



NEW CAPITAL GARDENS



PALM HILLS
DEVELOPMENTS



PALM HILLS
DEVELOPMENTS

EGYPT'S LEADING REAL ESTATE DEVELOPER



Palm Hills Developments commands a geographically diversified & balanced portfolio of projects



In 2005, Palm Hills Developments was listed on the Egyptian Stock exchange and London Stock exchange

AND THE STORY OF PHD BEGAN

FOUNDED IN
1997
AS ETIHADEYA

A PORTFOLIO OF

34

PROJECTS

SPREADING OVER

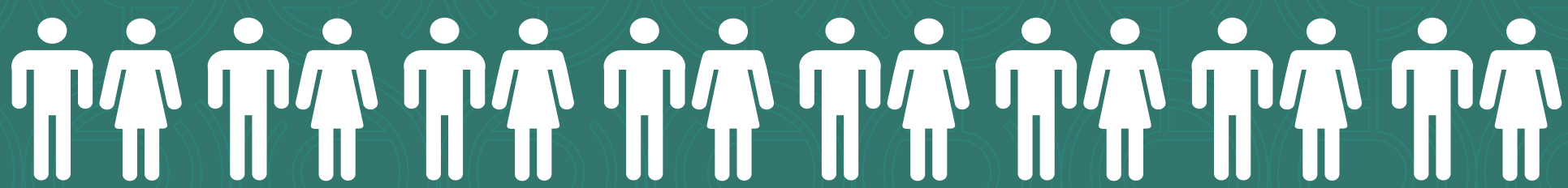
34.6

MILLION SQM.





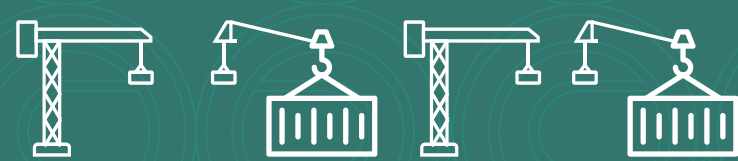
70,000 GROWING FAMILIES



9 GLOBAL AWARDS

PALM HILLS

13 PROJECTS UNDER CONSTRUCTION



COMMERCIAL



25 YEARS



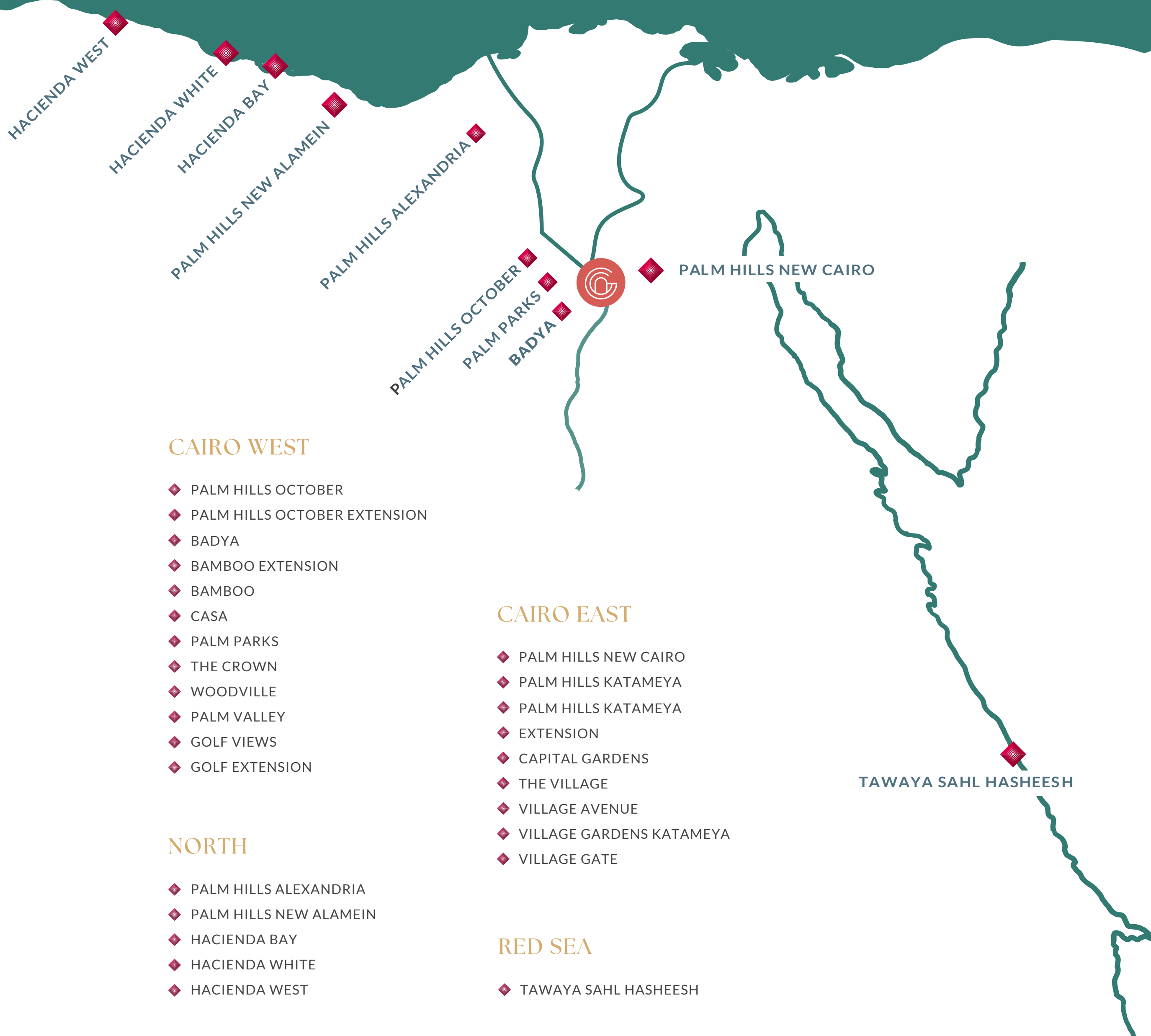
BRAND EQUITY,
TRACK RECORD

BACKED BY STRONG
SHAREHOLDERS



Our Expanding Communities

Over acres and acres in Cairo's west side, we were the first to build on hills, taking real estate to a whole new level. We created homes of an opulent lifestyle, then we took more steps to introduce an unparalleled state in Cairo's east side.



CAIRO WEST

- ◆ PALM HILLS OCTOBER
- ◆ PALM HILLS OCTOBER EXTENSION
- ◆ BADYA
- ◆ BAMBOO EXTENSION
- ◆ BAMBOO
- ◆ CASA
- ◆ PALM PARKS
- ◆ THE CROWN
- ◆ WOODVILLE
- ◆ PALM VALLEY
- ◆ GOLF VIEWS
- ◆ GOLF EXTENSION

NORTH

- ◆ PALM HILLS ALEXANDRIA
- ◆ PALM HILLS NEW ALAMEIN
- ◆ HACIENDA BAY
- ◆ HACIENDA WHITE
- ◆ HACIENDA WEST

CAIRO EAST

- ◆ PALM HILLS NEW CAIRO
- ◆ PALM HILLS KATAMEYA
- ◆ PALM HILLS KATAMEYA
- ◆ EXTENSION
- ◆ CAPITAL GARDENS
- ◆ THE VILLAGE
- ◆ VILLAGE AVENUE
- ◆ VILLAGE GARDENS KATAMEYA
- ◆ VILLAGE GATE

RED SEA

- ◆ TAWAYA SAHL HASHEESH



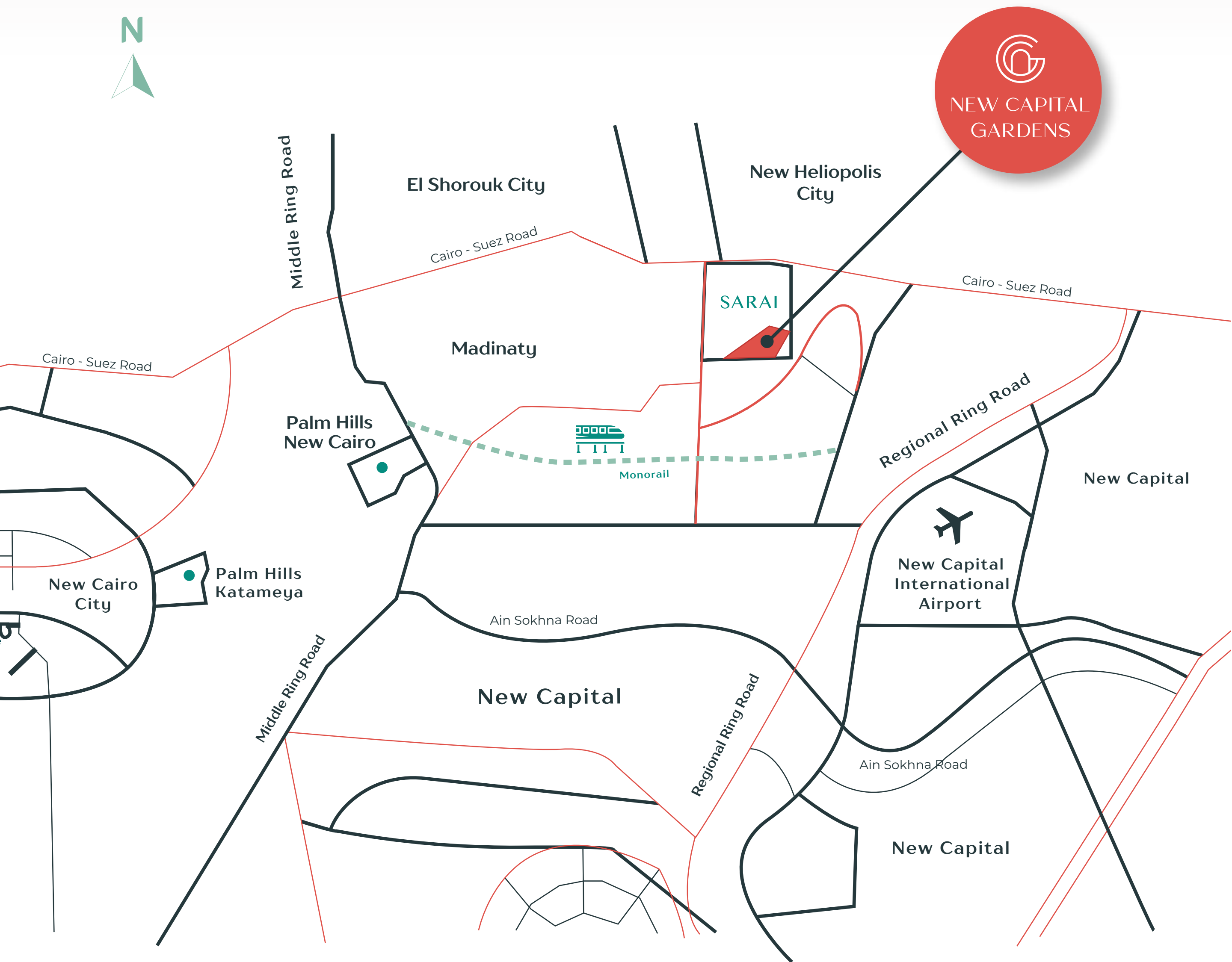
Welcome to the Modern Residential Community

Designed for absolute harmony in all aspects, we bring you an urbanized community interweaving greenery with residential units and commercial spaces to make for a well-rounded neighborhood in the heart of **Sarai New Cairo**.

New Capital Gardens is built on 5.5 million sqm. within a prime location in Kilo 45 of Suez Road, and in close proximity to the New Administrative City.



SARAI



	Palm Hills Khatameya	31 Km		Olympic City	38 Km
	Palm Hills New Cairo	22 Km		Sports City	13 Km
	New Capital City	24 Km		New Capital City Airport	24 Km
	Future City	25 Km		European University in Egypt	18 Km
	Iconic Tower	24 Km		German International University	22 Km

Location Map

A new light shines on in an urban land not so far away. Just a mere 30 minutes from Heliopolis and 20 minutes from the Fifth Settlement, separate you from the dreamy gardens in Sarai - New Cairo.



Built *for* your Convenience

New Capital Gardens is an exclusive community highlighting peace of mind in all aspects of life. It is built for your convenience and ease of life, in a modern residential concept spanning 60 Feddan.

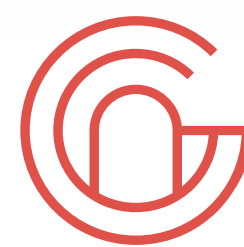




Green Living

A harmonious blend is what New Capital Gardens is all about. This is where you can have it all without compromising your wants for your needs, as a family friendly environment fit for all is what we have to offer away from the busy streets of Cairo.

Live in the outdoors, take your bike for a spin, enjoy a picnic in the sun, do what you've always wanted to do. New Capital Gardens is built towards you enjoying the best outdoors, while minimizing vehicular traffic to ensure the safety and security of our community...

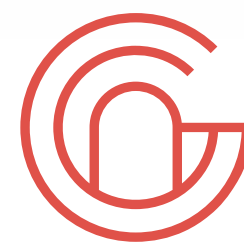


Urban *meets* Nature



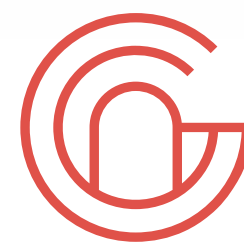
Get to escape the busy streets of the city to a place where you can finally roam free in pedestrian walkways and bicycle lanes.

Welcome to a place where urban meets nature as our built up area represents only 21% of our total area, and the remaining 80% go towards a vibrant landscape of abundant greenery.



New Capital Gardens Master Plan





60 Feddan Project





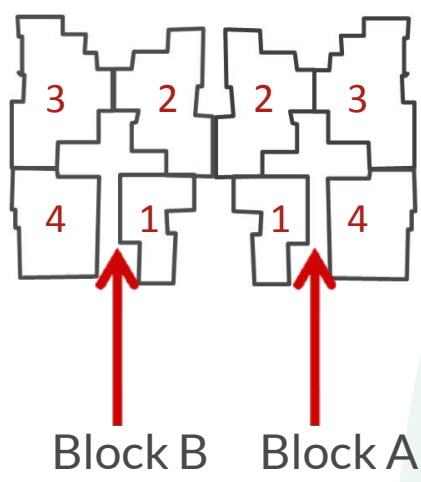
It's about time we make living easier with our myriad of amenities and facilities...



Type D



Indication Plan



Indication Section

(51) 143.20 m ²	(52) 190.25 m ²	(53) 182.65 m ²	(54) 162.10 m ²
(41) 151.15 m ²	(42) 190.15 m ²	(43) 189.90 m ²	(44) 164.60 m ²
(31) 149.60 m ²	(32) 190.25 m ²	(33) 197.25 m ²	(34) 165.20 m ²
(21) 156.25 m ²	(22) 195.30 m ²	(23) 208.05 m ²	(24) 165.20 m ²
(1) 264.95 m ²	(12) 205.80 m ²	(13) 206.80 m ²	(14) 166.90 m ²
	(2) 195.70 m ²	(3) 206.80 m ²	(4) 167.55 m ²

Key:

- 2 Master Bedrooms
- 3 Master Bedrooms
- 3 Bedrooms (1Master)
- Duplex: 3 Master Bedrooms + Living + Nanny



Ground Floor Plan



Apt.(01) Duplex : 3 Master Bedrooms + Family Room + Nanny's Bedroom

Built up Area	Duplex total built up area: 264.95 m² Ground Floor built up area: 111.35 m²
Reception & Dining – Terrace	4.35 m x 5.95 m – 6.25 m x 3.25 m – 4.80 x 1.20
Kitchen	3.15 m x 4.25 m
Guest Toilet	1.25 m x 3.10 m
Nanny's Bedroom – Bathroom	2.10 m x 1.90 m – 2.10 m x 1.10 m

Apt.(02) 3 Master Bedrooms

Built up Area	195.70 m²
Reception & Dining – Terrace	7.05 m x 5.30 m – 4.35 m x 2.25 m – 4.55 x 2.15
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom – Terrace	4.00 m x 4.40 m – 2.10 m x 2.10 m – 4.50 m x 2.65 m
Bedroom 1 – Ensuite Bathroom	4.85 m x 3.60 m – 2.10 m x 1.75 m
Bedroom 2 – Ensuite Bathroom	4.30 m x 3.70 m – 1.75 m x 2.50 m

Apt.(03) 3 Master Bedrooms

Built up Area	206.80 m²
Reception & Dining – Terrace	7.00 m x 5.30 m + 4.80 m x 2.25 m – 3.70 m x 2.15 m
Kitchen	3.40 m x 3.85 m
Guest Toilet	1.55 m x 2.55 m
Master Bedroom – Ensuite Bathroom – Terrace	4.40 m x 4.70 m – 2.60 m x 1.75 m – 5.60 m x 2.15 m
Bedroom 1 – Ensuite Bathroom	4.25 m x 3.80 m – 2.60 m x 1.70 m
Bedroom 2 – Ensuite Bathroom	3.65 m x 4.45 m – 1.80 m x 3.10 m

Apt.(04) 2 Master Bedrooms

Built up Area	167.55 m²
Reception & Dining – Terrace	5.35 m x 6.65 m – 5.35 m x 1.40 m – 5.35 x 1.40
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.60 m x 4.00 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m



First Floor Plan



Apt.(11) Duplex : 3 Master Bedrooms + Family Room + Nanny’s Bedroom

Built up Area	Duplex total built up area: 264.95 m² 1 st Floor built up area: 153.60 m²
Master Bedroom – Ensuite Bathroom – Dressing Room	4.25 m x 4.25 m – 2.60 m x 1.55 m – 2.60 m x 1.30 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.50 m x 4.20 m – 2.55 m x 1.75 m – 4.35 m x 2.25 m
Bedroom 2 – Ensuite Bathroom	3.30 m x 3.75 m – 1.75 m x 2.40 m
Family Room	3.60 m x 3.35 m
Bathroom	2.55 m x 1.60 m
Kitchenette	1.25 m x 1.90 m

Apt.(12) 3 Master Bedrooms

Built up Area	205.80 m²
Reception & Dining – Terrace	7.05 m x 5.30 m + 4.35m x 2.25 m – 4.40 m x 1.60 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom – Terrace	4.00 m x 4.40 m – 2.10 m x 2.10 m – 4.20 m x 1.25 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.85 m x 3.60 m – 2.10 m x 1.75 m – 2.45m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.30 m x 3.70 m – 1.75m x 2.50 m – 2.75m x 1.20 m

Apt.(13) 3 Master Bedrooms

Built up Area	206.80 m²
Reception & Dining – Terrace	7.00 m x 5.25 m + 4.75 m x 2.25 m – 3.45 m x 2.30 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.40 m x 4.70 m – 2.60 m x 1.70 m
Bedroom 1 – Ensuite Bathroom	4.25 m x 3.80 m – 2.60 m x 1.75 m
Bedroom 2 – Ensuite Bathroom	3.65 m x 4.45 m – 1.80 m x 3.10 m

Apt.(14) 2 Master Bedrooms

Built up Area	166.90 m²
Reception & Dining – Terrace	5.35 m x 6.75 m – 8.5m²
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m



Second Floor Plan



Apt.(21) 2 Master Bedrooms

Built up Area	156.25 m²
Reception & Dining – Terrace	5.30 m x 7.20 m – 5.95 m x 2.25 m
Kitchen	3.10 m x 3.00 m
Guest Toilet	2.30 m x 1.40 m
Master Bedroom – Ensuite Bathroom	4.50 m x 4.20 m – 2.55m x 1.75 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 4.25 m – 2.55m x 1.60 m

Apt.(22) 3 Master Bedrooms

Built up Area	195.30 m²
Reception & Dining – Terrace	7.05 m x 5.80 m – 4.30m x 2.50 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.00 m x 4.40 m – 2.10 m x 2.10 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.85 m x 3.60 m – 2.10 m x 1.75 m – 2.50m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.30 m x 3.70 m – 1.75m x 2.50 m – 2.85m x 1.05 m

Apt.(23) 3 Master Bedrooms

Built up Area	208.05 m²
Reception & Dining – Terrace	7.00 m x 5.80 m – 4.95 m x 3.70 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.40 m x 4.70 m – 2.60 m x 1.70 m
Bedroom 1 – Ensuite Bathroom	4.25 m x 3.80 m – 2.60 m x 1.75 m
Bedroom 2 – Ensuite Bathroom	3.65 m x 4.45 m – 1.80 m x 3.10 m

Apt.(24) 2 Master Bedrooms

Built up Area	165.20 m²
Reception & Dining – Terrace	5.35 m x 6.70 m – 8.0m²
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m



Third Floor Plan



Apt.(31) 2 Master Bedrooms

Built up Area	149.60 m ²
Reception & Dining – Terrace	5.30 m x 7.20 m – 5.20 m x 1.50 m
Kitchen	3.10 m x 3.00 m
Guest Toilet	2.30 m x 1.40 m
Master Bedroom – Ensuite Bathroom	4.50 m x 4.20 m – 2.55m x 1.75 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 4.25 m – 2.55m x 1.60 m

Apt.(32) 3 Master Bedrooms

Built up Area	190.25 m ²
Reception & Dining – Terrace	7.05 m x 5.80 m – 4.30m x 1.50 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.00 m x 4.40 m – 2.10 m x 2.10 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.85 m x 3.60 m – 2.10 m x 1.75 m – 2.45m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.30 m x 3.70 m – 1.75m x 2.50 m – 2.85m x 1.05 m

Apt.(33) 3 Bedrooms (1 Master Bedroom)

Built up Area	197.25 m ²
Reception & Dining – Terrace	7.00 m x 5.80 m – 4.95 m x 1.40 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom – Terrace	4.40 m x 4.35 m - 2.60 m x 1.85 m – 4.40 m x 1.85 m
Bedroom 1	4.25 m x 3.80 m
Bedroom 2	3.65 m x 4.45 m
Bathroom	1.80 m x 3.10 m

Apt.(34) 2 Master Bedrooms

Built up Area	165.20 m ²
Reception & Dining – Terrace	5.35 m x 6.70 m – 8.0m ²
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m



Fourth Floor Plan



Apt.(41) 2 Master Bedrooms

Built up Area	151.15 m²
Reception & Dining – Terrace	5.30 m x 6.65 m – 9.80 m x 1.35 m
Kitchen	3.10 m x 3.00 m
Guest Toilet	2.30 m x 1.40 m
Master Bedroom – Ensuite Bathroom	4.35 m x 3.65 m – 2.55m x 1.75 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 4.25 m – 2.55m x 1.60 m

Apt.(42) 3 Master Bedrooms

Built up Area	190.15 m²
Reception & Dining – Terrace	7.05 m x 5.80 m – 4.35m x 1.50 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.00 m x 4.40 m – 2.10 m x 2.10 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.85 m x 3.60 m – 2.10 m x 1.75 m – 2.45m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.25 m x 3.70 m – 1.75m x 2.50 m – 2.75m x 1.05 m

Apt.(43) 3 Bedrooms (1 Master Bedroom)

Built up Area	189.90 m²
Reception & Dining – Terrace	7.00 m x 5.80 m – 4.95 m x 1.40 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom – Terrace	4.40 m x 4.35 m - 2.60 m x 1.85 m – 4.40 m x 1.10 m
Bedroom 1	4.25 m x 3.80 m
Bedroom 2	3.65 m x 4.45 m
Bathroom	1.80 m x 3.10 m

Apt.(44) 2 Master Bedrooms

Built up Area	164.60 m²
Reception & Dining – Terrace	5.35 m x 6.65 m – 9.0m²
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m



Fifth Floor Plan



Apt.(51) 2 Master Bedrooms

Built up Area	143.20 m²
Reception & Dining – Terrace	5.30 m x 6.65 m – 6.35 m x 1.20 m
Kitchen	3.10 m x 3.00 m
Guest Toilet	2.30 m x 1.40 m
Master Bedroom – Ensuite Bathroom	4.35 m x 3.65 m – 2.55m x 1.75 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 4.25 m – 2.55m x 1.65 m

Apt.(52) 3 Master Bedrooms

Built up Area	190.25 m²
Reception & Dining – Terrace	7.05 m x 5.80 m – 4.55m x 1.60 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.00 m x 4.40 m – 2.10 m x 2.10 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.80 m x 3.60 m – 2.10 m x 1.75 m – 2.45m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.30 m x 3.70 m – 1.75m x 2.50 m – 2.85m x 1.20 m

Apt.(53) 3 Bedrooms (1 Master Bedroom)

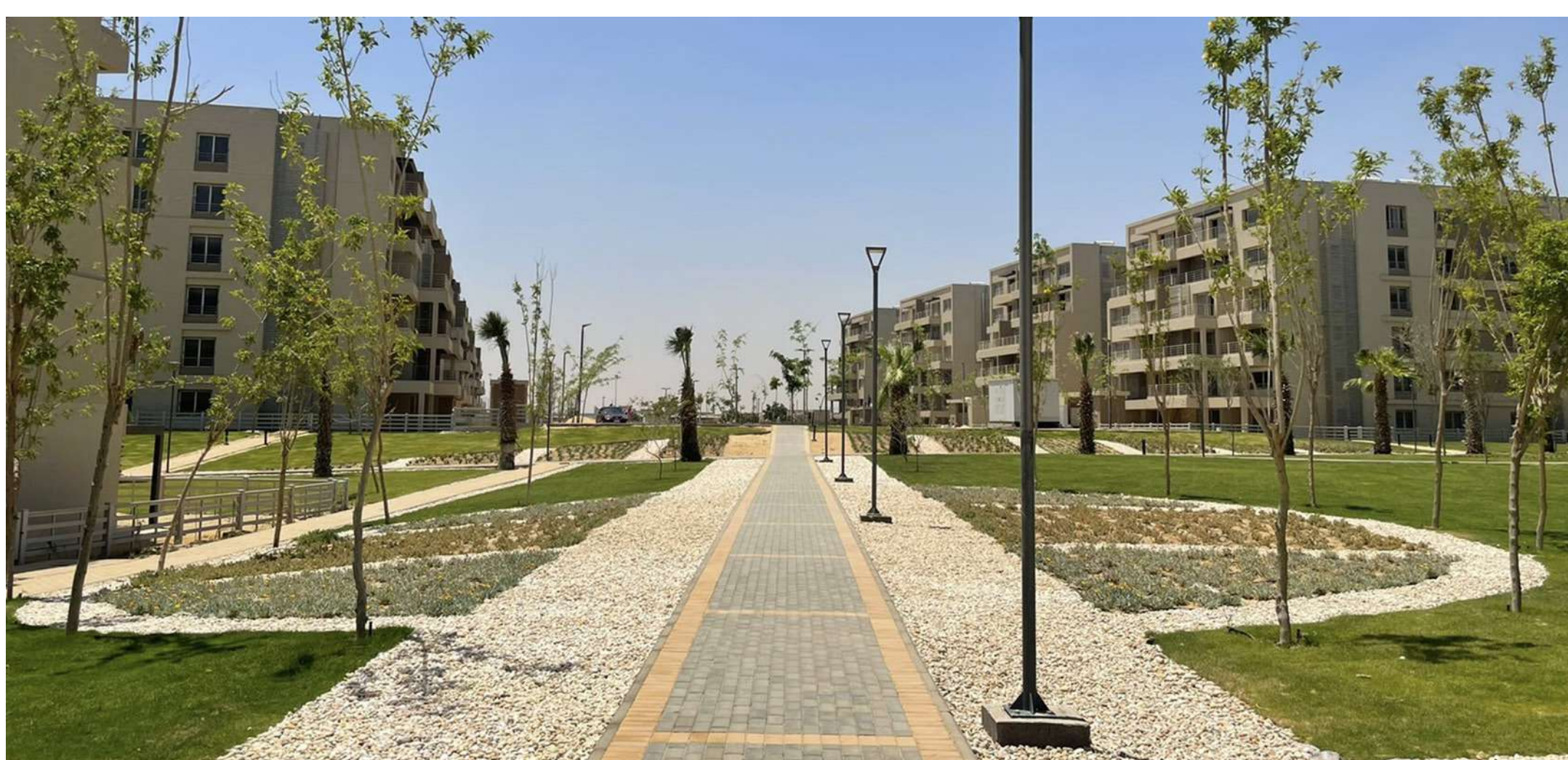
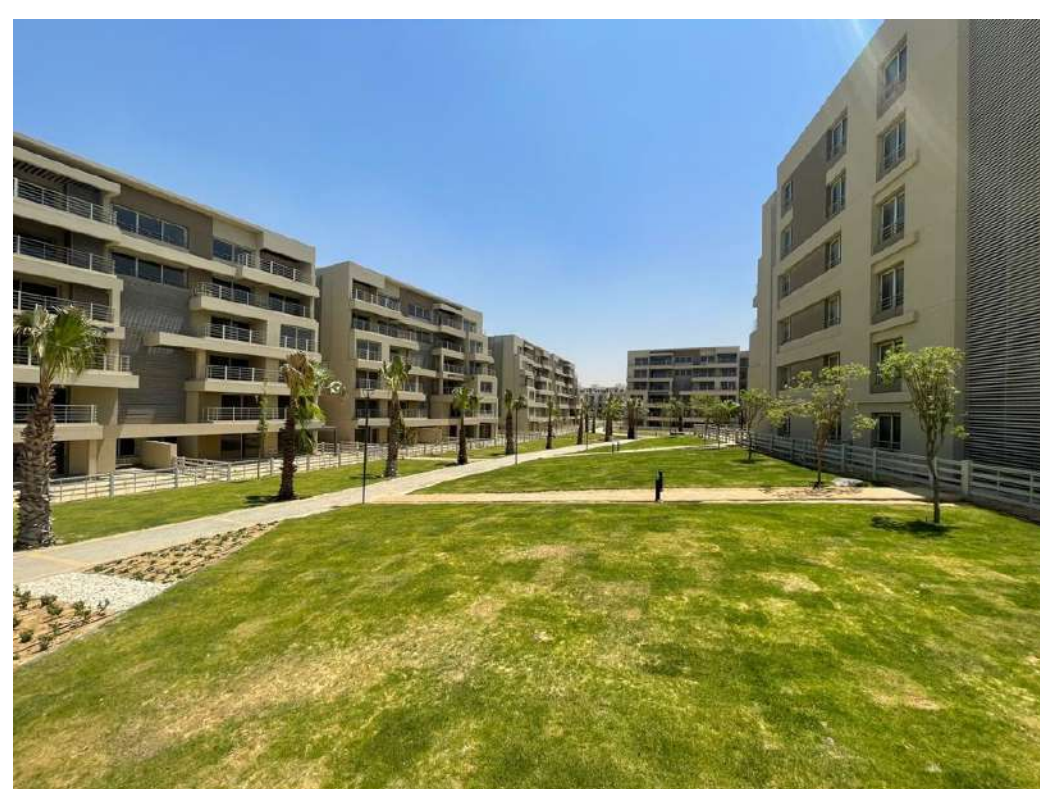
Built up Area	182.65 m²
Reception & Dining – Terrace	7.00 m x 5.80 m – 4.95 m x 1.40 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.40 m x 4.35 m - 2.60 m x 1.85 m
Bedroom 1	4.25 m x 3.80 m
Bedroom 2	3.65 m x 4.45 m
Bathroom	1.80 m x 3.10 m

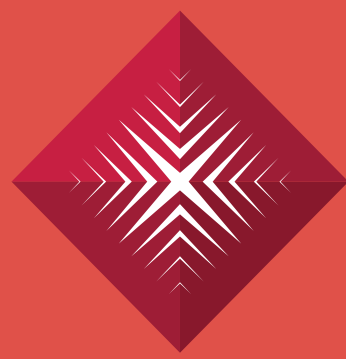
Apt.(54) 2 Master Bedrooms

Built up Area	162.10 m²
Reception & Dining – Terrace	5.35 m x 6.65 m – 5.35 m x 1.20 m
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m



April 2022
Construction Update





PALM HILLS

DEVELOPMENTS

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Ext: 8812
Mob: +2 010 6668 6108