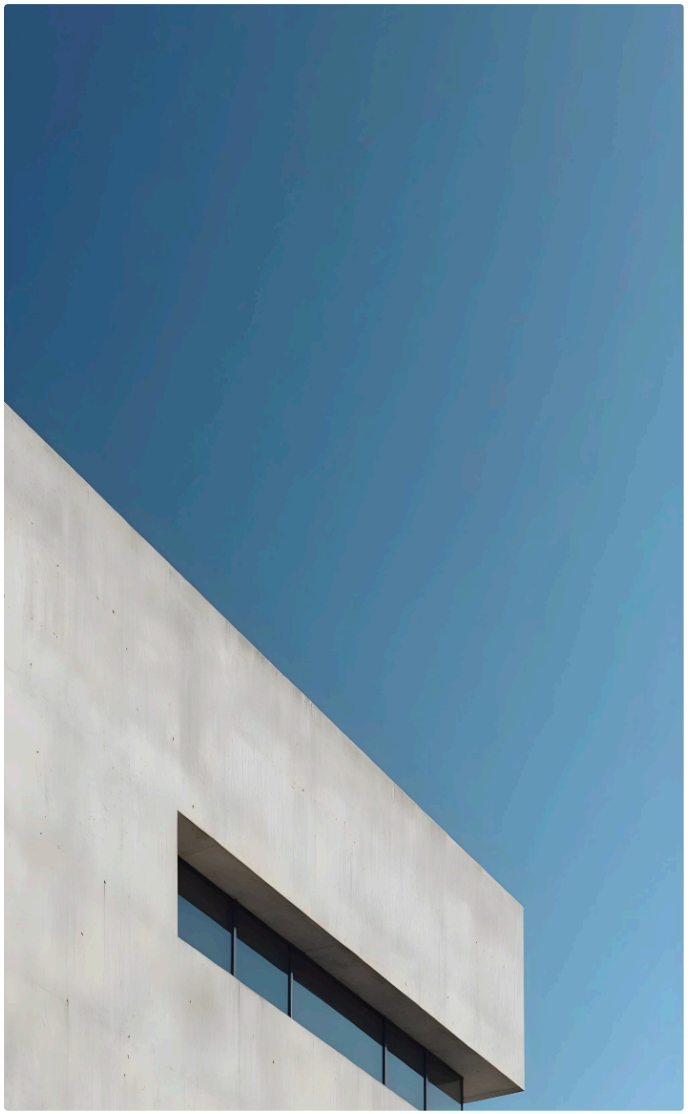
Nawy

Vallis

SKY AD DEVELOPMENTS

01

ABOUT **DEVELOPER**



ABOUT
SKY AD DEVELOPMENTS

Sky Abu Dhabi Developments is a subsidiary of the Diamond Group, a prominent Emirati regional group specializing in real estate development and construction. With a diverse portfolio that includes over 17 projects across the UAE, the Group has made significant investments totaling USD 1 billion. Recently, the company has expanded its operations into Egypt, bringing its expertise to the local market.

Sky Abu Dhabi operates with a vertically integrated business model, featuring various mixed-use developments that include different types of residential units and leisure facilities. This approach ensures the creation of fully integrated communities, complemented by commercial components such as schools, business parks, hotels, and utilities in Abu Dhabi and Al Ain.

Vision and Mission of Sky Ad Development

The mission of Sky Abu Dhabi Developments is to exceed customers' expectations and set a new standard for integrated living in Egypt. The company aims to provide end-users with added value that goes beyond just their homes.



ABOUT
THE PROJECT

Sky Abu Dhabi (Sky AD) Developments is introducing another masterpiece in the heart of New Cairo, Vallis Compound. The project has a strategic location in one of the prominent neighborhoods in the city, 6th Settlement.

Vallis New Cairo Compound boasts an upscale collection of housing options, including but not limited to apartments and villas. They are accompanied by outstanding amenities that ensure residents' convenience, finding everything they need within a fully integrated gated community.

Vallis New Cairo Location - 6th Settlement

Sky AD smartly picked the Vallis New Cairo Compound location, and it is exactly in 6th Settlement, one of the city's sought-after residential districts. It is directly accessible from Middle Ring Road.

Moreover, thanks to its prime location in Sixth Settlement, Vallis is close to many of New Cairo's popular destinations, including:

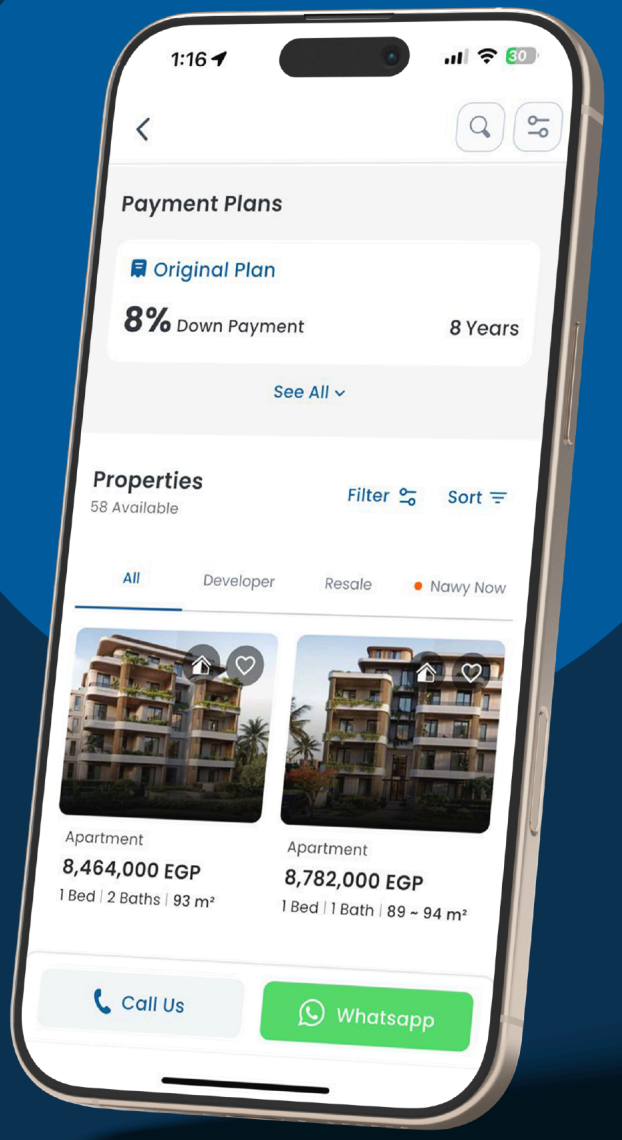
American University in Cairo (AUC)
Cairo Festival City Mall

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THROUGH

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02

THE **GALLERY**

THE **GALLERY**







03

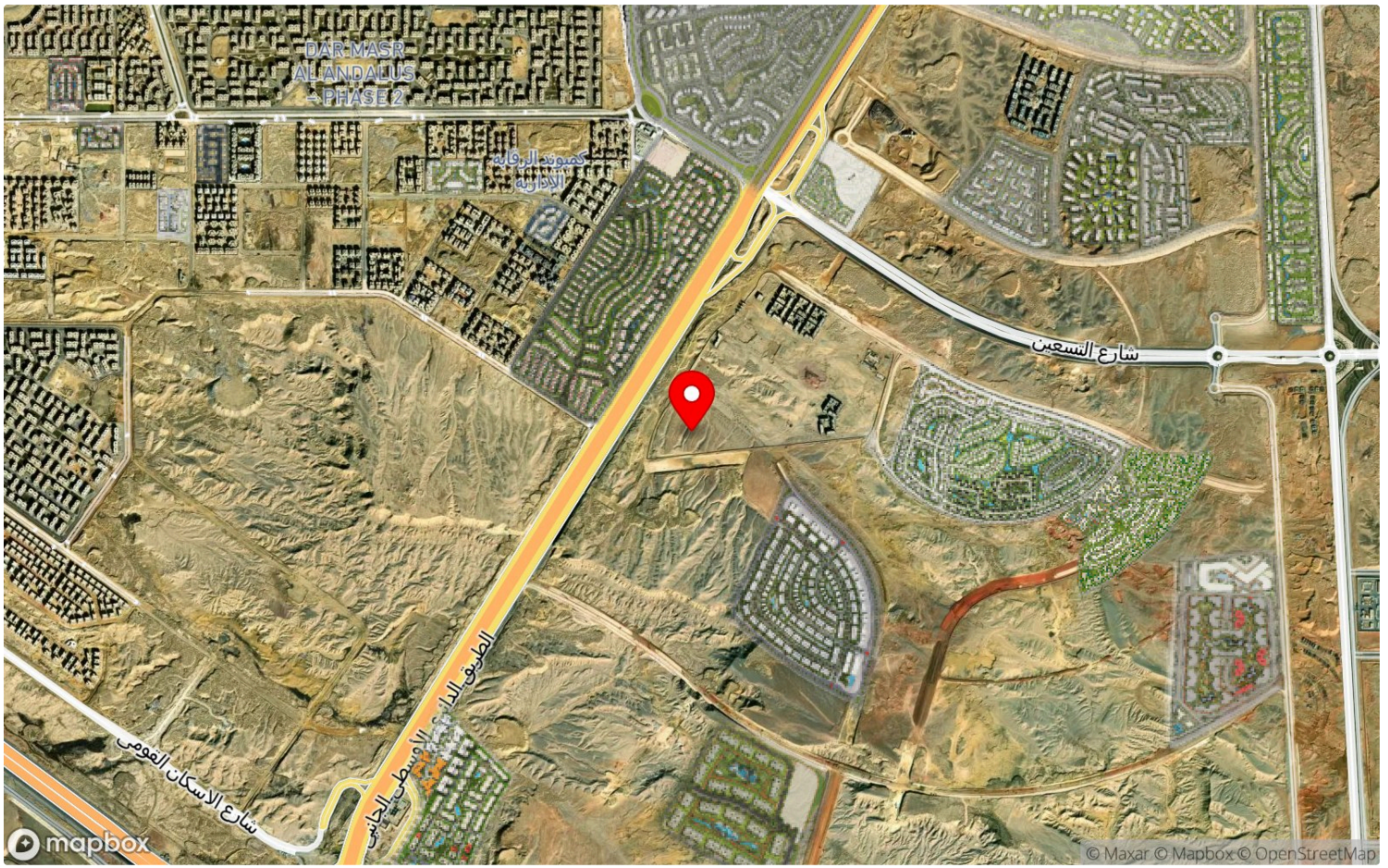
THE **MASTER PLAN**


Entry
Entry

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

APARTMENT 01

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



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CONTACT US

APARTMENT 01

Building Type	residential
Unit Name	Apartment
Total Area From	65
Total Area To	65



APARTMENT 02

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS

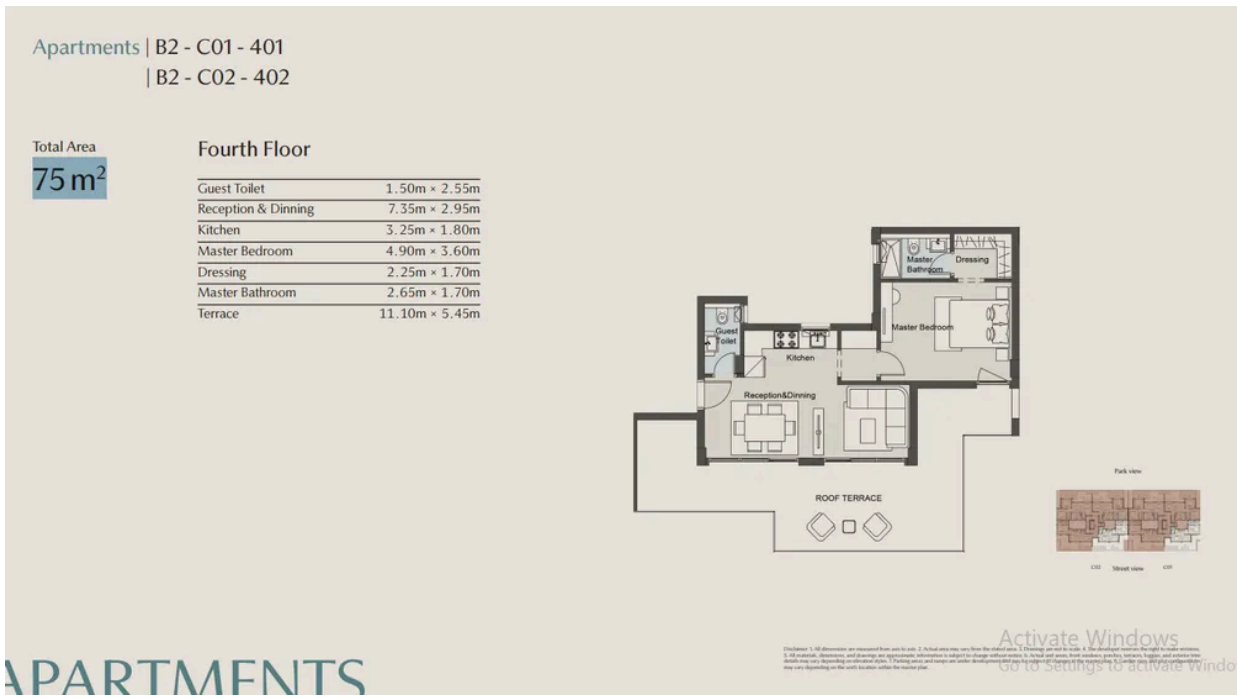


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CONTACT US

APARTMENT 02

Building Type	residential
Unit Name	Apartment
Total Area From	75
Total Area To	75



Nawy

CONTACT US

APARTMENT 03

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 03

Building Type	residential
Unit Name	Apartment
Total Area From	110
Total Area To	110



APARTMENT 04

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 04

Building Type	residential
Unit Name	Apartment
Total Area From	115
Total Area To	115



APARTMENT 05

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 05

Building Type	residential
Unit Name	Apartment
Total Area From	120
Total Area To	120



APARTMENT 06

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS

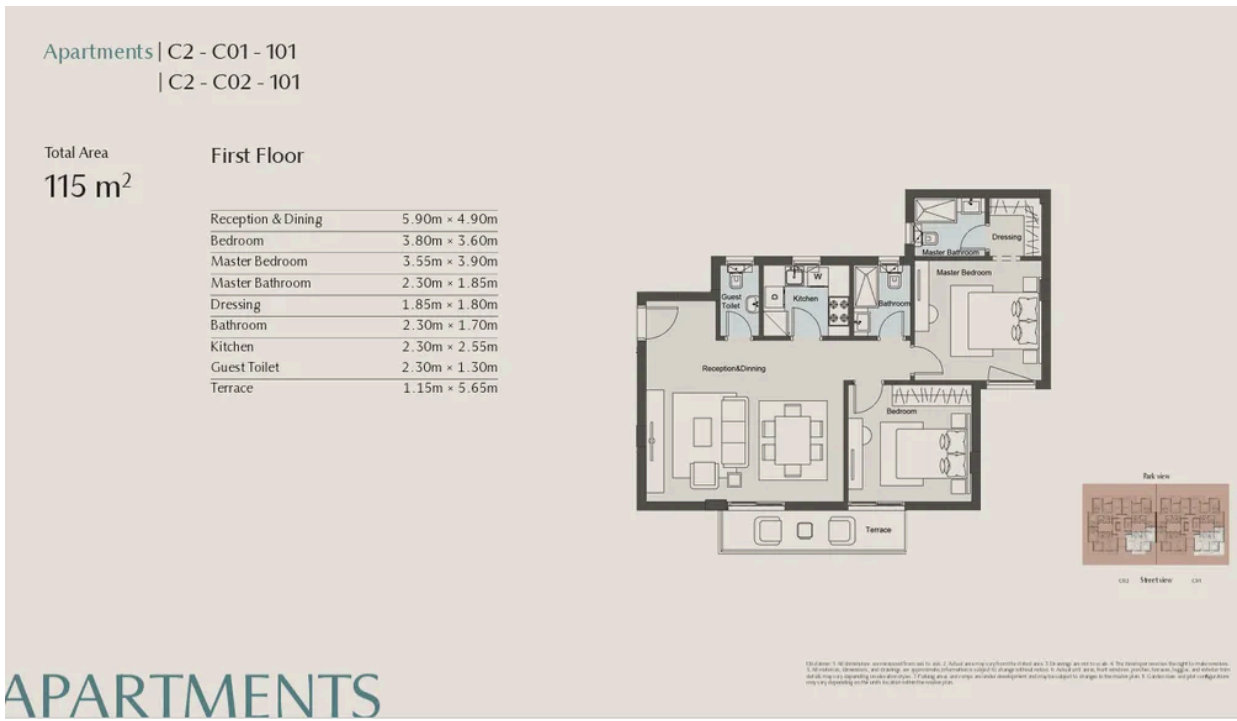


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CONTACT US

APARTMENT 06

Building Type	residential
Unit Name	Apartment
Total Area From	115
Total Area To	115



APARTMENT 07

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 07

Building Type	residential
Unit Name	Apartment
Total Area From	130
Total Area To	130



APARTMENT 08

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS

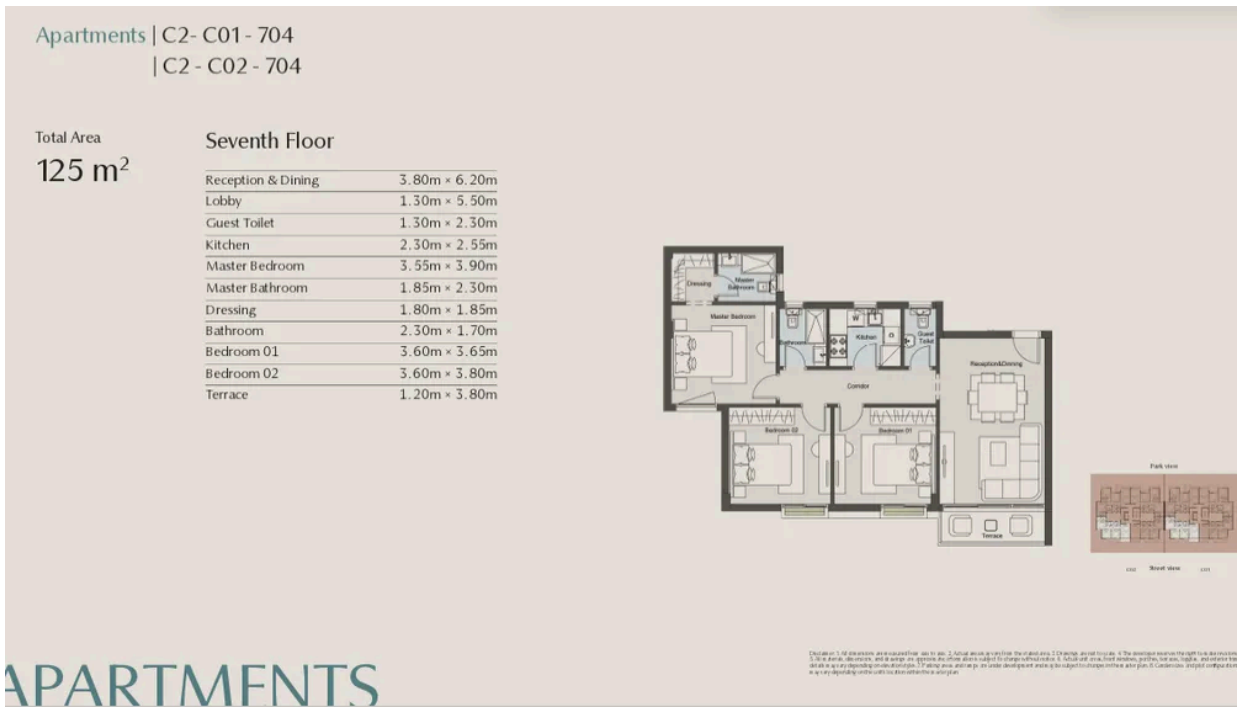


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CONTACT US

APARTMENT 08

Building Type	residential
Unit Name	Apartment
Total Area From	125
Total Area To	125



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CONTACT US

APARTMENT 09

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 09

Building Type	residential
Unit Name	Apartment
Total Area From	140
Total Area To	140



APARTMENT 10

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 10

Building Type	residential
Unit Name	Apartment
Total Area From	145
Total Area To	145

Apartments | D2 - C01 - 103
D2 - C02 - 103

Total Area
145 m²

First Floor

Entrance	2.75m × 1.80m
Reception & Dining	5.75m × 3.80m
Lobby	1.20m × 5.70m
Powder Room	1.00m × 1.40m
Guest Toilet	2.55m × 1.40m
Kitchen	2.70m × 2.60m
Bathroom	2.70m × 1.70m
Master Bedroom	3.90m × 3.70m
Master Bathroom	1.30m × 2.80m
Dressing	1.75m × 2.80m
Bedroom 01	3.70m × 3.90m
Bedroom 02	3.70m × 3.95m
Terrace	3.80m × 0.90m
Terrace	5.60m × 0.80m



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CONTACT US

APARTMENT 11

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



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CONTACT US

APARTMENT 11

Building Type	residential
Unit Name	Apartment
Total Area From	135
Total Area To	135



APARTMENT 12

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS

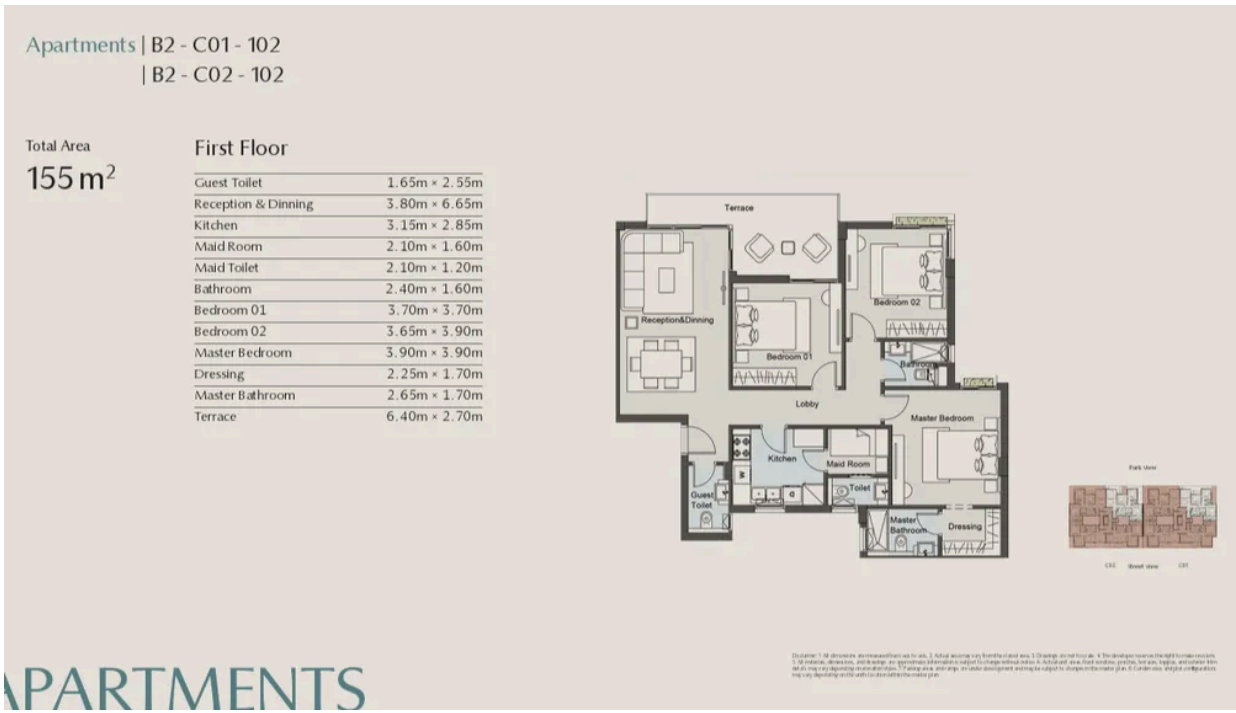


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CONTACT US

APARTMENT 12

Building Type	residential
Unit Name	Apartment
Total Area From	155
Total Area To	155



Nawy

CONTACT US

APARTMENT 13

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 13

Building Type	residential
Unit Name	Apartment
Total Area From	150
Total Area To	150



APARTMENT 14

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 14

Building Type	residential
Unit Name	155 gr
Total Area From	155
Total Area To	155



APARTMENT 15

AREA ***65 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 15

Building Type	residential
Unit Name	gard
Total Area From	150
Total Area To	150



TOWNHOUSE 01

AREA ***170 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS

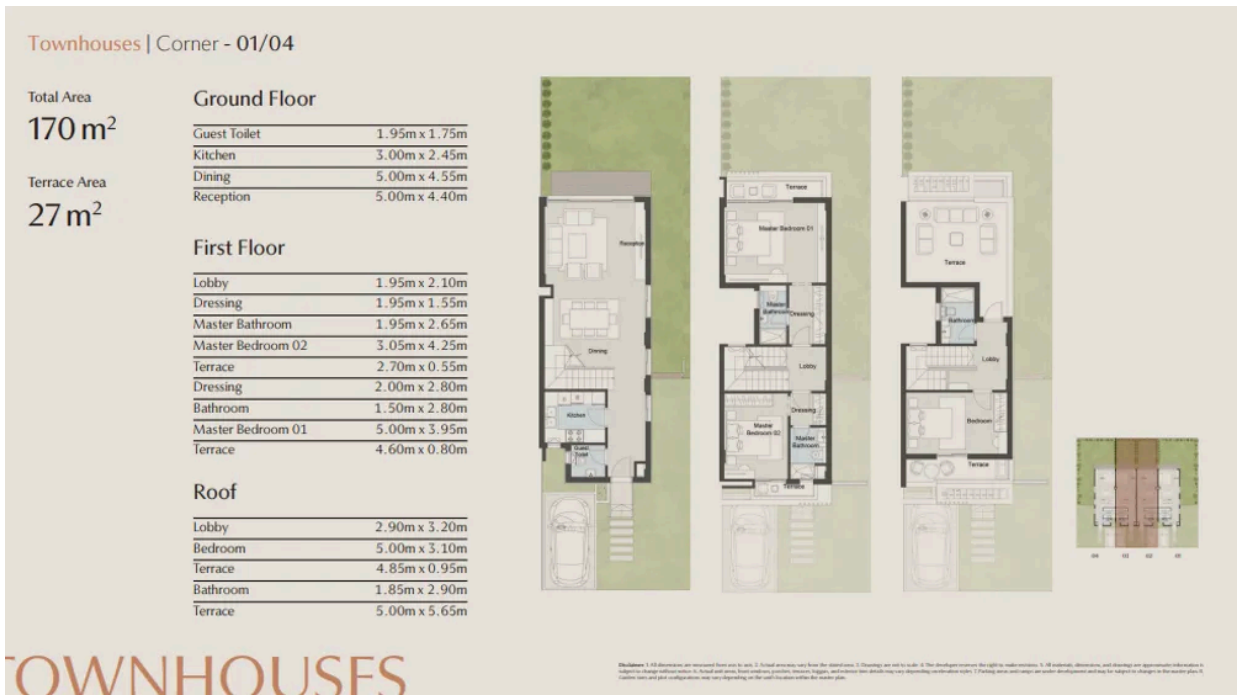


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CONTACT US

TOWNHOUSE 01

Building Type	residential
Unit Name	corner
Total Area From	170
Total Area To	170



TOWNHOUSE 02

AREA ***170 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS

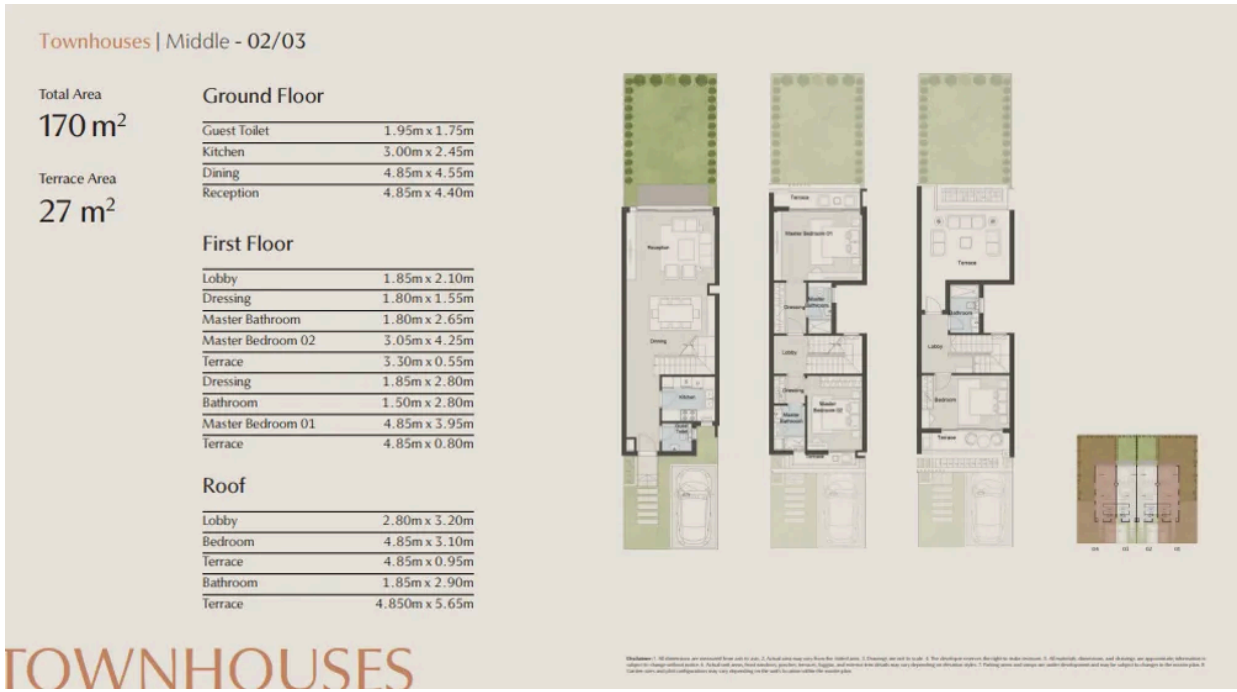


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CONTACT US

TOWNHOUSE 02

Building Type	residential
Unit Name	miidle
Total Area From	170
Total Area To	170



TOWNHOUSE 03

AREA ***170 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS

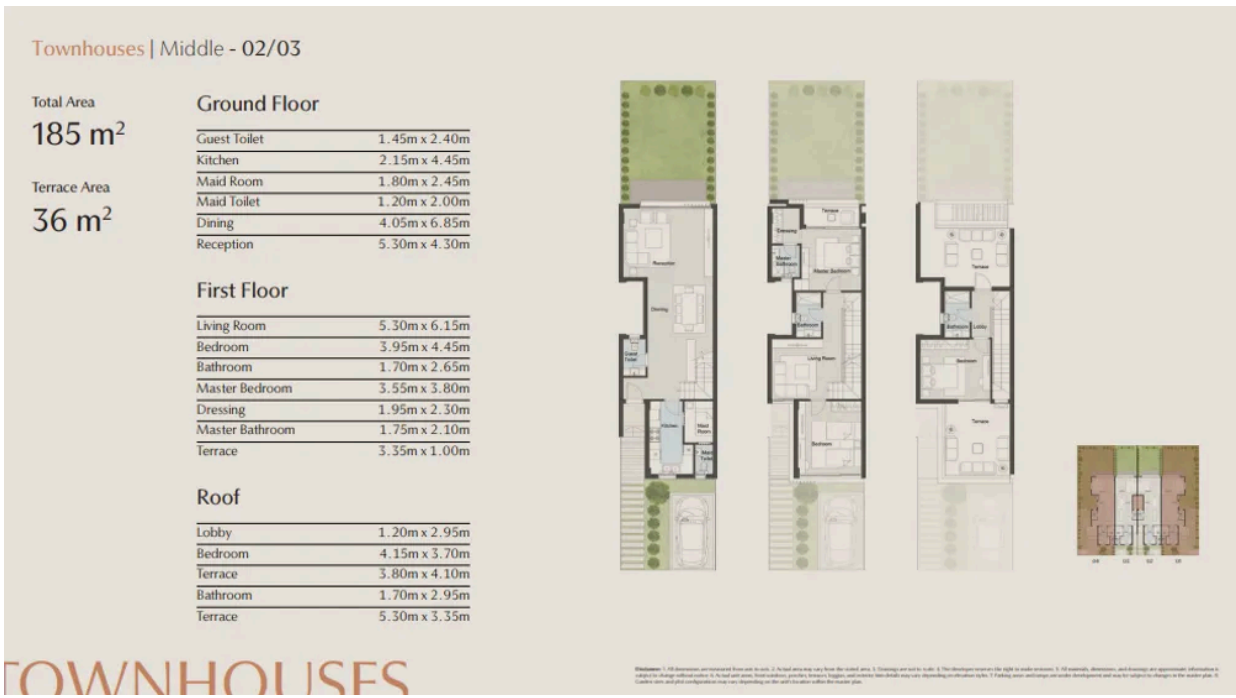


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CONTACT US

TOWNHOUSE 03

Building Type	residential
Unit Name	middle
Total Area From	185
Total Area To	185



TOWNHOUSE 04

AREA ***170 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TOWNHOUSE 04

Building Type	residential
Unit Name	corner
Total Area From	190
Total Area To	190



DUPLEX 01

AREA ***200 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

DUPLEX 01

Building Type	residential
Unit Name	Duplex
Total Area From	200
Total Area To	200



VILLA 01

AREA ***220 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

VILLA 01

Building Type	residential
Unit Name	Villa
Total Area From	220
Total Area To	220



VILLA 02

AREA ***220 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

VILLA 02

Building Type	residential
Unit Name	Villa
Total Area From	220
Total Area To	220



VILLA 03

AREA ***220 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

VILLA 03

Building Type	residential
Unit Name	Villa
Total Area From	220
Total Area To	220



06

THE **AMENITIES**



JOGGING TRAIL



OUTDOOR POOLS



MOSQUE



COMMERCIAL STRIP



CLUBHOUSE



BARBECUE AREA



CHILDREN'S PLAY AREA



SHARED GYM

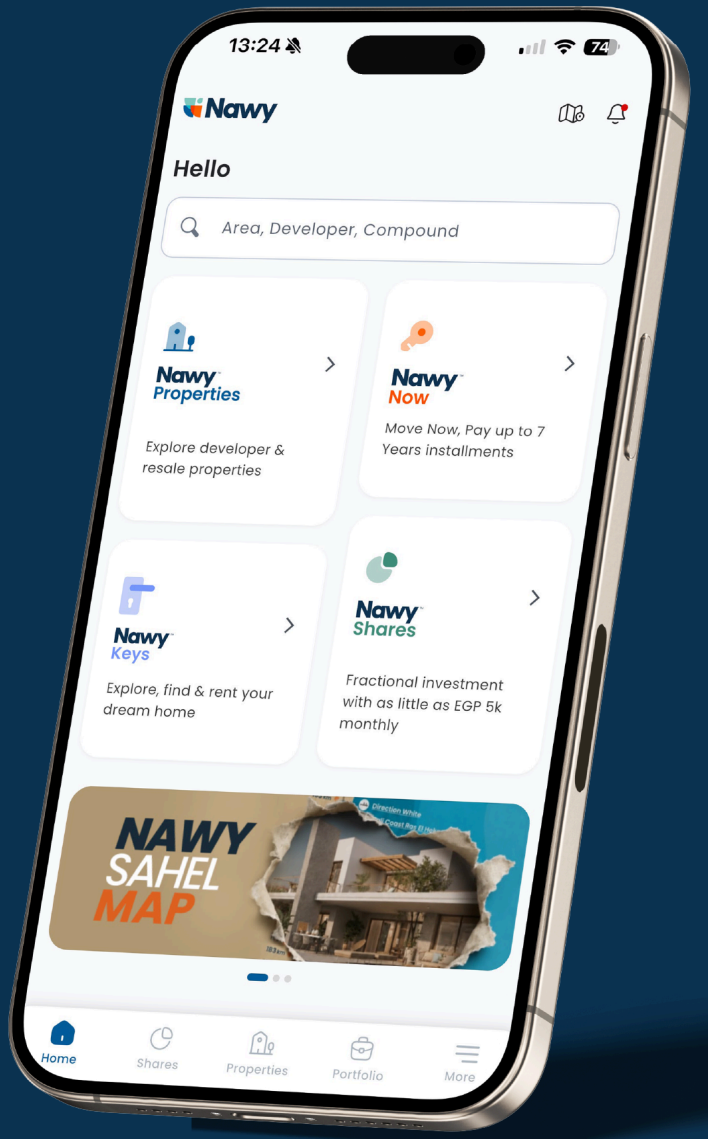
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