



PALM HILLS
DEVELOPMENTS

**BUILDING
ON**

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www.palmhillsdevelopments.com



IT'S ALL YOUR WAY

IT'S
ALL
YOUR
WAY



VILLAGE GATE



IT'S ALL YOUR WAY

What do you do when you want it all your way?

Cozy yet spacious?

State-of-the-art yet rustic?

Private yet accessible?

Quiet yet happening?

Village Gate by Palm Hills Developments offers all that and a world more. Masterfully merging the pleasures of living in a compound with the convenience of a modern apartment, Village Gate is built on a total land area of 131,078 sqm and strikes the perfect balance of greenery encompassing 40% of the total area, clever design, fine finishing with advanced cutting edge technology and home automation.

Strategically situated 500 meters away from the AUC main gate, Village Gate is designed to combine functionality of space with aesthetics.

Providing residential apartments of various styles such as duplexes, duplexes with gardens, flats, flats with gardens, penthouses and studios ranging from 88 sqm up to 210 sqm within two modern, building types- ground and three floors or ground and four

floors with all ground units having their own garden. Village Gate is the ideal community for newborn families and students out on their own.

Leaving no detail unaccounted for to ensure the utmost well-being of its residents, all buildings house a large garage basement, to ensure security as well as to expand greenery and a lush landscape across the residential neighborhoods.

The entire place is designed to encourage walking and cycling as a mean of getting around with dedicated bicycle lanes and scenic corridors, courtyards and gardens to make your way to the many neighboring facilities and amenities for you to enjoy.

In the evening ample lighting is provided by lampposts to maximize visibility and safety.

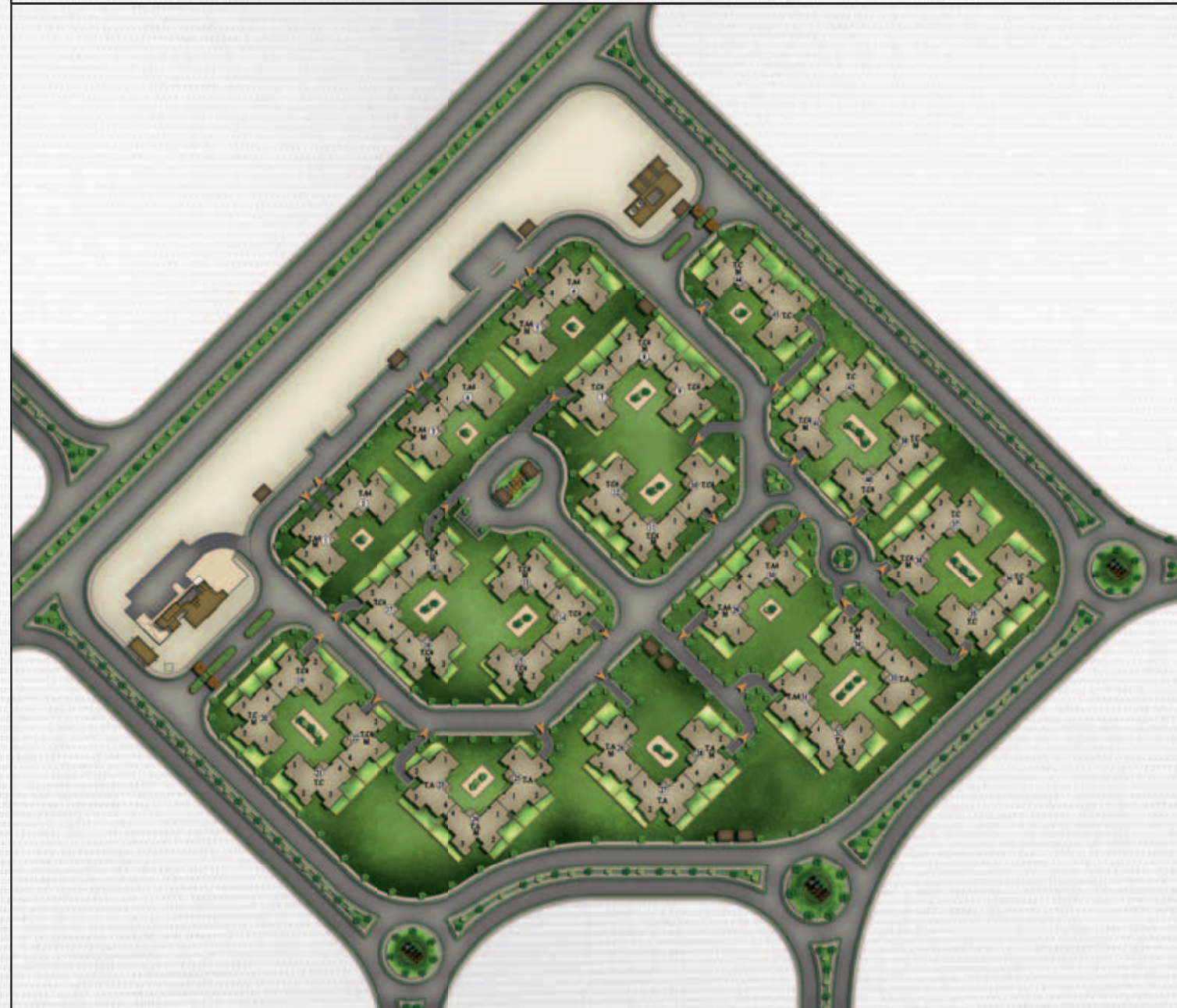
Now a common staple to any Palm Hills Developments project, public, green spaces using native and indigenous plants and species which have a major impact for minimizing water consumption abound. Coupled with inspiring physical and mental stimulation and ease for all to interact, exercise, engage or relax in a setting befitting their dreams, Village Gate is really where it's all your way.



Enjoy our quality Landscaping Services, something we take pride in and offer professional landscaping services and maintenance for homes and private gardens as per residents wishes and budgets.

Rest assured with the professional Security Services provided to create a safe environment compliant to residents requirements. Presentable, licensed guards are on-hand for your utmost protection.

No more waiting around, with our Facility Management readily available 24/7 to ensure you have it easy, by housing a little army of plumbers, electricians, carpenters and other functional disciplines.



IT'S ALL YOUR WAY

...VILLAGE GATE



By Architect Shehab A. Mazhar



Type A, A4



By Architect Shehab A. Mazhar
PALM HILLS RESERVES THE RIGHT FOR MINOR MODIFICATIONS.



TYPE - A, A4
DUPLEX FROM 193m² to 195m² - 3 BEDROOMS

Total Built Up Area
Average Garden Area for Ground Floor

Duplex 193m ² to 195m ²
44m ²

Ground Floor Area
Entrance
Reception
Dining
Guest Toilet - Corridor
Kitchen

From 97m ² to 98m ²
3.35m/2.15m x 4.90m
4.95m x 3.95m
4.25m x 4.00m
2.25m x 1.75m - 1.35m x 1.75m
3.60m x 2.90m

First Floor Area
Master Bedroom
Master Bathroom
Corridor
Bedroom 1
Bedroom 2 - Terrace
Bathroom

From 96m ² to 97m ²
3.65m x 3.95m - 1.70m x 1.15m
1.90m/1.20m x 2.45m/1.70m
2.80m x 1.35m/1.10m
4.00m x 4.15m
4.25m x 3.70m/3.40m - 1.35m x 2.50m
1.95m x 2.15m/1.75m

Penthouse				
Third Floor	Flat + Penthouse Area = 199m	Duplex Area = 210m	Duplex Area = 209m	Flat + Penthouse Area = 199m
Second Floor	Flat Area = 146m			Flat Area = 146m
First Floor	Flat Area = 146m			Flat Area = 146m
Ground Floor	Flat Area = 147m + (With/Without Garden)	Duplex with/without Garden Area = 194m	Duplex with/without Garden Area = 193m	Flat Area = 146m + (With/Without Garden)

Type A

Penthouse				
Fourth Floor	Flat + Penthouse Area = 203m			Flat + Penthouse Area = 203m
Third Floor	Flat Area = 148m	Duplex Area = 211m	Duplex Area = 210m	Flat Area = 147m
Second Floor	Flat Area = 148m			Flat Area = 148m
First Floor	Flat Area = 147m			Flat Area = 147m
Ground Floor	Flat Area = 148m + (With/Without Garden)	Duplex with/without Garden Area = 195m	Duplex with/without Garden Area = 194m	Flat Area = 147m + (With/Without Garden)

Type A 4



GROUND FLOOR PLAN

FIRST FLOOR PLAN



TYPE - A, A4

DUPLEX FROM 209m² to 211m² - 3 BEDROOMS

Average Garden Area for Ground Floor

Duplex 209m² to 211m²

Second Floor Area

Entrance	3.35m/2.15m x 4.90m
Reception	4.95m x 3.95m
Dining - Terrace	4.25m x 3.70m - 4.55m x 1.50m
Guest Toilet - Corridor	2.25m x 1.75m - 1.25m x 1.75m
Kitchen	3.60m x 2.90m

Third Floor Area

Master Bedroom	3.65m x 3.95m - 1.70m x 1.15m
Master Bathroom	1.90m/1.20m x 2.45m/1.70m
Corridor	2.80m x 1.35m/1.10m
Bedroom 1 - Terrace	4.00m x 4.15m - 4.55m x 1.50m
Bedroom 2 - Terrace	4.25m x 3.70m/3.40m - 1.35m x 2.50m
Bathroom	1.95m x 2.15m/1.75m

Penthouse			
Third Floor	Flat + Penthouse Area = 199m	Duplex Area = 210m	Duplex Area = 209m
Second Floor	Flat Area = 146m		Flat Area = 146m
First Floor	Flat Area = 146m		Flat Area = 146m
Ground Floor	Flat Area = 147m + (With/Without Garden)	Duplex with/without Garden Area = 194m	Duplex with/without Garden Area = 193m

Type A

Penthouse			
Fourth Floor	Flat + Penthouse Area = 203m		Flat + Penthouse Area = 203m
Third Floor	Flat Area = 148m	Duplex Area = 211m	Duplex Area = 210m
Second Floor	Flat Area = 148m		Flat Area = 148m
First Floor	Flat Area = 147m		Flat Area = 147m
Ground Floor	Flat Area = 148m + (With/Without Garden)	Duplex with/without Garden Area = 195m	Duplex with/without Garden Area = 194m

Type A 4



SECOND FLOOR PLAN



THIRD FLOOR PLAN



Type A, A4, C, C4



By Architect Shehab A. Mazhar
PALM HILLS RESERVES THE RIGHT FOR MINOR MODIFICATIONS.



TYPE - A, A4, C, C4
APARTMENT FROM 146m² to 150m² - 2 BEDROOMS

Total Built Up Area	Flat From 146m ² to 150m ² (Ground and Typical Floors)
Average Garden Area for Ground Floor	90m ²
Corridor	7.40m x 1.20m
Reception	5.35m x 5.15m
Dining - Terrace	2.75m x 3.20m - 4.60m x 2.40m
Kitchen	3.50m/1.50m x 3.80m/3.15m
Master Bedroom	3.75m x 4.00m/3.60m - 2.10m x 1.25m
Master Bathroom	3.00m x 2.00m
Bedroom	3.80m x 4.60m/4.20m
Bathroom	2.40m/1.40m x 2.35m

Penthouse				
Third Floor	Flat + Penthouse Area = 199m	Duplex Area = 210m	Duplex Area = 209m	Flat + Penthouse Area = 199m
Second Floor	Flat Area = 146m			Flat Area = 146m
First Floor	Flat Area = 146m			Flat Area = 146m
Ground Floor	Flat Area = 147m + (With/Without Garden)	Duplex with/without Garden Area = 194m	Duplex with/without Garden Area = 193m	Flat Area = 146m + (With/Without Garden)
Type A				
Penthouse				
Fourth Floor	Flat + Penthouse Area = 203m			Flat + Penthouse Area = 203m
Third Floor	Flat Area = 148m	Duplex Area = 211m	Duplex Area = 210m	Flat Area = 147m
Second Floor	Flat Area = 148m			Flat Area = 148m
First Floor	Flat Area = 147m			Flat Area = 147m
Ground Floor	Flat Area = 148m + (With/Without Garden)	Duplex with/without Garden Area = 195m	Duplex with/without Garden Area = 194m	Flat Area = 147m + (With/Without Garden)
Type A 4				



GROUND FLOOR PLAN

BUILDING FLOOR PLAN

By Architect Shehab A. Mazhar

PALM HILLS RESERVES THE RIGHT FOR MINOR MODIFICATIONS.



TYPE - A, A4, C, C4

APARTMENT WITH PENTHOUSE FROM 199m² to 207m² - 3 BEDROOMS

Total Built Up Area

Floor Plan Area

Corridor

Reception

Dining - Terrace

Kitchen

Master Bedroom - Corridor

Master Bathroom

Bedroom 1

Bathroom

Penthouse Area

Living

Kitchenette

Bedroom 2

Bathroom

Semi Covered Roof Terrace

Covered Roof Terrace

Flat + Penthouse
From 199m² to 207m²

From 147m² to 152m²

7.40m x 1.20m

3.60m x 5.15m

2.75m x 3.20m - 4.60m x 2.40m/2.15m

3.50m/1.50m x 3.80m/3.15m

3.75m x 4.00m/3.60m - 2.10m x 1.25m

3.00m x 2.00m

3.80m x 4.60m/4.20m

2.40m/1.40m x 2.35m

From 52m² to 55m²

3.60m/2.60m x 4.35m

1.95m x 2.45m

3.35m x 3.20m

2.00m x 1.80m

17m²

54m²

Penthouse

Third Floor

Second Floor

First Floor

Ground Floor

Penthouse

Fourth Floor

Third Floor

Second Floor

First Floor

Ground Floor

Flat + Penthouse Area = 199m

Duplex Area = 210m

Duplex Area = 209m

Flat Area = 146m

Flat Area = 146m

Flat Area = 147m

(With/Without Garden)

Duplex Area = 210m

Duplex with/without
Garden Area = 194m

Duplex with/without
Garden Area = 193m

Duplex with/without
Garden Area = 194m

Duplex with/without
Garden Area = 193m

Flat Area = 146m

(With/Without Garden)

Flat Area = 146m

(With/Without Garden)

Flat + Penthouse Area = 203m

Flat Area = 148m

Flat Area = 148m

Flat Area = 147m

Flat Area = 148m

Flat Area = 147m

Flat Area = 148m

(With/Without Garden)

Duplex Area = 211m

Duplex Area = 210m

Duplex Area = 210m

Duplex Area = 210m

Duplex Area = 210m

Duplex Area = 210m

Duplex Area = 210m

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Duplex Area = 210m

Duplex Area = 210m

Duplex Area = 210m

Duplex Area = 210m

Duplex Area = 210m

Duplex Area = 210m

Flat Area = 147m

(With/Without Garden)

Duplex Area = 210m

Duplex Area = 210m

Flat Area = 147m

(With/Without Garden)

Type A

Type A 4



THIRD / FOURTH FLOOR PLAN



PENTHOUSE PLAN



TYPE - C, C4
STUDIO FROM 88m² to 90m² - 1 BEDROOM

Total Built Up Area	Studio 88m ² to 90m ²
Average Garden Area for Ground Floor	45m ²
Reception	4.65m x 3.75m
Dining	3.05m x 4.45m
Kitchen	3.35m x 2.50m
Bathroom	1.95m x 2.15m
Corridor	1.15m x 2.15m
Bedroom	4.75m x 4.00m

Penthouse				
Third Floor	Flat + Penthouse Area = 203m	Studio Area = 89m	Studio Area = 88m	Flat + Penthouse Area = 203m
Second Floor	Flat Area = 149m	Studio Area = 88m	Studio Area = 88m	Flat Area = 149m
First Floor	Flat Area = 149m	Studio Area = 89m	Studio Area = 89m	Flat Area = 149m
Ground Floor	Flat Area = 149m (With/Without Garden)	Studio Area = 89m (With/Without Garden)	Studio Area = 89m (With/Without Garden)	Flat Area = 149m (With/Without Garden)

Type C

Penthouse				
Fourth Floor	Flat + Penthouse Area = 207m			Flat + Penthouse Area = 207m
Third Floor	Flat Area = 150m	Studio Area = 89m	Studio Area = 88m	Flat Area = 150m
Second Floor	Flat Area = 150m	Studio Area = 89m	Studio Area = 88m	Flat Area = 149m
First Floor	Flat Area = 150m	Studio Area = 90m	Studio Area = 89m	Flat Area = 149m
Ground Floor	Flat Area = 150m (With/Without Garden)	Studio Area = 90m (With/Without Garden)	Studio Area = 89m (With/Without Garden)	Flat Area = 149m (With/Without Garden)

Type C 4



STUDIO FLOOR PLAN



BUILDING FLOOR PLAN

By Architect Shehab A. Mazhar

PALM HILLS RESERVES THE RIGHT FOR MINOR MODIFICATIONS.

Finishing Specifications



- Marble floors for receptions
- High quality HDF floors for bedrooms
- Ceramic walls & floors for bathrooms
- Ideal Standard, Duravit or Roca sanitary chinaware
- GROHE, Ideal Standard or equivalent bathroom fittings
- Mitsubishi, Schindler or Otis elevators
- Medium Density Fiberboard (MDF) with smooth primed surface and high quality hardware
- Entry doors with natural wood veneer & polyurethane paint
- Interior high quality acrylic paints
- Bitcino Luna or equivalent lighting outlets
- Electrostatic painted Aluminum windows and glazing
- Glazed handrails (Dr. Greishe Glass)



e-Compounds - Innovating On

Palm Hills Developments is proud to welcome you to the state-of-the-art community with smart solutions at the click of button from the comfort of your own home.

e-Compound provides you with:



Digital TV



Residential Security Defense Systems



Internal Intercom



Smart Gates



Compound Safety infrastructure



Future Services

Be a pioneer in visual arts with our superior entertainment, viewing experience and unrivalled video and audio quality using our new 100% fully-digital technology.

Enjoy exceptional features which include 200 digital quality channels fully controlled via user ID, high definition and 3D capabilities, internet and e-mail on TV screen, programs guide and parental control.

Don't want to miss a thing?
Then use the Digital Video Recorder or Pause Live TV.

Soon we'll be offering Video On Demand, Games on the TV, Community News, Online Shopping, TV/Movie search engine and much, much more.

There's no more waiting around with your fingers crossed for the plumber, electrician or any type of handyman for that matter. With our Internal Intercom just call and we'll send them right along.

Our Compound Safety Infrastructure features CCTV and video surveillance throughout the compound to maximize residents safety and superior protection.

Our state-of-the-art Residential Security Defense System will secure your home 24/7 through hi-tech security devices that will alarm and notify you in case of any security breach.

Coming and going from your compound couldn't be any easier or more secure, as Advanced Management Systems and Smart Stickers grant you passage in a convenient and quick fashion.

More to come soon as we continue innovating on.

To activate your e-Compound kindly be advised you will need to provide the following:

DIGITAL SET-TOP-BOX FOR EVERY TV
SIP OR NORMAL PHONE
SECURITY DEFENSE DEVICES
NETWORK SWITCH