



# Grand Valleys

A Villas-only Signature Community

 MOUNTAIN VIEW



Live Shot from Mountain View 2

# FROM THE CREATORS OF SIGNATURE VALLEYS



# AN EXCLUSIVE INCREDIBLE PASS

Inspired by the sense of interconnection, bonding and experience, Mountain View brings Grand Valleys to life. For the first time, we present a novel signature community, introducing early delivery and ready delivery **Fully-finished Villas**, with all corner view. Grand Valleys is the epitome of the utmost grand cosmopolitan life.

We welcome you to take delight in your fully finished villa, where luxury, beauty and functionality come together, creating the ideal living experience. Simply put, picture yourself in the heart of a livable city.

Go in for elegance in the elevated and mesmerizing scenery of Grand Valleys. Across all units, **93% open spaces** surround you from every corner. You are in a never-ending state of tranquility and clear repose, with **15 Signature Valleys** experience that manifests what matters the most. It is an entire concept that brings vibrance to your life.

Live Shot from Grand Valleys

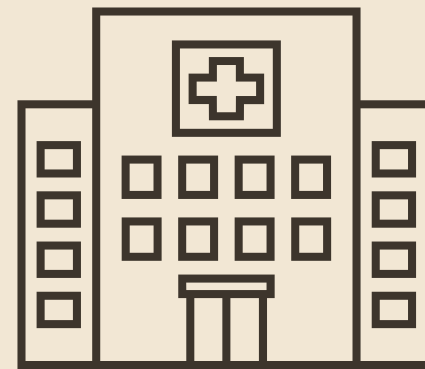




Banks  
& ATMs



Sports  
Clubs



Hospitals &  
Medical Centers



Mega Mall  
& Cinema Complex



5-Star  
Hotels



Equestrian  
Club



Schools &  
Educational Facilities



Commercial  
Hub

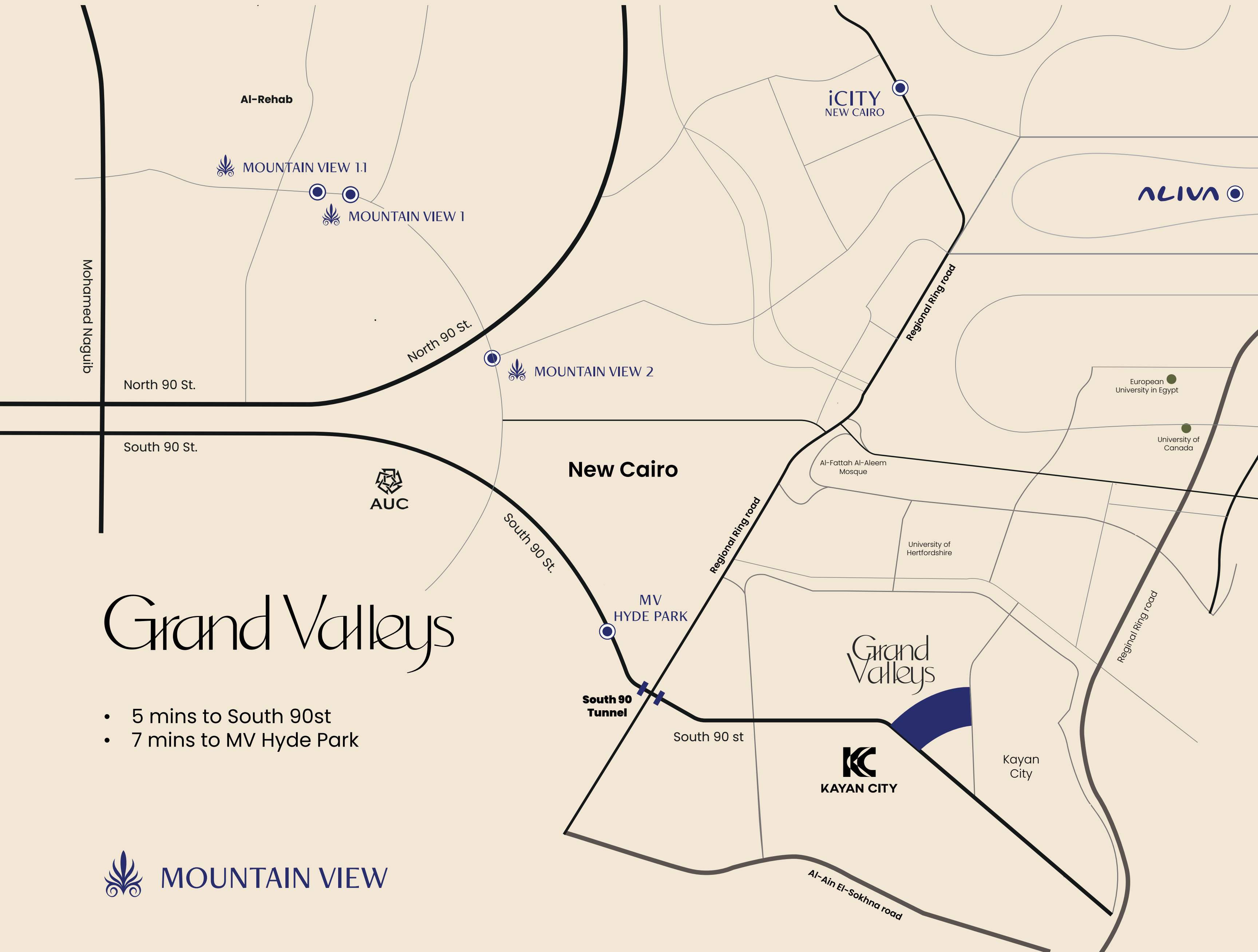
# WITHIN A LIVABLE CITY

Grand Valleys, a gated city that manages to bring a dynamic lifestyle to its residents, one that is full of new opportunities, amenities and facilities. As a community above it all, Grand Valleys' lifestyle is influenced by vivacity and soul. All you need is at your fingertips.

You will be close to your daily needs at a massive mall and Carrefour. Grand Valleys is practically proximate to various banks, hospitals and world-class hotels. Your children are minutes away from their schools, universities, the sports club with international academies and an equestrian club.

To maintain some peace and quiet for parents, Grand Valleys has a dedicated nursery, where kids can create, unleash their potential and play in a safe environment.





# STAY CENTRAL

Strategically located in  
Kayan City, East Cairo

with close accessibility to New Cairo, Grand Valleys is a genuine manifestation of New Cairo's persona. Stay close to the focal points that matter to you, whether you are speaking business, shopping or leisure.

# Grand Valleys MASTER PLAN



Grand Valleys is a statement  
of urban elegance.

Spanning across 500 feddans, it was carefully masterplanned to create communities with a signature lifestyle, that is bigger and above life's expectations. Think about a spacious land of 15 valleys, granting panoramic scenery from all units and delivering the full experience to keep Grand Valleys alive. It is a big concept that draws the exquisite details of a country club living experience.

# Grand Valleys'

## MASTER PLAN

Apart from the picturesque aspect, each valley stands high with its own pose, for a splendid story to live, enjoy, and tell. Grand Valleys has been rigorously thought-out down to the finest of details to create the perfect balance between open space and buildings, with more emphasis on 'green.'



- 1 MV CLUB
- 2 MOSQUE
- 3 RETAIL & SERVICES
- 4 KINDERGARTEN

Grand Valleys

THE GREENS

PHASE ONE

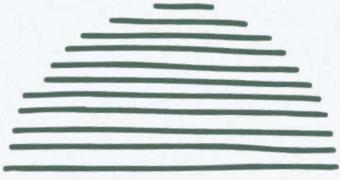


# 15 VALLEYS

## OF EXPERIENCES



Live Shot from Mountain View 2

AN EXPERIENCE  
TO REVEL IN 



With two different notions, Grand Valleys promises you a matchless state of finesse. Thanks to the MV Club and the Valley experiences, there is always something to look forward to, just close to home.



Live Shot from Grand Valleys

Operated by The Lighthouse, the elevations across Grand Valleys create abundant spaces for verdant greenery and a neighborhood of refreshing scenery twisting through the community. According to special seasons and occasions, there will be lively thematic revels hosted

# To Make You Enjoy The Full Experience.



The **Social Valley** welcomes the community to take delight in originally beautiful arts and crafts. It will host workshops embracing handmade activities using ceramic painting and collaging.



The **Active Valley** is where a variety of games and fun experiences suits all family members for a sense of inclusion and belonging. It is the place to enjoy a breezy biking ride, maintain a healthy lifestyle at the outdoors gym.



The **Cultural Valley** stands out with the amphitheater, the one that speaks of authenticity, art and philosophy with its theatre. It is the space where residents experience the outdoor cinema and theatre exposure.



For those looking for an original innovative space to work, The **Co-Working Space Valley** is an outdoors boscage workspace, with wood and greenery, set apart from the monochromatic business setup.



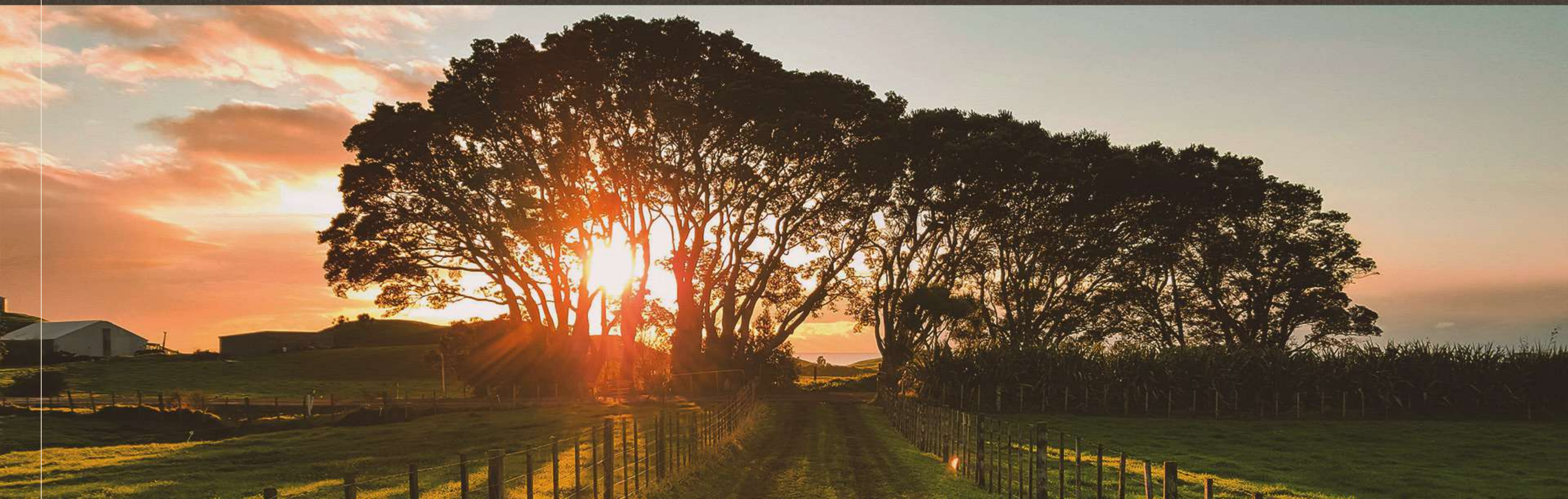
The **Serene Valley** is your go-to when the need for yoga and meditation kicks in.





# THE COUNTRY CLUB EXPERIENCE

Operated by MV Club, the Country Club Experience is featured in Tennis Club, The Padel Courts and The Football Academies. Grand Valleys' signature sports clubs invite social gatherings & practicality to the community's distinctive setting, & Clubhouse meld with the valleys and altitudes. The entire space, with Tournament Court and Tennis Yard, provides a posh authentic sports experience with all its magnificence.





The Social Clubhouse, with its tennis courts, adds a character of elegance and beauty, while the pool club guarantees a laid-back mood, one you aspire for, to sit back and relax. The setting also has a designed space that is dedicated for soccer, for an inclusive experience.

# CLUBHOUSE



Live Shot from Mountain View 1

Operated by

The **Lighthouse**

Grand Valleys' clubhouse is reminiscent of a rich palette of colors and textures. Warm and elegant, the different venues of the clubhouse are perfect for having events, getting together with family and friends... or you can simply enjoy some time away from the fast tempo of life.

A large, dark green tree with a thick trunk stands in a field under a hazy, golden sky. The tree is positioned on the right side of the frame, casting a shadow on the ground. The background is a vast, open field with a distant treeline under a sky with soft, golden light.

# METICULOUS CONVENIENCE

All in all, Mountain View grants you the full experience in Grand Valleys. It is where living practically comes hand in hand with living in a matchless state of grandiose.

# FLOOR PLANS

Live Shot from Grand Valleys

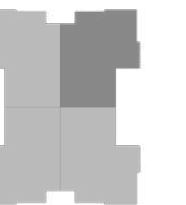
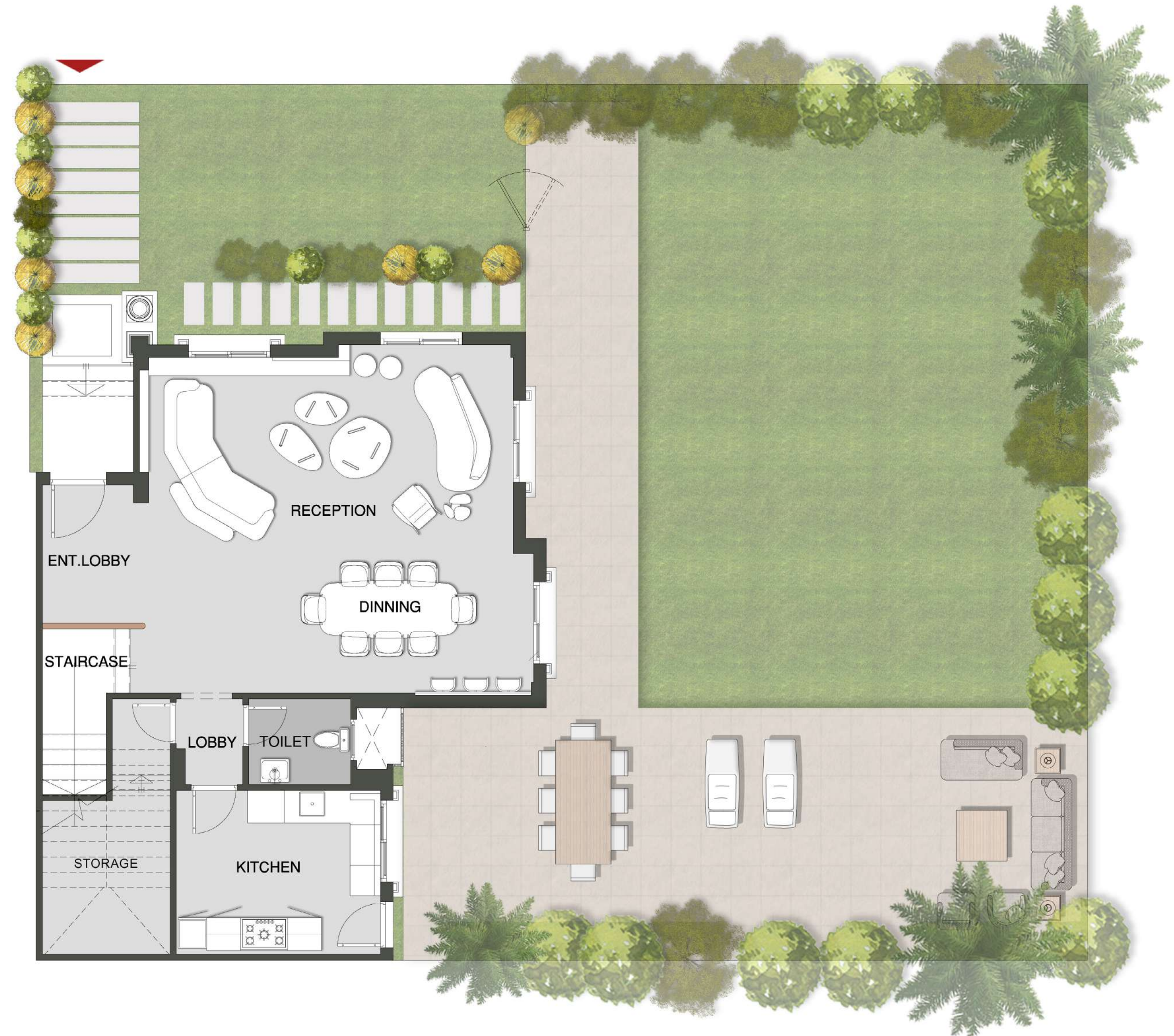
# GRANDVIEW VILLA

## GROUND FLOOR

4 BEDROOMS

NET AREA **250SQM**

RECEPTION	7.30M X 4.10M
DINNING	7.50M X 2.70M
ENT.LOBBY	2.10M X 2.70M
STAIRCASE	1.25M X 3.25M
LOBBY	1.30M X 1.70M
KITCHEN	4.00M X 3.20M
TOILET	2.00M X 1.70M
STORAGE ROOM	2.50M X 5.00M



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# 100% CORNER VILLAS

# GRANDVIEW VILLA

## FIRST FLOOR

4 BEDROOMS

NET AREA **250SQM**

STAIRCASE	2.50M X 4.00M
LIVING AREA	3.60M X 4.00M
BEDROOM 2	3.60M X 3.60M
MAIN BATH	2.30M X 3.25M
BEDROOM 3	4.00M X 3.50M
M.BEDROOM	3.60M X 4.95M
M.BATH	4.00M X 1.95M
TERRACE 1	2.65M X 1.40M
TERRACE 2	1.80M X 3.45M



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PANORAMIC  
ROOFS

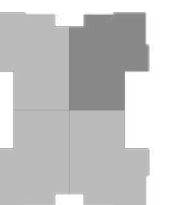
# GRANDVIEW VILLA

## ROOF FLOOR

4 BEDROOMS

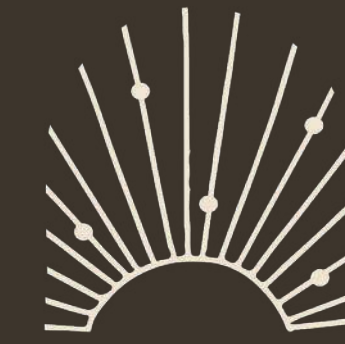
NET AREA **250SQM**

STAIRCASE	2.50M X 5.80M
LOBBY	1.80M X 2.30M
BEDROOM 4	4.00M X 3.50M
G.BATH	2.75M X 3.00M
KITCHENETTE	2.25M X 2.90M
ROOF TERRACE	51.00M2





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# FULLY-FINISHED VILLAS



PREMIUM INTERIOR DESIGN & FINISHING



# Grand Valleys

A Villas-only Signature Community



MOUNTAIN VIEW

**16201**

SALES OFFICES

New Cairo, Building 183, Sector 2, 5<sup>th</sup> Settlement  
Capital Business Park Building B4-3<sup>rd</sup> Floor, 6<sup>th</sup> of October city Arkan Mall, 6<sup>th</sup>  
of October City Building No.6, 4<sup>th</sup> Floor.

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KAYAN CITY

by

