



THE CROWN

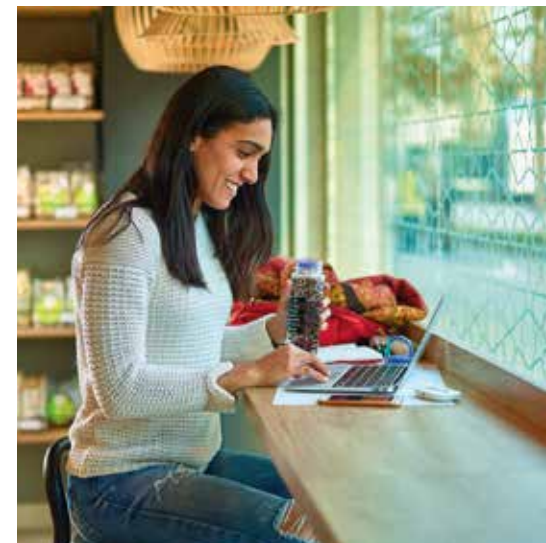
The **NEWEST** development by Palm Hills

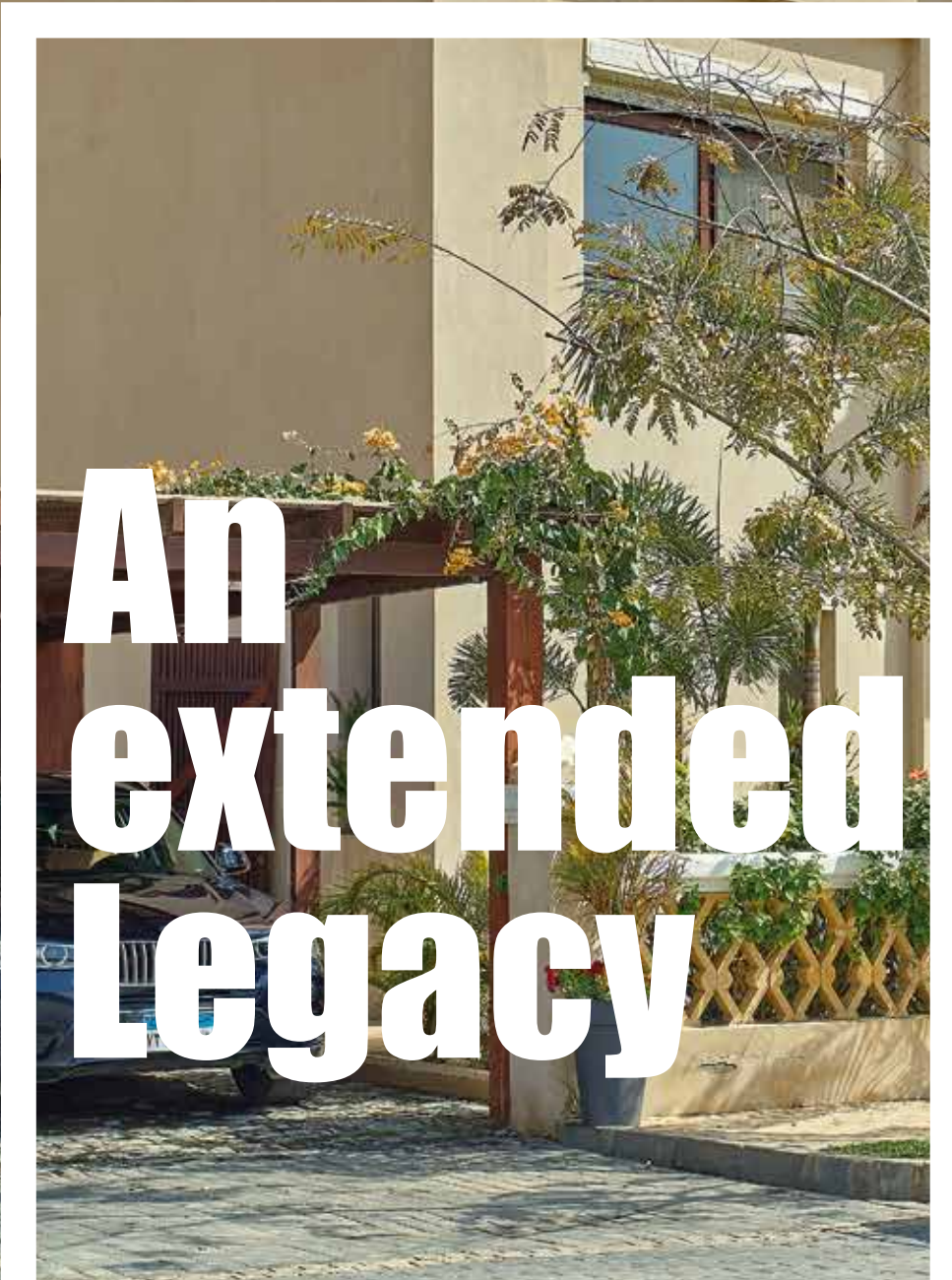
Final call to belong uphill

**YOUR
PLACE
AT
THE
TOP**

What is it about?

It's the smiles.
It's the trees.
It's the homogeny.
It's the clubhouse.
It's the convenience.
It's the calm.
It's the freshness.
It's the activities.
It's the swings.
It's the relaxation.
It's the chit-chat.
It's the gardens.
It's the air.
It's the comfort.
It's the luxury.
It's the community.
It's the crowning achievement.
**IT'S THE CROWN AT THE HILLS
YOUR PLACE AT THE TOP.
WELCOME HOME.**



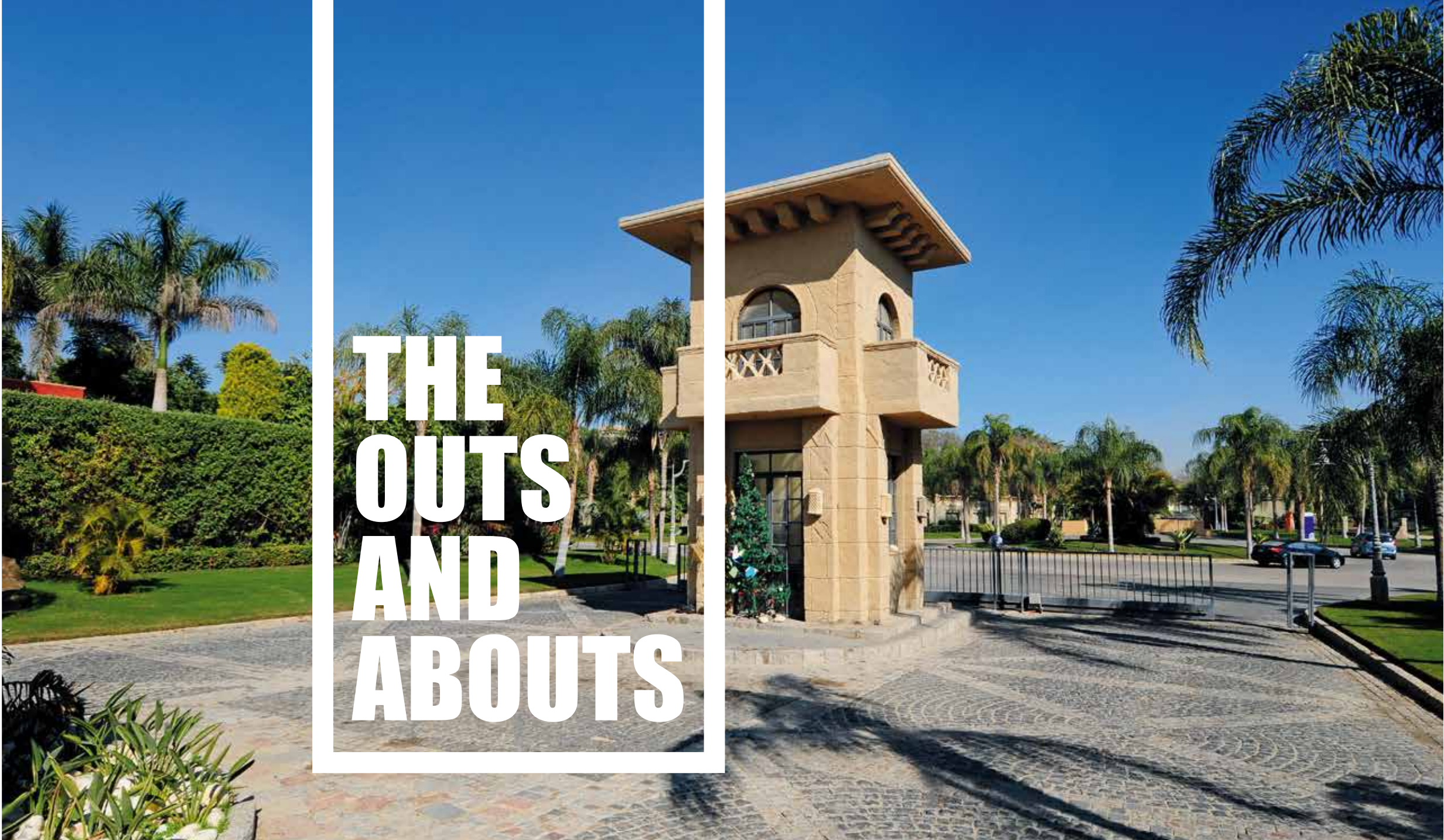


An extended Legacy

Nestled above the landmark that is Palm Hills October lies a spacious yet cozy 190 feddans of pure comfort and convenience. It is a true symbol of belonging and of a profound, groundbreaking heritage. This is our crowning achievement atop the great Hills of October, the newest member to our royal family of neighboring communities.

The last Gem to the crowning accomplishments along the elevated Palm Hills October. This 190 feddans, 658 villa community is designed by the renowned architect Shehab Mazhar and features undulating views with every elevation promising a scenic lavish landscape; a green staple to every Palm Hills Developments livable community. This is supported by breathing public space boasted over 80% of the terrain. 8% of the residential project is dedicated to a commercial component to facilitate ease, convenience and comfort for its residents.

THE CROWN AT THE HILLS...YOUR PLACE AT THE TOP



THE OUTS AND ABOUTS

THE UNPRECEDENTED ACCESSIBILITY

A pleasant stroll away from the grandeur of Palm Hills October, The Crown will offer its residents full access to the full range of amenities and facilities on-hand. From the out-of-this-world clubhouse and spa to the state-of-the-art gym and academies there is nothing to hold you back or slow you down. Enjoy the fresh challenge of the signature Jack Nicklaus championship golf course or soak up the pleasant aura at his namesake, The Bear Clubhouse.

Along with the shopping and commercial arm at The Crown, of which 8% of the community is designated, you will also enjoy a charming stroll to the nearby Street 88 flourishing with outlets, markets and eateries. There's no better way or place to spend the day or grab a bite after a rigorous routine. It is a short distance away from the following venues:

- 2.5 km The Bear Clubhouse
- 2.5 km Jack Nicklaus Signature Golf Course
- 3.0 km Office 8
- 3.3 km Palm Hills October Clubhouse
- 3.7 km Street 88

The Crown is also a short drive to the Mall of Arabia, Smart Village, Mall of Egypt, Galleria, Arkan and other nearby commercial destinations.

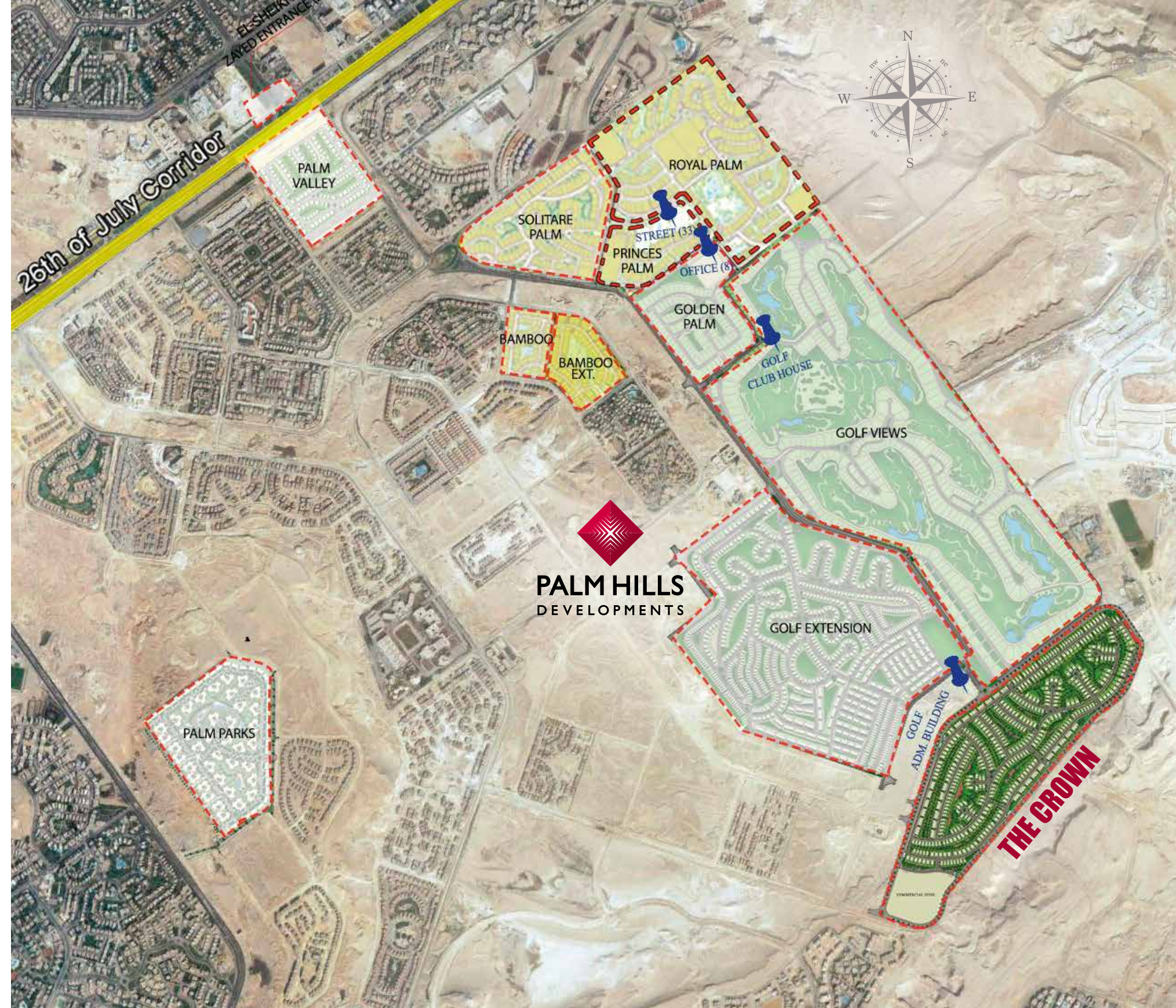


Boasting a modern twist on a classic and now renowned frame, each of the 658 villas will feature pristine views of green en masse. Designed by the masterful hands of world famous and award-winning Architect, Shehab Mazhar the homes will feature the utmost in a comforting luxury and cutting-edge home solutions now synonymous with Palm Hills Developments. This is a true crowning achievement brought forth by maintaining the natural surroundings and enhancing them both aesthetically and florally to create the perfect place, to call your home, on the Hills.

YOUR HOME, ON THE HILLS

THE CROWN

S I T E M A P



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

All master plans & buildings designs are subject to development change according to building permit regulations and authorities approvals

THE CROWN

MASTER PLAN



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

All master plans & buildings designs are subject to development change
according to building permit regulations and authorities approvals

VILLA TYPE A

Total Built Up Area
Without Roof Area:
631.55 m²





GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Disclaimer:
 1- Renders and accompanying visual materials are not to scale and are intended for illustrative purposes.
 2- All Landscaping, pools, furniture are not included in the property and solely for illustrative purposes.
 3- Windows, decks, porches, terraces, and the exterior elements may vary upon elevation.

4- Roof finishes and pergolas are for presentation purposes only and are optional based on client's request.
 5- Palm Hills Developments retains the right to make alterations.

Ground Floor Area	305.50 m²
Vestibule	3.00 m x 5.70 m
Reception & Dining	8.30 m x 6.00 m + 5.10 m x 10.40 m
Terrace	8.85 m x 4.40 m
Kitchen	4.40 m x 5.00 m
Guest Toilet	2.50 m x 1.25 m
Guest Bedroom - Ensuite Bathroom	5.00 m x 3.80 m - 3.55 m x 2.10 m
Nanny's Bedroom - Bathroom	2.65 m x 2.20 m - 1.65 m x 2.20 m
Driver's Bedroom - Bathroom	2.75 m x 2.20 m - 1.50 m x 2.20 m

First Floor Area	257.30 m²
Master Bedroom - Ensuite Bathroom - Dressing Room	5.10 m x 5.30 m - 3.70 m x 2.50 m - 3.70 m x 2.35 m
Bedroom 1 - Ensuite Bathroom	4.05 m x 4.50 m - 2.60 m x 2.80 m
Bedroom 2 - Ensuite Bathroom - Dressing - Terrace	4.40 m x 4.60 m - 2.60 m x 2.90 m - 2.45 m x 0.60 m - 4.40 m x 1.40 m
Bedroom 3 - Ensuite Bathroom	5.00 m x 3.80 m - 3.55 m x 2.10 m
Family Room - Terrace	4.05 m x 4.95 m - 3.00 m x 3.80 m
Kitchenette	3.25 m x 2.10 m
Laundry	3.00 m x 1.75 m

Penthouse Area	68.75 m²
Family Room	4.00 m x 4.20 m
Bedroom - Ensuite Bathroom	4.10 m x 3.80 m - 2.60 m x 2.30 m
Roof Terrace	179.85 m ²

VILLA TYPE B

**Total Built Up Area
Without Roof Area:
512.75 m²**





GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Disclaimer:

- 1- Renders and accompanying visual materials are not to scale and are intended for illustrative purposes.
- 2- All Landscaping, pools, furniture are not included in the property and solely for illustrative purposes.
- 3- Windows, decks, porches, terraces, and the exterior elements may vary upon elevation.

- 4- Roof finishes and pergolas are for presentation purposes only and are optional based on client's request.
- 5- Palm Hills Developments retains the right to make alterations.

Ground Floor Area	227.05 m²
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	230.35 m²
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	55.35 m²
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
Roof Terrace	147.10 m ²

VILLA TYPE C

**Total Built Up Area
Without Roof Area:
431.70 m²**





GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Disclaimer:

- 1- Renders and accompanying visual materials are not to scale and are intended for illustrative purposes.
- 2- All Landscaping, pools, furniture are not included in the property and solely for illustrative purposes.
- 3- Windows, decks, porches, terraces, and the exterior elements may vary upon elevation.

- 4- Roof finishes and pergolas are for presentation purposes only and are optional based on client's request.
- 5- Palm Hills Developments retains the right to make alterations.

Ground Floor Area	183.00 m²
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	203.05 m²
Master Bedroom - Dressing Room 1	4.35 m x 4.00 m - 2.80 m x 1.80 m
Dressing Room 2- Ensuite Bathroom	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	45.65 m²
Family Room	4.35 m x 3.00 m
Toilet	1.90 m x 1.70 m
Roof Terrace	136.55 m ²

VILLA TYPE D

Total Built Up Area
Without Roof Area:
383.6 m²





GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Disclaimer:

- 1- Renders and accompanying visual materials are not to scale and are intended for illustrative purposes.
- 2- All Landscaping, pools, furniture are not included in the property and solely for illustrative purposes.
- 3- Windows, decks, porches, terraces, and the exterior elements may vary upon elevation.

- 4- Roof finishes and pergolas are for presentation purposes only and are optional based on client's request.
- 5- Palm Hills Developments retains the right to make alterations.

Ground Floor Area	168.00 m²
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

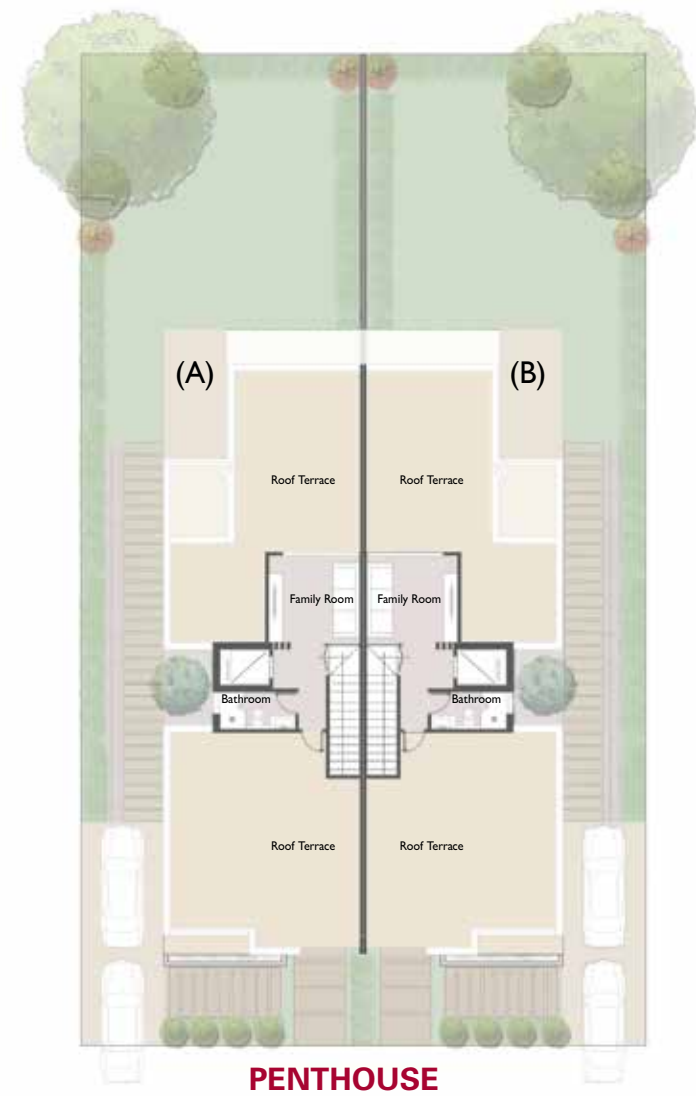
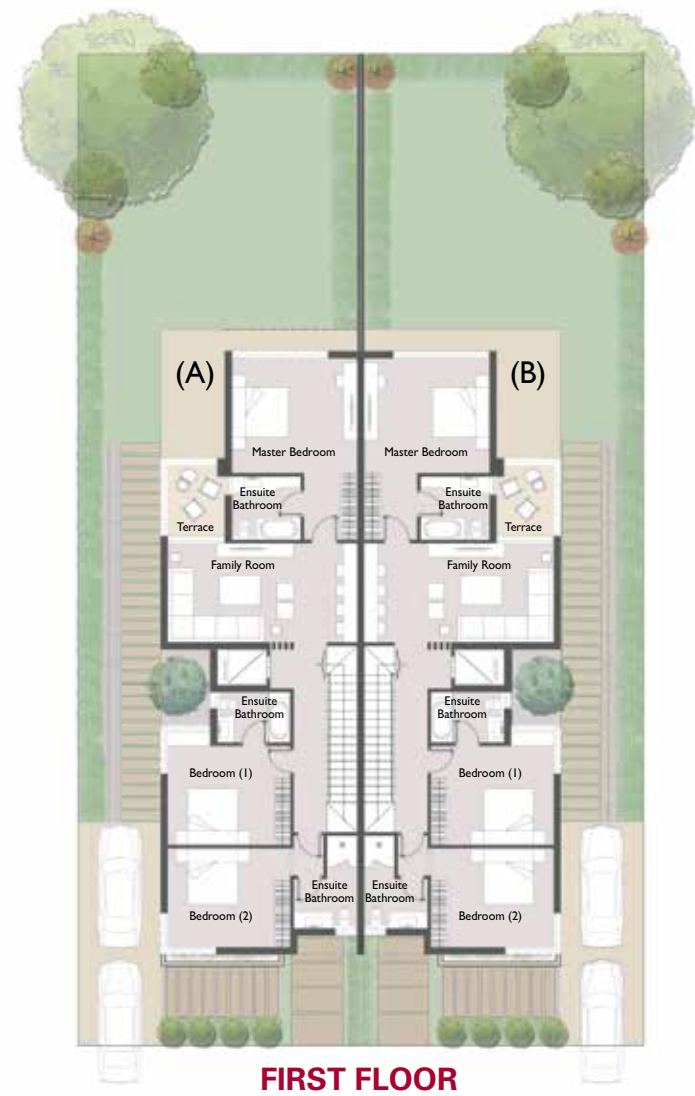
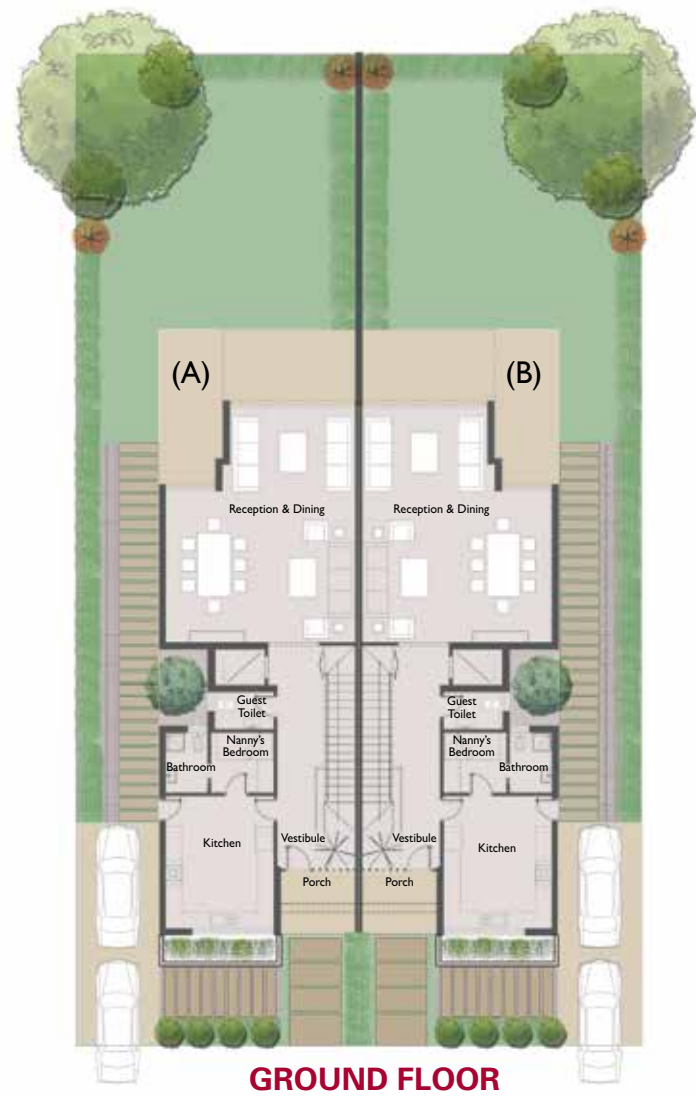
First Floor Area	173.80 m²
Master Bedroom - Ensuite Bathroom - Dressing Room	4.05 m x 4.90 m - 3.45 m x 2.10 m - 2.35 m x 2.40 m
Bedroom 1 - Ensuite Bathroom	3.60 m x 4.50 m - 2.45 m x 1.80 m
Bedroom 2 - Ensuite Bathroom - Dressing Room	3.60 m x 3.80 m - 1.60 m x 2.85 m - 2.05 m x 2.10 m
Family Room - 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	41.80 m²
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
Roof Terrace	121.85 m ²

Twin HOUSE

**Total Built Up Area
Without Roof Area:
303.7 m²**





Ground Floor Area	129.00 m ²
Vestibule	1.35 m x 8.10 m
Reception + Dining	(6.90 m x 5.50 m + 4.55 m x 3.05 m)
Kitchen	3.95 m x 4.80 m
Guest Toilet	2.15 m x 1.35 m
Nanny's Bedroom - Bathroom	2.30 m x 2.20 m - 1.50 m x 2.20 m

First Floor Area	143.00 m ²
Master Bedroom - Ensuite Bathroom	4.55 m x 4.20 m - 2.50 m x 2.30 m
Bedroom 1 - Ensuite Bathroom	4.45 m x 3.60 m - 2.55 m x 1.85 m
Bedroom 2 - Ensuite Bathroom	4.45 m x 3.60 m - 2.30 m x 3.35 m
Family Room	4.55 m x 3.60 m
Terrace	2.10 m x 2.60 m

Penthouse Area	31.70 m ²
Family Room	3.30 m x 3.15 m
Bathroom	2.75 m x 1.35 m
Roof Terrace	102.15 m ²

Disclaimer:

- 1- Renders and accompanying visual materials are not to scale and are intended for illustrative purposes.
- 2- All Landscaping, pools, furniture are not included in the property and solely for illustrative purposes.
- 3- Windows, decks, porches, terraces, and the exterior elements may vary upon elevation.

- 4- Roof finishes and pergolas are for presentation purposes only and are optional based on client's request.
- 5- Palm Hills Developments retains the right to make alterations.



ZAMALEK:

1, El Kamel Mohamed St.
Tel: +202 2737 5530 - 31 - 32 - 33

5th SETTLEMENT:

Namaa Building # 75,
1st section, Road 90
Tel: +202 2810 4530 - 31 - 33

HELIOPOLIS:

109, El Thawra St.
Mob: +2 010 2578 6669
+2 010 2578 4449

DUBAI:

Palm Hills Developments – UAE Regional Operations
Office 4, Etihad Travel Mall, Sheikh Zayed Road
United Arab Emirates
P.O Box 121005
Tel: 97143467944
Fax: 9714346945

6th OF OCTOBER:

Palm Hills October (Palm Club)
Tel: +202 3886 0103-04
Ext: 8812
Mob: +2 010 6668 6108



www.palmhillsdevelopments.com