



**PALM HILLS**  
DEVELOPMENTS

**BUILDING  
ON**

**ZAMALEK:**

1, El Kamel Mohamed St.  
Tel: 202 27375530 - 31 - 32 - 33

**HELIOPOLIS:**

109, Al Thawra St.  
Tel: 202 24 14 09 03 - 05

**5<sup>TH</sup> SETTLEMENT:**

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

**6<sup>TH</sup> OF OCTOBER:**

Palm Hills October (Palm Club)  
Tel: 202 3886 0103-04  
Mob.: 010 6668 6108

**MAADI:**

Villa 81, Road 250  
Tel: 202 23785194 - 23596580

**ALEXANDRIA:**

19, Kafr Abdo St.  
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[palmhillsdevelopments.com](http://palmhillsdevelopments.com)

**PALM HILLS  
newcairo**

Villa - Type A





<b>Average Land Area</b>	<b>1175 m<sup>2</sup></b>
<b>Built Up Area</b> (including penthouse area)	<b>689.10 m<sup>2</sup></b>
<b>Roof Terraces</b>	<b>188.55 m<sup>2</sup></b>

<b>Ground Floor</b>	
Vestibule	2.75 m x 3.40 m
Reception – Dining –Terrace	9.05 m x 6.55 m – 4.30 m x 6.55 m – 9.10 m x 4.15 m
Kitchen	4.20 m x 6.15 m
Powder Room - Guest Toilet	1.45 m x 1.20 m – 1.45 m x 1.80 m
Guest Bedroom – Ensuite Bathroom	4.45 m x 4.95 m – 1.70 m x 3.30 m
Living Room - Kitchenette	4.45 m x 5.85 m – 2.85 m x 2.75 m
Vestiaire	1.65 m x 2.60 m
Nanny's Room - Bathroom	2.35 m x 1.80 m – 1.60 m x 1.80 m
Driver's Room - Bathroom	2.20 m x 1.90 m – 1.75 m x 1.90 m

<b>First Floor</b>	
Master Bedroom – Ensuite Bathroom – Dressing Room	4.05 m 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 2.65 m – 4.45 m x 1.80 m
Bedroom 2 – Ensuite Bathroom –Terrace	4.05 m x 4.00 m – 2.70 m x 1.85 m – 4.20 m x 1.65 m
Bedroom 3 – Ensuite Bathroom – Dressing Room - Terrace	4.45 m x 4.40 m – 1.70 m x 2.40 m – 1.70 m x 1.80 m – 4.15 m x 1.30 m
Family Room - Terrace	4.35 m x 6.55 m – 24.10 m <sup>2</sup>
Kitchenette	2.30 m x 3.25 m
Laundry	1.90 m x 3.25 m

<b>Penthouse Floor</b>	
Family Room	4.35 m x 3.90 m
Bedroom 4 – Ensuite Bathroom	4.20 m x 3.75 m – 2.30 m x 2.00 m
Kitchenette	1.80 m x 2.20 m
Toilet	1.70 m x 1.50 m
Roof Terraces	188.55 m <sup>2</sup>

**Disclaimer:**

- 1- Renders and accompanying visual materials are not to scale and are intended for illustrative purposes
- 2- All Landscaping is not included in the property and solely for illustrative purposes.
- 3- Roof finishes and pergolas are for presentation purposes only and are optional based on client's request
- 4- Palm Hills Developments retains the right to make alterations.



Ground Floor



First Floor



Penthouse