
LA COLINA
HEART OF ZAYED


DEVELOPED BY
CH DEVELOPMENTS
Blending Hills, BUILDING DREAMS
POWERED BY
CAPITAL HILLS
HOLDING

ABOUT

Introducing La Colina, a magnificent addition to our esteemed portfolio, brought to you by CHD. The name La Colina, derived from the Spanish word for " The Hill " perfectly encapsulates the essence of our thoughtfully positioned and elevated compound.

With its breathtaking panoramic views of Sheikh Zayed, this project has been inspired by truly exceptional surroundings. Through thorough market analysis and a deep understanding
of our clients' desires, we have meticulously designed a boutique compound that epitomizes luxurious living.

La Colina offers a unique experience, combining the ownership of a villa with the convenience and elegance of an apartment concept.





ABOUT

CH DEVELOPMENTS

With intricate eye over details and dedication to exceed living and investment expectations, CH Developments has formidably emerged as a leading real estate company that aims at bringing together comfortable and upscale integrated living. Capital Hills offers an iconic outlook on mixed use projects that provides a safe haven for its residents, business owners and investors offering a unique blend of contemporary architecture, interiors and relaxed payment options.

CAPITAL HILLS
HOLDING

CH DEVELOPMENTS

EGP
15,000,000,000

Capital Hills DEVELOPMENTS - East -

EGP
1,500,000,000

Capital Hills DEVELOPMENTS - West -

EGP
7,000,000,000

Truestate Developments

EGP
3,000,000,000

ELNEGM DEVELOPMENTS

EGP
1,000,000,000

United For Real Estate Investment
المتحدة للاستثمار العقاري

EGP
1,250,000,000

the team

EGP
250,000,000


01
LOCATION &
LANDMARKS

LA COLINA

HEART OF ZAYED

LANDMARKS

Alex-Cairo Toll - La Colina	*5 Minutes*
Dahshor road - La Colina	*8 Minutes*
Mehwar 26 July - La Colina	*10 Minutes*
Arkan - La Colina	*10 Minutes*
Mall of Egypt - La Colina	*15 Minutes*
Mohandessin - La Colina	*25 minutes*

CH DEVELOPMENTS




02
MASTER
PLAN



LA COLINA

HEART OF ZAYED

MASTER PLAN

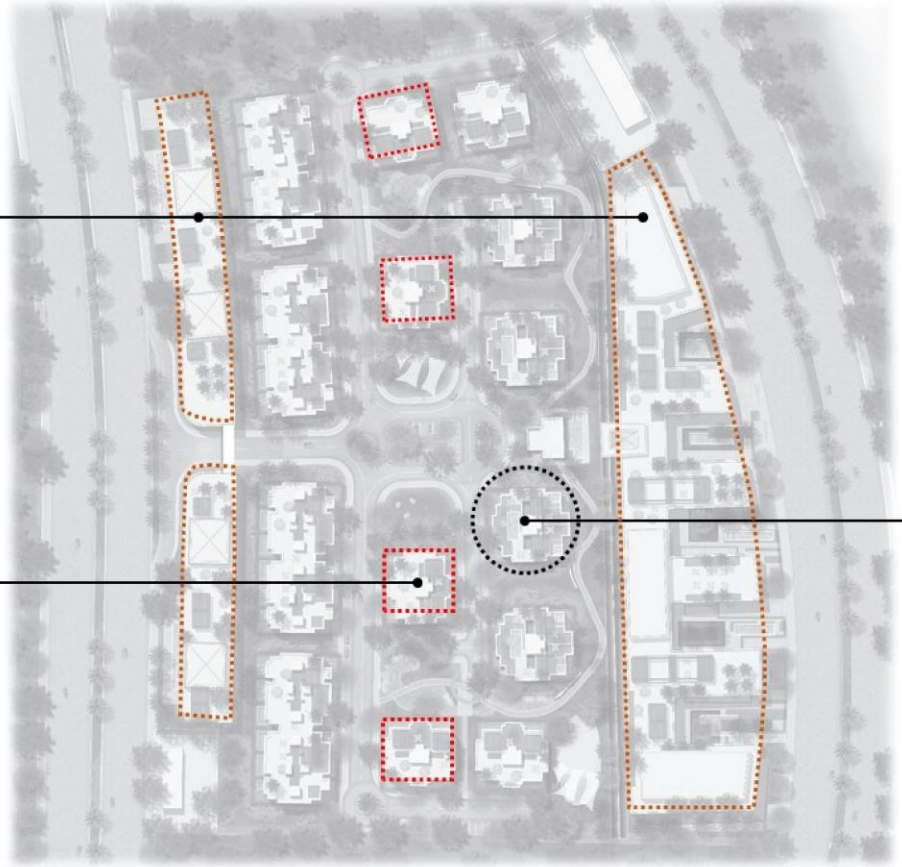
YBA

CH DEVELOPMENTS

LA COLINA

HEART OF ZAYED

MASTER PLAN



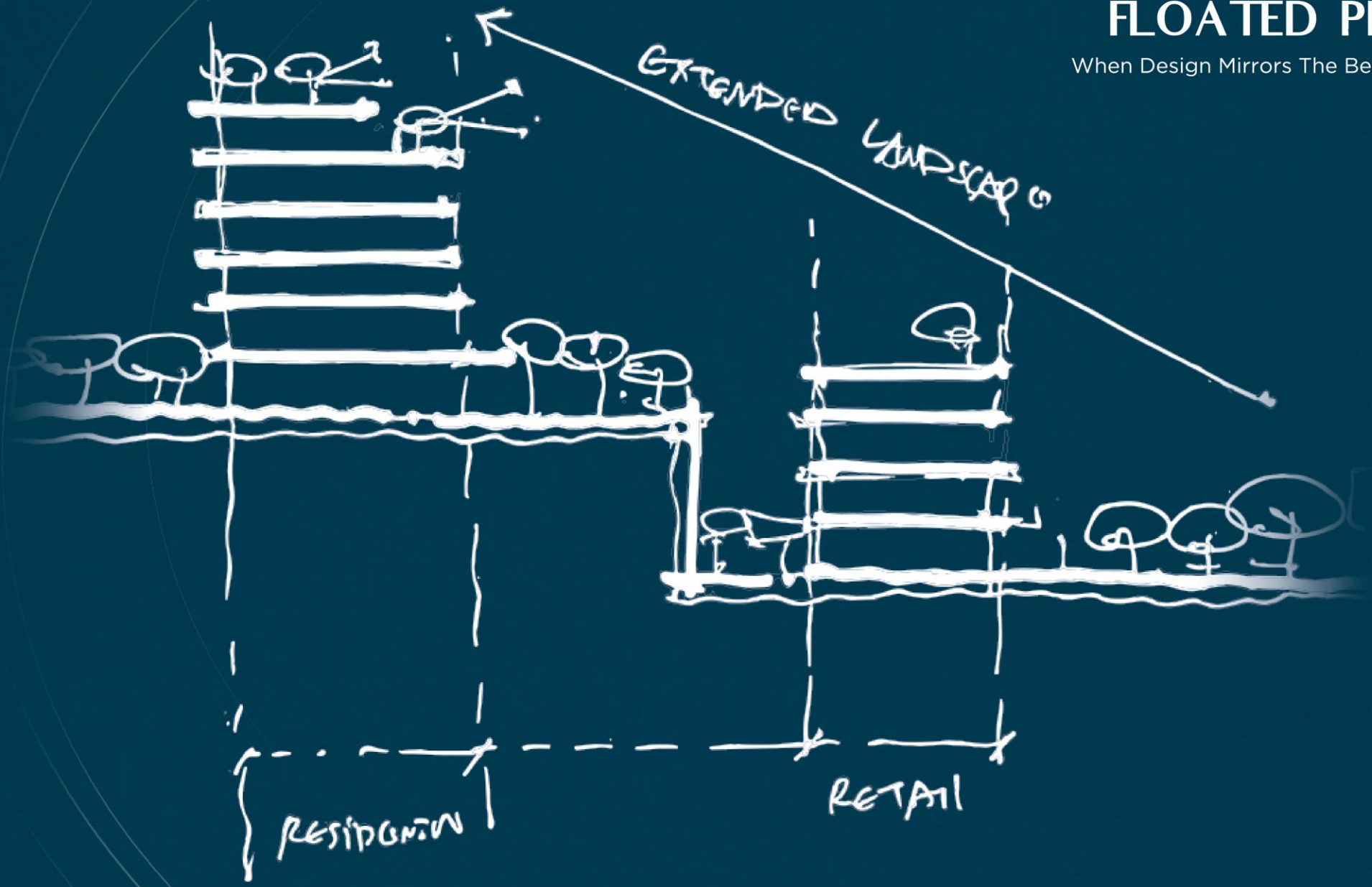
YBA

CH DEVELOPMENTS

LA COLINA
HEART OF ZAYED

FLOATED PLATEAUS

When Design Mirrors The Beauty of The City Scape.



CH DEVELOPMENTS

LA COLINA

HEART OF ZAYED

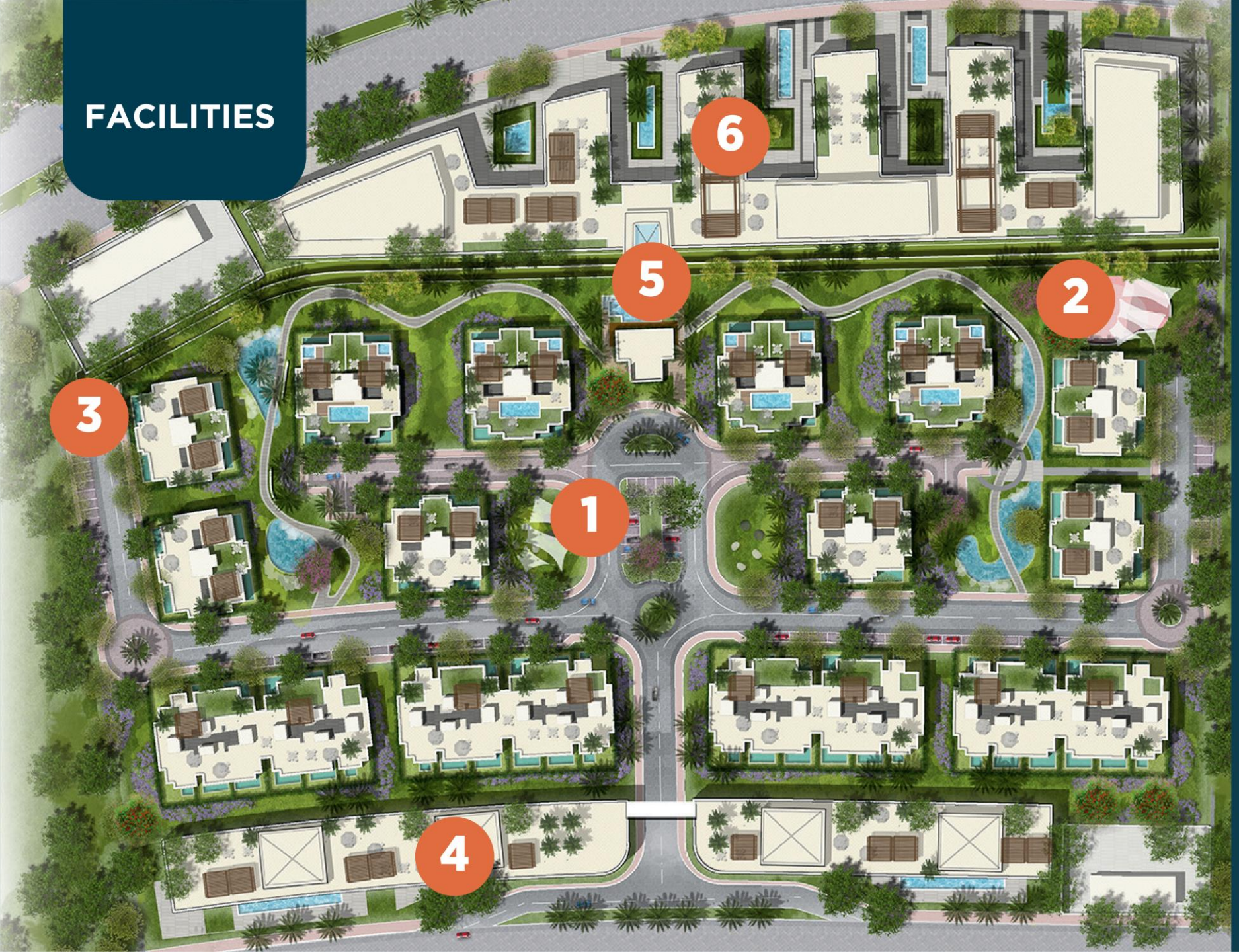
CH DEVELOPMENTS



HERE ARE SOME SPECIFICATIONS OF THE PROJECT:

- 18% footprint
- 18 buildings in total
- Ground plus five floors, with underground parking
- Over 500 units available
- One clubhouse
- One commercial strip
- One Commercial Hub
- Panoramic views overlooking old Zayed

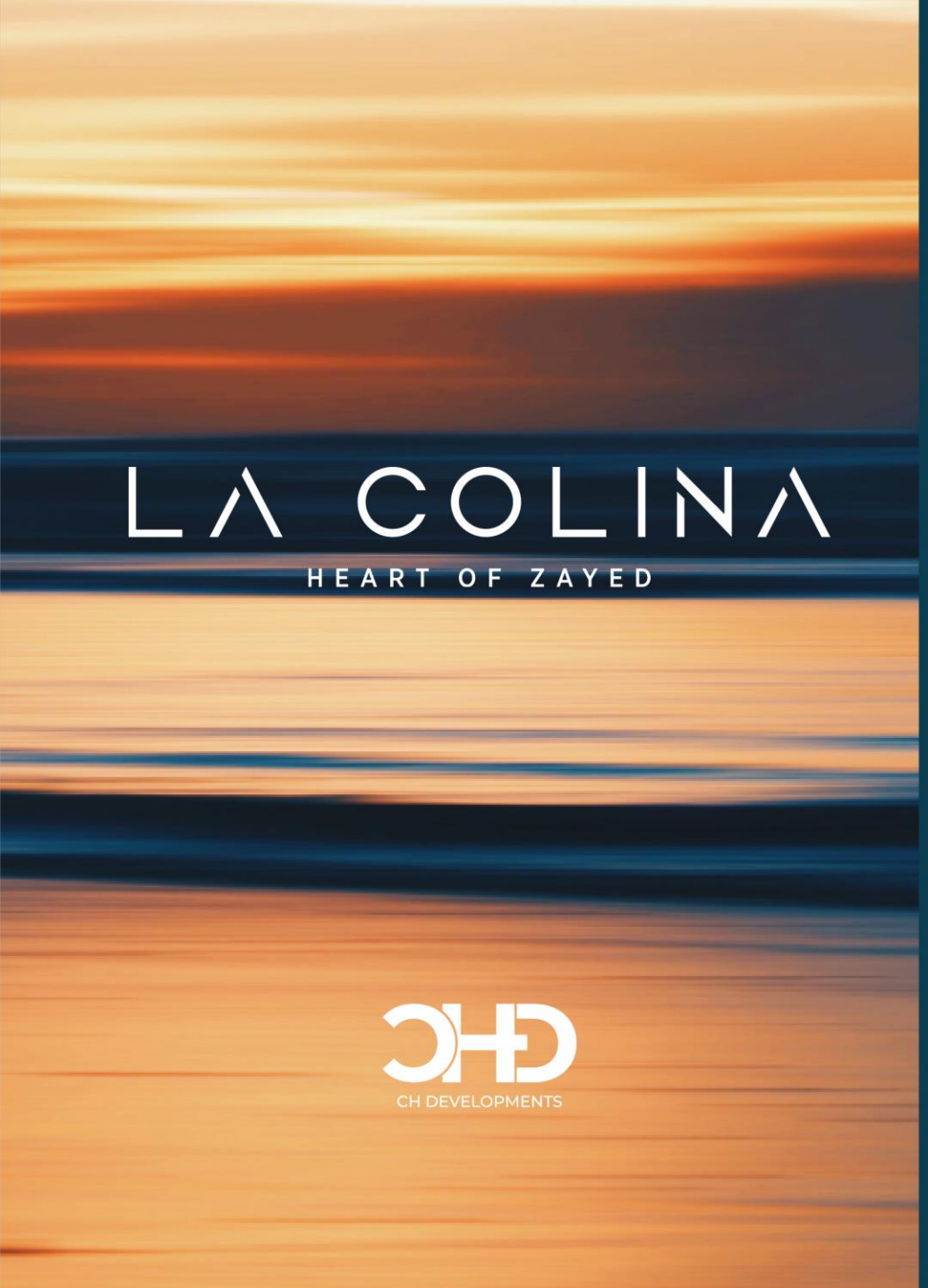
FACILITIES



LA COLINA
HEART OF ZAYED

1. OUTDOOR GYM
2. CROSS FIT & YOGA
3. JOGGING TRACK
4. COMMERCIAL STRIP
5. COMMERCIAL HUB
6. CLUBHOUSE

CH DEVELOPMENTS



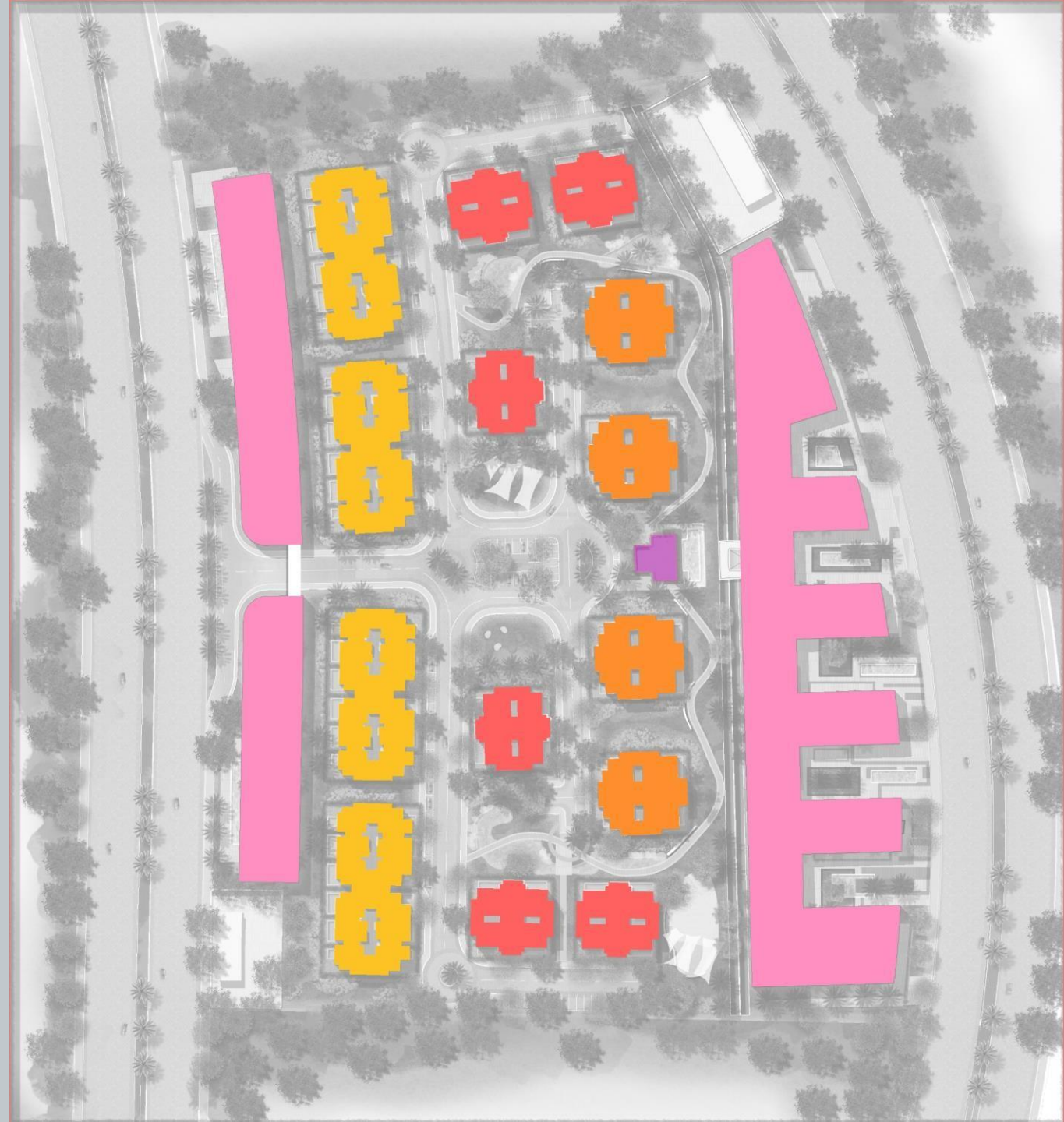
TYPE B

VIENTO

(AIR)

Typology

- Type 1
- Type 2
- Type 3
- Service Land



Type 2

B.U.A = 3301.1 m²



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

SHOTS

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Front Elevation



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Front Elevation



LA COLINA - DEC-23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Back Elevation



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Back Elevation



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

PLANS

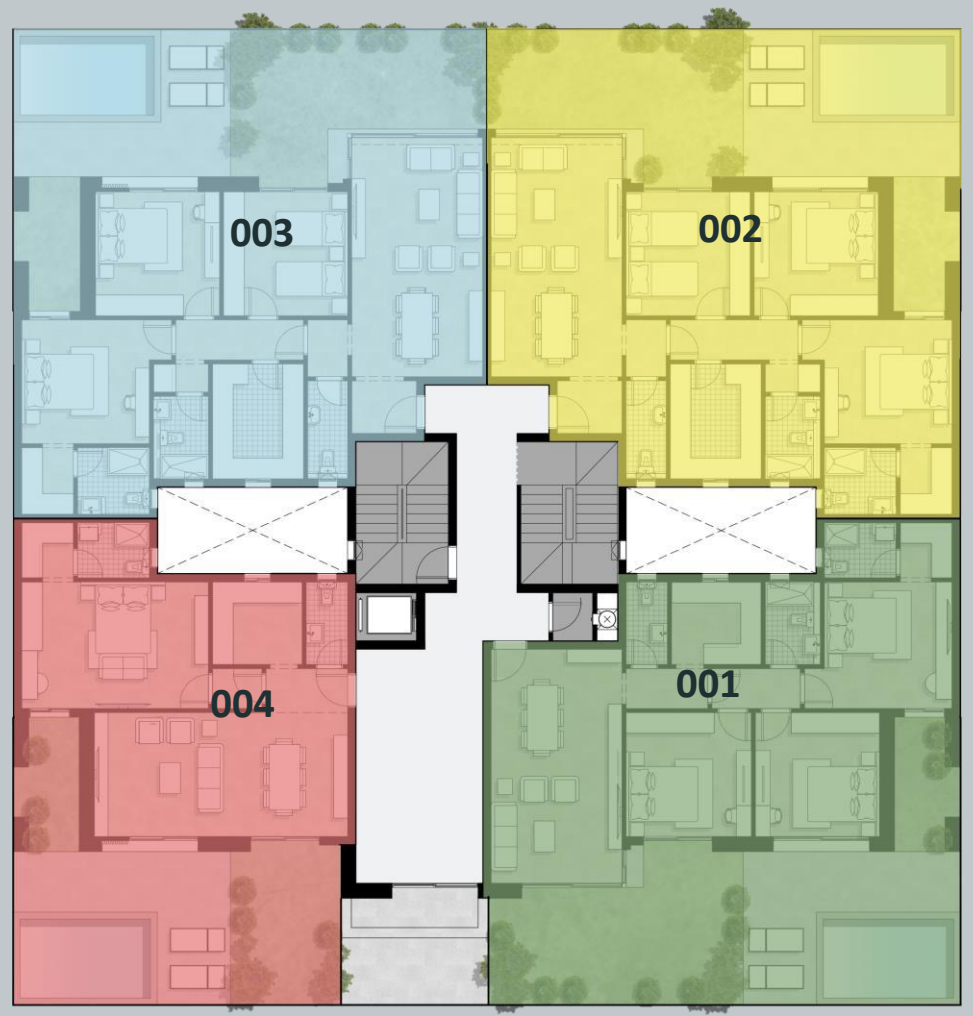
All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Gr Floor

Floor Area= 509.9 m²





CH DEVELOPMENTS

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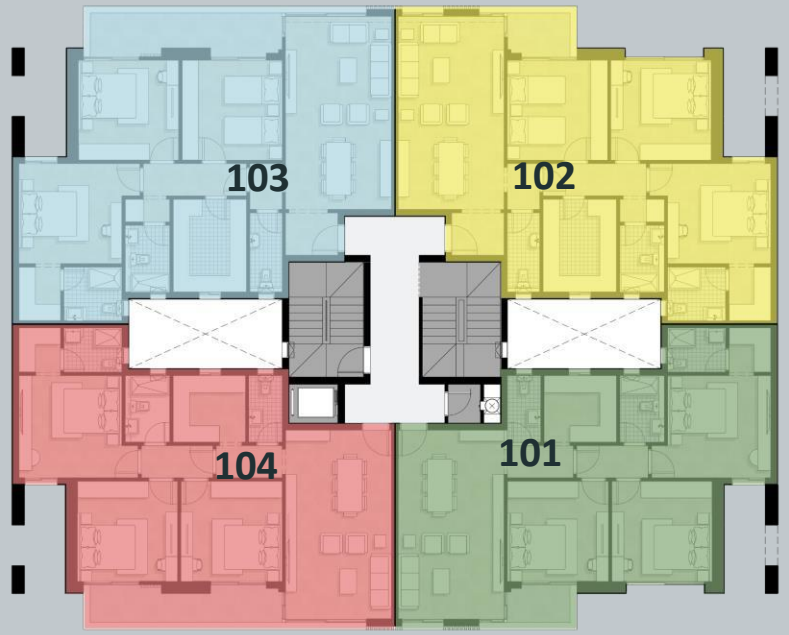
Type 2

1st Floor

Floor Area= 547.4 m²





All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

2nd Floor

Floor Area= 560.9 m²





All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

3rd Floor

Floor Area= 561.1 m²





All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

4th Floor

Floor Area= 560.5 m²



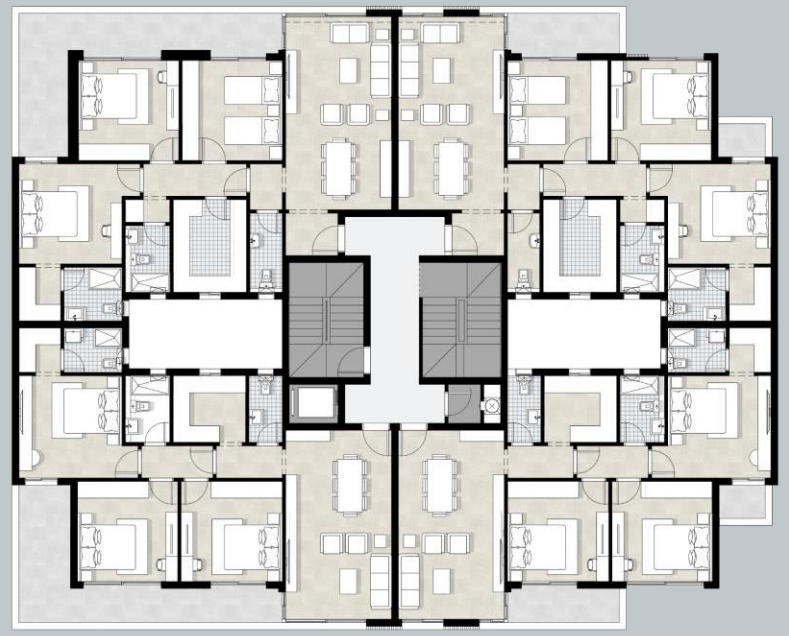


All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

5th Floor

Floor Area= 561.1 m²





All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

GROUND FLOOR

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 001

Gross Area = 142.18 m²

Private Garden Area = 59 m²



Reception & Dining	7.49x4.11
Toilet	2.71x1.51
Kitchen	2.71x2.72
Lobby	1.28x2.49
Bedroom 01	4.10x3.76
Bedroom 02	4.10x4.10
Corridor	1.28x2.69
Bathroom	2.71x1.72
M.Bedroom	3.99x4.01
Dressing	1.78x1.81
M.Bathroom	2.39x1.79



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 002

Gross Area = 155.86 m²

Private Garden Area = 57 m²



Entrance	2.19x1.78
Reception & Dining	7.45x3.99
Lobby 01	1.28x1.77
Lobby 02	1.72x0.94
Toilet	1.28x3.16
Kitchen	2.76x3.65
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	4.10x4.10
Bedroom 02	3.72x4.10
M.Bedroom	4.01x3.91
Dressing	1.81x2.11
M.Bathroom	2.20x2.11



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 003

Gross Area = 156.13 m²

Private Garden Area = 57 m²



Entrance	2.19x1.78
Reception & Dining	7.45x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.28x3.16
Kitchen	2.76x3.65
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	4.10x4.10
Bedroom 02	3.72x4.10
M.Bedroom	4.01x3.91
Dressing	1.81x2.11
M.Bathroom	2.20x2.11



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All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 004

Gross Area = 103.90 m²

Private Garden Area = 50 m²



Entrance	2.68x1.34
Reception & Dining	4.10x8.04
Corridor	1.55x1.28
Toilet	1.51x2.71
Kitchen	2.71x2.72
M.Bedroom	4.05x5.73
Dressing	1.78x1.81
M.Bathroom	1.79x2.39



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All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

FIRST FLOOR

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 101

Gross Area = 147.10m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace	**2.55x1.48**



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All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 102

Gross Area = 161.46 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby	1.77x1.28
Toilet	1.53x3.16
Lobby	1.72x0.94
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace	1.76x2.56



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 103

Gross Area = 171.97 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace	1.70x7.14



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All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 104

Gross Area = 156.25 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace	**1.29x7.19**



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All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

SECOND FLOOR

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 201

Gross Area = 170.61 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace	**12.45x1.79**



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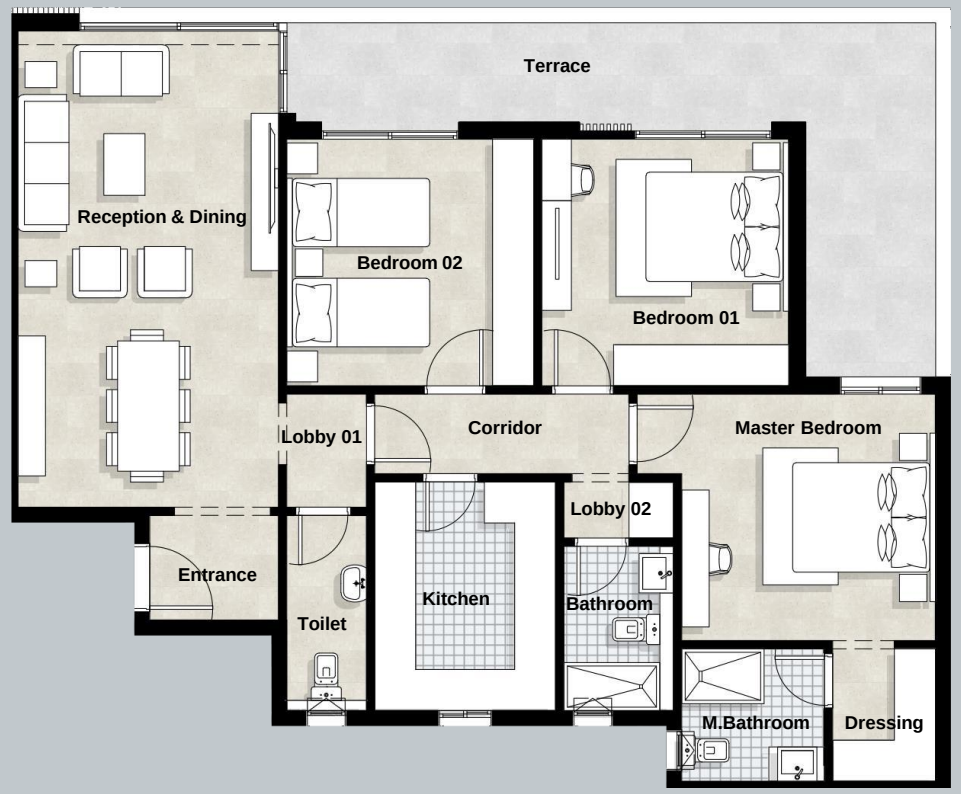
All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 202

Gross Area = 187.26 m²



Entrance`	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace	13.02x1.92



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 203

Gross Area = 165.25 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace	4.34x1.76



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 204

Gross Area = 150.34 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace	**4.39x1.29**



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

THIRD FLOOR

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 301

Gross Area = 152.78 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace 01	**4.32x1.79**
Terrace 02	**1.90x1.45**



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 302

Gross Area = 167.74 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace 01	4.27x1.70
Terrace 02	1.90x1.45



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 303

Gross Area = 187.26 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace	12.91x1.86

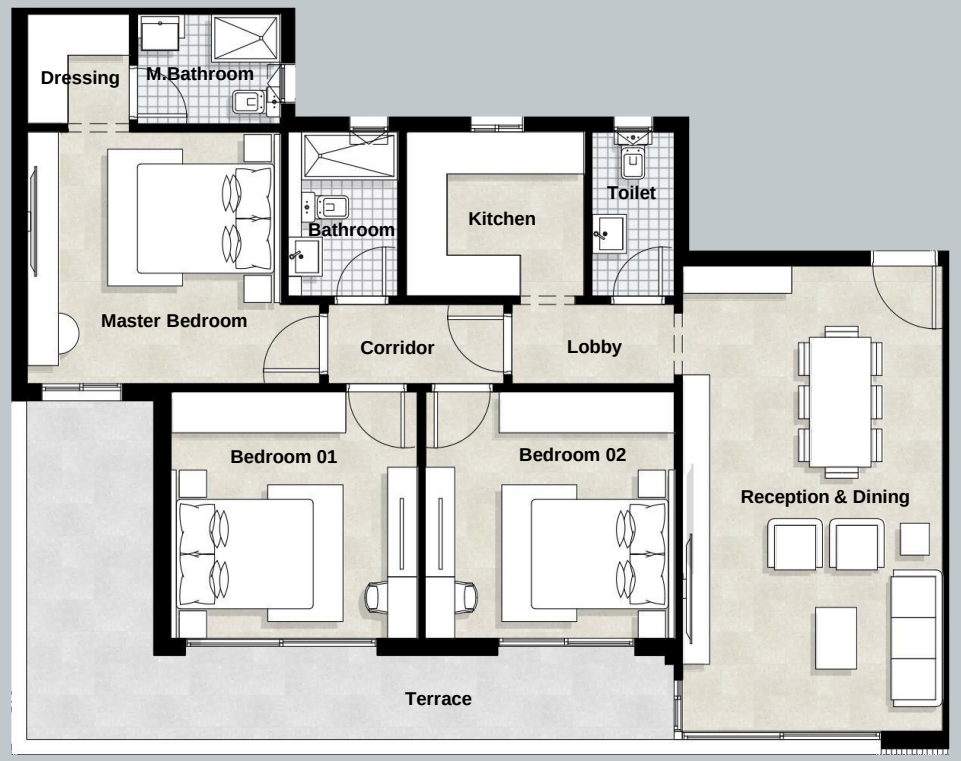


All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 304

Gross Area = 170.61 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace	**12.44x1.79**



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

FOURTH FLOOR

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 401

Gross Area = 157.30 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace	**2.55x1.79**



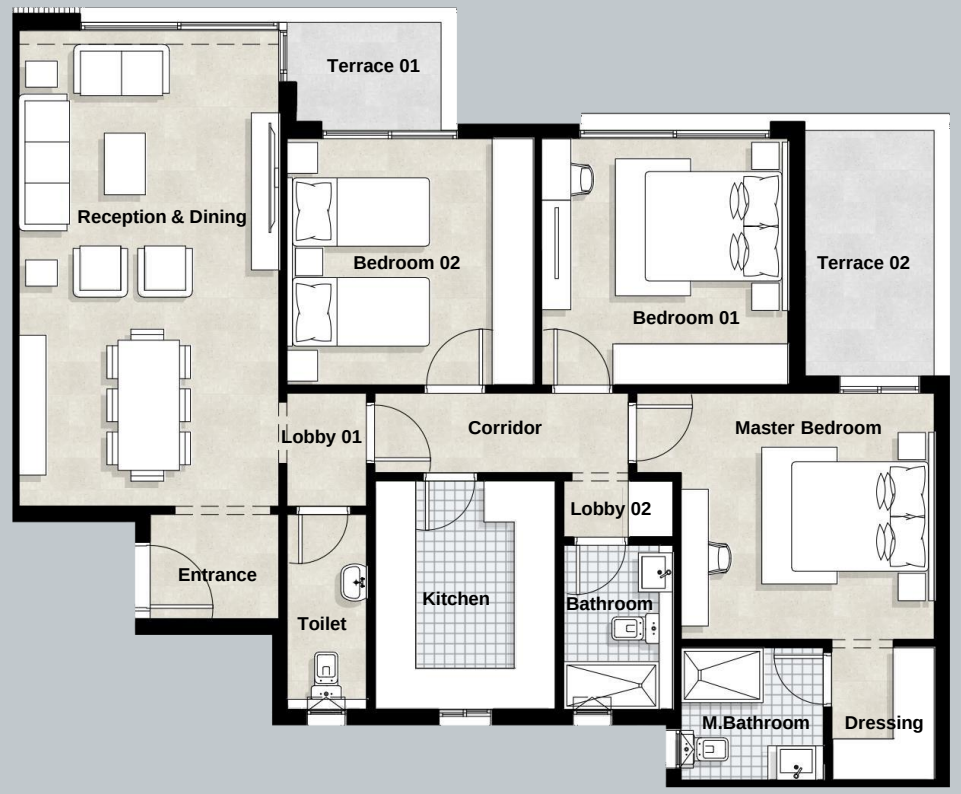
LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 402

Gross Area = 172.79 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace 01	1.70x2.50
Terrace 02	2.14x3.84



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 403

Gross Area = 175.07 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace 01	1.70x7.20
Terrace 02	1.45x1.82



All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 404

Gross Area = 158.82 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace 01	**1.48x7.19**
Terrace 02	**1.45x1.82**



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

FIFTH FLOOR

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 501

Gross Area = 152.67 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace 01	**4.32x1.79**
Terrace 02	**1.90x1.45**



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 502

Gross Area = 167.74 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace 01	1.70x4.27
Terrace 02	1.90x1.45



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 503

Gross Area = 187.18 m²



Entrance	1.84x2.19
Reception & Dining	7.26x3.99
Lobby 01	1.77x1.28
Lobby 02	1.72x0.94
Toilet	1.53x3.16
Kitchen	3.65x2.77
Bathroom	1.72x2.71
Corridor	3.83x1.28
Bedroom 01	3.91x4.10
Bedroom 02	3.72x3.91
M.Bedroom	4.01x3.91
Dressing	2.12x1.81
M.Bathroom	2.08x1.93
Terrace	12.91x1.86



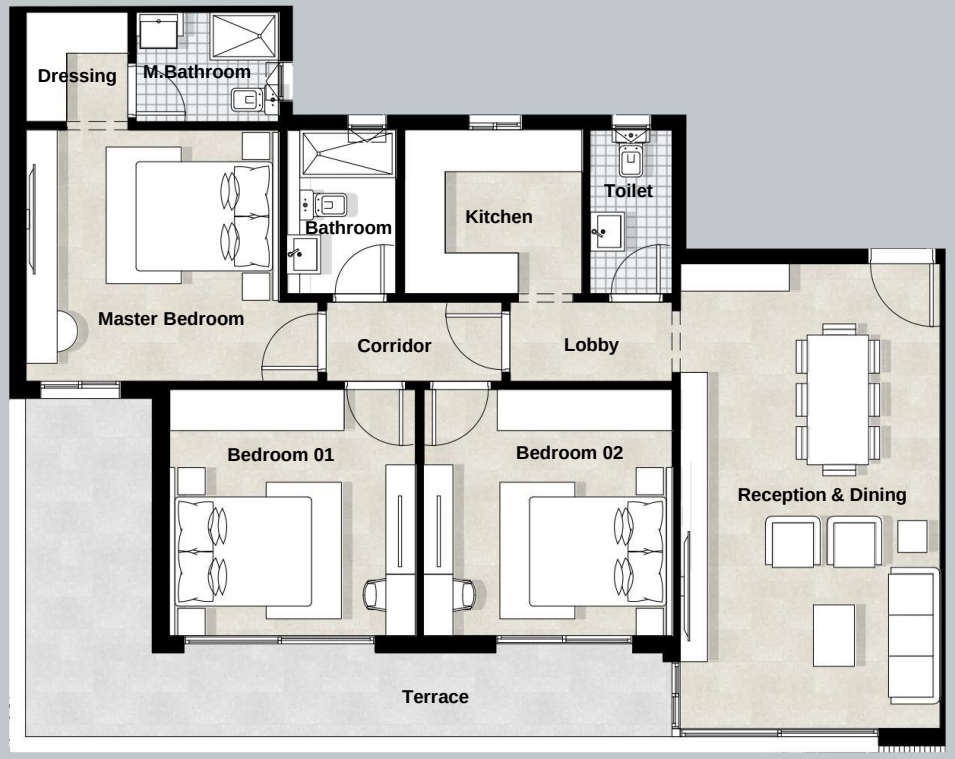
LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

Type 2

Apartment 504

Gross Area = 170.61 m²



Reception & Dining	**7.42x3.99**
Toilet	**1.51x2.71**
Kitchen	**2.71x2.72**
Lobby	**1.28x2.49**
Bedroom 01	**4.11x4.10**
Bedroom 02	**3.75x4.04**
Corridor	**2.69x1.28**
Bathroom	**1.72x2.71**
M.Bedroom	**4.01x3.99**
Dressing	**1.78x1.81**
M.Bathroom	**2.39x1.78**
Terrace	**12.44x1.79**



LA COLINA –DEC.23

All Areas/Calculations/Illustrations Are Subject To Change According To Design Development

CAPITAL HILLS

HOLDING

CH DEVELOPMENTS

Capital Hills DEVELOPMENTS - East -

Capital Hills DEVELOPMENTS - West -

Truestate Developments

ELNEGM DEVELOPMENTS

United For Real Estate Investment
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