

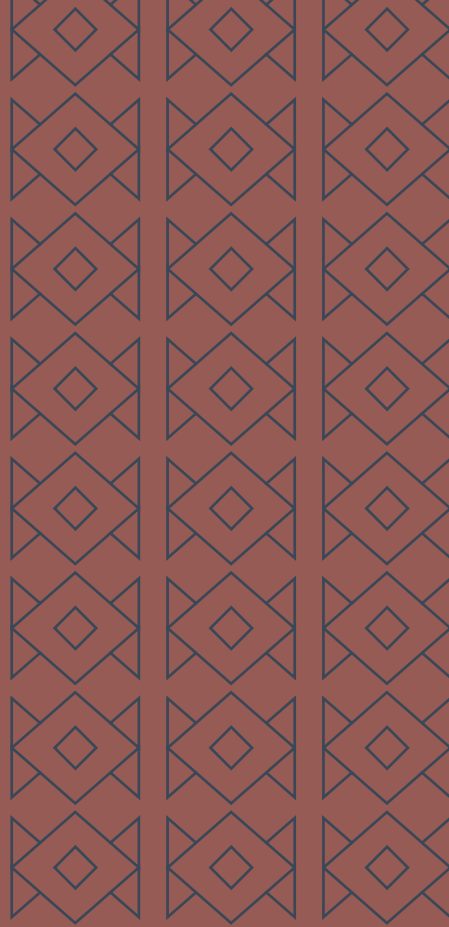
THE
CROWN

PALM HILLS OCTOBER
EXTENSION

Egypt's Leading Real Estate Developer

Palm Hills Developments is a leading real estate company in the Egyptian market, primarily developing 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 29 projects spanning different development stages nationwide, and spreading over 27 million square meters [sqm] in Egypt.

A Word from the Chairman



"As the Egyptian real estate market continues to flourish, the need for true added value, integrated communities has never been greater.

Recognizing this early on, Palm Hills Developments was fortunately able to take part of this exciting change in the real estate investment climate, to contribute in driving the country's economy forward.

Capitalizing on market opportunities by acquiring land in strategic locations and developing communities for a rapidly growing demand, Palm Hills Developments became a trend-setter for innovative, fully integrated communities, as an Egyptian developer. With one of the largest land banks in Egypt and a multitude of projects in residential, commercial and tourism destination resorts under its helm, Palm Hills Developments is growing with strong momentum; offering high standard of quality and a seamless livable experience.

As the result of a dynamic market, we are able to push our boundaries, develop and recreate better livable communities, and as a result, better living conditions for all. What has long set us apart is a deep commitment to innovation and an innate ability to tap into the needs and aspirations of our clients, offering the highest value and return on their properties.

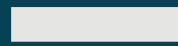
At Palm Hills Developments, we believe that the core of our success stems from the belief that, by setting standards in quality, price and delivery, we will turn every integrated community into a success story; your success story."



WHAT'S A KING WITHOUT HIS CROWN?

A home for the suave man and the chic woman. It is the neighbourhood where classy and cool meet, where the modern and the classic collide, where you can experience a lifestyle like no other..
Live with confidence.
Live in The Crown.





Being part of our community means we provide you with the places where you can, and should, take a break. Find sanctuary in our extensive facilities. Take a break from the hectic tempo of Cairo.

FACIL- ITIES



Experience the havens that are our spa, club and gym.

Enjoy a short walk to our clubhouse.

Wander into the Jack Nicklaus signature golf course and Bear clubhouse.

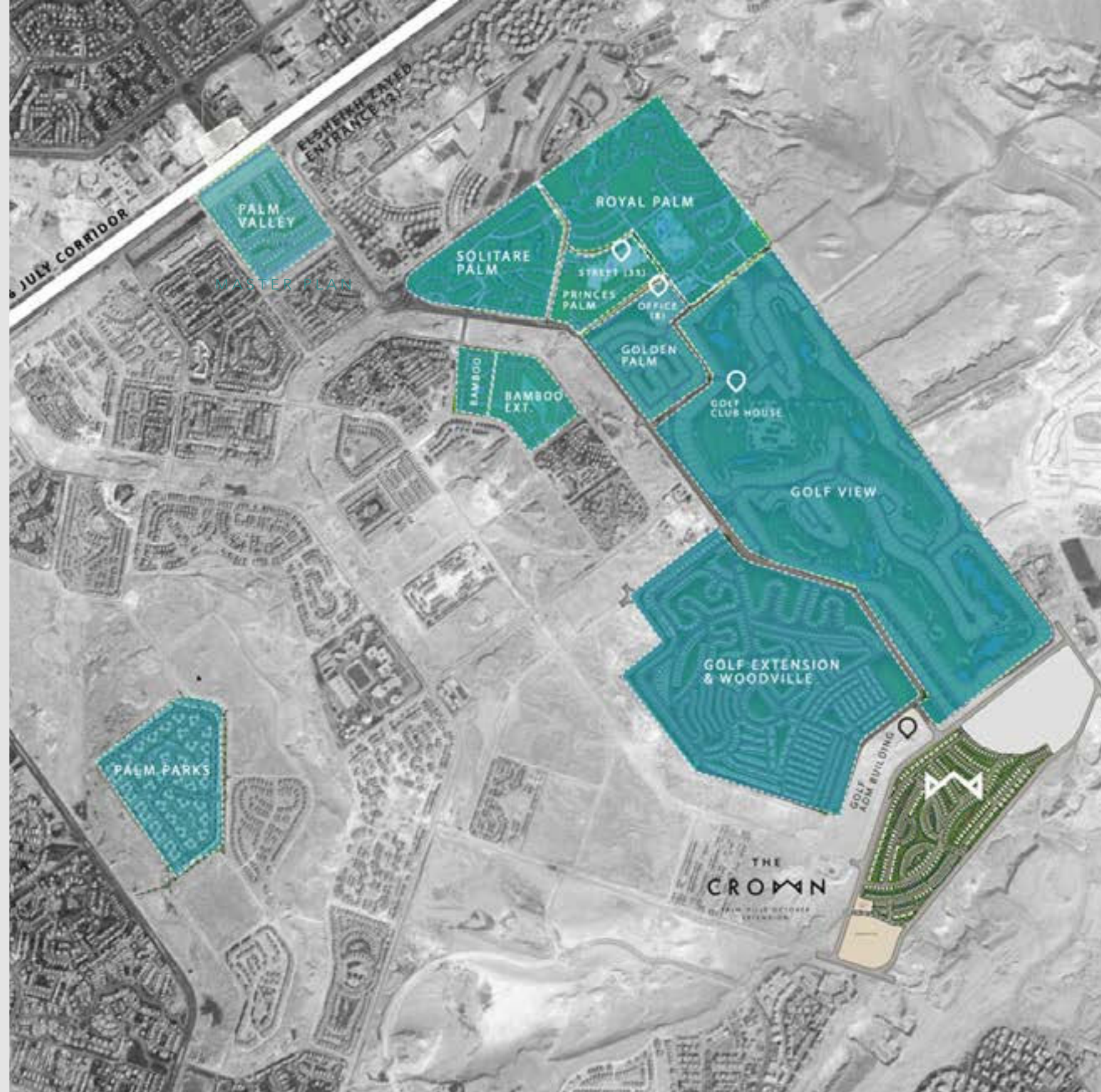
Stroll into our office.

Or even find yourself on Street 88.





THE
CROWN
SITE LOCATION





THE
CROWN
MASTER PLAN





VILLA
TYPE B

AVERAGE LAND AREA	747.53 m ²
BUILT UP AREA (INCLUDING PENTHOUSE AREA)	512.75 m ²
AVERAGE OF ROOF AREA	147.1 m ²

BY ARCHITECT SHEHAB A. MAZHAR
Palm Hills Developments retains the right to make alterations





GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Ground Floor Area

Vestibule	2.40 m x 8.95 m
Reception - Dining	5.30 m x 8.60 m - 5.20 m x 5.25 m
Terrace	5.10 m x 3.50 m
Kitchen	4.10 m x 4.95 m
Guest Toilet	2.20 m x 1.60 m
Guest Bedroom - Ensuite Bathroom	4.00 m x 4.10 m 1.25- m x 2.35 m
Storage	3.20 m x 1.20 m
Nanny's Bedroom - Bathroom	2.50 m x 2.55 m - 1.50 m x 1.60 m
Driver's Bedroom - Bathroom	4.10 m x 1.95 m - 1.50 m x 2.00 m

First Floor Area

Master Bedroom - Ensuite Bathroom - Dressing Room - Terrace	5.10 m x 4.40 m - 2.55 m x 2.70 m - 2.75 m x 2.00 m - 4.85 m x 3.25 m
Bedroom 1 - Dressing Room - Ensuite Bathroom	4.00 m x 4.10 m - 1.75 m x 1.50 m - 2.05 m x 2.55 m
Bedroom 2 - Ensuite Bathroom - Terrace	3.95 m x 3.85 m - 2.55 m x 2.20 m - 4.25 m x 0.90 m
Family Room - Kitchenette	5.30 m x 6.75 m - 3.35 m x 2.20 m
Laundry	1.90 m x 1.60 m

Penthouse Area

Family Living	4.40 m x 4.20 m
Bathroom	2.25 m x 1.60 m
Kitchenette	0.60 m x 2.40 m



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VILLA
TYPE



AVERAGE LAND AREA	631.39 m ²
BUILT UP AREA (INCLUDING PENTHOUSE AREA)	431.70 m ²
AVERAGE OF ROOF AREA	136.55 m ²

BY ARCHITECT SHEHAB A. MAZHAR
Palm Hills Developments retains the right to make alterations





GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Ground Floor Area

Vestibule	2.15 m x 10.00 m
Reception & Dining	(4.35 m x 7.50 m + 6.65 m x 4.30 m)
Kitchen	(4.50 m x 3.60 m + 1.65 m x 1.75 m)
Guest Bedroom - Ensuite Bathroom	4.00 m x 3.60 m - 2.60 m x 1.70 m
Guest Toilet	2.00 m x 1.60 m
Driver's Bedroom - Bathroom	2.35 m x 1.70 m - 1.40 m x 1.70 m
Nanny's Bedroom - Bathroom	2.15 m x 1.70 m - 1.60 m x 1.70 m

First Floor Area

Master Bedroom - Dressing Room 1 - Dressing Room 2 - Ensuite Bathroom	4.35 m x 4.00 m - 2.80 m x 1.80 m - 2.30 m x 2.45 m - 2.80 m x 2.40 m
Bedroom 1 - Ensuite Bathroom - Ensuite Dressing	4.00 m x 4.00 m - 2.70 m x 1.70 m - 2.40 m x 2.00 m
Bedroom 2 - Ensuite Bathroom - Terrace	4.35 m x 3.70 m - 2.50 m x 3.35 m - 3.75 m x 1.45 m
Family Room - Terrace	4.15 m x 4.30 m - 6.25 m x 1.75 m
Laundry	1.80 m x 1.60 m
Kitchenette	2.20 m x 0.60 m

Penthouse Area

Family Room	4.35 m x 3.00 m
Toilet	1.90 m x 1.70 m



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VILLA
TYPE D

AVERAGE LAND AREA	530.79 m ²
BUILT UP AREA (INCLUDING PENTHOUSE AREA)	383.60 m ²
AVERAGE OF ROOF AREA	121.85 m ²

BY ARCHITECT SHEHAB A. MAZHAR
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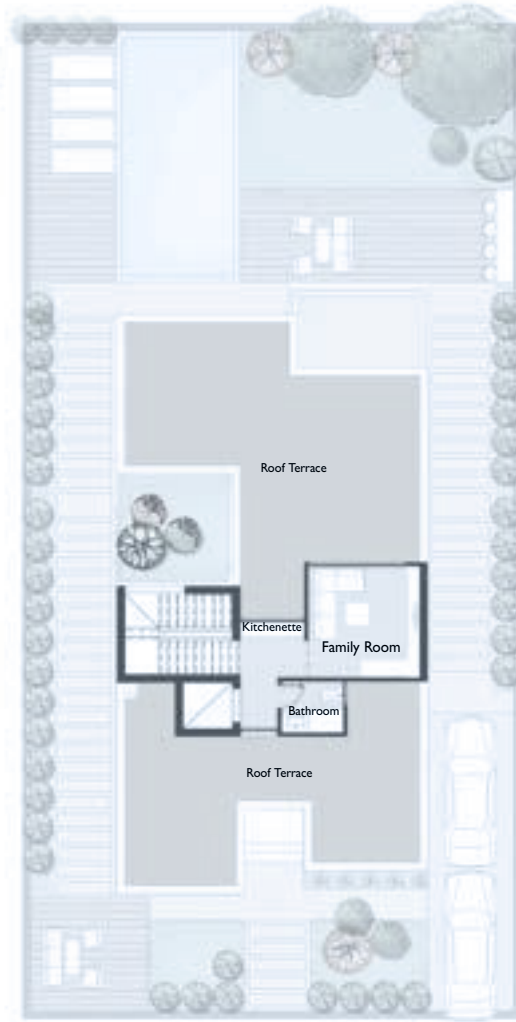




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Ground Floor Area

Vestibule	2.05 m x 7.35 m
Reception & Dining	(9.50 m x 4.75 m + 3.70 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

First Floor Area

Master Bedroom - Ensuite Bathroom - Dressing Room	4.05 m x 4.90 m - 3.45 m x 2.10 m - 2.35 m x 2.40 m
Bedroom 1 - Ensuite Bathroom	3.60 m x 4.50 m - 2.45 m x 1.80 m
Bedroom 2 - Ensuite Bathroom - Dressing Room	3.60 m x 3.80 m - 1.60 m x 2.85 m - 2.05 m x 2.10 m
Family Room - Terrace	5.30 m x 4.75 m - 3.90 m x 2.35 m
Kitchenette	0.60 m x 2.60 m

Penthouse Area

Family Room	3.60 m x 3.60 m
Kitchenette	2.05 m x 0.60 m
Bathroom	2.00 m x 1.65 m



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VILLA
TYPE E

AVERAGE LAND AREA	415.57 m ²
BUILT UP AREA (INCLUDING PENTHOUSE AREA)	287.68 m ²
AVERAGE OF ROOF AREA	95.57 m ²

BY ARCHITECT SHEHAB A. MAZHAR
Palm Hills Developments retains the right to make alterations





GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Ground Floor Area

Vestibule	1.75 m x 1.85 m
Reception + Dining	(3.90 m x 7.25 m) + (3.60 m x 4.75 m)
Kitchen	4.00 m x 3.35 m
Guest Toilet	1.65 m x 2.15 m
Nanny's Bedroom - Bathroom	(2.45 m x 1.80 m) - (1.20 m x 1.80 m)
Driver's Bedroom - Bathroom	(2.45 m x 1.80 m) - (1.20 m x 1.80 m)

First Floor Area

Master Bedroom - Ensuite Bathroom	(3.90 m x 4.75 m) - (2.40 m x 2.40 m)
Bedroom 1	3.90 m x 3.70 m
Bedroom 2	3.90 m x 3.65 m
Bath 1	1.95 m x 2.90 m
Living	3.50 m x 3.90 m
Kitchenette	0.65 m x 3.30 m
Terrace	(3.35 m x 1.50 m) - (3.75 m x 0.90 m)

Penthouse Area

Living Room	4.50 m x 3.35 m
Bathroom	2.90 m x 1.40 m



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4 | VILLA
TYPE M

AVERAGE LAND AREA 300.45 m²
BUILT UP AREA 218.83 m²
(INCLUDING PENTHOUSE AREA)
AVERAGE OF ROOF AREA 81.55 m²

BY ARCHITECT SHEHAB A. MAZHAR
Palm Hills Developments retains the right to make alterations





GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Ground Floor Area

Vestibule	3.50 m x 1.90 m
Reception - Dining	(7.10 m x 4.20 m) - (3.40 m x 4.20 m)
Kitchen	3.75 m x 2.65 m
Guest Toilet	2.30 m x 1.75 m
Nanny's Bedroom - Bathroom	(2.05 m x 1.75 m) - (1.20 m x 1.75 m)
Porch	0.85 m x 1.65 m

First Floor Area

Master Bedroom - Ensuite Bathroom	(4.50 m x 3.60 m) - (2.50 m x 2.15 m)
Bedroom 1	3.90 m x 3.60 m
Bedroom 2	3.90 m x 3.60 m
Bath 1	1.80 m x 3.00 m
Living	3.40 m x 2.60 m
Kitchenette	0.60 m x 3.20 m

Penthouse

Living Room	3.10 m x 3.10 m
Bathroom	2.80 m x 1.20 m



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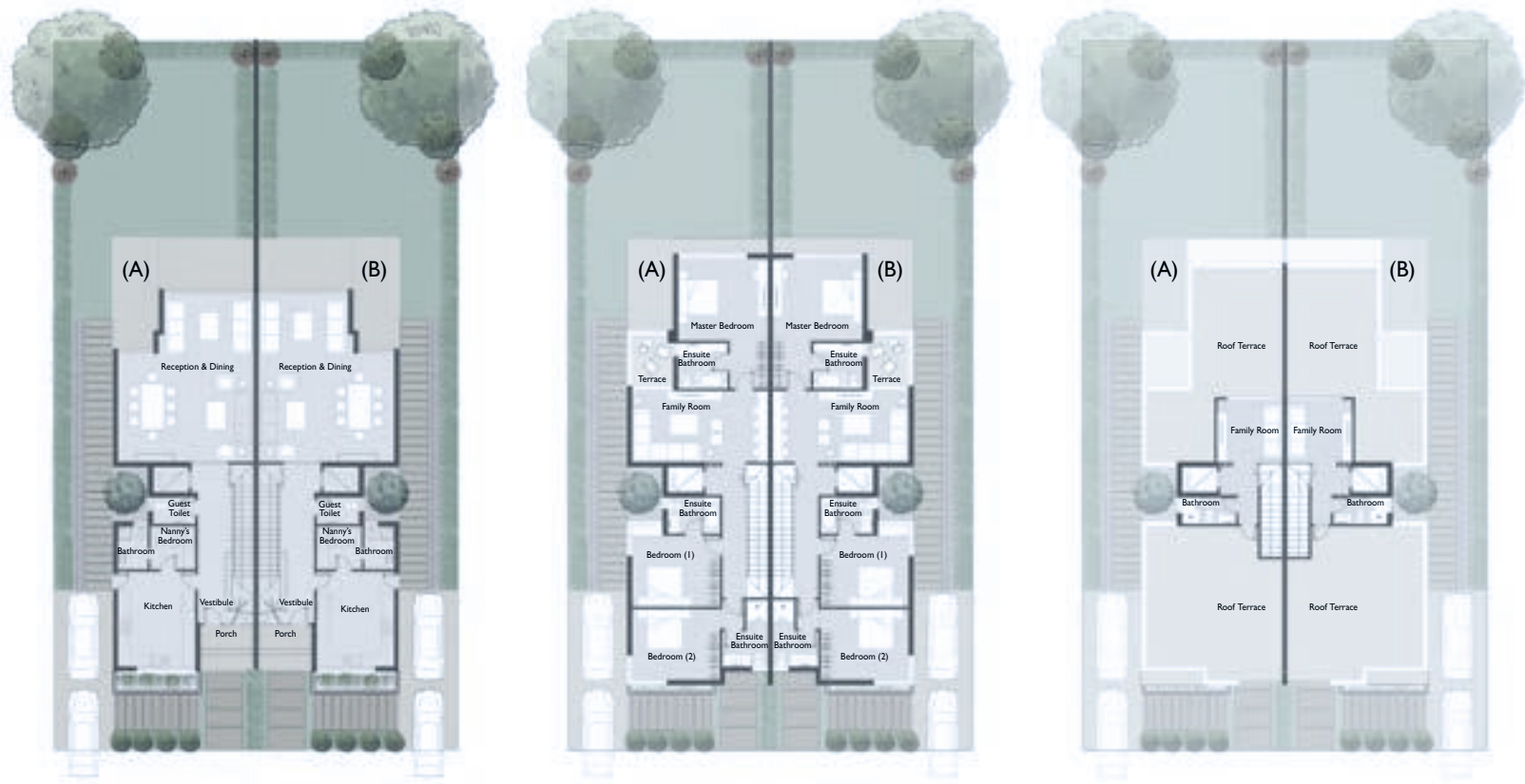


TWIN HOUSE

AVERAGE LAND AREA	374.98 m ²
BUILT UP AREA (INCLUDING PENTHOUSE AREA)	305.30 m ²
AVERAGE OF ROOF AREA	103.7 m ²

BY ARCHITECT SHEHAB A. MAZHAR
Palm Hills Developments retains the right to make alterations





GROUND FLOOR

FIRST FLOOR

PENTHOUSE

Ground Floor Area

Vestibule	2.55 m x 2.25 m
Reception - Dining	(6.60 m x 3.60 m) - (4.90 m x 4.00 m)
Kitchen	4.60 m x 4.20 m
Guest Toilet	1.90 m x 1.85 m
Nanny's Bedroom - Bathroom	(1.95 m x 2.40 m) - (1.50 m x 2.40 m)
Terrace	

First Floor Area

Master Bedroom - Ensuite Bathroom	(4.55 m x 3.60 m) - (2.10 m x 2.25 m)
Bedroom 1 - Ensuite Bathroom	(3.90 m x 3.60 m) - (2.45 m x 2.30 m)
Bedroom 2 - Ensuite Bathroom	(3.90 m x 3.60 m) - (2.35 m x 2.90 m)
Living	4.00 m x 3.00 m
Kitchenette	0.60 m x 3.00 m
Terrace	(1.80 m x 1.30 m) - (3.90 m x 0.70 m)

Penthouse Area

Living Room	3.70 m x 3.50 m
Bathroom	2.65 m x 1.30 m



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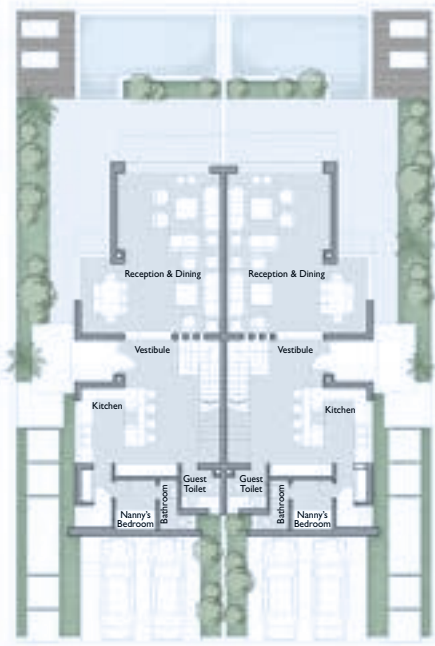


TWIN HOUSE

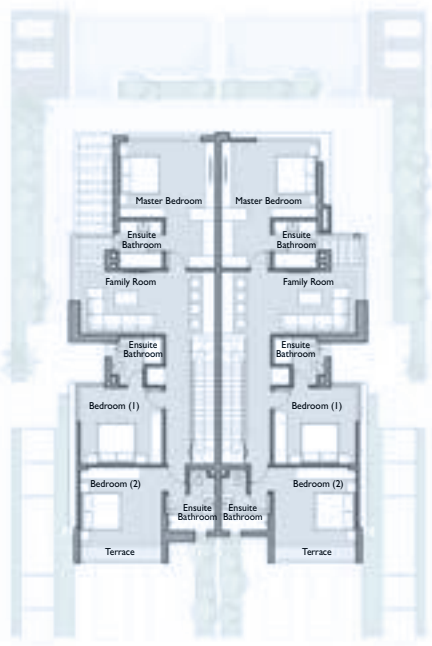
AVERAGE LAND AREA	319.42 m ²
BUILT UP AREA (INCLUDING PENTHOUSE AREA)	258.79 m ²
AVERAGE OF ROOF AREA	91.96 m ²

BY ARCHITECT SHEHAB A. MAZHAR
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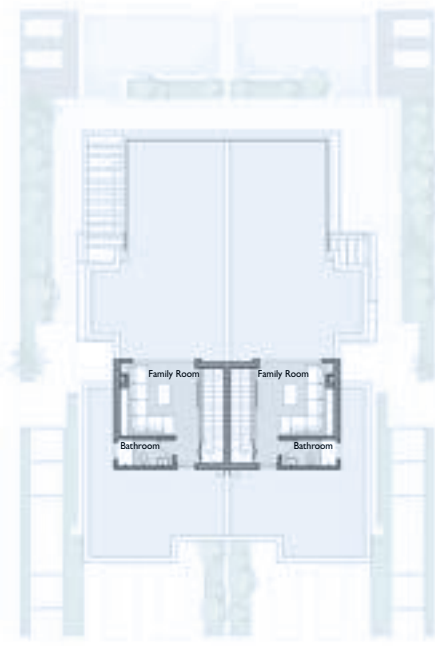




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Ground Floor Area

Vestibule	2.55 m x 2.25 m
Reception - Dining	(6.60 m x 3.60 m) - (4.90 m x 4.00 m)
Kitchen	4.60 m x 4.20 m
Guest Toilet	1.90 m x 1.85 m
Nanny's Bedroom - Bathroom	(1.95 m x 2.40 m) - (1.50 m x 2.40 m)
Terrace	

First Floor Area

Master Bedroom - Ensuite Bathroom	(4.55 m x 3.60 m) - (2.10 m x 2.25 m)
Bedroom 1 - Ensuite Bathroom	(3.90 m x 3.60 m) - (2.45 m x 2.30 m)
Bedroom 2 - Ensuite Bathroom	(3.90 m x 3.60 m) - (2.35 m x 2.90 m)
Living	4.00 m x 3.00 m
Kitchenette	0.60 m x 3.00 m
Terrace	(1.80 m x 1.30 m) - (3.90 m x 0.70 m)

Penthouse Area

Living Room	3.70 m x 3.50 m
Bathroom	2.65 m x 1.30 m



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THE 44s

GROUND FLOOR UNIT

Built up area 218.84 m²
Average garden area 317.05 m²

PENTHOUSE FLOOR UNIT

Built up area including penthouse area 275.58 m²
Roof terrace 161.93 m²

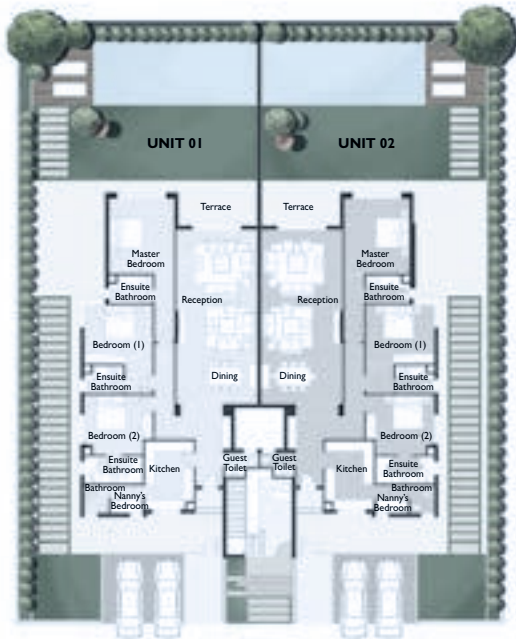
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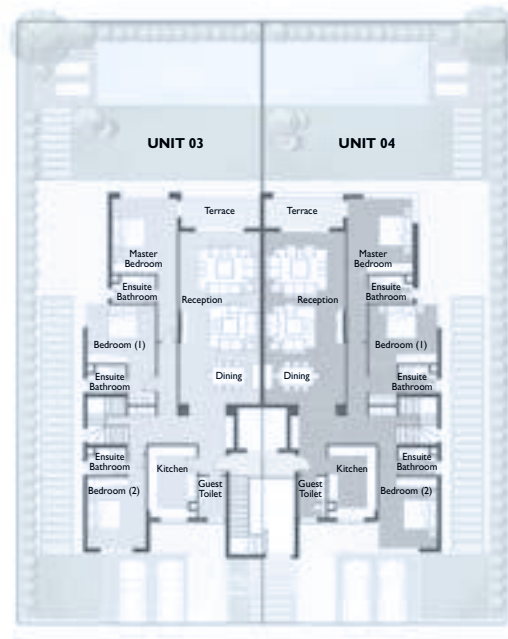
THE 44s

Life in The 44s is a life of both luxury and convenience. The 44s are 44 blocks, each housing four apartments where you can enjoy the exclusivity of living in a stand alone while maintaining a strong sense of community.

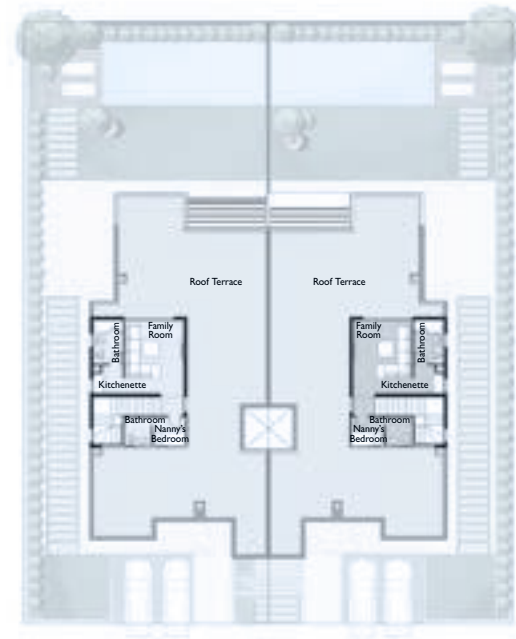




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Ground Floor

Reception - Dining	5.00 m x 7.60 m - 5.00 m x 3.10 m
Kitchen	3.00 m x 4.20 m
Master Bedroom - Ensuite Bathroom	4.00 m x 4.60 m - 2.70 m x 1.70 m
Bedroom -1 Ensuite Bathroom	4.20 m x 3.60 m - 2.40 m x 1.70 m
Bedroom -2 Ensuite Bathroom	4.20 m x 3.65 m - 3.60 m x 1.65 m
Nanny's bedroom - Bathroom	2.00 m x 1.70 m - 1.50 m x 1.70 m
Guest Toilet	2.05 m x 1.45 m
Terrace	4.85 m x 1.80 m

First Floor

Reception - Dining	5.00 m x 7.45 m - 5.00 m x 3.10 m
Kitchen	3.00 m x 4.40 m
Master Bedroom - Ensuite Bathroom	4.00 m x 4.60 m - 2.70 m x 1.70 m
Bedroom 1 - Ensuite Bathroom	4.20 m x 3.60 m - 2.40 m x 1.70 m
Bedroom 2 - Ensuite Bathroom	3.60 m x 4.00 m - 2.40 m x 1.70 m
Guest Toilet	1.65 m x 2.50 m
Terrace	4.85 m x 1.65 m

Penthouse

Family Room	3.60 m x 4.50 m
Shared Bathroom	1.80 m x 2.65 m
kitchenette	0.60 m x 1.20 m
Nanny's Bedroom - Bathroom	2.00 m x 1.75 m - 1.65 m x 1.75 m



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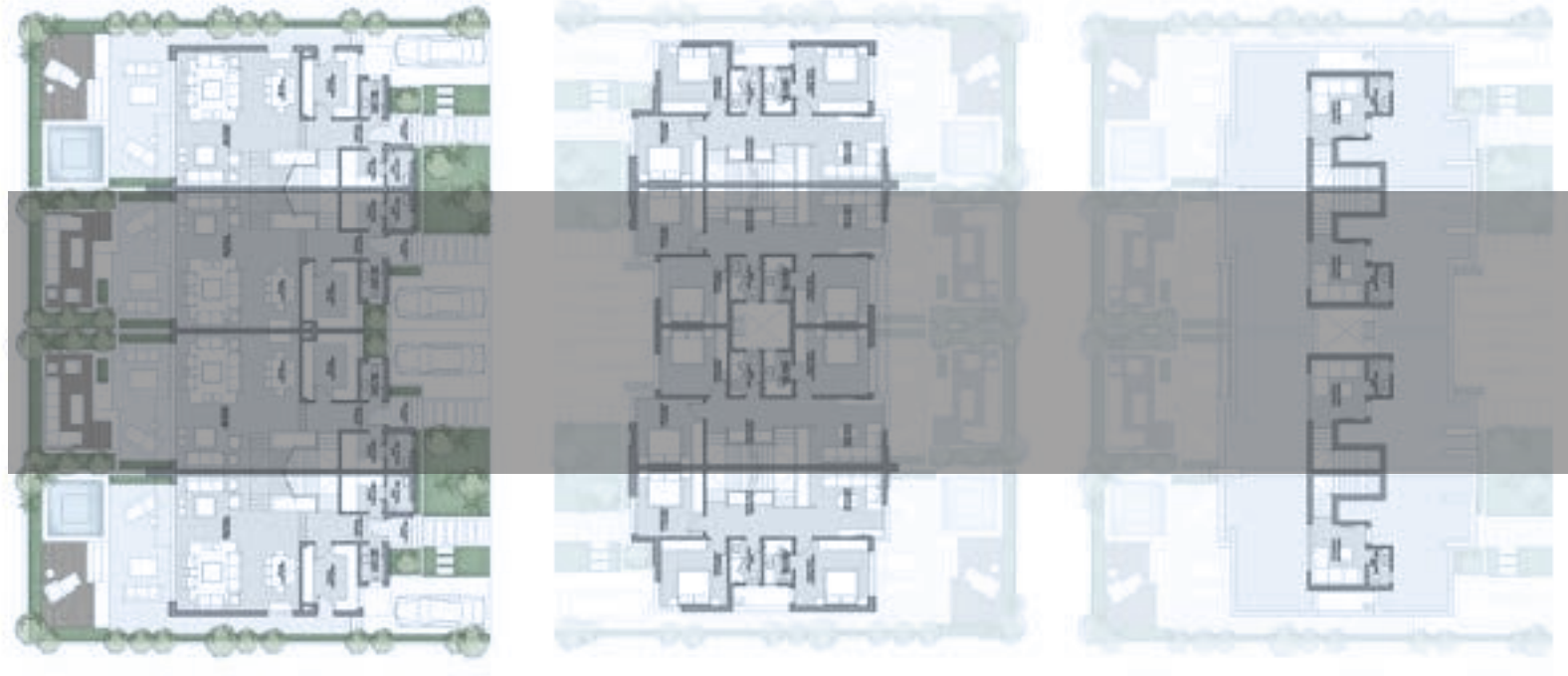
TOWNHOUSE

CORNER UNIT
AVERAGE LAND AREA 215.43 m²
BUILT UP AREA (INCLUDING PENTHOUSE AREA) 211.48 m²
AVERAGE OF ROOF AREA 71.65 m²

MIDDLE UNIT
AVERAGE LAND AREA 211.96 m²
BUILT UP AREA (INCLUDING PENTHOUSE AREA) 207.90 m²
AVERAGE OF ROOF AREA 70.56 m²

BY ARCHITECT SHEHAB A. MAZHAR
Palm Hills Developments retains the right to make alterations





GROUND FLOOR

FIRST FLOOR

PENTHOUSE

Corner Unit

Ground Floor Area

Vestibule	1.50 m x 4.25 m
Reception - Dining	(7.35 m x 3.95 m) - (5.30 m x 2.70 m)
Kitchen	3.60 m x 3.00 m
Guest Toilet	2.00 m x 1.30 m
Nanny's Bedroom - Bathroom	(2.00 m x 2.30 m) - (2.00 m x 1.30 m)
Porch	1.60 m x 1.25 m

First Floor Area

Master Bedroom - Ensuite Bathroom	(3.60 m x 3.95 m) - (2.35 m x 1.55 m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Bath	2.35 m x 1.55 m
Living	3.60 m x 4.65 m
Kitchenette	0.60 m x 2.35 m

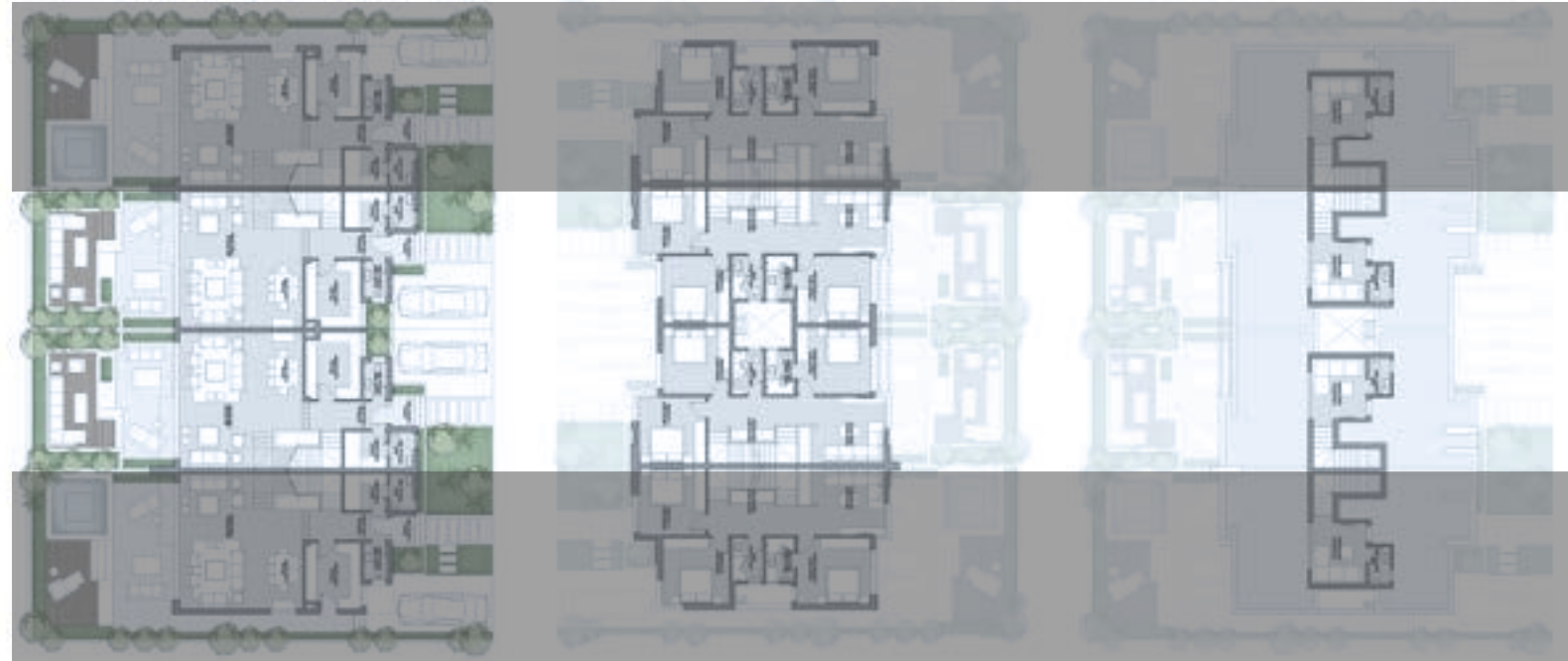
Penthouse Area

Living Room	3.30 m x 3.00 m
Bathroom	2.00 m x 1.20 m



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GROUND FLOOR

FIRST FLOOR

PENTHOUSE

Middle Unit

Ground Floor Area

Vestibule	1.50 m x 4.25 m
Reception - Dining	(7.35 m x 3.95 m) - (5.30 m x 2.70 m)
Kitchen	3.60 m x 3.00 m
Guest Toilet	2.00 m x 1.30 m
Nanny's Bedroom - Bathroom	(2.00 m x 2.30 m) - (2.50 m x 1.30 m)
Porch	1.60 m x 1.25 m

First Floor Area

Master Bedroom - Ensuite Bathroom	(3.60 m x 3.95 m) - (2.35 m x 1.55 m)
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Bath	2.35 m x 1.55 m
Living	3.60 m x 4.65 m
Kitchenette	0.60 m x 2.35 m

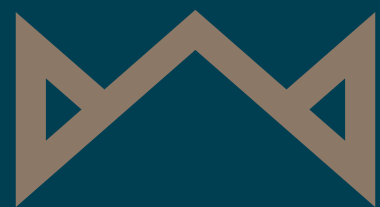
Penthouse Area

Living Room	3.30 m x 3.00 m
Bathroom	2.00 m x 1.20 m



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WHAT'S A QUEEN WITHOUT HER CROWN?