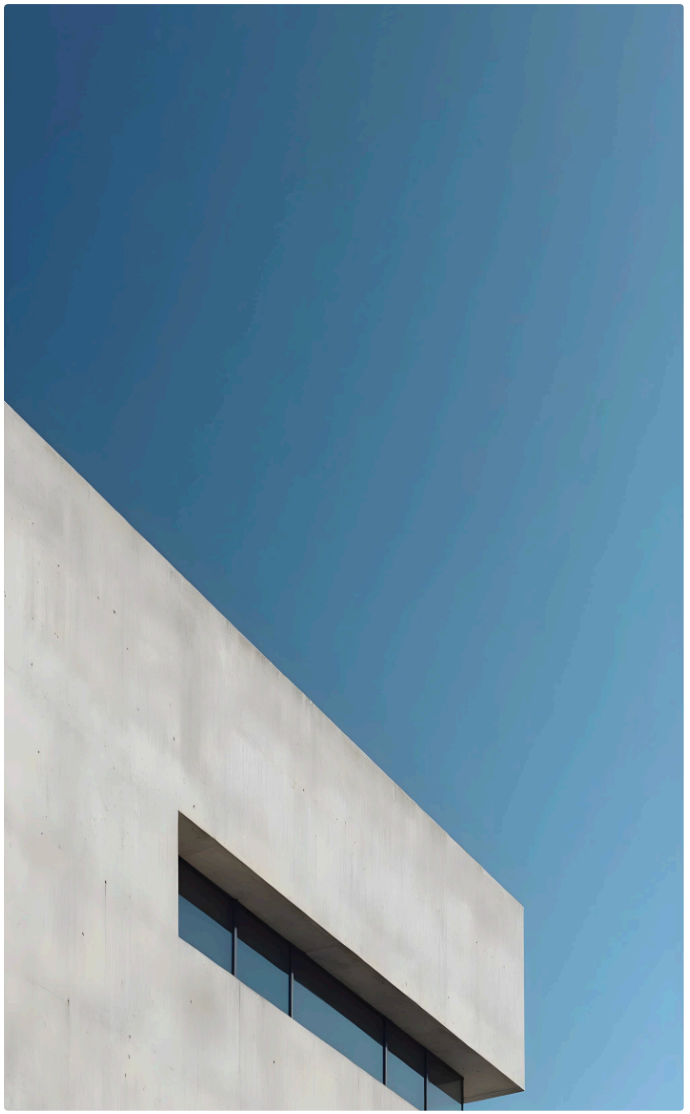
Nawy

The Valleys

HASSAN ALLAM PROPERTIES

01

ABOUT **DEVELOPER**



ABOUT
HASSAN ALLAM PROPERTIES

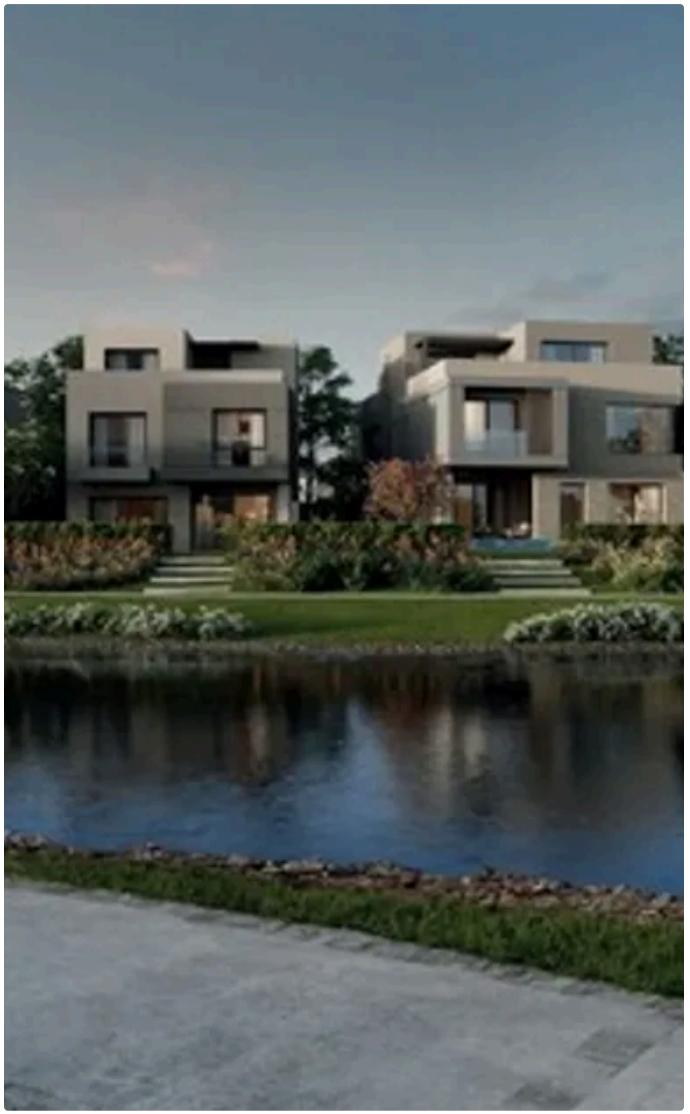
Hassan Allam Properties is one of the pioneering real estate developers in Egypt. The company’s story started more than 80 years ago. Since then, it has been involved in several successful real estate endeavors and has expanded its presence in the Middle East.

Hassan Allam Properties plays a significant role in promoting the growth of the national economy and the reform of the state's economic agenda. It has built several hospitals, hotels, civil and tourist buildings, water networks, roads, airports, power and sanitation stations, and other amenities.

Hassan Allam Owner & History

Beginning as a reputable family-owned company in 1936, **Hassan Mohamed Allam** began his career as a general contractor and saw several changes over the years. He founded Hassan Allam Sons in 1972 under the name Hassan Allam Sons for Construction (HAC) following his nationalization in 1961.

Contributing to Egypt's economic transformation in the late 1990s, the company hired a new group of highly skilled engineers and specialists in 1996. The company's ISO accreditation was granted in 2015, and it most recently won the First Class Merit Medal for the successful completion of the Al Merghany Bridge.



ABOUT
THE PROJECT

The Valleys is a vibrant neighborhood in HAPTown Compound in Mostakbal City by Hassan Allam Properties. The unique boutique community aims to strike a balance between a private, luxurious lifestyle and a community-focused one.

As you pass through the busy cityscape, you will find yourself in a peaceful refuge where convenience and tranquility coexist. The Valleys Hassan Allam in Mostakbal City provides a peaceful refuge amidst the bright lights of the capital.

Master Plan of The Valleys Hassan Allam

The master plan of The Valleys Hassan Allam is an artwork, smartly utilizing the **465,040 square meters** of land area of the neighborhood. 50% of the project is dedicated to lush greenery and landscaping.

The Valleys Mostakbal City master plan shows that:

More than **20 acres** of the total land area is dedicated to the project's central park and water bodies.

The built-up area is less than **15%**.

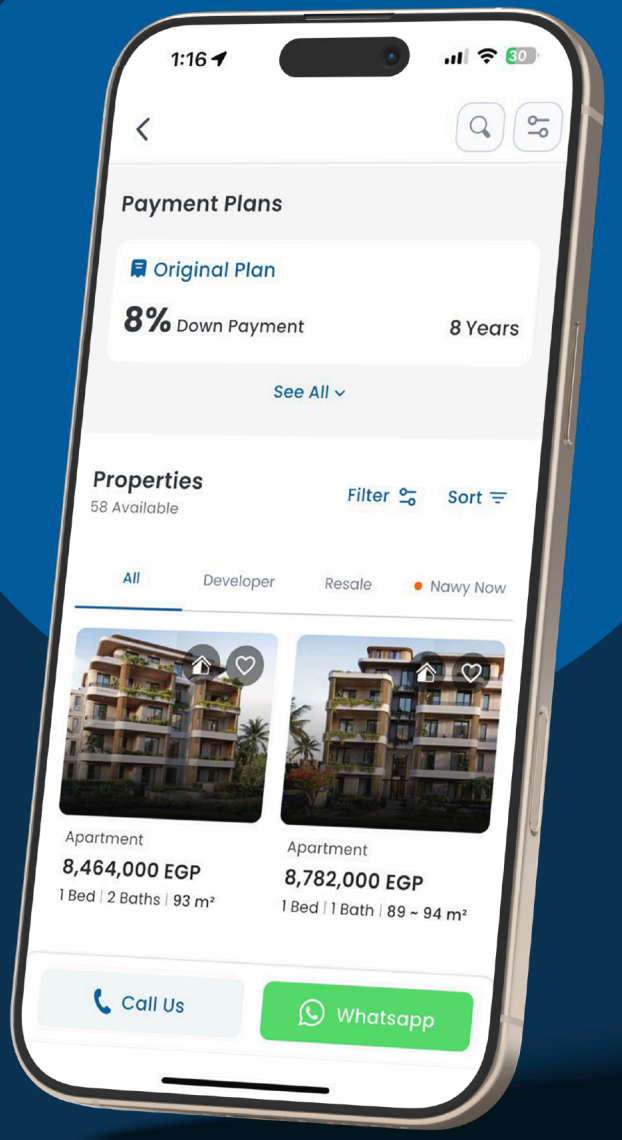
Walking promenades cover 1 km.

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02

THE **GALLERY**

THE **GALLERY**







03

THE **MASTER PLAN**

THE Valleys

MASTER PLAN



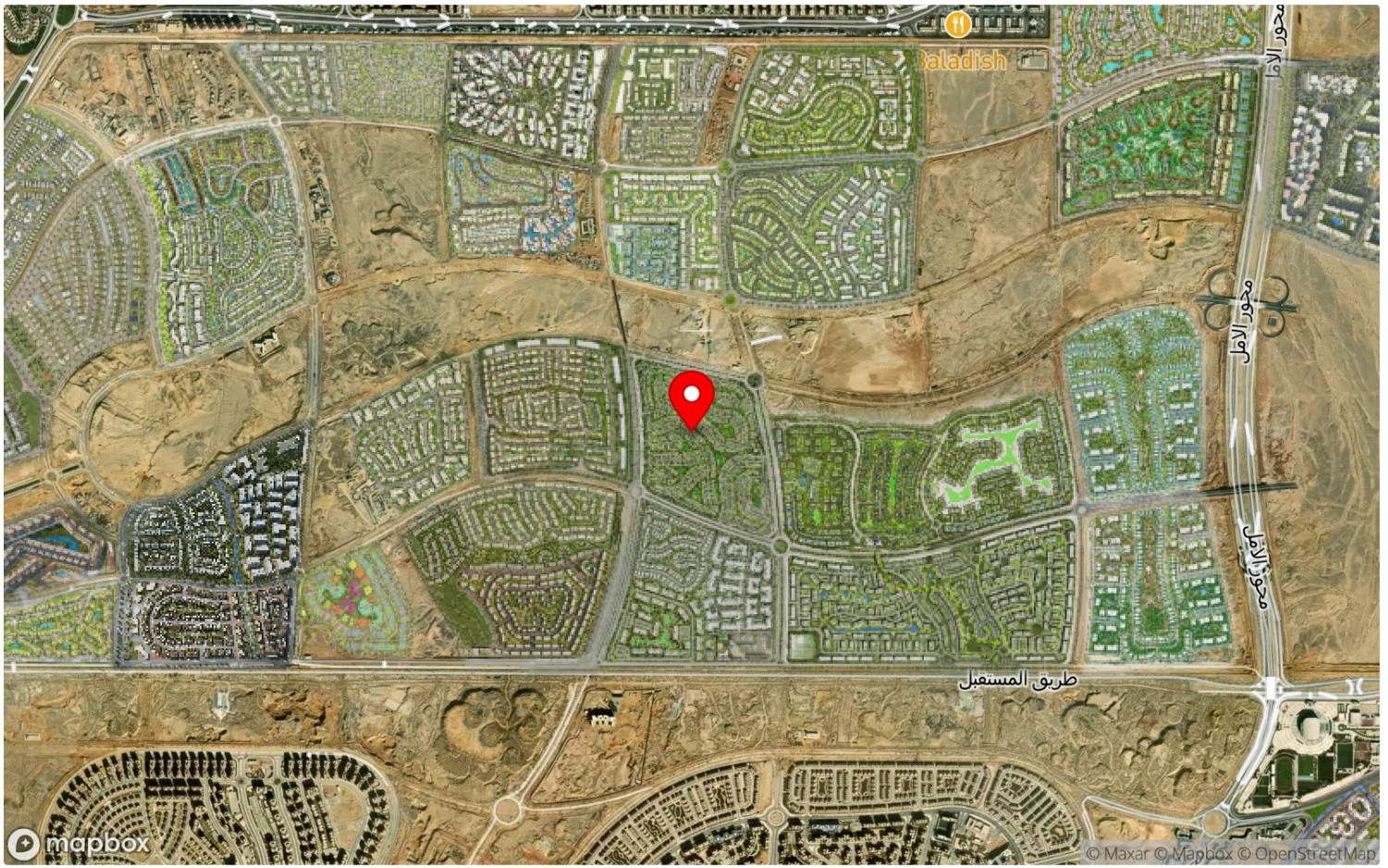
Disclaimer

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

04

LOCATION & **MAP**

LOCATION **MAP**



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05

PROPERTY TYPES & **FLOOR PLANS**

TOWNHOUSE 01

AREA ***175 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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TOWNHOUSE 01

FLOOR PLAN

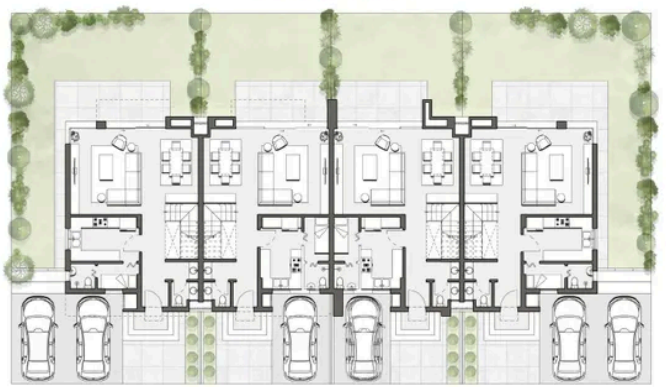
CORNER:
BUA: 200 SQM
ROOF TERRACE: 50 SQM

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

TOWNHOUSE 02

AREA ***175 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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TOWNHOUSE 02

FLOOR PLAN

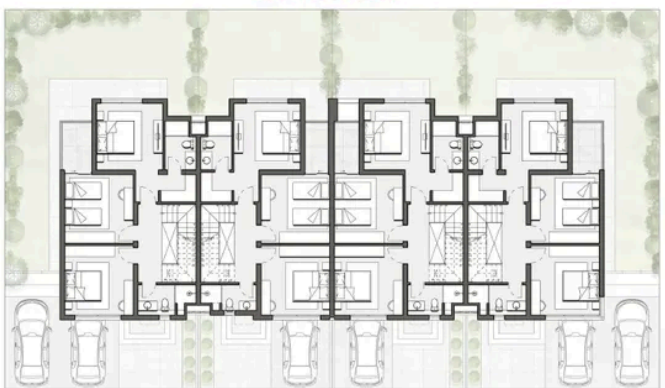
CORNER:
BUA: 200 SQM
ROOF TERRACE: 50 SQM

MIDDLE:
BUA: 195 SQM
ROOF TERRACE: 50 SQM

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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

TOWNHOUSE 03

AREA ***175 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TOWNHOUSE 03

FLOOR PLAN

CORNER:
BUA: 200 SQM
ROOF TERRACE: 50 SQM

MIDDLE:
BUA: 195 SQM
ROOF TERRACE: 50 SQM

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- Drawings are not to scale.
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ROOF TOP FLOOR PLAN



CORNER	
Living Room	3.23mx3.15m
Corridor	1.38mx3.24m
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

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TOWNHOUSE 04

AREA ***175 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



TOWNHOUSE 04

FLOOR PLAN

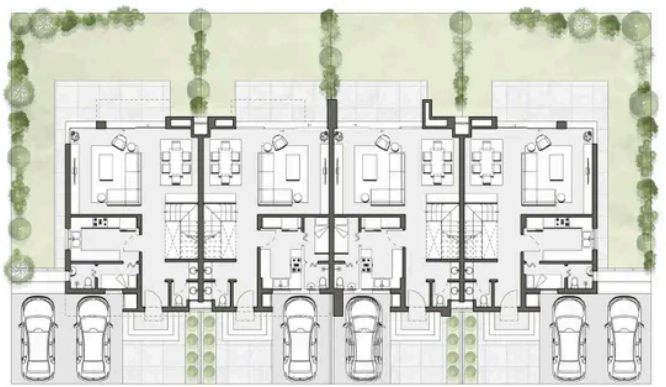
CORNER:
BUA: 200 SQM
ROOF TERRACE: 50 SQM

MIDDLE:
BUA: 195 SQM
ROOF TERRACE: 50 SQM

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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

TOWNHOUSE 05

AREA ***175 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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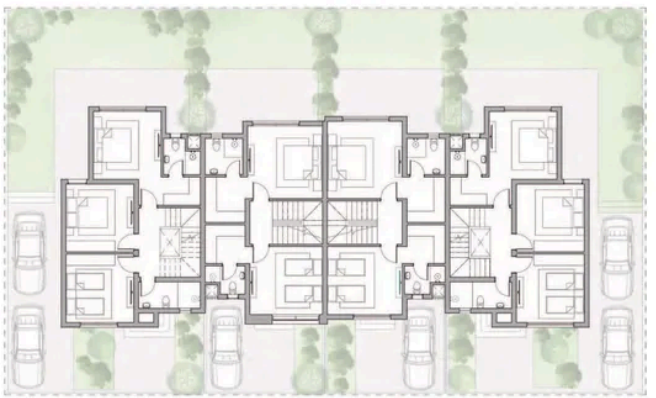
TOWNHOUSE 05

FLOOR PLAN

CORNER:
BUA: 175 SQM
ROOF TERRACE: 43 SQM

MIDDLE:
BUA: 165 SQM
ROOF TERRACE: 30 SQM

FIRST FLOOR PLAN



CORNER	
Master Bedroom	3.60mx3.60m
Master Bathroom	1.95mx1.92m
Master Dressing	2.10mx1.50m
Stairs	2.37mx3.70m
Bedroom	3.60mx3.60m
Bedroom	3.60mx3.60m
Bathroom	3.28mx1.40m

MIDDLE	
Master Bedroom (1)	4.00mx4.10m
Master Bathroom (1)	2.05mx1.90m
Master Dressing (1)	2.05mx2.40m
Stairs	4.00mx2.30m
Master Bedroom (2)	4.00mx3.60m
Master Bathroom (2)	2.15mx1.50m
Master Bathroom (3)	2.05mx2.10m

TOWNHOUSE 06

AREA ***175 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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TOWNHOUSE 06

FLOOR PLAN

CORNER:
BUA: 175 SQM
ROOF TERRACE: 43 SQM

MIDDLE:
BUA: 165 SQM
ROOF TERRACE: 30 SQM

GROUND FLOOR PLAN



CORNER	
Entrance	1.28mx1.55m
Guest Bathroom	1.15mx1.60m
Maid's Room	2.38mx1.40m
Maid's Bathroom	1.40mx1.10m
Kitchen	2.46mx3.60m
Reception & Dining	4.20mx5.70m
Stairs	3.70mx2.14m

MIDDLE	
Entrance	1.60mx3.80m
Guest Bathroom	1.20mx2.00m
Maid's Room	2.25mx1.50m
Maid's Bathroom	0.95mx2.00m
Kitchen	2.05mx3.70m
Reception & Dining	3.65mx6.20m
Stairs	2.65mx2.40m

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TOWNHOUSE 07

AREA ***175 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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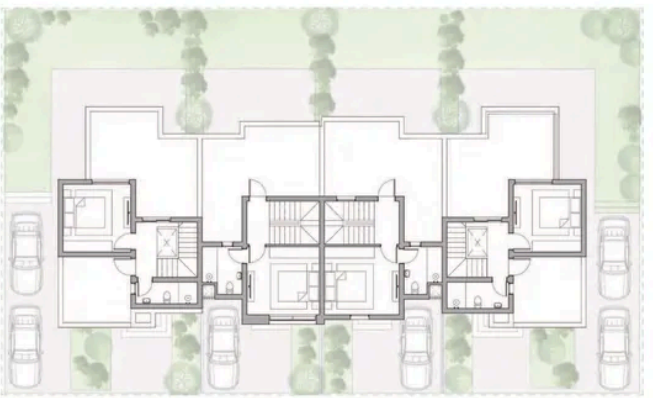
TOWNHOUSE 07

FLOOR PLAN

CORNER:
BUA: 175 SQM
ROOF TERRACE: 43 SQM

MIDDLE:
BUA: 165 SQM
ROOF TERRACE: 30 SQM

ROOF FLOOR PLAN



CORNER	
Bedroom	3.60m x 3.60m
Stairs	2.95m x 2.32m
Bathroom	3.28m x 1.15m
Roof Terraces	43m²

MIDDLE	
Bedroom	4.00m x 3.60m
Stairs	4.00m x 2.30m
Bathroom	2.05m x 2.50m
Roof Terrace	30m²

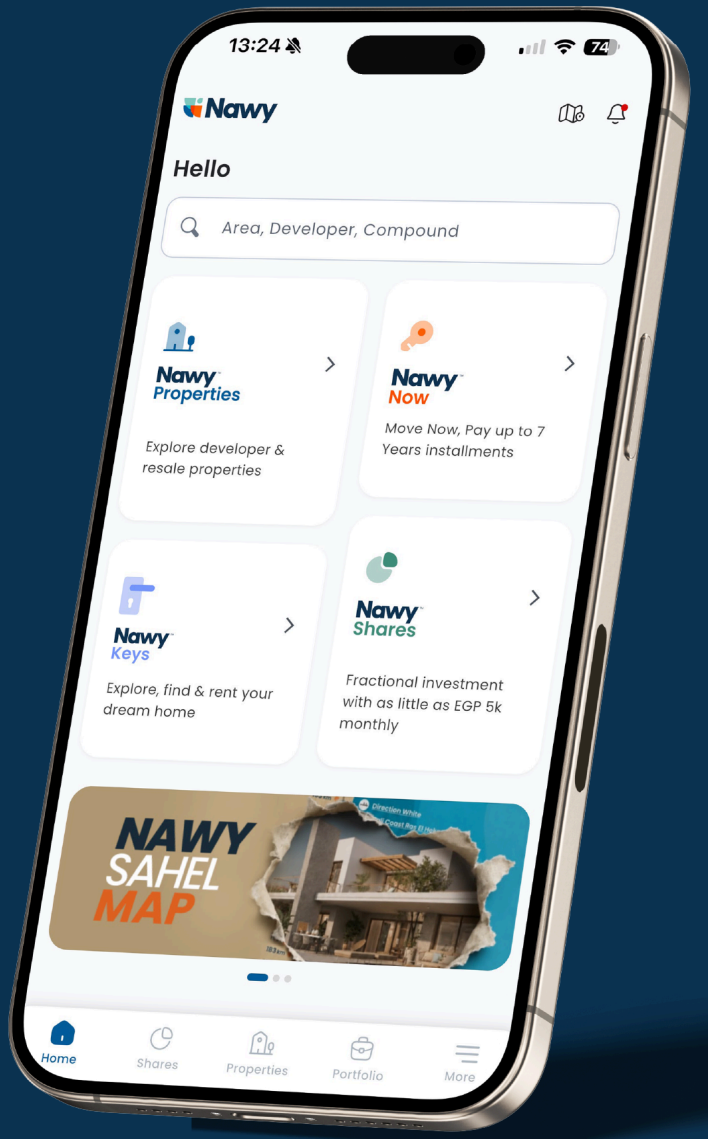
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