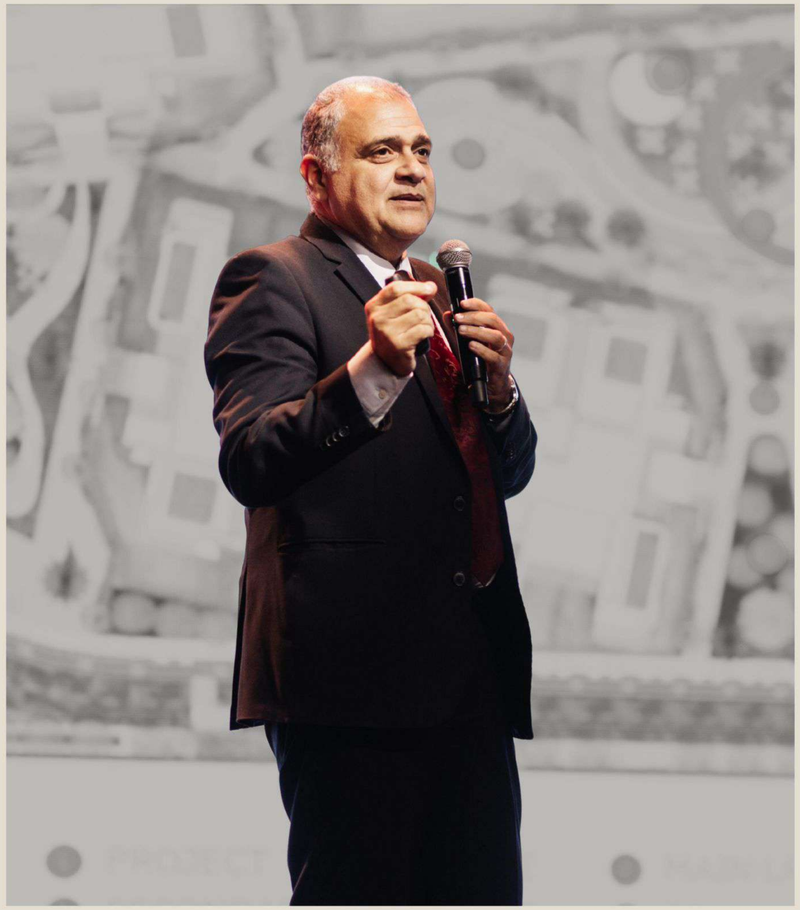
SAUDI GROUP DEVELOPMENTS®

VALÉA®

This is where we *meet*.





The Master Mind

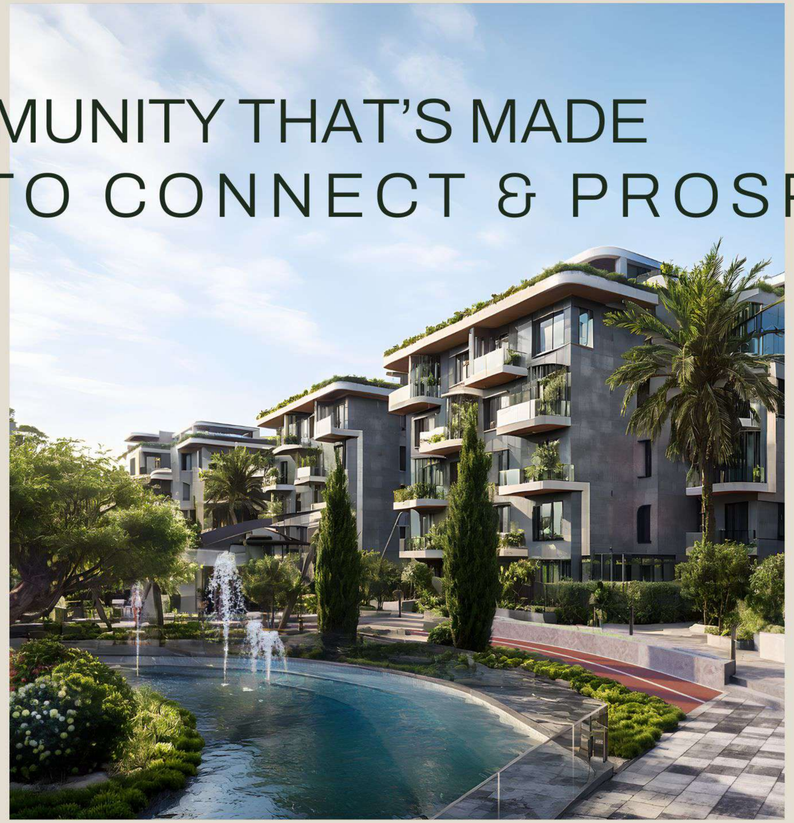
About our Architect

El Sayad Associates, founded in 1980 and led by Dr. Zeyad El Sayad, is one of Egypt's most respected architecture firms. With expertise in landscaping and a legacy of sustainable, heritage-conscious design, the firm has delivered award-winning projects like the Museum of Civilization (Cairo), Alexandria Corniche Development, Oslo Design Museum (Norway), and Heart of New Jeddah (KSA). From urban planning to cultural landmarks, El Sayad blends innovation with contextual depth across Egypt, Europe, and the Gulf.

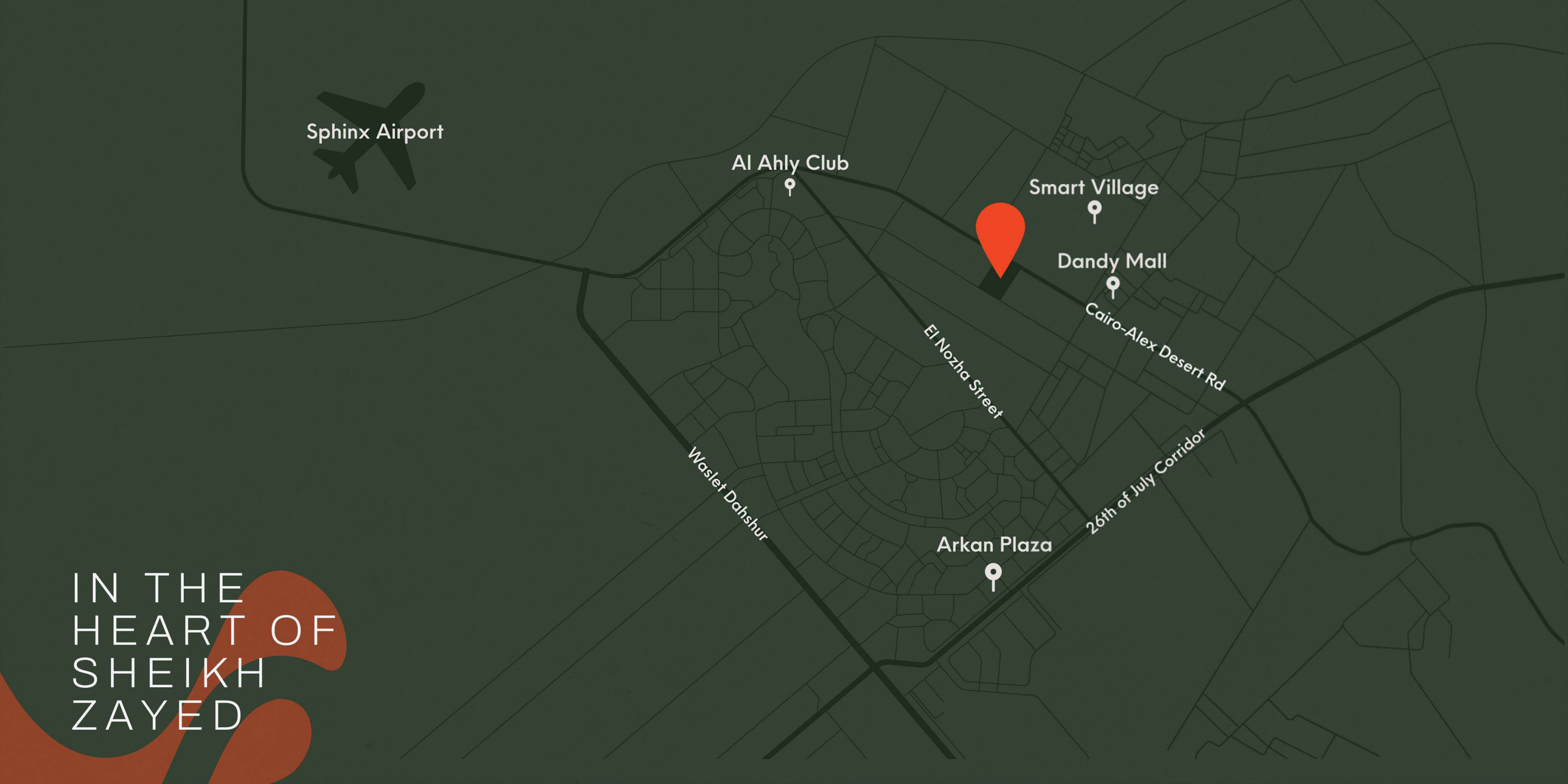
— *Dr. Zeyad El Sayad*


VALÉA
Sheikh Zayed

A COMMUNITY THAT'S MADE TO CONNECT & PROSPER



VALÉA is conveniently located in the heart of Old Sheikh Zayed, right in front of Smart Village. The project is situated on Cairo-Alex Road and is easily accessible from Nozha Street. This prime location offers an already fully developed area, strategically positioned to be minutes away from all major destinations and landmarks.


Sphinx Airport
Al Ahly Club
Smart Village
Dandy Mall
Cairo-Alex Desert Rd
El Nozha Street
Waslet Dahshur
26th of July Corridor
Arkan Plaza
IN THE HEART OF SHEIKH ZAYED

MASTERPLAN



WIND DIRECTION

1. PROJECT GATE
2. PROJECT GATE
3. COMMERCIAL BUILDING
4. MAIN LANDSCAPE
5. HEART JOGGING TRACK
6. CYCLYING TRACK
7. BUSINESS LOUNGE
8. CLUB HOUSE
9. FAMILY AREA
10. QUITE AREAS
11. THE FOUNTAIN
12. THE WALKWAYS
13. WOONERF DESIGN
14. PROJECT GATE
15. BASEMENTS ACCESS
16. GYM
17. PADEL COURTS

ABOUT VALÉA

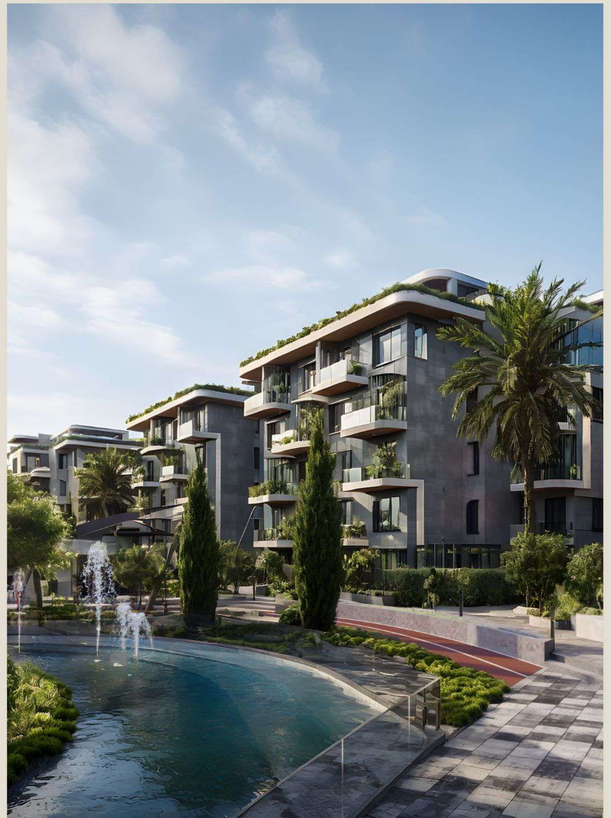
1. PEDESTRIAN-ONLY CENTER



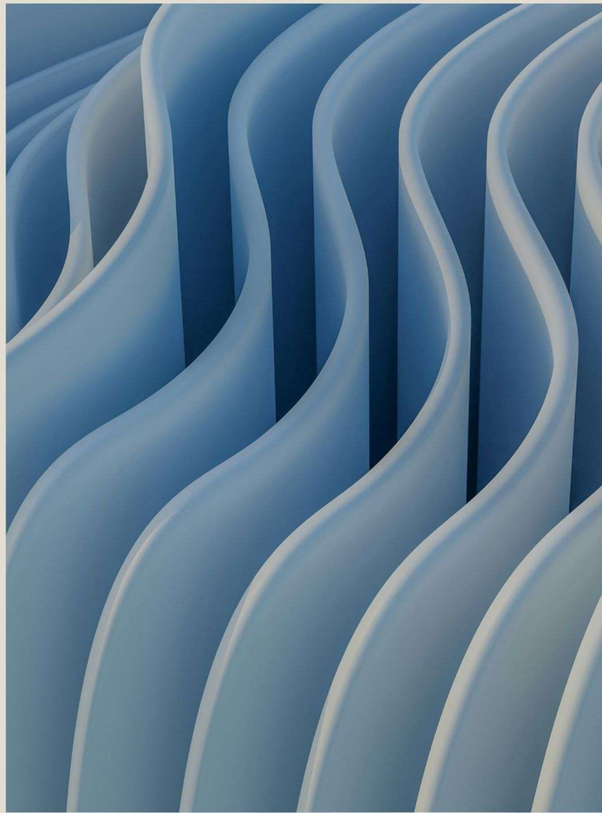
2. PROJECT IS DESIGNED BASED ON THE WOONERF CONCEPT



3. 78% LANDSCAPE AREA AND WATER FEATURES



4. OUR ARCHITECTURAL DESIGN GUARANTEES **30%** LESS ENERGY CONSUMPTION ANNUALLY



What's WOONERF?

Translated as “living street,” a woonerf employs strategies like traffic calming devices and low speed limits to force drivers to slow down and safely share street space with pedestrians, cylists, and others, often without raised curbs separating cars and pedestrians. In the Netherlands, where the woonerf originated in the 1960s, motorized traffic within woonerf zones is limited to walking speed.



SUSTAINABILITY AND ENERGY SAVING

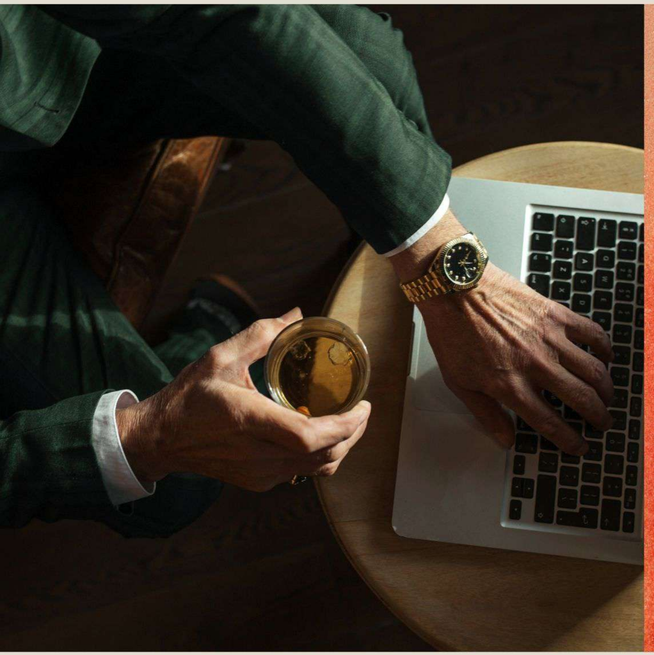
AS PER ARCHITECTURAL SIMULATION



AN URBAN DESIGN IN HARMONY WITH *Nature*



PROJECT FACILITIES



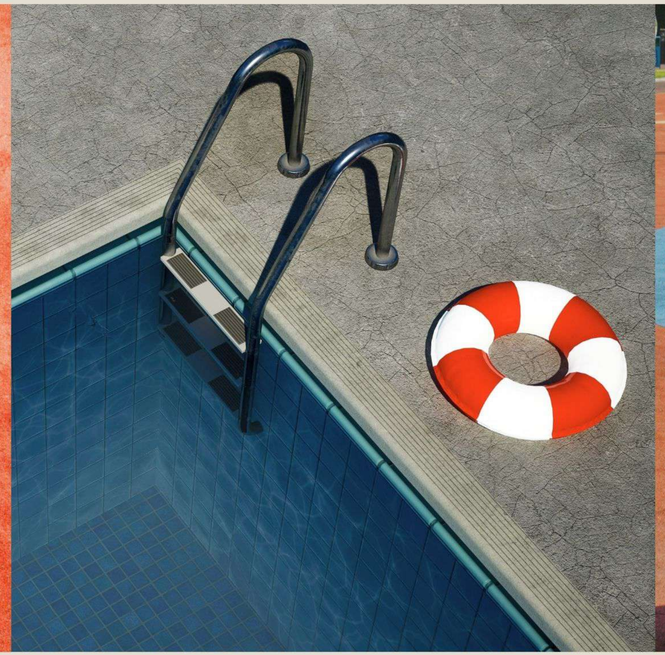
BUSINESS LOUNGE

From serene outdoors to elegant indoors — a space for meaningful moments.



CYCLING TRACK

Edged by elevated landscape, the boulevard offers an enriched



CLUB HOUSE

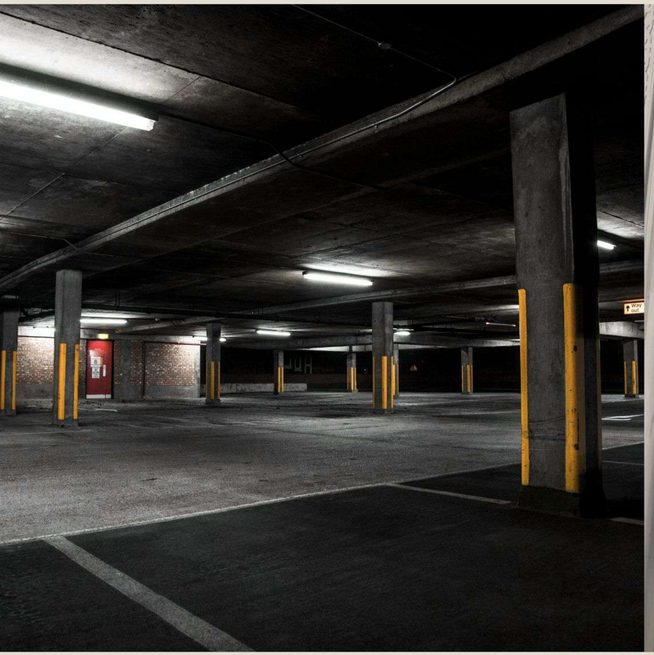
The perfect retreat to unwind, connect, and celebrate life’s finest moments.



KIDS AREA

A safe playground for children to explore and play.

PROJECT FACILITIES



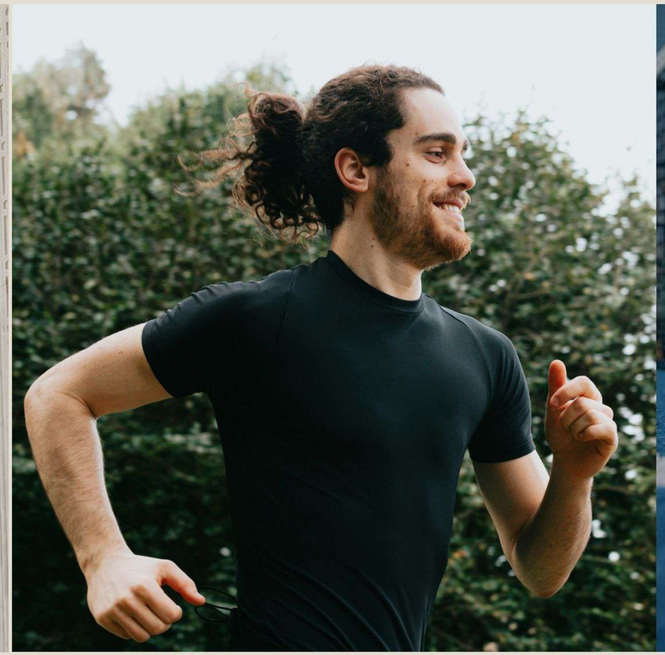
UNDERGROUND PARKING

Secure covered parking
with easy home access.



MOSQUE

A peaceful space for
prayer and reflection.



JOGGING TRACKS

Dedicated fitness circuit
for outdoor exercise.



PADEL COURTS

Game at your doorstep,
wellness redefined.


URBAN MINIMAL ARCHITECTURE

TYPE A

3 BEDROOMS



TYPE A

3 BEDROOMS



TYPE B

2 BEDROOMS - 3 BEDROOMS



TYPE B

2 BEDROOMS - 3 BEDROOMS



TYPE C

1 BEDROOM - 2 BEDROOMS



TYPE C

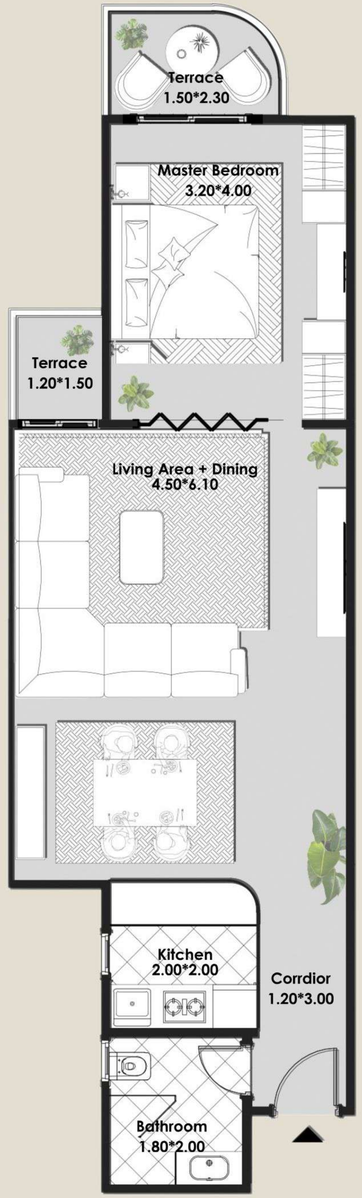
1 BEDROOM - 2 BEDROOMS



1 BEDROOM
Apartment

Total Unit Area 84 m²

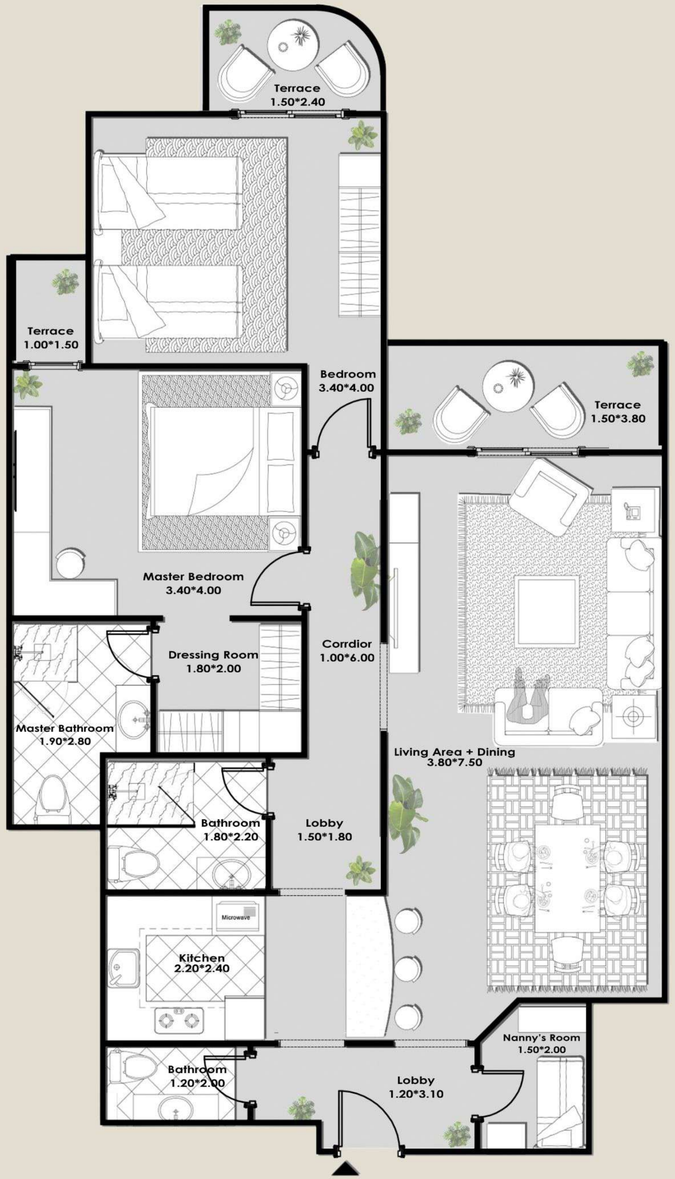
- Bathroom
- Kitchen
- Living area
- Dining Area
- Terrace
- Bedroom
- Terrace in bedroom



2 BEDROOMS
Apartment

Total Unit Area 154 m²

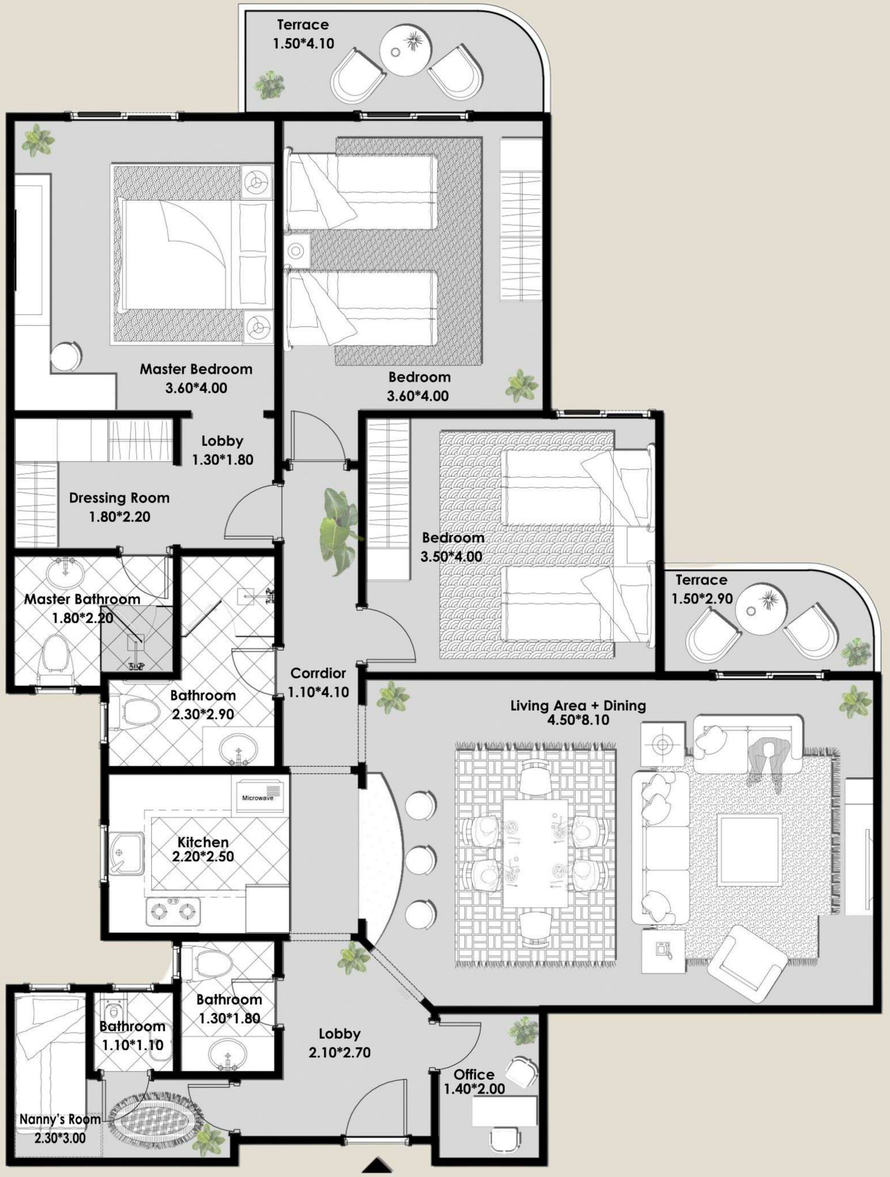
- Entrance Lobby
- Nannys room
- Guest toilet
- Kitchen
- Dining Area
- living Area
- Terrace
- Bedroom
- Terrace
- Bathroom
- Master Bedroom
- Terrace



3 BEDROOMS
Apartment

Total Unit Area 187 m²

- Entrance Lobby
- Nanny’s room + Toilet
- Guest Toilet
- Office Room / Multi-use
- Kitchen
- Dining Area
- Living Area
- Terrace
- Bedroom
- Bedroom
- Terrace
- Master Bedroom



ABOUT SAUDI GROUP

Founded by a visionary Saudi-Egyptian partnership with 37 years of combined engineering excellence, Saudi Group Developments emerged from a profound understanding that our cultural roots are the foundation for tomorrow's innovations.

We strive to create living spaces that inspire growth, foster innovation, and elevate sustainable lifestyles. By deeply understanding the evolving needs of our residents and stakeholders, we design developments that transcend traditional living spaces – they become catalysts for positive transformation, where sustainable practices and human-centered design unite to create meaningful community experiences.



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