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SLOGAN

PALM HILLS ONE

ONE LEGACY.
NEWLY WRITTEN.


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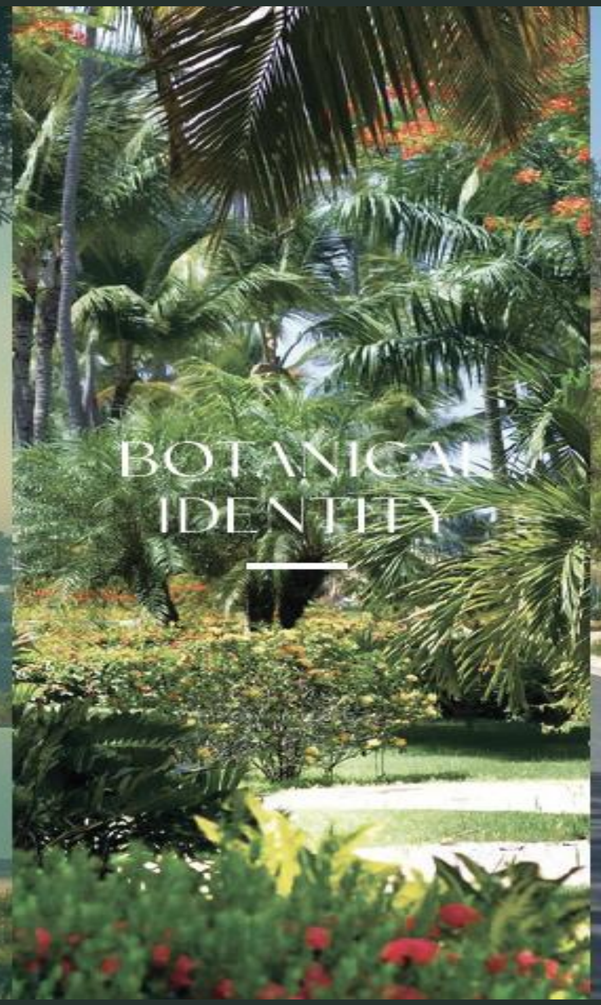
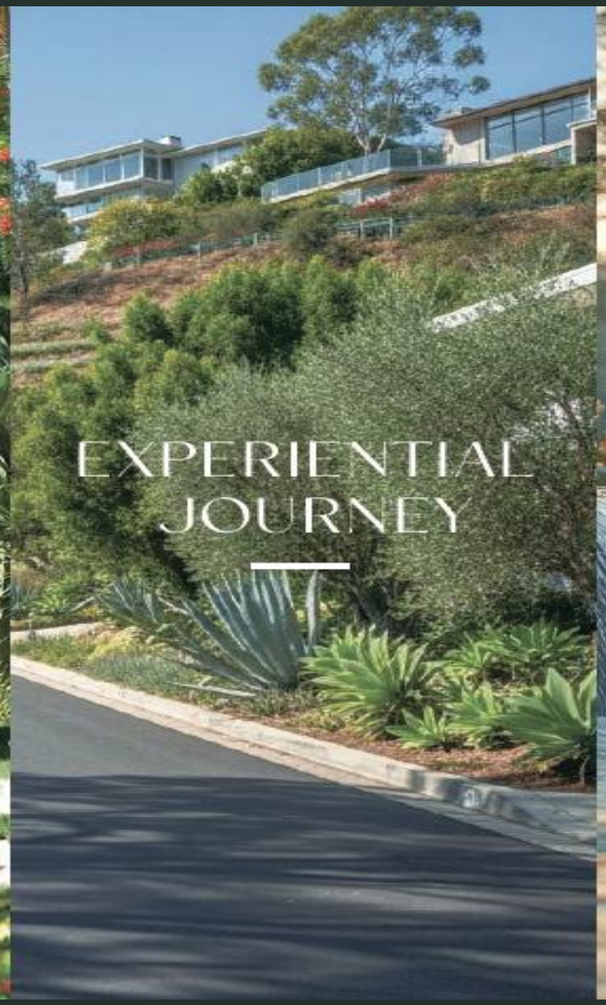
“Above the City, Within the Garden...”
A Sanctuary Shaped by Nature

PALM HILLS ONE KEY HIGHLIGHTS









PALM HILLS ONE KEY HIGHLIGHTS







MASTER PLANNERS

Integration between three of the biggest international design firms

PALM HILLS ONE KEY HIGHLIGHTS







ARCHITECTURE & TYPOLOGIES

By

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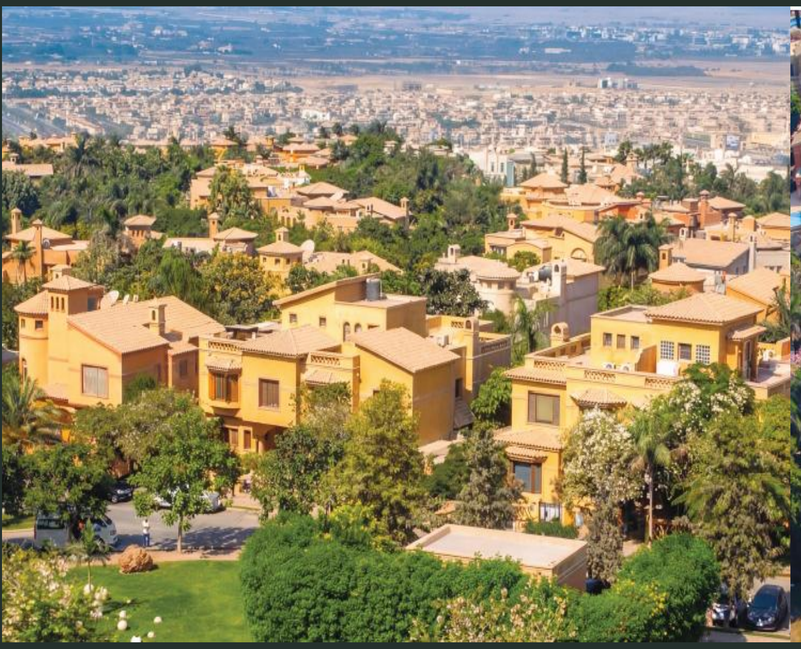
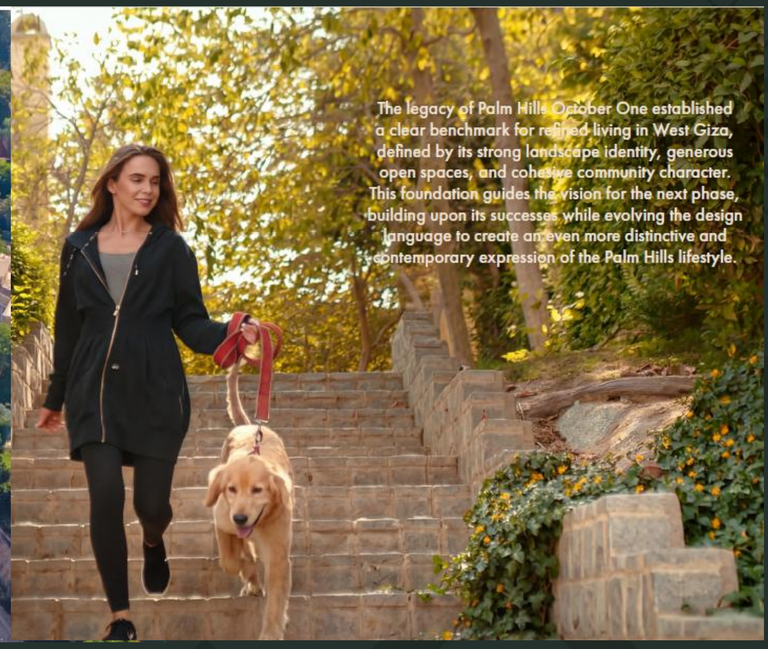
PALM HILLS ONE KEY HIGHLIGHTS





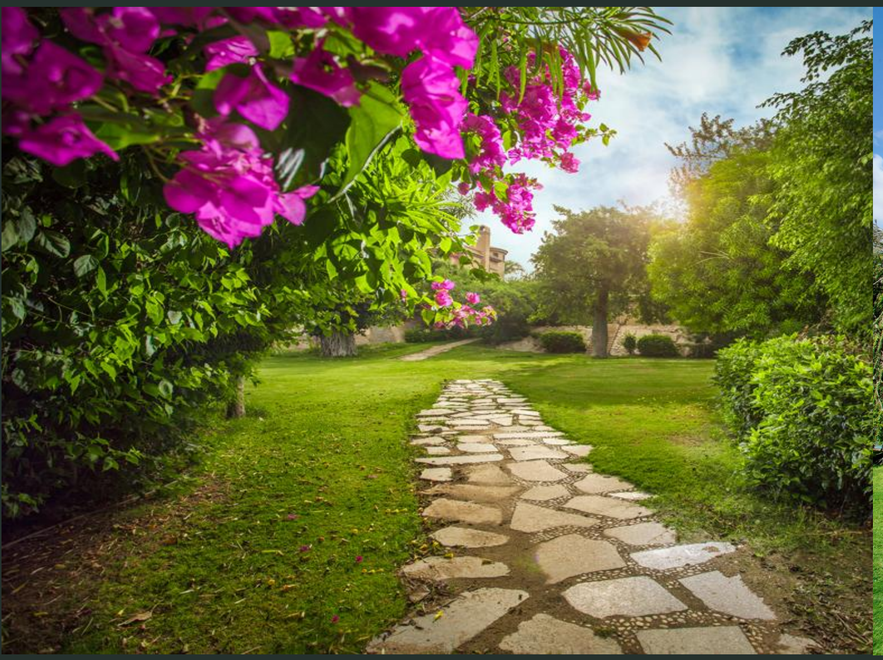


The legacy of Palm Hills October One established a clear benchmark for refined living in West Giza, defined by its strong landscape identity, generous open spaces, and cohesive community character. This foundation guides the vision for the next phase, building upon its successes while evolving the design language to create an even more distinctive and contemporary expression of the Palm Hills lifestyle.

LOCATION PROXIMITY

- Natural Extension to Palm Hills Phase 1.
- Direct Accessibility & Connectivity.
- Full Urban & Lifestyle Integration.
- Beneficial Access to PH.CLUB & Commercial Hubs.

PALM HILLS ONE KEY HIGHLIGHTS







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PALM HILLS ONE KEY HIGHLIGHTS



Sanctuary from the City

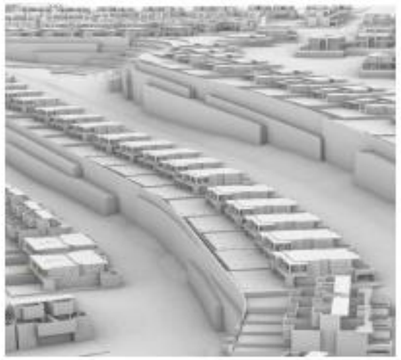
The community is designed as a threshold experience — a clear transition from urban energy to tranquility, nature, and retreat.



Elevated Living

Homes are positioned to maximize privacy, views, and connection to landscape, reinforcing the project's status as a prestigious hillside address.





Celebrated Landform

Design responds to the site's dramatic topography, using terraces, ridges, and natural contours to create memorable spaces, framed views, and a strong sense of arrival.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PALM HILLS ONE KEY HIGHLIGHTS



Distinct Yet Connected Neighborhoods

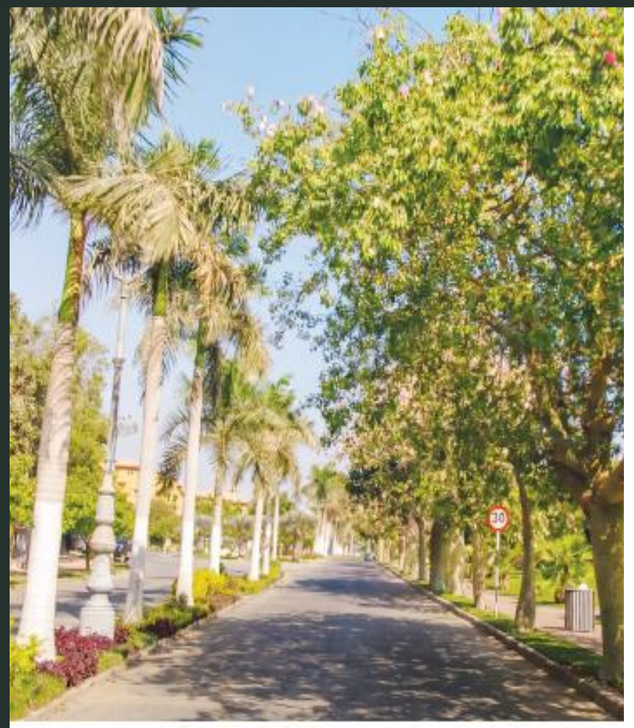
Six unique garden districts create diversity of character while maintaining a cohesive Mediterranean language and shared identity.



Timeless Mediterranean Expression

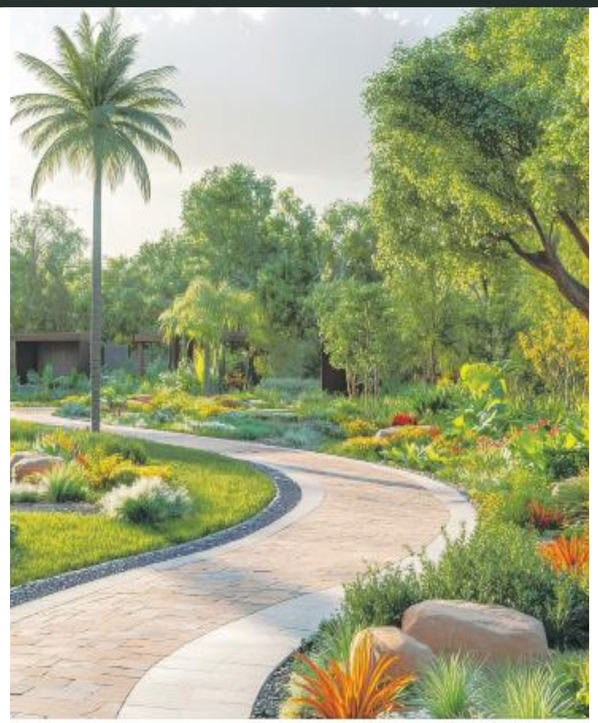
Materials, planting, and spatial composition draw from Mediterranean traditions, interpreted through a contemporary lens that feels both authentic and enduring.

PALM HILLS ONE KEY HIGHLIGHTS



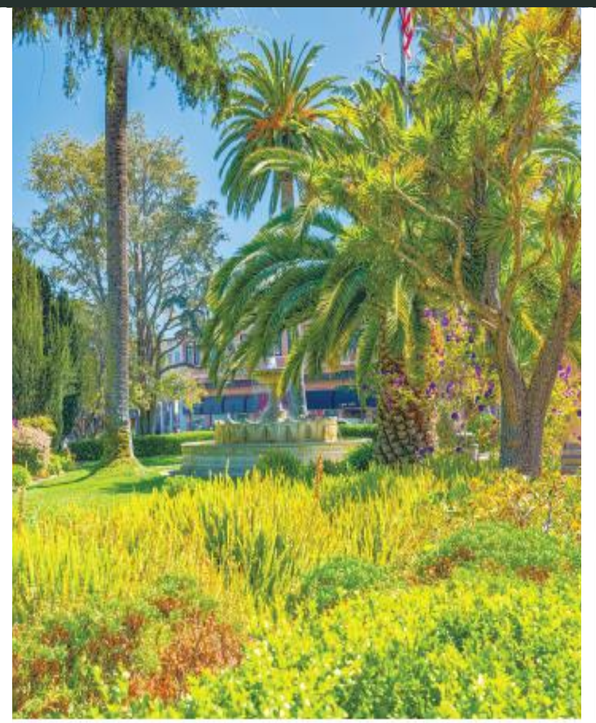
Landscape as Identity

The landscape is the defining character of the community, shaping its sense of place through rich botanical expression, seasonal change, and immersive garden experiences.



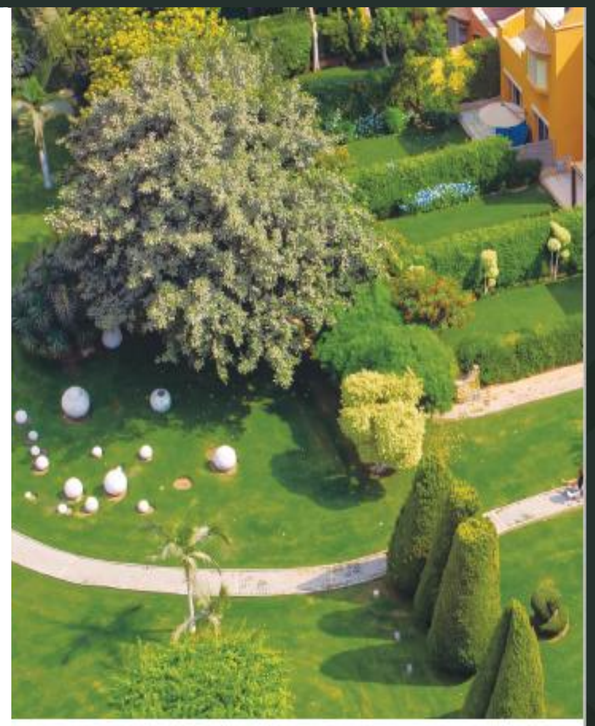
A Garden Journey

Circulation is conceived as a sensory experience — meandering routes that reveal sequences of discovery, calm, and drama rather than simple movement.



Sensory Richness

Fragrance, shade, texture, sound, and seasonal color are layered to create a multi-sensory environment that enhances daily life.



Legacy Landscape

The project is envisioned as a living botanical legacy that matures over time, growing richer and more beautiful with each passing year.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West Cairo's Most Elevated Address

Palm Hills One

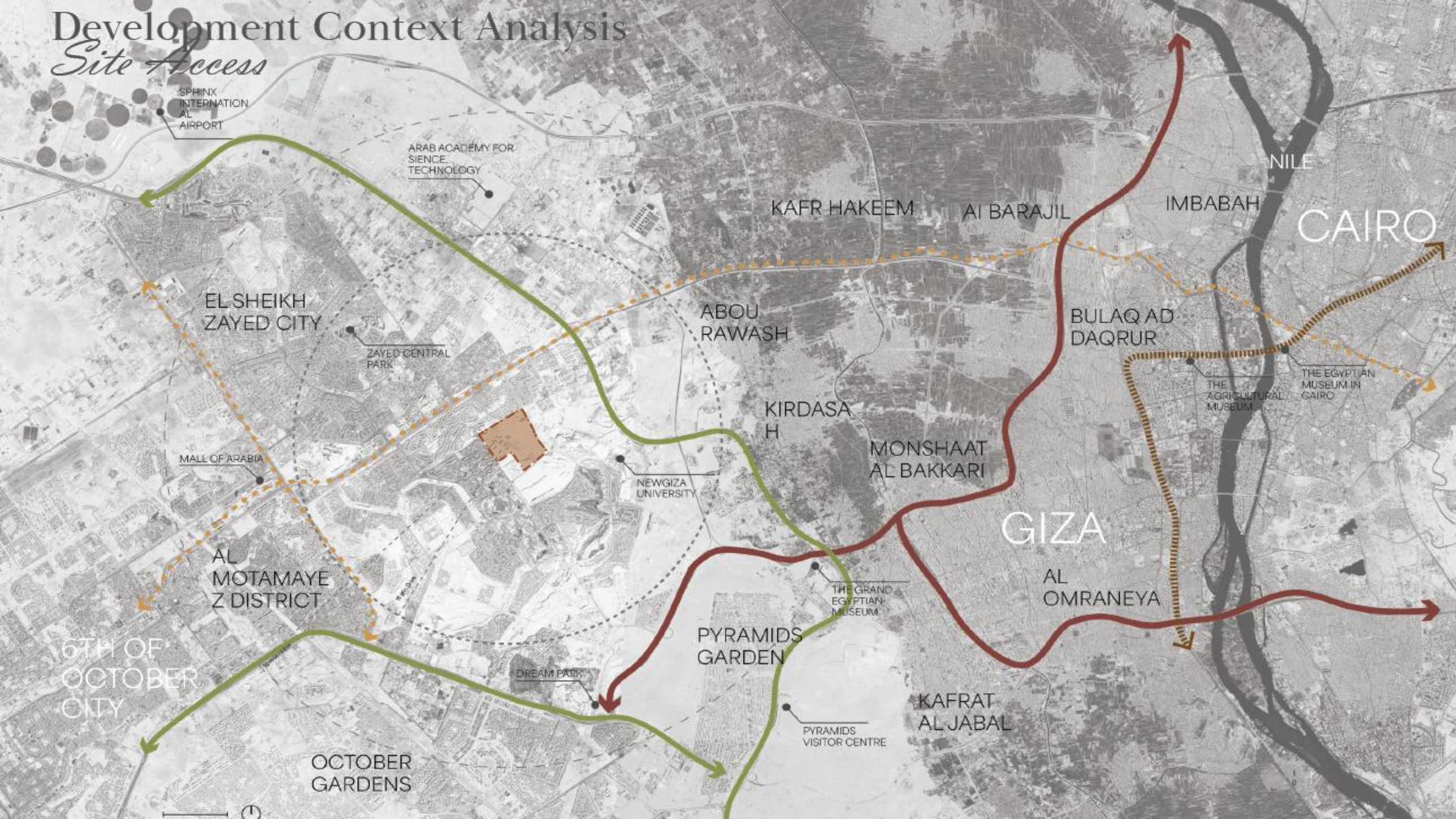
Set atop one of the most prominent landforms in 6th of October City, this new residential enclave for Palm Hills Developments is conceived as a rare hillside sanctuary where architecture, landscape, and topography merge into a singular living experience. Inspired by the timeless elegance of the modern Mediterranean, the community unfolds as a lush botanical retreat — a portal from the energy of the city into a world of serenity, prestige, and cultivated beauty.



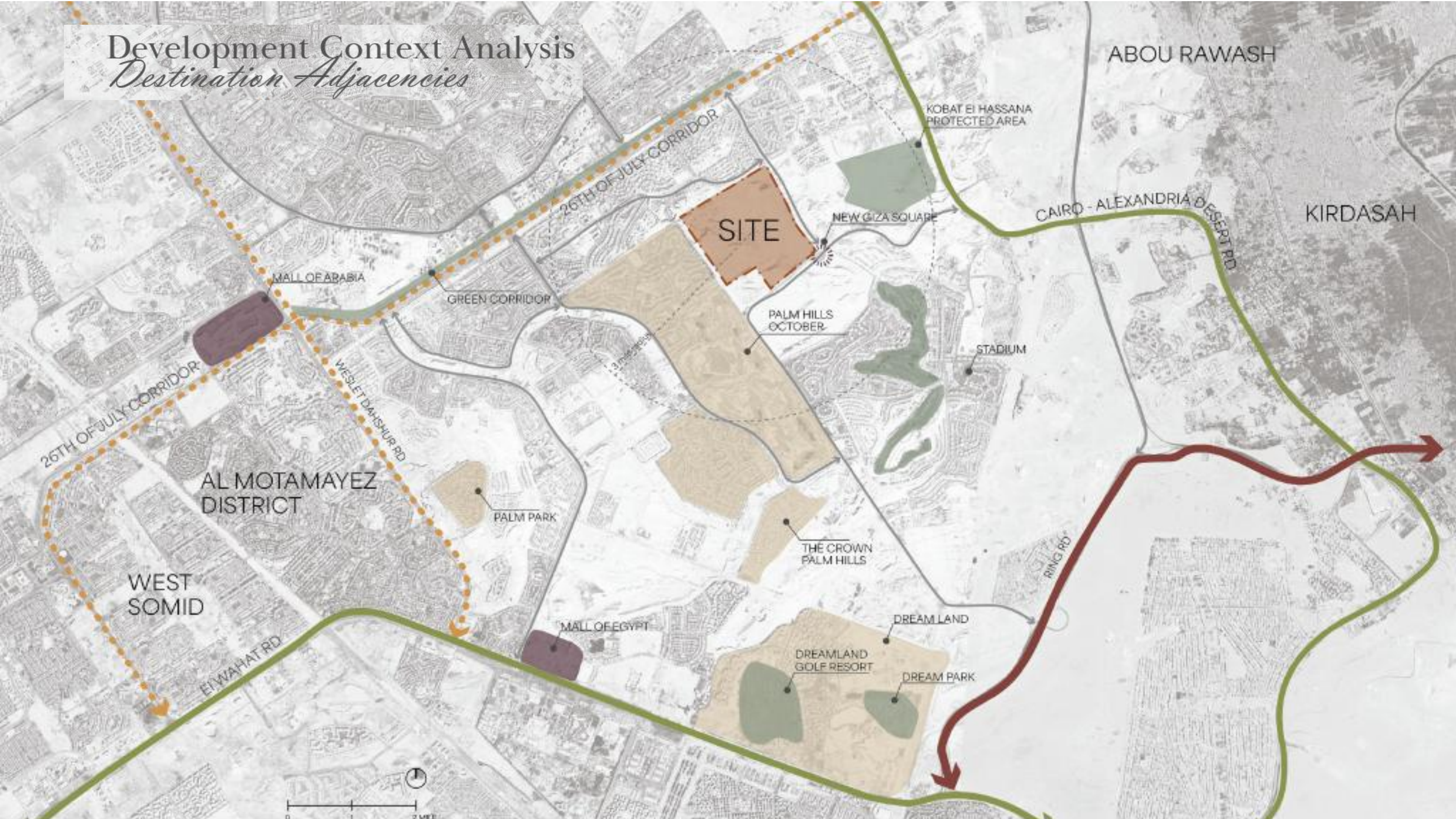


Development Context Analysis

Site Access



Development Context Analysis
Destination Adjacencies



PALM HILLS ONE



ONE in numbers

PROJECT AREA: 320 FDS | FOOTPRINT: 15.5 % | COMMERCIAL ZONE: ~7.5%

A LEGACY OF LUXURY LIVING



MASTERPLAN

In the rolling landscape of 6th of October City, the masterplan translates the poetry of the hills into a refined spatial framework for elevated living. Landform becomes the primary architecture – sculpted ridges, terraced gardens, and framed horizons establish a hierarchy of views and privacy. Botanical layers weave resilience with curated luxury, shaping shaded promenades, orchard valleys, and secluded courtyards. Built form is carefully embedded within the cascading terrain.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Palm Hills One

Masterplan




N
Commercial
Future
Development

ONE

A Journey Through Landscape

Six landscapes. One sanctuary.

The masterplan unfolds across six distinct garden realms, each shaped by topography and botanical character — from terraced orchards and ceremonial parterres to elevated ridgelines, shaded arboretums, and vibrant flowering streets. Together, they compose a layered landscape experience that balances cultivation and wilderness, intimacy and openness, formality and freedom. United by a shared reverence for nature, the community is envisioned as a private botanical sanctuary — where every elevation, pathway, and garden contributes to a life both grounded and elevated.



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Palm Hills One

Shaped by the Land Elevated by Design

The master plan follows the natural shape of the land. Along the ridge, two plateaus create a clear structure—more sheltered and grounded below, more open and expansive above. Homes step with the contours, turning steep slopes into wide views and layered privacy. Streets and open spaces connect seamlessly to the earlier phase, allowing the community to grow as one continuous place. Across the site, each neighborhood takes its character from the land itself—its folds, its crests, its changing light. The result is a community shaped by topography, where the terrain guides both experience and identity.



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Types Distribution Key

- Single Storey Villa A
- Single Storey Villa B
- Single Storey Villa C
- Single Storey Villa D
- Villa Type 01
- Villa Type 02
- Villa Type 03
- Twin House
- Twin House 02
- Town House
- Special Design




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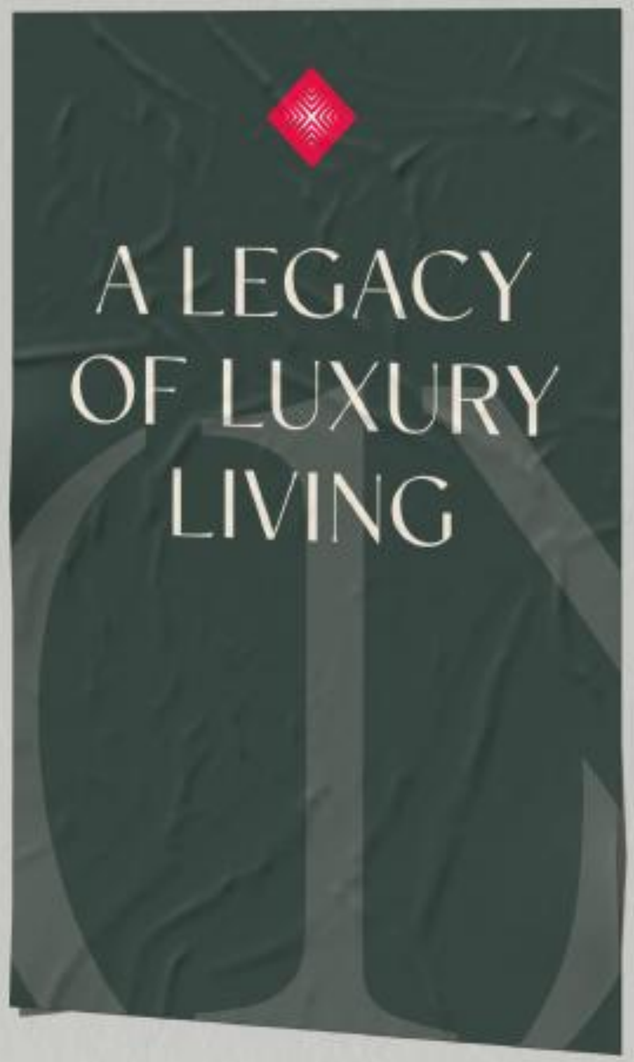
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OF LUXURY
LIVING


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ARCHITECTURAL TYPOLOGIES



“

Timeless Forms, Thoughtfully Composed

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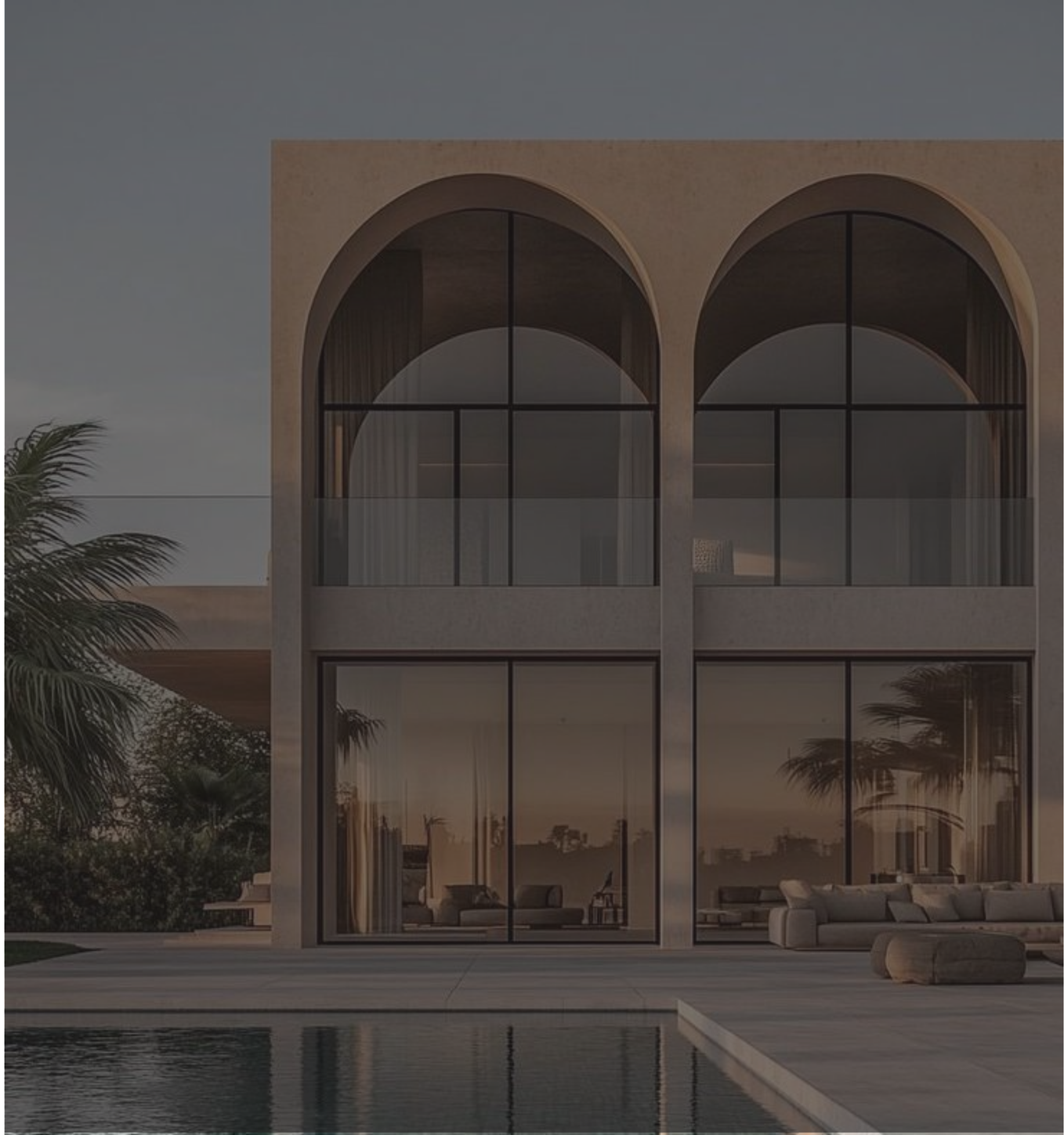



Glimpse of Villas Facades

Medittaranean Aesthetic

A dialogue between solidity and openness unfolds in every line of the facade. Rectilinear volumes establish clarity and modern precision, while sculpted arches soften the composition creating a timeless fusion of geometry and grace.

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Glimpse of Villas Facades

Medittaranean Aesthetic



















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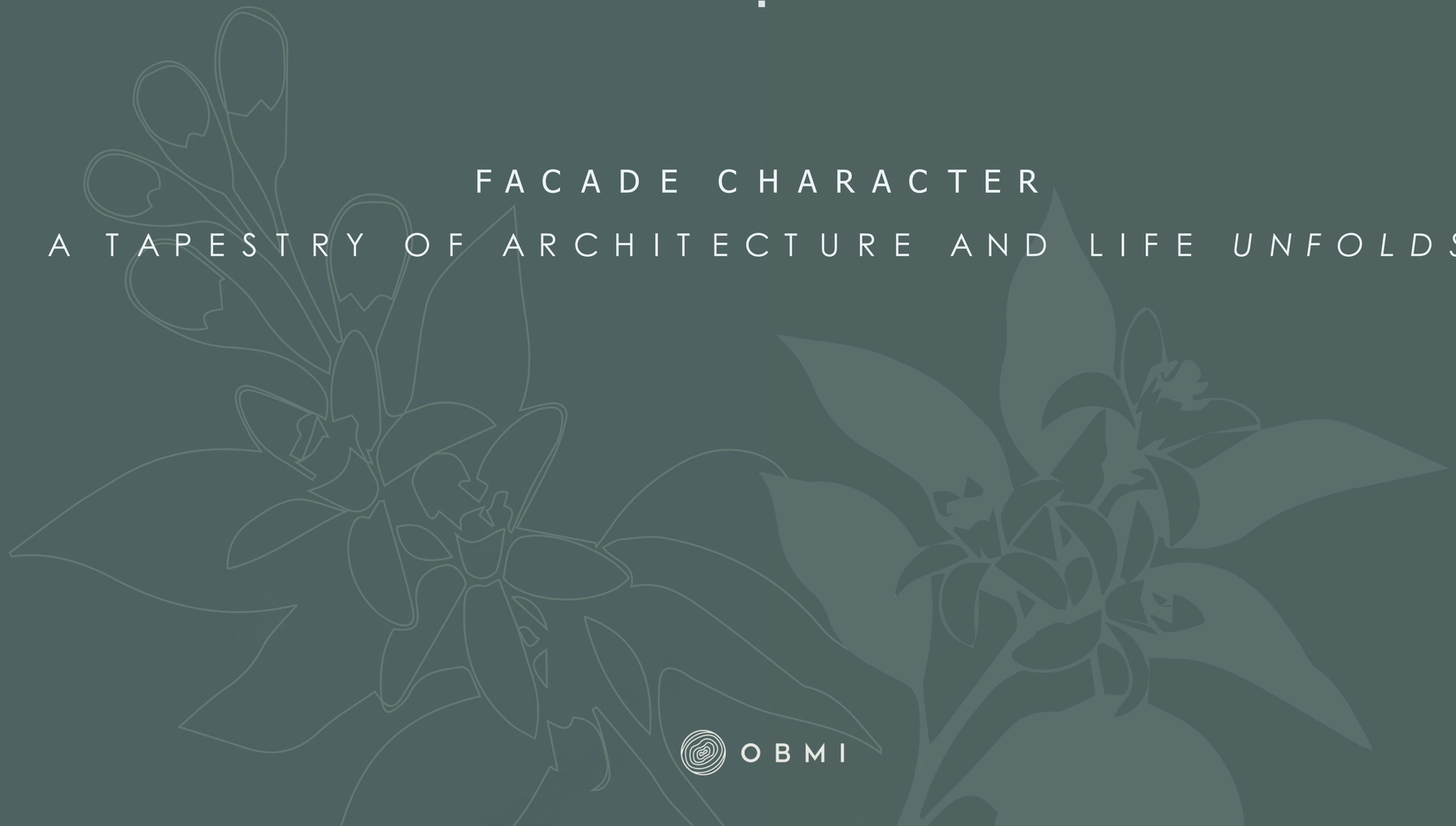
FACADE CHARACTER

A TAPESTRY OF ARCHITECTURE AND LIFE *UNFOLDS*



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Single Storey Villa A



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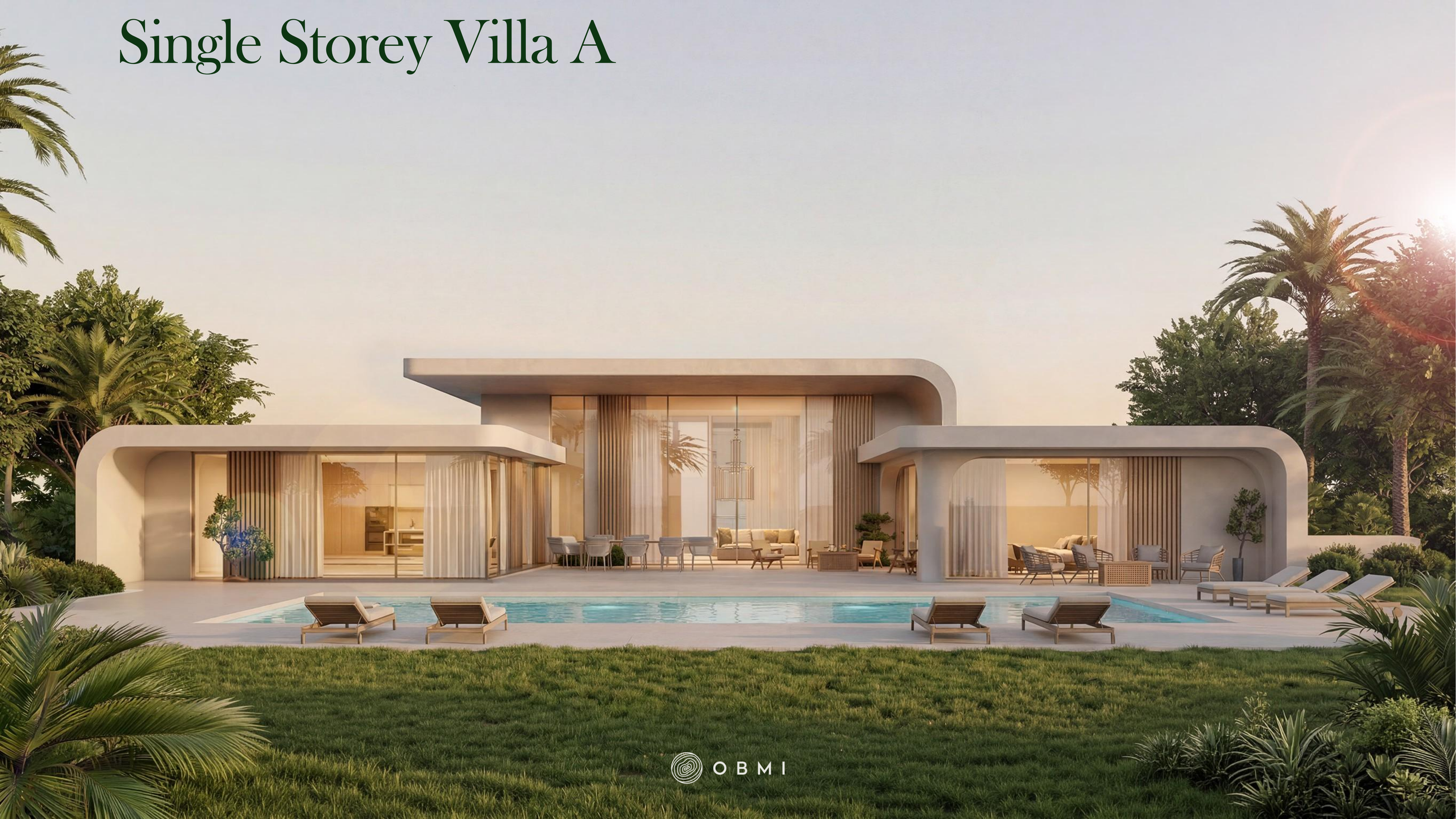
Single Storey Villa A



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Single Storey Villa A



Basement Floor Plan



Ground Floor Plan

AVG. LAND AREA	1500 M²
AVG TOTAL BUA	1257 M²

SPECS	7MB/2 LIVING /PLAYROOM/GYM/HARD & SOFT KITCHEN/KITCHENETTE/VESTIARE/CINEMA/ LAUNDRY/PANTRY/NANNY/DRIVER/STORAGE/ELEVATOR

Single Storey Villa B



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Single Storey Villa B



Single Storey Villa B



Basement Floor Plan



Ground Floor Plan

AVG. LAND AREA	900 M²
AVG TOTAL BUA	800 M²

SPECS	6MB/LIVING/HARD & SOFT KITCHEN/ GYM/SAUNA/VESTIARE/LAUNDRY/PANTRY/NANNY/DRIVER/ STORAGE/ELEVATOR

Single Storey Villa C



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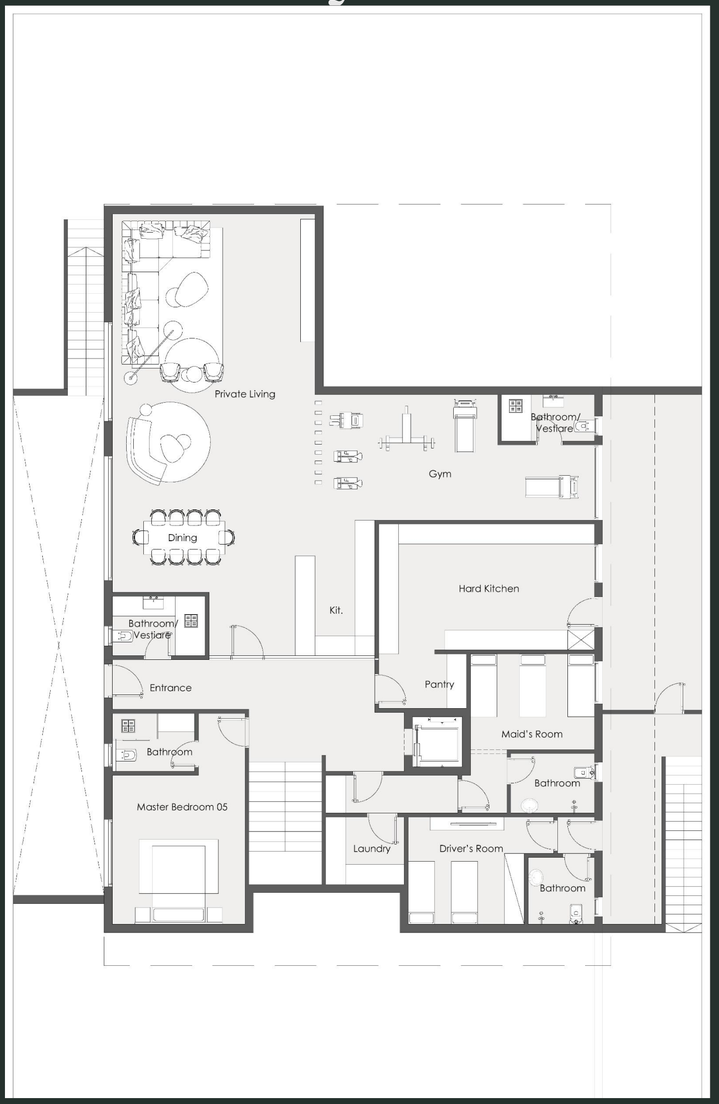
Single Storey Villa C



Single Storey Villa C



Basement Floor Plan



Ground Floor Plan

AVG. LAND AREA	**703 M²**
AVG TOTAL BUA	**611 M²**

SPECS	**5MB/LIVING/HARD & SOFT KITCHEN/KITCHENETTE GYM/2 VESTIARES/LAUNDRY/PANTRY/NANNY/DRIVER/ELEVATOR**

Single Storey Villa D



Single Storey Villa D



Basement Floor Plan



Ground Floor Plan

AVG. LAND AREA	**451 M²**
AVG TOTAL BUA	**379 M²**

SPECS	**4MB/LIVING/HARD & SOFT KITCHEN/ VESTIARE/PLAYROOM/LAUNDRY/NANNY/DRIVER/ STORAGE/ELEVATOR**

Villa 1



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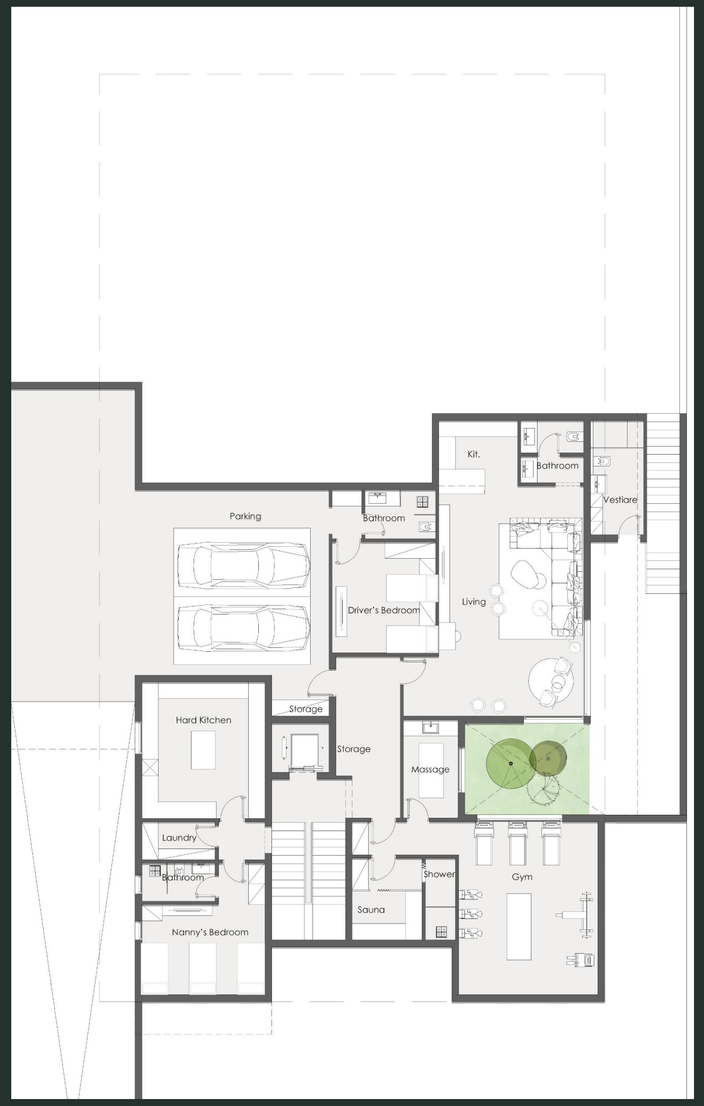
Villa 1



Villa 1



Basement Floor Plan



Ground Floor Plan



First Floor Plan

AVG. LAND AREA	**1100 M²**
AVG TOTAL BUA	**1124 M²**

SPECS	**6MB/2 LIVING/HARD & SOFT KITCHEN/ KITCHENETTE/ OFFICE/MASSAGE GYM/PANTRY/VESTIARE/SAUNA LAUNDRY/NANNY/DRIVER/ELEVATOR**

Villa 2



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Villa 2



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Villa 2



Basement Floor Plan



Ground Floor Plan



First Floor Plan

AVG. LAND AREA	**700 M²**
AVG TOTAL BUA	**787 M²**

SPECS	**5MB/2 LIVING/HARD & SOFT KITCHEN/KITCHENETTE/LAUNDRY/GYM/ VESTIARE/NANNY/DRIVER/ELEVATOR**

Villa 3



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Villa 3



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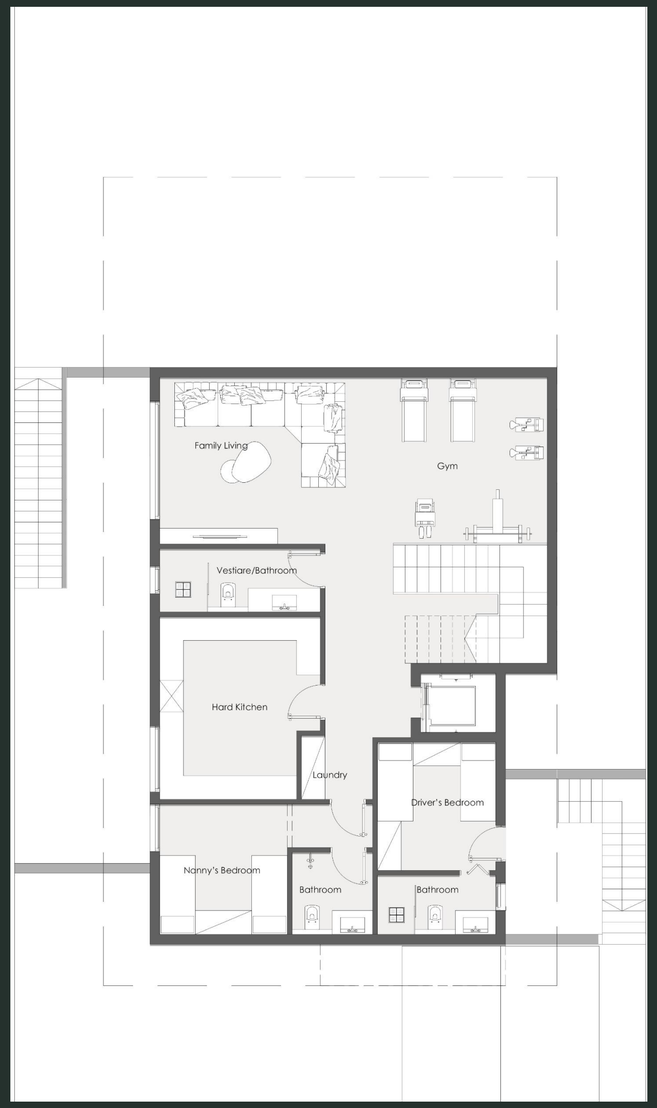
Villa 3



Basement Floor Plan



Ground Floor Plan



First Floor Plan

AVG. LAND AREA	**500 M²**
AVG TOTAL BUA	**544 M²**

SPECS	**4MB/2LIVING/HARD & SOFT KITCHEN/GYM/VESTIARE/LAUNDRY/NANNY/ DRIVER/ELEVATOR**

Twin House



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Twin House



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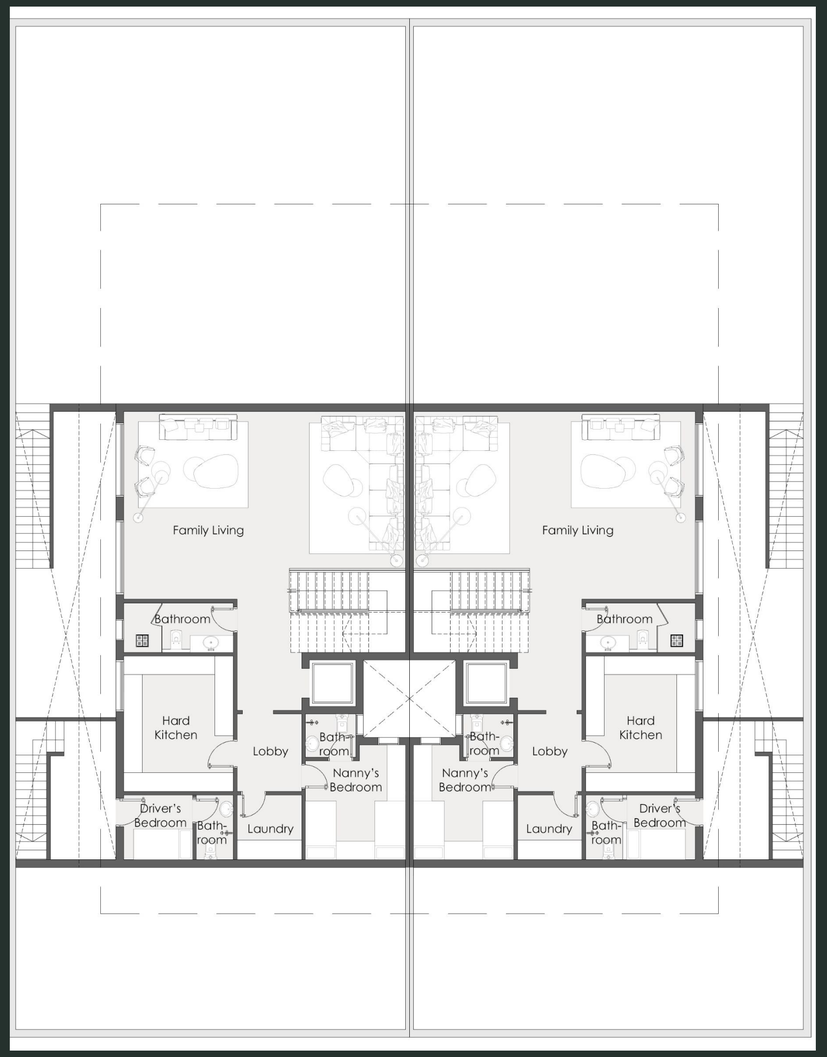
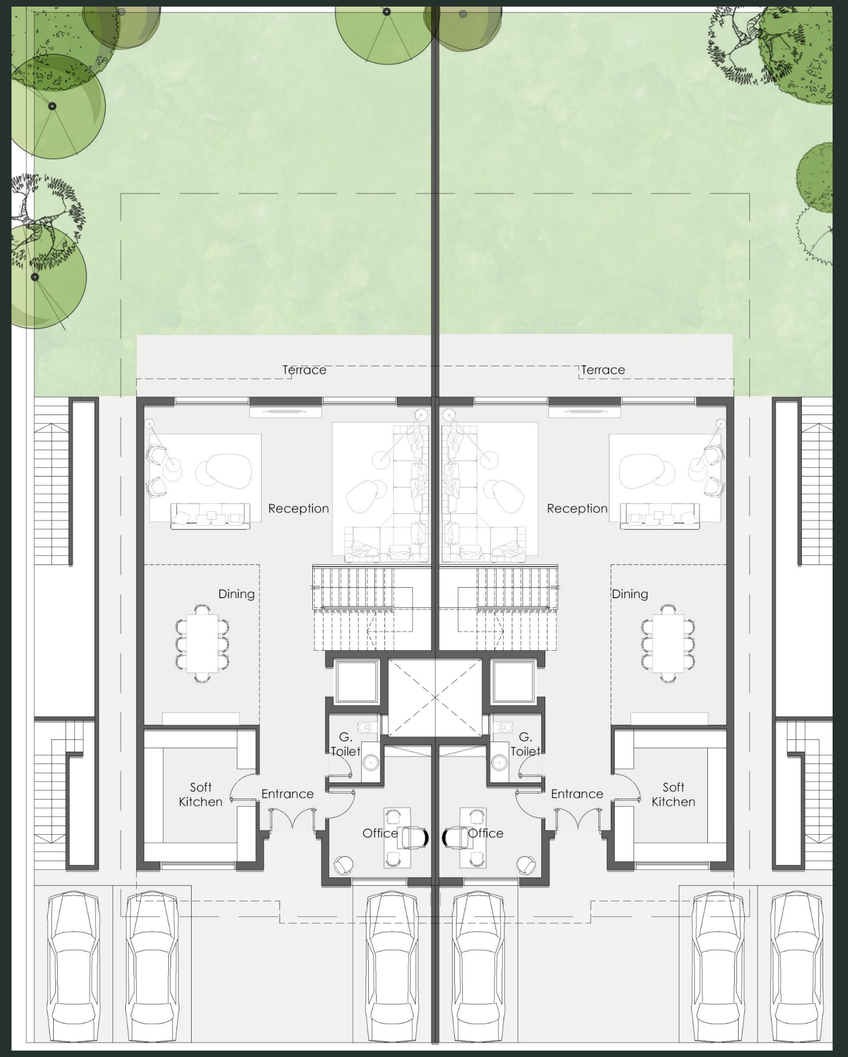
Twin House



Basement Floor Plan



Ground Floor Plan



First Floor Plan

AVG. LAND AREA	**430 M²**
AVG TOTAL BUA	**497 M²**

SPECS	**3MB/2LIVING/HARD & SOFT KITCHEN/ OFFICE/LAUNDRY/NANNY/DRIVER ELEVATOR**

Twin House 2



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Twin House 2



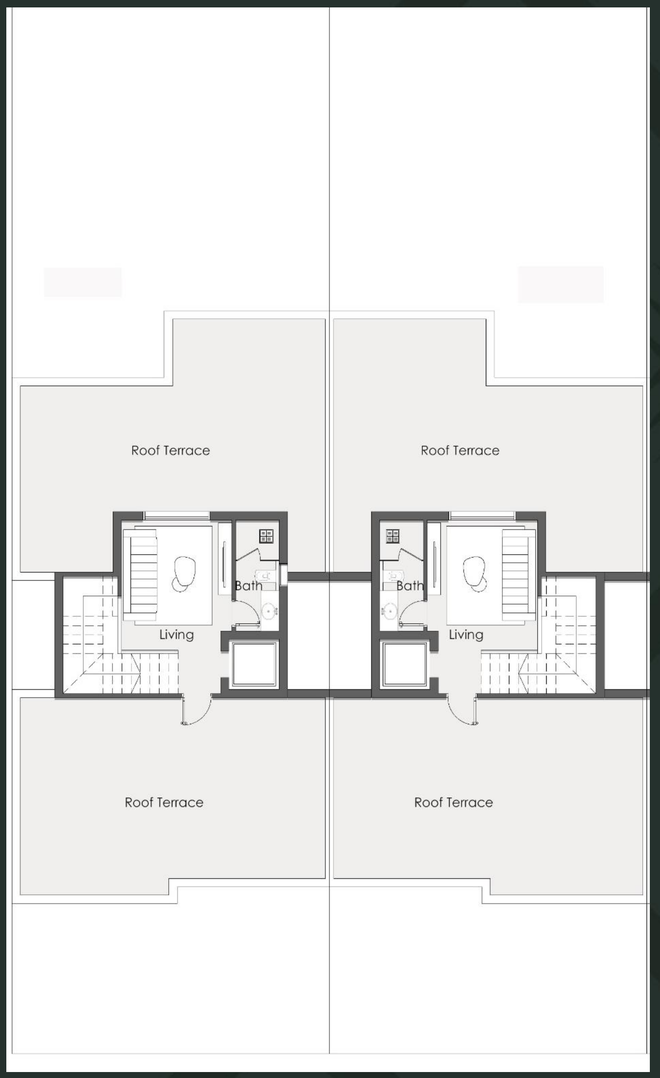
Twin House 2



Ground Floor Plan



First Floor Plan



Penthouse Floor Plan

AVG. LAND AREA	**370 M²**
AVG TOTAL BUA	**398 M²**

SPECS	**3MB/2LIVING/KITCHEN/KITCHENETTE/ NANNY/DRIVER/ELEVATOR**

Town House



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Town House



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Town House



Ground Floor Plan



First Floor Plan



Penthouse Floor Plan

AVG. LAND AREA	**350 M²**
AVG TOTAL BUA	**398 M²**

SPECS	**3MB/2LIVING/KITCHEN/KITCHENETTE/ NANNY/DRIVER/ELEVATOR**


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LUXURY LIVING


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Thank You