



**PALM PARKS**



A WALK IN THE PARK

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# A WALK IN THE PARK



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There's a saying that says, "a walk in the park."  
According to the Cambridge English Dictionary,  
"a walk in the park" is defined as "something that is very  
easy to do and usually pleasant." And that couldn't be any  
more true at Palm Hills Developments scenic, 6th of October  
community, the lush Palm Parks, where greenery makes up  
60% of the total project area and life really, is a simple

### **WALK IN THE PARK.**

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Built for your utmost comfort, convenience and ease, Palm Parks is a breathtaking, multi-functional, prime, residential and well-integrated community set on a sprawling 475,000 sqm of awe-inspiring real-estate.

Situated within a flourishing landscape of lagoons and nature, Palm Parks is an awe-inspiring place with luxurious condos, penthouses and spacious apartments ranging from 150 sqm to 280 sqm and duplexes from 200 sqm to 360 sqm, all outfitted with latest home solutions at your disposal at the simple click of a button.

A vibrant auxiliary services area that includes an impressive clubhouse for recreational and athletic pursuits, a nursery, clinic, mosque, 2 swimming pools, shops, restaurants and a facility building housing a series of professionals ensuring flawless property management of the development, all within mere steps of one another are at your convenient disposal. Everyday living truly couldn't be any more pleasant.

**PALM PARKS...**  
**where life is really a walk in the park.**

# A WALK IN THE PARK

... PALM PARKS



## The Architecture

Masterfully and exclusively designed by internationally renowned Egyptian architect Shehab Mazhar, all residential units boast a generous amount of space, comfort and are a true visual splendor with their modern, sleek designs and turnkey finishing.

## Where We're Planted

Strategically located in the thriving 6th of October district near the Mehwar and with direct access to the Cairo-Alexandria Desert Road, Palm Parks offers an ease in commute whether to or fro.

- 5 minutes drive from Egypt Media City.
- 10 minutes drive from the largest industrial city in the Greater-Cairo area.
- 15 minutes drive to Smart Village. Egypt's largest and leading business, IT and financial hub.
- 25 minutes drive from the new Egyptian Museum.
- 35 minutes drive from downtown.



# Type B



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

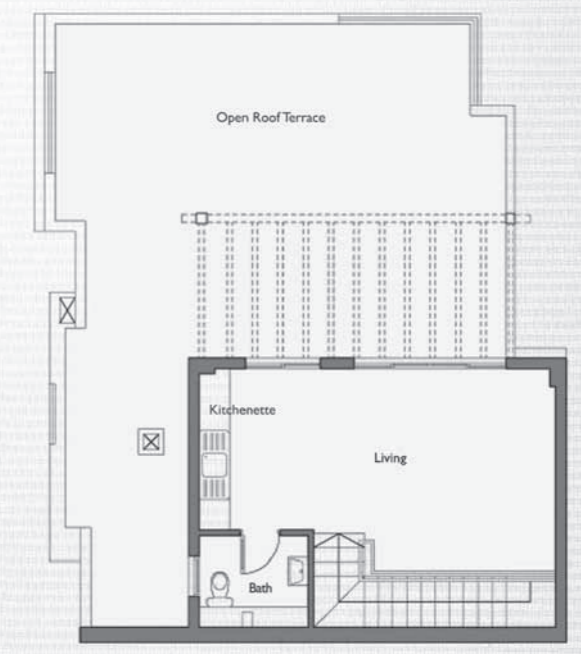


**TYPE - B**  
**152m<sup>2</sup> - 2 BEDROOM APARTMENT + PENTHOUSE**

<b>Total Built-up Area</b>	<b>302 m<sup>2</sup></b>
<b>First Level Third Floor Plan</b>	<b>152 m<sup>2</sup></b>
Reception - Dining	3.50m x 2.70m - 5.70m x 5.30m
Terrace	4.60m x 1.80m
Master Bedroom - Master Bathroom	4.00m x 3.90m - 1.90m x 3.00m
Bedroom	4.10m x 3.90m
Kitchen	3.30m x 3.40m
Service Terrace	1.35m x 1.20m
Bathroom	2.25m x 1.40m
<b>Second Level - Penthouse Floor Plan</b>	<b>50 m<sup>2</sup></b>
Family Living - Kitchenette	4.80m x 5.10m - 2.25m x 3.20m
Bathroom	2.15m x 1.80m
Open Roof Terrace	75.00m <sup>2</sup>



**FIRST LEVEL - THIRD FLOOR PLAN**



**SECOND LEVEL - PENTHOUSE FLOOR PLAN**



**TYPE - B**  
**153m<sup>2</sup> - 2 BEDROOM APARTMENT**

<b>Ground &amp; Typical Floor</b>	<b>153 m<sup>2</sup></b>
<b>Garden Area For the Ground Floor</b>	<b>62 m<sup>2</sup></b>
Reception - Dining	4.40m x 8.00m
Bathroom	2.20m x 1.40m + 1.30m x 1.00m
Kitchen	3.80m x 3.35m
Master Bedroom - Bathroom	4.20m x 3.90m - 1.90m x 3.00m
Bedroom	4.10m x 3.90m
Terrace	1.80m x 4.60m



**GROUND & TYPICAL FLOOR**





## TYPE - B 215m<sup>2</sup> - 3 BEDROOM DUPLEX

<b>Typical Duplex</b>	<b>215 m<sup>2</sup></b>
<b>Duplex with Garden</b>	<b>208 m<sup>2</sup></b>
<b>Garden Area For the Ground Floor</b>	<b>75 m<sup>2</sup></b>
<b>First level</b>	<b>105 m<sup>2</sup></b>
Reception	4.15m x 5.20m
Dining	3.65m x 5.50m
Kitchen	2.90m x 3.70m
Guest Toilet	1.75m x 1.95m
<b>Second Level</b>	<b>110 m<sup>2</sup></b>
Master Bedroom - Bathroom	4.80m x 3.75m - 2.80m x 1.50m
Bedroom 1	4.40m x 3.95m
Bedroom 2	3.65m x 3.75m
Bathroom	1.50m x 1.50m



LEVEL 1



LEVEL 2



# Type C



By Architect Shehab A. Mazhar  
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**TYPE - C**  
**221.50m<sup>2</sup> - 3 BEDROOM APARTMENT + PENTHOUSE**

<b>Third Floor</b>	<b>221.50 m<sup>2</sup></b>
Reception + Dining + Living	7.25m x 6.60m
Kitchen	3.50m x 5.00m
Guest Toilet	2.00m x 2.75m
Master Bedroom - Bathroom	3.80m x 5.20m - 2.00m x 2.90m
Bedroom 1	3.70m x 4.05m
Bedroom 2	3.80m x 3.85m
Bathroom	2.20m x 3.45m
Terrace	3.60m x 3.00m
<b>Penthouse Area</b>	<b>53.70 m<sup>2</sup></b>
Family Living + Kitchenette	7.25m x 4.55m
Bathroom	1.90m x 1.90m
Terrace	8.00m x 1.95m
Open Roof Terrace	126.40m <sup>2</sup>



**THIRD FLOOR**



**PENTHOUSE**



**TYPE - C**  
**236m<sup>2</sup> - 3 BEDROOM APARTMENT**

<b>Second Floor</b>	<b>236 m<sup>2</sup></b>
Reception + Dining + Living	7.25m x 6.70m
Kitchen	3.50m x 5.00m
Nanny's room - Bathroom	2.00m x 2.00m - 2.00m x 1.40m
Guest Toilet	2.00m x 2.75m
Master Bedroom - Bathroom	3.80m x 5.30m - 1.60m x 3.70m
Bedroom 1	3.70m x 3.90m
Bedroom 2	3.80m x 3.90m
Bathroom	2.20m x 3.45m
Terrace	3.60m x 3.00m



**SECOND FLOOR**



## TYPE - C 250m<sup>2</sup> - 3 BEDROOM APARTMENT

First Floor Area	250 m <sup>2</sup>
Reception + Dining + Living	7.25m x 6.70m
Kitchen	3.50m x 5.00m
Nanny's room - Bathroom	2.00m x 2.00m - 2.00m x 1.40m
Guest Toilet	2.00m x 2.75m
Master Bedroom - Bathroom	3.80m x 5.30m - 1.60m x 3.70m
Bedroom 1	3.70m x 3.90m
Bedroom 2	3.80m x 3.90m
Bathroom	2.50m x 3.45m
Terrace	10.10m x 2.20m



FIRST FLOOR



**TYPE - C**  
**273.5m<sup>2</sup> - 3 BEDROOM APARTMENT**

<b>Ground Floor</b>	<b>273.50 m<sup>2</sup></b>
<b>Garden Area</b>	<b>133 m<sup>2</sup></b>
Reception + Dining + Living	7.25m x 8.80m
Kitchen	3.50m x 5.00m
Nanny's room - Bathroom	2.00m x 2.00m - 2.00m x 1.40m
Guest Toilet	2.00m x 2.75m
Master Bedroom - Bathroom	3.80m x 5.30m - 1.60m x 3.70m
Bedroom 1	3.70m x 3.90m
Bedroom 2	3.80m x 3.90m
Bathroom	2.50m x 3.20m
Terrace	10.10m x 2.60m



**GROUND FLOOR**

By Architect Shehab A. Mazhar  
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# Type D



By Architect Shehab A. Mazhar  
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**TYPE - D**  
**278.50m<sup>2</sup> - 3 BEDROOM APARTMENT**

<b>Ground Floor</b>	<b>278.50 m<sup>2</sup></b>
<b>Average Garden Area</b>	<b>117.25 m<sup>2</sup></b>
Reception	5.95m x 7.65m
Dining	4.40m x 5.40m
Kitchen	4.00m x 4.40m
Nanny's Bedroom - Bathroom	1.85m x 2.00m - 1.00m x 2.00m
Guest Toilet	1.65m x 2.00m
Master Bedroom - Bathroom	4.50m x 6.00m - 3.10m x 2.30m
Bedroom 1	4.50m x 4.25m
Bedroom 2	4.25m x 4.65m
Bathroom	2.95m x 2.30m
Terrace	4.10m x 4.40m



**GROUND FLOOR**





**TYPE - D**  
**281m<sup>2</sup> - 3 BEDROOM APARTMENT + PENTHOUSE**

First Floor	281m <sup>2</sup>
Reception	7.75m x 6.50m
Dining	5.40m x 5.50m
Kitchen	4.00m x 4.40m
Nanny's Bedroom - Bathroom	1.85m x 2.00m - 1.00m x 2.00m
Guest Toilet	1.70m x 2.00m
Master Bedroom - Bathroom	4.50m x 6.00m - 3.10m x 2.30m
Bedroom 1	4.50m x 4.25m
Bedroom 2	4.25m x 4.65m
Bathroom	2.95m x 2.30m
Terrace	4.25m x 1.90m
Penthouse Area	79.20 m <sup>2</sup>
Family Living	4.60m x 5.25m
Kitchenette	3.00m x 2.75m
Bathroom	2.55m x 2.00m
Open Roof Terrace	199m <sup>2</sup>



**FIRST FLOOR**



**PENTHOUSE**



## Finishing Specifications



- Local marble floor for reception.
- Gypsum board false ceiling where needed.
- Bitcino lighting outlets.
- Mitsubishi elevators.
- Imported marble for entrance floors.



## Finishing Specifications



- HDF for bedrooms floor finish.
- Ceramic wall & floor for bathrooms.
- Duravit sanitary fittings.
- Aluminum/glass façade openings.



# 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-TO-BOX FOR EVERY TV**
  - SIP OR NORMAL PHONE**
  - SECURITY DEFENSE DEVICES**
  - NETWORK SWITCH**
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