PALM HILLS

NEW CAIRO

APARTMENTS

EGYPT'S LEADING REAL ESTATE DEVELOPER

Palm Hills Developments is a leading real estate company in the Egyptian market, primarilydeveloping integrated residential, commercial real estate as well as resort projects. Founded in 2005 by Mansour and Maghraby Investment and Development Company [MMID], the company, which is listed on the Egyptian Stock Exchange and London Stock Exchange, traded under the symbols **"PHDC.CA"** and **"PHDC.LI"** respectively, was the result of a vision to create self-sufficient and well-integrated communities.

Presently Palm Hills Developments possesses one of the largest land banks in the country and is rapidly growing into a regional player, thanks to a geographically diversified land bank suitable for the development of a broad range of real estate products all fashioned to cater for customers' need gaps and preferences.

Currently, Palm Hills Developments has a portfolio of **32 proects spanning different development stages nationwide, and spreading over 27 million square meters** [sqm] in Egypt.

PALM HILLS
DEVELOPMENTS

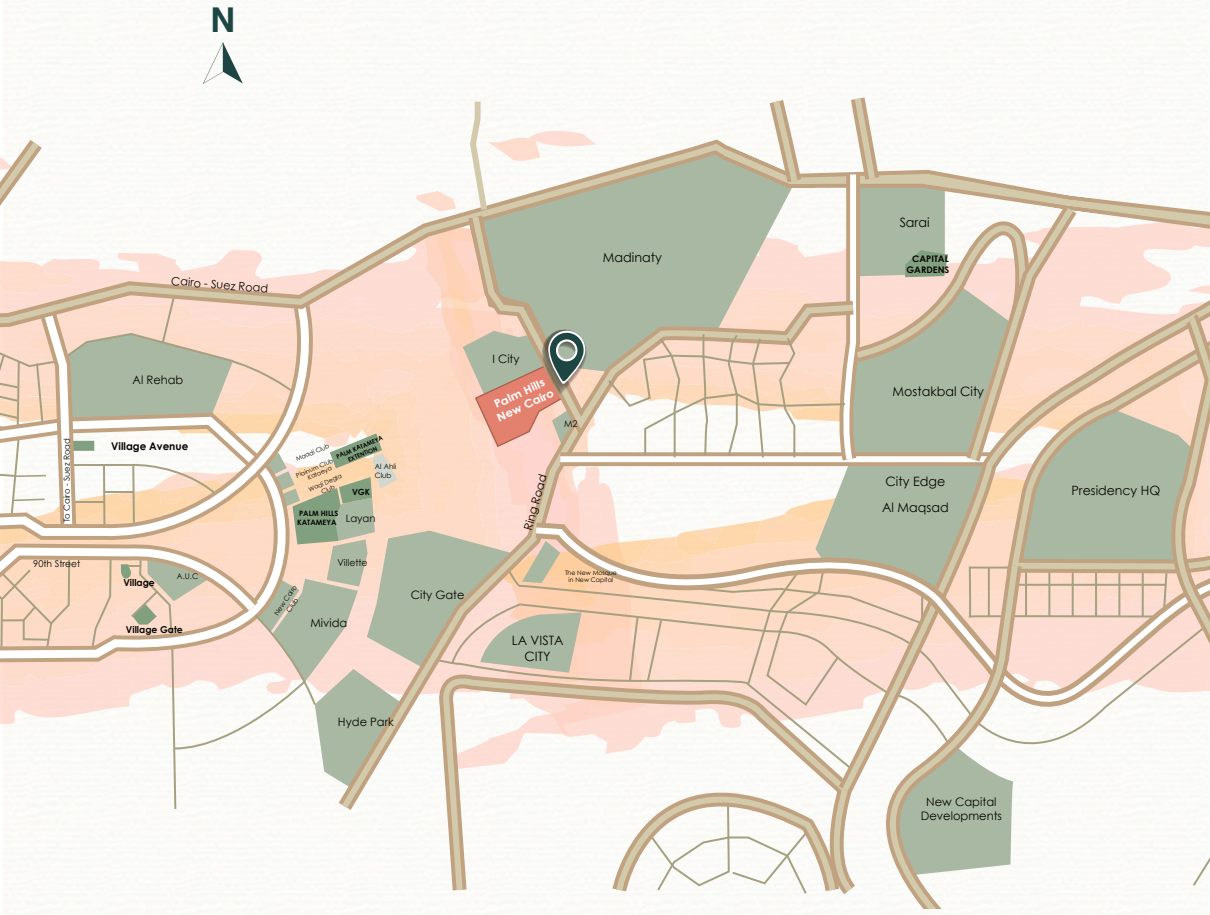
A SIGNATURE LANDMARK

PALM HILLS NEW CAIRO

Palm Hills New Cairo cherishes 'green,' the way nature was created. The natural landscape of homes does not interfere with the surrounding environment. Running over 500 feddans, Palm Hills new cairo was designed among that scenery and assorted views... having whatever you need all around you.

Palm Hills New Cairo is a mixed-use community.
Feel the balance across so many different house types, commercial services, tailored for residents and guests.
Our design is created to answer the call for a pleasant walk, a community guided by trees.





A CAPTIVATING LOCATION

Conveniently placed along the Middle Ring-Road, with a separate accessible commercial entrance to not disrupt easy flow of its residents & their welcomed guests, you will find the monumental **Palm Hills New Cairo** overlooking all of New Cairo and the neighboring, New Capital City.



SUFFICIENT COMMUNITY: THE UNPARALLELED TIE-IN

Introducing to you such an impeccable lifestyle, with breathtaking nature all around, Palm Hills New Cairo grants you matchless facilities with everything you need, because we leave nothing undiscovered.

Indulge in an out-of-this-world feel. Catering to your whole family's needs, we bring you:

- Luxurious spa
- Heavenly hotel
- Exquisite dining
- Sports facilities
- Professional healthcare
- Great shopping
- Quality education
- Community hub

KING'S SCHOOL
NEW CAIRO



Palm Hills New Cairo will be part of Inspired, the leading global group of premium schools educating over 50,000 students on five continents. The international school will deliver British curriculum and offer a huge leap forward in choice for education in Egypt. Inspired is the leading global group of premium schools. It is focused on inspiring students to reach their full potential.

The King's School in Palm Hills New Cairo includes a dedicated football field, a running track, tennis and basketball fields, a fully equipped auditorium to host concerts, plays and various activities, a covered swimming pool for all year use, state of the art science laboratories and dedicated premises designed for early education.

“GREAT DESIGN IS ROOTED IN EQUAL PARTS INNOVATION, SUSTAINABILITY AND STEWARDSHIP.”

swa

SWA is a landscape architecture, urban design & planning firm, with a network of seven studios worldwide.

They partner with clients to create vibrant places that are at once ecologically resilient, aesthetically compelling and socially beneficial. From the smallest details at a boutique resort to the large-scale interventions of a multi-layered, eco-corridor in urbanized China, their designs reflect a sensibility both pragmatic and imaginative, uniting beauty with purpose in the natural and built environments.



Palm Hills Developments is top of the range when you think about master-planning. Collaborating with world-renowned U.S. based master-planning firm of SWA—the expert on urban planning, design and landscaping—we ensured tasteful designs, still maintaining the natural environment. It is the diverse collection of work and global track record that promises the balance of sand and structure.



THE ART OF MASTER PLANNING

The site's incredible terrain has great potential to amplify the development and provide remarkable opportunities that are unique to the city of New Cairo. The extremes of the natural terrain of the site have opportunities to bring value to the development, with incredible views and experiences both from inside a residence and outside on the green trails. An interconnected open space network offers a variety of experiences from hike and bike trails, to moments of shade and rest, and community centers that serve nearby residents.

The topography of the site naturally zones distinct types of development that are adjacent to specific landscape characters, such as the Quarry Gardens, Ridge Trails and Gardens, Lifestyle Park, Linear Parks as Paseo Paths and Gardens and Courtyard Gardens. Following pages will describe each one in detail.



THE RIDGE PARK

The most prominent feature across the project is a tall ridge that runs the length of the site. The ridge gardens and trails will be heart of this community with quiet seating areas that are carved into the rocky face. Running, biking and strolling paths will connect from the various neighborhoods via the ridge trail to the social club.

LIFESTYLE PARK

The Lifestyle Park extends deeper into the neighborhoods with shaded trails, small gardens, and a central community center offering residential amenities. Adventure play areas, lawn games, dog parks, outdoor table tennis, food and beverage kiosks, ponds, sculpture, amphitheaters, plazas, and other special features will create an inviting civic character that complements the social club amenities.

LINEAR PARKS - PASEO PATHS AND GARDENS

The Paseo between the backyards of villas, twin homes, town homes will be treated as a quiet network of walking paths and leisure gardens. Paseo paths will lead to the larger open space network, encouraging residents to walk to the social club, community centers, and retail amenities.

THE COURTYARD PARKS

By MONA HUSSEIN

The apartment district has been designed around a series of inter-connected courtyards, that provide communal gathering spaces. The number of roadways have been greatly reduced to allow for more green space, with the help of underground parking facilities.

The spaces between the apartments are occupied by large shade trees for privacy. The courtyards will utilize a variety of contemporary garden & plaza designs that create an active hub for this community. Shady lawns, flowing gardens, ponds, plazas & community centers will fill these active courtyards.

The courtyards have been designed by the esteemed Architect Mona Hussein. As a designer, Mona Hussein understands the importance of creating unique and inspiring spaces and therefore, was able to utilize the space to provide a remarkable experience.







MHDH
MONA HUSSEIN DESIGN HOUSE

PHASE 1



A sweeping, lustrous Park and sprouting fountain greet you upon entering into Palm Hills New Cairo. A dazzling array of innovative A1 Buildings are sprinkled within social, green spaces with dedicated play areas, BBQ's spots and a sparkling, community pool.

PHASE 2



Each exclusive Villa features unobstructed views of the oscillating greens leading to the Clubhouse along the neighboring horizon. A majestic fountain adds to allure and the climate by providing ample moisture into the air for invigorated energy.

PHASE 3



Every form and function of the A3 Buildings in this block are connected by a courtyard that is more countryside with its flourishing park. Adding to the charm of this district is the fact that sits a cozy 290 meters above sea level offering plenty of room to breathe in.

PHASE 4



At the summit of the already towering area of Palm Hills New Cairo at 330 meters above sea level are the captivating Villas with unfiltered views extending well beyond the neighboring New Capital City and the Suez Road. The homes are literally a cut above the rest with panoramic perspectives once only dreamed about.

PHASE 5



With the largest park in Palm Hills New Cairo, the mesmerizing Villas offer private gardens that open into the massive communal park where a host of activities and specialized areas await you amidst the crystal-clear climate found at 270 meters above sea level.

APARTMENTS

FLOOR PLANNING

Palm Hills Developments retains the right to make alterations

APARTMENT BUILDING

A3









MHDH

MONA HUSSEIN DESIGN HOUSE



Ground Floor Plan

Apartment 01	
Builtup Area	255.15m²
Reception - Dining	(2.55 m x 3.60 m) - (4.70 m x 6.10 m)
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.80 m x 2.75 m
Terrace	4.50 m x 2.60 m
Master Bedroom - Ensuite Bathroom-Terrace	(3.85 m x 3.70 m) - (2.30 m x 3.00 m) - (3.90 m x 1.95 m)
Bedroom 1	3.60 m x 3.70 m
Bedroom 2	3.60 m x 3.60 m
Bedroom 3 - Bathroom	(3.65 m x 3.60 m) - (3.05 m x 1.70 m)
Shared Bathroom	2.80 m x 1.65 m
Maid-s Room - Toilet	(1.60 m x 3.70 m) - (1.20 m x 2.40 m)
Living Room - Terrace	(3.75 m x 2.90 m) - (1.55 m x 1.15 m)
Laundry	1.20 m x 1.20 m

Apartment 02	
Builtup Area	221.40m²
Reception - Dining	6.00 m x 5.95 m
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Terrace	5.15 m x 2.60 m
Master Bedroom - Ensuite Bathroom	(3.65 m x 4.45 m) - (2.40 m x 2.60 m)
Bedroom 1 - Terrace	(4.00 m x 4.15 m) - (1.35 m x 1.95 m)
Bedroom 2 - Terrace	(4.30 m x 3.75 m) - (1.70 m x 2.85 m)
Shared Bathroom	2.55 m x 1.80 m
Living Room	4.40 m x 3.80 m

Apartment 03	
Builtup Area	149.75m²
Reception - Dining	4.90 m x 6.40 m
Kitchen	2.90 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Master Bedroom - Ensuite Bathroom - Terrace	(4.00 m x 3.60 m) - (2.50 m x 1.80 m) - (1.35 m x 1.95 m)
Bedroom 1- Terrace	(3.75 m x 3.65 m) - (4.00 m x 1.15 m)
Shared Bathroom	1.85 m x 3.70 m
Terrace	3.35 m x 1.70 m

Apartment 04	
Builtup Area	233.35m²
Reception - Dining	7.10 m x 6.40 m
Kitchen	3.70 m x 3.70 m
Guest Toilet	1.40 m x 2.50 m
Shared Bathroom	2.90 m x 1.90 m
Master Bedroom - Ensuite Bathroom-Terrace	(4.00mx3.50m)-(1.05mx2.75m)-(3.30mx1.90m)-(4.50mx1.00m)
Bedroom 1 - Bathroom	(3.60 m x 3.70 m) - (2.80 m x 2.00 m)
Bedroom 2	3.60 m x 3.70 m
Bedroom 3	3.70 m x 4.00 m
Terrace	4.65 m x 1.60 m

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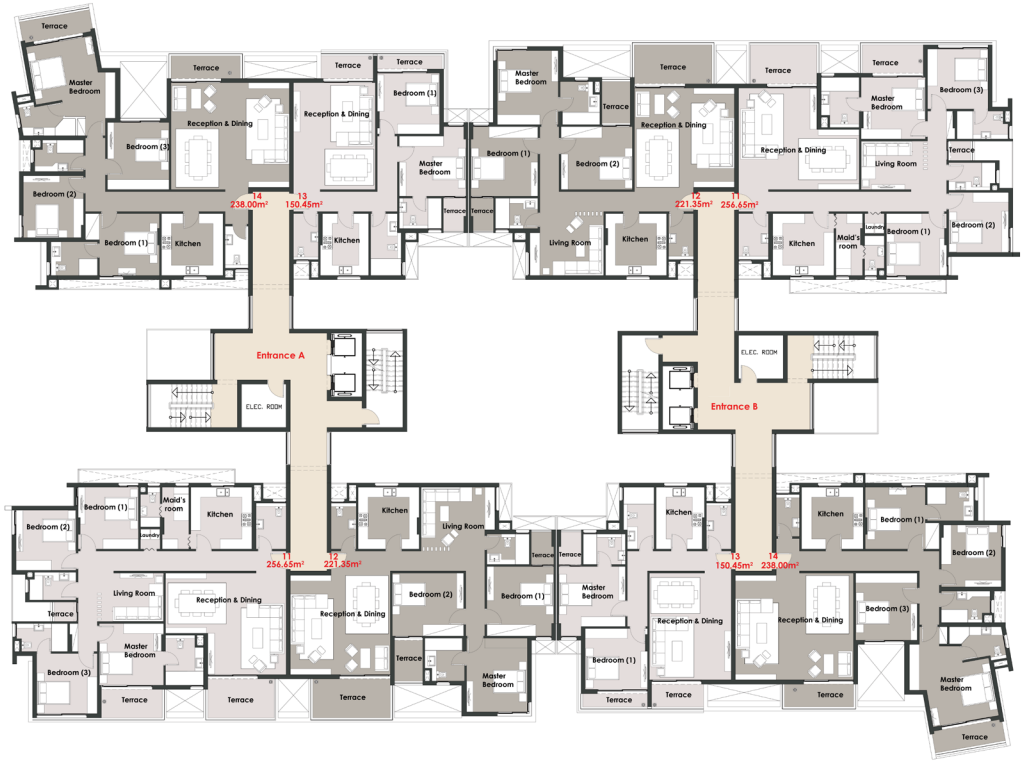

First Floor Plan

Apartment 11	
Builtup Area	256.65m²
Reception - Dining	(2.55 m x 3.60 m) - (4.70 m x 6.10 m)
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.80 m x 2.75 m
Terrace	4.00 m x 2.35 m
Master Bedroom - Ensuite Bathroom-Terrace	(3.85 m x 3.70 m) - (2.30 m x 3.00 m) - (3.65 m x 1.70 m)
Bedroom 1	3.60 m x 3.70 m
Bedroom 2	3.60 m x 3.60 m
Bedroom 3 - Bathroom	(3.65 m x 3.60 m) - (3.05 m x 1.70 m)
Shared Bathroom	2.80 m x 1.65 m
Maid-s Room - Toilet	(1.60 m x 3.70 m) - (1.20 m x 2.40 m)
Living Room - Terrace	(3.75 m x 2.90 m) - (1.30 m x 1.15 m)
Laundry	1.20 m x 1.20 m

Apartment 12	
Builtup Area	221.35m²
Reception - Dining	6.00 m x 5.95 m
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Terrace	4.65 m x 2.35 m
Master Bedroom - Ensuite Bathroom	(3.65 m x 4.45 m) - (2.40 m x 2.60 m)
Bedroom 1 - Terrace	(4.00 m x 4.15 m) - (1.35 m x 1.95 m)
Bedroom 2 - Terrace	(4.30 m x3.75 m) - (1.70 m x 2.60 m)
Shared Bathroom	2.55 m x 1.80 m
Living Room	4.40 m x 3.55 m

Apartment 13	
Builtup Area	150.45m²
Reception - Dining	4.90 m x 6.40 m
Kitchen	2.90 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Master Bedroom - Ensuite Bathroom - Terrace	(4.00 m x 3.60 m) - (2.50 m x 1.80 m) - (1.35 m x 1.95 m)
Bedroom 1- Terrace	(3.75 m x 3.65 m) - (4.00 m x 1.15 m)
Shared Bathroom	1.85 m x 3.70 m
Terrace	3.10 m x 1.35 m

Apartment 14	
Builtup Area	238.00 m²
Reception - Dining	7.10 m x 6.40 m
Kitchen	3.70 m x 3.70 m
Guest Toilet	1.40 m x 2.50 m
Shared Bathroom	2.90 m x 1.90 m
Master Bedroom - Ensuite Bathroom-Terrace	(4.00mx3.50m)-(1.05mx2.75m)-(3.30mx1.90m)-(4.50mx1.00m)
Bedroom 1 - Bathroom	(3.60 m x 3.70 m) - (2.80 m x 2.00 m)
Bedroom 2	3.60 m x 3.70 m
Bedroom 3	3.70 m x 4.00 m
Terrace	4.15 m x 1.35 m

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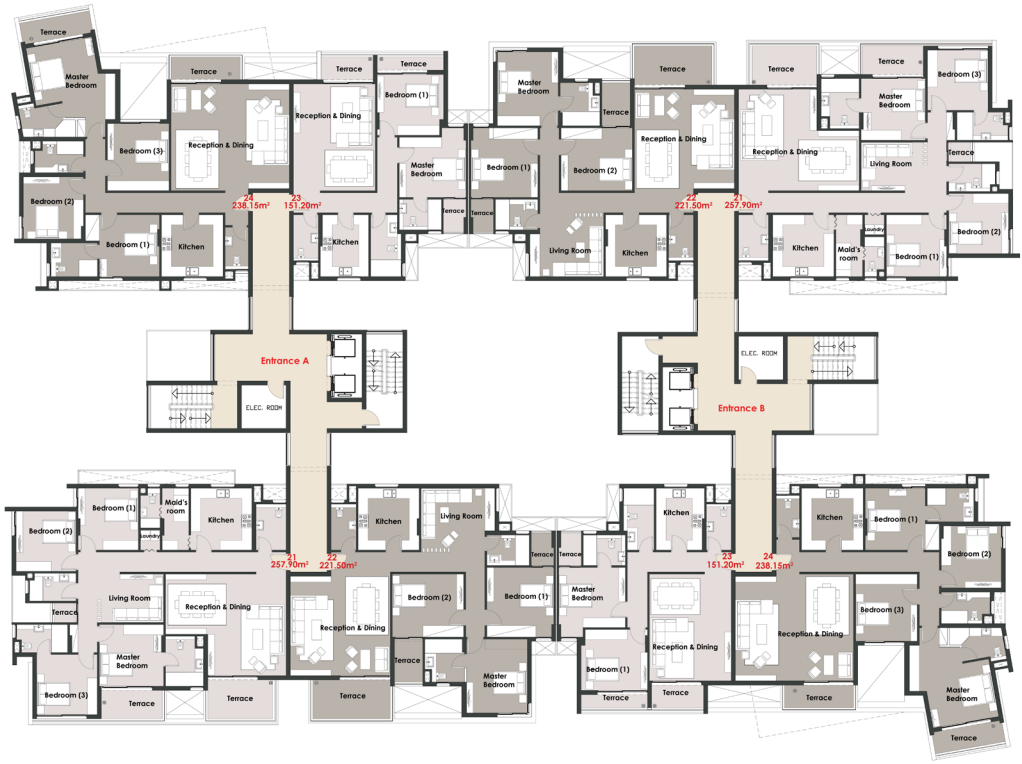

Second Floor Plan

Apartment 21	
Builtup Area	257.90 m²
Reception - Dining	(2.55 m x 3.60 m) - (4.70 m x 6.10 m)
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.80 m x 2.75 m
Terrace	4.00 m x 2.35 m
Master Bedroom - Ensuite Bathroom-Terrace	(3.85 m x 3.70 m) - (2.30 m x 3.00 m) - (3.65 m x 1.70 m)
Bedroom 1	3.60 m x 3.70 m
Bedroom 2	3.60 m x 3.60 m
Bedroom 3 - Bathroom	(3.65 m x 3.60 m) - (3.05 m x 1.70 m)
Shared Bathroom	2.80 m x 1.65 m
Maids Room - Toilet	(1.60 m x 3.70 m) - (1.20 m x 2.40 m)
Living Room - Terrace	(3.75 m x 2.90 m) - (1.30 m x 1.15 m)
Laundry	1.20 m x 1.20 m

Apartment 22	
Builtup Area	221.50 m²
Reception - Dining	6.00 m x 5.95 m
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Terrace	4.65 m x 2.35 m
Master Bedroom - Ensuite Bathroom	(3.65 m x 4.45 m) - (2.40 m x 2.60 m)
Bedroom 1 - Terrace	(4.00 m x 4.15 m) - (1.35 m x 1.95 m)
Bedroom 2 - Terrace	(4.30 m x3.75 m) - (1.70 m x 2.60 m)
Shared Bathroom	2.55 m x 1.80 m
Living Room	4.40 m x 3.60 m

Apartment 23	
Builtup Area	151.20m²
Reception - Dining	4.90 m x 6.40 m
Kitchen	2.90 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Master Bedroom - Ensuite Bathroom - Terrace	(4.00 m x 3.60 m) - (2.50 m x 1.80 m) - (1.35 m x 1.95 m)
Bedroom 1- Terrace	(4.00 m x 3.65 m) - (4.00 m x 0.80 m)
Shared Bathroom	1.85 m x 3.70 m
Terrace	3.10 m x 1.50 m

Apartment 24	
Builtup Area	238.15 m²
Reception - Dining	7.10 m x 6.40 m
Kitchen	3.70 m x 3.70 m
Guest Toilet	1.40 m x 2.50 m
Shared Bathroom	2.90 m x 1.90 m
Master Bedroom - Ensuite Bathroom-Terrace	(4.00mx3.50m) - (1.05mx2.75m) - (3.30mx1.90m) - (4.25mx1.30m)
Bedroom 1 - Bathroom	(3.60 m x 3.70 m) - (2.80 m x 2.00 m)
Bedroom 2	3.60 m x 3.70 m
Bedroom 3	3.70 m x 4.00 m
Terrace	4.15 m x 1.35 m

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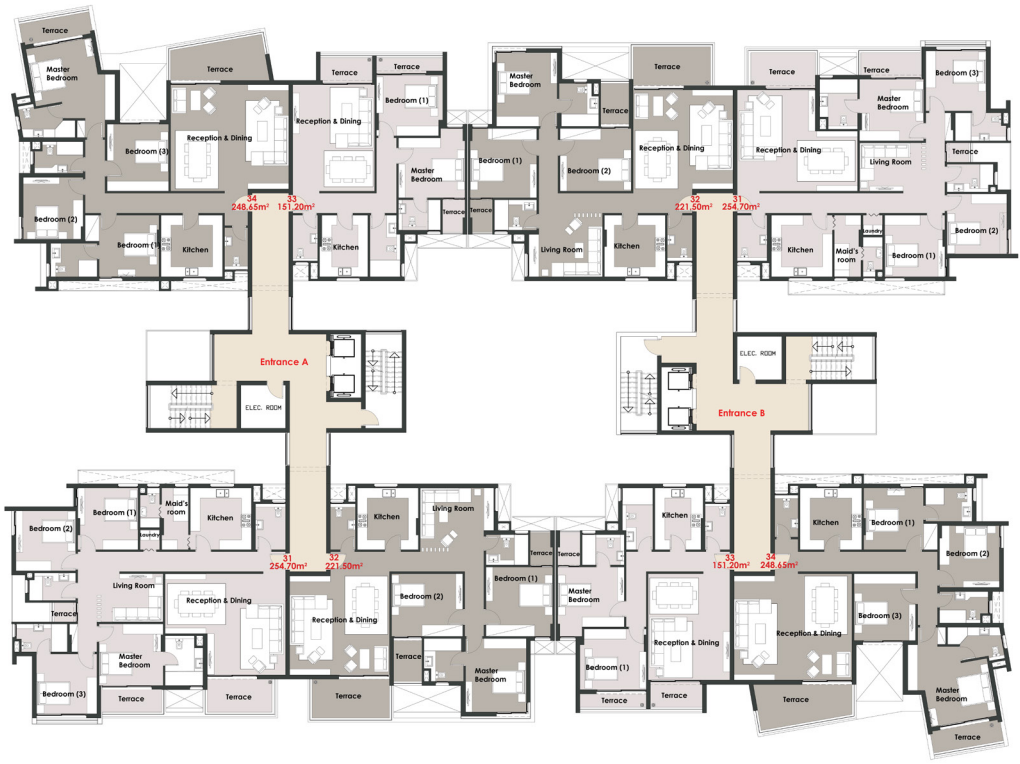

Third Floor Plan

Apartment 31	
Builtup Area	257.90 m²
Reception - Dining	(2.55 m x 3.60 m) - (4.70 m x 6.10 m)
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.80 m x 2.75 m
Terrace	4.00 m x 2.35 m
Master Bedroom - Ensuite Bathroom-Terrace	(3.85 m x 3.70 m) - (2.30 m x 3.00 m) - (3.65 m x 1.35 m)
Bedroom 1	3.60 m x 3.70 m
Bedroom 2	3.60 m x 3.60 m
Bedroom 3 - Bathroom	(3.65 m x 3.60 m) - (3.05 m x 1.70 m)
Shared Bathroom	2.80 m x 1.65 m
Maid's Room - Bathroom	(1.60 m x 3.70 m) - (1.20 m x 2.40 m)
Living Room - Terrace	(3.75 m x 2.90 m) - (1.30 m x 1.15 m)
Laundry	1.20 m x 1.20 m

Apartment 32	
Builtup Area	221.50 m²
Reception - Dining	6.00 m x 5.95 m
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Terrace	4.65 m x 2.35 m
Master Bedroom - Ensuite Bathroom	(3.65 m x 4.45 m) - (2.40 m x 2.60 m)
Bedroom 1 - Terrace	(4.00 m x 4.15 m) - (1.35 m x 1.95 m)
Bedroom 2 - Terrace	(4.30 m x3.75 m) - (1.70 m x 2.60 m)
Shared Bathroom	2.55 m x 1.80 m
Living Room	4.40 m x 3.60 m

Apartment 33	
Builtup Area	151.20m²
Reception - Dining	4.90 m x 6.40 m
Kitchen	2.90 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Master Bedroom - Ensuite Bathroom - Terrace	(4.00 m x 3.60 m) - (2.50 m x 1.80 m) - (1.35 m x 1.95 m)
Bedroom 1- Terrace	(4.00 m x 3.65 m) - (4.00 m x 0.80 m)
Shared Bathroom	1.85 m x 3.70 m
Terrace	3.15 m x 1.35 m

Apartment 34	
Builtup Area	248.65 m²
Reception - Dining	7.10 m x 6.40 m
Kitchen	3.70 m x 3.70 m
Guest Toilet	1.40 m x 2.50 m
Shared Bathroom	2.90 m x 1.90 m
Master Bedroom - Ensuite Bathroom-Terrace	(4.00m x3.50m) - (1.05mx2.75m) - (3.30m x 1.90m)-(4.25mx1.30m)
Bedroom 1 - Bathroom	(3.60 m x 3.70 m) - (2.80 m x 2.00 m)
Bedroom 2	3.60 m x 3.70 m
Bedroom 3	3.70 m x 4.00 m
Terrace	5.70 m x 2.55 m

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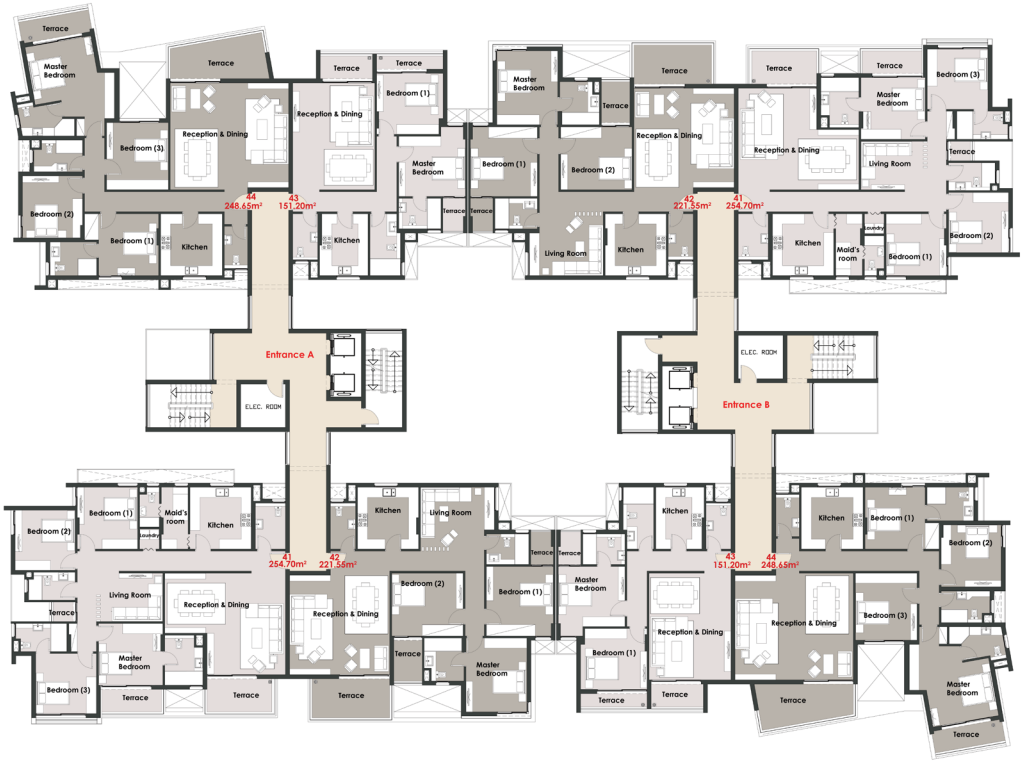

Forth Floor Plan

Apartment 41	
Builtup Area	254.70 m^2
Reception - Dining	(2.55 m x 3.60 m) - (4.70 m x 6.10 m)
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.80 m x 2.75 m
Terrace	3.90 m x 2.00 m
Master Bedroom - Ensuite Bathroom-Terrace	(3.85 m x 3.70 m) - (2.30 m x 3.00 m) - (3.65 m x 1.35 m)
Bedroom 1	3.60 m x 3.70 m
Bedroom 2	3.60 m x 3.60 m
Bedroom 3 - Bathroom	(3.65 m x 3.60 m) - (3.05 m x 1.70 m)
Shared Bathroom	2.80 m x 1.65 m
Maid's Room - Bathroom	(1.60 m x 3.70 m) - (1.20 m x 2.40 m)
Living Room - Terrace	(3.75 m x 2.90 m) - (1.30 m x 1.15 m)
Laundry	1.20 m x 1.20 m

Apartment 42	
Builtup Area	221.55 m^2
Reception - Dining	6.00 m x 5.95 m
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Terrace	4.65 m x 2.35 m
Master Bedroom - Ensuite Bathroom	(3.65 m x 4.45 m) - (2.40 m x 2.60 m)
Bedroom 1 - Terrace	(4.00 m x 4.15 m) - (1.35 m x 1.95 m)
Bedroom 2 - Terrace	(4.30 m x3.75 m) - (1.70 m x 2.60 m)
Shared Bathroom	2.55 m x 1.80 m
Living Room	4.40 m x 3.60 m

Apartment 43	
Builtup Area	151.20m^2
Reception - Dining	4.90 m x 6.40 m
Kitchen	2.90 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Master Bedroom - Ensuite Bathroom - Terrace	(4.00 m x 3.60 m) - (2.50 m x 1.80 m) - (1.35 m x 1.95 m)
Bedroom 1- Terrace	(4.00 m x 3.65 m) - (4.00 m x 0.80 m)
Shared Bathroom	1.85 m x 3.70 m
Terrace	3.15 m x 1.35 m

Apartment 44	
Builtup Area	248.65 m^2
Reception - Dining	7.10 m x 6.40 m
Kitchen	3.70 m x 3.70 m
Guest Toilet	1.40 m x 2.50 m
Shared Bathroom	2.90 m x 1.90 m
Master Bedroom - Ensuite Bathroom-Terrace	(4.00m x3.50m) - (1.05mx2.75m) - (3.30m x 1.90m)-(4.25mx1.30m)
Bedroom 1 - Bathroom	(3.60 m x 3.70 m) - (2.80 m x 2.00 m)
Bedroom 2	3.60 m x 3.70 m
Bedroom 3	3.70 m x 4.00 m
Terrace	5.80 m x 2.80 m

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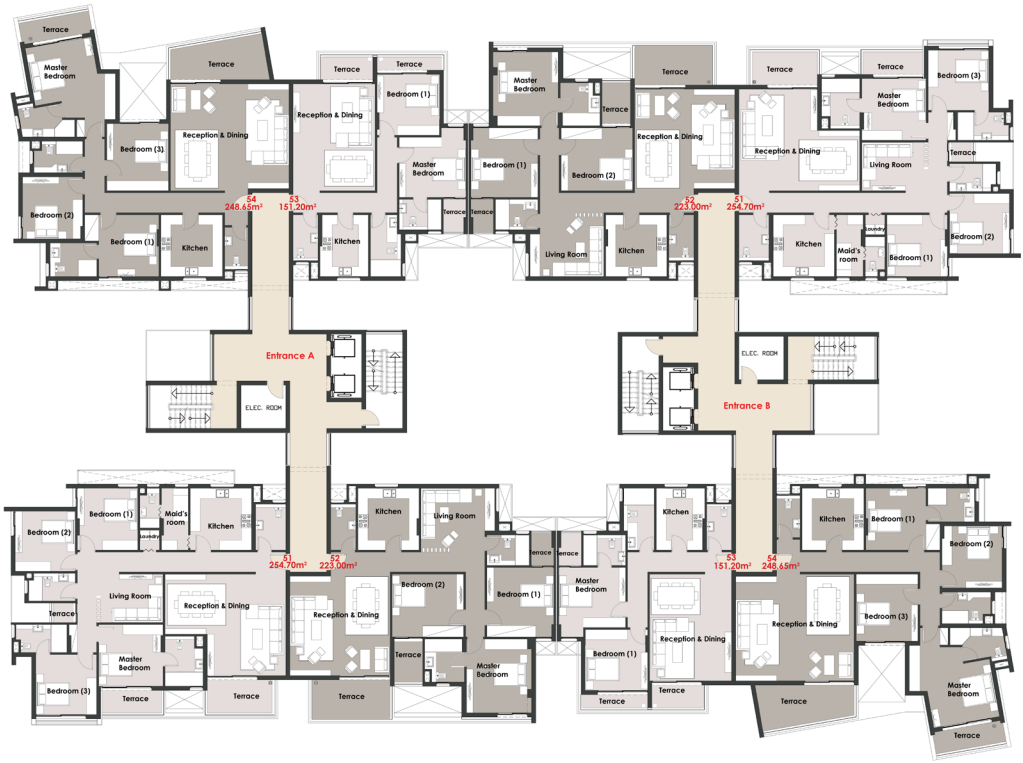

Fifth Floor Plan

Apartment 51	
Builtup Area	254.70 m^2
Reception - Dining	(2.55 m x 3.60 m) - (4.70 m x 6.10 m)
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.80 m x 2.75 m
Terrace	3.90 m x 2.00 m
Master Bedroom - Ensuite Bathroom-Terrace	(3.85 m x 3.70 m) - (2.30 m x 3.00 m) - (3.65 m x 1.35 m)
Bedroom 1	3.60 m x 3.70 m
Bedroom 2	3.60 m x 3.60 m
Bedroom 3 - Bathroom	(3.65 m x 3.60 m) - (3.05 m x 1.70 m)
Shared Bathroom	2.80 m x 1.65 m
Maid's Room - Bathroom	(1.60 m x 3.70 m) - (1.20 m x 2.40 m)
Living Room - Terrace	(3.75 m x 2.90 m) - (1.30 m x 1.15 m)
Laundry	1.20 m x 1.20 m

Apartment 52	
Builtup Area	223.00 m^2
Reception - Dining	6.00 m x 5.95 m
Kitchen	3.65 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Terrace	4.55 m x 2.25 m
Master Bedroom - Ensuite Bathroom	(3.90 m x 4.45 m) - (2.40 m x 2.60 m)
Bedroom 1 - Terrace	(4.00 m x 4.15 m) - (1.35 m x 1.95 m)
Bedroom 2 - Terrace	(4.30 m x3.75 m) - (1.70 m x 2.60 m)
Shared Bathroom	2.55 m x 1.80 m
Living Room	4.40 m x 3.55 m

Apartment 53	
Builtup Area	151.20m^2
Reception - Dining	4.90 m x 6.40 m
Kitchen	2.90 m x 3.70 m
Guest Toilet	1.50 m x 2.75 m
Master Bedroom - Ensuite Bathroom - Terrace	(4.00 m x 3.60 m) - (2.50 m x 1.80 m) - (1.35 m x 1.95 m)
Bedroom 1- Terrace	(3.75 m x 3.65 m) - (3.90 m x 0.80 m)
Shared Bathroom	1.85 m x 3.70 m
Terrace	3.00 m x 1.35 m

Apartment 54	
Builtup Area	248.65 m^2
Reception - Dining	7.10 m x 6.40 m
Kitchen	3.70 m x 3.70 m
Guest Toilet	1.40 m x 2.50 m
Shared Bathroom	2.90 m x 1.90 m
Master Bedroom - Ensuite Bathroom-Terrace	(4.00mx3.50m)-(1.10mx2.75m) - (3.30m x 1.90m)-(4.25mx1.30m)
Bedroom 1 - Bathroom	(3.60 m x 3.70 m) - (2.80 m x 2.00 m)
Bedroom 2	3.60 m x 3.70 m
Bedroom 3	3.70 m x 4.00 m
Terrace	5.80 m x 2.80 m

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Palm Hills Developments retains the right to make alterations

APARTMENT BUILDING

B3









MHDH

MONA HUSSEIN DESIGN HOUSE



Ground Floor Plan

Apartment 01	
Builtup Area	172.95 m²
Reception - Dining	(6.30 m x 4.00m) - (4.35m x 2.10m)
Kitchen	3.45mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.10 m x 1.30m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 4.00 m)-(2.50mx1.40m)- (2.40m x 1.80m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2 - Terrace	(4.15 m x3.60m)- (1.50mx1.70m)
Shared Bathroom	(3.65 m x 3.60 m) - (3.05 m x 1.70 m)
Terrace	2.80 m x 1.65 m

Apartment 03	
Builtup Area	199.00 m²
Reception - Dining	(5.05 m x 3.50 m) -(5.70mx3.10m)
Kitchen	3.55mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.20 m x 1.30m
Master Bedroom - Ensuite Bathroom	(3.60 m x 3.80 m)-(2.65m x 1.80m)
Bedroom 1 - Bathroom	(3.60 m x 4.00 m) -(2.65mx1.80m)
Bedroom 2 - Bathroom	(3.80 m x3.60m)- (1.90mx2.50m)
Family Living	3.60mx3.80m
Terrace	(4.35mx1.95m)

Apartment 02	
Builtup Area	176.60 m²
Reception - Dining	(5.90 m x 3.50m) - (4.45m x 3.10m)
Kitchen	3.45mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.10 m x 1.30m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 4.00 m)-(2.50mx1.40m)- (2.00m x 1.80m)
Bedroom 1	3.60 m x 4.00 m
Bedroom 2 - Terrace	(4.15 m x 3.60 m)-(1.50 m x 1.75 m)
Shared Bathroom	2.30 m x 2.50 m
Living Room	5.25 m x 1.65 m

Apartment 04	
Builtup Area	159.65 m²
Reception - Dining	5.10 m x 6.05 m
Kitchen	3.55 m x 3.30 m
Guest Toilet	1.40 m x 1.85 m
FOYER	5.20 m x 1.30 m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 3.85 m)-(2.50 m x 1.40 m)-(2.40 m x 1.80 m)
Bedroom 1	3.80 m x 3.60 m
Bedroom 2	3.80 m x 3.60 m
Shared Bathroom	1.90 m x 2.50 m
Terrace	4.95 m x 0.70 m

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First Floor Plan

Apartment 11	
Builtup Area	181.30 m²
Reception - Dining	(6.60 m x 4.00 m)-(5.15mx 2.10m)
Kitchen	3.45mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.10 m x 1.30m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 4.00 m)-(2.50mx1.40m)- (2.40m x 1.80m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2 - Terrace	(4.15 m x3.60m)- (1.50mx1.70m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	4.85 m x 1.75 m

Apartment 12	
Builtup Area	183.25 m²
Reception - Dining	(6.60 m x 3.50 m)-(4.45 m x 3.10 m)
Kitchen	3.45 m x3.55 m
Guest Toilet	1.40 m x1.85 m
FOYER	5.10 m x 1.30 m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 4.00 m)-(2.50 m x 1.40 m)- (2.00 m x 1.80 m)
Bedroom 1	3.60 m x 4.00 m
Bedroom 2 - Terrace	(4.15 m x 3.60 m)- (1.50 m x 1.75 m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	4.85 m x 1.70m

Apartment 13	
Builtup Area	205.50 m²
Reception - Dining	(5.70m x 3.50m) -(5.70m x 3.10m)
Kitchen	3.55mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.20 m x 1.30m
Master Bedroom - Ensuite Bathroom	(3.60 m x 3.80 m)-(2.65m x 1.80m)
Bedroom 1 - Bathroom	(3.60 m x 4.00 m) -(2.65mx1.80m)
Bedroom 2 - Bathroom	(3.80 m x3.60m)- (1.90mx2.50m)
Family Living	3.60 m x 3.80 m
Terrace	4.25 m x 2.15 m

Apartment 14	
Builtup Area	184.40 m²
Reception - Dining	(7.60m x 4.00m) - (6.15m x 2.10m)
Kitchen	3.55 m x 3.35 m
Guest Toilet	1.40 m x 1.85 m
FOYER	5.20 m x 1.30 m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 3.85 m)-(2.50 m x 1.40 m)-(2.40 m x 1.80 m)
Bedroom 1	3.80 m x 3.60 m
Bedroom 2	3.80 m x 3.60 m
Shared Bathroom	1.90 m x 2.50 m
Terrace	6.15 m x 1.75 m

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Second Floor Plan

Apartment 21	
Builtup Area	181.30 m²
Reception - Dining	(6.60 m x 4.00 m)-(5.15mx 2.10m)
Kitchen	3.45mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.10 m x 1.30m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 4.00 m)-(2.50mx1.40m)- (2.40m x 1.80m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2 - Terrace	(4.15 m x3.60m)- (1.50mx1.70m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	(5.00mx1.75m)

Apartment 22	
Builtup Area	183.25 m²
Reception - Dining	(6.60mx3.50m)-(4.45mx3.10m)
Kitchen	3.45 m x3.55 m
Guest Toilet	1.40 m x1.85 m
FOYER	5.10 m x 1.30 m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 4.00 m)-(2.50 m x 1.40 m)- (2.00 m x 1.80 m)
Bedroom 1	3.60 m x 4.00 m
Bedroom 2 - Terrace	(4.15 m x 3.60 m)- (1.50 m x 1.75 m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	5.00 m x 1.75m

Apartment 23	
Builtup Area	205.55 m²
Reception - Dining	(5.70m x 3.50m) -(5.70m x 3.10m)
Kitchen	3.55mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.20 m x 1.30m
Master Bedroom - Ensuite Bathroom	(3.60 m x 3.80 m)-(2.65m x 1.80m)
Bedroom 1 - Bathroom	(3.60 m x 4.00 m) -(2.65mx1.80m)
Bedroom 2 - Bathroom	(3.80 m x3.60m)- (1.90mx2.50m)
Family Living	3.60 m x 3.80 m
Terrace	3.95 m x 2.00 m

Apartment 24	
Builtup Area	185.30 m²
Reception - Dining	(7.60m x 4.00m) - (6.15m x 2.10m)
Kitchen	3.55 m x 3.55 m
Guest Toilet	1.40 m x 1.85 m
FOYER	5.20 m x 1.30 m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 3.85 m)-(2.50 m x 1.40 m)-(2.40 m x 1.80 m)
Bedroom 1	3.80 m x 3.60 m
Bedroom 2	3.80 m x 3.60 m
Shared Bathroom	1.90 m x 2.50 m
Terrace	5.85 m x 1.60 m

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Third Floor Plan

Apartment 31	
Builtup Area	181.30 m²
Reception - Dining	(6.60 m x 4.00 m)-(5.15mx 2.10m)
Kitchen	3.45mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.10 m x 1.30m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 3.70 m)- (2.40m x 1.80m) - (3.85m x 1.90m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2 - Terrace	(4.15 m x3.60m)- (1.50mx1.70m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	5.25 m x 1.90 m

Apartment 32	
Builtup Area	183.25 m²
Reception - Dining	(6.60mx3.50m)-(4.45mx3.10m)
Kitchen	3.45 m x3.55 m
Guest Toilet	1.40 m x1.85 m
FOYER	5.10 m x 1.30 m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 4.00 m)-(2.50 m x 1.40 m)- (2.00 m x 1.80 m)
Bedroom 1	3.60 m x 4.00 m
Bedroom 2 - Terrace	(4.15 m x 3.60 m)- (1.50 m x 1.75 m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	5.15 m x 1.85 m

Apartment 33	
Builtup Area	205.55 m²
Reception - Dining	(5.70m x 3.50m) -(5.70m x 3.10m)
Kitchen	3.55mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.20 m x 1.30m
Master Bedroom - Ensuite Bathroom	(3.60 m x 3.80 m)-(2.65m x 1.80m)
Bedroom 1 - Bathroom	(3.60 m x 4.00 m) -(2.65mx1.80m)
Bedroom 2 - Bathroom	(3.80 m x3.60m)- (1.90mx2.50m)
Family Living	3.60 m x 3.60 m
Terrace	3.95 m x 2.00 m

Apartment 34	
Builtup Area	185.30 m²
Reception - Dining	(7.60m x 4.00m) - (6.15m x 2.10m)
Kitchen	3.55 m x 3.55 m
Guest Toilet	1.40 m x 1.85 m
FOYER	5.20 m x 1.30 m
Master Bedroom -DRESSING - Ensuite Bathroom	(3.60 m x 3.85 m)-(2.50 m x 1.40 m)-(2.40 m x 1.80 m)
Bedroom 1	3.80 m x 3.60 m
Bedroom 2	3.80 m x 3.60 m
Shared Bathroom	1.90 m x 2.50 m
Terrace	5.85 m x 1.60 m

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Forth Floor Plan

Apartment 41	
Builtup Area	159.20 m²
Reception - Dining	(6.60 m x 4.00 m)-(5.15 m x 0.60 m)
Kitchen	3.45 m x 3.55 m
Guest Toilet	1.40mx1.85m
FOYER	5.10 m x 1.30m
Master Bedroom - Ensuite Bathroom	(3.60 m x 3.70 m) - (2.40m x 1.80 m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2 - Terrace	(4.15 m x 3.60 m)-(1.50 m x 1.70 m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	5.00 m x 1.40 m

Apartment 43	
Builtup Area	200.70 m²
Reception - Dining	(6.85m x 3.50 m) - (5.70mx3.10m)
Kitchen	3.55mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.20 m x 1.30m
Master Bedroom - Ensuite Bathroom - Terrace	(5.20 m x 3.80m) - (2.65m x 1.80m) - (6.30m x 1.85m)
Bedroom 1	3.60 m x 4.00 m
Bedroom 2	3.80 m x3.60m
Shared Bathroom	1.90mx2.50m
Terrace	5.40m x 1.85m

Apartment 42	
Builtup Area	183.25 m²
Reception - Dining	(6.60mx3.50m)-(4.45mx3.10m)
Kitchen	3.45 m x3.55 m
Guest Toilet	1.40 m x1.85 m
FOYER	5.10 m x 1.30 m
Master Bedroom - Ensuite Bathroom - Terrace	(3.60 m x 3.80 m) - (2.00m x 1.80m) - (3.75m x 1.85m)
Bedroom 1	3.60 m x 4.00 m
Bedroom 2 - Terrace	(4.15 m x 3.60 m)- (1.50 m x 1.75 m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	5.15 m x 1.85 m

Apartment 44	
Builtup Area	163.35 m²
Reception - Dining	(7.60mx4.00m) - (6.15mx0.60m)
Kitchen	3.55 m x 3.55 m
Guest Toilet	1.40 m x 1.85 m
FOYER	5.20 m x 1.30 m
Master Bedroom - Ensuite Bathroom	(3.60 m x3.70 m) - (2.40m x 1.80m)
Bedroom 1	3.80 m x 3.60 m
Bedroom 2	3.80 m x 3.60 m
Shared Bathroom	1.90 m x 2.50 m
Terrace	6.00 m x 1.40 m

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Fifth Floor Plan

Apartment S1	
Builtup Area	160.55 m²
Reception - Dining	(6.60 m x 4.00 m)-(5.15 m x 0.60 m)
Kitchen	3.45 m x 3.55 m
Guest Toilet	1.40mx1.85m
FOYER	5.10 m x 1.30m
Master Bedroom - Ensuite Bathroom	(3.60 m x 3.70 m) - (2.40m x 1.80 m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2 - Terrace	(4.15 m x 3.60 m)-(1.50 m x 1.70 m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	5.00 m x 1.70 m

Apartment S2	
Builtup Area	174.00 m²
Reception - Dining	(6.60mx3.50m)-(4.45mx3.10m)
Kitchen	3.45 m x3.55 m
Guest Toilet	1.40 m x1.85 m
FOYER	5.10 m x 1.30 m
Master Bedroom - Ensuite Bathroom	(3.60 m x 3.80 m) - (2.00m x 1.80m)
Bedroom 1	3.60 m x 4.00 m
Bedroom 2 - Terrace	(4.15 m x 3.60 m)- (1.50 m x 1.75 m)
Shared Bathroom	2.30 m x 2.50 m
Terrace	5.15 m x 1.85 m

Apartment S3	
Builtup Area	183.50 m²
Reception - Dining	(6.85m x 3.50 m) - (5.70mx3.10m)
Kitchen	3.55mx3.55m
Guest Toilet	1.40mx1.85m
FOYER	5.20 m x 1.30m
Master Bedroom - Ensuite Bathroom	(5.20 m x 3.80m) - (2.65m x 1.80m)
Bedroom 1	3.60 m x 4.00 m
Bedroom 2 - Bathroom	(3.80 m x3.60m)- (1.90mx2.50m)
Shared Bathroom	1.90mx2.50m
Terrace	5.50m x 1.70m

Apartment S4	
Builtup Area	164.00 m²
Reception - Dining	(7.60mx4.00m) - (6.15mx0.60m)
Kitchen	3.55 m x 3.55 m
Guest Toilet	1.40 m x 1.85 m
FOYER	5.20 m x 1.30 m
Master Bedroom - Ensuite Bathroom	(3.60 m x3.70 m) - (2.40m x 1.80m)
Bedroom 1	3.80 m x 3.60 m
Bedroom 2	3.80 m x 3.60 m
Shared Bathroom	1.90 m x 2.50 m
Terrace	6.00 m x 1.50 m

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VILLAS

Palm Hills Developments retains the right to make alterations

Average Land Area	1147.30 m²
Built Up Area (including penthouse area)	691.45 m²
Roof Terraces	188.39 m²

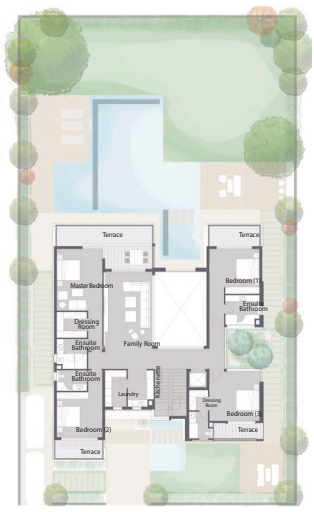
VILLA TYPE



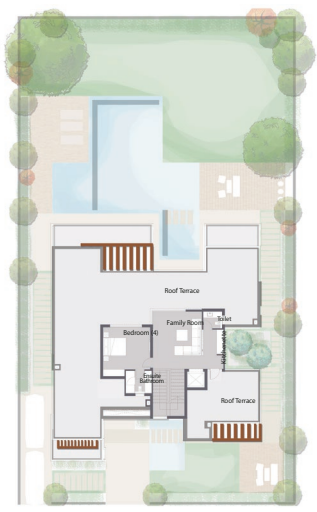




Ground Floor Plan



First Floor Plan



Penthouse Plan

Ground Floor

Vestibule	2.75m x 3.40m
Reception - Dining - Terrace	(4.25m x 6.50 m) - (4.25 m x 6.50 m) - (8.50m x 3.65 m)
Kitchen	4.05 m x 6.15 m
Powder Room - Guest Toilet	(1.30 m x 1.20 m) - (1.30 m x 1.80 m)
Guest Bedroom - Ensuite Bathroom	(4.45 m x 4.95 m) - (1.70 m x 3.10 m)
Nanny's Bedroom - Bathroom	(2.35m x 1.80 m) - (1.60 m x 1.80 m)
Driver's Bedroom - Bathroom	(2.20m x 1.90 m) - (1.75 m x 1.90 m)
Vestiaire	1.60 m x 2.60 m
Family Living - Kitchenette	4.45 m x 5.80 m - 2.85 m x 2.70 m
Porch	2.75m x 1.00 m

First Floor

Master Bedroom - Ensuite Bathroom - Dressing	(4.05m x 5.50 m) - (2.70 m x 2.65 m) - (2.70 m x 2.30 m)
Bedroom 1 - Ensuite Bathroom - Terrace	(4.45 m x 4.00 m) - (3.05 m x 2.60 m) - (4.45 m x 1.80m)
Bedroom 2 - Ensuite Bathroom - Terrace	(4.05m x 4.05 m) - (2.70 m x 1.85 m) -(4.20 m x 1.60 m)
Bedroom 3 -Dressing- Ensuite Bathroom - Terrace	(4.45m x 4.40 m) - (1.70m x 1.70 m) -(2.10m x 2.30m)- (4.15 m x 1.30m)
Family Living - Terrace	4.35m x 6.75 m - 24.12 m^2
Kitchenette	2.15 m x 3.10 m
Laundry	1.90 m x 3.15 m

Penthouse Floor

Family Living	4.35m x 5.00 m
Toilet	1.70m x 1.60 m
Bedroom 4 - Ensite Bathroom	(4.20 m x 3.70 m) - (2.15 m x 2.05 m)
Kitchenette	1.70 m x 2.10 m
Roof Terrace	188.39 m2

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Palm Hills Developments retains the right to make alterations

Average Land Area	963.40 m²
Built Up Area (including penthouse area)	607.50 m²
Roof Terraces	176.19 m²

VILLA TYPE

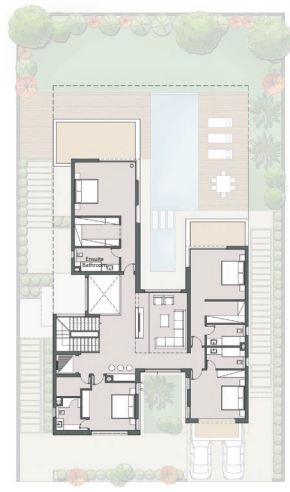
B



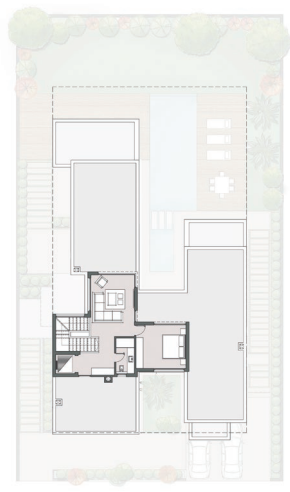




Ground Floor Plan



First Floor Plan



Penthouse Plan

Ground Floor

Vestibule	3.85 m x 3.25 m
Reception - Dining - Terrace	5.00 m x 9.00 m - 4.50 m x 5.00 m - 7.15 m x 3.25 m
Kitchen	4.50 m x 4.90 m
Guest Toilet	1.40 m x 2.60 m
Guest Bedroom - Ensuite Bathroom - Dressing	(3.75 m x 3.65 m) - (2.60 m x 2.40 m)-(2.60 m x 1.85 m)
Nanny's Bedroom - Bathroom	(2.85 m x 1.70 m) - (1.55 m x 1.70 m)
Driver's Bedroom - Bathroom	(2.85 m x 1.70 m) - (1.55 m x 1.70 m)
Family Living	4.55 m x 4.00 m
Porch	2.50 m x 3.25 m

First Floor

Master Bedroom - Ensuite Bathroom - Dressing-Terrace	(5.00 m x 4.40 m) - (3.70 m x 1.95 m) - (3.70 m x 2.40 m)-(6.50 mx3.00 m)
Bedroom 1 - Ensuite Bathroom - Dressing -Terrace	(4.50 m x 4.15 m) - (3.20 m x 1.75 m) - (3.20 m x 1.80 m)-(4.50 m x 2.00 m)
Bedroom 2 - Ensuite Bathroom	(4.50 m x 4.00 m) - (1.50 m x 3.55 m)
Bedroom 3 - Ensuite Bathroom	(4.40 m x 3.90 m) - (2.00 m x 2.70 m)
Family Living	4.00 m x 4.95 m
Kitchenette	1.85 m x 0.60 m
Laundry	2.85 m x 1.60 m

Penthouse Floor

Family Living	3.59 m x 5.10 m
Toilet	1.50 m x 2.95 m
Bedroom 4	4.15 m x 3.60 m
Kitchenette	1.90 m x 0.60 m
Roof Terrace	176.19 m^2

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Palm Hills Developments retains the right to make alterations

Average Land Area	785.75 m²
Built Up Area (including penthouse area)	518.00 m²
Roof Terraces	152.01 m²

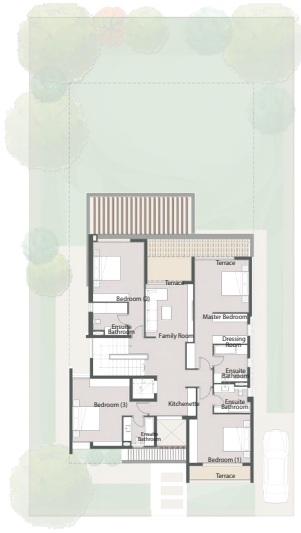
VILLA TYPE C



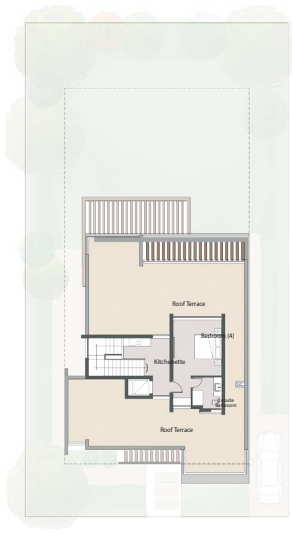




Ground Floor Plan



First Floor Plan



Penthouse Plan

Ground Floor

Vestibule	2.20 m x 6.45 m
Reception - Dining - Terrace	(7.95 m x 5.15 m) - (3.90 m x 6.00 m) - (7.70 m x 4.50 m)
Kitchen	4.65 m x 3.95 m
Guest Toilet	(1.00 m x 1.30 m) - (1.60 m x 1.05 m)
Guest Bedroom - Ensuite Bathroom	4.30 m x 5.10 m) - (2.30 m x 2.05 m)
Nanny's Bedroom - Bathroom	(2.90 m x 2.10 m) - (2.80 m x 1.05 m)
Driver's Bedroom - Bathroom	(2.35 m x 2.30 m) - (1.05 m x 2.30 m)
Porch	2.20 m x 2.20 m

First Floor

Master Bedroom - Ensuite Bathroom - Dressing	(4.10 m x 4.20 m) - (2.50 m x 2.75 m) - (2.40 m x 2.05 m)
Bedroom 1 - Ensuite Bathroom - Terrace	(4.60 m x 3.70 m) - (2.50 m x 2.15 m) - (4.60 m x 1.05 m)
Bedroom 2 - Ensuite Bathroom	(3.90 m x 4.50 m) - (2.60 m x 2.45 m)
Bedroom 3 - Ensuite Bathroom	(4.30 m x 5.10 m) - (2.30 m x 2.05 m)
Family Living - Terrace	3.60 m x 3.85 m - 15.60 m^2
Kitchenette	0.60 m x 1.95 m

Penthouse Floor

Bedroom 4 - Ensuite Bathroom	(3.70 m x 4.25 m) - ((1.50 m x 2.40 m)+(0.90 m x 1.05 m))
Kitchenette	1.80 m x 0.60 m
Roof Terrace	152.01 m^2

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Palm Hills Developments retains the right to make alterations

Average Land Area	620.80 m²
Built Up Area (including penthouse area)	440.70 m²
Roof Terraces	123.80 m²

VILLA TYPE

D







Ground Floor Plan



First Floor Plan



Penthouse Plan

Ground Floor

Vestibule	2.20 m x 6.45 m
Reception - Dining - Terrace	(7.95 m x 5.15 m) - (3.90 m x 6.00 m) - (7.70 m x 4.50 m)
Kitchen	4.65 m x 3.95 m
Guest Toilet	(1.00 m x 1.30 m) - (1.60 m x 1.05 m)
Guest Bedroom - Ensuite Bathroom	4.30 m x 5.10 m) - (2.30 m x 2.05 m)
Nanny's Bedroom - Bathroom	(2.90 m x 2.10 m) - (2.80 m x 1.05 m)
Driver's Bedroom - Bathroom	(2.35 m x 2.30 m) - (1.05 m x 2.30 m)
Porch	2.20 m x 2.20 m

First Floor

Master Bedroom - Ensuite Bathroom - Dressing	(4.10 m x 4.20 m) - (2.50 m x 2.75 m) - (2.40 m x 2.05 m)
Bedroom 1 - Ensuite Bathroom - Terrace	(4.60 m x 3.70 m) - (2.50 m x 2.15 m) - (4.60 m x 1.05 m)
Bedroom 2 - Ensuite Bathroom	(3.90 m x 4.50 m) - (2.60 m x 2.45 m)
Bedroom 3 - Ensuite Bathroom	(4.30 m x 5.10 m) - (2.30 m x 2.05 m)
Family Living - Terrace	3.60 m x 3.85 m - 15.60 m^2
Kitchenette	0.60 m x 1.95 m

Penthouse Floor

Bedroom 4 - Ensuite Bathroom	(3.70 m x 4.25 m) - ((1.50 m x 2.40 m)+(0.90 m x 1.05 m))
Kitchenette	1.80 m x 0.60 m
Roof Terrace	152.01 m^2

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Average Land Area	522.65 m²
Built Up Area (including penthouse area)	385.50 m²
Roof Terraces	121.00 m²

VILLA TYPE

E3







Ground Floor Plan



First Floor Plan



Penthouse Plan

Ground Floor

Vestibule	2.05 m x 7.35 m
Reception - Dining	(9.50 m x 4.75 m) - (5.80 m x 3.70 m)
Kitchen	3.60 m x 4.40 m
Guest Toilet	(1.90 m x 1.20 m)
Guest Bedroom - Ensuite Bathroom	(3.60 m x 3.60 m) - (1.60 m x 2.85 m)
Nanny's Bedroom - Bathroom	(2.00 m x 1.70 m) - (1.50 m x 1.70 m)
Driver's Bedroom - Bathroom	(2.00 m x 1.70 m) - (1.35 m x 1.70 m)
Porch	1.95 m x 1.25 m

First Floor

Master Bedroom - Ensuite Bathroom - Dressing	(4.05 m x 4.90 m) - (3.45 m x 2.10 m) - (2.35 m x 2.50 m)
Bedroom 1 - Ensuite Bathroom	(3.60 m x 4.50 m) - (2.45 m x 1.80 m)
Bedroom 2 - Ensuite Bathroom - Dressing	(3.60 m x 3.80 m) - (1.60 m x 2.85 m) - (2.05 m x 2.10 m)
Family Living	5.30 m x 4.75 m
Kitchenette	0.60 m x 2.60 m
Terrace	3.95 m x 2.35 m

Penthouse Floor

Family Living	3.60 m x 3.60 m
Toilet	2.00 m x 1.65 m
Kitchenette	2.05 m x 0.60 m
Roof Terrace	121.00 m^2

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Palm Hills Developments retains the right to make alterations

Average Land Area	295.00 m²
Built Up Area (including penthouse area)	254.85 m²
Roof Terraces	83.30 m²

VILLA TYPE M



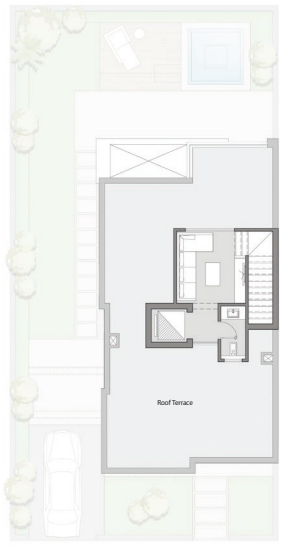




Ground Floor Plan



First Floor Plan



Penthouse Plan

Ground Floor

Vestibule	1.55 m x 4.50 m
Reception - Dining	7.55 m x 6.65 m
Kitchen	3.50 m x 3.20 m
Powder Room - Guest Toilet	(1.70 m x 1.10 m) - (1.65 m x 1.80 m)
Nanny's Bedroom - Bathroom	(1.85 m x 2.45 m) - (1.85 m x 1.30 m)
Porch	1.50 m x 1.65 m

First Floor

Master Bedroom - Ensuite Bathroom - Dressing	(3.85 m x 4.30 m) - (1.65 m x 2.90 m) - (1.90 m x 1.60 m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 4.50 m
Bathroom	2.40 m x 1.70 m)
Family Living	3.60 m x 4.20 m
Kitchenette	0.60 m x 2.35 m
Terrace	3.70 m x 1.50 m

Penthouse Floor

Family Living	3.10 m x 3.25 m
Toilet	1.15 m x 2.40 m
Roof Terrace	83.70 m2

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TWIN HOUSE

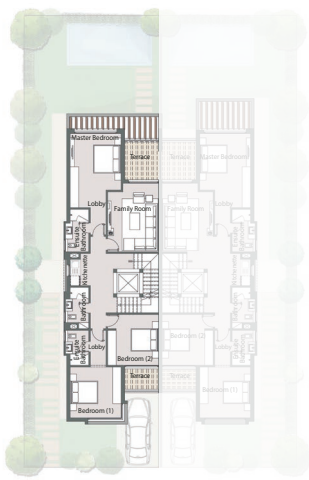
Average Land Area	337.72 m²
Built Up Area (including penthouse area)	298.85 m²
Roof Terraces	88.00 m²







Ground Floor Plan



First Floor Plan



Penthouse Plan

Ground Floor

Vestibule	2.35 m x 2.95 m
Reception - Dining - Terrace	(6.25 m x 4.50 m) - (6.25 m x 3.25 m) - (6.50 m x 1.75 m)
Kitchen	4.50 m x 3.90 m
Guest Toilet	(1.85 m x 1.45 m)
Nanny's Bedroom - Bathroom	(2.15 m x 2.45 m) - (1.65 m x 1.60 m)
Driver's Bedroom - Bathroom	(1.75 m x 2.40 m) - (2.65 m x 1.20 m)
Porch	0.85 m x 2.35 m

First Floor

Master Bedroom - Ensuite Bathroom	((3.60 m x 4.00 m)+(2.55 m x 1.25 m)) - (1.65 m x 3.00 m)
Bedroom 1 - Ensuite Bathroom	(3.60 m x3.60 m) - (1.65 m x 2.50 m)
Bedroom 2 - Ensuite Bathroom - Terrace	(3.60 m x 3.60 m) - (2.40 m x 1.60 m)
Bathroom	(1.65 m x 2.50 m)
Family Living - Terrace	(3.60 m x 4.85 m) - (2.45 m x 2.80 m)
Kitchenette	0.60 m x 1.85 m

Penthouse Floor

Family Living	3.30 m x 3.50 m
Toilet	1.70 m x 1.75 m
Roof Terrace	88.00 m^2

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CONSTRUCTION UPDATE

JUNE 2021









cleo

WATER RESIDENCES

PALM HILLS

NEW CAIRO



The Art of Master Planning

The site's incredible land has great potential to amplify the development and provide remarkable opportunities that are unique to the city of New Cairo. The extremes of the natural land of the site have opportunities to bring value to the development, with incredible views and experiences.

An interconnected open space network offers a variety of experiences from hike and bike trails to moments of shade and rest, and community centers that serve nearby residents.

OUR PARTNERS

SITES INTERNATIONAL
Dr.Maher Shiha Dr.Laila El Masry

Multi-disciplinary firm specialized in design integrated environments

swa

Landscape architecture.
Urban design & planning firm

Nature's Sweet Serenade

Cleo Water Residences offers endless fields of landscaped greenery and colorful flora.

Lagoons serve as scenic dividers between the sprawling environment, promising a better, healthier, more inspired, quality of life to all.



A Portrait of Perfection



82% of Open Green Spaces

5,000 m² Lagoon spanning across the whole zone

14 Buildings strategically placed & spaced

A Lakeside Community

The main water feature at Cleo Water Residences is a practice of form and function. The 5,000 m^2 lagoon provides unparalleled views, while enhancing the climate around.

The lagoon offers unique social spaces bursting with character and appeal, while serving as stunning separators, from one neighborhood to the next.

The Greener Side

A soothing sanctuary of serenity, life at Cleo Water Residences couldn't be more of a walk in the park.

Cleo Water Residences offers **82%** of green open spaces that provide welcoming walkways and footpaths that interconnect the 14 fully finished buildings ensuring pleasant, safe, and inspiring springs to your step.

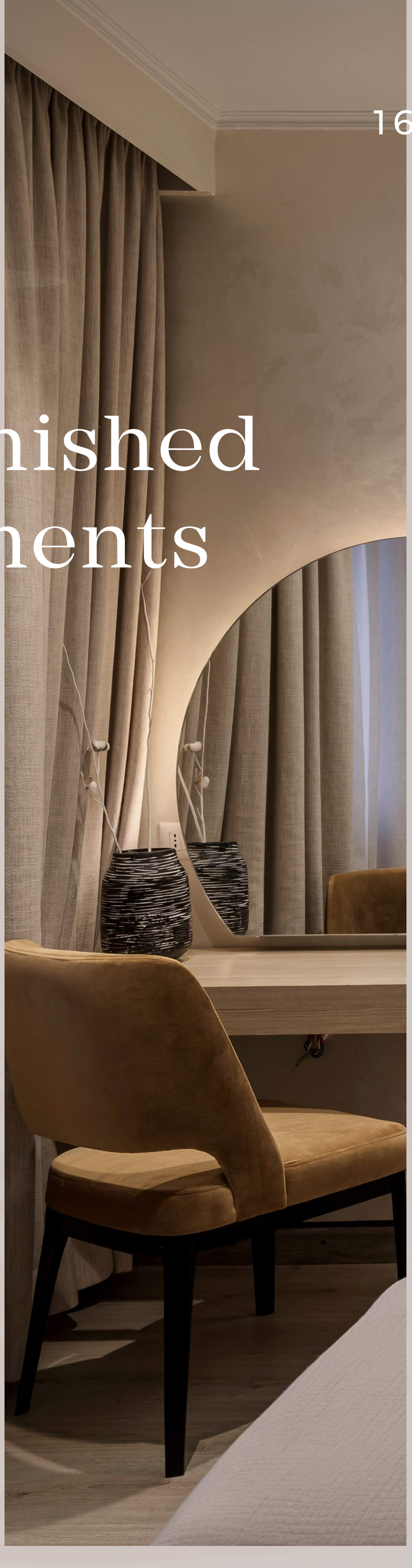


A Healthier Way of Life



The Outdoor Gym provides the ideal atmosphere to burn your adrenaline and spark a rejuvenating spirit of exhilaration, both day and night.

Fully Finished Apartments



Designed by

NIHAL MOURAD
INTERIOR DESIGN STUDIO







Floor Plans

Palm Hills Developments retains the right to make alterations

Building Type





TYPE : D



GROUND FLOOR

Apartment 01 (1 Bedroom) BUA: 72 m²

Reception - Dining and Kitchenette	3.40 m x 6.30 m
Bathroom	1.80 m x 2.60 m
Terrace	3.50 m x 1.60 m
Bedroom	3.60 m x 3.60 m
Wardrobe / Storage	1.70 m x 0.85 m

Apartment 02 (2 Bedrooms) BUA: 128 m²

Reception & Dining	4.20 m x 7.30 m
Kitchen	2.60 m x 2.60 m
Terrace	4.05 m x 1.75 m
Guest Toilet	1.10 m x 2.75 m
Bathroom	1.80 m x 2.40 m
Lobby / Storage	2.30 m x 1.70 m
Master Bedroom	3.75 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m

Apartment 03 (3 Bedrooms + Nanny's) BUA: 172 m²

Lobby	1.40 m x 3.85 m
Reception & Dining	7.30 m x 4.90 m
Kitchen	3.00 m x 2.50 m
Guest Toilet	1.60 m/1.15m x 2.65 m
Terrace	4.40 m x 1.85 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Master Bedroom Dressing	2.40 m x 2.50 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	1.50 m x 2.50 m
Nanny's Bathoom	1.50 m x 1.30 m

Apartment 04 (2 Bedrooms) BUA: 116 m²

Lobby	4.25 m x 1.00 m
Reception & Dining	6.50 m x 3.60 m
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.40 m
Terrace	3.70 m x 1.50 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m
Bathroom	1.60 m x 2.40 m

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TYPE : D



A B

FIRST FLOOR

Apartment 11 (1 Bedroom) BUA: 70 m²

Reception - Dining and Kitchenette	3.45 m x 6.30 m
Bathroom	1.80 m x 2.60 m
Terrace	3.20 m x 1.20 m
Bedroom 1	3.60 m x 3.60 m
Wardrobve / Storage	1.70 m x 0.85 m

Apartment 12 (2 Bedrooms) BUA: 128 m²

Reception & Dining	4.20 m x 7.30 m
Kitchen	2.60 m x 2.60 m
Terrace	4.05 m x 1.70 m
Guest Toilet	1.40 m/1.10 m x 2.75 m
Bathroom	1.80 m x 2.40 m
Lobby	1.10 m x 4.60 m
Master Bedroom	3.80 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m

Apartment 13 (3 Bedrooms + Nanny's) BUA: 172 m²

Lobby	1.40 m x 3.85 m
Reception & Dining	7.30 m x 4.90 m
Kitchen	3.00 m x 2.50 m
Guest Toilet	1.60 m/1.10m x 2.60 m
Terrace	4.65 m x 1.25 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	1.50 m x 2.50 m
Nanny's Bathroom	1.50 m x 1.30 m

Apartment 14 (2 Bedrooms) BUA: 116 m²

Lobby	4.25 m x 1.00 m
Reception & Dining	6.50 m x 3.60 m
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.40 m
Terrace	3.75 m x 1.35 m/1.75 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m
Bathroom	1.60 m x 2.40 m

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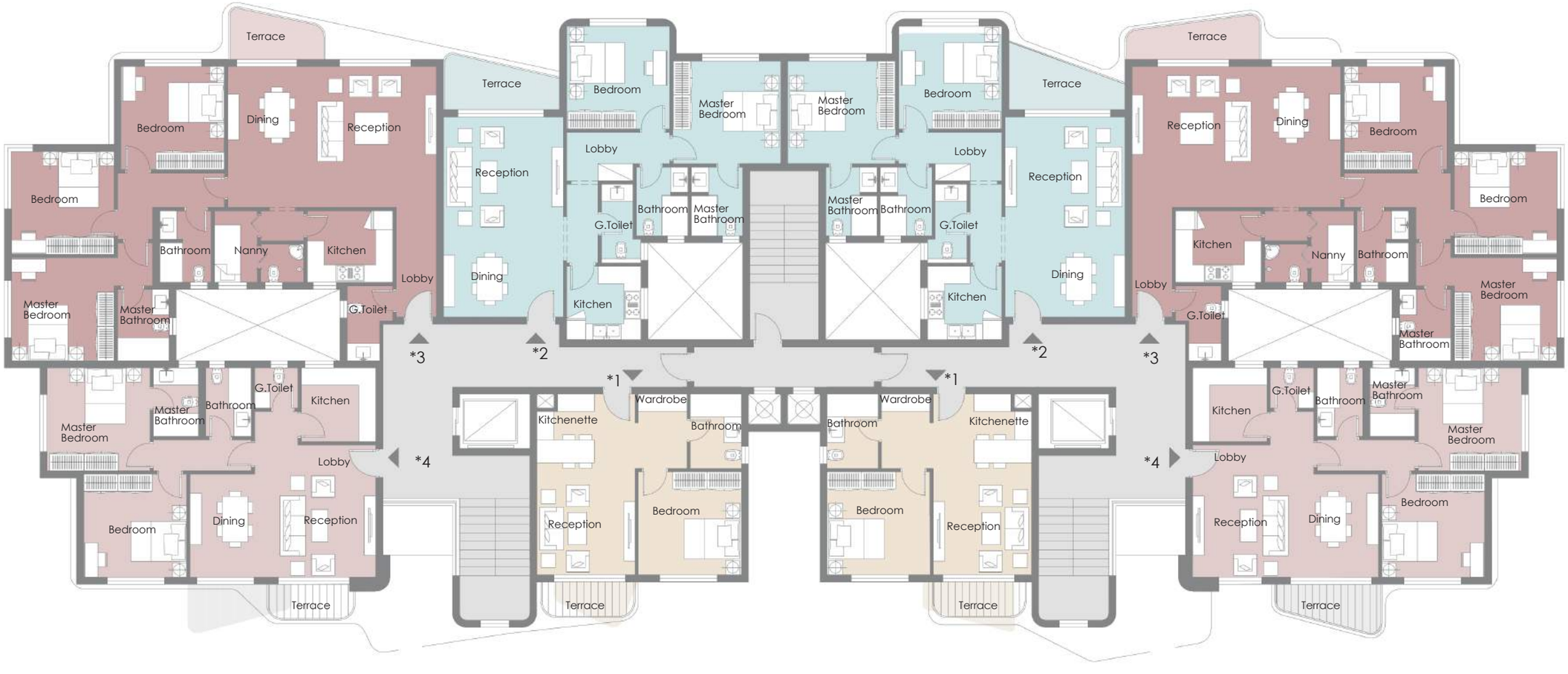
TYPE : D



A B

TYPICAL FLOOR

Apartment *1 (1 Bedroom) BUA: 70 m²

Reception - Dining and Kitchenette	3.45 m x 6.30 m
Bathroom	1.80 m x 2.60 m
Terrace	3.20 m x 1.20 m
Bedroom 1	3.60 m x 3.60 m
Wardrobe / Storage	1.70 m x 0.85 m

Apartment *2 (2 Bedrooms) BUA: 128 m²

Reception & Dining	4.20 m x 7.30 m
Kitchen	2.60 m x 2.60 m
Terrace	4.05 m x 1.70 m
Guest Toilet	1.40 m/1.10 m x 2.75 m
Bathroom	1.80 m x 2.40 m
Lobby	1.10 m x 4.60 m
Master Bedroom	3.80 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m

Apartment *3 (3 Bedrooms + Nanny's) BUA: 172 m²

Lobby	1.40 m x 3.85 m
Reception & Dining	7.30 m x 4.90 m
Kitchen	3.00 m x 2.50 m
Guest Toilet	1.60 m/1.10m x 2.60 m
Terrace	4.65 m x 1.25 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	1.50 m x 2.50 m
Nanny's Bathroom	1.50 m x 1.30 m

Apartment *4 (2 Bedrooms) BUA: 116 m²

Lobby	4.25 m x 1.00 m
Reception & Dining	6.50 m x 3.60 m
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.40 m
Terrace	3.75 m x 1.35 m/1.75 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m
Bathroom	1.60 m x 2.40 m

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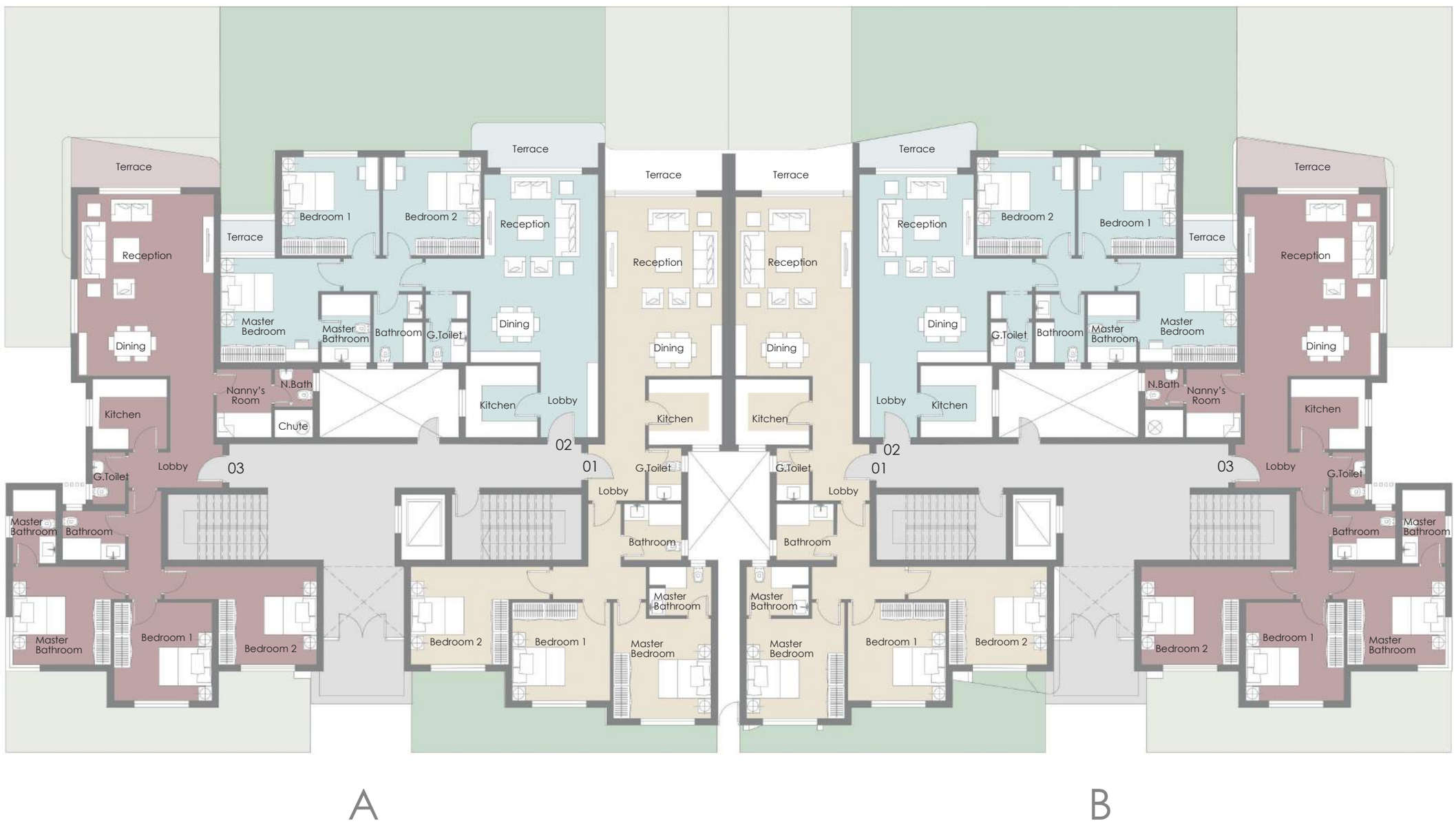
Building Type





TYPE : G



GROUND FLOOR

Apartment 01 (3 Bedrooms) BUA: 156 m²

Lobby	1.50 m x 4.55 m
Reception & Dining	4.30 m x 6.60 m
Kitchen	2.70 m x 2.40 m
Guest Toilet	1.20 m x 1.90 m
Terrace	4.30 m x 1.65 m
Master Bedroom	3.60 m x 3.65 m
Master Bedroom Bathroom	2.25 m x 1.80 m
Lobby	(1.20 m x 2.30 m) - (3.40 m x 1.20 m)
Bathroom	2.10 m x 2.05 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment 02 (3 Bedrooms) BUA: 154 m²

Lobby	2.10 m x 2.75 m
Reception & Dining	(4.20 m x 4.30 m) - (4.70 m x 2.60 m)
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.55 m x 1.45 m
Storage	1.50 m x 0.90 m
Terrace	4.30 m x 1.90 m
Master Bedroom - Terrace	3.60 m x 3.80 m - 2.00 m x 1.15 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Lobby	5.15 m x 1.20 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment 03 (3 Bedrooms + Nanny's) BUA: 175 m²

Lobby	1.60 m x 4.10 m
Reception & Dining	5.00 m x 6.70 m
Kitchen	2.70 m x 2.55 m
Guest Toilet	1.20 m x 1.90 m
Terrace	5.80 m x 1.65 m / 1.15 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.70 m
Lobby	1.20 m x 5.40 m
Bathroom	2.30 m x 1.80 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	2.00 m x 2.50 m
Nanny's Bathroom	1.40 m x 1.40 m

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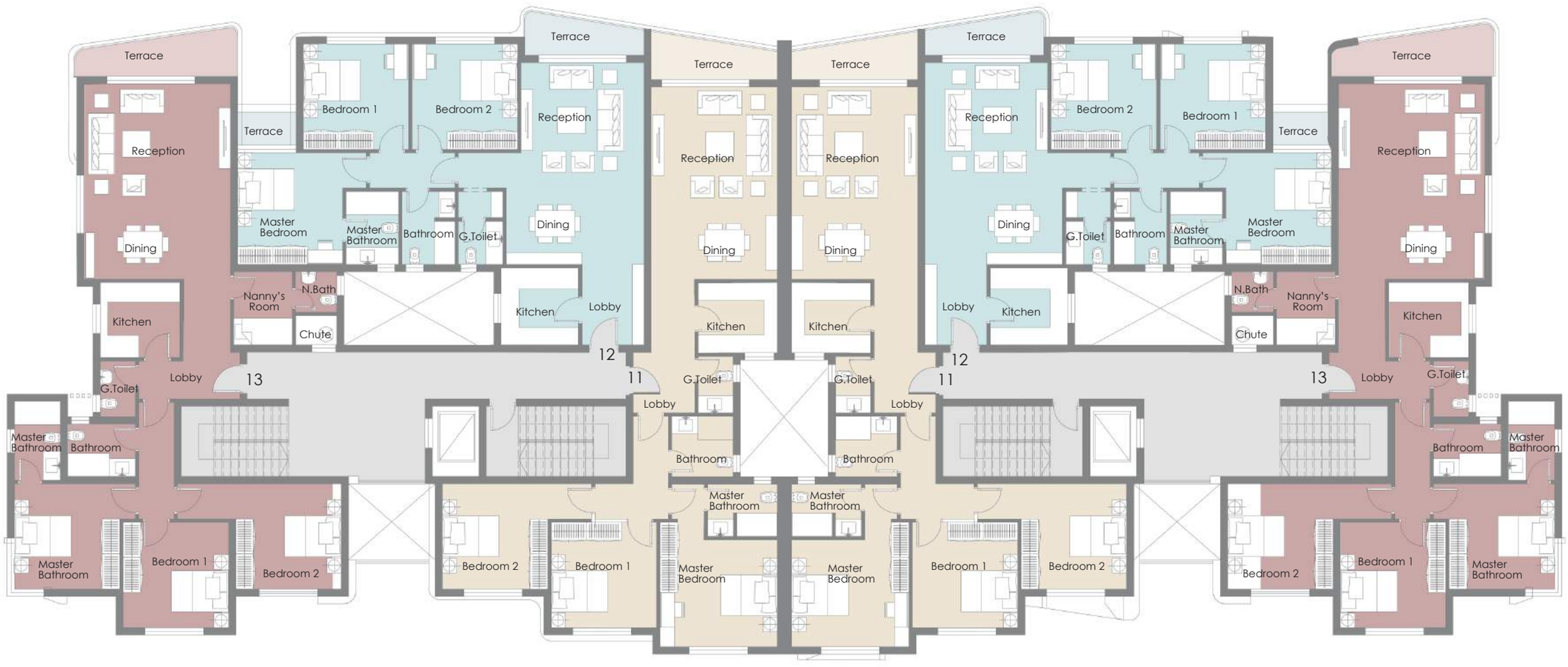
TYPE : G



A B

FIRST FLOOR

Apartment 11 (3 Bedrooms) BUA: 158 m²

Lobby	1.35 m x 4.55 m
Reception & Dining	4.30 m x 6.60 m
Kitchen	2.70 m x 2.40 m
Guest Toilet	1.20 m x 1.95 m
Terrace	4.30 m x 1.30 m
Master Bedroom	4.00 m x 3.65 m
Master Bedroom Bathroom	2.30 m x 1.80 m
Lobby	(1.20 m x 2.30 m) - (3.40 m x 1.20 m)
Bathroom	2.10 m x 2.00 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment 12 (3 Bedrooms) BUA: 154 m²

Lobby	2.20 m x 2.75 m
Reception & Dining	(4.20 m x 4.30 m) - (4.70 m x 2.60 m)
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.45 m
Storage	1.50 m x 0.90 m
Terrace	4.00 m x 2.00 m / 1.40 m
Master Bedroom - Terrace	3.60 m x 3.80 m - 2.00 m x 1.15 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Lobby	5.60 m x 1.20 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment 13 (3 Bedrooms + Nanny's) BUA: 175 m²

Lobby	1.60 m x 4.10 m
Reception & Dining	5.00 m x 6.70 m
Kitchen	2.70 m x 2.55 m
Guest Toilet	1.20 m x 1.90 m
Terrace	5.60 m x 1.00 m / 1.80 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.70 m
Lobby	1.20 m x 5.40 m
Bathroom	2.30 m x 1.80 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	2.00 m x 2.50 m
Nanny's Bathroom	1.40 m x 1.40 m

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TYPE : G



A

B

TYPICAL FLOOR

Apartment *1 (3 Bedrooms) BUA: 158 m²

Lobby	1.35 m x 4.55 m
Reception & Dining	4.30 m x 6.60 m
Kitchen	2.70 m x 2.40 m
Guest Toilet	1.20 m x 1.95 m
Terrace	4.30 m x 1.30 m
Master Bedroom	4.00 m x 3.65 m
Master Bedroom Bathroom	2.30 m x 1.80 m
Lobby	(1.20 m x 2.30 m) - (3.40 m x 1.20 m)
Bathroom	2.10 m x 2.00 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment *2 (3 Bedrooms) BUA: 154 m²

Lobby	2.20 m x 2.75 m
Reception & Dining	(4.20 m x 4.30 m) - (4.70 m x 2.60 m)
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.45 m
Storage	1.50 m x 0.90 m
Terrace	4.00 m x 2.00 m / 1.40 m
Master Bedroom - Terrace	3.60 m x 3.80 m - 2.00 m x 1.15 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Lobby	5.60 m x 1.20 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment *3 (3 Bedrooms + Nanny's) BUA: 175 m²

Lobby	1.60 m x 4.10 m
Reception & Dining	5.00 m x 6.70 m
Kitchen	2.70 m x 2.55 m
Guest Toilet	1.20 m x 1.90 m
Terrace	5.60 m x 1.50m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.70 m
Lobby	1.20 m x 5.40 m
Bathroom	2.30 m x 1.80 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	2.00 m x 2.50 m
Nanny's Bathroom	1.40 m x 1.40 m

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PALM HILLS
DEVELOPMENTS