

Lush Valley



City Edge Developments is a national developer delivering premium residential communities and mixed-use destinations across Egypt.

ABOUT CITY EDGE DEVELOPMENTS

Established in 2017 as a partnership between the New Urban Communities Authority and the Housing and Development Bank,

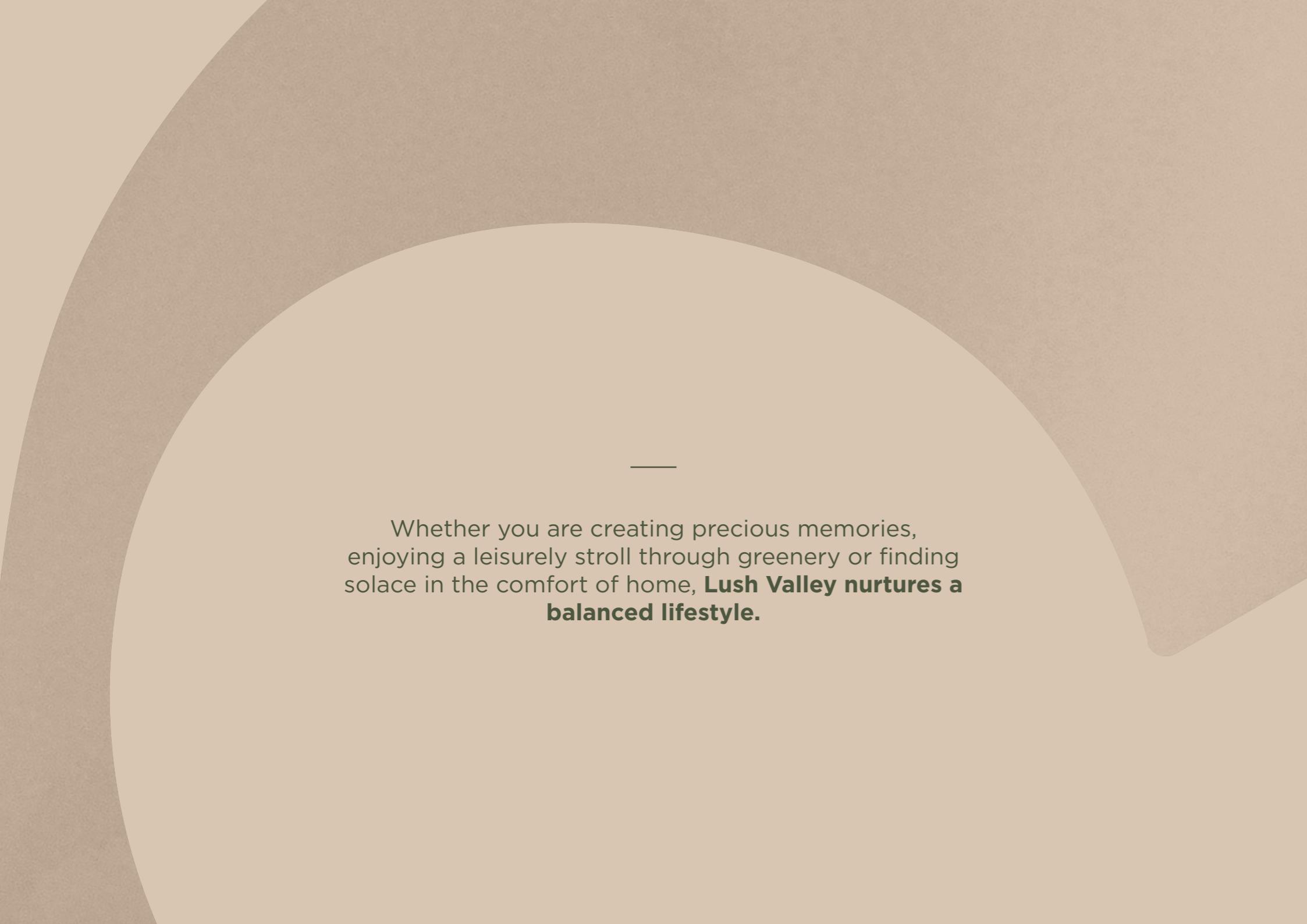
Driven by progressive design and market-focused planning, **City Edge Developments creates high-quality developments that offer exceptional living experiences and long-term value across residential, hospitality, retail, office and education sectors.**

LIFE *is* **SPLENDID**

Imagine a place where the rhythm of life is set by nature — a community designed not just to be lived in, but to be experienced. Welcome to Lush Valley, where architecture and landscape fuse into a living journey, shaping the way residents move, connect, and thrive.

Over 60 feddans, Lush Valley is meticulously designed not just as a place to reside, but as a vibrant setup where connection and inspiration flourish.

What truly distinguishes it is its essence—a profound feel of belonging.



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Whether you are creating precious memories, enjoying a leisurely stroll through greenery or finding solace in the comfort of home, **Lush Valley nurtures a balanced lifestyle.**



Every element is carefully planned to create not just a place to live, but a place to truly belong!

PRIME LOCATION

Nestled in Lotus District, a core scene in New Cairo, Lush Valley offers a peerless living experience in one of the most sought-after locales. Being close to commercial malls, vibrant retail strips and essential lifestyle amenities, Lush Valley embodies modern living's quintessence.

In Lush Valley, life is transformed into a seamless experience, making you enjoy the luxury of having all your needs located just steps away. Embrace the sophisticated lifestyle, where comfort and elegance converge.



Strategically located between the Northern and Southern 90th Roads, Lush Valley's main highlights are:

- Proximity to the AUC and the New Administrative Capital
- Easy access to major roads and key destinations
- Surroundings that include premium residential and mixed-used developments



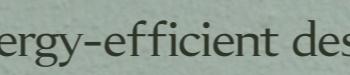
A TRUE COMMUNITY, A REAL HOME

Lush Valley is a well-studied residential project designed in line with today's market demand—offering optimal unit sizes, strong landscape views, child-friendly planning and a lifestyle rooted in community, wellness and everyday comfort.

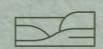
It is not just about luxury living. It is about creating a warm, vibrant neighborhood where families grow, connections form, and life truly unfolds.

SUSTAINABILITY *And* RESPONSIBLE LIVING

Lush Valley is developed with a responsible approach to design and construction, focusing on efficiency, durability and long-term livability.



Energy-efficient design:
Buildings are designed to optimize natural light, ventilation and overall energy performance.



Landscape-driven community:

Extensive greenery and open spaces enhance environmental quality and residents' well-being.



Sustainable construction practices:

Carefully selected materials and construction methods support a healthier and more efficient living environment.



ARCHITECTURE AND MASTERPLAN

The design of Lush Valley is driven by a strong architectural and landscape vision that shapes everyday living.

The architectural design of Lush Valley is expressed through refined elevations that emphasize openness, light, and elegance. Neutral beige and light grey tones create a timeless identity, while subtle extrusions and elegant window details with gentle curves add depth and architectural sophistication.

Large windows and wide terraces blur the boundary between indoor and outdoor living, allowing daylight and nature to become integral parts of the home.

Seamlessly incorporated greenery across terraces and façades softens the built form, creating a warm, calm, and home environment that enhances comfort and visual harmony.

Lush Valley brings residents closer to nature through expansive greenery, safe pedestrian-friendly streets, and a vibrant outdoor lifestyle for all.

Minimal Elevator Pitch (1 line)

At the heart of Lush Valley lies its defining element: **a grand central greenery spine** — a lush, landscaped artery that pulses through the community. This isn't just a park or a garden; it's the project's soul — a place where neighbors cross paths, children play freely, and every walk becomes an invitation to enjoy the outdoors. It's where mornings begin with birdsong and evenings unwind under the shade of trees — the unmistakable heart that links life and landscape in perfect harmony. But the magic doesn't stop there. Imagine waking up to a green view — that's the reality for nearly **70% of the residences**. Units are thoughtfully oriented to frame the verdant heart of the community, giving residents more than just a view — they get a connection to nature that enhances privacy, comfort, and wellbeing. Green vistas become daily companions, bringing serenity into every home and reinforcing a lifestyle rooted in balance and calm.

In Lush Valley, architecture and landscape don't just coexist — they coauthor the story of everyday life, inviting residents into a world where comfort, connection, and nature are not afterthoughts but foundational values.

Central greenery spine:

A signature landscaped spine runs through the heart of the project, serving as the main visual, social and recreational axis.

Green views:

Approximately 70% of units enjoy direct views overlooking the central greenery, enhancing privacy, comfort and quality of living.

Car-free green level:

No vehicle access at the greenery level, ensuring a calm, safe and pollution-free environment — especially for children.

there's something truly special about how life flows here: at **Lush Valley, cars disappear from the living experience**. The greenery level is completely **car-free**, creating a tranquil, safe, and clean environment where children can roam, neighbors can stroll, and laughter carries effortlessly across open spaces. No honking, no traffic, no pollution — just pure, peaceful living.



The renders are for illustrative purposes only. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts; drawings are not to scale. All areas, dimensions, drawings, and materials are subject to minor changes without notice. Rights are reserved to make minor alterations to add or deduct up to 5% from areas & values. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. All landscaping and pools are not included in the property and solely for illustrative purposes. Master plan design is subject to minor changes without notice. Exact specifications and details vary between each unit; For exact technical details, please refer to the contract. Site plan shown in office layouts are for illustrative purposes only and are to be executed by the tenants in the loft offices scenario.

INTERIORS *And* UNIT DESIGN

Lush Valley offers a wide variety of residential units designed to suit different lifestyles and family needs.

Efficient layouts:

Well-studied unit areas that maximize space, light and functionality.

Private outdoor spaces:

Balconies and terraces enhance indoor-outdoor living and strengthen the connection to the surrounding landscape.



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AMENITIES AND COMMUNITY SPACES

Catered for a healthy, active and socially connected lifestyle, Lush Valley offers a range of thoughtfully planned amenities:



Clubhouse



Gathering and community spaces



Jogging track



Dedicated kids' areas



Wellness center and fully equipped gym



Outdoor swimming pool

PARKING AND ACCESS

Underground parking: Dedicated underground parking for all apartments, keeping residential levels pedestrian-friendly, organized and safe.



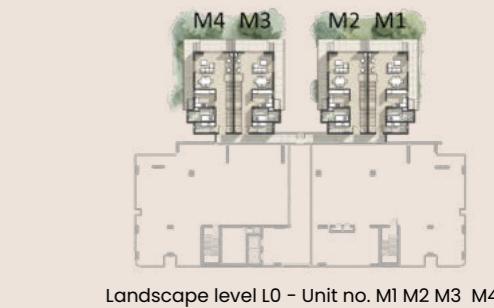
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FLOOR PLANS

Building A

TYPE 1-1

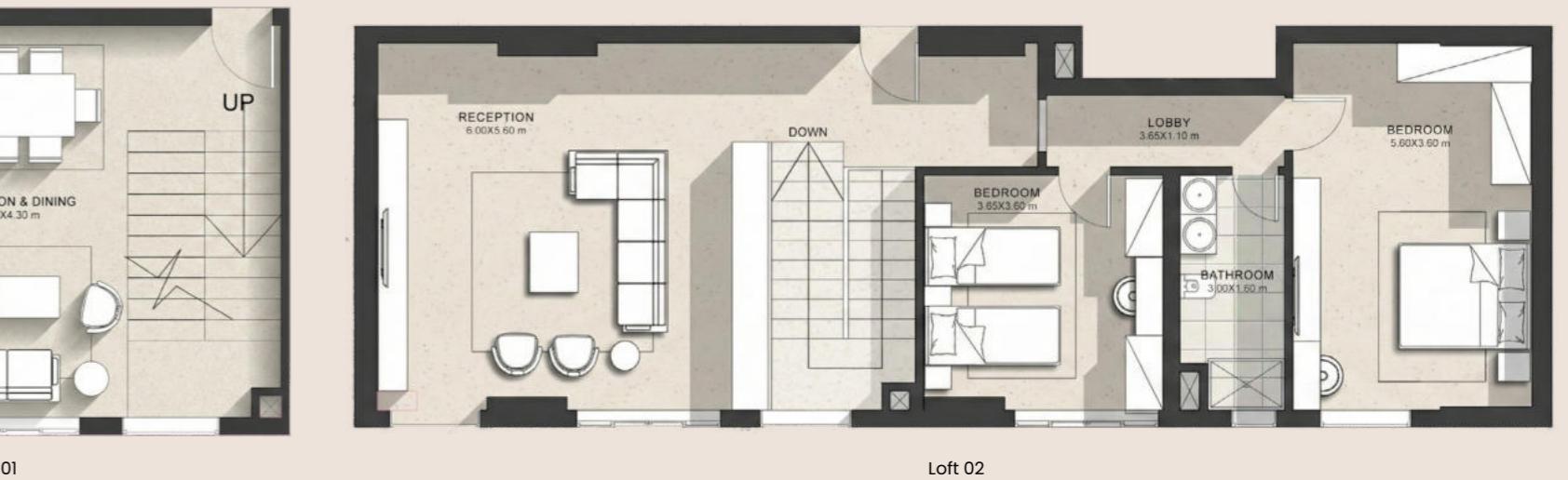
Unit Type	Mansio
Total Sellable Area	240 m ²
Number of bedrooms	3
Number of bathrooms	5
Uncovered Terrace Area	56 m ²
Private Garden	42 m ²



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TYPE 2-2

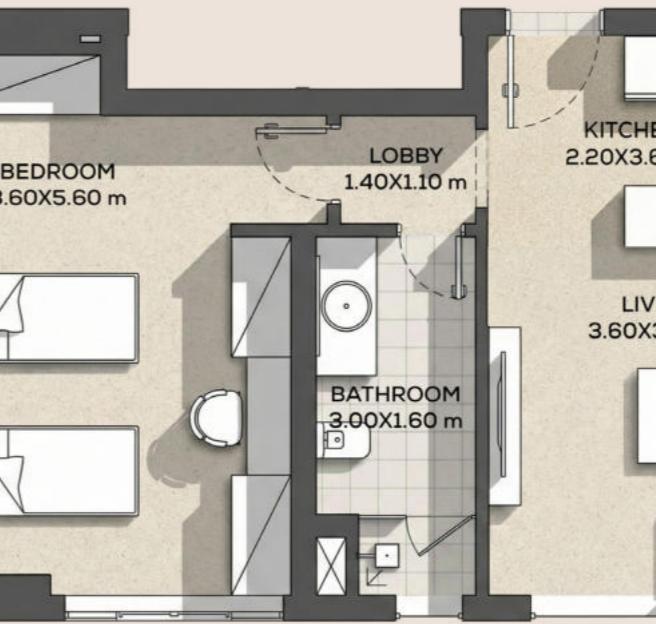
Unit Type	Loft
Total Sellable Area	197 m ²
Number of bedrooms	2
Number of bathrooms	2



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TYPE 3-3

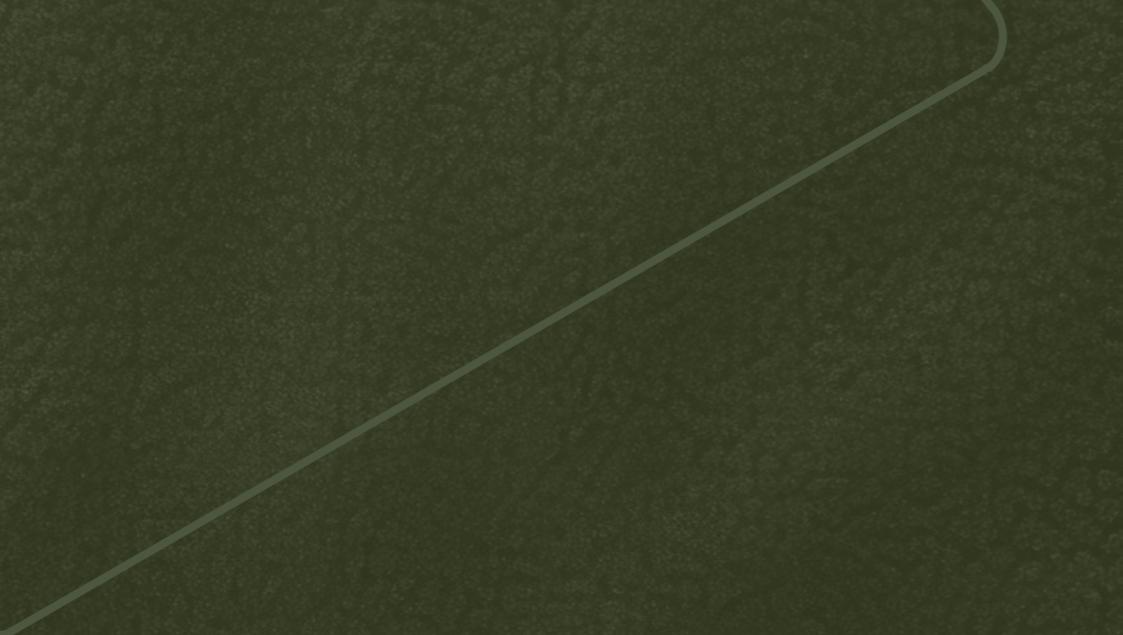
Unit Type	Apartment
Total Sellable Area	69 m ²
Number of bedrooms	1
Number of bathrooms	1



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TYPE 4-4

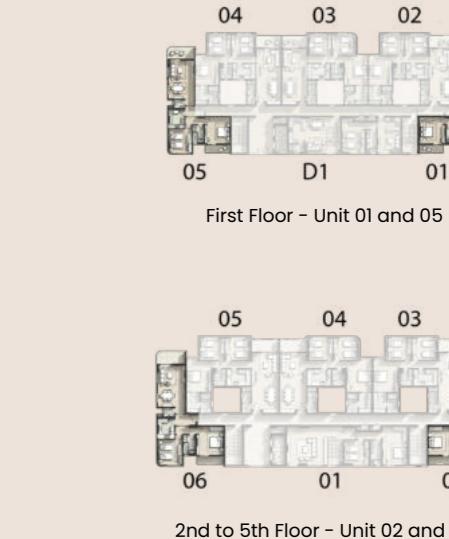
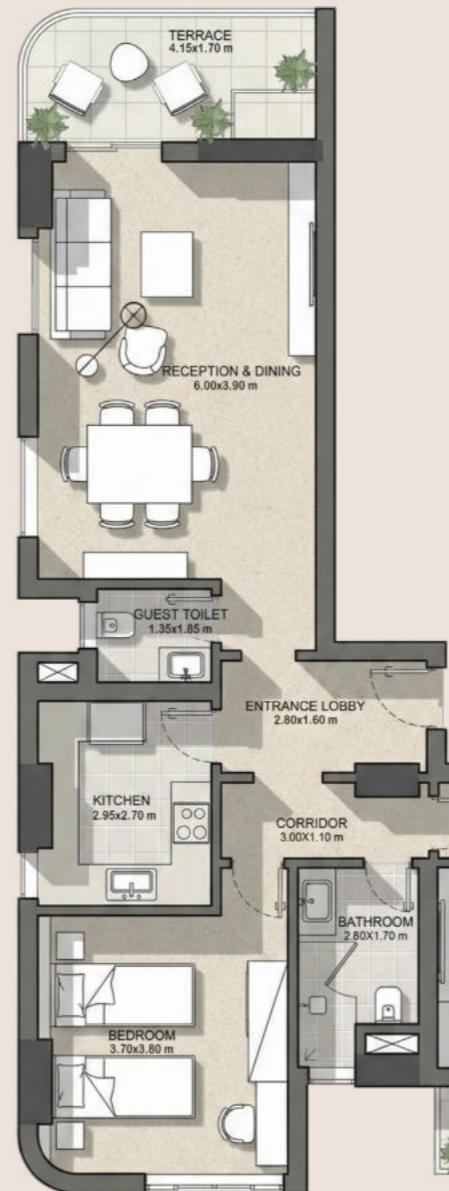
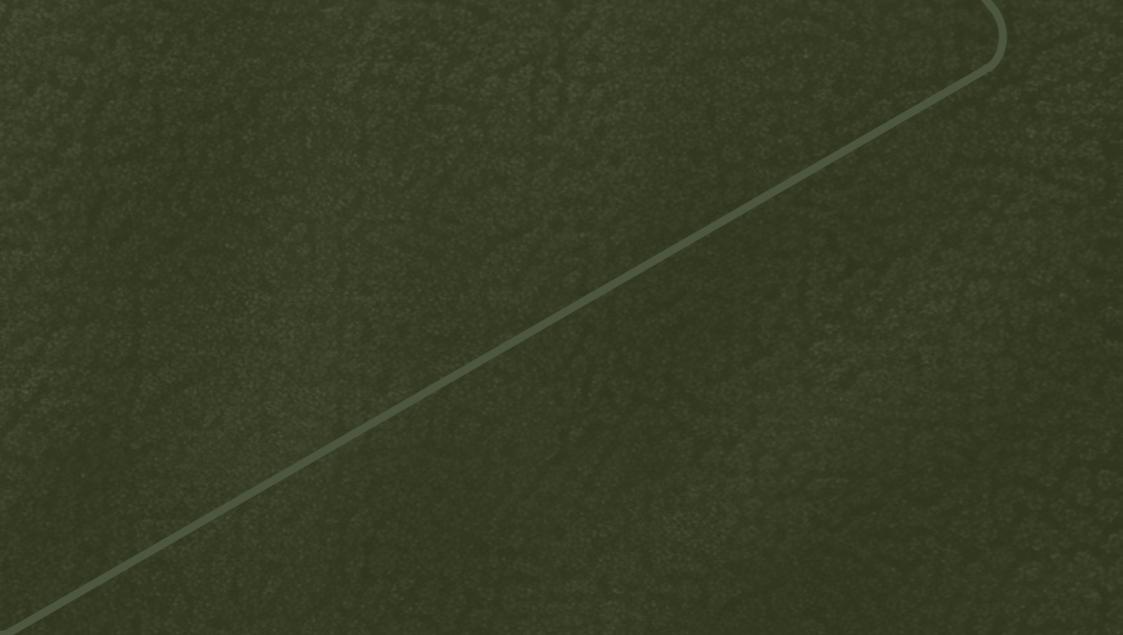
Unit Type	Apartment
Total Sellable Area	131 m ²
Number of bedrooms	2
Number of bathrooms	2
Uncovered Terrace Area	26 - 27 m ²



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TYPE 4-5

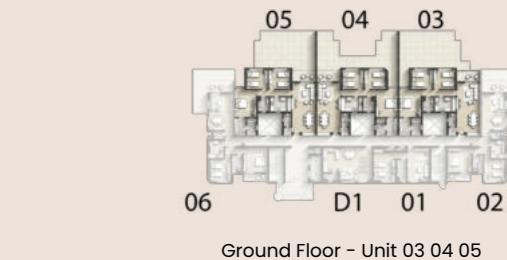
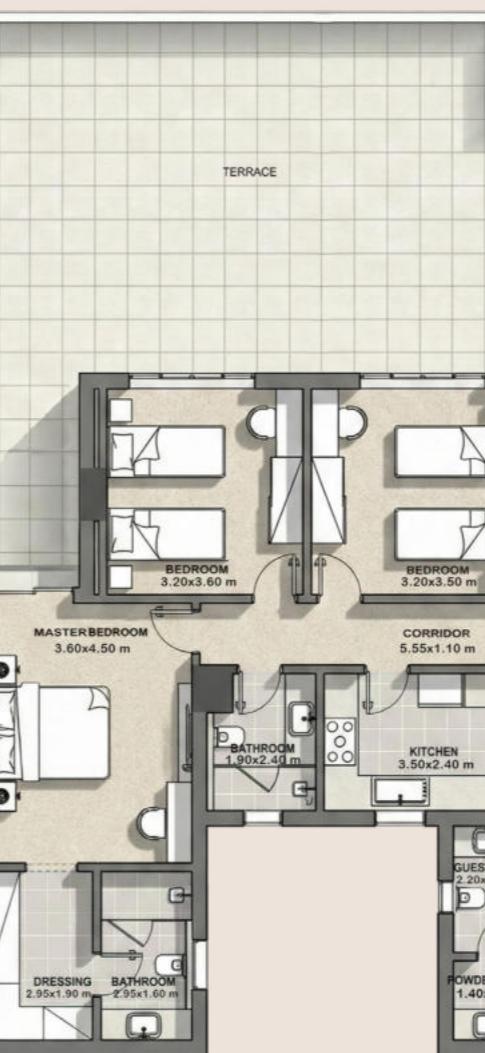
Unit Type	Apartment
Total Sellable Area	114 - 131 m ²
Number of bedrooms	2
Number of bathrooms	2



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TYPE 5-6

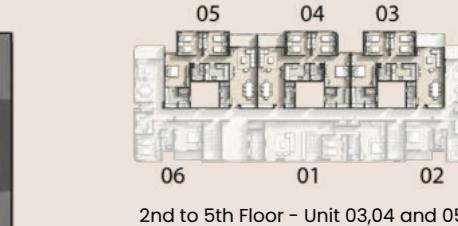
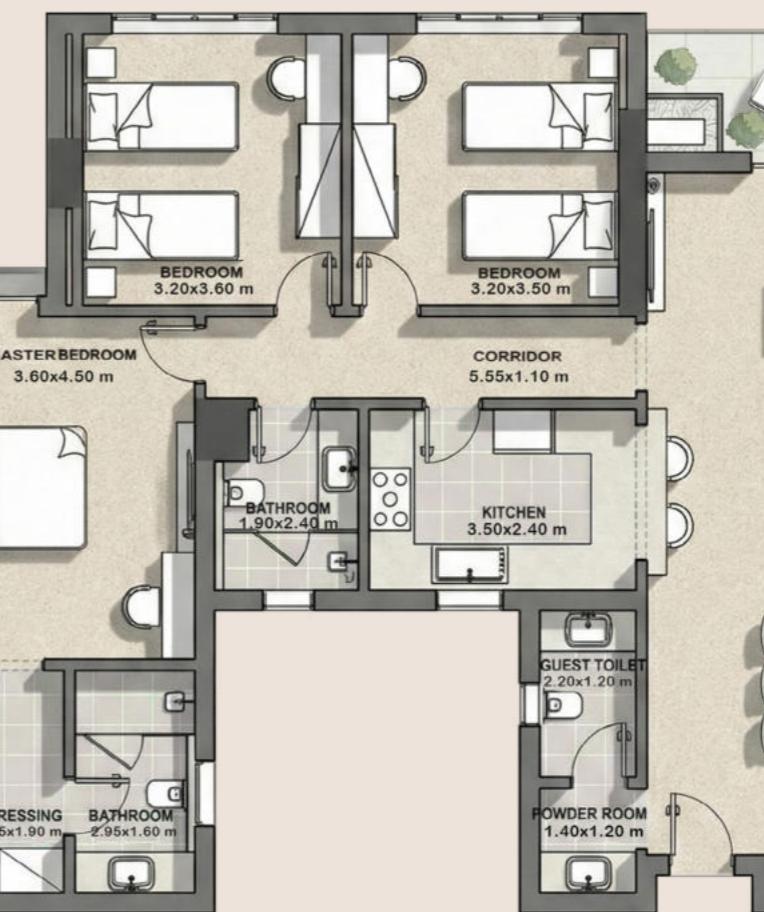
Unit Type	Apartment
Total Sellable Area	161-162 m ²
Number of bedrooms	3
Number of bathrooms	3
Uncovered Terrace Area	63 - 70 m ²



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TYPE 5-7

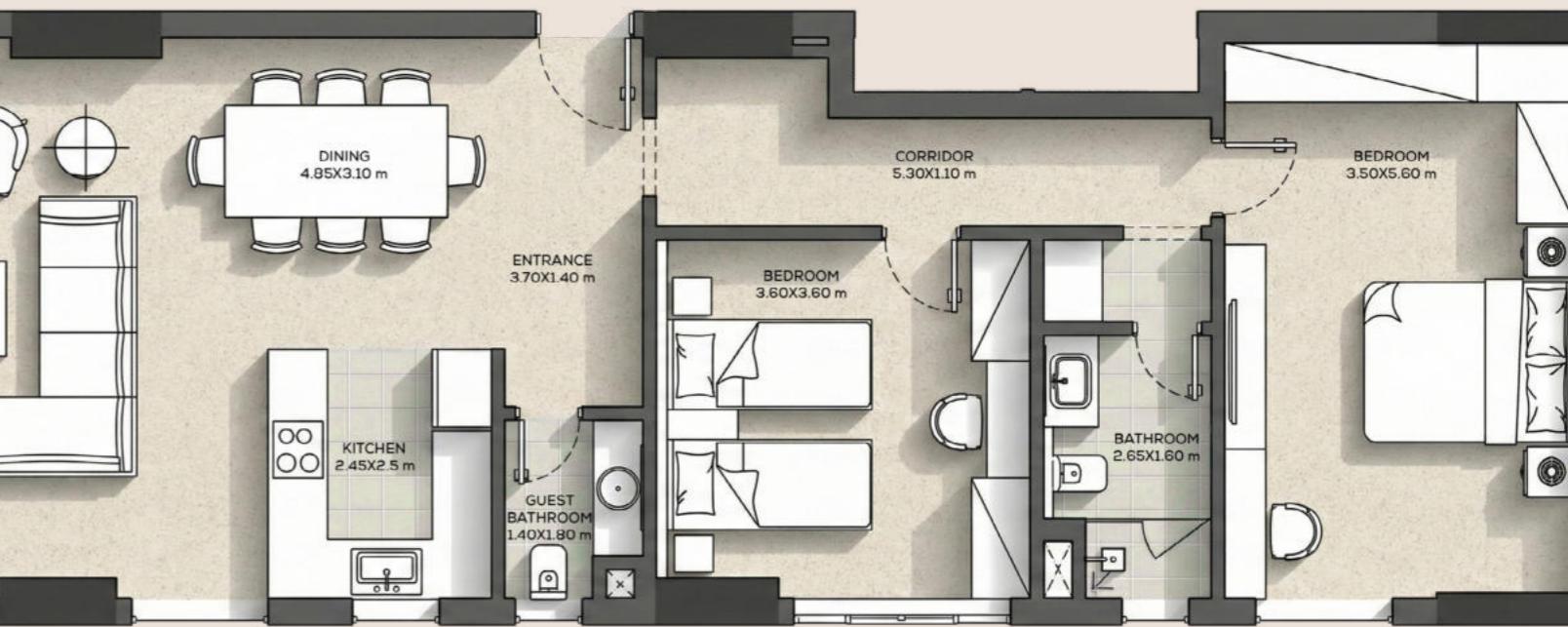
Unit Type	Apartment
Total Sellable Area	161-162 m ²
Number of bedrooms	3
Number of bathrooms	3



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TYPE 6-8

Unit Type	Apartment
Total Sellable Area	133 m ²
Number of bedrooms	2
Number of bathrooms	2



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Building B02

TYPE 1-1

Unit Type	Apartment
Total Sellable Area	168 m ²
Number of bedrooms	3
Number of bathrooms	3
Private Garden	57 m ²



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TYPE 1-2

Unit Type	Apartment
Total Sellable Area	157-167 m ²
Number of bedrooms	3
Number of bathrooms	3



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TYPE 1-3

Unit Type	Apartment
Total Sellable Area	166 m ²
Number of bedrooms	3
Number of bathrooms	3
Uncovered Terrace Area	48 m ²



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TYPE 2-4

Unit Type	Apartment
Total Sellable Area	106 m ²
Number of bedrooms	2
Number of bathrooms	2
Private Garden	65 m ²



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TYPE 2-5

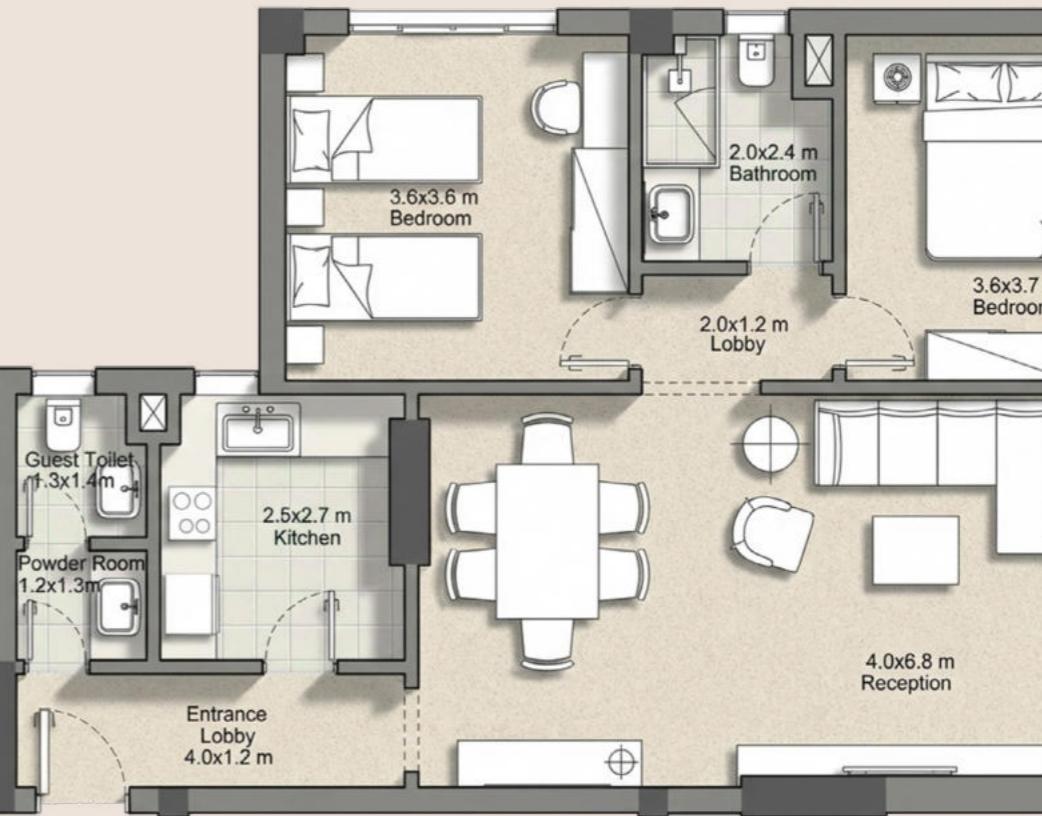
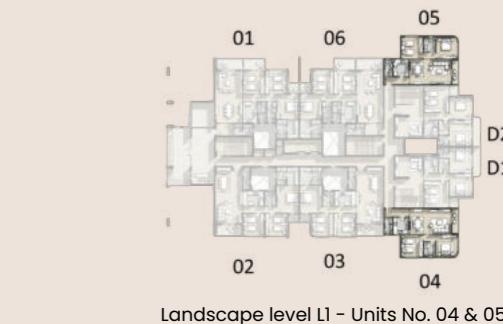
Unit Type	Apartment
Total Sellable Area	96 m ²
Number of bedrooms	2
Number of bathrooms	1
Private Garden	65 m ²



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TYPE 2-6

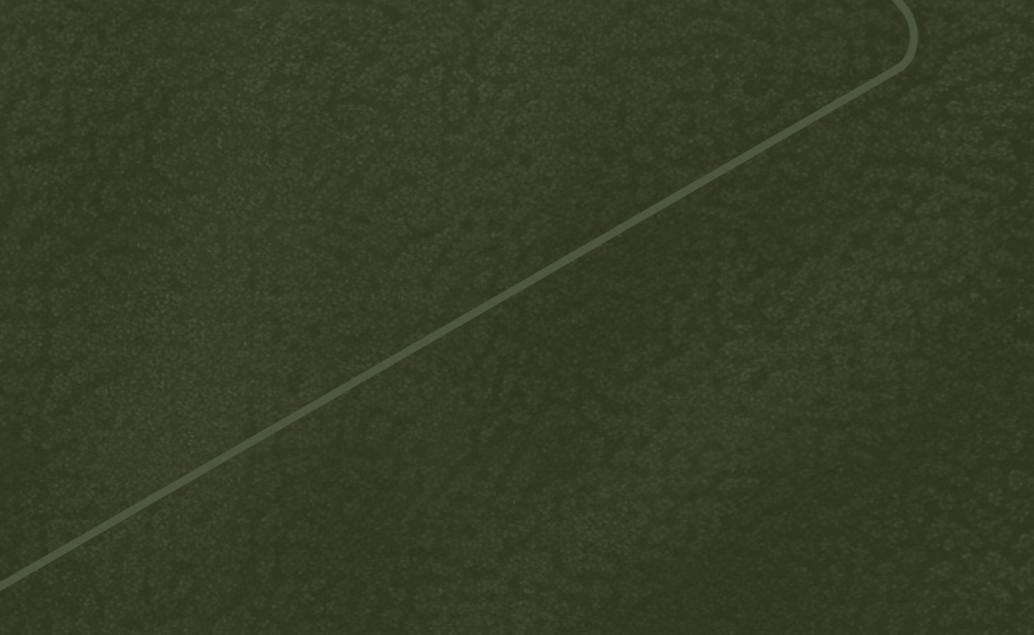
Unit Type	Apartment
Total Sellable Area	106 m ²
Number of bedrooms	2
Number of bathrooms	2



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TYPE 3-7

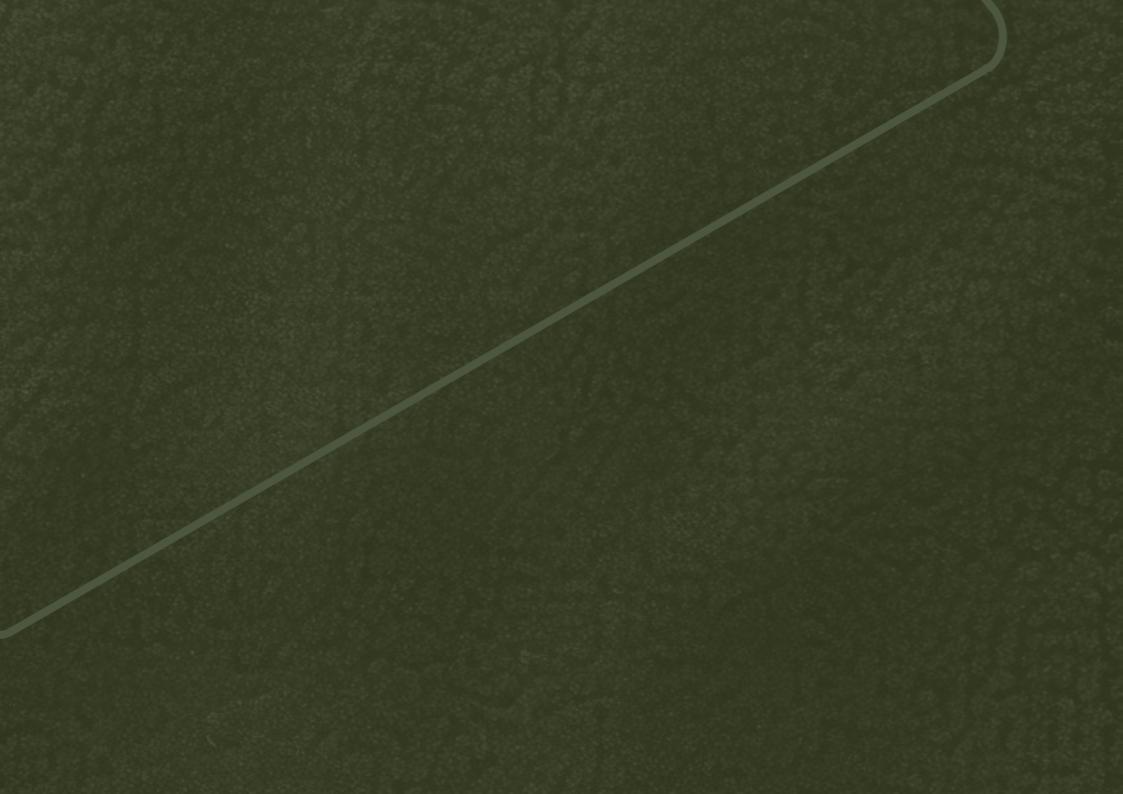
Unit Type	Duplex
Total Sellable Area	300 m ²
Number of bedrooms	3
Number of bathrooms	4
Private Garden	56 m ²



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TYPE 4-8

Unit Type	Apartment
Total Sellable Area	190 m ²
Number of bedrooms	3
Number of bathrooms	4
Private Garden	64 m ²

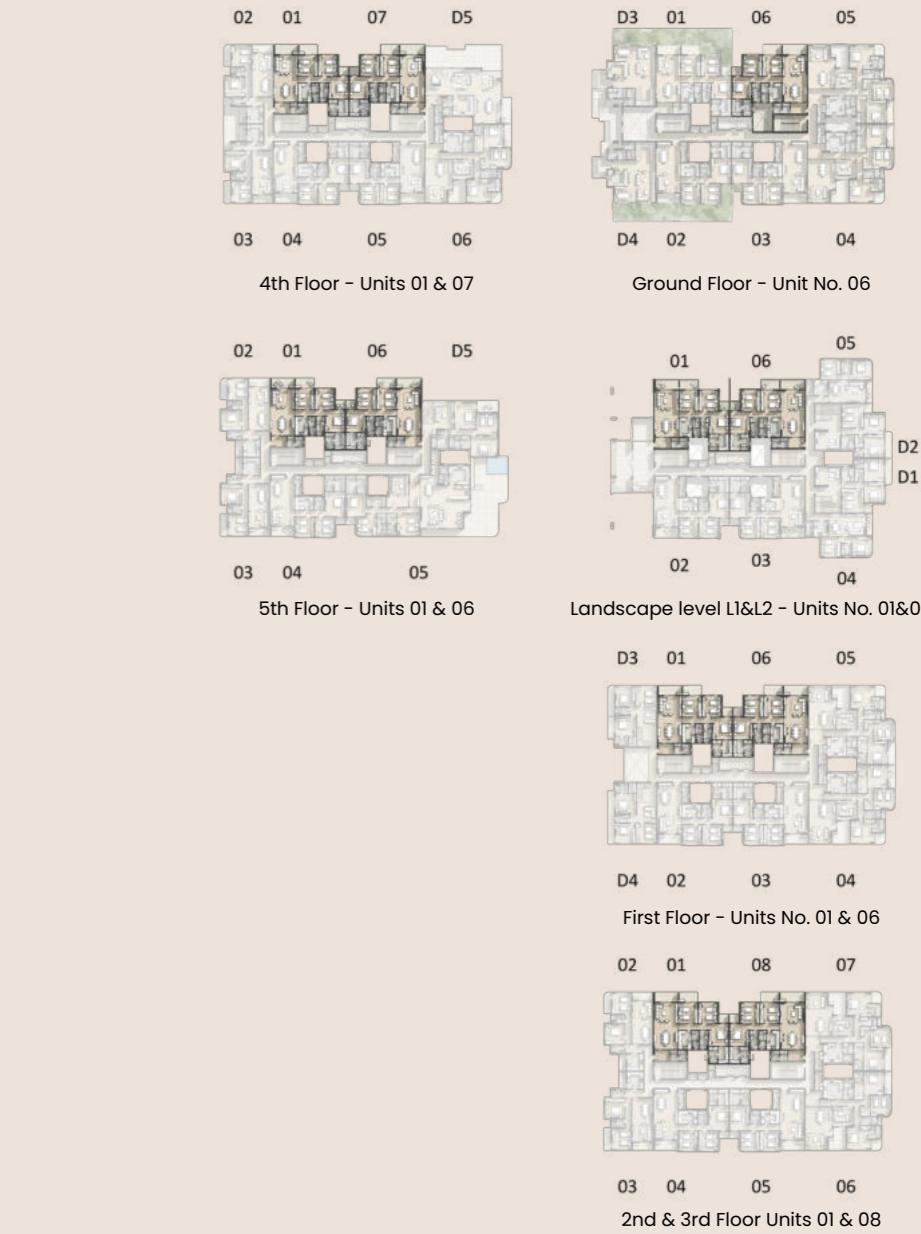
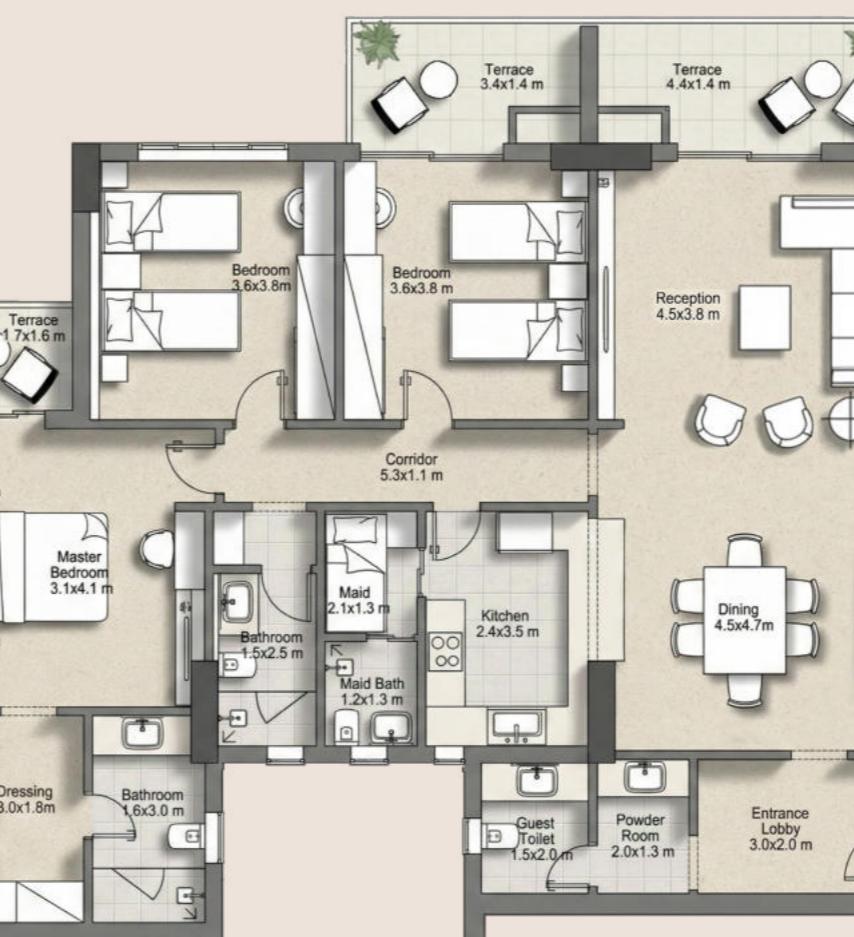


Landscape level L0 - Unit No. 04

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TYPE 4-9

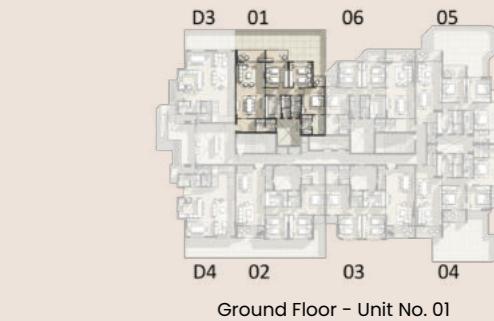
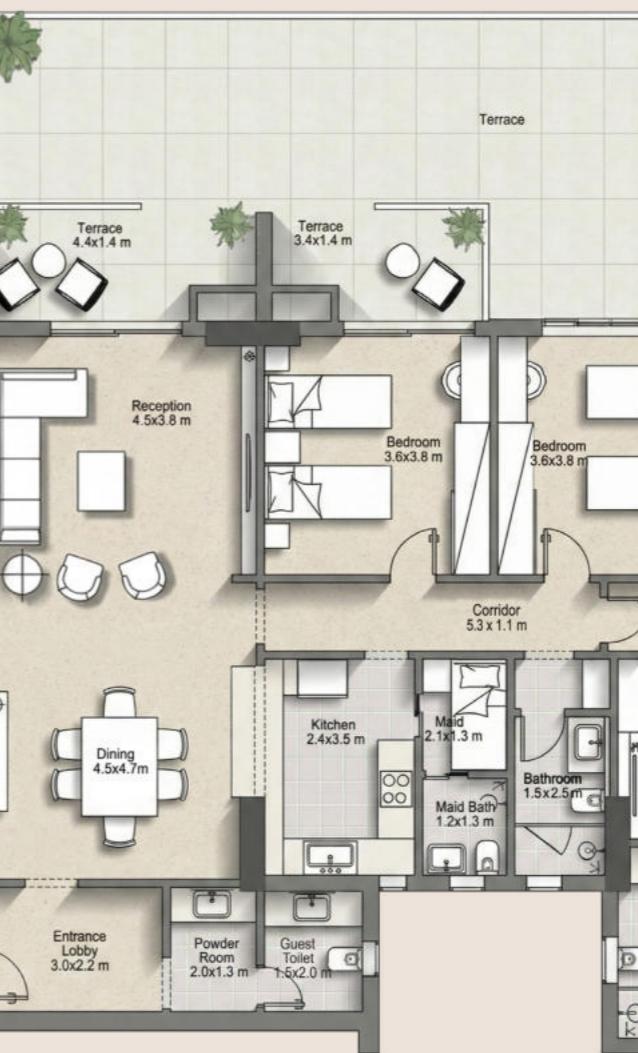
Unit Type	Apartment
Total Sellable Area	170 - 188 m ²
Number of bedrooms	3
Number of bathrooms	4



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TYPE 4-10

Unit Type	Apartment
Total Sellable Area	187 m ²
Number of bedrooms	3
Number of bathrooms	4
Uncovered Terrace Area	55 m ²



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TYPE 5-11

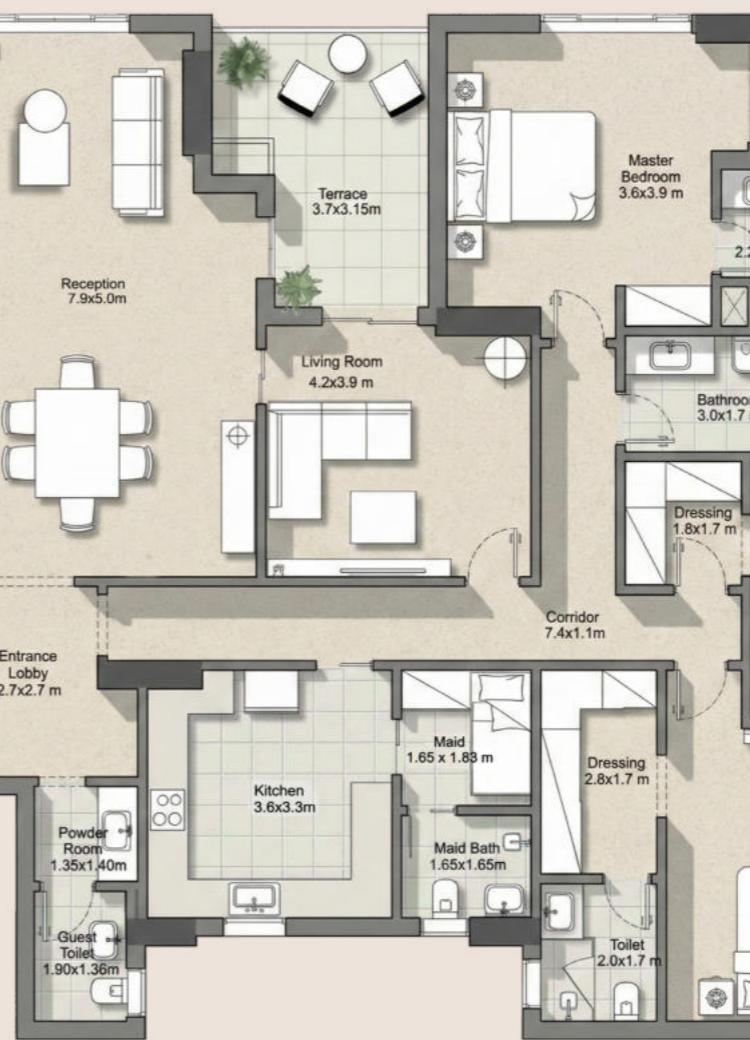
Unit Type	Apartment
Total Sellable Area	237 m ²
Number of bedrooms	3
Number of bathrooms	5
Uncovered Terrace Area	37 m ²



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TYPE 5-12

Unit Type	Apartment
Total Sellable Area	241 m ²
Number of bedrooms	3
Number of bathrooms	5



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TYPE 6-13

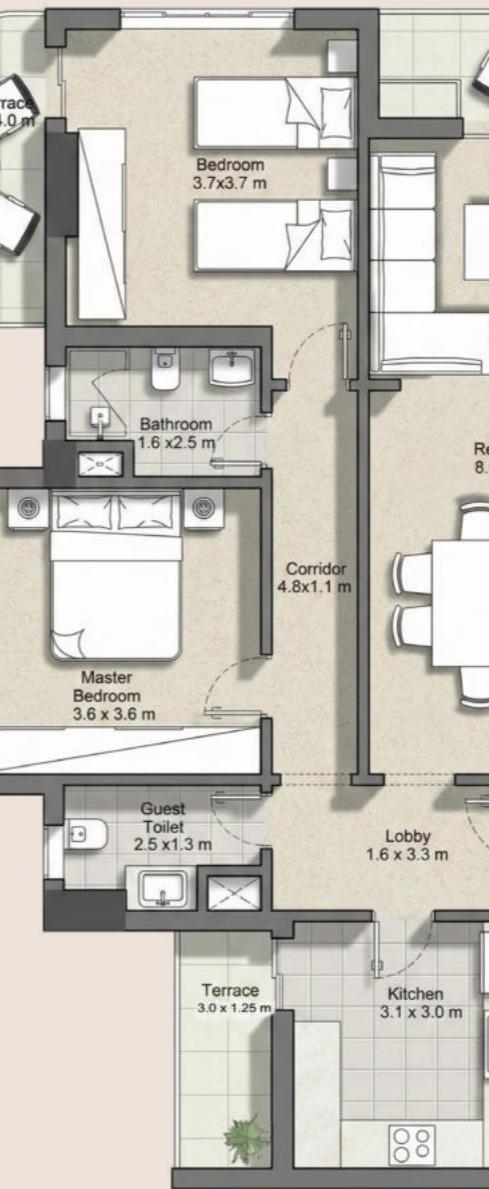
Unit Type	Duplex
Total Sellable Area	226 m ²
Number of bedrooms	3
Number of bathrooms	4
Uncovered Terrace Area	24-26 m ²



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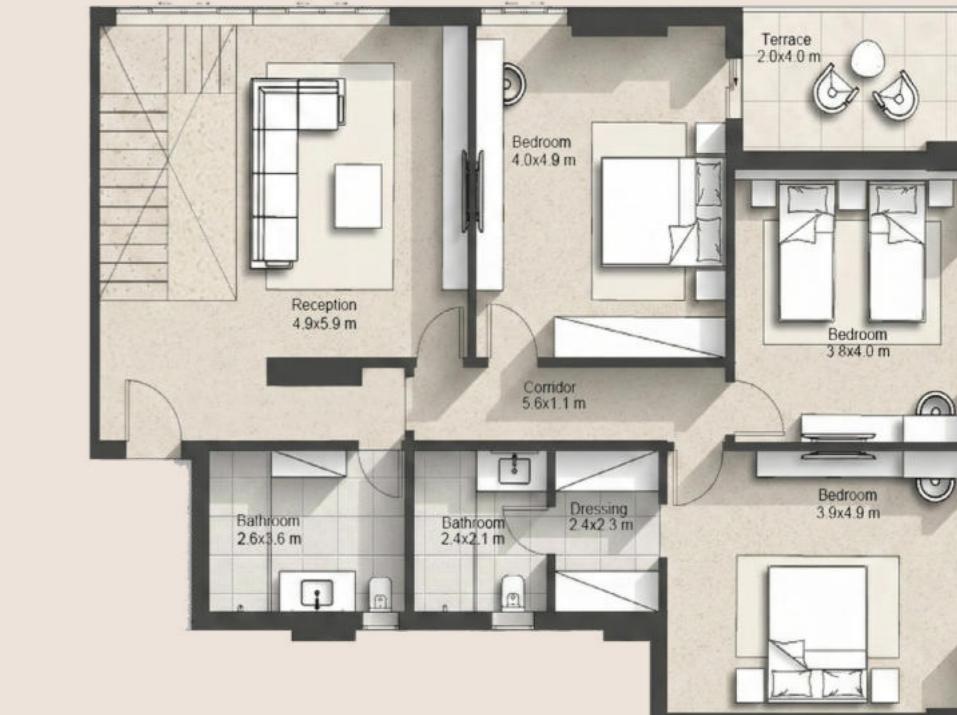
TYPE 7-14

Unit Type	Apartment
Total Sellable Area	124 - 130 m ²
Number of bedrooms	2
Number of bathrooms	2



TYPE 8

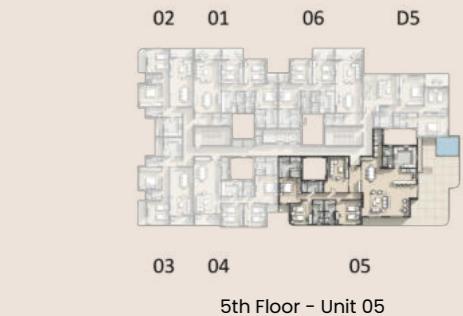
Unit Type	Duplex
Total Sellable Area	307 m ²
Number of bedrooms	3
Number of bathrooms	4
Uncovered Terrace Area	66 m ²



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TYPE 9

Unit Type	Apartment
Total Sellable Area	286 m ²
Number of bedrooms	3
Number of bathrooms	6
Uncovered Terrace Area	106 m ²



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