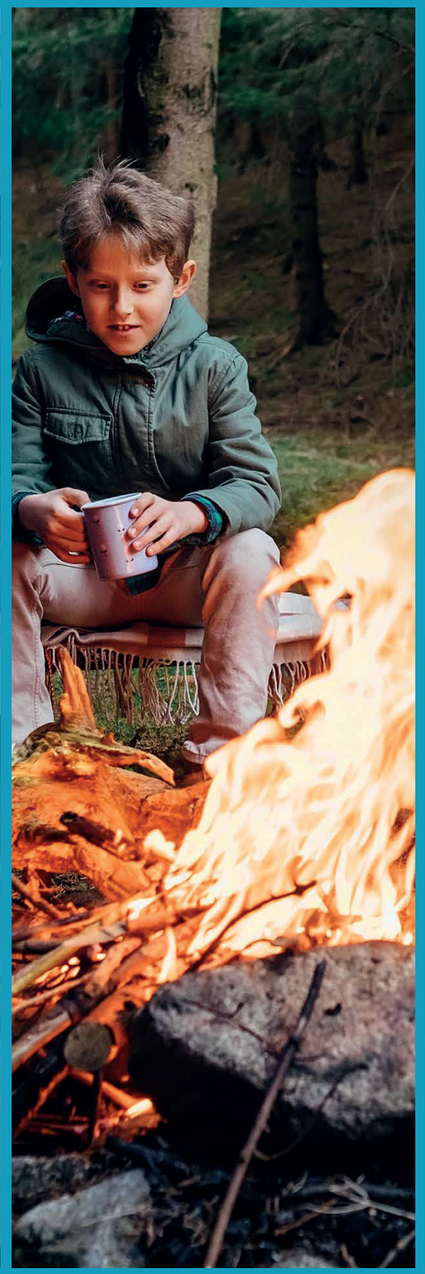
Weaved into The Valleys

Zone 01.



The Treehouse

Zone 02.



Camp Nest

Zone 03.



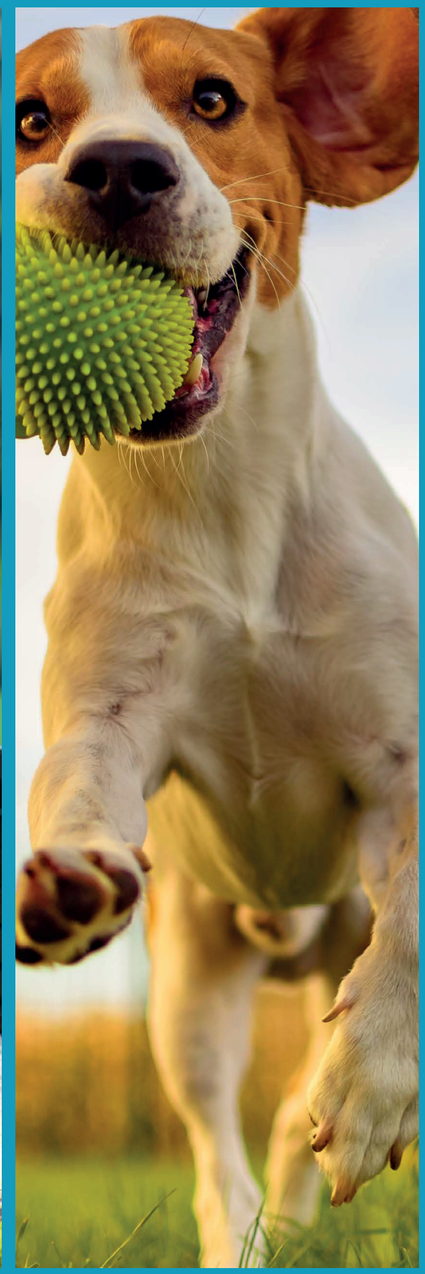
Wellness Willows.

Zone 04.



Harmony Park.

Zone 05.

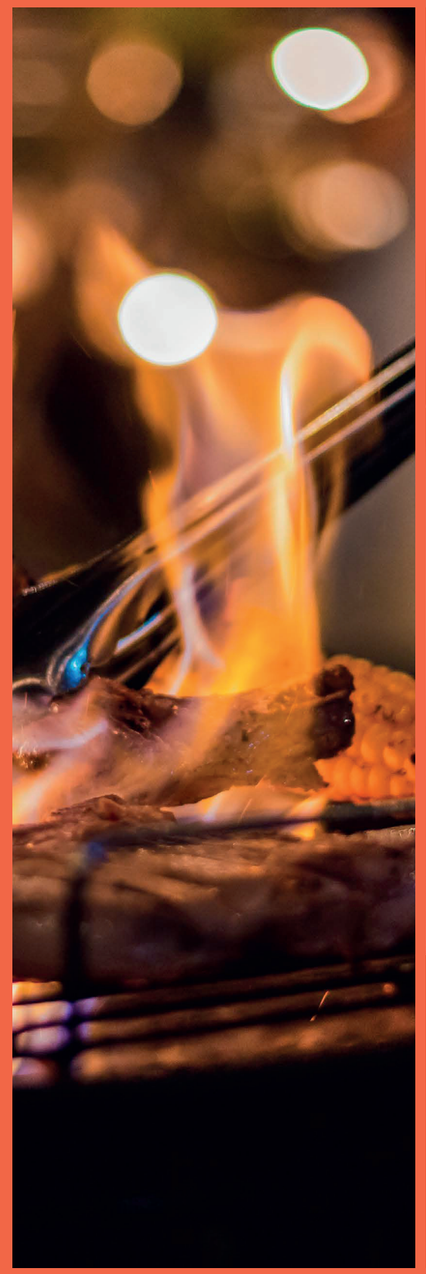


Pawland.

A SELECTIVELY HAND-PICKED COLLECTION OF OUTDOOR EXPERIENCES

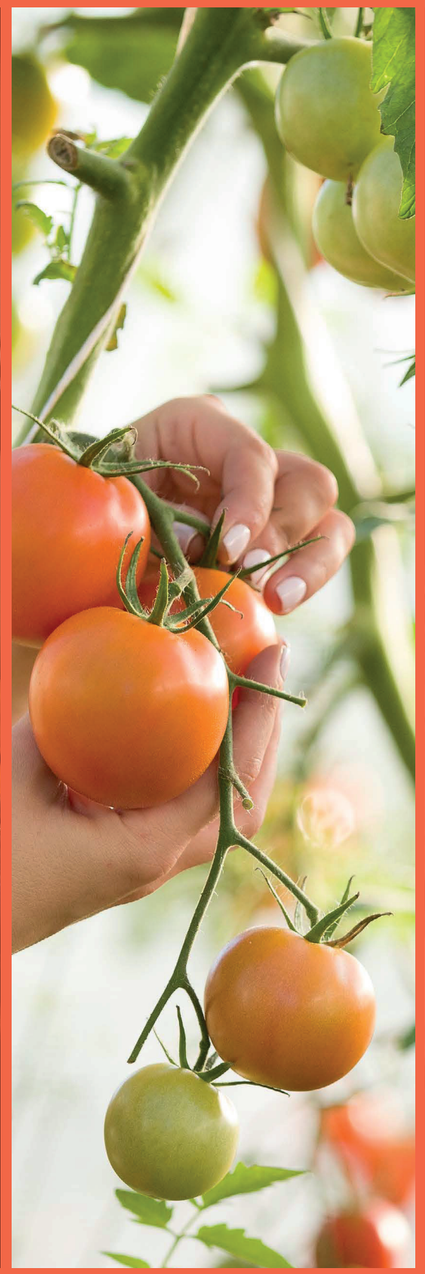
Weaved into The Valleys

Zone 06.



Grills & Branches

Zone 07.



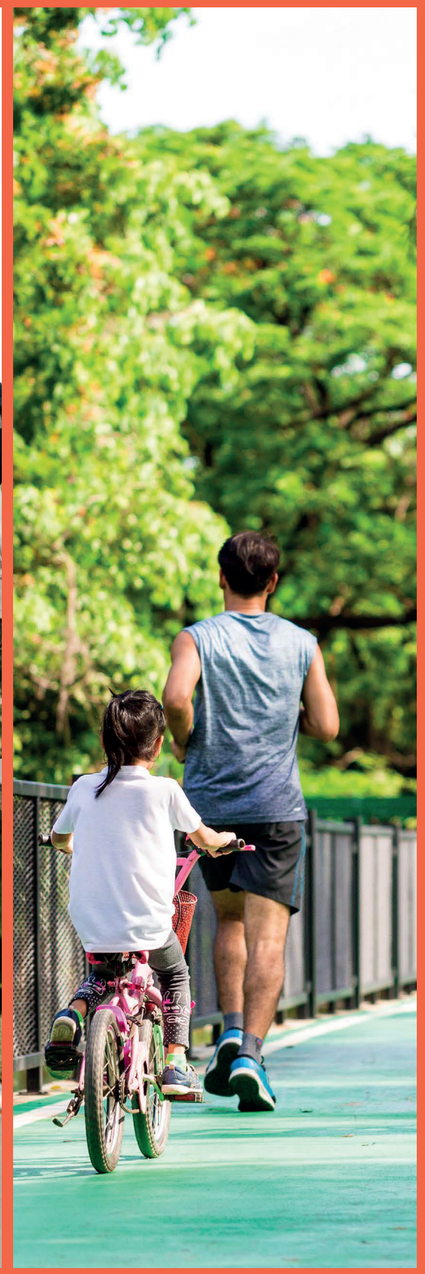
Kitchen Garden

Zone 08.



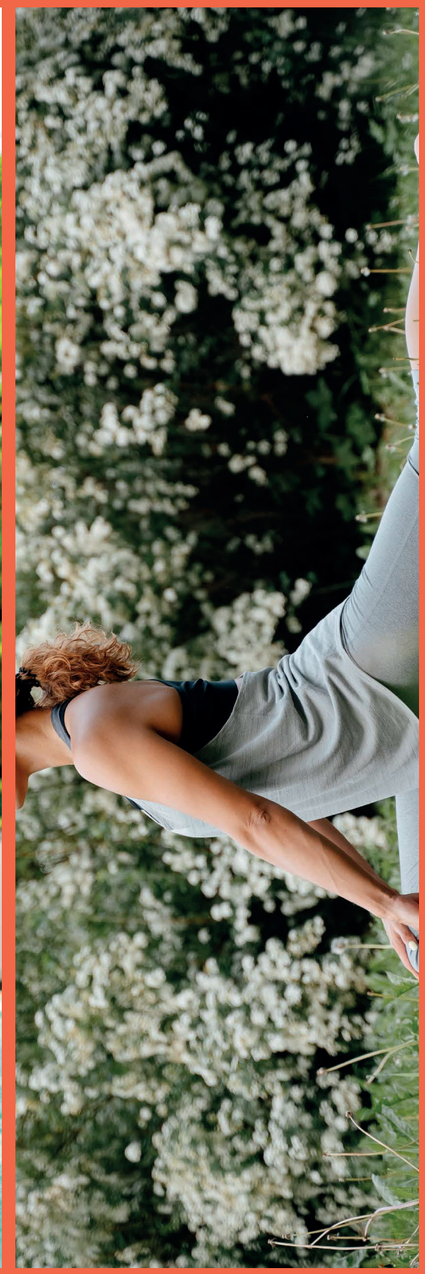
ThrillVille

Zone 09



Tracks & Trees

Zone 10.



Fitnest

A SELECTIVELY HAND-PICKED COLLECTION OF OUTDOOR EXPERIENCES

Weaved into every Valley

Whether you're looking for a fun escape for your kids, as you sip your favorite cup of coffee, an adventurous go-to with adrenaline spiking activities or a safe space that welcomes your fur friends, it's all within reach at The Valleys. As you stroll across the Valleys' internal green open spaces you'll stumble upon a health & wellness area fixated to get you moving as well as a haven of serenity encompassing a walking track and small coffee kiosks for a calm afternoon al fresco.



A FUN ESCAPE FOR YOUR KIDS, AS YOU SIP YOUR FAVORITE CUP OF COFFEE.





A UNIQUE MASTERPLAN

ZONE 01 | The Treetop

ZONE 02 | Camp Nest

ZONE 03 | Wellness Willows

ZONE 04 | Harmony Park

ZONE 05 | Paw Land

ZONE 06 | Grills & Branches

ZONE 07 | Kitchen Garden

ZONE 08 | ThrillVille

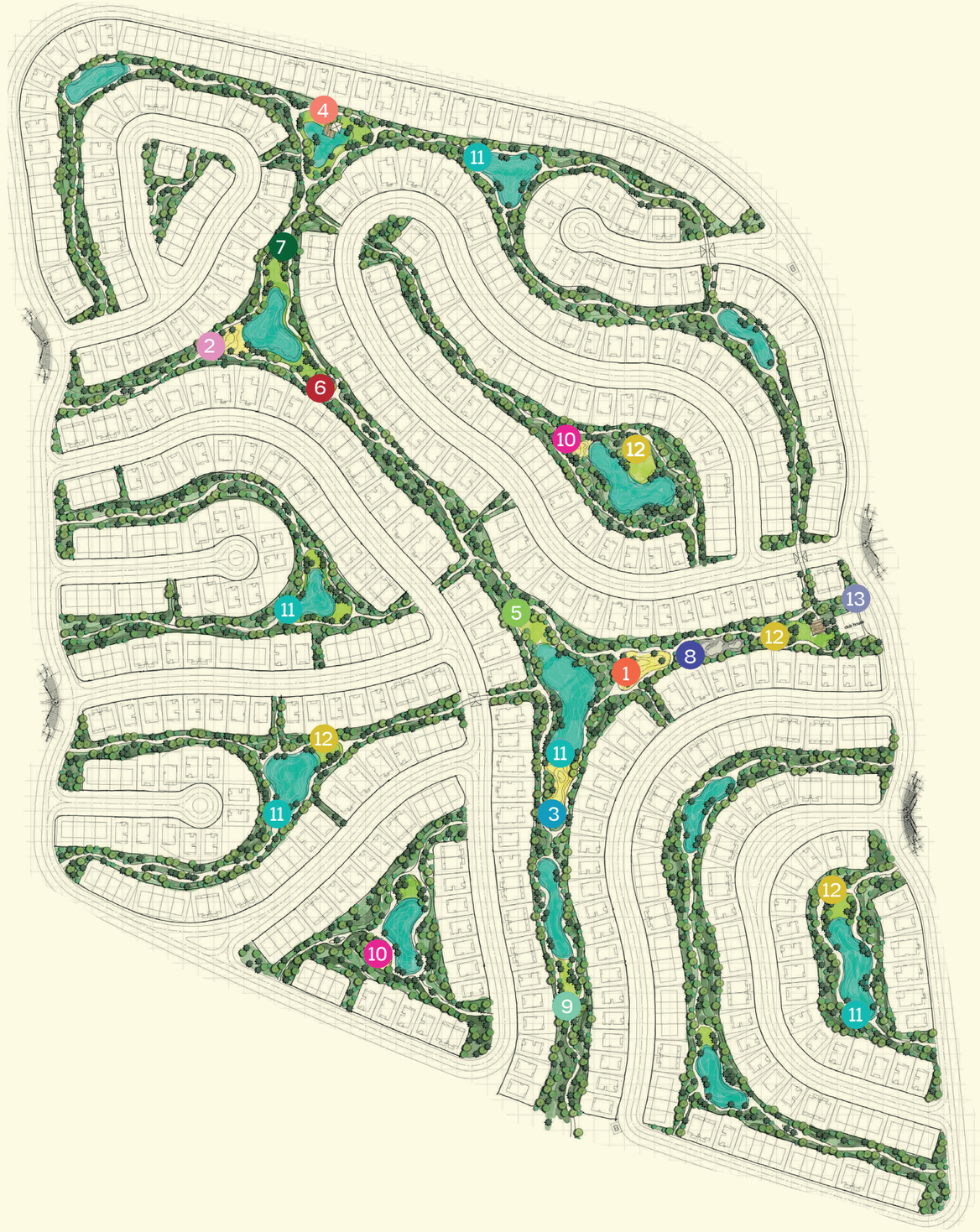
ZONE 09 | Tracks & Trees

ZONE 10 | Fitnest

ZONE 11 | Water Bodies

ZONE 12 | Lawn Areas

ZONE 13 | Clubhouse



Disclaimer: Masterplan is for indicative purposes only and is subject to change.

A UNIQUE MASTERPLAN

Celebrating over **50%** *Open Breathing Spaces*

>20 *Feddans*

Central Park & Water Bodies

<15%

Footprint

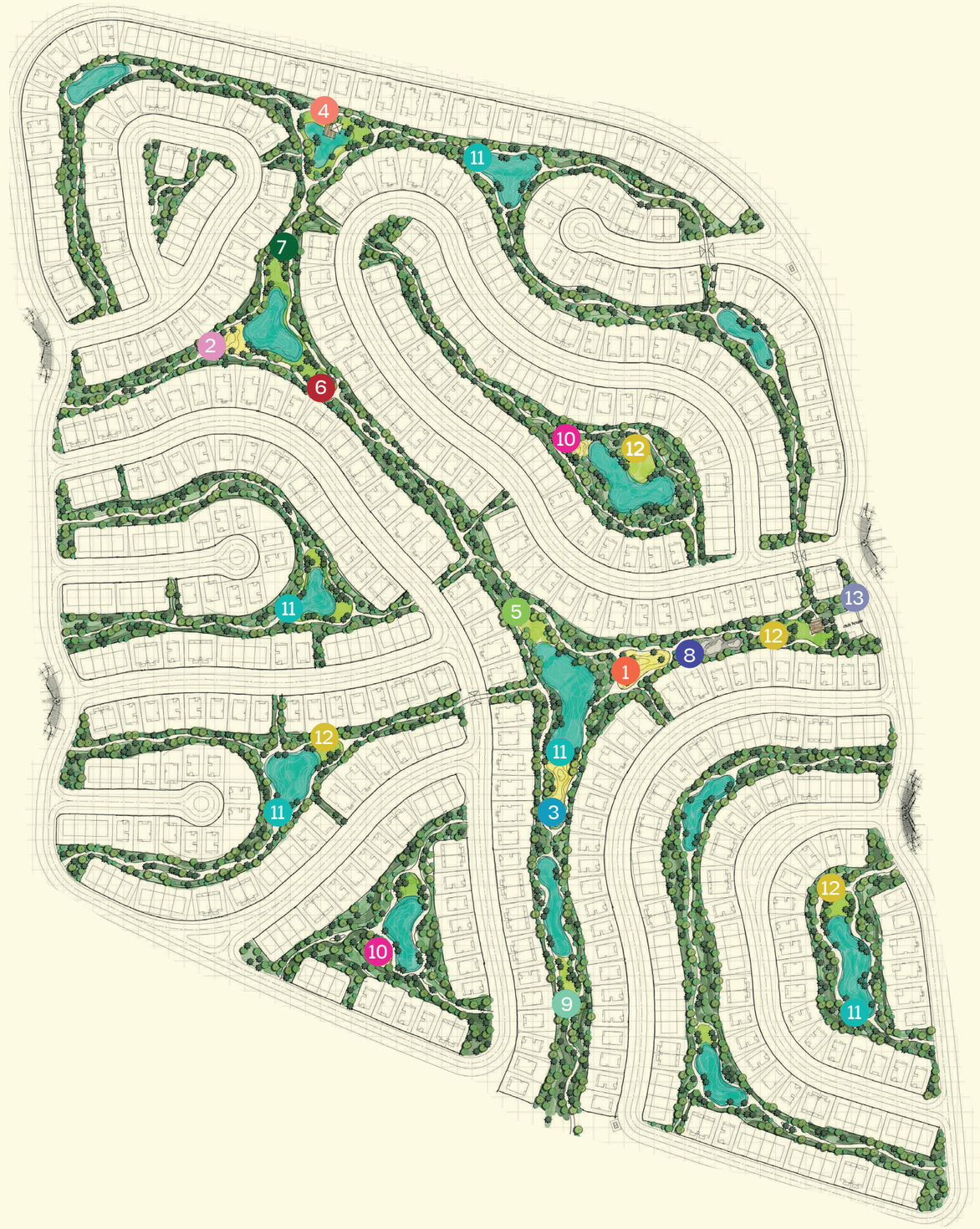
>95%

Premuim Views

1 km

Promenade

The Valleys Clubhouse offers a myriad of activities and amentities allowing neighbors to become chosen family.



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A STRATEGIC LOCATION

A New Realm of Proximity

A short drive from the New Administrative Captial's Eastern and North-Eastern gates, The Valleys takes pride in its truly prime location characterised by direct connectivity in all directions. Residents and visitors are granted instant access to major roads such as Cairo-Suez and Cairo-Sokhna highways as well as Southern and Northern 90 Street.

APPROX.

17.6 km, 21 min. MADINATY	12 km, 17 min. EL FATTAH EL ALEEM MOSQUE	16.7 km, 23 min. NEW ADMINISTRATIVE CAPITAL	21.5 km, 31 min. ALREHAB CITY	39 km, 43 min. CAIRO INTERNATIONAL AIRPORT
20.8 km, 33 min. AMERICAN UNIVERSITY	30 km, 34 min. SWAN LAKE RESIDENCES	13 km, 15 min. CAIRO SUEZ ROAD	17 km, 22 min. REGIONAL RING ROAD	21 km, 31 min. SOUTH 90 STREET



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WORLD-CLASS SPORTS & WELLNESS.

A Short Drive from Home

WORLD-CLASS SPORTS & WELLNESS

A Short Drive from Home

A boutique Sports Club developed by HAP in Mostakbal City, situated inside Haptown, is mere minutes away from The Valleys. Set to offer its residents with a realm of fitness around the corner, this all-encompassing facility will offer sports fields, courts, and arenas for numerous activities to match the levels of beginners and professionals alike.

Its cutting-edge machineries and multi-faceted academies are supervised by world-class trainers with a common vision to boost dynamic lifestyles through physical health, mental wellness, and social drive.

TAKE A LOOK INSIDE OUR SECOND VALLEY

THE Valleys

Meticulously Designed & Landscaped

47% *Residential Plots*

17% *Landscape & Water Bodies*

>95% *Premuim Views*



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AN ARCHITECTURAL MASTERPIECE

A Design that Captures

AN ARCHITECTURAL MASTERPIECE

A Design that Captures

Meticulously designed homes are crafted with a modern design appeal encompassing elegance and sleek architecture through its elevations, colors and fine lines. Intricately designed to balance functionality and aesthetic, these one-of-a-kind homes grant inviting entrances and comfortable interior living environments leaving nothing else to be desired.





UNIT TYPES



VILLA | TYPE A

VILLA TYPE A – FRONT ELEVATION

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VILLA TYPE A – BACK ELEVATION

Disclaimer: All renderings and landscaping visuals, materials, facades are for indicative purposes only and are subject to changes.



FLOOR PLAN

BUA: 240 SQM

ROOF TERRACE: 61 SQM

Disclaimer:

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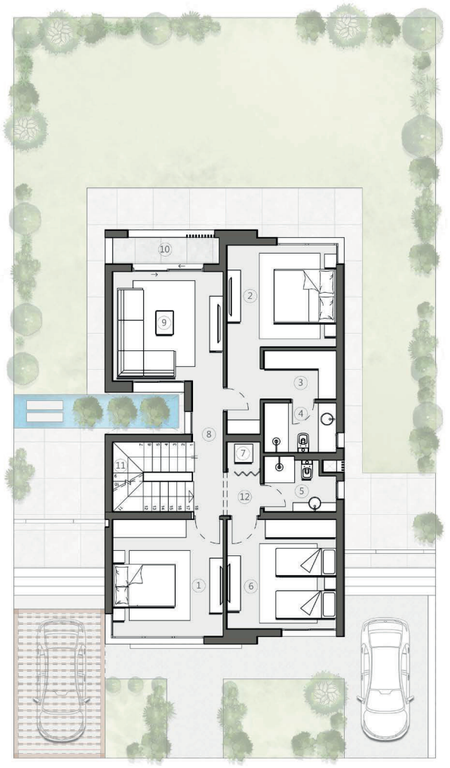
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GROUND FLOOR PLAN



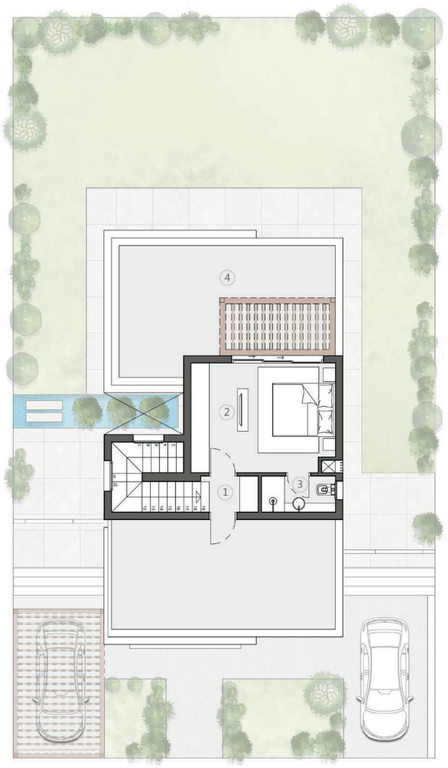
Dining	4.78mx3.00m
Reception	3.60mx7.00m
Kitchen	3.20mx3.06m
Maid's Room	2.05mx1.65m
Maid's Bathroom	1.65mx1.30m
Foyer	2.26mx1.88m
Guests' Toilet	1.63mx1.52m
Powder Room	1.10mx1.52m
Shaded Terrace	7.85x1.12m
Stairs	2.60x2.30m

FIRST FLOOR PLAN



Bedroom	3.85mx3.63m
Master Bedroom	3.60mx3.60m
Dressing	2.38mx1.60m
Master Bathroom	2.38mx1.63m
Bathroom	2.38mx1.80m
Bedroom	3.60mx3.60m
Laundry	1.10mx1.00m
Corridor	1.00mx4.40m
Living Room	3.63mx3.60m
Terrace	1.12mx3.50m
Stairs	2.60mx2.30m
Lobby	1.10mx1.43m

ROOF FLOOR PLAN



Lobby	1.60mx1.18m
Bedroom	4.75mx3.60m
Bathroom	2.42mx1.18m
Roof Terrace	61.00m²

VILLA | TYPE B

VILLA TYPE B – FRONT ELEVATION

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VILLA TYPE B – BACK ELEVATION

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FLOOR PLAN

BUA: 300 SQM

ROOF TERRACE: 56 SQM

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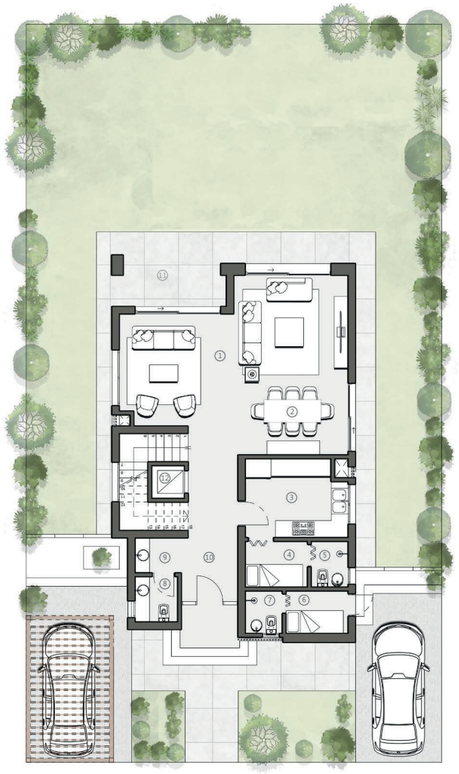
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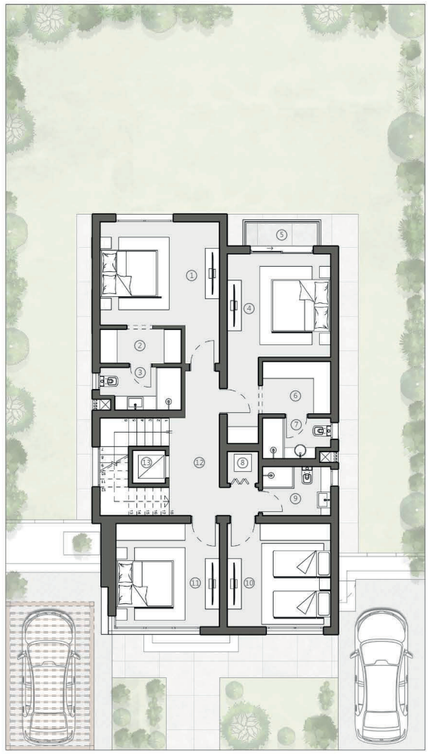
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GROUND FLOOR PLAN



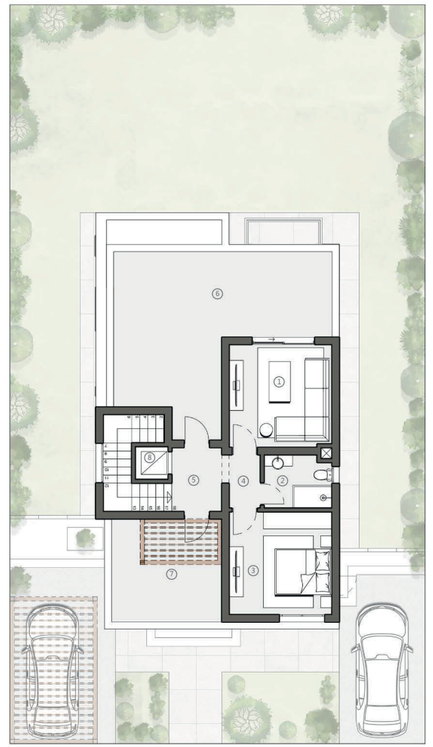
Reception	8.00mx4.00m
Dinning	2.80mx3.85m
Kitchen	2.77mx3.60m
Maid's Room	2.18mx1.61m
Maid's Bathroom	1.30mx1.61m
Driver's Room	1.50mx2.18m
Driver's Bathroom	1.30mx1.50m
Guests' Toilet	1.50mx1.60m
Powder Room	1.23mx1.62m
Foyer	1.98mx2.23m
Terrace	2.61mx4.55m
Stairs + Elevator Shaft	2.40mx3.40m

FIRST FLOOR PLAN



Bedroom	3.60mx3.90m
Bedroom Bathroom	2.83mx1.50m
Dressing	2.83mx1.20m
Master Bedroom	3.60mx3.60m
Terrace	0.80mx2.46m
Dressing	1.84mx2.38m
Master Bathroom	1.43mx2.38m
Laundry	1.10mx1.12m
Bathroom	2.38mx1.72m
Bedroom	3.60mx3.60m
Bedroom	3.60mx3.60m
Corridor	1.75mx5.00m
Stairs + Elevator Shaft	2.40mx3.40m

ROOF FLOOR PLAN



Living Room	3.60mx3.60m
Bathroom	1.87mx2.38m
Bedroom	3.60mx3.60m
Corridor	1.87mx1.10m
Corridor	1.75mx2.24m
Roof Terrace	56.00m²
Stairs + Elevator Shaft	2.40mx3.40m

VILLA | TYPE C

VILLA TYPE C – FRONT ELEVATION

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VILLA TYPE C – BACK ELEVATION

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FLOOR PLAN

BUA: 410 SQM

ROOF TERRACE: 82.5 SQM

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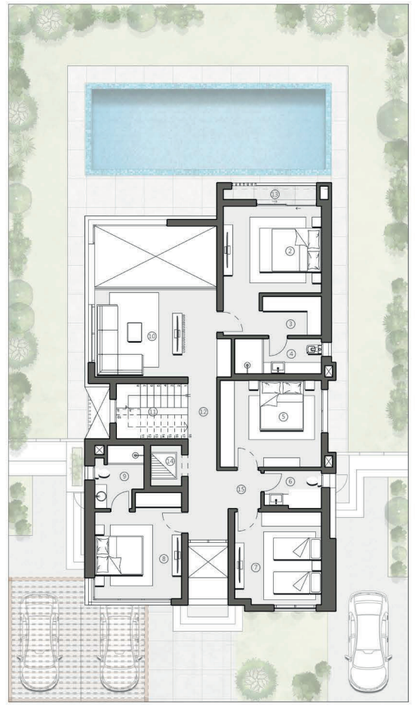
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GROUND FLOOR PLAN



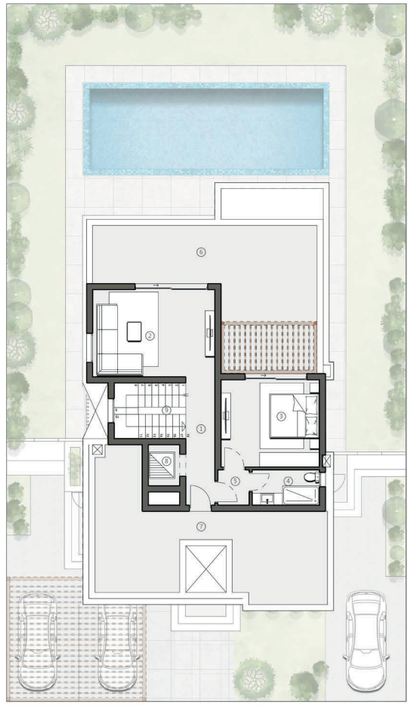
Reception	5.00mx6.25m
Dinning	4.32mx6.00m
Kitchen	3.60mx4.21m
Maid's Room	2.18mx1.65m
Maid's Bathroom	1.65mx1.3m
Foyer	1.67mx3.90m
Guests' Toilet	1.43mx1.65m
Powder Room	1.00mx1.43m
Storage	2.05mx1.6m
Driver's Room	2.05mx1.87m
Driver's Toilet	1.45mx2.05m
Terrace	10.17mx4.85m
Stairs	2.30mx2.96m
Elevator	1.30mx1.70m

FIRST FLOOR PLAN



Lobby	6.72mx1.20m
Master Bedroom	4.07mx3.60m
Dressing	2.45mx1.50m
Bathroom	3.60mx1.59m
Bedroom	3.6mx5.30m
Bathroom	2.38mx1.46m
Bedroom	3.60mx3.85m
Bedroom	3.60mx4.40m
Bathroom	2.05mx3.63m
Living	5.05mx3.60m
Stairs	2.30mx5.05m
Corridor	2.30mx2.96m
Terrace	0.60mx3.87m
Elevator	1.30mx1.70m
Lobby	1.59mx1.35m

ROOF FLOOR PLAN



Corridor	1.20mx5.30m
Living Room	5.05mx3.60m
Master Bedroom	3.60mx4.07m
Bathroom	2.78mx1.46m
Foyer	1.30mx1.46m
Roof Terrace	82.50m^2
Elevator	1.30mx1.70m
Stairs	2.30mx2.96m

TWIN VILLA

TWIN VILLA - FRONT ELEVATION



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FLOOR PLAN

LEFT:

BUA: 218 SQM

ROOF TERRACE: 51.5 SQM

RIGHT:

BUA: 223.5 SQM

ROOF TERRACE: 42 SQM

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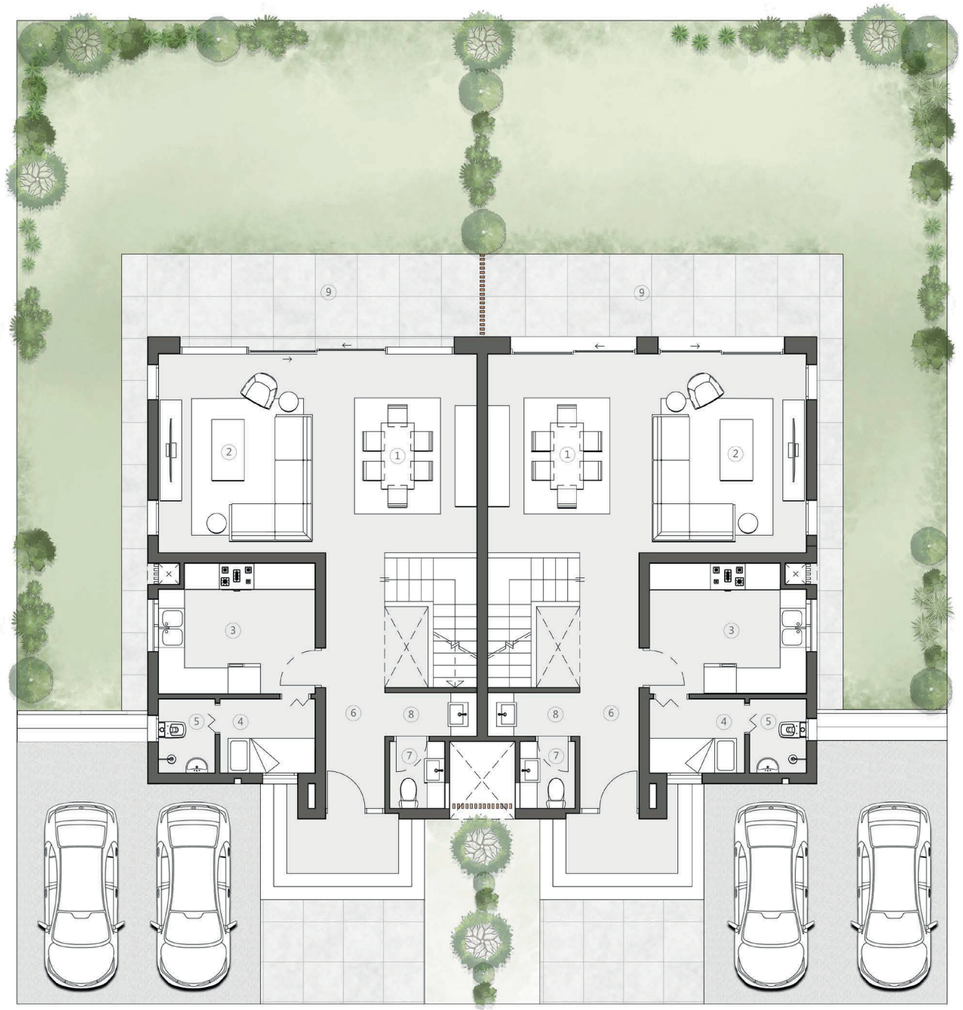
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GROUND FLOOR PLAN



LEFT

Dining	4.57mx3.47m
Reception	4.57mx3.85m
Kitchen	3.60mx3.00m
Maid's Room	1.70mx2.18m
Maid's Bathroom	1.70mx1.30m
Foyer	2.66mx1.35m
Guests' Toilet	1.54mx1.26m
Powder Room	1.00mx2.12m
Shaded Terrace	7.65mx0.8m

RIGHT

Dining	4.57mx3.47m
Reception	4.57mx3.85m
Kitchen	3.60mx3.00m
Maid's Room	1.70mx2.18m
Maid's Bathroom	1.70mx1.30m
Foyer	2.66mx1.35m
Guests' Toilet	1.54mx1.26m
Powder Room	1.00mx2.12m
Shaded Terrace	6.65mx0.80m

FLOOR PLAN

LEFT:

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RIGHT:

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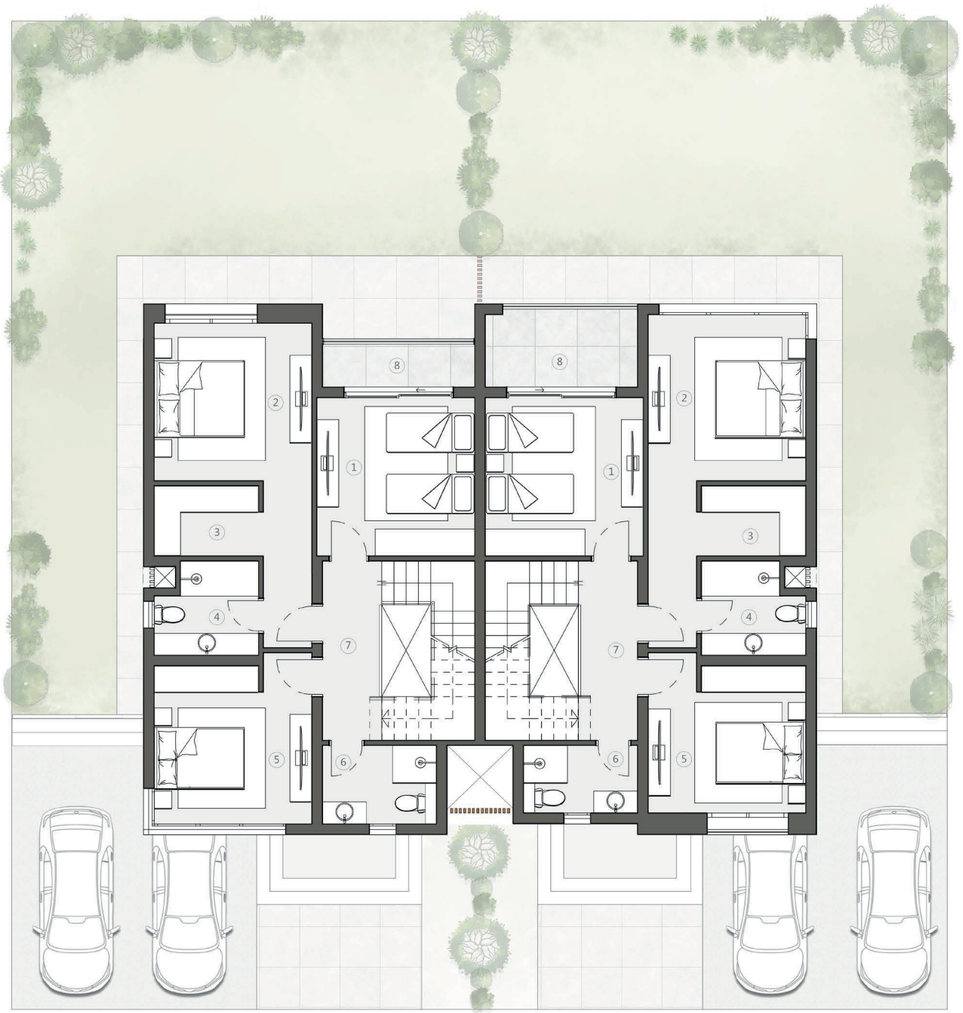
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FIRST FLOOR PLAN



LEFT

Bedroom	3.62mx3.60m
Master Bedroom	3.80mx3.60m
Dressing	2.38mx1.60m
Master Bathroom	2.38mx2.15m
Bedroom	3.60mx3.60m
Bathroom	1.79mx2.60m
Corridor	1.30mx4.10m
Terrace	1.00mx3.48m

RIGHT

Bedroom	3.62mx3.60m
Master Bedroom	3.80mx3.60m
Dressing	2.38mx1.60m
Master Bathroom	2.38mx2.15m
Bedroom	3.66mx3.62m
Bathroom	1.54mx2.60m
Corridor	1.30mx4.10m
Terrace	1.78mx3.47m

FLOOR PLAN

LEFT:

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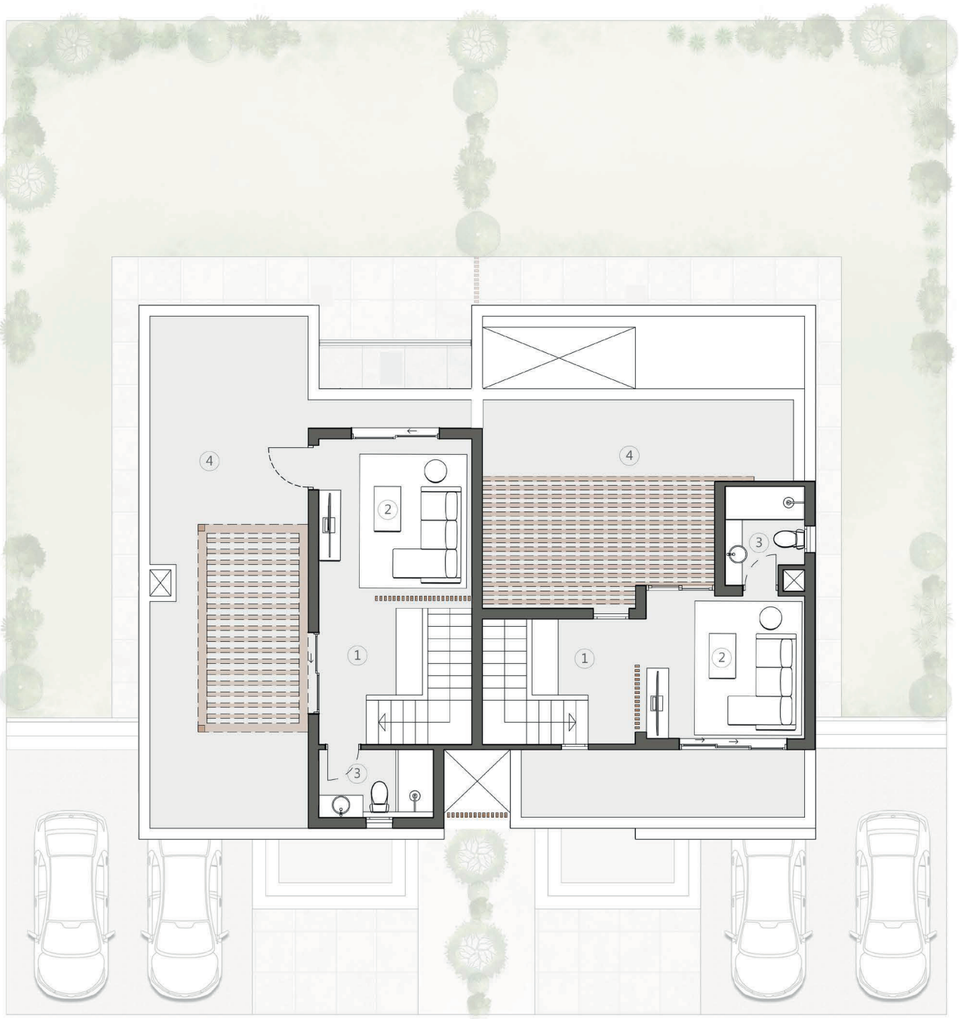
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ROOF FLOOR PLAN



LEFT

Lobby	2.35mx3.35m
Living Room	3.60mx3.48m
Bathroom	2.60mx1.54m
Roof Terrace	51.50 m^2

RIGHT

Lobby	2.35mx2.85m
Living Room	3.86mx3.24m
Bathroom	2.25mx1.80m
Roof Terrace	42.00m^2

TOWNHOUSE

TOWNHOUSE – FRONT ELEVATION



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TOWNHOUSE – BACK ELEVATION



Disclaimer: All renderings and landscaping visuals, materials, facades are for indicative purposes only and are subject to changes.

FLOOR PLAN

CORNER:
BUA: 200 SQM
ROOF TERRACE: 50 SQM

MIDDLE:
BUA: 195 SQM
ROOF TERRACE: 50 SQM

Disclaimer:

- All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.

- All materials, dimensions and drawings are approximate and information is subject to change without notice.

- Drawings are not to scale.

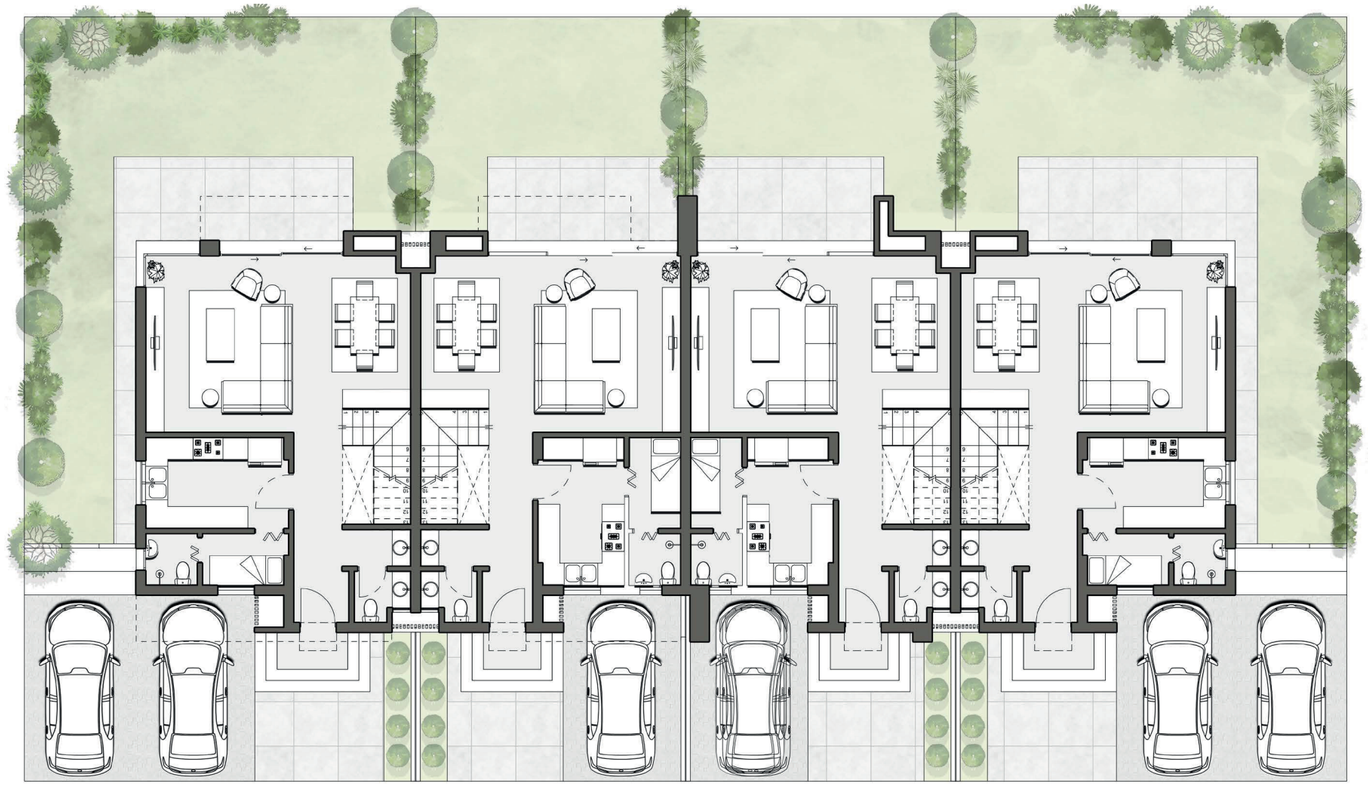
- The developer reserves the right to make revisions.

- The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.

- Garden Areas and configuration are subject to change according to the unit's location on the Master Plan.

- Pools, landscaping, pergolas and car shades are for illustrative purposes, and are not provided by HAP.

GROUND FLOOR PLAN



CORNER

Reception	4.750mx4.00m
Dinning	4.00mx3.13m
Kitchen	2.46mx3.72m
Maid's Room	1.40mx2.33m
Maid's Bathroom	1.40mx1.40m
Guests' Toilet	1.53mx1.39m
Foyer	1.50mx2.50m
Powder Room	1.00mx1.65m
Terrace	1.20mx4.10m
Corridor	1.35mx2.59m

MIDDLE

Reception	4.75mx3.95m
Dinning	4.00mx3.03m
Kitchen	2.33mx3.98m
Maid's Room	1.40mx2.46m
Maid's Bathroom	1.40mx1.40m
Guests' Toilet	1.53mx1.39m
Foyer	1.37mx2.50m
Powder Room	1.00mx1.65m
Terrace	1.20mx4.10m
Corridor	1.35mx2.59m

FLOOR PLAN

CORNER:
BUA: 200 SQM
ROOF TERRACE: 50 SQM

MIDDLE:
BUA: 195 SQM
ROOF TERRACE: 50 SQM

Disclaimer:

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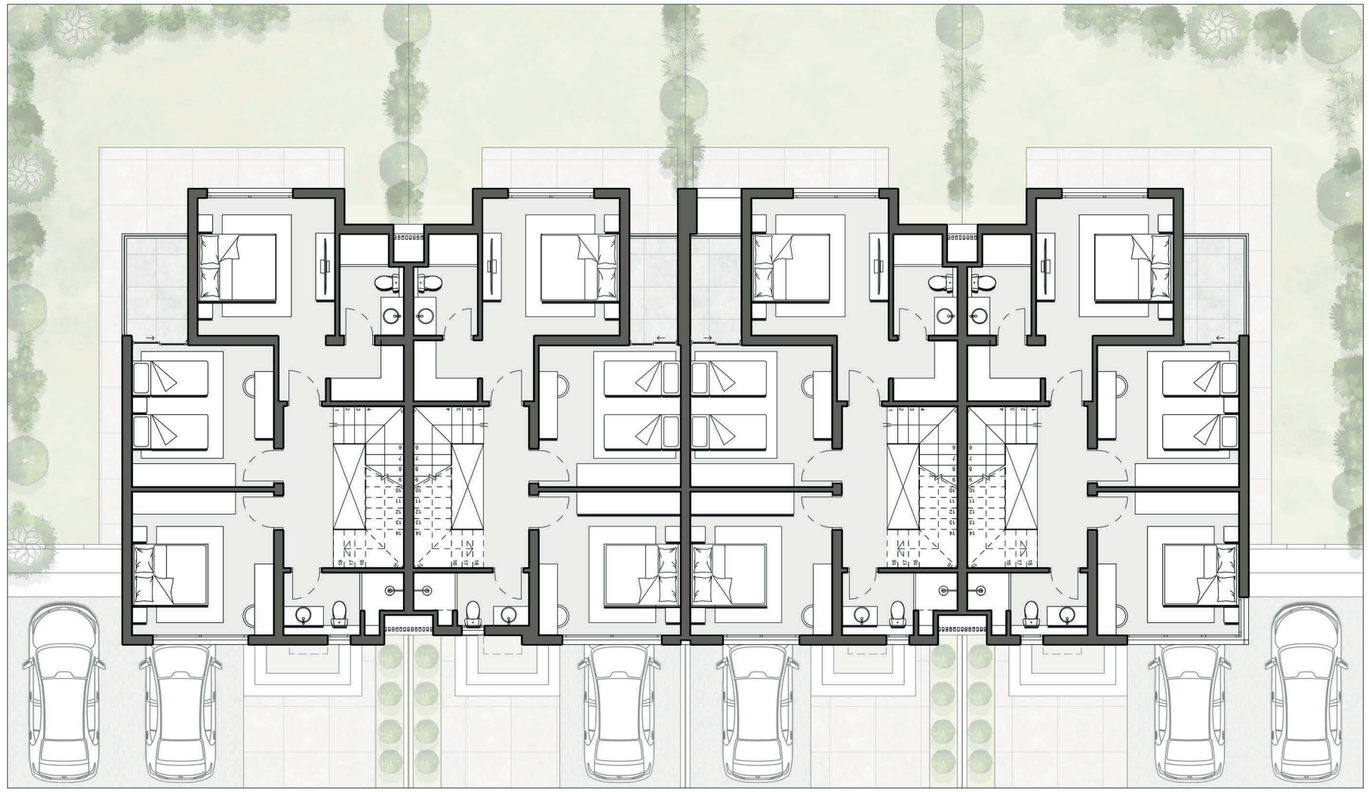
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FIRST FLOOR PLAN



CORNER

Master Bedroom	3.60mx3.60m
Master Bathroom	2.66mx1.68m
Dressing	1.47mx1.92m
Bedroom	3.72mx3.71m
Bedroom	3.72mx3.76m
Bathroom	1.64mx3.15m
Corridor	1.31mx4.24m
Terrace	1.60mx2.54m

MIDDLE

Master Bedroom	3.60mx3.60m
Master Bathroom	2.66mx1.66m
Dressing	1.60mx1.68m
Bedroom	3.72mx3.71m
Bedroom	3.72mx3.76m
Bathroom	1.39mx3.00m
Corridor	1.19mx4.24m
Terrace	1.27mx2.54m

FLOOR PLAN

CORNER:
BUA: 200 SQM
ROOF TERRACE: 50 SQM

MIDDLE:
BUA: 195 SQM
ROOF TERRACE: 50 SQM

Disclaimer:

- All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.

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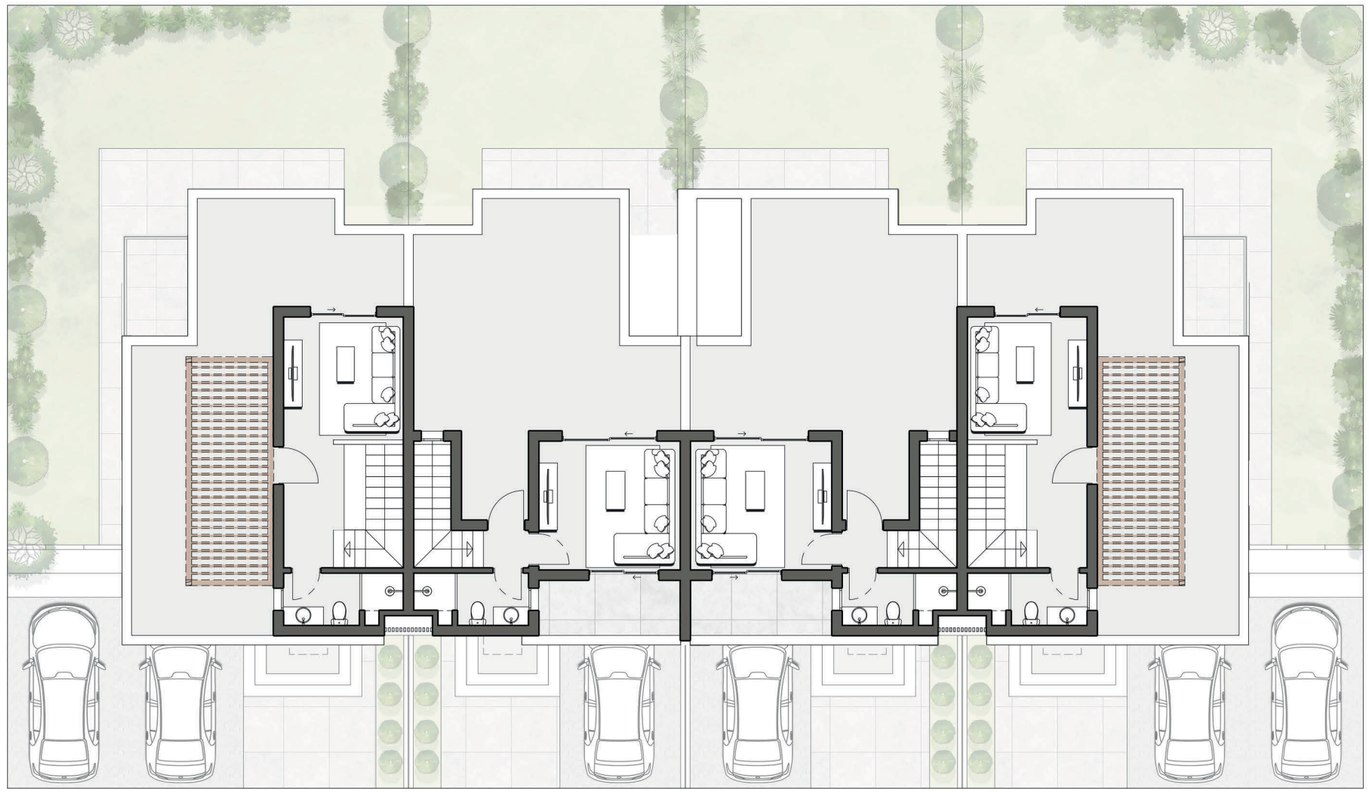
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ROOF TOP FLOOR PLAN



CORNER

Living Room	3.23mx3.15m
Corridor	1.31mx3.24m
Bathroom	3.15mx1.39m
Roof Terrace	50.00m²

MIDDLE

Living Room	3.72mx3.40m
Corridor	1.00mx1.47m
Bathroom	3.00mx1.39m
Roof Terrace	50.00m²

THE Valleys

HASSAN ALLAM
PROPERTIES

Developed in
Mostakbal City