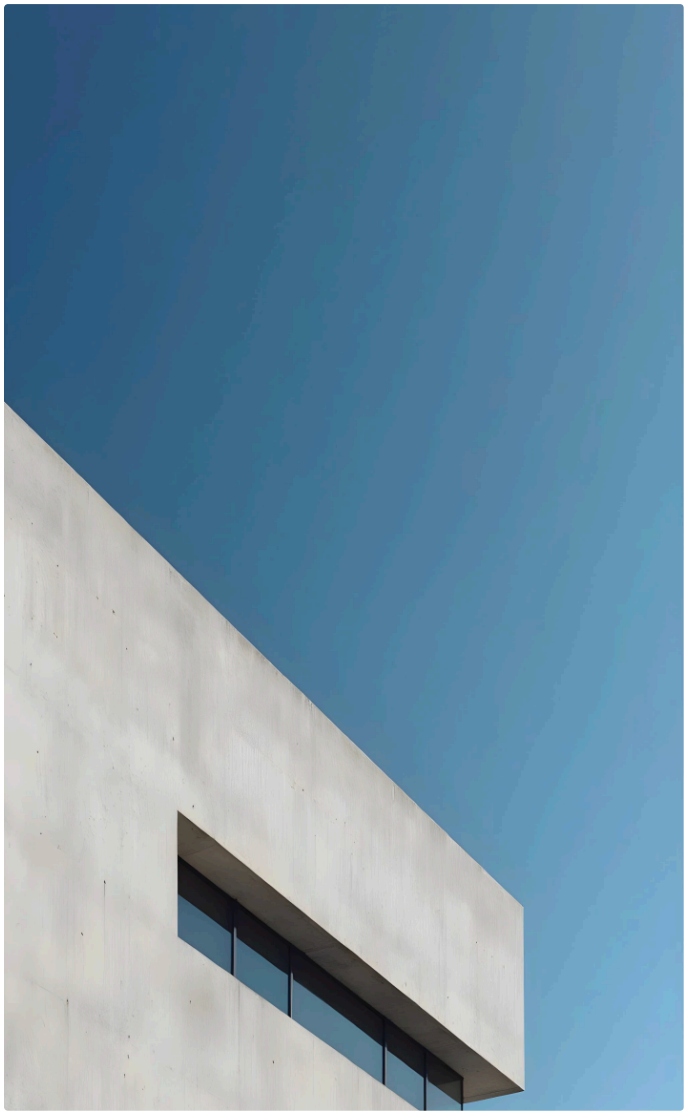
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# 97 Hills

## PALM HILLS DEVELOPMENTS

01

# ABOUT **DEVELOPER**



# ABOUT
# PALM HILLS DEVELOPMENTS

Palm Hills Development is one of the leading real estate companies in Egypt. Its owner and CEO is Mr. Yasseen Mansour, who contributed to the exciting changes in the real estate market in Egypt.

The company is growing with robust momentum, with more than 35 projects all over the country. Palm Hills Developments aims to redefine luxurious lifestyles by meticulously crafting integrated communities in carefully selected locations in Egypt. With 9 Global Awards under its belt, the company is one of the most trusted and respected developers in the country.

Its vision is to make the world a better place by committing to maintaining and enhancing the community and building premium homes of a grand lifestyle.

## Palm Hills Developments Facts & History

Founded in 1997 as Etihadeya, and later in **2005**, it was established as Palm Hills; the company's owner and founder is Mansour and Maghraby Investment and Development Company (MMID). Its team of highly qualified individuals and expert management led to its successful story.

Palmhills Developments Egypt contributes to driving the country's economic growth forward. It acquires land in strategic locations in Egypt and innovatively transfers it



# ABOUT
# THE PROJECT

97 Hills Compound is one of the landmark residential communities introduced by Palm Hills Developments, a name synonymous with sophistication, innovation, and sustainable living. It is situated in New Cairo City.

Strategically located in East Cairo, the compound enjoys a prime position. It is just a few minutes away from Palm Hills New Cairo and Cairo International Airport, ensuring residents experience both exclusivity and accessibility at once.

This highly coveted address places homeowners close to Cairo's most vital destinations and main road networks, while preserving the tranquility and privacy that define luxury suburban life.

Every detail of 97 Hills Palm Hills has been thoughtfully planned to strike a perfect balance between contemporary design, open green spaces, and a strong sense of community.

## 97 Hills Palm Hills Location - New Cairo

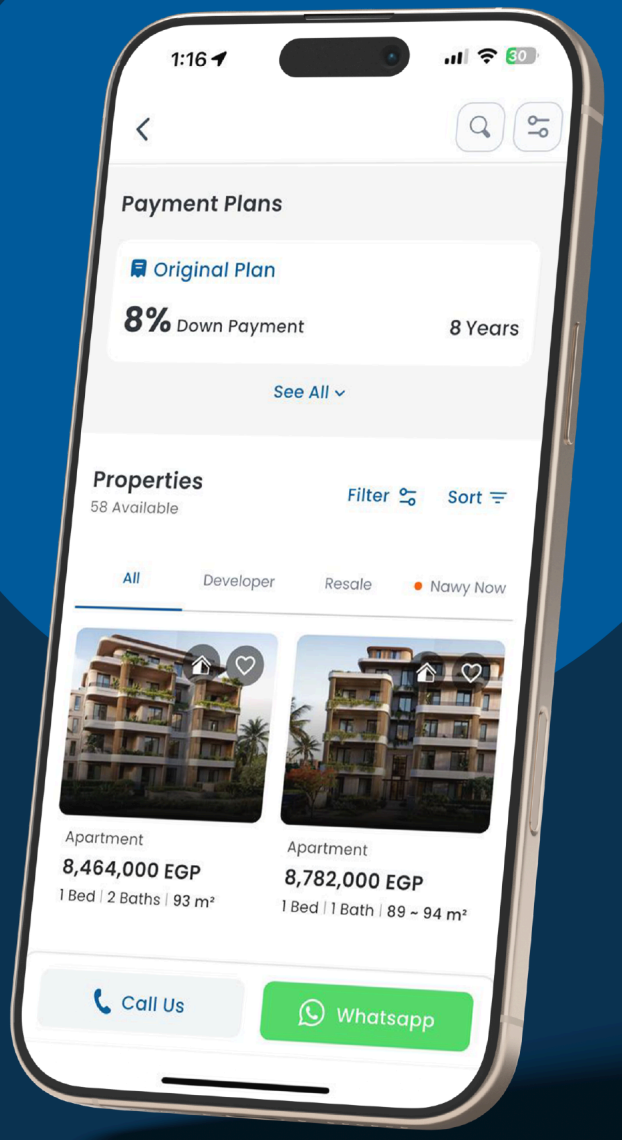
The location of 97 Hills is one of its most defining advantages. Nestled in a strategic spot in New Cairo, the compound lies only a few minutes away from Palm Hills New Cairo and Cairo International Airport, positioning residents at the crossroads of convenience and exclusivity.

EXPLORE ***PRICES & PAYMENT PLANS***
THROUGH

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02

# THE **GALLERY**

# THE **GALLERY**





03

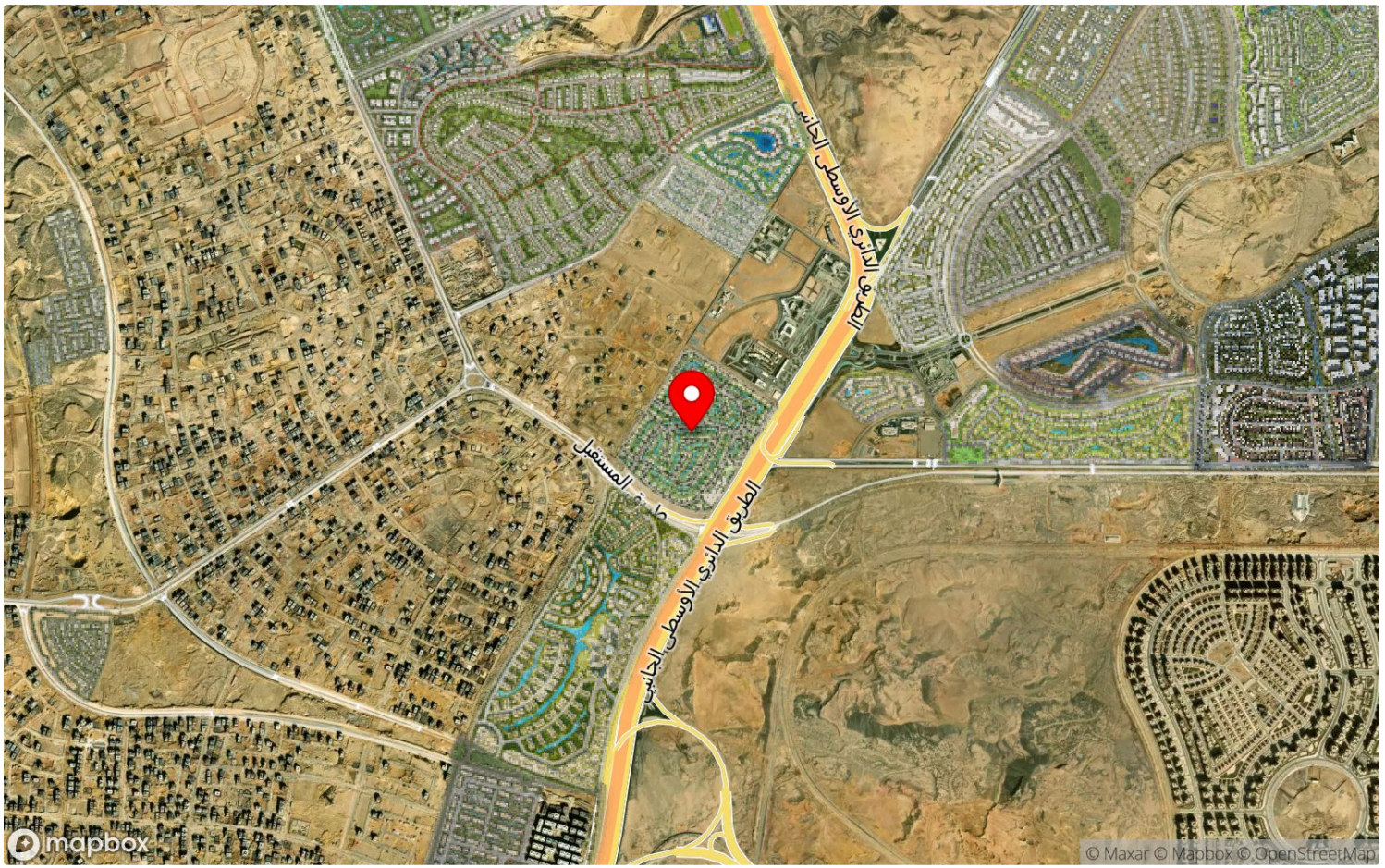
# THE **MASTER PLAN**


Gate 1
Facility Building
Commercial Area
Gate 2

04

# LOCATION & **MAP**

# LOCATION **MAP**



05

# PROPERTY TYPES & **FLOOR PLANS**

# APARTMENT 01

AREA ***183 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS

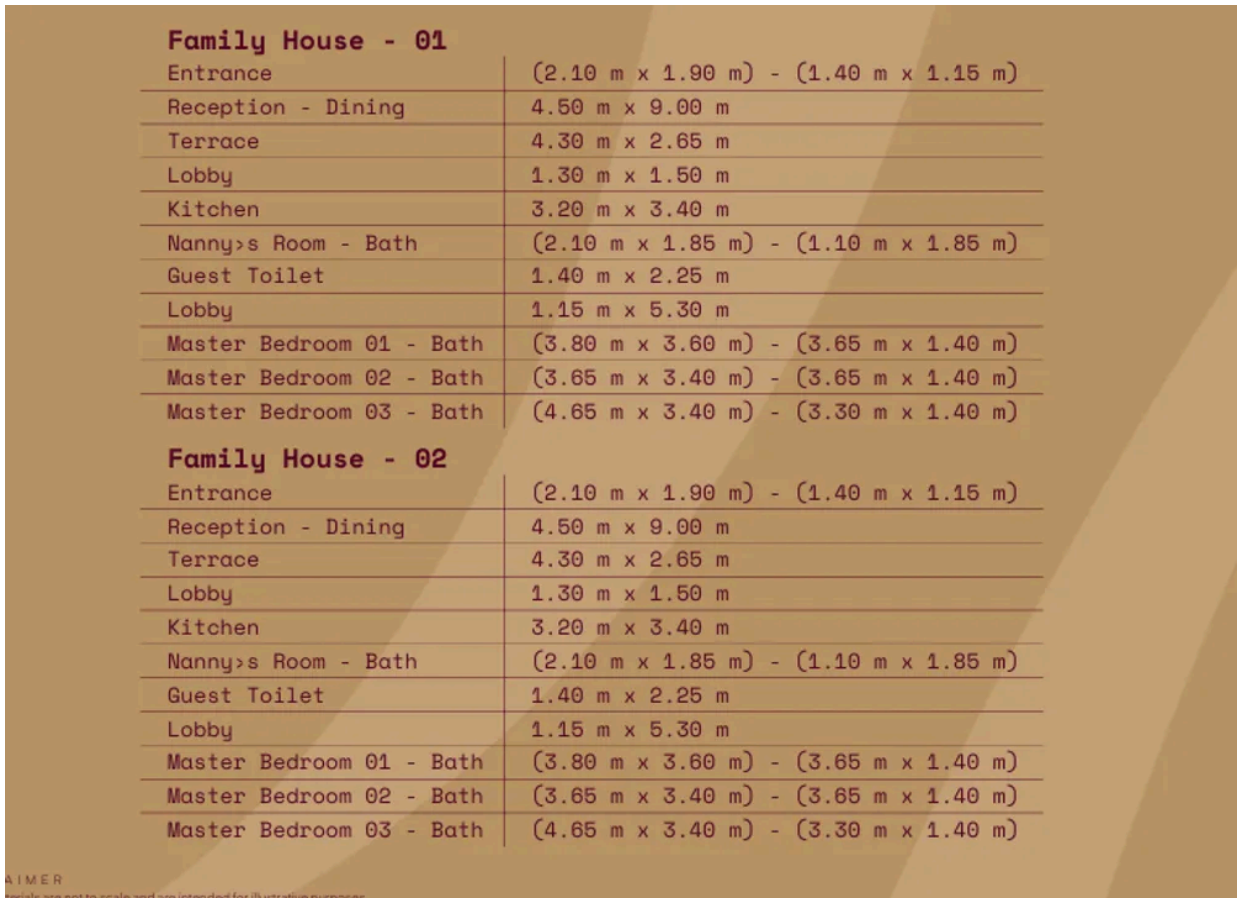


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CONTACT US

# APARTMENT 01

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Apartments |
| Total Area From | 183 |
| Total Area To | 183 |



**Family House - 01**

| | |
|---|---|
| Entrance | (2.10 m x 1.90 m) - (1.40 m x 1.15 m) |
| Reception - Dining | 4.50 m x 9.00 m |
| Terrace | 4.30 m x 2.65 m |
| Lobby | 1.30 m x 1.50 m |
| Kitchen | 3.20 m x 3.40 m |
| Nanny›s Room - Bath | (2.10 m x 1.85 m) - (1.10 m x 1.85 m) |
| Guest Toilet | 1.40 m x 2.25 m |
| Lobby | 1.15 m x 5.30 m |
| Master Bedroom 01 - Bath | (3.80 m x 3.60 m) - (3.65 m x 1.40 m) |
| Master Bedroom 02 - Bath | (3.65 m x 3.40 m) - (3.65 m x 1.40 m) |
| Master Bedroom 03 - Bath | (4.65 m x 3.40 m) - (3.30 m x 1.40 m) |

**Family House - 02**

| | |
|---|---|
| Entrance | (2.10 m x 1.90 m) - (1.40 m x 1.15 m) |
| Reception - Dining | 4.50 m x 9.00 m |
| Terrace | 4.30 m x 2.65 m |
| Lobby | 1.30 m x 1.50 m |
| Kitchen | 3.20 m x 3.40 m |
| Nanny›s Room - Bath | (2.10 m x 1.85 m) - (1.10 m x 1.85 m) |
| Guest Toilet | 1.40 m x 2.25 m |
| Lobby | 1.15 m x 5.30 m |
| Master Bedroom 01 - Bath | (3.80 m x 3.60 m) - (3.65 m x 1.40 m) |
| Master Bedroom 02 - Bath | (3.65 m x 3.40 m) - (3.65 m x 1.40 m) |
| Master Bedroom 03 - Bath | (4.65 m x 3.40 m) - (3.30 m x 1.40 m) |

# APARTMENT 02

AREA ***183 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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# APARTMENT 02

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Apartments |
| Total Area From | 183 |
| Total Area To | 183 |




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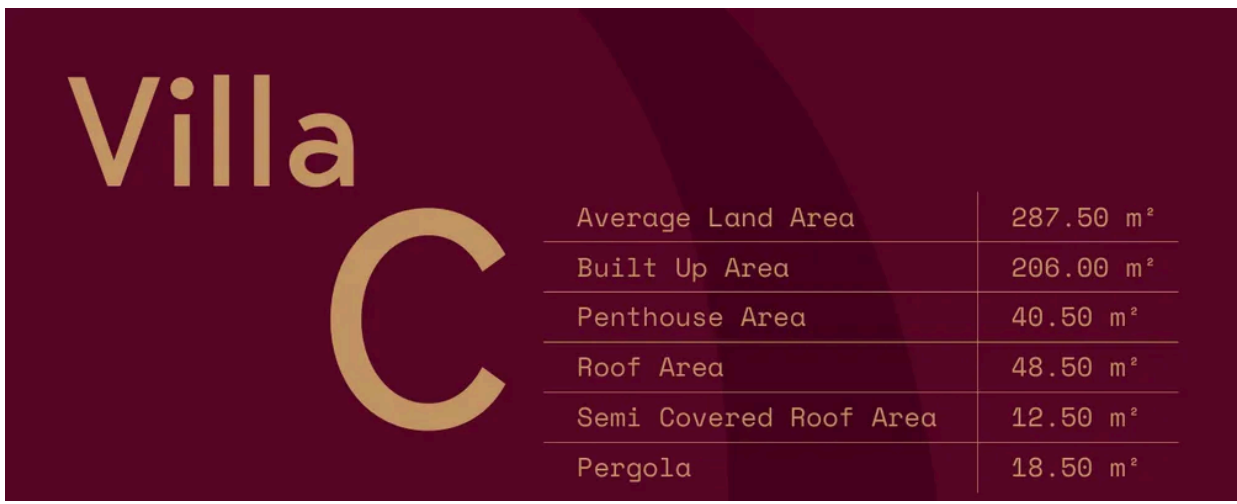
# VILLA 01

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 01

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa C |
| Total Area From | 246 |
| Total Area To | 246 |



# VILLA 02

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 02

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa C |
| Total Area From | 246 |
| Total Area To | 246 |

## Ground Floor




| | |
|---|---|
| Entrance | 1.55 m x 1.10 m |
| Reception & Dining | 6.65 m x 5.80 m |
| Terrace | 6.50 m x 1.05 m |
| Lobby | 1.75 m x 5.25 m |
| Kitchen | 3.70 m x 3.05 m |
| Nanny's Room - Bath | (1.95 m x 1.70 m) - (1.40 m x 1.70 m) |
| Guest Toilet | 2.35 m x 1.20 m |

CONTACT US

# VILLA 03

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 03

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa C |
| Total Area From | 246 |
| Total Area To | 246 |

## First Floor



| | |
|---|---|
| Master Bedroom 01 - Bath - Dressing | (3.80 m x 3.75 m) - (2.70 m x 1.50 m) - (1.20 m x 2.55 m) |
| Master Bedroom 02 - Bath - Dressing | (4.20 m x 3.40 m) - (2.80 m x 1.50 m) - (1.30 m x 0.60 m) |
| Master Bedroom 03 - Bath | (3.45 m x 4.15 m) - (1.50 m x 2.70 m) |
| Lobby | 1.25 m x 6.45 m |
| Kitchenette | 1.25 m x 1.50 m |

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# VILLA 04

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 04

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa C |
| Total Area From | 246 |
| Total Area To | 246 |

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## Penthouse




| | |
|---|---|
| Bedroom 04 /Living room | 3.60 m x 3.60 m |
| Lobby | 2.80 m x 1.00 m |
| Kitchenette | 1.60 m x 1.15 m |
| Bath | 2.50 m x 2.65 m |

CONTACT US

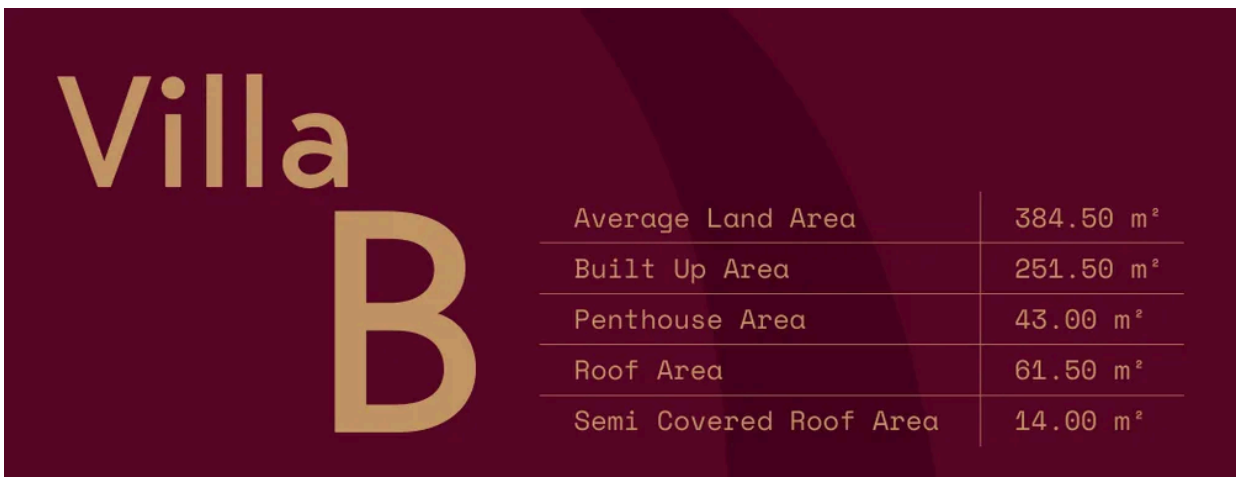
# VILLA 05

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 05

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa B |
| Total Area From | 294 |
| Total Area To | 294 |



# VILLA 06

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 06

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa B |
| Total Area From | 294 |
| Total Area To | 294 |

## Ground Floor




| | |
|---|---|
| Porch | 3.05 m/1.65 m x 2.15 m |
| Entrance | 1.80 m x 4.50 m |
| Reception | 4.00 m x 5.85 m |
| Terrace | 3.90 m x 1.80 m |
| Dining | 3.90 m x 4.50 m |
| Kitchen | 3.80 m x 3.45 m |
| Nanny - Bath | (2.35 m x 2.00 m) - (1.40 m x 2.00 m) |
| Guest Toilet | 2.10 m x 1.20 m |
| Driver - Bath | (2.10 m x 2.05 m) - (2.10 m x 1.05 m) |

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# VILLA 07

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 07

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa B |
| Total Area From | 294 |
| Total Area To | 294 |

## First Floor




| | |
|---|---|
| Master Bedroom 01 - Bath | (4.00 m x 3.80 m) - (2.70 m x 1.80 m) |
| Master Bedroom 02 - Dressing - Bath - Terrace | (3.80 m x 3.70 m) - (1.15 m x 0.60 m) - (2.50 m x 1.80 m) - (3.80 m x 1.70 m) |
| Lobby | 1.50 m x 3.10 m |
| Master Bedroom 03 - Bath | (3.80 m x 3.60 m) - (2.50 m x 1.70 m) |
| Master Bedroom 04 - Bath | (4.00 m x 3.60 m) - (2.70 m x 1.80 m) |

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# VILLA 08

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 08

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa B |
| Total Area From | 294 |
| Total Area To | 294 |

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## Penthouse




| | |
|---|---|
| Bedroom 05 | 4.00 m x 3.90 m |
| Lobby | 1.45 m x 4.40 m |
| Kitchenette | 0.60 m x 1.25 m |
| Bathroom | 2.45 m x 1.80 m |
| Laundry | 1.45 m x 0.90 m |

CONTACT US

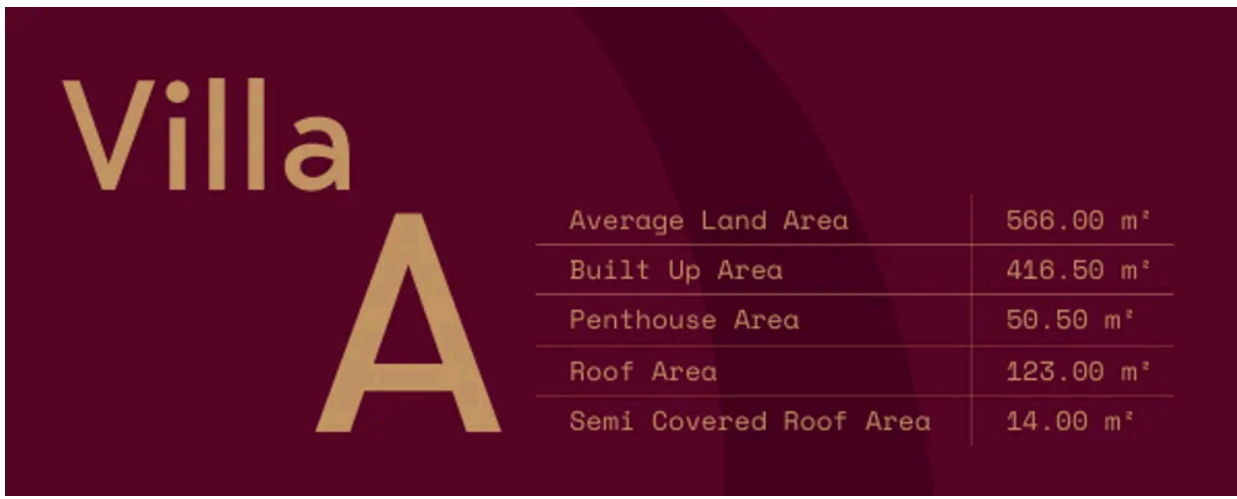
# VILLA 09

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 09

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa A |
| Total Area From | 467 |
| Total Area To | 467 |



# VILLA 10

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 10

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa A |
| Total Area From | 467 |
| Total Area To | 467 |

## Ground Floor




| | |
|---|---|
| Porch | 2.65 m x 1.80 m |
| Entrance | (2.65 m x 1.70 m) - (2.00 m x 3.85 m) |
| Reception & Dining | (6.55 m x 4.40 m) - (3.95 m x 7.00 m) - (3.85 m x 4.45 m) |
| Terrace | 6.10 m x 2.00 m |
| Kitchen | 4.50 m x 5.35 m |
| Nanny's Room - Bath | (2.15 m x 1.70 m) - (1.60 m x 1.70 m) |
| Lobby | 1.75 m x 1.85 m |
| Guest Toilet | 2.00 m x 1.60 m |
| Guest Bedroom - Bath | (3.60 m x 3.60 m) - (2.20 m x 1.70 m) |
| Driver's Bedroom - Bath | (2.35 m x 1.70 m) - (1.40 m x 1.70 m) |

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# VILLA 11

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 11

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa A |
| Total Area From | 467 |
| Total Area To | 467 |

## First Floor




| | |
|---|---|
| Master Bedroom 1 - Bath - Dressing | (4.35 m x 4.50 m) - (2.80 m x 2.40 m) - (2.15 m x 2.30 m) |
| Master Bedroom 2 - Bath - Terrace | (3.75 m x 3.60 m) - (3.60 m x 1.60 m) - (5.85 m x 1.65 m) |
| Kitchenette | 0.75 m x 1.60 m |
| Lobby - Storage | (1.40 m x 8.35 m) - (0.60 m x 1.60 m) |
| Master Bedroom 3 - Bath | (4.35 m x 3.60 m) - (3.75 m x 1.60 m) |
| Master Bedroom 4 - Bath - Dressing | (3.60 m x 3.75 m) - (2.40 m x 1.65 m) - (2.25 m x 0.60 m) |
| Master Bedroom 5 - Bath - Terrace | (4.50 m x 3.70 m) - (2.50 m x 3.30 m) - (3.75 m x 1.40 m) |

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# VILLA 12

AREA ***247 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



# VILLA 12

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Villa A |
| Total Area From | 467 |
| Total Area To | 467 |

## Penthouse




| | |
|---|---|
| Living Room/Bedroom 6 | 3.60 m x 3.55 m |
| Lobby | 2.00 m x 2.85 m |
| Bath | 3.70 m x 1.50 m |

CONTACT US

# PENTHOUSE 01

AREA ***239 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS



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# PENTHOUSE 01

| | |
|---|---|
| Building Type | residential |
| Unit Name | Penthouse |




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# PENTHOUSE 02

AREA ***239 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS



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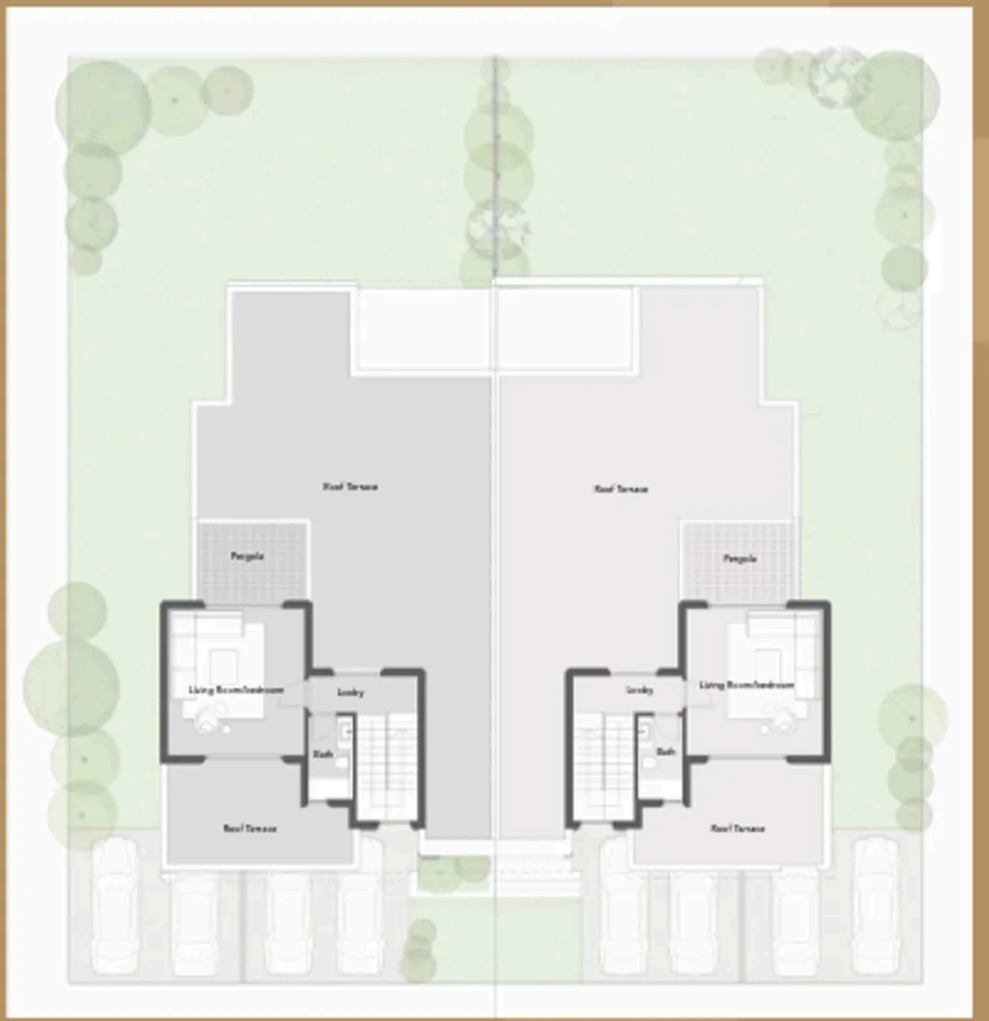
CONTACT US

# PENTHOUSE 02

| | |
|---|---|
| Building Type | residential |
| Unit Name | Penthouse |

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Penthouse



| Penthouse - 03 | |
|---|---|
| Living Room/Bedroom | 4.45 m x 4.80 m |
| Lobby | 3.55 m x 1.20 m |
| Bath | 1.45 m x 2.70 m |

| Penthouse - 04 | |
|---|---|
| Living Room/Bedroom | 4.45 m x 4.80 m |
| Lobby | 3.55 m x 1.20 m |
| Bath | 1.45 m x 2.70 m |

CONTACT US

# PENTHOUSE 03

AREA ***239 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS

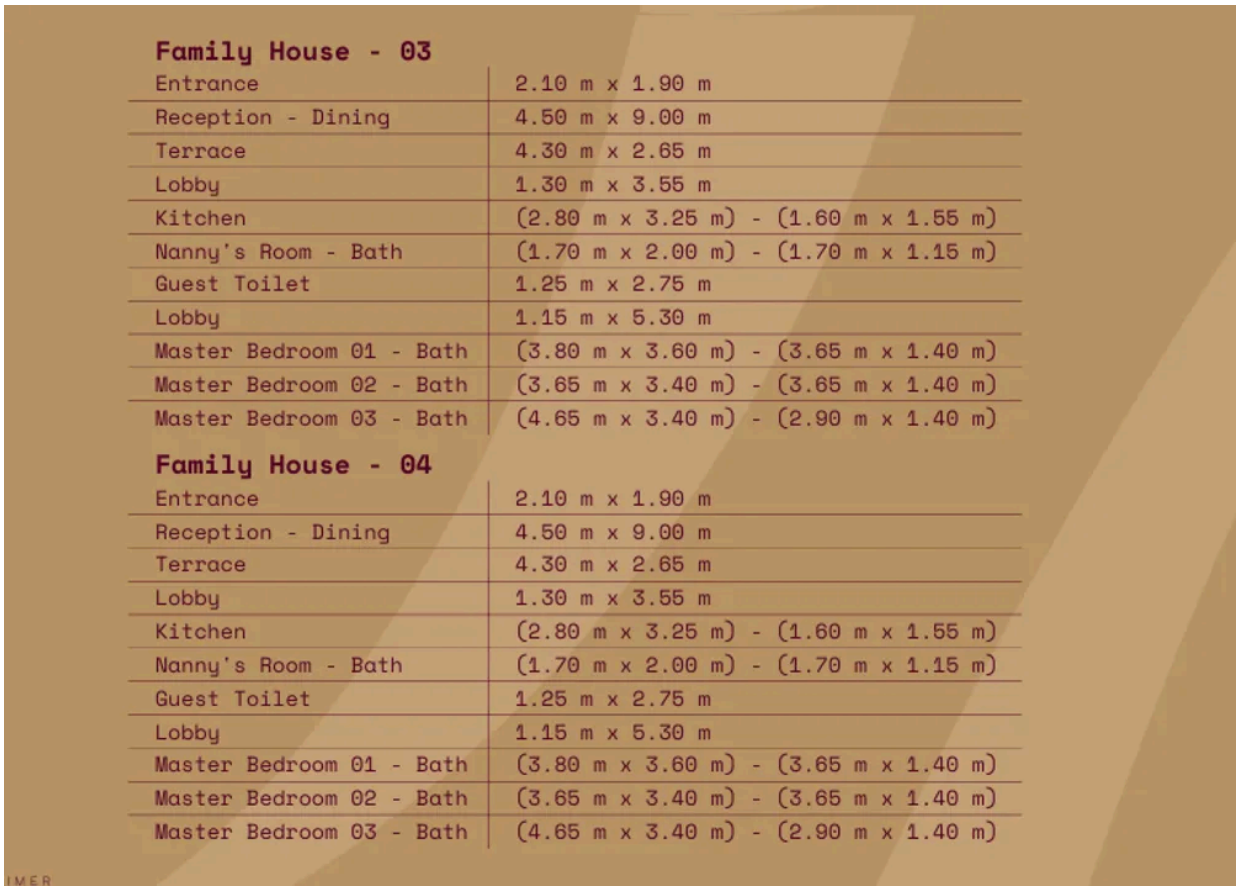


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CONTACT US

# PENTHOUSE 03

| | |
|---|---|
| Building Type | residential |
| Unit Name | Penthouse |



**Family House - 03**

| | |
|---|---|
| Entrance | 2.10 m x 1.90 m |
| Reception - Dining | 4.50 m x 9.00 m |
| Terrace | 4.30 m x 2.65 m |
| Lobby | 1.30 m x 3.55 m |
| Kitchen | (2.80 m x 3.25 m) - (1.60 m x 1.55 m) |
| Nanny's Room - Bath | (1.70 m x 2.00 m) - (1.70 m x 1.15 m) |
| Guest Toilet | 1.25 m x 2.75 m |
| Lobby | 1.15 m x 5.30 m |
| Master Bedroom 01 - Bath | (3.80 m x 3.60 m) - (3.65 m x 1.40 m) |
| Master Bedroom 02 - Bath | (3.65 m x 3.40 m) - (3.65 m x 1.40 m) |
| Master Bedroom 03 - Bath | (4.65 m x 3.40 m) - (2.90 m x 1.40 m) |

**Family House - 04**

| | |
|---|---|
| Entrance | 2.10 m x 1.90 m |
| Reception - Dining | 4.50 m x 9.00 m |
| Terrace | 4.30 m x 2.65 m |
| Lobby | 1.30 m x 3.55 m |
| Kitchen | (2.80 m x 3.25 m) - (1.60 m x 1.55 m) |
| Nanny's Room - Bath | (1.70 m x 2.00 m) - (1.70 m x 1.15 m) |
| Guest Toilet | 1.25 m x 2.75 m |
| Lobby | 1.15 m x 5.30 m |
| Master Bedroom 01 - Bath | (3.80 m x 3.60 m) - (3.65 m x 1.40 m) |
| Master Bedroom 02 - Bath | (3.65 m x 3.40 m) - (3.65 m x 1.40 m) |
| Master Bedroom 03 - Bath | (4.65 m x 3.40 m) - (2.90 m x 1.40 m) |

# TOWNHOUSE 01

AREA ***254 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS

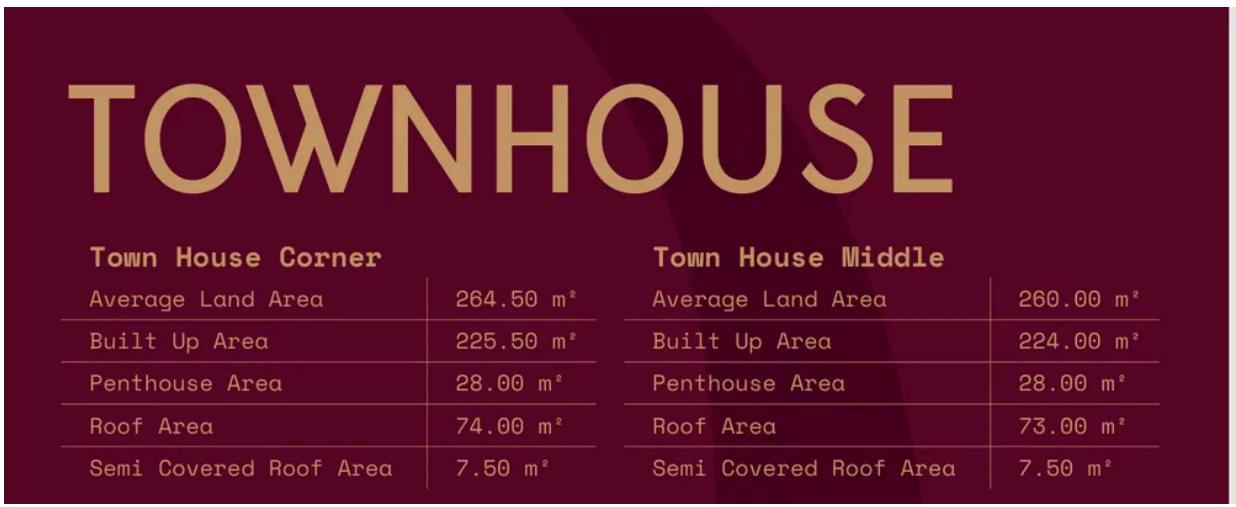


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CONTACT US

# TOWNHOUSE 01

| | |
|---|---|
| Building Type | Residential |
| Unit Name | TH corner and middle |



# TOWNHOUSE 02

AREA ***254 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS



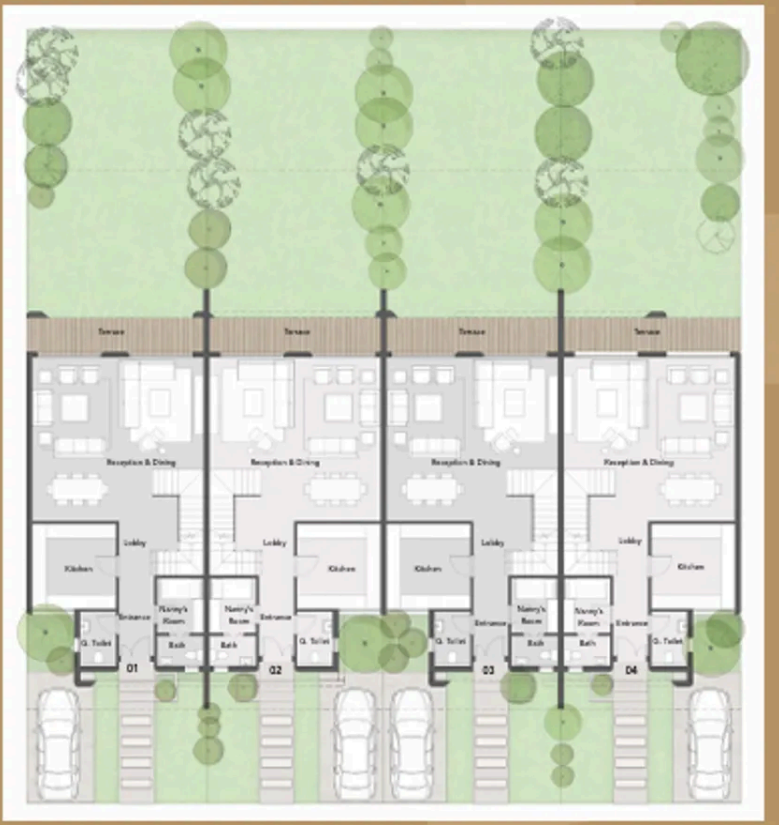
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# TOWNHOUSE 02

| | |
|---|---|
| Building Type | Residential |
| Unit Name | TH corner and middle |

## Ground Floor



**Corner**

| | |
|---|---|
| Porch | 1.50 m x 0.90 m |
| Entrance | (1.50 m x 4.50 m) - (2.50 m x 2.25 m) |
| Reception - Dining | (7.30 m x 4.75 m) - (3.70 m x 2.20 m) |
| Terrace | 7.30 m x 1.45 m |
| Kitchen | 3.55 m x 3.60 m |
| Guest Toilet | 1.55 m x 2.30 m |
| Nanny's Room - Bath | (2.00 m x 2.30 m) - (2.00 m x 1.30 m) |

**Middle**

| | |
|---|---|
| Porch | 1.50 m x 0.90 m |
| Entrance | (1.50 m x 4.50 m) - (2.50 m x 2.25 m) |
| Reception - Dining | (7.30 m x 4.75 m) - (3.70 m x 2.20 m) |
| Terrace | 7.30 m x 1.45 m |
| Kitchen | 3.55 m x 3.60 m |
| Guest Toilet | 1.55 m x 2.30 m |
| Nanny's Room - Bath | (2.00 m x 2.30 m) - (2.00 m x 1.30 m) |

# TOWNHOUSE 03

AREA ***254 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS



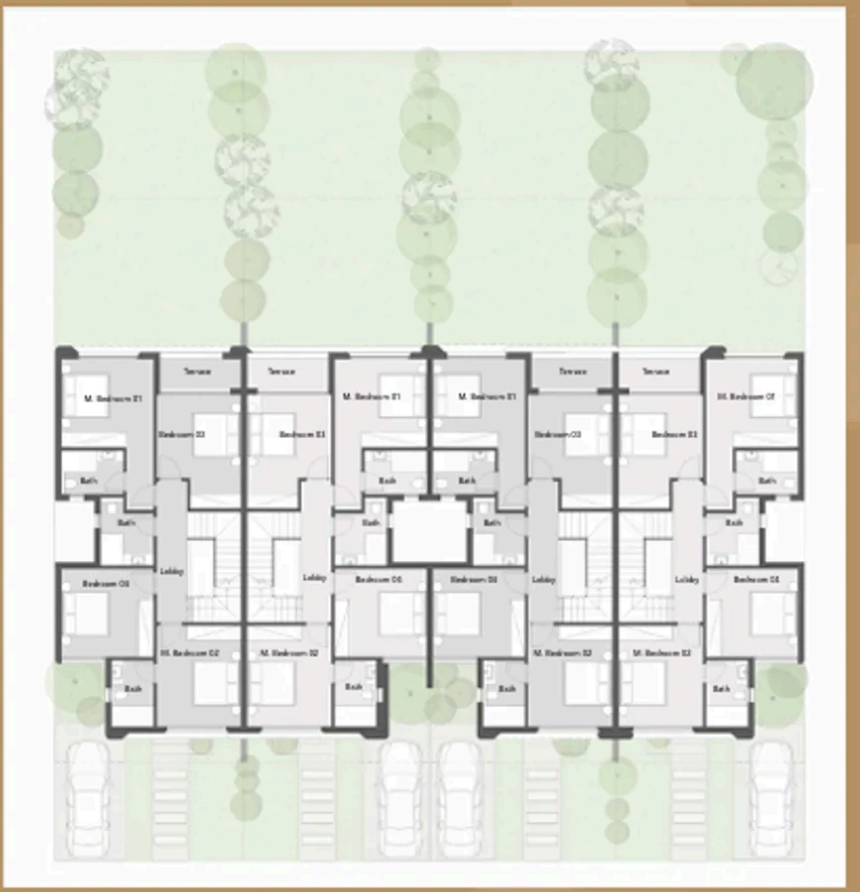
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CONTACT US

# TOWNHOUSE 03

| | |
|---|---|
| Building Type | Residential |
| Unit Name | TH corner and middle |

## First Floor



**Corner**

| | |
|---|---|
| Master Bedroom 01 - Bath | (3.75 m x 3.60 m) - (2.55 m x 1.80 m) |
| Master Bedroom 02 - Bath | (3.45 m x 4.10 m) - (1.70 m x 2.70 m) |
| Bedroom 03 - Dressing - Terrace | (3.45 m x 3.40 m) - ( 2.05 m x 1.25 m) - (3.30 m x 1.20 m) |
| Bedroom 04 | 3.75 m x 3.60 m |
| Lobby | 1.25 m x 5.75 m |
| Bath | (2.15 m x 2.15 m) - (0.95 m x 0.65 m) |

**Middle**

| | |
|---|---|
| Master Bedroom 01 - Bath | (3.75 m x 3.60 m) - (2.55 m x 1.80 m) |
| Master Bedroom 02 - Bath | (3.45 m x 4.10 m) - (1.70 m x 2.70 m) |
| Bedroom 03 - Dressing - Terrace | (3.45 m x 3.40 m) - ( 2.05 m x 1.25 m) - (3.30 m x 1.20 m) |
| Bedroom 04 | 3.75 m x 3.60 m |
| Lobby | 1.25 m x 5.75 m |
| Bath | (2.15 m x 2.15 m) - (0.95 m x 0.65 m) |

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# TOWNHOUSE 04

AREA ***254 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS



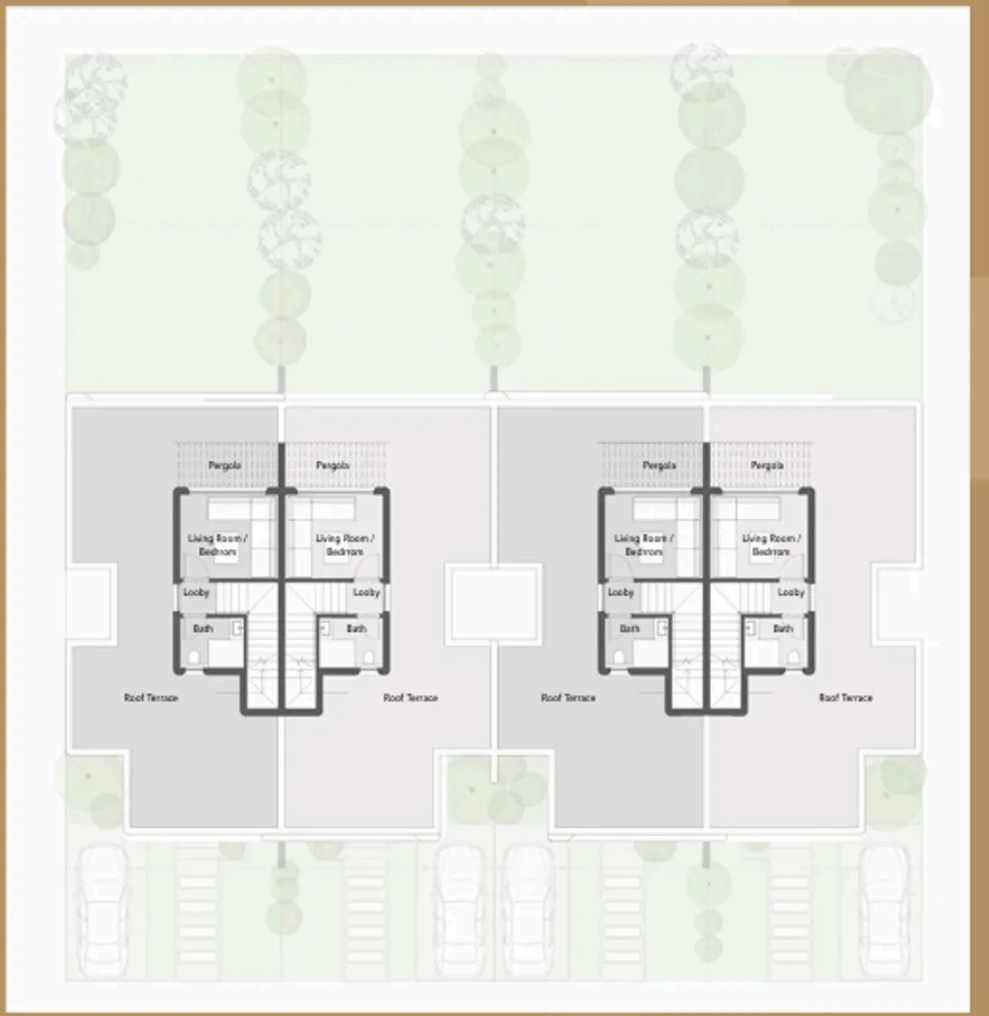
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# TOWNHOUSE 04

| | |
|---|---|
| Building Type | Residential |
| Unit Name | TH corner and middle |

## Penthouse




**Corner**

| | |
|---|---|
| Bedroom/Living Room | 3.50 m x 3.00 m |
| Bath | 2.25 m x 1.80 m |
| Lobby | 1.30 m x 1.15 m |

**Middle**

| | |
|---|---|
| Bedroom/Living Room | 3.50 m x 3.00 m |
| Bath | 2.25 m x 1.80 m |
| Lobby | 1.30 m x 1.15 m |

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06

# THE **AMENITIES**



**COMMERCIAL STRIP**

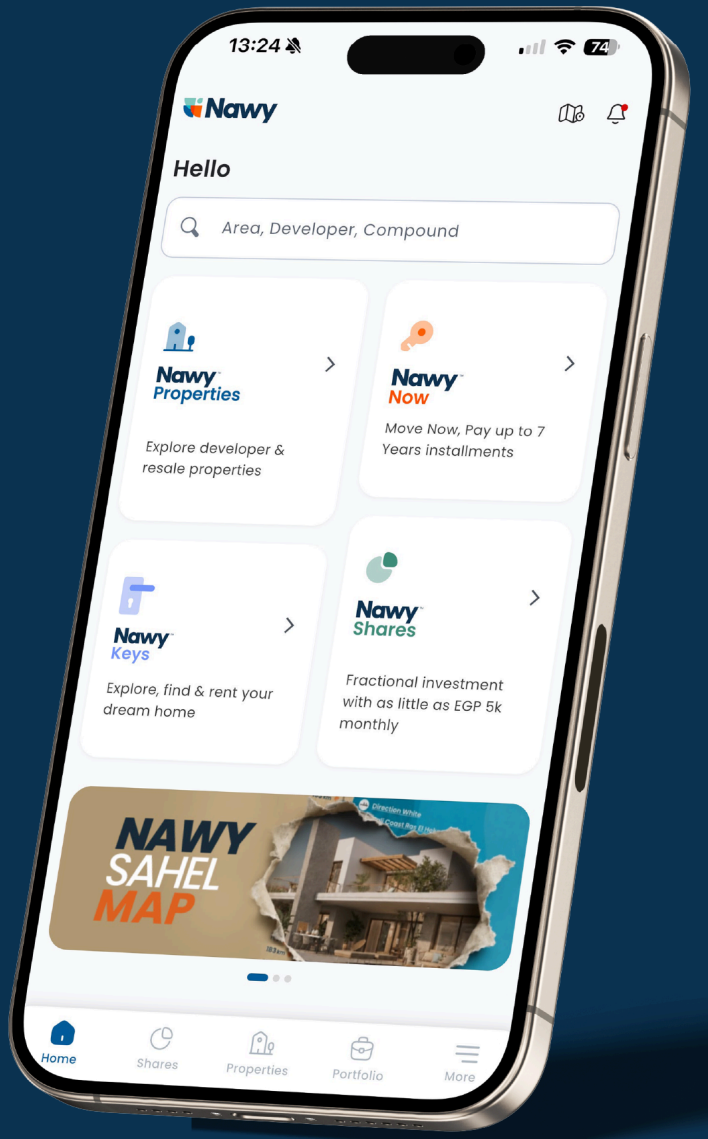
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