



PALM HILLS
new cairo
VILLAS




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.





PALM HILLS
NEW CAIRO

A Word from Yasseen Mansour

"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."



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.

A SIGNATURE LANDMARK

P A L M H I L L S N E W C A I R O

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.

The Art of Master Planning

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.





An Iconic Shehab Mazhar Design

Awarded architect shehab mazhar was inspired by the solace and exclusivity of mazhar's creations. Palm Hills new cairo will feature positive energy, beautiful courtyards... creating open spaces and appealing designs.



A W A L K I N T H E P A R K



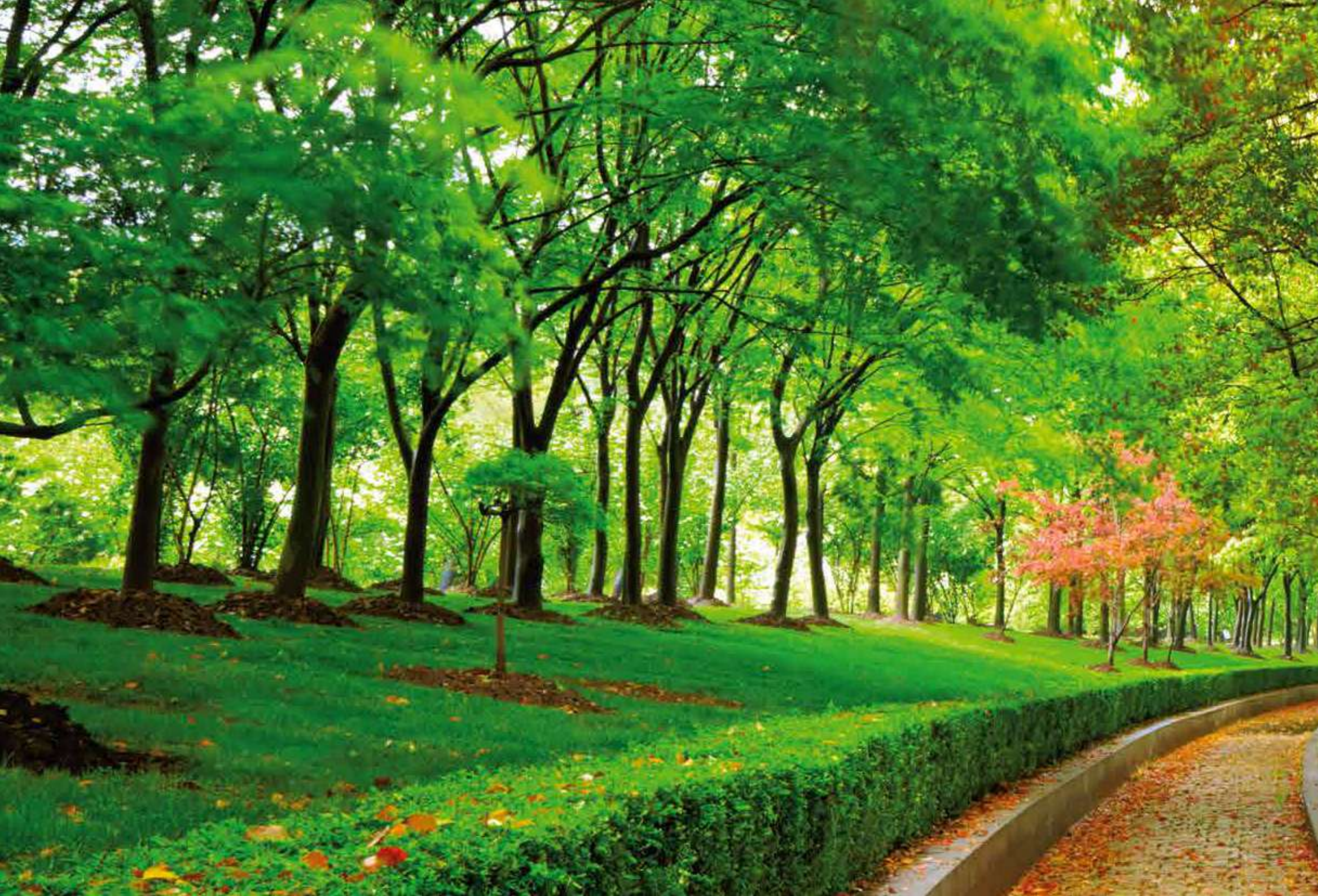
The heart of Palm Hills developments is 'space,' space that adorns your stay... and that's what Palm Hills new cairo is all about; the magnetism, the mood and the rich ambience. Parks are the harmonious blend of action and composure; they create Palm Hills new cairo, for 82% of the land is open spaces.

PALM HILLS
NEW CAIRO

Lifestyle Parks

The focal scene of residential villas... Live among a line of trees with manifold garden types—small gardens and open lawns for quietude, plus other features that add to the natural character for a precious time with your kids, family leisure and bbqs.





THE RIDGE PARK

Located north of villas and south of the primary loop road, we paid special attention to the nature all around when we thought of the ridge park, one that will bring paths closer for a glorious view of the cliff, quarry and club amenities. With nature all around, you'll come to enjoy your bicycle ride or walk. It's simply the community's heart, featuring the very native trees!





COURTYARD PARKS

Neighboring the northern suburban, courtyard parks will make sure buildings are always purified... And as you walk, natural sceneries will be hugging you.



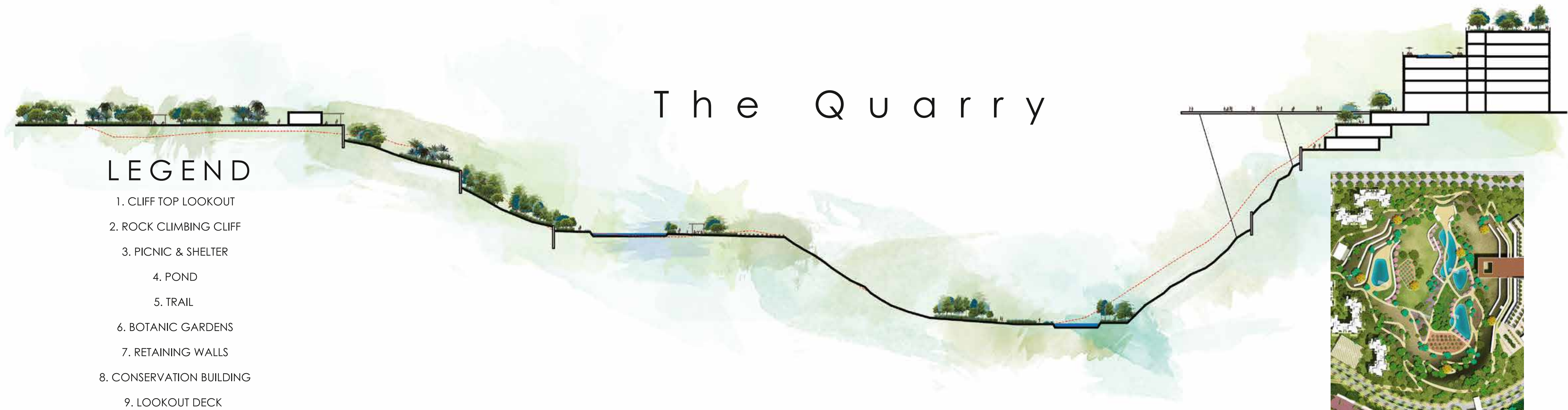
The Quarry

Such a sublime element. A marvelous mix of blue and green, where the natural quarry. Dig in the pond with a stunning breathtaking quarry garden. Sit back relax; this one will take your breath away, with the sunlight lending you a hand for a picnic, familial warmth. Name it.

The Quarry

LEGEND

1. CLIFF TOP LOOKOUT
2. ROCK CLIMBING CLIFF
3. PICNIC & SHELTER
4. POND
5. TRAIL
6. BOTANIC GARDENS
7. RETAINING WALLS
8. CONSERVATION BUILDING
9. LOOKOUT DECK



Integrated Self-Sufficient Community

Our community's safety and wellbeing are of importance at Palm Hills New Cairo. It is the land where residents spend their most cherished time and share stories together.

It's a land where you could heighten and tell stories, so land your feet on cobblestone streets with water around and live the greatness; that's our promise.



SUFFICIENT COMMUNITY: THE UNPARALLELED TIE-IN

Your stay at Palm Hills New Cairo will grant you everything you need, for we leave nothing undiscovered—giving special attention to your whole family. For your little ones, we bring you matchless education at our school. We also got you covered with our professional healthcare scene and luxurious spa where you could pamper yourself. Not only that, but you could also enjoy our commercial spots for your shopping cravings, our heavenly hotel, along with our dynamic offices. And when it comes to flavors, indulge in our food scene—from laid-back spots to exquisite dining experiences.



Site Location Map





Villa type **A**



By Architect Shehab A. Mazhar
Palm Hills Developments retains the right to make alterations

Average Land Area	1147.30 m ²
Built Up Area (including penthouse area)	691.45 m ²
Roof Terraces	188.39 m ²



Villa type **A**



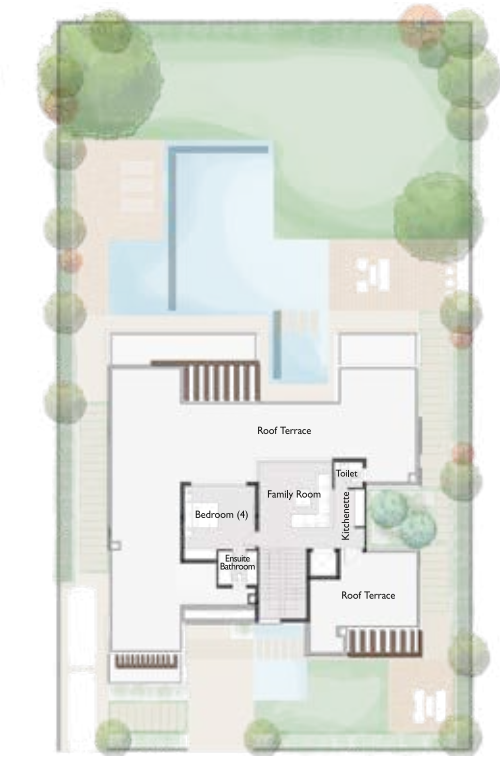
Ground Floor Plan

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 Plan

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 Plan

Penthouse Floor	
Family Living	4,35m x 5,00 m
Toilet	1,70m x 1,60 m
Bedroom 4 - Ensuite 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 m ²

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Villa type **B**



Average Land Area	963.40 m2
Built Up Area (including penthouse area)	607.50 m ²
Roof Terraces	176.19 m ²

By Architect Shehab A. Mazhar
Palm Hills Developments retains the right to make alterations



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 - 4,50m x 5,00 m - 7,15 m x 3,25 m
Kitchen	4,50 m x 4,90 m
Guest Toilet	1,40m x 2,60 m
Guest Bedroom - Ensuite Bathroom - Dressing	(3,75 m x 3,65 m) - (2,60 m x 2,40 m)-(2,60m x 1,85m)
Nanny's Bedroom - Bathroom	(2,85m x 1,70 m) - (1,55 m x 1,70 m)
Driver's Bedroom - Bathroom	(2,85m x 1,70 m) - (1,55 m x 1,70 m)
Family Living	4,55 m x 4,00 m
Porch	2,50m 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)-(6,50m x 3,00m)
Bedroom 1 - Ensuite Bathroom - Dressing -Terrace	(4,50 m x 4,15 m) - (3,20 m x 1,75m) - (3,20 m x 1,80 m)-(4,50m x 2,00m)
Bedroom 2 - Ensuite Bathroom	(4,50m 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	4,00m x 4,95 m
Kitchenette	1,85 m x 0,60 m
Laundry	2,85 m x 1,60 m

Penthouse Floor	
Family Living	3,59m x 5,10 m
Toilet	1,50 m x 2,95 m
Bedroom 4	4,15 m x 3,60m
Kitchenette	1,90 m x 0,60 m
Roof Terrace	176,19m ²

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By Architect Shehab A. Mazhar
Palm Hills Developments retains the right to make alterations

Average Land Area	785.75 m ²
Built Up Area (including penthouse area)	518.00 m ²
Roof Terraces	152.01 m ²



Ground Floor 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 Plan

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 Plan

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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Villa type **D**



By Architect Shehab A. Mazhar
Palm Hills Developments retains the right to make alterations

Average Land Area	620.80 m ²
Built Up Area (including penthouse area)	440.70 m ²
Roof Terraces	123.80 m ²



Villa type **D**



Ground Floor Plan

Ground Floor	
Vestibule	2,00 m x 3,00 m
Reception - Dining - Terrace	(5,30 m x 4,75 m) - (4,10 m x 7,00 m) - 27,25 m ²
Kitchen	3,80 m x 3,85 m
Guest Toilet	(2,20 m x 1,10 m)
Guest Bedroom - Ensuite Bathroom	(4,00 m x 4,15 m) - (1,25 m x 2,55 m)
Nanny's Bedroom - Bathroom	(2,30 m x 2,25 m) - (1,40 m x 1,60 m)
Driver's Bedroom - Bathroom	(3,70 m x 2,00 m) - (1,40 m x 2,00 m)
Porch	(2,00 m x 1,20 m) + (3,50 m x 0,80 m)

First Floor Plan

First Floor	
Master Bedroom - Ensuite Bathroom - Dressing - Terrace	(5,10 m x 4,15 m) - (2,35 m x 2,70 m) - (5,20 m x 2,00 m) - (4,90 m x 2,25 m)
Bedroom 1 - Ensuite Bathroom	((4,00 m x 4,10 m)+(3,50 m x 1,50 m)) - (3,40 m x 1,45 m)
Bedroom 2 - Ensuite Bathroom - Terrace	(3,80 m x 3,85 m) - (2,35 m x 2,20 m) - (3,80 m x 0,90 m)
Family Living - Bathroom	4,10 m x 5,70 m
Kitchenette	2,85 m x 0,60 m

Penthouse Plan

Penthouse Floor	
Family Living - Kitchenette	(3,50 m x 3,30 m) - (2,40 m x 0,60 m)
Toilet	2,20 m x 1,60 m
Roof Terrace	123,80 m ²

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Villa type **E3**



By Architect Shehab A. Mazhar
Palm Hills Developments retains the right to make alterations

Average Land Area	522.65 m ²
Built Up Area (including penthouse area)	385.50 m ²
Roof Terraces	121 m ²

Villa type **E3**



Ground Floor 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 Plan

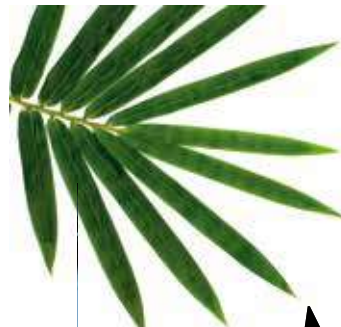
First Floor	
Master Bedroom - Ensuite Bathroom - Dressing	(4,05 m x 4,90 m) - (3,45 m x 2,10 m) - (2,35 m x 2,50 m)
Bedroom 1 - Ensuite Bathroom	(3,60 m x 4,50 m) - (2,45 m x 1,80 m)
Bedroom 2 - Ensuite Bathroom - Dressing	(3,60 m x 3,80 m) - (1,60 m x 2,85 m) - (2,05 m x 2,10 m)
Family Living	5,30 m x 4,75 m
Kitchenette	0,60 m x 2,60 m
Terrace	3,95 m x 2,35 m



Penthouse Plan

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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Villa type **M**



Average Land Area	295 m ²
Built Up Area (including penthouse area)	254.45 m ²
Roof Terraces	83.65 m ²

By Architect Shehab A. Mazhar
Palm Hills Developments retains the right to make alterations



Villa type **M**



Ground Floor Plan

Ground Floor	
Vestibule	1,55m x 4,50m
Reception - Dining	7,55m 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	(1,85m x 2,45 m) - (1,85 m x 1,30 m)
Porch	1,50m x 1,65 m



First Floor Plan

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	3,60m x 4,50 m
Bathroom	2,40m x 1,70 m)
Family Living	3,60m x 4,20 m
Kitchenette	0,60 m x 2,35 m
Terrace	3,70 m x 1,50 m



Penthouse Plan

Penthouse Floor	
Family Living	3,10m x 3,25 m
Toilet	1,15m x 2,40 m
Roof Terrace	83,70 m ²

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TWIN HOUSE



By Architect Shehab A. Mazhar
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Average Land Area	337.72 m ²
Built Up Area (including penthouse area)	298.85 m ²
Roof Terraces	88.00 m ²

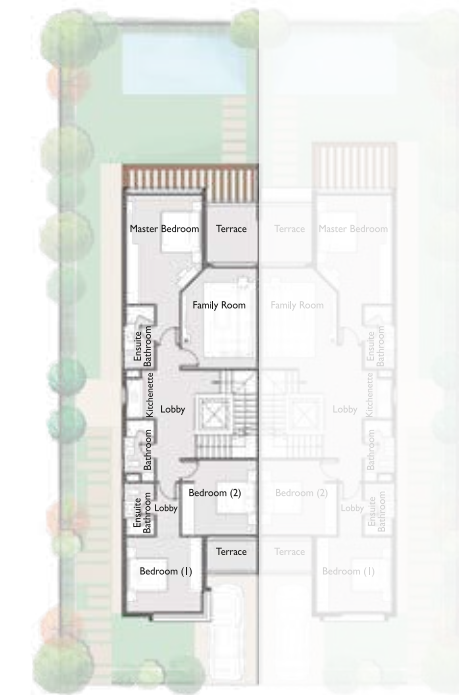


TWIN HOUSE



Ground Floor 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 Plan

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 x 3,60 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	0,80 m x 1,85 m



Penthouse Plan

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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PALM HILLS
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19743

www.palmhillsdevelopments.com