

A detailed botanical illustration of a bird of paradise flower (Diplazium wallisii). The central focus is a large, vibrant purple flower with long, slender petals and a prominent, elongated green bract that curves over the base of the bloom. The background is a dark, textured teal color. The word "WALLIS" is written in a white, serif font across the middle of the image, partially overlapping the green bract.

WALLIS

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The Developer.

About Diamond Group.

As the real estate arm of Diamond Group, we are built on strong financial foundations, deep regional expertise, and a forward-thinking vision spanning the UAE and Egypt.

With a diversified portfolio across real estate, trading, and industrial sectors, the Group has established a legacy of delivering large-scale, integrated developments that combine residential communities with essential lifestyle infrastructure.

We are committed to creating well-planned, high-value developments defined by strategic locations, design excellence, and long-term investment potential.

DEVELOPMENT - CONSTRUCTION - FACILITY MANAGEMENT - EDUCATIONAL
SPORTS CLUB MANAGEMENT - MEDICAL

20+
Years
International Experience.

\$1b+
Portfolio Global
Investment Portfolio.

DIAMOND
GROUP



H.E. Saleh Mohammed Bin Nasra Al Ameri
Chairman of Diamond Group.



Eng. Abdelrahman Agami
CEO of Diamond Group & Sky Ad. Dev.

DIAMOND GROUP

PROJECTS OVERVIEW



Saraya
Abu Dhabi



Danet
Abu Dhabi



Al Ain Cromwell Hospital
Al Ain



Al Mushrif Club
Abu Dhabi



Al Rabeeh High School
Al Reem Island

In 2021, Sky Abu Dhabi Developments officially entered the Egyptian market with its flagship project Residence Eight in the New Administrative Capital, marking a strong and strategic launch into one of the region's fastest-growing destinations.

This launch established Sky AD's presence in Egypt as a developer focused on delivering integrated residential communities with modern design, strong value, and long-term investment potential.



SKY AD.
DEVELOPMENTS

Shaping Communities Across the Region.

SKY AD. DEVELOPMENTS

—
This was followed by a growing portfolio of developments across key locations, reinforcing the company's expansion strategy and commitment to delivering integrated, high-value communities.



Residence 8
New Capital
Residential



Capital Avenue
New Capital
Commercial



Bluetree
New Cairo
Residential



Bluewalk
New Cairo
Commercial



Sky North
North Coast
Residential

Project Overview.

A detailed botanical illustration of a plant with large, blue, ruffled flowers and green, pointed bracts or stems. The illustration is set against a textured, reddish-brown background. The text 'INTRODUCING' is positioned above the word 'WALLIS', which is written in a large, white, serif font across the center of the image.

INTRODUCING

WALLIS

A modern, multi-story building with a minimalist design, featuring large glass windows and balconies. The building is illuminated from within, showing a warm interior. The exterior is dark, with light-colored accents. The building is surrounded by lush greenery, including palm trees and various plants. In the foreground, there is an outdoor seating area with wooden furniture and a small pool. The overall atmosphere is serene and sophisticated.

Everything in Place.

Location.

YOUR ADDRESS, AT THE HEART OF NEW CONNECTIONS.

6TH SETTLEMENT

Positioned to become the capital's new center of gravity where connectivity, growth, and opportunity come together.

Strategically located between Ain Sokhna Road and the Middle Ring Road, and seamlessly connected to South 90 Street.

15 mins to Sokhna Road

20 mins to the New Administrative

25 mins to Dusit Thani

20 mins to AUC

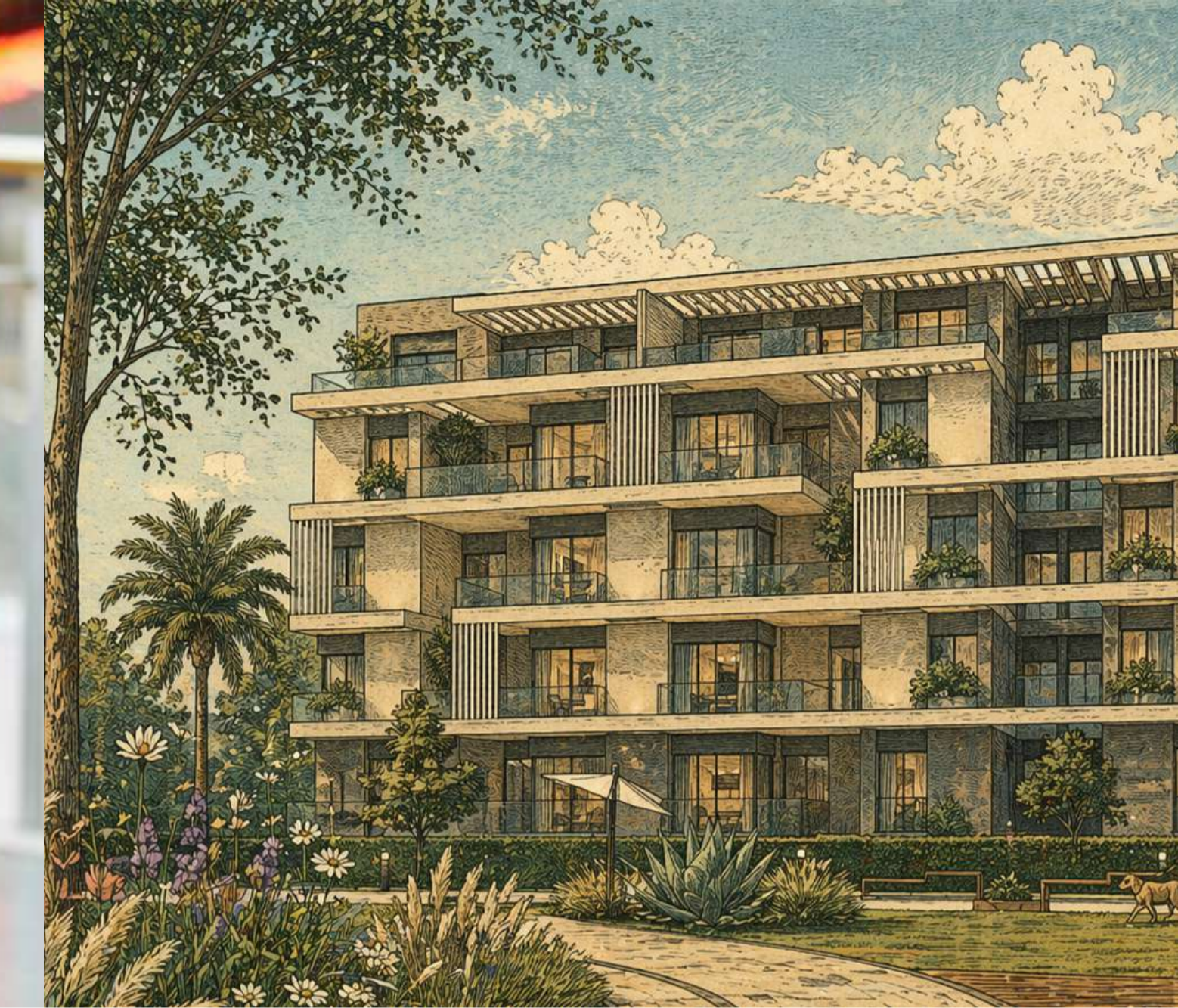
40 mins to Cairo-Suez Road

40 mins to Cairo Int'l Airport

Easy access to Middle Ring Road & major highways.



THE NEW 5TH SETTLEMENT OF NEW CAIRO.



PROJECT USPS:

Location

Big Green Valley

The Clubhouse

Outdoor Open Spaces

Integrated Water Features

Landscape Areas

Commercial District

Product Varities

Masterplan.

VALLIS MASTERPLAN.

UNIT TYPES:

Townhouses / Family Homes / Apartments
/ Standalone Villas.

- Two Main Entrances.
- Project Components: 80% Residential / 20% Commercial
- Large valley connecting the whole project with variety of water features.
- Pools, big gardens & clubhouse.
- No of keys: ~1,800 – 1,850 units
- Footprint: 16.5%

AMENITIES:

01. Gates

02. Water Feature

03. Pool

04. Kids Area

05. Gathering Area

06. Yoga Corner

07. Outdoor Gym

08. Barbeque Area

09. Meditation

10. Clubhouse

11. Commercial

12. Mosque

13. Jogging Track





The Concept.



Behind Vallis / The Concept

LIFE AT VALLIS UNFOLDS IN LAYERS.

—
Inspired by a central spine valley, the community is designed as a connected flow of nature and living, where landscapes, water features, and open spaces bring every home closer to light, greenery, and a sense of calm.

PROJECT ZONES

PHASE 01



Zone 01



Zone 02



Zone 06



Zone 03



Zone 04



Zone 05



VALLIS PRODUCT MIX

Phase 01

VILLAS

Standalones Av. BUA: 220 sqm

TOWNHOUSES

Townhouses
4'PLEX - 6'PLEX Av. BUA: 170 sqm

Townhouses - Large
4'PLEX - 6'PLEX Av. BUA: 185 / 190 sqm

Total Project - Number of Keys

1883

FAMILY HOMES

DUPLEX Apt. Av. BUA = 200 sqm

2 BR Apt. Av. BUA = 110 sqm

Penthouse Av. BUA = 170 sqm

BUILDING B,C & D

APARTMENTS

1 BR Apt. Av. BUA = 65 / 80 sqm

2 BR Apt. Av. BUA = 110 / 120 sqm

3 BR Apt. Av. BUA = 125 / 150 sqm





Views



UNITS VIEW
CENTRAL PARK



UNITS VIEW
POCKET PARK



UNITS VIEW
LANDSCAPE STRIP

VALLIS MASTERPLAN.

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11. Commercial

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13. Jogging Track



Standalone Villas/ Townhouses/Family Homes/ Apartments

Typologies.

Standalone Villa



One-Sided Villa

Total Area

220 sqm

Configuration

Reception (Living + Dining)

Guest Toilet / Kitchen

1 Master BR inc. M.Bathroom

2 BR / 2 Bathrooms

Small Living

Maid Room + Maid Bathroom



Ground Floor



First Floor



Penthouse

Terrace

Townhouses

Townhouses

TH 4' / TH 6'



Townhouses

Large TH 4'

Total Area

185 / 190 m²

Configuration

Reception (Living + Dining)

Guest Toilet / Kitchen

1 Master BR inc. M.Bathroom

2 BR / 2 Bathrooms

Small Living

Maid Room + Maid Bathroom

Roof Terrace

Prototype

4 MODULES - Corner & Middle

Ground Floor



First Floor



Roof

Townhouses

TH4 / TH6



Townhouses

TH 6

Ground Floor

Total Area

170 m²

Configuration

Reception (Living + Dining)

Guest Toilet / Kitchen

2 Master Bedroom including Master

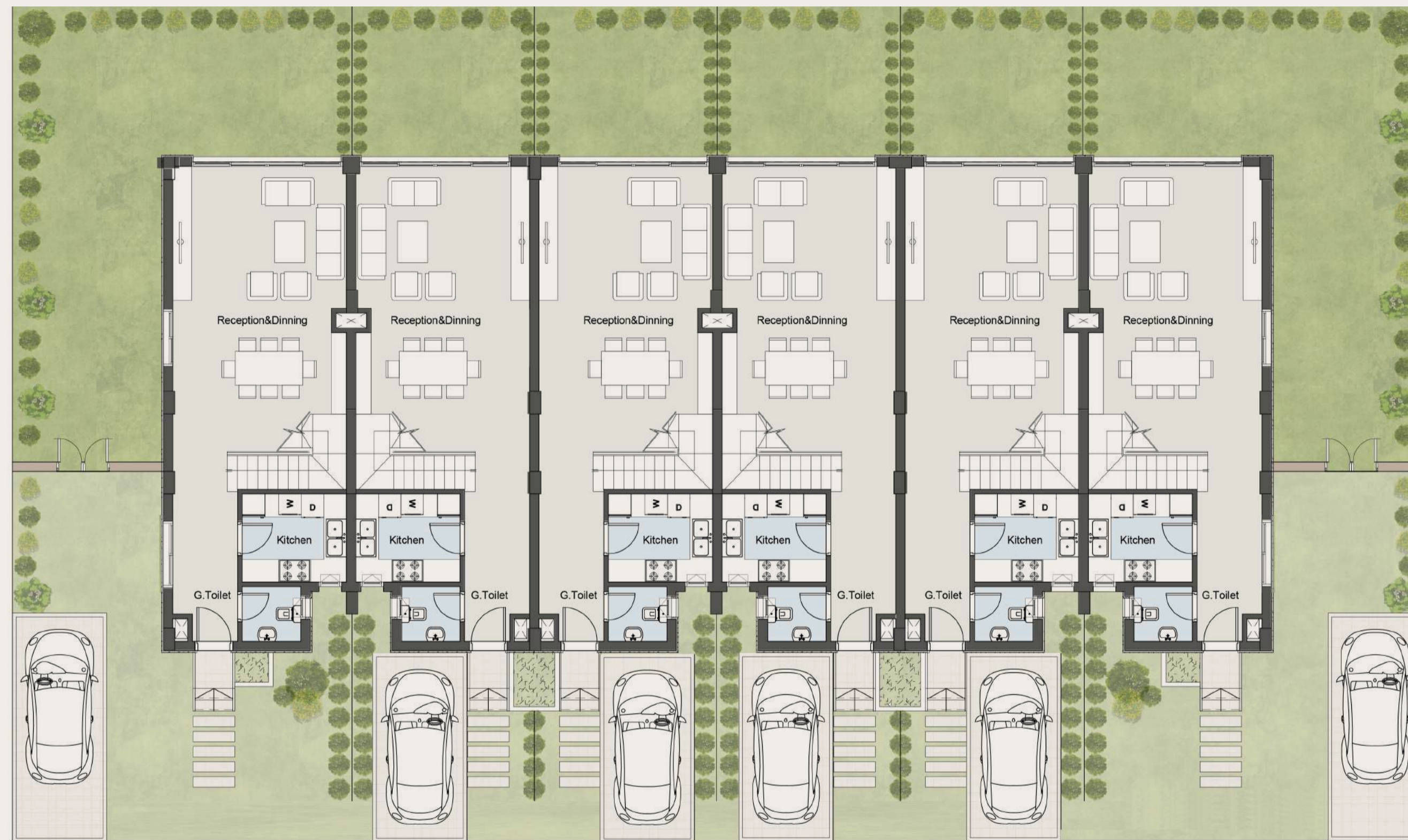
Bathroom.

1 BR – 1 Bathroom

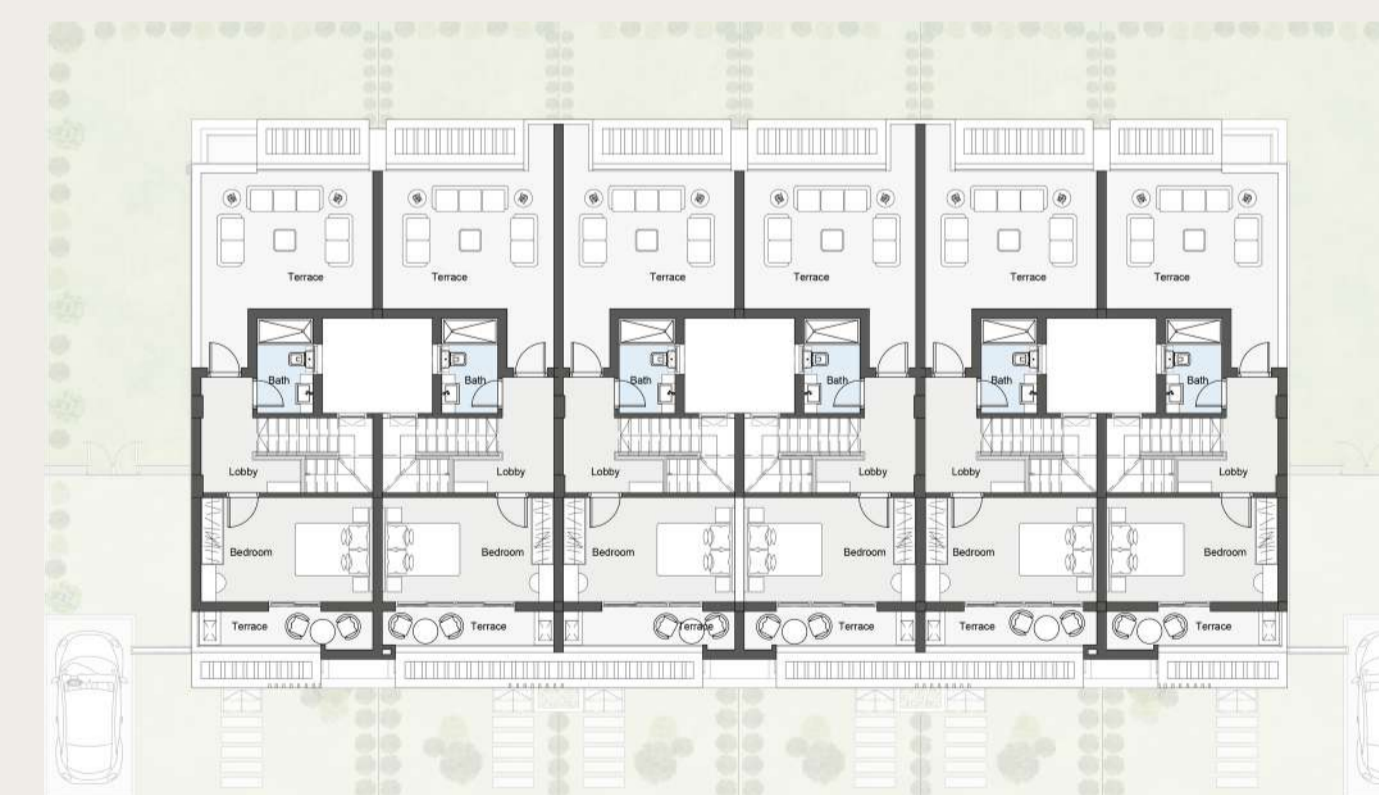
1 Roof Terrace

Prototype

6 MODULES - Corner & Middle



First Floor



Roof

Family Homes

Family Homes

Duplex/Apartment/Penthouse



Family Homes

DUPLEX
GF + 4 LEVELS

Total Area

200 m²

Configuration

Reception (Living + Dining)

Guest Toilet / Kitchen

1 Master BR inc. M.Bathroom

2 BR / 1 Bathrooms

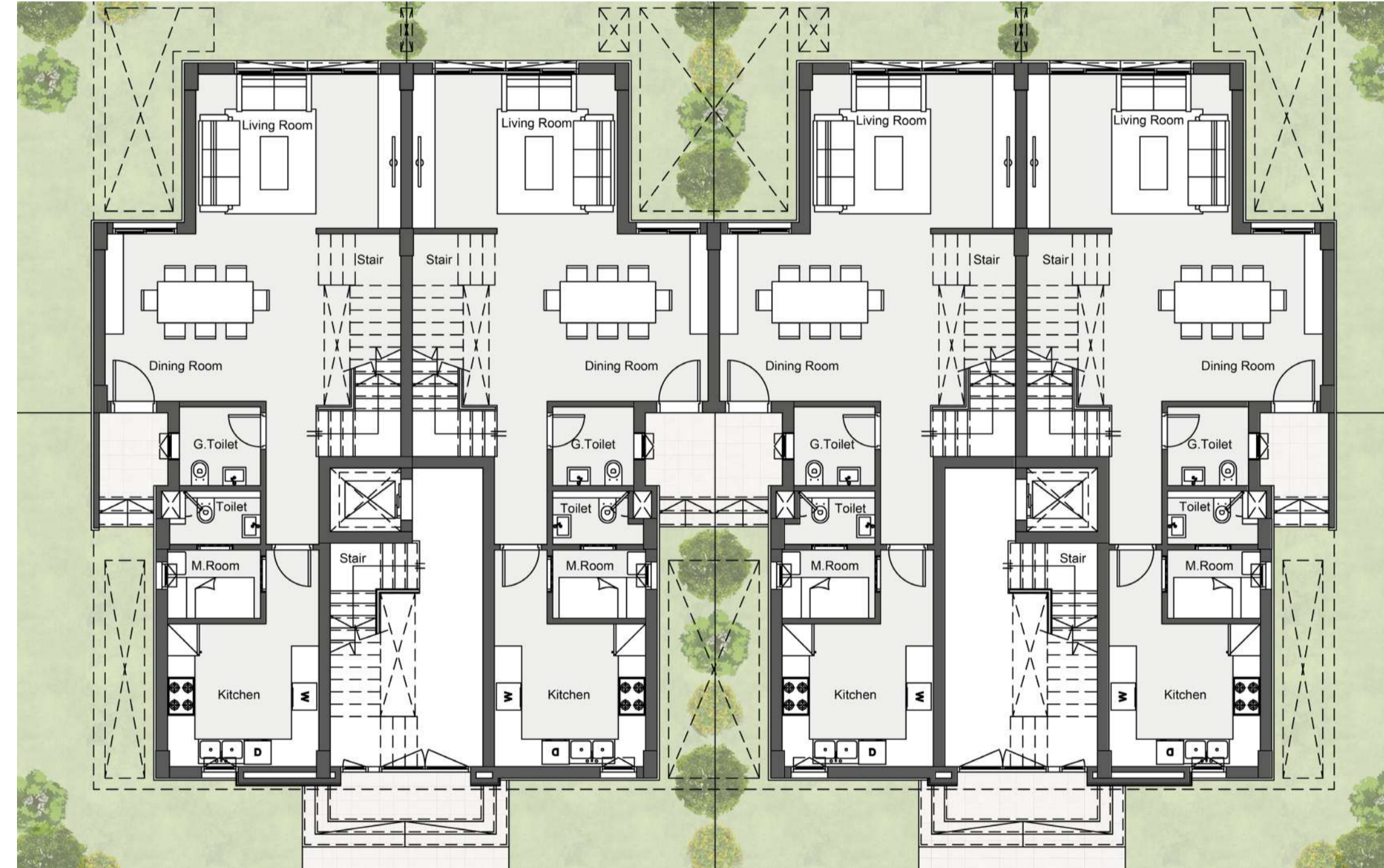
Maid Room + Maid Bathroom

Prototype

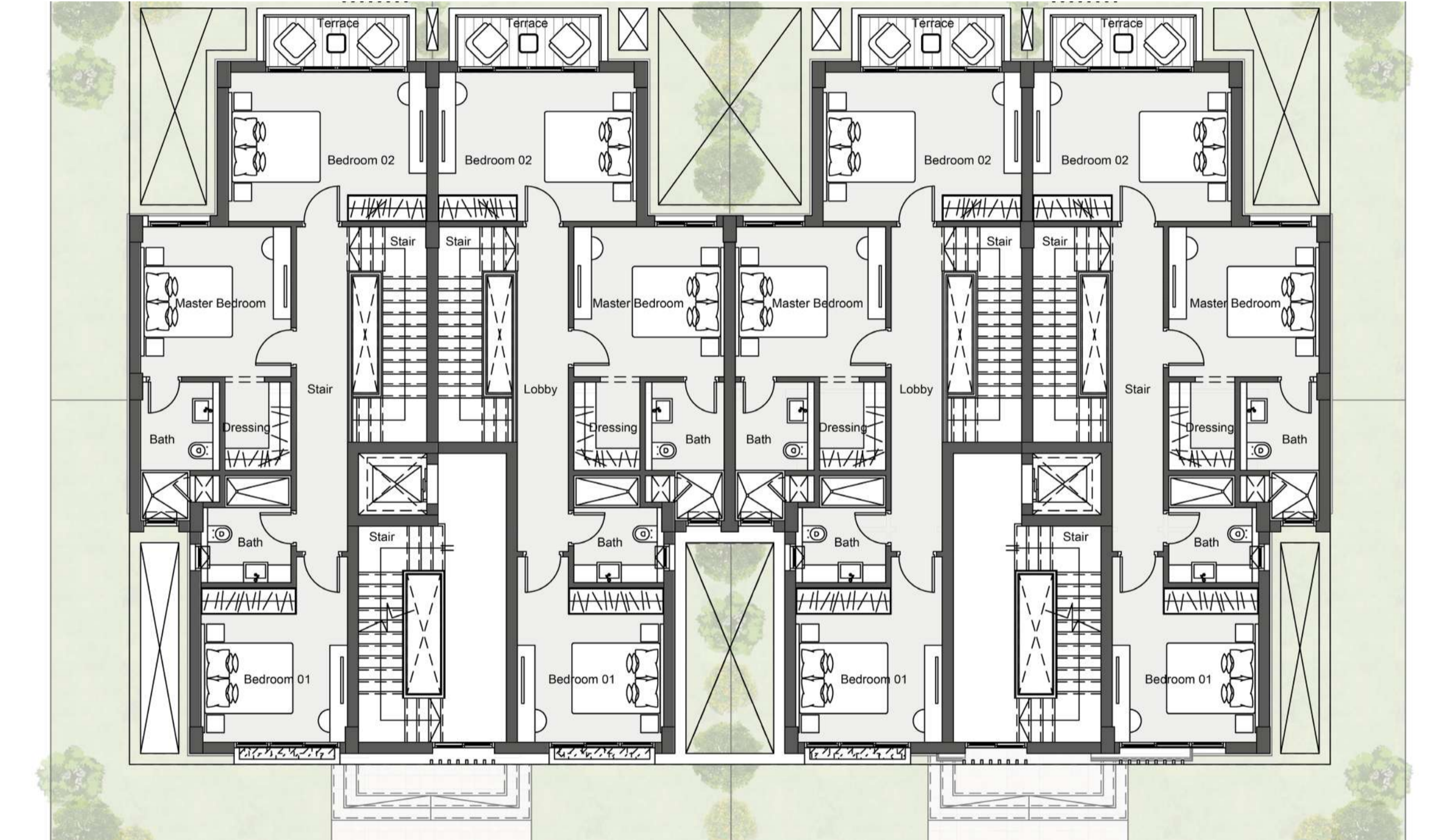
2 Cores

3 Cores

Ground Floor



First Floor



Family Homes

PENTHOUSE APARTMENT
4TH FLOOR

Total Area

170 m²

Roof Terrace

40 m²

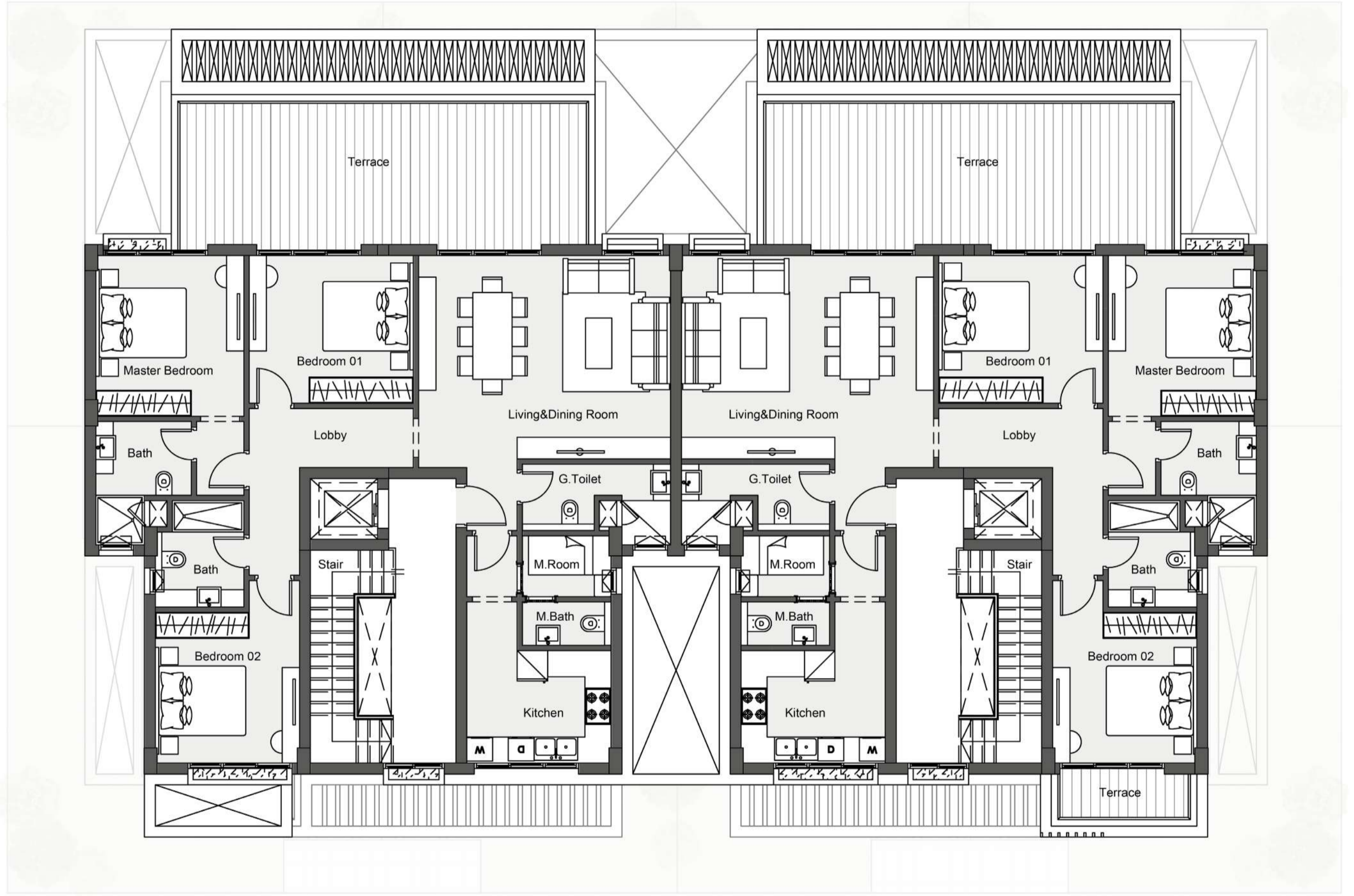
Configuration

- Reception (Living + Dining)
- Guest Toilet / Kitchen
- 1 Master BR inc. M.Bathroom
- 2 Bedroom
- 1 Bathroom
- Maid Room + Maid Bathroom

Prototype

- 2 Cores
- 3 Cores

Fourth Floor



Apartments

Building B, C, & D



Apartments

BUILDINGS

B, C & D

G+4 / G+7

Configuration

1 BR – Area range 65 to 80 m²

2BR – Area range 105 m² RT 30 m²

2BR+ – Area range 115 to 120 m²

3BR+ – Area range 125 to 150 m²

Prototype

2 Cores

Ground Floor



Typical Floor



Apartments

BUILDINGS
B, C & D

G+4 / G+7

Configuration

- 1 BR – Area range 65 to 80 m²
- 2BR – Area range 105 m² RT 30 m²
- 2BR+ - Area range 115 to 120 m²
- 3BR+ – Area range 125 to 150 m²

Prototype

2 Cores

1-BEDROOM



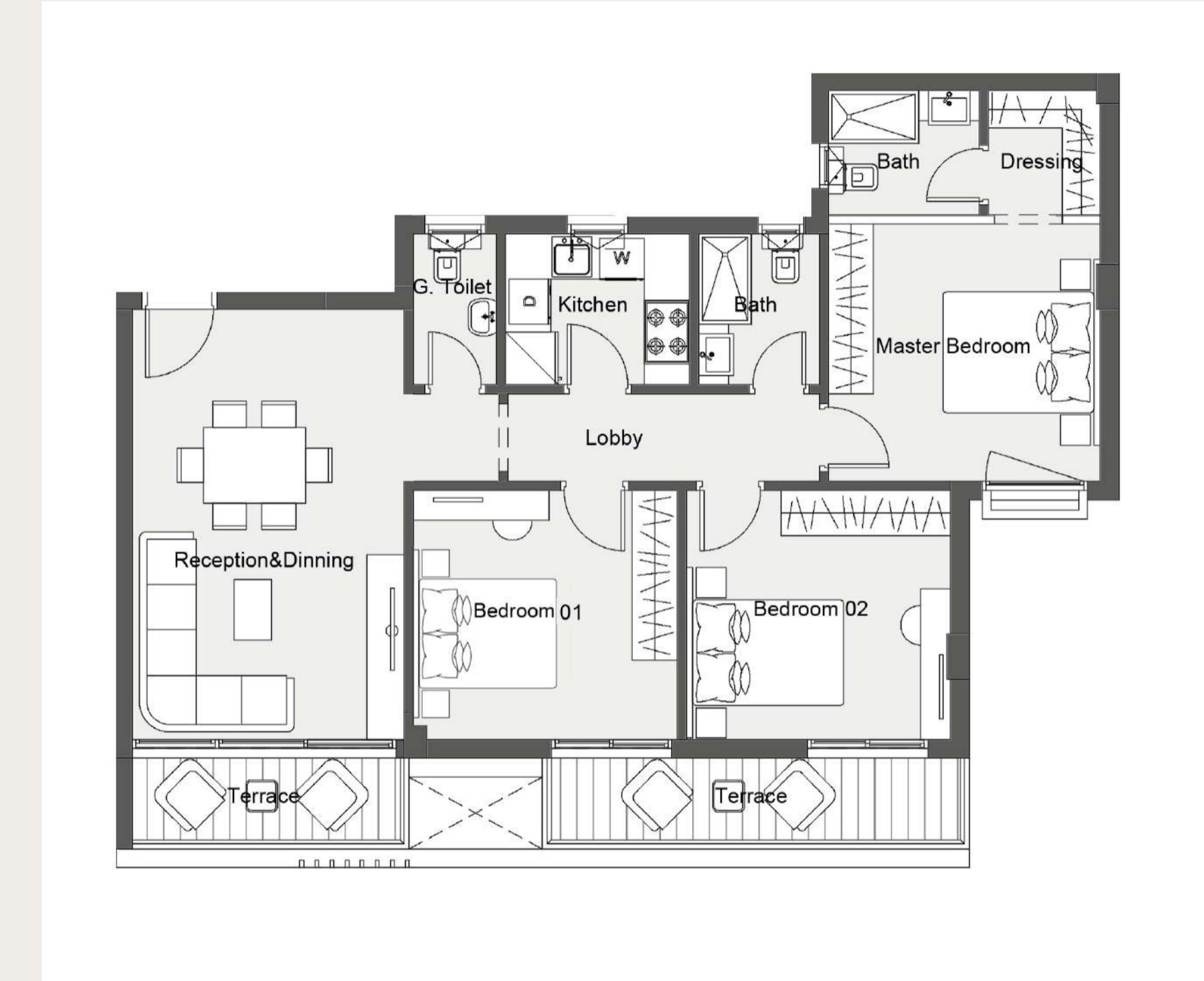
Total Area
65 m²

2-BEDROOM



Total Area
110 m²

3-BEDROOM



Total Area
145 m²



**SKY AD.
DEVELOPMENTS**

