

# VALORY

ELEVATING INNOVATION



## OUR PARTNERS



## TABLE OF CONTENTS

1. About Developer
2. About Valory
3. Project Location
4. Unit Types
5. Masterplan
6. Design Concept
7. Facilities
8. Our Partners

## ABOUT MENASSAT

Menassat Developments was created by the coming together of 8 experienced co-founders who were looking to establish an entity that could stand out in the real estate industry as a leader and a supporter of its clients' investments. Menassat is a real estate development company that believes that the success of its venture lies in its diversity and aims at achieving the most successful investments by constantly growing and believing that the key element of success is giving great attention to the details which directly reflects on the Return of Investment (ROI).

## EXPANDING OPPORTUNITIES

Menassat Developments strives to build long-lasting relationships with its clients by providing unparalleled expertise, innovative solutions, and a deep understanding of their investment goals. The company is driven by a passion for excellence in every aspect of its work, ensuring that clients' investments are secure and prosperous.

As Menassat Developments continues to evolve and grow, it remains firmly dedicated to maintaining its position as a leader in the real estate industry. The company is driven by a relentless pursuit of success, constantly pushing boundaries, and setting new industry standards.

A B O U T

# VALORY

Introducing Valory; a commercial hub in the epicenter of New Cairo, strategically located to give professionals unmatched access to one of the most rapidly developing areas in the Fifth Settlement. Meticulously designed to accommodate a diverse range of spaces that are specially tailored to cater to various business, retail, and medical needs.

At Valory, our space is more than just a place to work. It is a turning point that revolutionizes the way business is conducted. Our goal is to pivot the industry into a new direction, setting an unparalleled standard for success, innovation, and change. Valory embodies transformation and progress, where every interaction and experience within our space evokes impact and the potential to be transformative. From the moment you step into our space, you'll feel inspired and empowered to achieve your goals and make a difference.

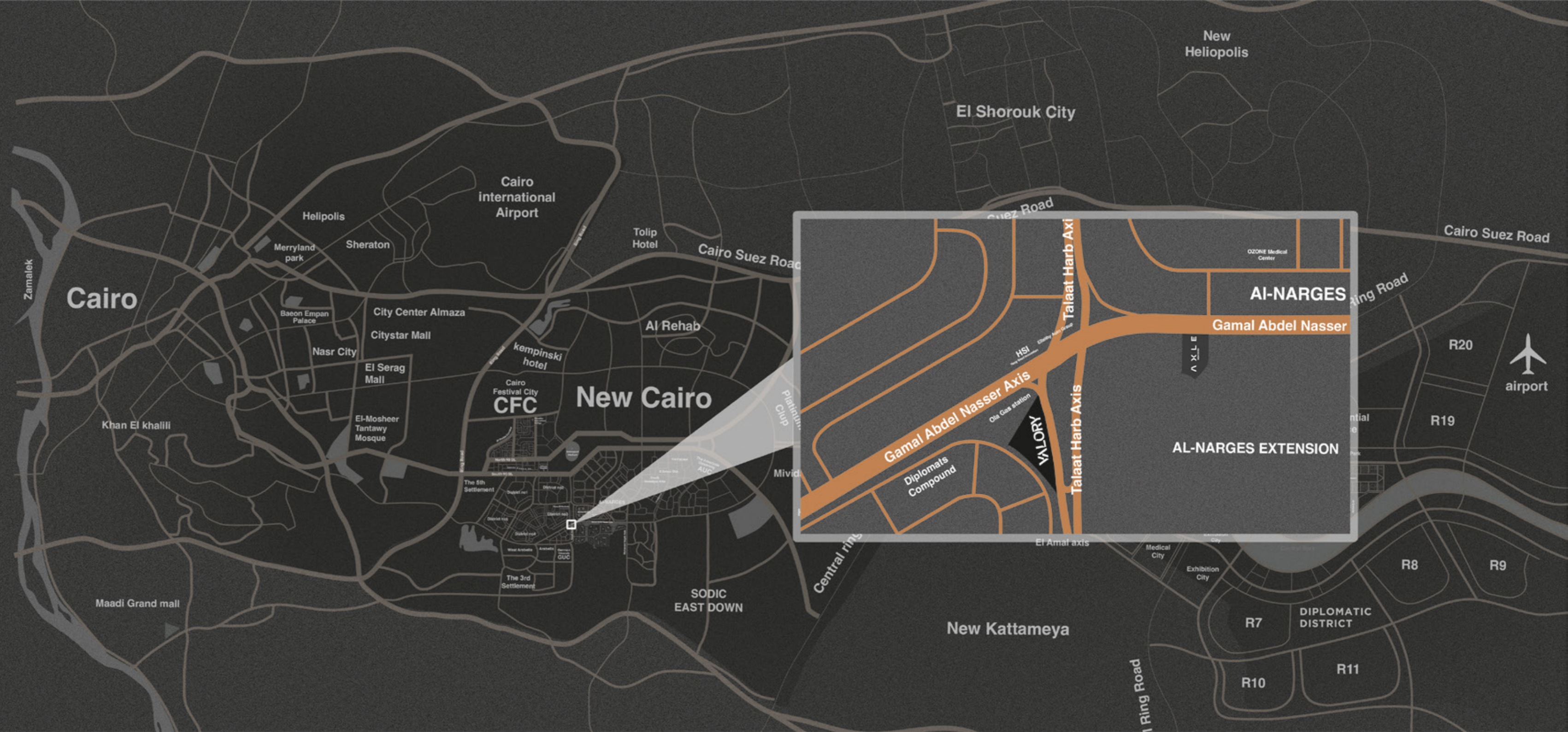
## ELEVATING INNOVATION

Valory embodies a forward-thinking perspective that seeks to redefine limitations and establish an environment where businesses can flourish and maximize their potential. In today's fast-paced world, adaptability is a crucial factor for achieving success in any industry. Valory is a catalyst in this rapidly evolving space, providing businesses with state-of-the-art technologies and innovative solutions to stay ahead of the curve.

The concept of Elevating Innovation is at the core of Valory's philosophy, where true transformations start, and where the seeds of change are sown. A central hub where the flames of change are ignited to challenge the status quo and pioneer a new age of business.

# PROJECT LOCATION

Strategically located in the heart of New Cairo, Valory offers a prime location within the Diplomats District in the Fifth Settlement, with direct access to Talaat Harb Axis and Gamal Abdel Nasser Axis, adjacent to Ola Gas Station. Valory is also in proximity to The German University in Cairo. Valory places you at the epicenter of opportunities, opening doors to endless possibilities.





UNIT TYPES

# RETAIL HUB

Discover a vibrant and dynamic shopping experience at Valory. The lower, upper ground, and first floors house a bustling retail hub, which is sure to captivate visitors with its diverse range of brands.

Immerse yourself in the lively atmosphere and indulge in some retail therapy, as you explore the myriad of shopping options available to you.





# ADMINISTRATIVE OFFICES

The aesthetic of each administrative office unit is modern and contemporary, and it features high-quality materials, sleek finishes, and plenty of natural light on the second, third, and fourth floors. The interiors are designed with thoughtfulness to create an atmosphere that is both welcoming and inspiring, which encourages productivity, creativity, and well-being.



# HEALTH & WELLNESS CLINICS

Valory's medical units offer a serene and rejuvenating environment for individuals to prioritize their health and well-being. The clinic and wellness units are located on the second, third, and fourth floors of the center. These units are designed to provide a comfortable and calming environment where patients can feel relaxed and at ease while receiving the care they need.

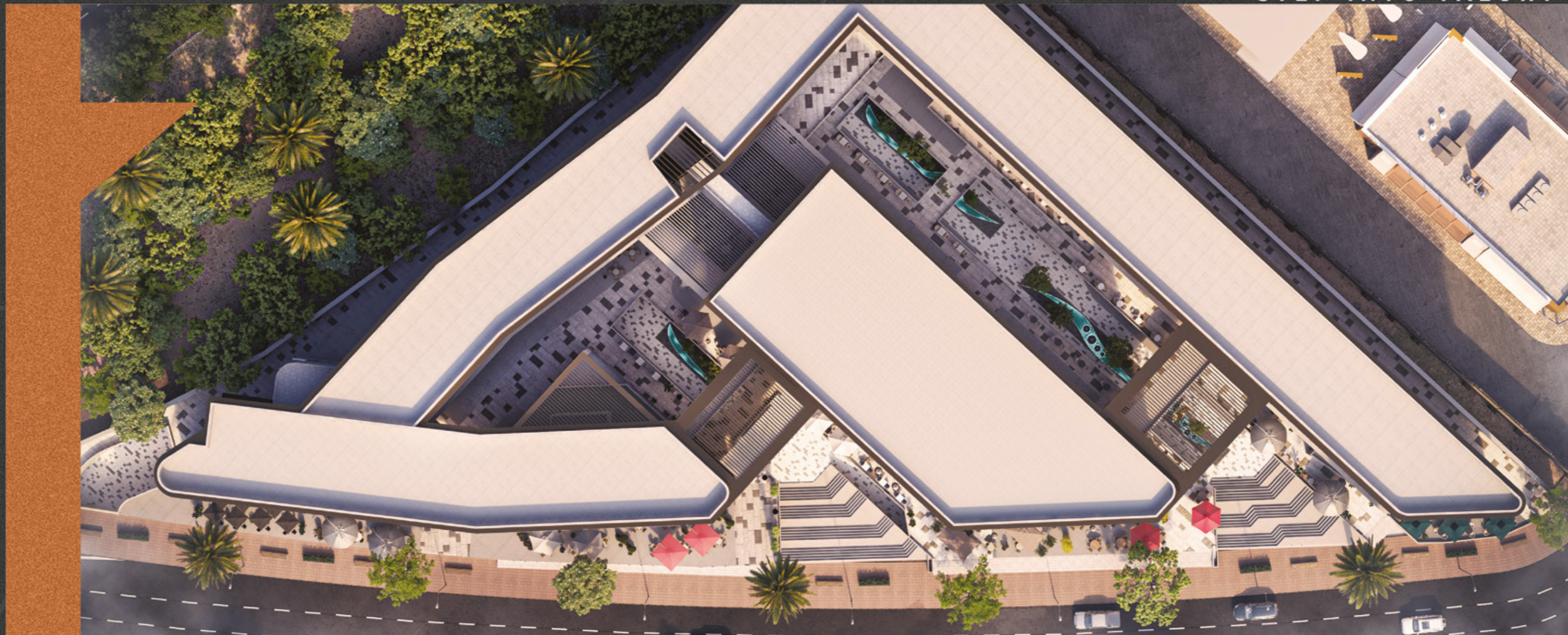


M A S T E R P L A N

# MASTERPLAN

The master plan incorporates an innovative and versatile design that seamlessly blends form and function. The layout takes into account the optimal utilization of space, ensuring that every square foot is utilized efficiently. Valory has a six-floor plan designed for both businesses and individuals. It offers a balance between collaborative spaces and private retreats, with modern and stylish units. Valory's master plan promotes productivity, collaboration, and a vibrant community spirit.

STEP INTO VALORY





# DESIGN CONCEPT

Valory's sleek and contemporary design stands as a testament to its innovative spirit. The architectural marvel features multiple floors, each exuding a sense of modernity and elegance. The state-of-the-art infrastructure and meticulously planned spaces create an atmosphere conducive to productivity and growth.

# STEP INTO VALORY





FACILITIES

## HYPERMARKET

Hypermarket: The one-stop destination for all your needs. Explore an expansive space where convenience, variety, and quality converge to redefine your shopping experience. A bustling marketplace offering everything from fresh produce to household essentials and trendy lifestyle products.

## OUTDOOR PLAZA

Outdoor Plaza: This vibrant space serves as a central gathering point, providing an inviting dynamic environment for social interactions, community events, and leisure activities. With carefully curated landscaping, comfortable seating areas, and a lively ambiance, the outdoor plaza offers a refreshing escape from the bustling urban environment.



# FACILITIES

# SETTING THE STAGE FOR SUCCESS



Underground parking Zones  
Water Feature  
Selfie Zone

Bicycle Parking  
Building Management System  
Prayer Rooms

Disabled Friendly  
Co-working Spaces  
Unique Office Locations

Security Systems  
Electric Car Charging Stations  
Internet Hub

# FACILITIES

# SETTING THE STAGE FOR SUCCESS



Separate Entrances for Clinics & Offices  
Public Waiting Areas for Clinics  
Roof-top Facilities

360-degree views for all units  
Outdoor Kiosks  
Basement Storage

Utility Zones  
3D Digital Screen  
Meeting Rooms

Kids Area  
Pharmacy  
Longer Operating Hours



Sola Cayeler Lounge

RESTAURANT

Wald Topo Steak 12.95  
Wald Topo Burger 11.95  
Wald Topo Sandwich 8.95  
Wald Topo Salad 7.95  
Wald Topo Drink 3.95



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