

| *Badyã* |
THE CREATIVE CITY

V I L L A S



VILLAS

| *Badyā* | VILLAS

BADYA MASTER PLAN

The New H design

Utter pleasure and peacefulness are just around the corner... This time, brought to you using the H Design, our villas are constructed in a way that truly appreciates your privacy and personal space... all the while enjoying your very own haven. We think tranquillity and fresh, where your garden is a perfect extension to the indoors (living room) of your home. Wherever your spot at home, heavenly greenery will always be around you: nature embracing your corners. Whether the sun is shining, the sky is pure baby blue or navy, whether you are in or out, we are bringing you «Haven Home,» where you take the feel of your place. With the H Design, every inch of your home is designed to make you feel, home.

Phase 1A



Cluster V1B

Cluster V1A

VILLA B







Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa EM
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



VILLA B



GROUND FLOOR

Land Area	700 m²
Built-up Area	371 m²
Room Name	
Corridor 01	3.56 m ²
Dining	26.97 m ²
Driver	4.42 m ²
Driver Bath	2.24 m ²
Guest Bath	4.63 m ²
Guest Bedroom	17.03 m ²
Guest WC	2.50 m ²
Kitchen	14.47 m ²
Lift 00	2.45 m ²
Living 00	28.88 m ²
Lobby	4.44 m ²
Nanny	4.97 m ²
Nanny Bath	2.50 m ²
Porch	3.24 m ²
Reception	21.56 m ²
Stairs 00	8.12 m ²
Terrace 01	4.18 m ²
Terrace 02	15.96 m ²

DISCLAIMER

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FIRST FLOOR

Room Name	
Bedroom 01	17.06 m ²
Bath 01	4.63 m ²
Bedroom 02	17.88 m ²
Bath 02	4.69 m ²
Master Bedroom 03	19.40 m ²
Master Bath 03	6.13 m ²
Closet Master Bed	4.03 m ²
Bedroom 04	20.16 m ²
Bath 04	5.28 m ²
Living 01	23.15 m ²
Corridor 02	2.26 m ²
Corridor 03	5.58 m ²
Stairs 01	8.19 m ²
Lift 01	2.45 m ²
Balcony BR02	6.40 m ²
Balcony BR 03	4.66 m ²





VILLA C







Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



VILLA C



Land Area	600 m²
Built-up Area	348 m²
Room Name	
Corridor	2.79 m ²
Dining	22.06 m ²
Driver	3.66 m ²
Driver Bath	2.56 m ²
Guest Bath	4.81 m ²
Guest Bedroom	20.20 m ²
Guest WC	2.90 m ²
Kitchen	15.07 m ²
Lift 00	2.45 m ²
Living 00	30.80 m ²
Nanny	3.66 m ²
Nanny Bath	2.53 m ²
Porch	3.20 m ²
Reception	18.27 m ²
Stairs	8.14 m ²
Terrace	27.33 m ²

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GROUND FLOOR



FIRST FLOOR

Room Name	
Master Bedroom 01	18.19 m ²
Closet Master Bed01	4.30 m ²
Bath 01	5.64 m ²
Bedroom 02	18.48 m ²
Bath 02	5.40 m ²
Bedroom 03	18.90 m ²
Bath 03	5.43 m ²
Living 01	22.46 m ²
Landing Area	17.05 m ²
Lift 01	2.45 m ²
Stairs	8.14 m ²
Balcony 01	10.62 m ²
Balcony 02	5.56 m ²





VILLA D





Sunrise and Sunset in
Cairo
Tower





Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

* -M = mirrored building type



VILLA D



GROUND FLOOR

Land Area	501 m²
Built-up Area	313 m²
Room Name	
Corridor	7.99 m ²
Dining	21.10 m ²
Driver	3.84 m ²
Driver Bath	2.43 m ²
Guest WC	3.26 m ²
Kitchen	14.12 m ²
Living 00	20.36 m ²
Lobby	6.44 m ²
Nanny	3.79 m ²
Nanny Bath	2.44 m ²
Porch	1.60 m ²
Reception	12.77 m ²
Stairs	8.36 m ²
Terrace 01	9.60 m ²
Terrace 02	8.24 m ²

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FIRST FLOOR

Room Name	
Bedroom Master 01	17.40 m ²
Closet Master 01	4.19 m ²
Bath Master 01	5.85 m ²
Bedroom 02	18.35 m ²
Bath 02	4.71 m ²
Bedroom 03	17.21 m ²
Bath 03	5.04 m ²
Living 01	31.13 m ²
Stairs	8.12 m ²
Corridor	7.78 m ²
Balcony	5.27 m ²





VILLA E







Unit Typology

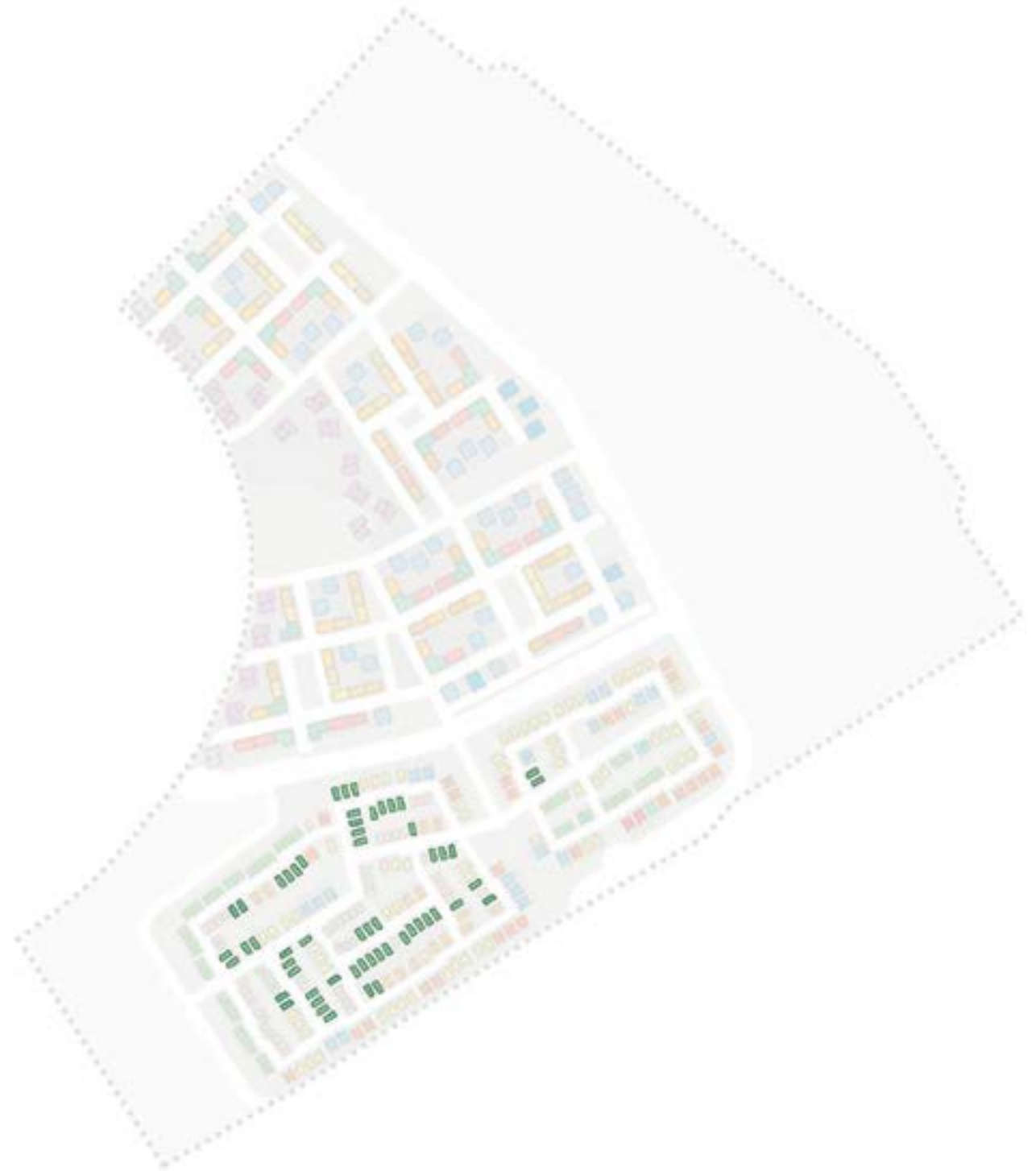
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



VILLA E



GROUND FLOOR

Land Area	392 m²
Built-up Area	254 m²
Room Name	
Main entrance	3.00 m ²
Vestibule	3.25 m ²
Reception & dining	45.95 m ²
Kitchen	13.60 m ²
Guest Toilet	3.50 m ²
Driver	4.40 m ²
Driver bath	2.15 m ²
Nanny	4.40 m ²
Nanny bath	2.15 m ²

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FIRST FLOOR

Room Name	
Master Bedroom	12.87 m ²
Master Ensuite Bathroom	5.76 m ²
Master Dressing	4.05 m ²
Bedroom 1	14.45 m ²
Bedroom 2	14.45 m ²
Bedroom 2 Terrace	2.50 m ²
Bathroom	5.70 m ²
Family Living	12.25 m ²
Family Living Terrace	3.95 m ²
Kitchenette	2.35 m ²

VILLA M







Unit Typology

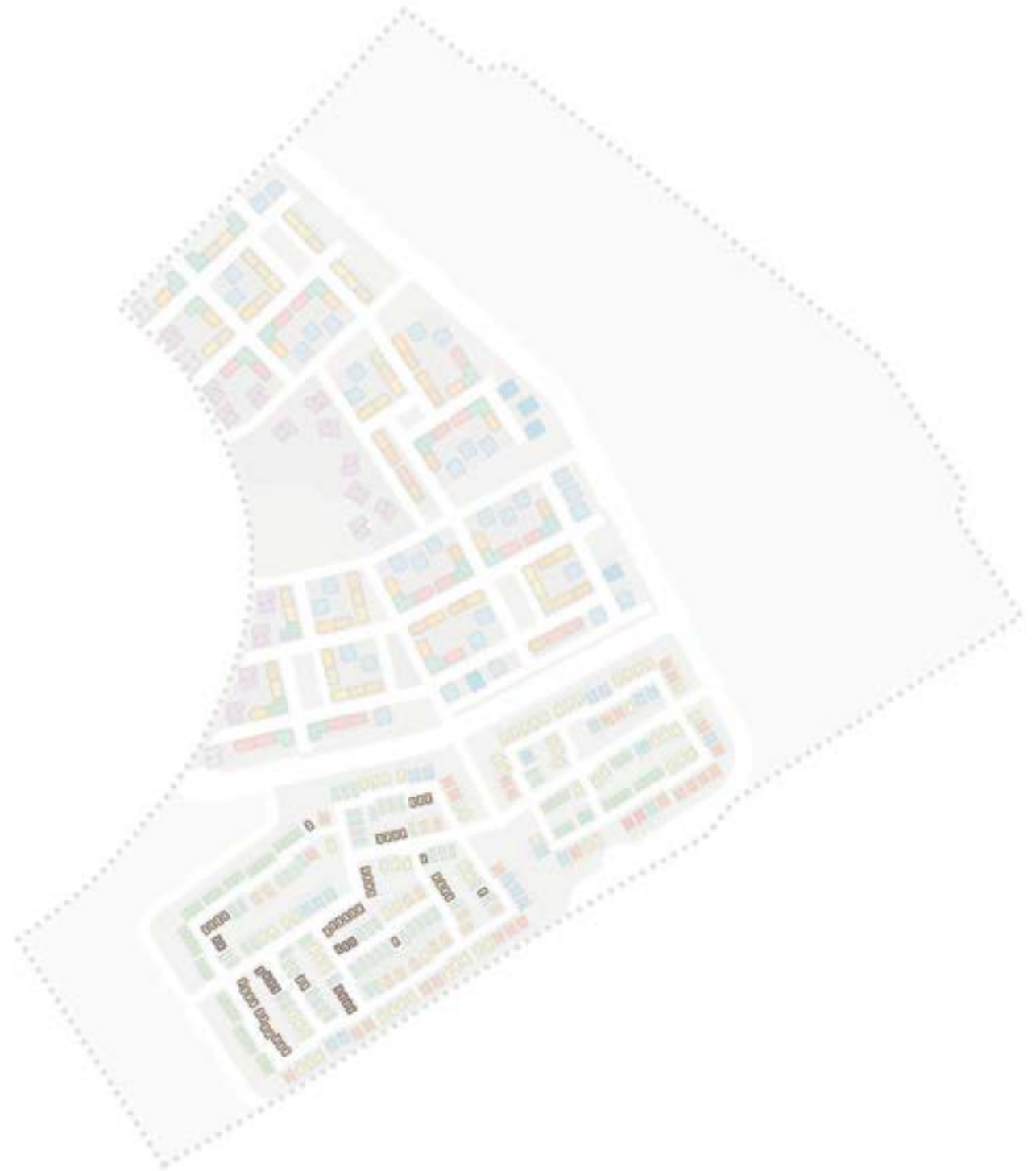
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

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VILLA M



GROUND FLOOR

Land Area	265 m²
Built-up Area	197 m²
Room Name	
Porch	3.85 m ²
Vestibule	6.65 m ²
Reception & dining	42.30 m ²
Kitchen	10.50 m ²
Guest Toilet	3.45 m ²
Nanny room	3.80 m ²
Nanny Bath	2.10 m ²

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FIRST FLOOR

Room Name	
Master Bedroom	15.85 m ²
Master Ensuite Bathroom	5.00 m ²
Master Dressing	2.90 m ²
Bedroom 1	14.05 m ²
Bedroom 2	14.05 m ²
Bedroom 2 Ensuite Bathroom	5.40 m ²
Bedroom 2 Terrace	2.50 m ²
Family Living	8.85 m ²
Family Living Terrace	2.25 m ²
Kitchenette	1.90 m ²
Laundry	1.76 m ²

| TOWNHOUSE - S







Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

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TOWNHOUSE - S CORNER



GROUND FLOOR



FIRST FLOOR

Land Area	230 m ²
Built-up Area	187 m ²

Ground Floor

Room Name	m ²
Vestibule	2.25 m ²
Reception & Dining	42.83 m ²
Kitchen	10.80 m ²
Guest Bath	2.60 m ²
Nanny room	3.40 m ²
Nanny room	2.40 m ²
Porch	2.00 m ²

First Floor

Room Name	m ²
Master Bedroom	14.20 m ²
Master Bedroom Bathroom	3.65 m ²
Bathroom	4.00 m ²
Bedroom 1	15.10 m ²
Bedroom 2	12.95 m ²
Living	16.75 m ²
Kitchenette	6.95 m ²

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TOWNHOUSE - S MIDDLE



GROUND FLOOR



FIRST FLOOR

Land Area	189 m ²
Built-up Area	184 m ²

Ground Floor

Room Name	m ²
Vestibule	2.85 m ²
Reception & Dining	42.85 m ²
Kitchen	10.80 m ²
Guest Bath	2.60 m ²
Nanny room	3.40 m ²
Nanny Bath	2.40 m ²
Porch	2.00 m ²

First Floor

Room Name	m ²
Master Bedroom	14.20 m ²
Master Bedroom Bathroom	3.65 m ²
Bathroom	4.00 m ²
Bedroom 1	15.10 m ²
Bedroom 2	12.95 m ²
Living	16.75 m ²
Kitchenette	6.95 m ²





| TWINHOUSE - L







Unit Typology

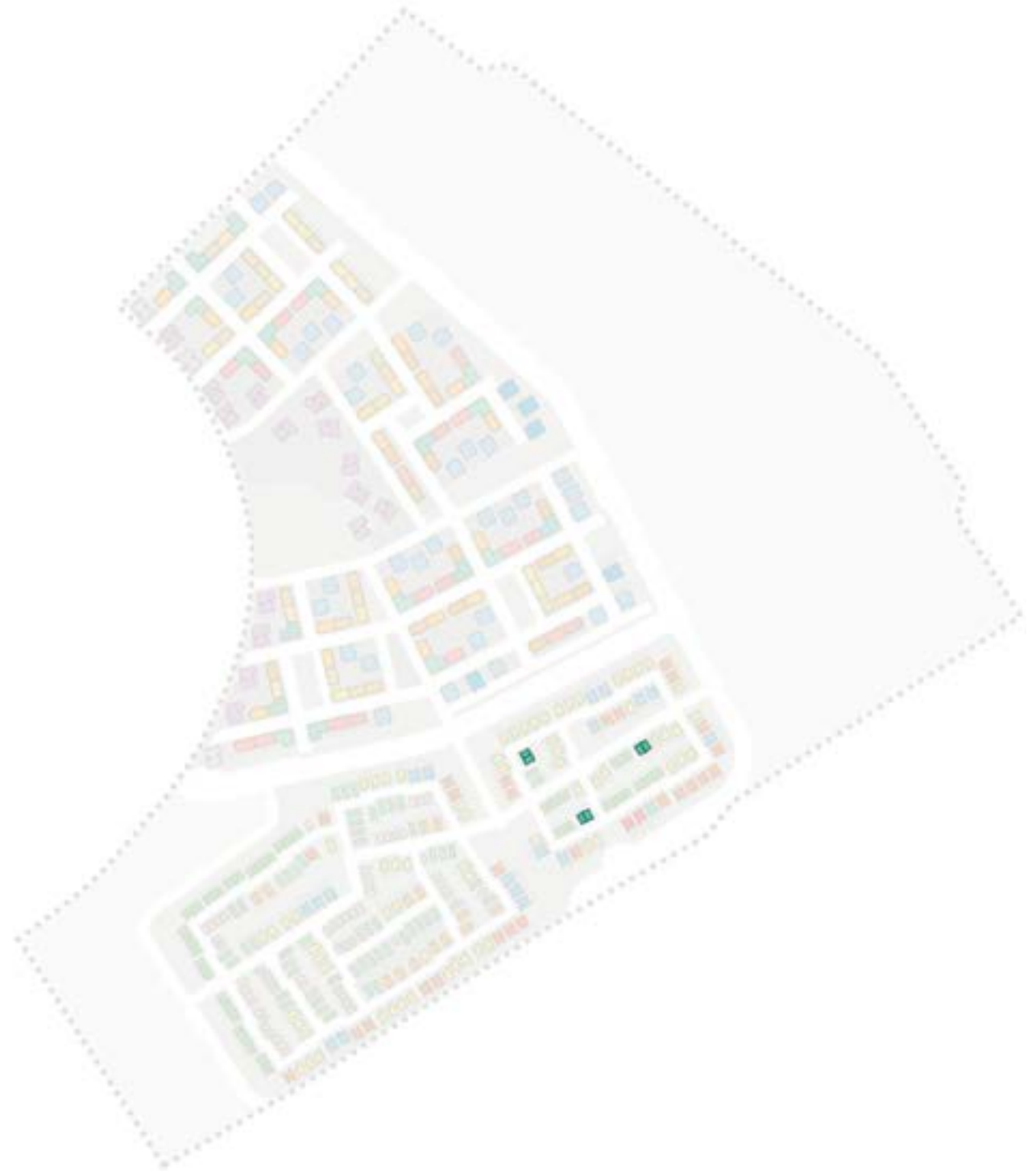
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

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TWINHOUSE - L

Land Area	381 m ²
Built-up Area	282 m ²



Room Name	
Corridor 00	1.47 m ²
Dining	13.30 m ²
Guest Bath	2.67 m ²
Guest Bedroom	6.02 m ²
Guest Closet	3.89 m ²
Guest Toilet	2.80 m ²
Hard Kitchen	7.24 m ²
Lift 00	1.88 m ²
Living 00	23.97 m ²
Lobby	5.96 m ²
Reception	12.64 m ²
Soft Kitchen	9.80 m ²
Stairs	8.70 m ²
Vestibule	9.28 m ²

GROUND FLOOR

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FIRST FLOOR

Room Name	
Balcony	3.58 m ²
Bath	4.34 m ²
Bath Master 01	4.98 m ²
Bedroom 02	15.30 m ²
Bedroom 03	19.24 m ²
Bedroom Master 01	17.55 m ²
Closet Master 01	5.74 m ²
Corridor 01	14.92 m ²
Lift 01	1.88 m ²
Living 01	17.49 m ²
Stairs	8.70 m ²

| TWINHOUSE - S



S-5





Unit Typology

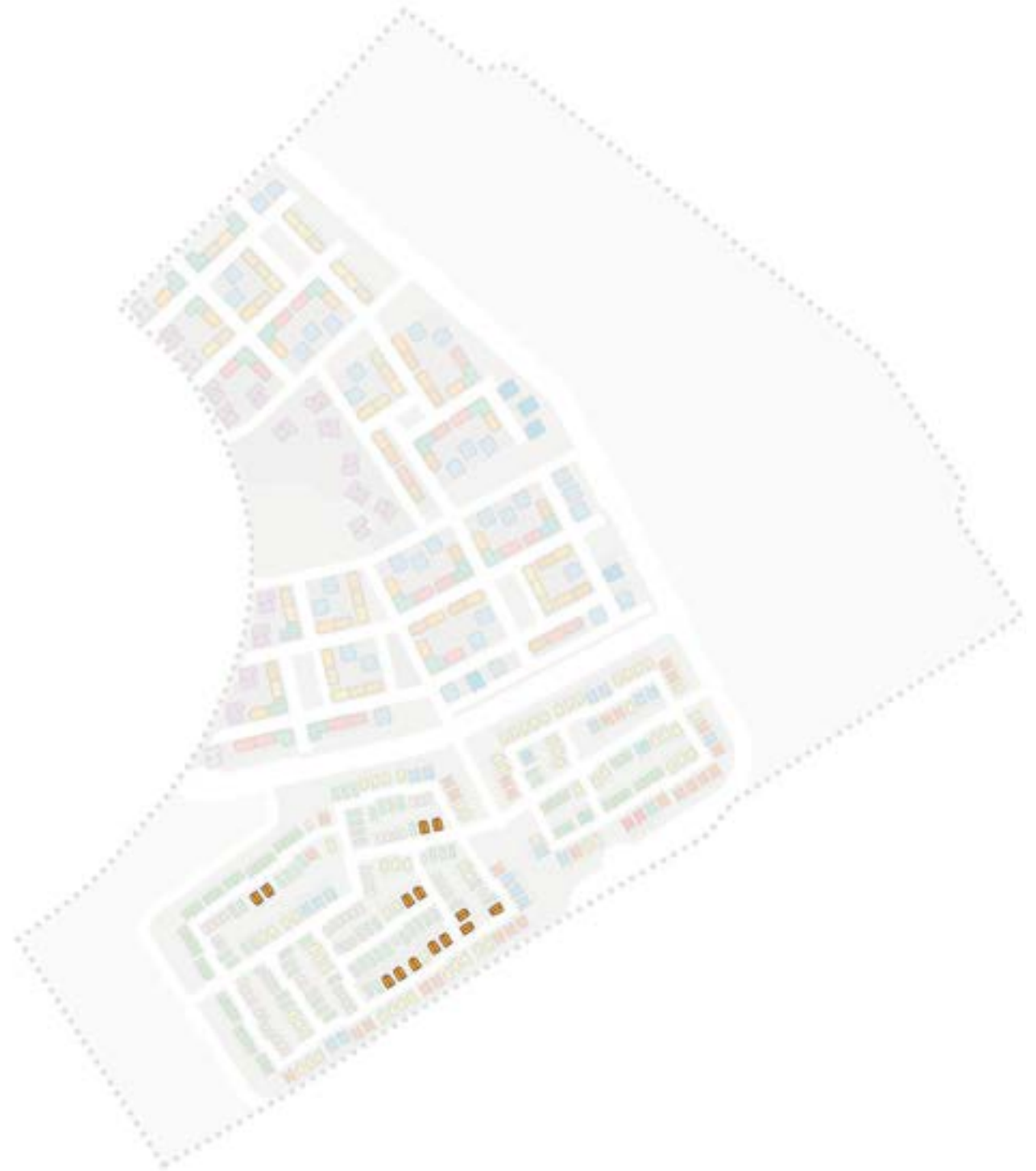
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



TWINHOUSE - S



Land Area	300 m ²
Built-up Area	234 m ²

Room Name	
Main entrance	3.80 m ²
Vestibule	6.90 m ²
Reception	34.40 m ²
Dining	12.25 m ²
Kitchen	11.15 m ²
Guest Toilet	3.61 m ²
Nanny room	4.68 m ²
Nanny Bath	2.16 m ²

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GROUND FLOOR



FIRST FLOOR

Room Name	
Master Bedroom	16.38 m ²
Master Ensuite Bathroom	5.05 m ²
Master Dressing	7.45 m ²
Bedroom 1	14.05 m ²
Bedroom 1 Ensuite Bathroom	5.60 m ²
Bedroom 2	14.05 m ²
Bedroom 2 Ensuite Bathroom	6.40 m ²
Bedroom 2 Terrace	2.50 m ²
Family Living	12.00 m ²
Family Living Terrace	1.75 m ²
Kitchenette	1.80 m ²
Stairs & corridors	25 m ²

Three thousand acres of creativity





PALM HILLS
DEVELOPMENTS

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6th OF OCTOBER:

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