

Lush Valley

NEW CAIRO

SALES BRIEF - JAN 2026



CITY EDGE
DEVELOPMENTS

CITY EDGE
DEVELOPMENTS

About City Edge Developments

City Edge Developments is Egypt's National leading real estate developer. The company was established between New Urban Communities Authority (NUCA) and the Housing and Development Bank (HDB)

City Edge Developments provides development and asset management services as well as developing its own real estate projects. In addition to a diversified land bank for third-party accounts containing indirect real estate holdings under their management that span a range of investments across all asset classes including residential, hospitality, retail, office and education.



LOCATION



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO



NEW CAIRO



PROJECT Components

48 FED → RESIDENTIAL

12 FED → MIXED USE



PROJECT Components

48 FED → RESIDENTIAL

204,647 meters

12 FED → MIXED USE

51,161 meters

PROJECT FIGURES

NO. OF UNITS

1390 KEYS

TOTAL FOOTPRINT

16%

LANDSCAPE &
ROADS %

84%



CITY EDGE
DEVELOPMENTS

FIGURES

**PROJECT CONCEPT
&
LANDSCAPE DESIGN**



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

PROJECT CONCEPT

Lush Valley is envisioned as a **modern residential community** where architecture and landscape come together to **elevate everyday living**. Guided by a philosophy of **simplicity** and **timeless design**, the project features calm architectural expressions, open views, and seamless indoor–outdoor connections framed by **lush greenery** and **water elements**. Designed around a **landscape-led lifestyle**, Lush Valley promotes wellness, comfort, and social connection, creating a **balanced environment**. Through this holistic vision, Lush Valley reflects CED’s commitment to creating distinctive, **people-centered communities**, reinforcing its position among the **region’s finest place makers**—where architecture, landscape, and lifestyle come together in harmony.



ARCHITECTURE



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.

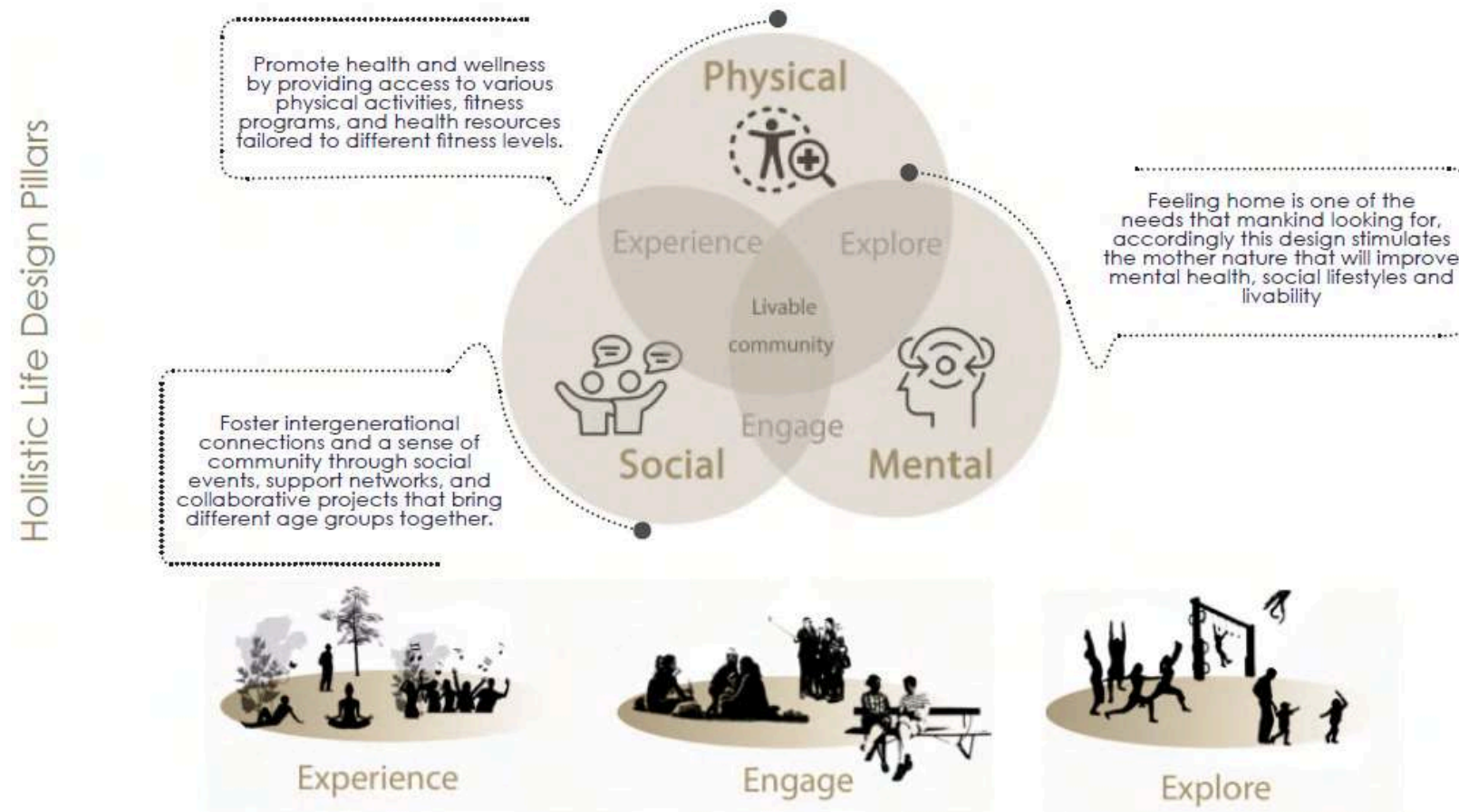
Seamlessly incorporated greenery across terraces and façades softens the built form, creating a warm, calm, and home environment that **enhances comfort and visual harmony**.



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

LANDSCAPE DESIGN METHODOLOGY



PRELIMINARY DESIGN SKETCH
Prioritizing Greenery & Water Elements

By incorporating the three pillars, the **community's landscape** fosters a **strong sense of connection**, encourages **physical activity**, and creates a **dynamic, inclusive environment** for residents of all ages.



The landscape is structured around a clear **spatial hierarchy**, guiding movement from **lively shared areas** to more **serene settings**. Carefully positioned **communal spaces** serve all age groups, while **quieter zones** offer moments of calm and retreat; creating a **balanced environment** that supports both social life and personal comfort.



MASTERPLAN



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

MASTERPLAN



Lush Valley's master layout is thoughtfully planned to balance **privacy, greenery, and community living**. **Expansive landscaped areas, well-spaced buildings, and controlled access** create a secure and tranquil residential environment. At the center of the development, a **pedestrian-friendly green spine** forms the social heart of the community, activated by **shaded walkways, pocket gardens**, and thoughtfully distributed **amenities** that **cater to all age groups**; creating a walkable, calm, and **connected lifestyle** shaped around **people and nature**.



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

DISTANCE BETWEEN BLOCKS



CROSS-SECTION



ARRIVAL & ACCESS EXPERIENCE



Drop-off shot



Ramps to and from the underground parking shot



Open cut Shot from Parking Level

CONCEPTUAL SECTION



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

AMENITIES



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

HEALTHY LIFESTYLE

BIKE LANES



JOGGING TRACKS

WELLNESS CENTER



GYM

Social Life

POOL



KIDS AREAS

CLUB HOUSE



SKATING PARK

Community Living

PHARMACY



CONVIENCE STORE



SUPERMARKET



LAUNDRY



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO



CITY EDGE
DEVELOPMENTS

CLUBHOUSE



CITY EDGE
DEVELOPMENTS

GYM

RENDERS



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

Type C – Landscape Pocket View



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

SPINE – TERRACE VIEW



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

TYPE C – BUILDING ELEVATION



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

CLUBHOUSE



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

DROP-OFF



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

TYPE B – BUILDING ENTRANCE



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

INTERIOR SHOT



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

USPs



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

UNIQUE SELLING POINTS

Prime Location

Accessibility

**Proximity to Major
Destinations**

Lush Greenery

Water Features

Vast Landscape Spine

Pedestrian-Friendly

Premium Clubhouse

Children's Play Areas

Sports Facilities (Gym)

Wellness Center

Spine Views

Garden Frontage

Family-Oriented

Diverse Product Mix

Secure Living

Gated Community

Sky Apartments

Convenience Retail

Facility Management

Underground Parking



AREA RANGES



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

AREA RANGES

Types	No. of Beds	From (sqm)	To (sqm)
Studio	1	68	69
Apartment	2	96	120
Apartment	2	122	147
Loft	2	195	195
Apartment	3	157	170
Apartment	3	171	190
Apartment	3	237	286
Duplex	3	226	273
Duplex	3	300	307
Mansio	3	281	312



FLOOR PLANS



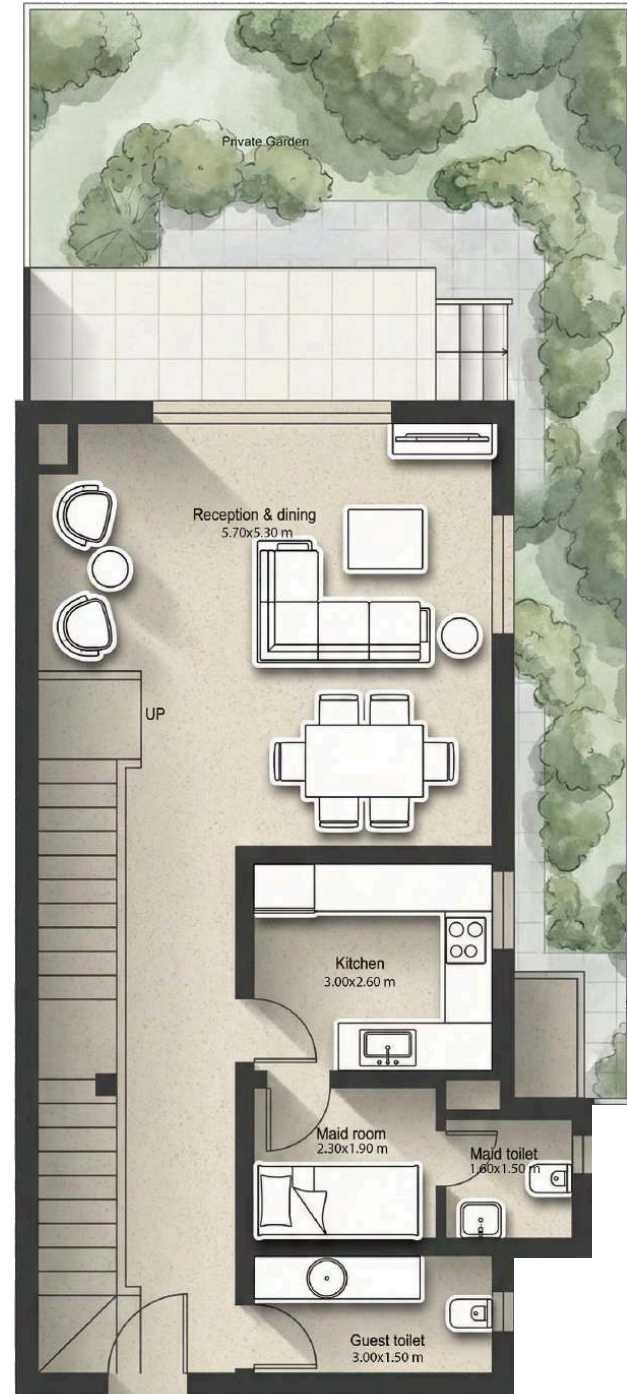
CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

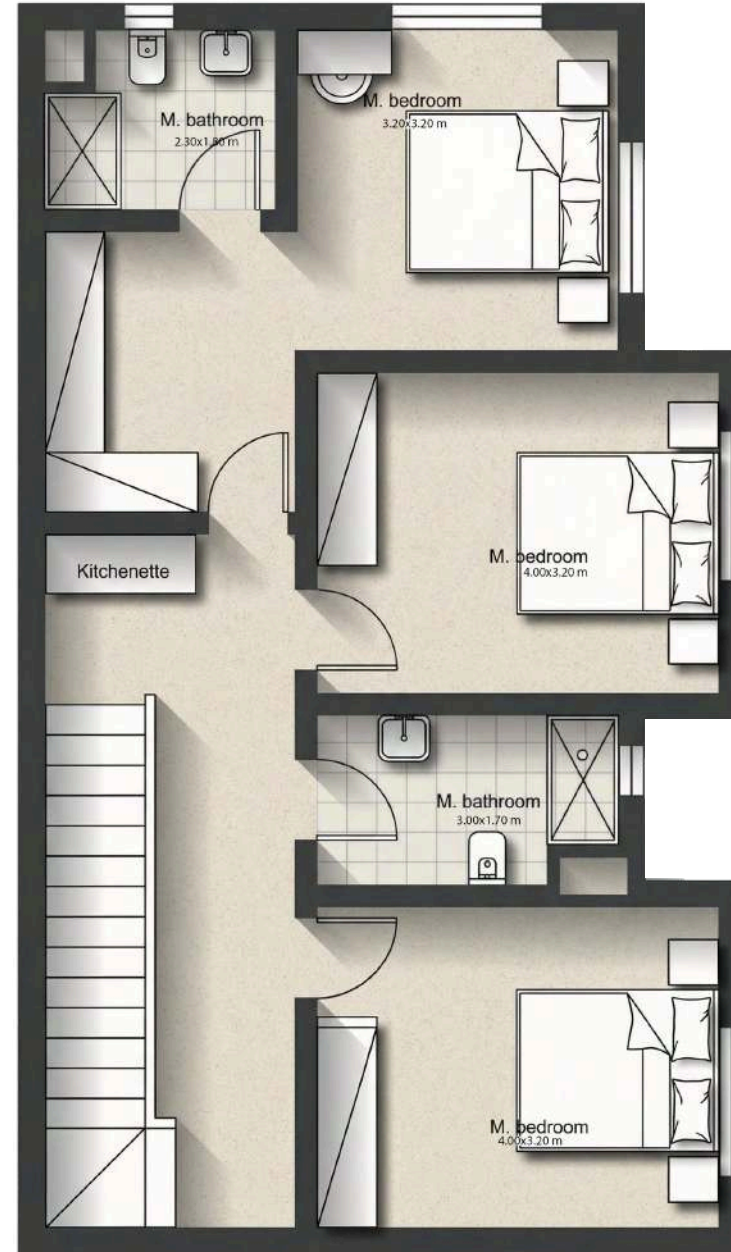
TYPE A



Total Sellable Area: **240 sqm**
Private Garden Area: **42 sqm**
Number of bedrooms: **3**
Number of Bathrooms: **4**



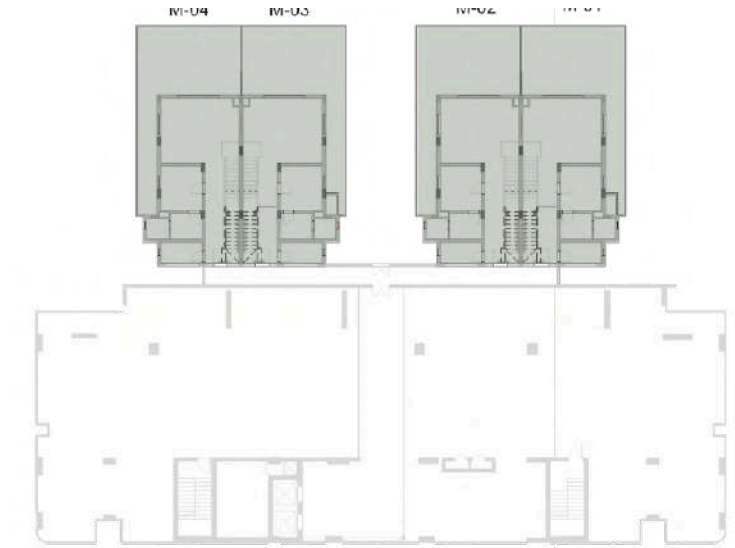
Ground Floor



First Floor



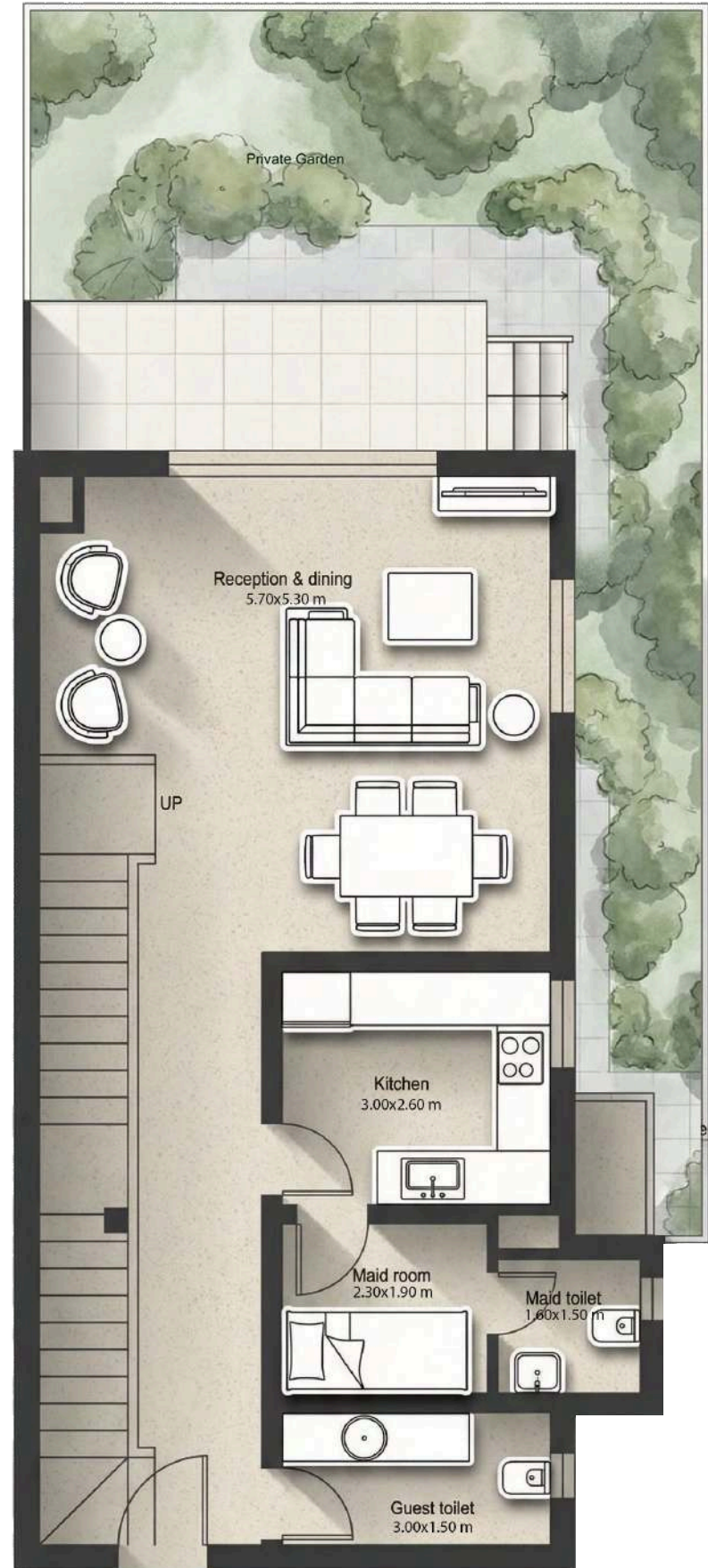
Roof



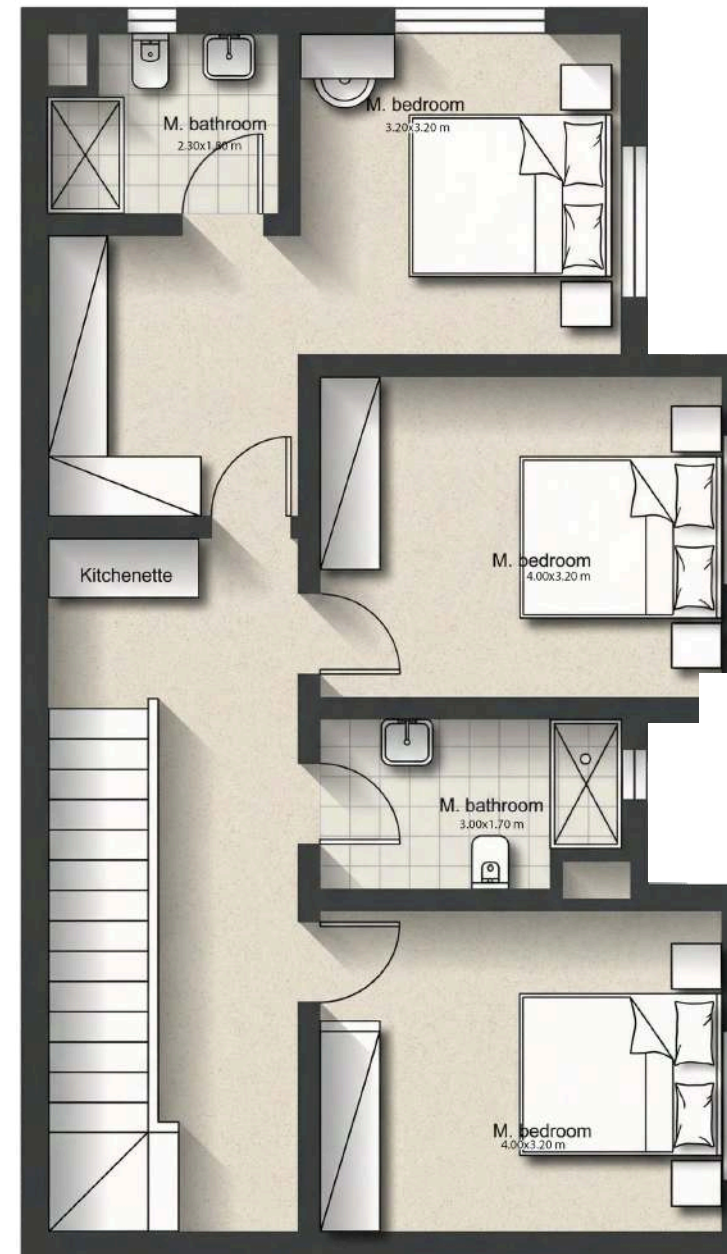
LO



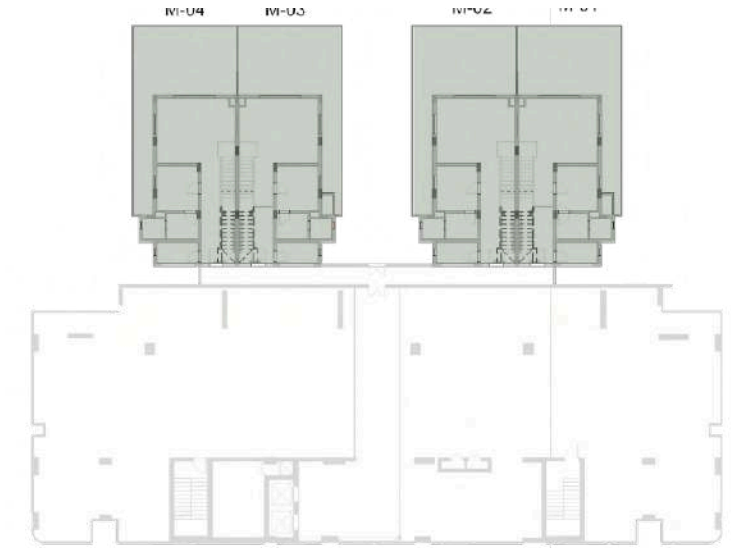
Total Sellable Area: **196 sqm**
Private Garden Area: **42 sqm**
Number of bedrooms: **3**
Number of Bathrooms: **3**



Ground Floor



First Floor



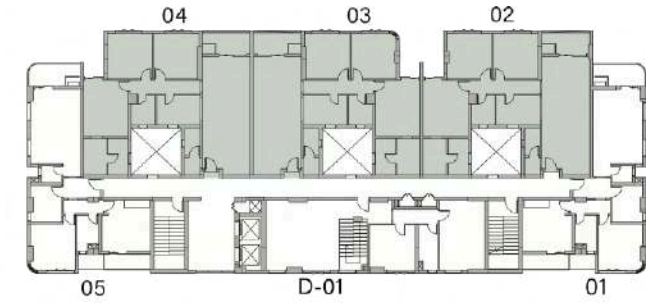
L0



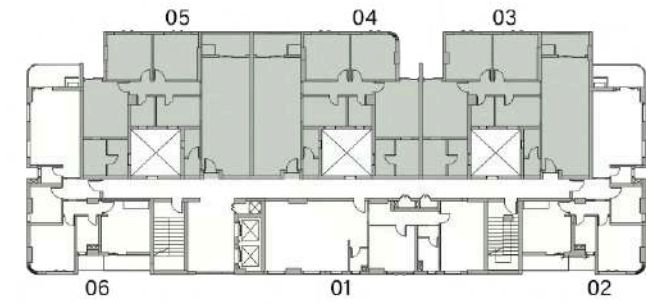
Total Sellable Area: **161 sqm**

Number of bedrooms: **3**

Number of Bathrooms: **3**



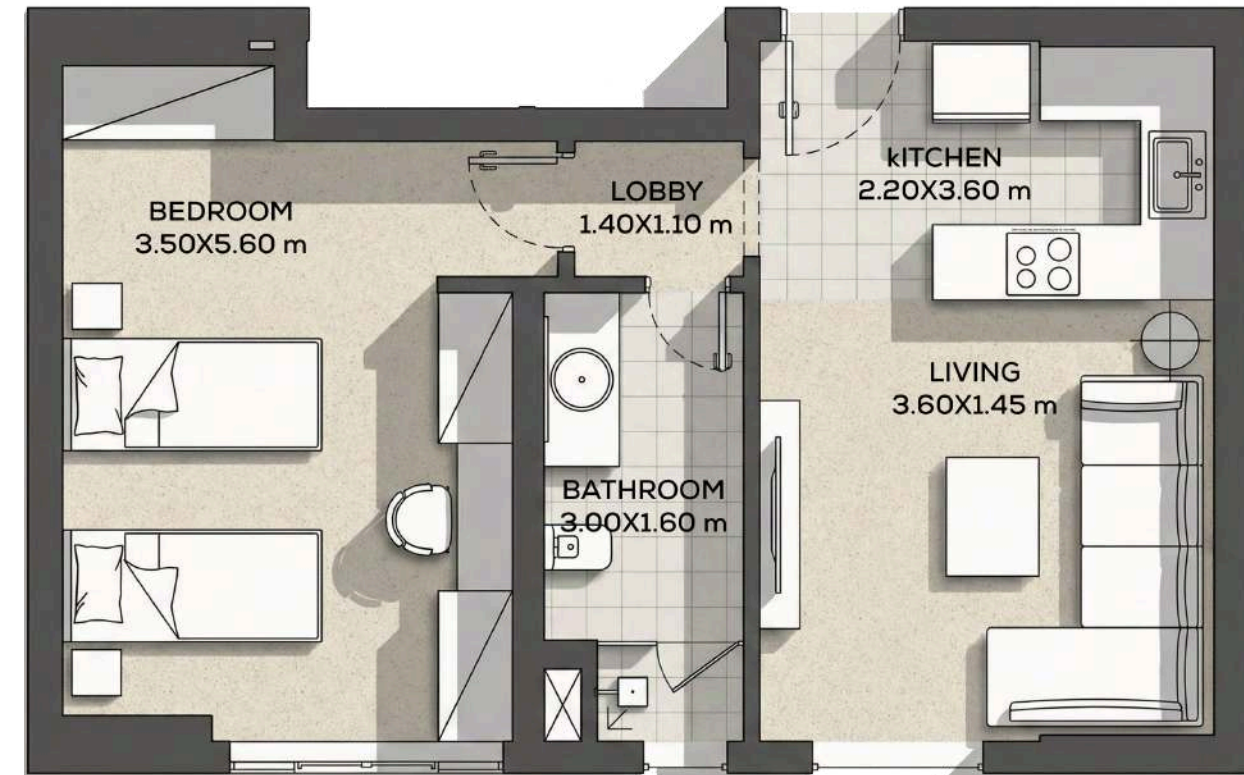
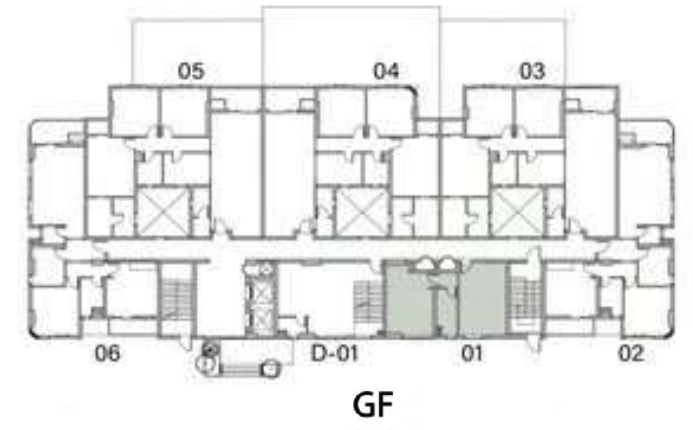
First



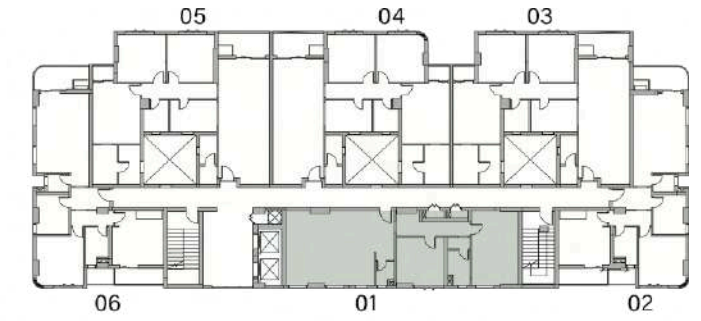
2nd To 5th



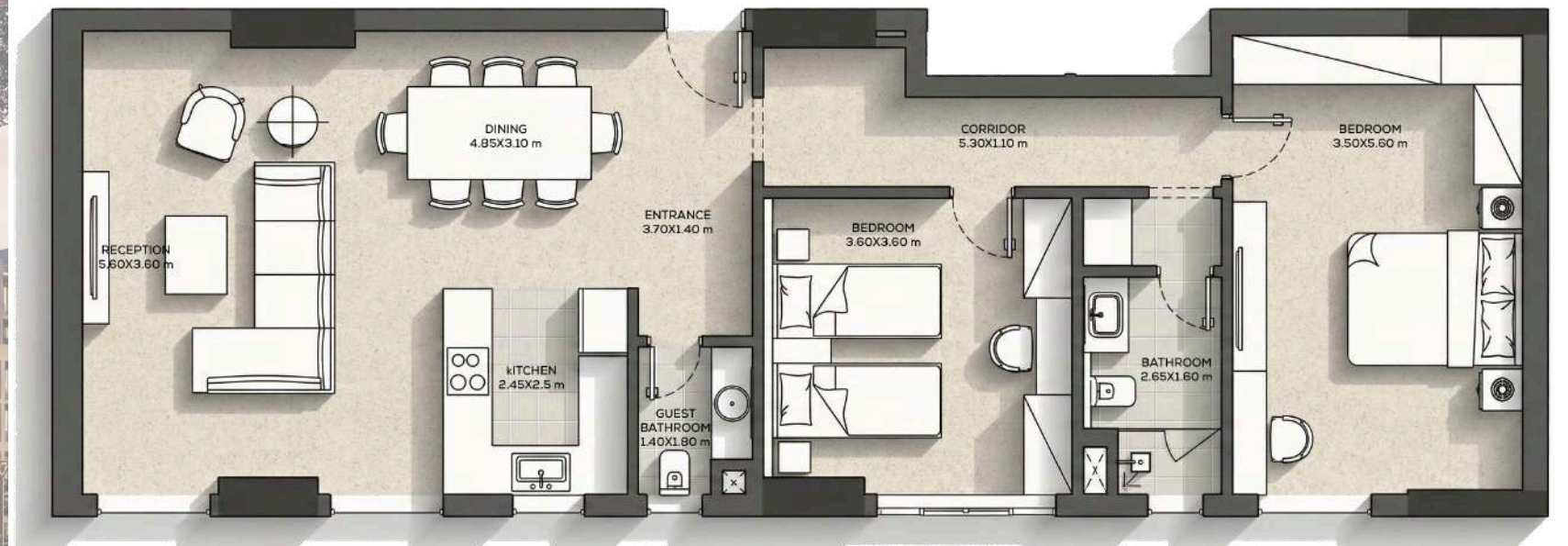
Total Sellable Area: **68 sqm**
Number of bedrooms: **1**
Number of Bathrooms: **1**



Total Sellable Area: **132 sqm**
Number of bedrooms: **2**
Number of Bathrooms: **2**



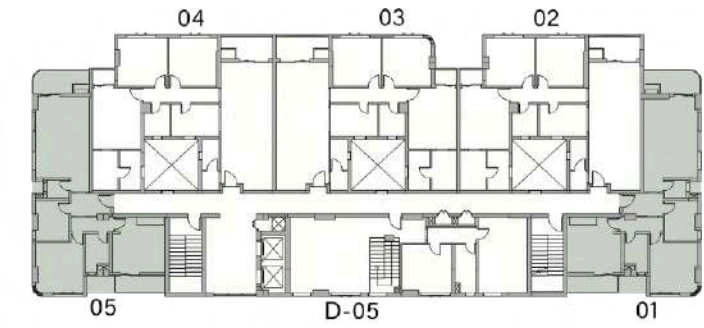
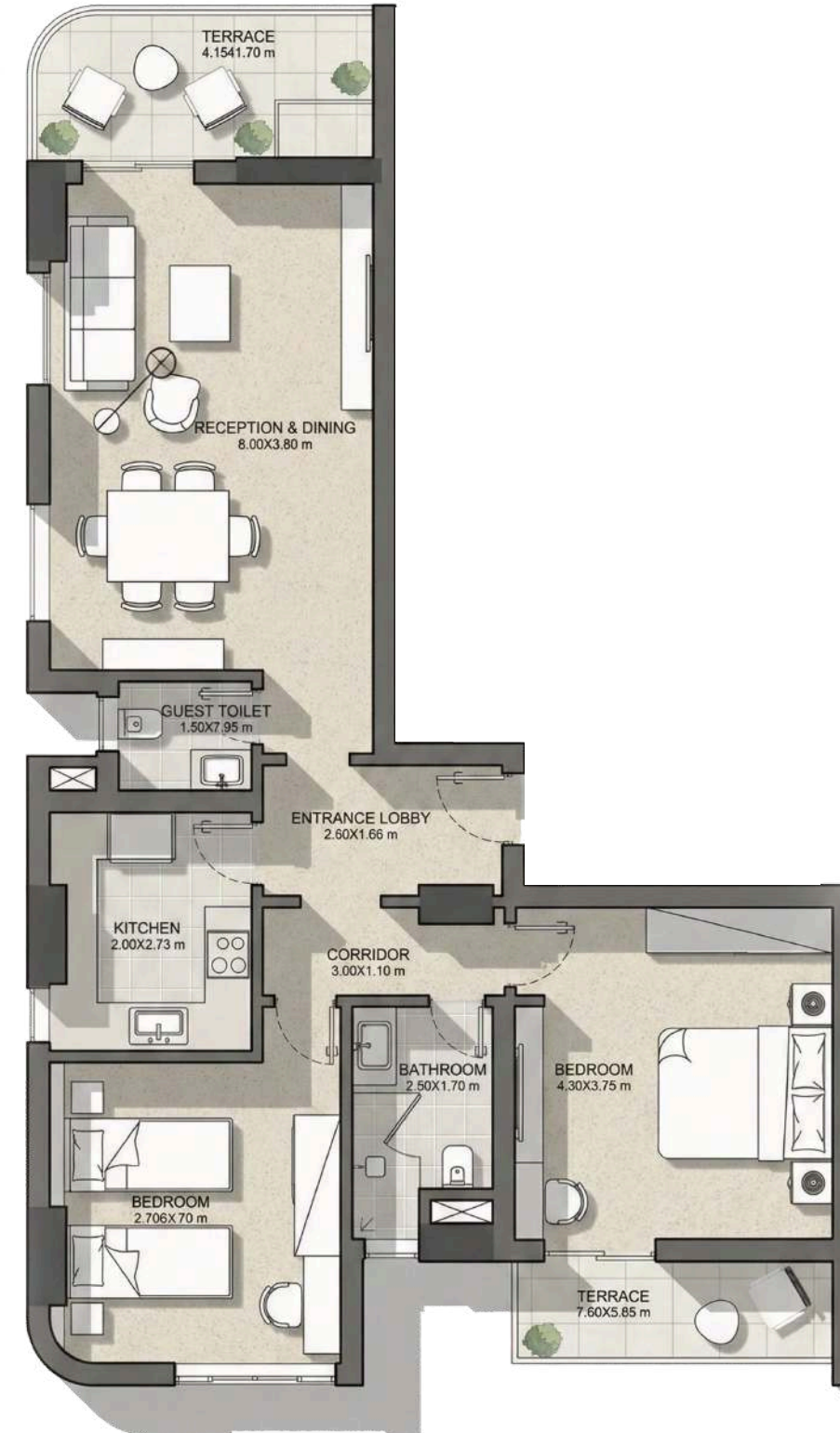
2nd To 5th



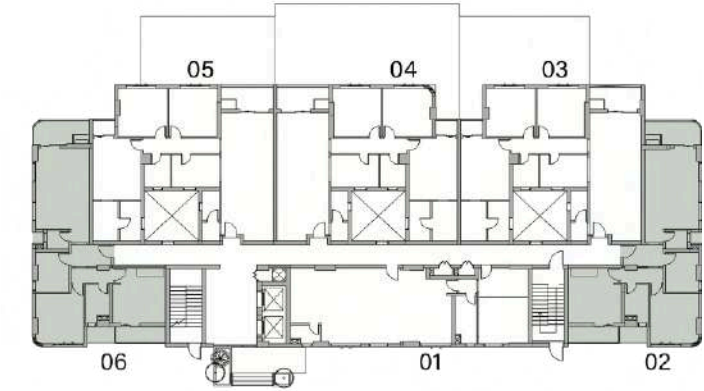
Total Sellable Area: **114-133 sqm**

Number of bedrooms: **2**

Number of Bathrooms: **2**



First



2nd To 5th



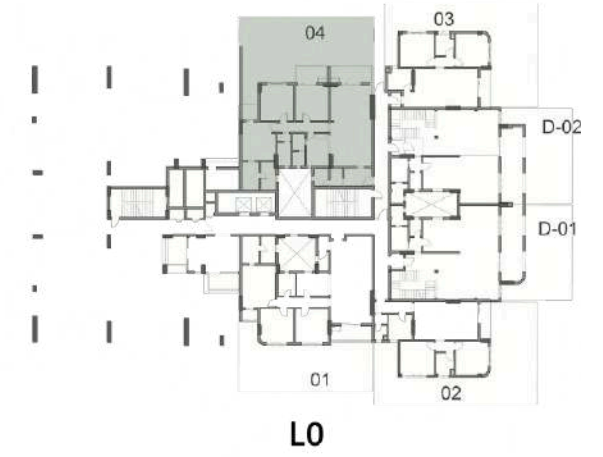
CITY EDGE
DEVELOPMENTS

2 BR

TYPE B



Total Sellable Area: **190 sqm**
Private Garden: **64sqm**
Number of bedrooms: **3**
Number of Bathrooms: **4**



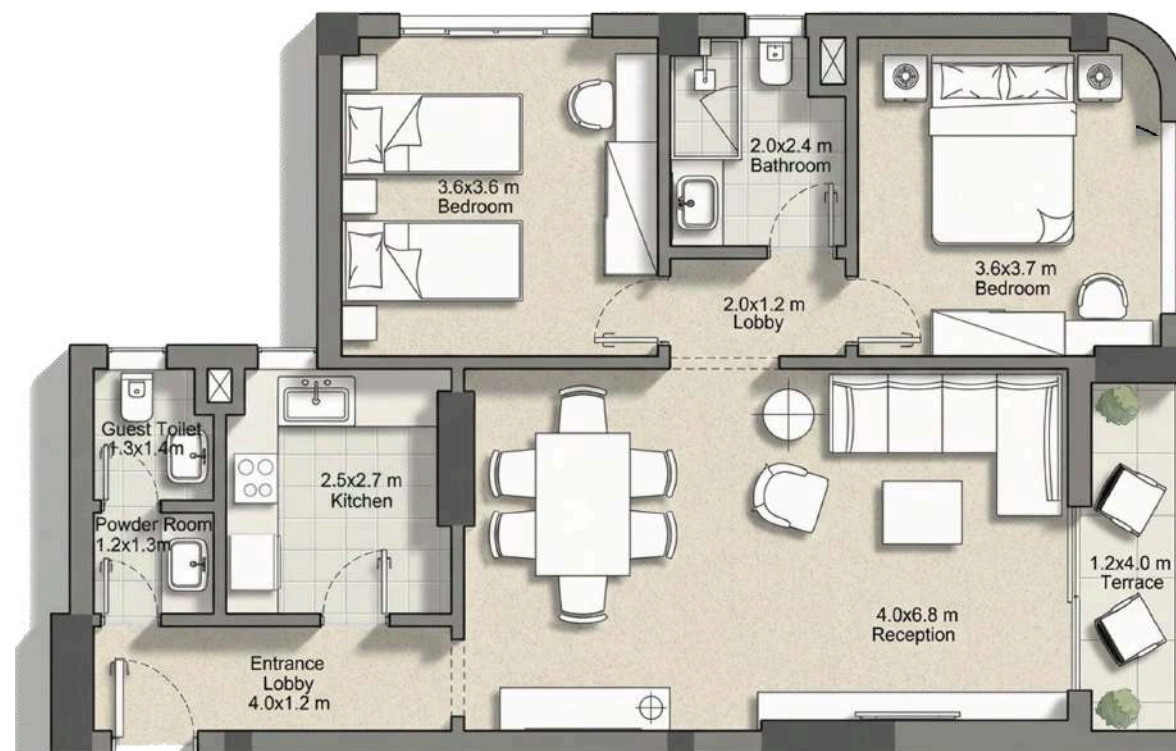
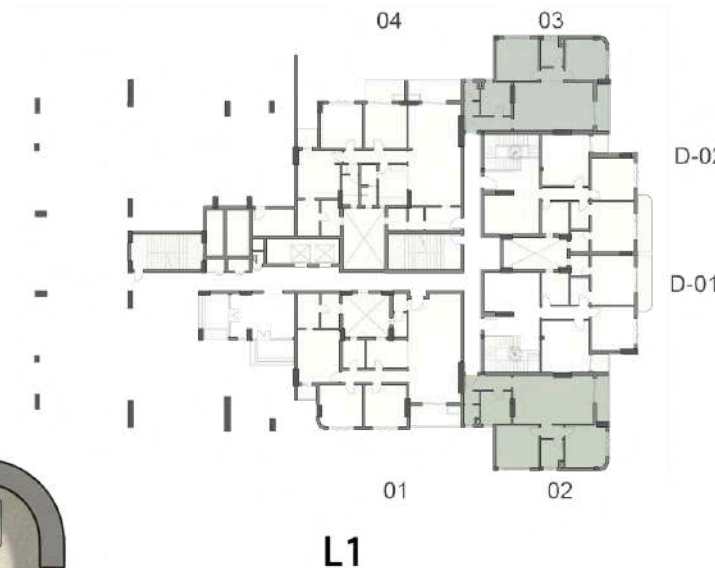
3 BR



Total Sellable Area: **106 sqm**

Number of bedrooms: **2**

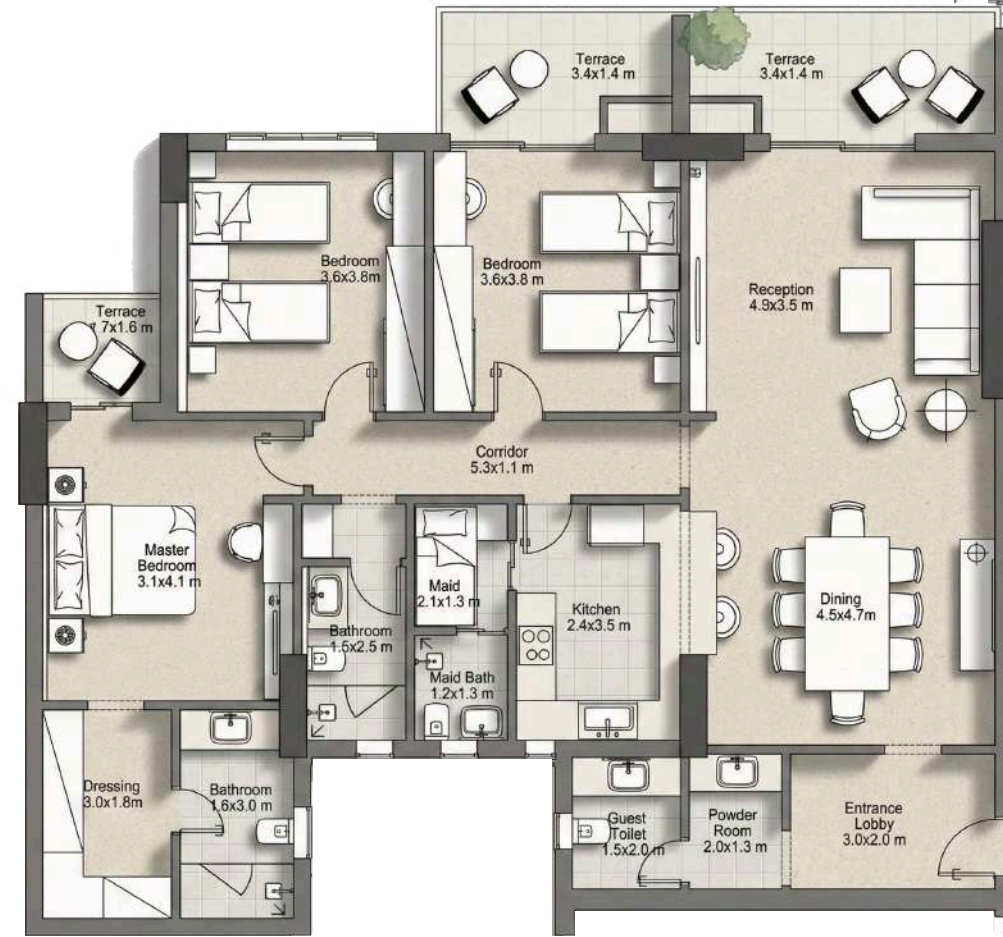
Number of Bathrooms: **2**



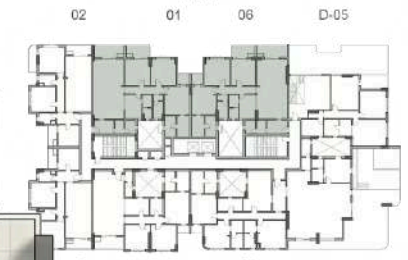
Total Sellable Area: **186-189 sqm**

Number of bedrooms: **3**

Number of Bathrooms: **3**



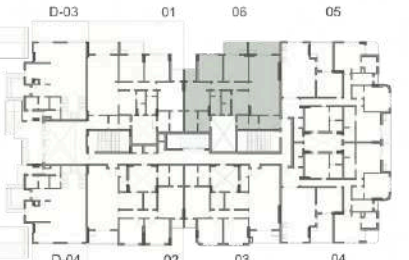
4th



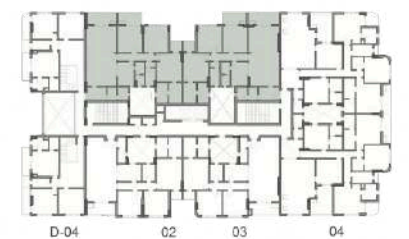
5th



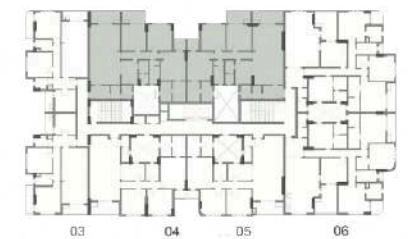
L1 & L2



GF



1st



2nd & 3rd



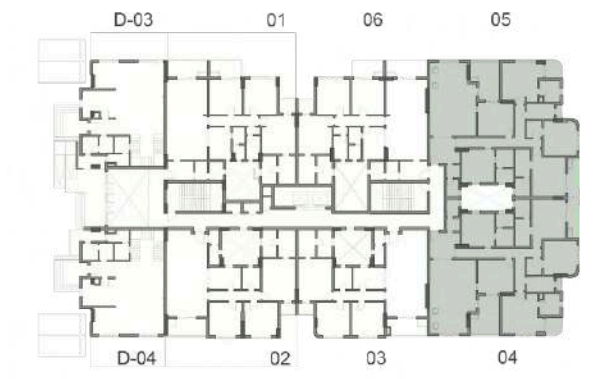
CITY EDGE DEVELOPMENTS

3 BR

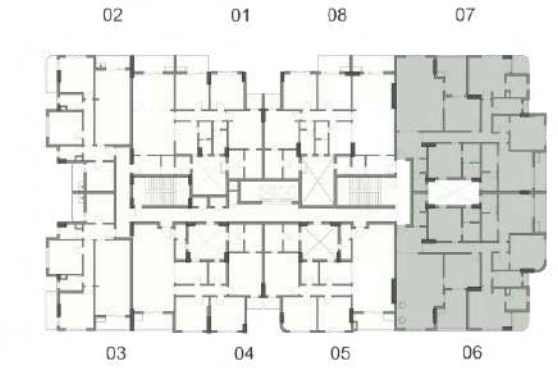
Total Sellable Area: **237-241 sqm**

Number of bedrooms: **3**

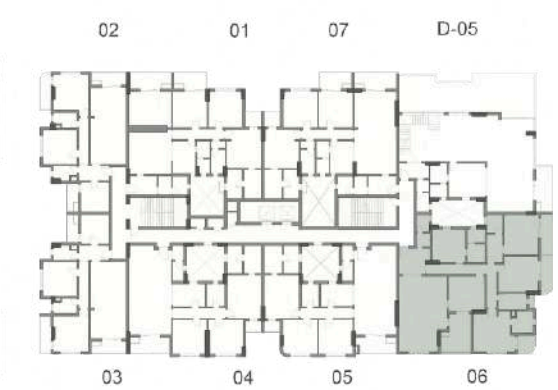
Number of Bathrooms: **4**



GF & 1st



2nd & 3rd



4th

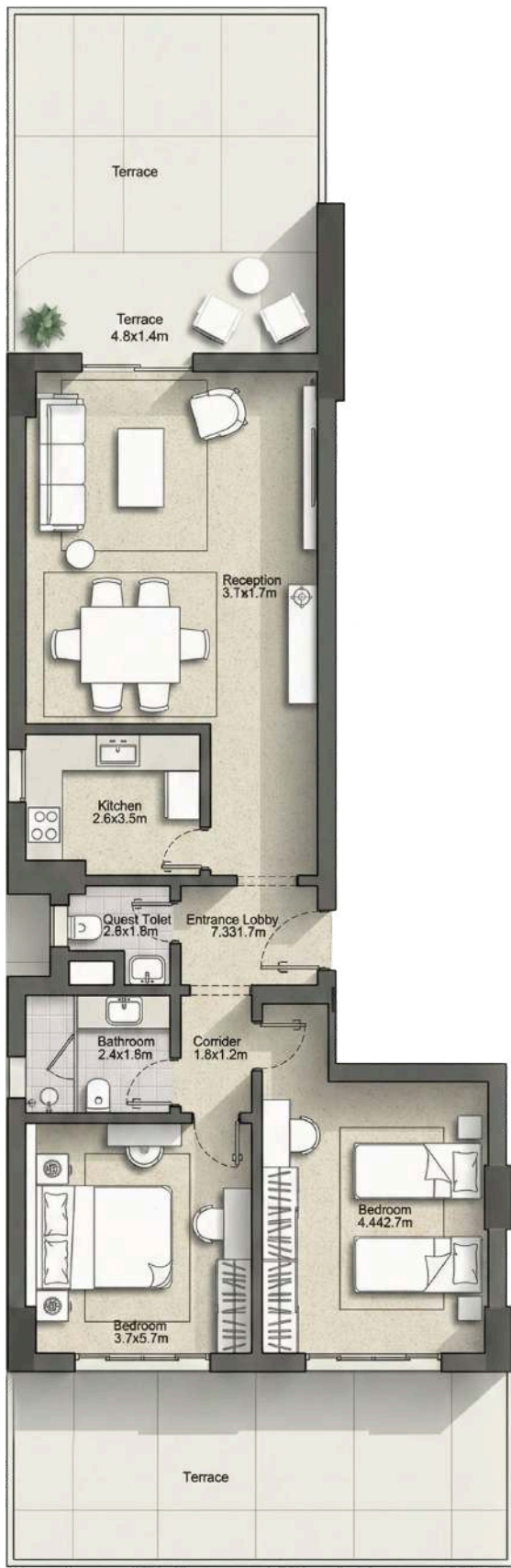
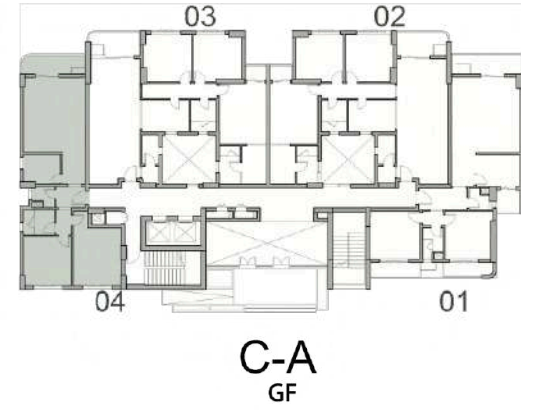


3 BR

TYPE C



Total Sellable Area: **147 sqm**
 Uncovered Terrace Area: **65 sqm**
 Number of bedrooms: **2**
 Number of Bathrooms: **2**

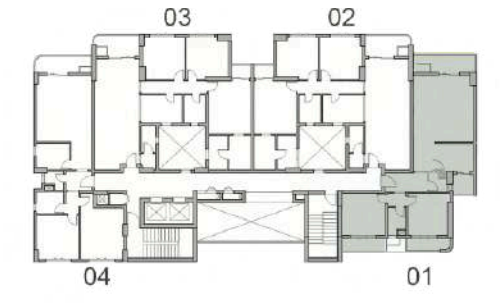
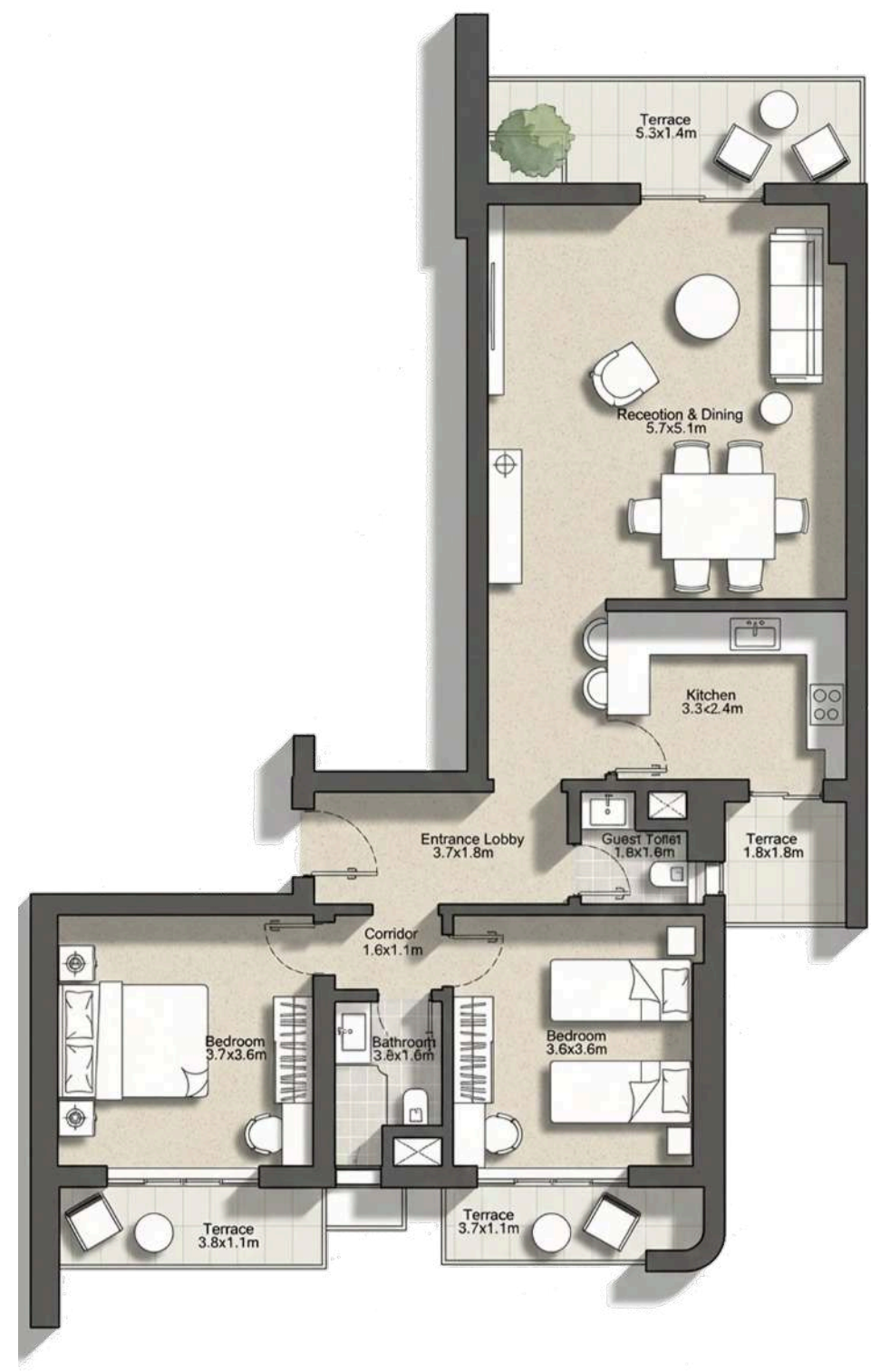


2 BR

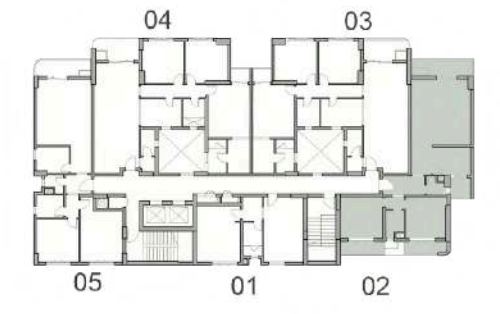
Total Sellable Area: **118-147sqm**

Number of bedrooms: **2**

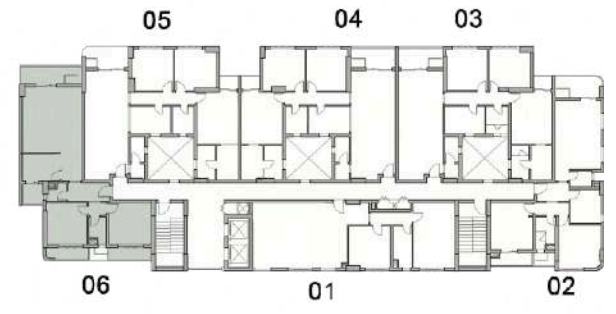
Number of Bathrooms: **2**



C-A
1st



C-A
2nd-5th



C-B
1st-5th

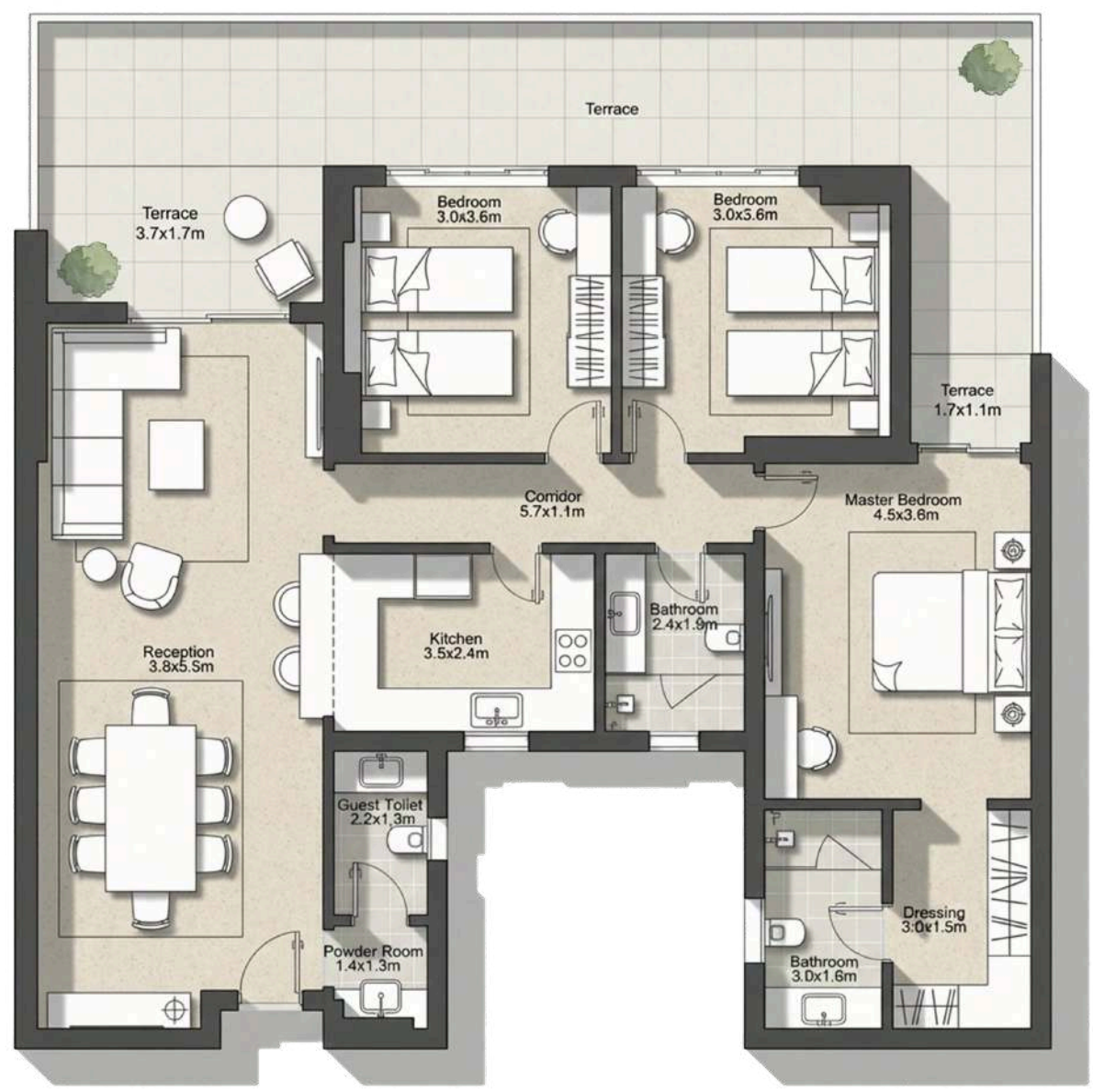
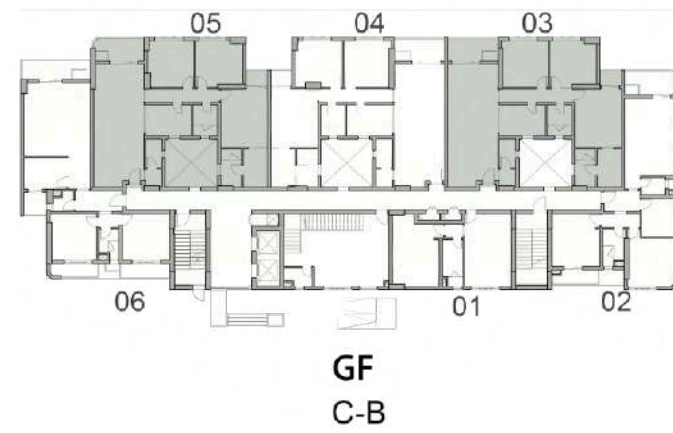
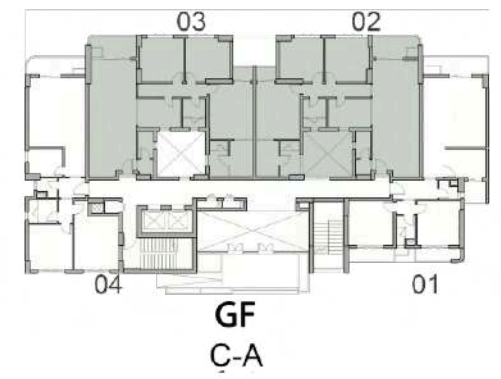


2 BR



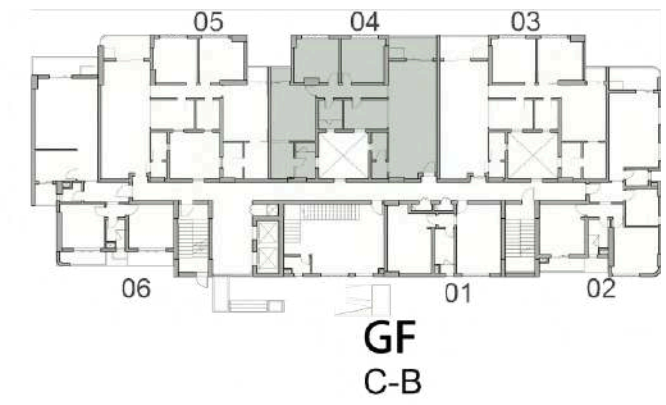
CITY EDGE
DEVELOPMENTS

Total Sellable Area: **171sqm**
Uncovered Terrace Area: **31 sqm**
Number of bedrooms: **3**
Number of Bathrooms: **3**



3 BR

Total Sellable Area: **171sqm**
Uncovered Terrace Area: **31 sqm**
Number of bedrooms: **3**
Number of Bathrooms: **3**

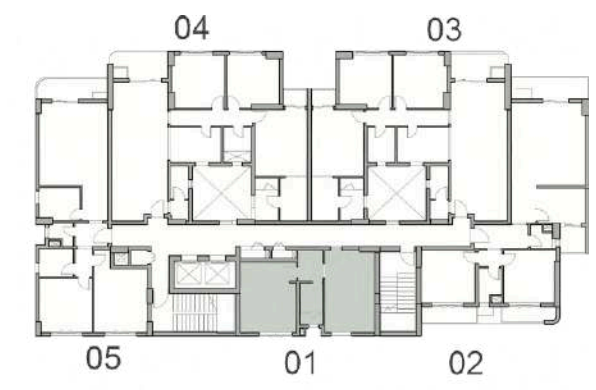


3BR

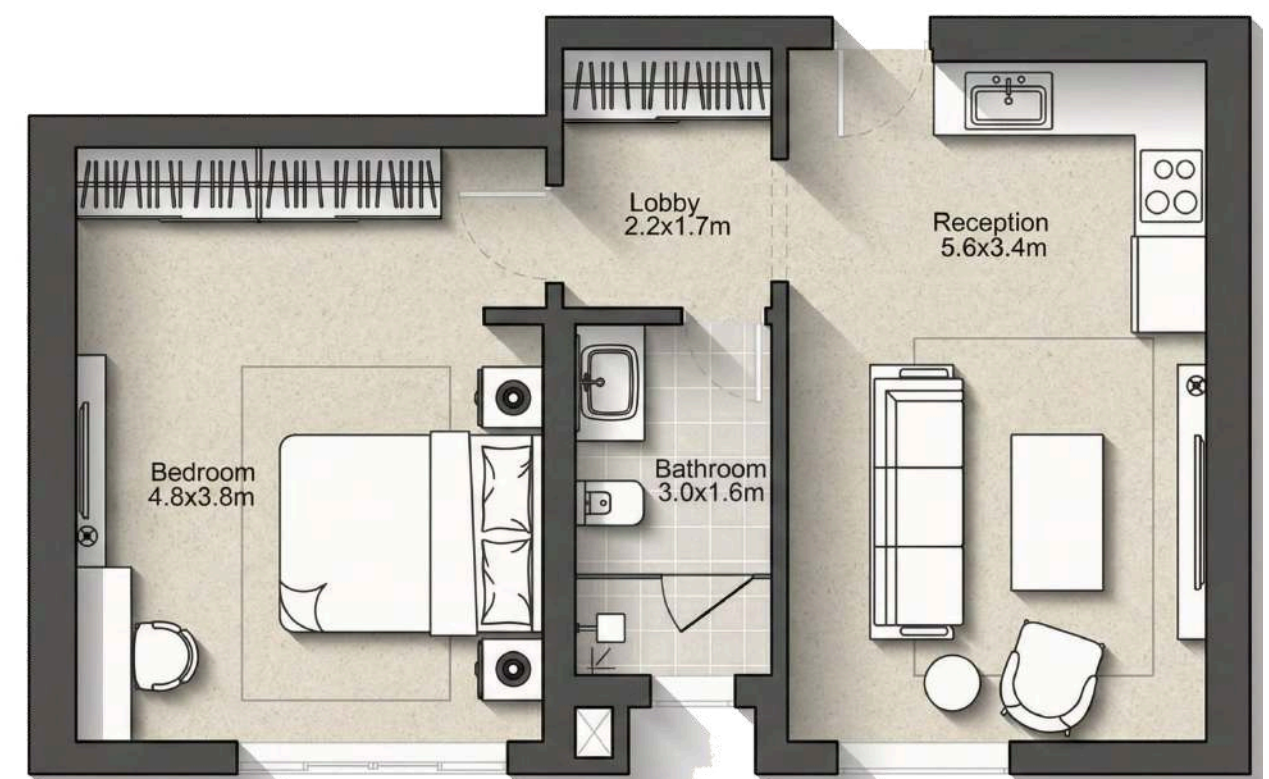


CITY EDGE
DEVELOPMENTS

Total Sellable Area: **69 sqm**
Number of bedrooms: **1**
Number of Bathrooms: **1**



C-A
2nd to 5th



DELIVERY DATES



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO

DELIVERY DATES

Units' DELIVERY

4 years

from Contract date

Clients' finishing duration

1 year

Grace period

1 year



Thank
You



CITY EDGE
DEVELOPMENTS

Lush Valley
NEW CAIRO