



**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  
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**ALEXANDRIA:**

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 **19743**

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**PALM HILLS**  
**newcairo**

Villa - Type C





<b>Average Land Area</b>	<b>775.00 m<sup>2</sup></b>
<b>Built Up Area</b> (including penthouse area)	<b>515.95 m<sup>2</sup></b>
<b>Roof Terrace</b>	<b>148.30 m<sup>2</sup></b>

<b>Ground Floor</b>	
Vestibule	2.20 m x 3.25 m
Reception – Dining – Terrace	7.70 m x 5.25 m – 4.10 m x 6.00 m – 8.20 m x 4.80 m
Kitchen	4.65 m x 3.75 m
Guest Toilet	(0.95 m x 2.40 m + 0.60 m x 1.05 m)
Guest Bedroom – Ensuite Bathroom	4.30 m x 5.10 m – 2.30 m x 2.40 m
Nanny's Room - Bathroom	2.90 m x 2.15 m – 2.90 m x 1.05 m
Driver's Room - Bathroom	2.35 m x 2.30 m – 1.05 m x 2.30 m

<b>First Floor</b>	
Master Bedroom – Ensuite Bathroom – Dressing Room	4.00 m x 4.20 m – 2.50 m x 2.75 m – 2.60 m x 2.05 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.65 m x 3.70 m – 2.75 m x 2.15 m – 4.65 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 2.15 m
Family Room - Terrace	3.60 m x 4.00 m – 15.42 m <sup>2</sup>
Kitchenette	0.60 m x 2.10 m

<b>Penthouse Floor</b>	
Bedroom 4 – Ensuite Bathroom	3.70 m x 4.25 m – (1.40 m x 2.40 m + 0.80 m x 1.15 m)
Kitchenette	3.50 m x 1.55 m
Roof Terrace	148.30 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