

PALI

SEA-CLIFF SERENITY



MASTERPLAN

AN ELEVATED DREAM-LIKE REALITY



FACTS AND FIGURES

Project Dimension: 750 m x 420 m

Project Area: 310,800 m² = 75 Feddan

Total Number of Unites: 754 unit

Foot Print % = 18%

Main lagoon: 16,290 m²

Main Lagoon Water: 4,795 m²

Palma Lagoon: 4,350 m²

Okila Lagoon: 1020 m²

Aina Pool: 2100 m²

Sila Pool: 325 m²

Beach: 420 m x 200 m (Depth)

Beach Area: 84,000 m² = 20 Feddan

Park Area: 27,300 m² = 6.5 Feddan

Commercial Area: 3200 m²

Lagoon Club House = G+2 (2,625 m²)

Minimum Street Width is: 10 m

Beach Lounge: 170 x 60 = 10,200 m²



LOCATION

Pali- Marsa Matrouh	101 km
Pali- Alexandria	180 km
Pali- Ras Al Hekma	35 km
Pali- Cairo (Via Dabaa Road)	300 km
Pali- Dabaa Road	19 km
Pali- Wadi Al Natroun Road	90 km
Pali- Borg Al Arab International Airport	170 km





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Inspired by an elegant Boho-glam lifestyle, all residential units enjoy equal views on lush greenery, sea views and a central 16,290 m² turquoise lagoon to pay homage to tropical simplicity where seafront living and nature effortlessly collide.

FEEL THE EXCITEMENT

SPLASH IN SHIMMERING POOLS & LAGOONS

Pali is expertly designed as a shimmering water-wonderland to surround residents with floating landscapes and non-stop activities in every direction. Boasting numerous pools and private shimmering lagoons for each island to enjoy, the development's heart is also crowned with a central 16,290 m2 lagoon, inviting families to revel in water-sport activities or simply connect where waters are crystal clear.



FEEL CONNECTED

UNWIND WITH LOVED ONES

Pali's Club House combines casual luxury with serene lagoon surroundings where every intricate detail has been designed to allow you to connect with family and friends, or simply unplug and enjoy time to yourself. Watch the sky transform at sunset or lose yourself in a favorite book.



EXPERIENCE WORLD-CLASS HOSPITALITY

ENJOY UNPARALLELED COMFORT

Melding utmost comfort with contemporary elegance, Pali's 5-star hotel takes exceptional hospitality to a whole new level. From handcrafting your favorite cocktail for a sunset toast, feeling pampered in the luxury of your own room, to planning a bespoke excursion that satisfies your taste of adventure, personalized care is at the heart of Pali's hospitality experience.





KALA STAND ALONE TYPE B

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KALA Stand Alone
Ground Floor
BUA: 310 m²

A. Lobby	2.15 * 3.60
B. Water Bathroom	3.30 * 4.50
C. Dining	3.30 * 3.60
D. Bathroom	2.10 * 2.90
E. Court Yard	2.00 * 2.20
F. Bedroom	3.00 * 3.50
G. Bedroom	3.65 * 3.75
H. Bedroom	3.40 * 3.40
I. Lobby	3.20 * 1.10



KALA Stand Alone
Second Floor
BUA: 310 m²

A. Lobby	3.20 * 3.40
B. Pool 20 m²	3.30 * 3.50
C. Kitchen	3.30 * 3.40
D. Court Yard	2.00 * 2.20
E. Bed Room	3.30 * 3.00
F. Bathroom	1.65 * 2.70
G. Bed Room	3.30 * 4.40
H. Terrace	3.00 * 1.00
I. Lobby	3.30 * 1.10



KALA Stand Alone
First Floor
BUA: 310 m²

A. Terrace	5.30 * 1.50
B. Lobby	3.15 * 3.00
C. Living Room	4.80 * 5.50
D. Terrace	1.20 * 2.90
E. Kitchen	2.50 * 3.00
F. Courtyard	2.00 * 2.20
G. Hall	2.00 * 3.00
H. Guest Room	3.30 * 3.00
I. Water Closet	0.80 * 1.80
J. Hall	3.30 * 1.30
K. Hall	1.80 * 1.20
L. Guest Room	2.00 * 3.80

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KALA TWIN HOUSE

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KALA Twin House
Ground Floor
BUA: 255 m2

a. Entrance	2.10*1.00
k. lobby	1.85*2.40
o. living room	4.25*5.40
d. dining	2.75*4.30
k. bathroom	1.80*1.80
i. kitchen	2.80*3.15
w. maid toilet	1.25*1.80
H. maid room	1.80*1.80
f. Niche	2.10*1.30
s. Storage	2.25*1.30



KALA Twin House
Second Floor
BUA: 255 m2

A. Bed 3m²	3.40*3.50
B. living room	4.30*4.95
C. bathroom	1.10*3.30
D. bathroom	2.55*2.10
E. Terrace-2	1.10*5.85
F. lobby	2.10*1.30



KALA Twin House
First Floor
BUA: 255 m2

A. Dressing	2.10*1.35
B. M.Bathroom	3.40*2.50
C. Terrace	2.25*1.35
D. Niche/Bedroom	3.15*4.95
E. Bathroom-1	2.10*3.75
F. Bedroom-1	3.30*3.15
H. Terrace-2	1.10*5.85
F. Bathroom	2.55*2.10
F. lobby	4.30*1.30

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SILA APARTMENTS

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Building B Sila
 Typical Floor
 BUA: 75 m²

A Entrance	1.90*1.00
B Kitchen	3.00*3.00
C Living Room	3.00*4.00
D Terrace 1	1.00*3.00
E Terrace 2	1.00*3.00
F Master Bedroom	2.90*2.00
G Dressing	1.40*1.00
H Bathroom	2.30*1.00
I Toilet	1.00*1.00
J Lobby	1.10*1.20



Whole Building B

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SILA CHALET

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SILA Chalet
Ground Floor
BUA: 190 m²

A. Terrace	2.20 * 3.15
B. Kitchen	4.00 * 2.20
C. Dining	3.90 * 3.40
D. Living Room	3.65 * 3.90
E. Terrace 1	4.20 * 2.00
F. Terrace 2	4.30 * 1.45
G. Master Bedroom	3.20 * 3.50
H. 1st Bedroom	1.70 * 2.00
I. Bedroom	1.70 * 2.00
J. Bedroom	3.20 * 3.20
K. Terrace 3	3.00 * 3.20
L. Lobby	1.20 * 1.70



SILA Chalet
Second Floor
BUA: 190 m²

A. Terrace	3.40 * 3.75
B. Hall (3rd fl)	3.80 * 6.00
C. Bedroom	1.70 * 2.00
D. Bedroom	3.00 * 3.20
E. Living Room	2.70 * 3.45
F. Terrace	3.30 * 3.75
G. Lobby	1.10 * 1.70
H. Lobby	1.00 * 3.70



SILA Chalet
First Floor
BUA: 190 m²

A. Terrace	2.10 * 3.40
B. Kitchen	3.40 * 1.40
C. Dining	3.40 * 3.40
D. Living Room	3.00 * 3.90
E. Terrace	4.00 * 1.40
F. Master Bedroom	3.30 * 3.50
G. Bedroom	1.70 * 2.00
H. Bedroom	2.10 * 2.00
I. Bedroom	2.80 * 4.40
J. Lobby	1.20 * 4.20

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SILA TOWN HOUSE

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SILA Town House
Ground Floor
BUA: 278 m²

A Living Room	4.91 * 3.01
B Balcony	0.81 * 2.28
C Dining Room	4.03 * 3.88
D Kitchen	3.81 * 3.21
E Terrace	2.00 * 1.40
F Terrace 2	4.22 * 2.30
G Terrace	1.12 * 2.14
H Terrace 1	1.11 * 2.20
I Terrace	1.21 * 2.20



SILA Town House
Second Floor
BUA: 278 m²

A Terrace	4.03 * 3.20
B Terrace	2.68 * 2.20
C Terrace	4.03 * 3.20
D Terrace 2	4.81 * 1.30
E Terrace	1.20 * 4.20
F Terrace	6.11 * 4.30



SILA Town House
First Floor
BUA: 278 m²

A Terrace	4.03 * 3.20
B Terrace	0.81 * 2.28
C Terrace	4.03 * 3.20
D Terrace	3.81 * 3.21
E Terrace	2.00 * 1.40
F Terrace	2.00 * 1.40
G Terrace	1.12 * 2.14
H Terrace 1	1.11 * 2.20
I Terrace 2	1.21 * 2.20

Disclaimer

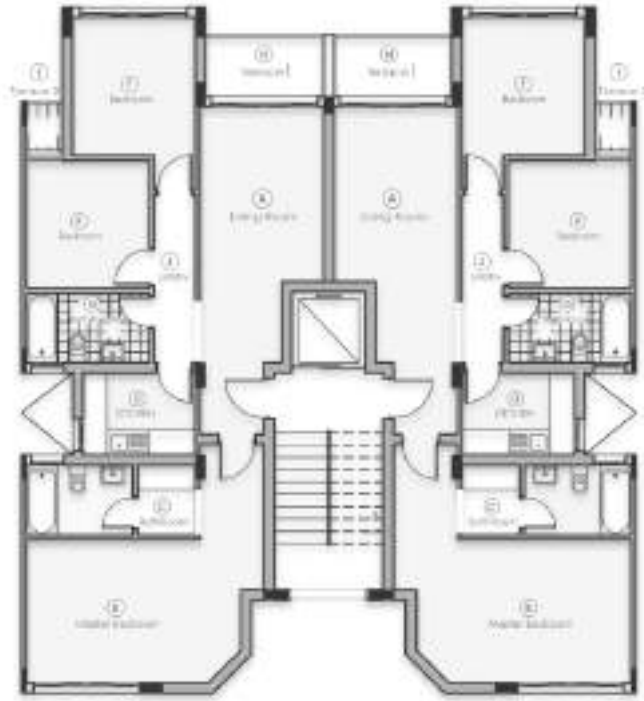
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PALMA CHALET B

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PALMA 3 Bedrooms Chalet
 Typical Floor
 BUA: 125 m²

A. Living Area	4.30*3.00
B. Water Closet	5.30*3.50
C. Bathroom	2.75*1.70
D. Kitchen	2.75*2.00
E. Bedroom	5.30*3.00
F. Bedroom	3.40*3.00
G. Subfloor	3.00*1.70
H. Terrace 1	1.40*2.80
I. Terrace 2	1.30*0.90
J. Lobby	1.00*4.10



PALMA 3 Bedrooms Chalet
 Ground Floor
 BUA: 125 m²

A. Living Area	4.30*3.00
B. Water Closet	5.30*3.50
C. Bathroom	2.75*1.70
D. Kitchen	2.75*2.00
E. Bedroom	5.30*3.00
F. Bedroom	3.40*3.00
G. Subfloor	3.00*1.70
H. Terrace 1	1.40*2.80
I. Terrace 2	1.30*0.90
J. Lobby	1.00*4.10

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OKILA 3 BEDROOMS

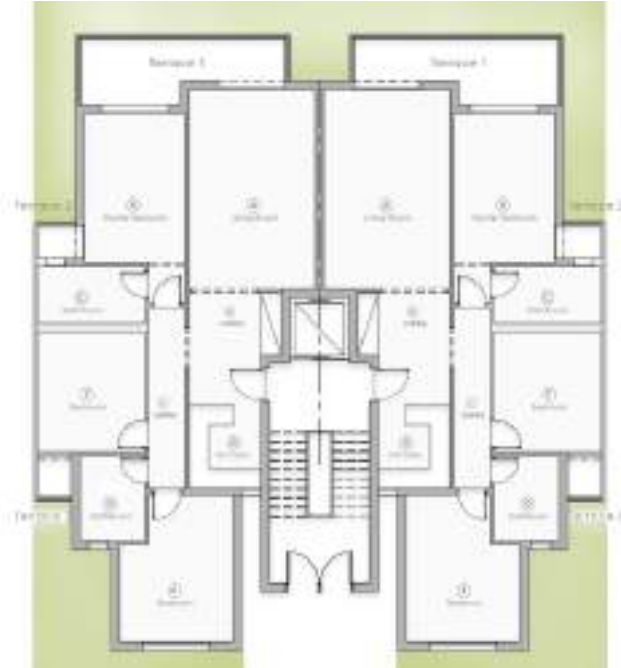
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OKILA 3 Bedrooms Chalet
 Typical Floor
 BUA: 150 m²

a. Living Room	4.02' x 2.80'
b. Master Bedroom	4.01' x 3.01'
c. Bedroom	5.00' x 1.70'
d. Kitchen	5.05' x 2.20'
e. Bathroom	4.40' x 2.41'
f. Bathroom	3.90' x 3.30'
g. Hallway	5.82' x 3.00'
h. Terrace 1	1.30' x 3.30'
i. Terrace 2	1.10' x 1.10'
j. Balcony	1.30' x 2.40'
k. Balcony	2.02' x 3.00'



OKILA 3 Bedrooms Chalet
 Ground Floor
 BUA: 150 m²

a. Living Room	4.02' x 2.80'
b. Master Bedroom	4.01' x 3.01'
c. Bedroom	5.00' x 1.70'
d. Kitchen	5.05' x 2.20'
e. Bathroom	4.40' x 2.41'
f. Bathroom	3.90' x 3.30'
g. Hallway	5.82' x 3.00'
h. Terrace 1	1.30' x 3.30'
i. Terrace 2	1.10' x 1.10'
j. Balcony	1.30' x 2.40'
k. Balcony	2.02' x 3.00'

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