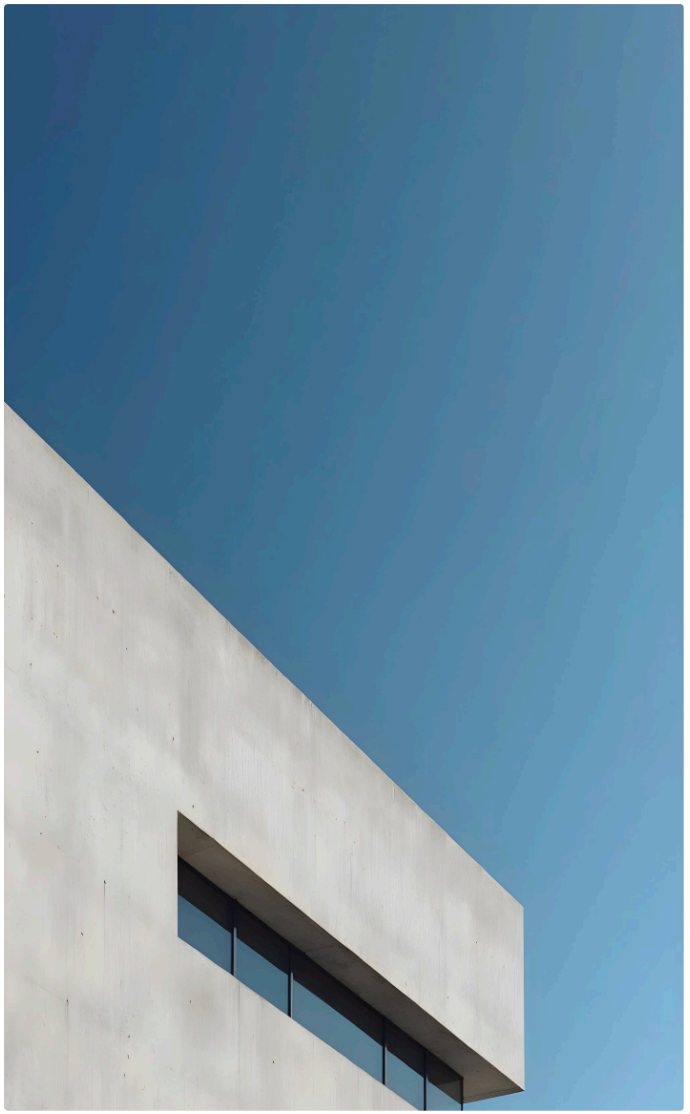
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Capital Gardens

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.

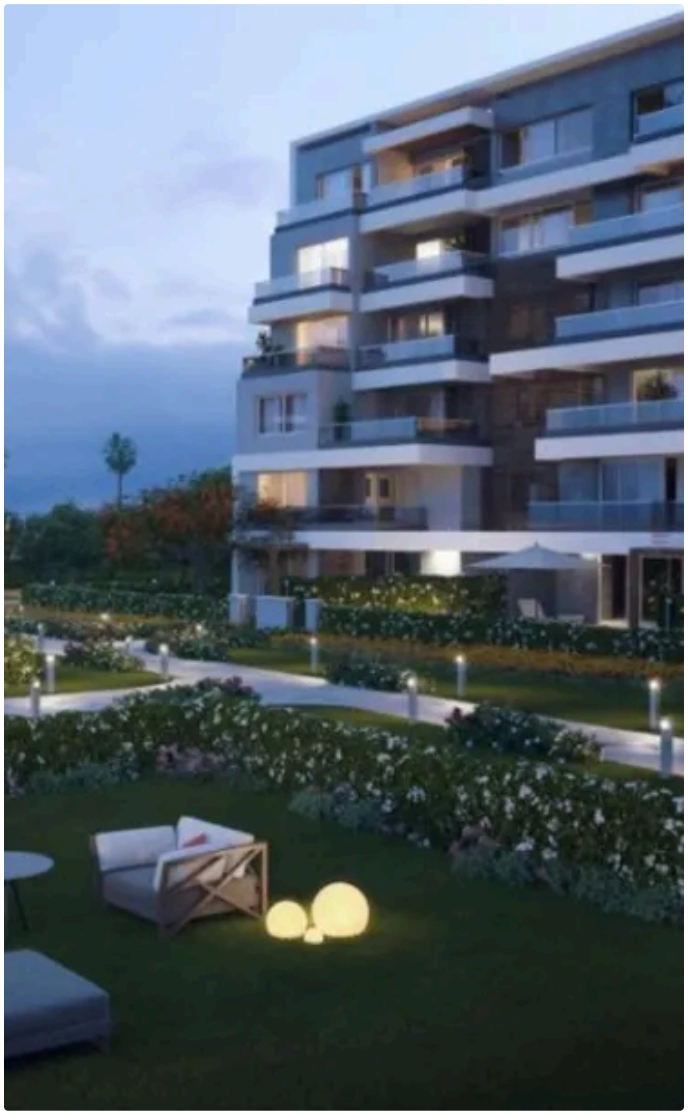
The company is growing with robust momentum, with more than 35 projects all over the country. Palm Hills Developments aims to redefine luxurious lifestyles by meticulously crafting integrated communities in carefully selected locations in Egypt. With 9 Global Awards under its belt, the company is one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

Capital Gardens Palm Hills Compound is one of the elite projects in New Cairo. Spanning a massive land area of 103 acres, the development is a mixed-use, fully integrated project with lush greenery surrounding the whole community.

Capital Gardens New Cairo is a well-integrated, mixed-use urbanized community that combines residential units with business, retail, entertainment, and green spaces. It was smartly developed to create an independent, fully-fledged community. Its design aims to achieve complete harmony in all areas.

Palm Hills developed the compound in a prime location in New Cairo, a short drive from New Capital City. It is only 23 minutes away from its prominent facilities.

Capital Gardens Palm Hills Location

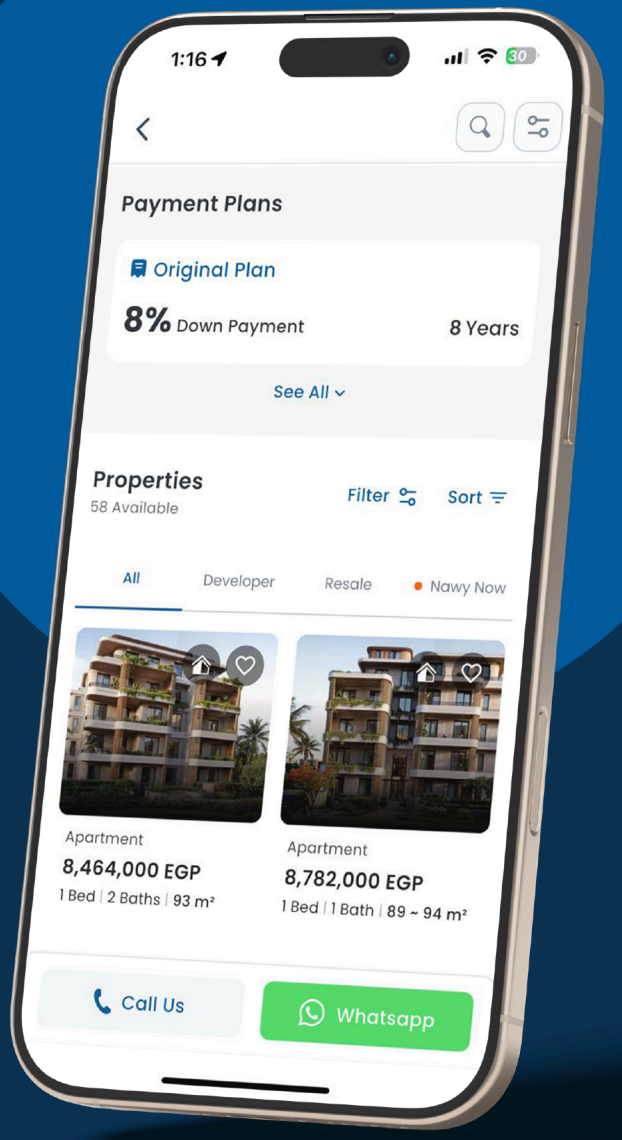
Palm Hills Capital Gardens Compound enjoys a strategic location at the heart of New Cairo, which is:

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

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02

THE **GALLERY**

THE **GALLERY**








03

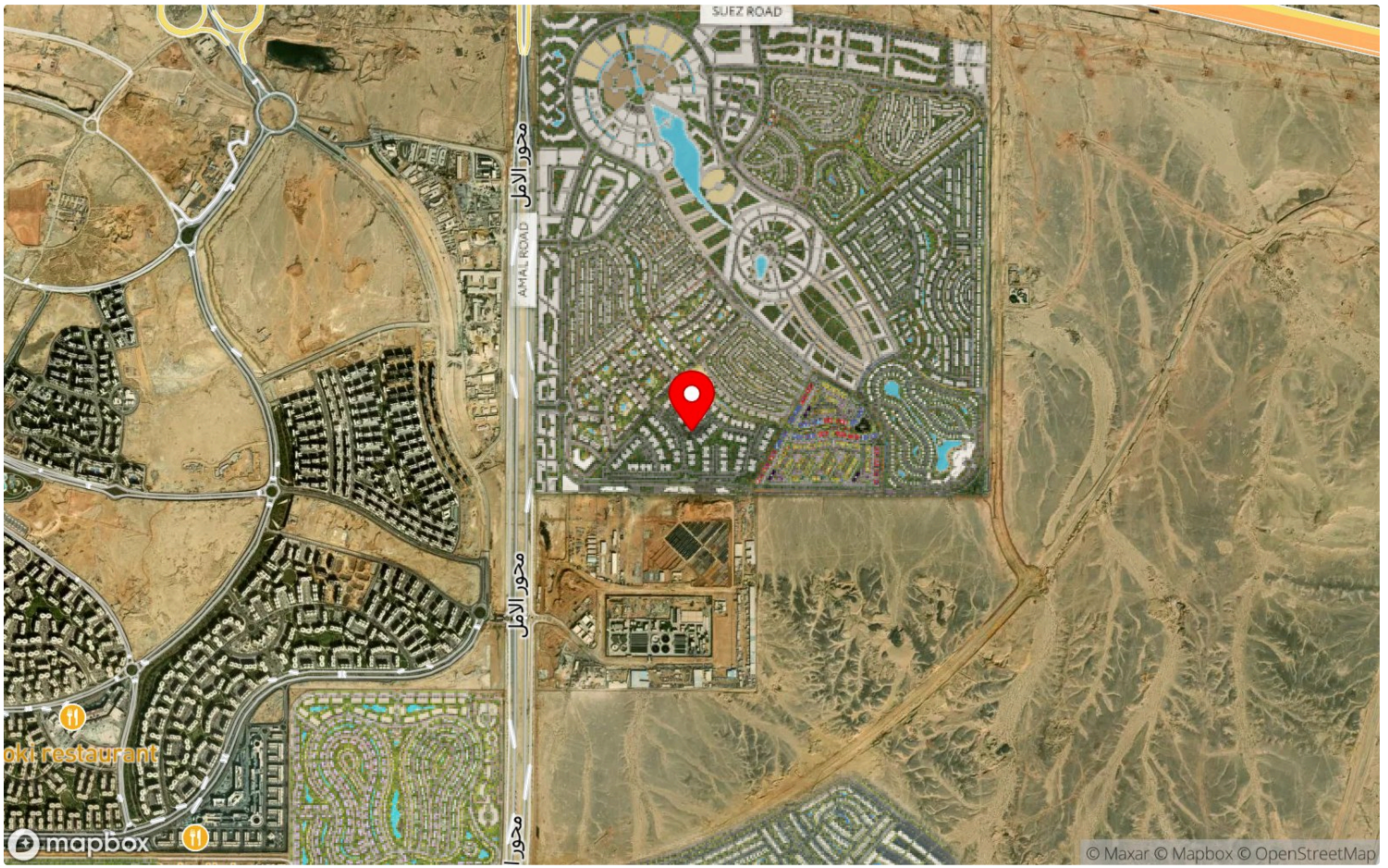
THE **MASTER PLAN**



04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

APARTMENT 01

AREA ***152 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 01

Ground Floor Plan



APT 01 - BUA 106m²	Garden 68 m²
Entrance Lobby	1.30m x 1.55m
Reception & Dining	3.80m x 5.95m
Terrace	4.30m x 1.55m
Kitchen	2.40m x 2.40m
Guest Toilet	1.10m x 2.40m
Master Bedroom 01 + Bath	(3.40m x 3.60m) - (2.70m x 1.45m)
Bathroom	1.70m x 2.40m
Bedroom 02	3.40m x 3.40m
Lobby	(3.80m x 1.10m) - (3.05m x 1.10m)
APT 02 - BUA 152m²	**Garden 100m²**
Entrance Lobby	1.30m x 2.65m
Reception & Dining	6.05m x .4.90m
Terrace	6.55m x 1.55m
Kitchen	3.80m x 2.55m
Guest Toilet	1.20m x 2.55m
Master Bedroom 01 + Bath + Dressing	(3.60m x 3.40m) - (2.35m x 1.70m) - (1.15m x 0.60m)
Bathroom	1.90m x 2.55m
Bedroom 02	3.60m x 3.40m
Bedroom 03	3.70m x 3.60m
Lobby	(6.55m x 1.20m) - (3.15m x 1.20m)
APT 03 - BUA 106m²	**Garden 57m²**
Entrance Lobby	3.80m x 1.10m
Reception & Dining	3.80m x 6.10m
Terrace	3.65m x 1.55m
Kitchen	2.40m x 2.40m
Guest Toilet	2.40m x 1.10m
Master Bedroom 01 + Bath	(3.60m x 3.40m) - (2.70m x 1.60m)
Bathroom	3.20m x 1.60m
Bedroom 02	3.60m x 3.40m
Lobby	(3.60m x 1.10m) - (1.20m x 1.00m)
APT 04 - BUA 152m²	**Garden 100m²**
Entrance Lobby	1.30m x 2.65m
Reception & Dining	6.05m x .4.90m
Terrace	6.55m x 1.55m
Kitchen	3.80m x 2.55m
Guest Toilet	1.20m x 2.55m
Master Bedroom 01 + Bath + Dressing	(3.60m x 3.40m) - (2.35m x 1.70m) - (1.15m x 0.60m)
Bathroom	1.90m x 2.55m
Bedroom 02	3.60m x 3.40m
Bedroom 03	3.70m x 3.60m
Lobby	(6.55m x 1.20m) - (3.15m x 1.20m)
APT 05 - BUA 106m²	**Garden 68m²**
Entrance Lobby	1.30m x 1.55m
Reception & Dining	3.80m x 5.95m
Terrace	4.05m x 1.55m
Kitchen	2.40m x 2.40m
Guest Toilet	1.10m x 2.40m
Master Bedroom 01 + Bath	(3.40m x 3.60m) - (2.70m x 1.45m)
Bathroom	1.70m x 2.40m
Bedroom 02	3.40m x 3.40m
Lobby	(3.80m x 1.10m) - (3.05m x 1.10m)
APT 06 - BUA 113 m²	**Garden 34m²**
Entrance Lobby	2.45m x 1.50m
Reception & Dining	3.65m x 6.75m
Terrace	4.05m x 1.30m
Kitchen	2.45m x 2.65m
Guest Toilet - Powder Room	(1.15m x 2.60m) - (1.15m x 1.50m)
Master Bedroom 01 + Bath	(3.75m x 4.90m) - (3.75m x 1.30m)
Bathroom	2.15m x 2.20m
Bedroom 02	3.60m x 3.20m
Lobby	2.15m x 1.10m

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APARTMENT 02

AREA ***152 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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APARTMENT 02

Typical Floor Plan

(Second - Third - Fourth - Fifth - Sixth - Seventh)



APT *1 - BUA 105m²	
Entrance Lobby	1.30m x 1.55m
Reception & Dining	3.80m x 5.95m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	1.10m x 2.40m
Master Bedroom 01 + Bath	(3.40m x 3.60m) - (2.70m x 1.45m)
Bathroom	1.70m x 2.40m
Bedroom 02	3.40m x 3.40m
Lobby	(3.80m x 1.10m) - (3.05m x 1.10m)
APT *2 - BUA 152m²	
Entrance Lobby	1.30m x 2.65m
Reception & Dining	6.05m x 4.90m
Terrace	6.05m x 1.30m
Kitchen	3.80m x 2.55m
Guest Toilet	1.20m x 2.55m
Master Bedroom 01 + Bath + Dressing	(3.60m x 3.40m) - (2.35m x 1.70m) - (1.15m x 0.60m)
Bathroom	1.90m x 2.55m
Bedroom 02	3.60m x 3.40m
Bedroom 03	3.70m x 3.60m
Lobby	(6.55m x 1.20m) - (3.10m x 1.20m)
APT *3 - BUA 106m²	
Entrance Lobby	3.80m x 1.10m
Reception & Dining	3.80m x 6.10m
Terrace	3.70m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	2.40m x 1.10m
Master Bedroom 01 + Bath	(3.60m x 3.40m) - (2.70m x 1.60m)
Bathroom	3.20m x 1.60m
Bedroom 02	3.60m x 3.40m
Lobby	(3.60m x 1.10m) - (1.20m x 1.00m)
APT *4 - BUA 152m²	
Entrance Lobby	1.30m x 2.65m
Reception & Dining	6.05m x 4.95m
Terrace	6.05m x 1.30m
Kitchen	3.80m x 2.55m
Guest Toilet	1.20m x 2.55m
Master Bedroom 01 + Bath + Dressing	(3.60m x 3.40m) - (2.35m x 1.70m) - (1.15m x 0.60m)
Bathroom	1.90m x 2.55m
Bedroom 02	3.60m x 3.40m
Bedroom 03	3.70m x 3.60m
Lobby	(6.55m x 1.20m) - (3.15m x 1.20m)
APT *5 - BUA 105m²	
Entrance Lobby	1.30m x 1.55m
Reception & Dining	3.80m x 5.95m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	1.10m x 2.40m
Master Bedroom 01 + Bath	(3.40m x 3.60m) - (2.70m x 1.45m)
Bathroom	1.70m x 2.40m
Bedroom 02	3.40m x 3.40m
Lobby	(3.80m x 1.10m) - (3.05m x 1.10m)
APT *6 & *7 - BUA 73m²	
Entrance Lobby	1.50m x 3.25m
Reception & Dining	3.90m x 3.80m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 2.70m
Guest Toilet	1.20m x 2.05m
Master Bedroom 01 + M. Bathroom	(3.50m x 3.40m) - (2.20m x 1.70m)
Lobby	1.30m x 1.10m

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APARTMENT 03

AREA ***152 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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APARTMENT 03

First Floor Plan



APT 11 - BUA 105m²	
Entrance Lobby	1.30m x 1.55m
Reception & Dining	3.80m x 5.95m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	1.10m x 2.40m
Master Bedroom 01 + Bath	(3.40m x 3.60m) - (2.70m x 1.45m)
Bathroom	1.70m x 2.40m
Bedroom 02	3.40m x 3.40m
Lobby	(3.80m x 1.10m) - (3.05m x 1.10m)
APT 12 - BUA 152m²	
Entrance Lobby	1.30m x 2.65m
Reception & Dining	6.05m x 4.90m
Terrace	6.05m x 1.30m
Kitchen	3.80m x 2.55m
Guest Toilet	1.20m x 2.55m
Master Bedroom 01 + Bath + Dressing	(3.60m x 3.40m) - (2.35m x 1.70m) - (1.15m x 0.60m)
Bathroom	1.90m x 2.55m
Bedroom 02	3.60m x 3.40m
Bedroom 03	3.70m x 3.60m
Lobby	(6.55m x 1.20m) - (3.10m x 1.20m)
APT 13 - BUA 106m²	
Entrance Lobby	3.80m x 1.10m
Reception & Dining	3.80m x 6.10m
Terrace	3.65m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	2.40m x 1.10m
Master Bedroom 01 + Bath	(3.60m x 3.40m) - (2.70m x 1.60m)
Bathroom	3.20m x 1.60m
Bedroom 02	3.60m x 3.40m
Lobby	(3.60m x 1.10m) - (1.20m x 1.00m)
APT 14 - BUA 152m²	
Entrance Lobby	1.30m x 2.65m
Reception & Dining	6.05m x 4.95m
Terrace	6.05m x 1.30m
Kitchen	3.80m x 2.55m
Guest Toilet	1.20m x 2.55m
Master Bedroom 01 + Bath + Dressing	(3.60m x 3.40m) - (2.35m x 1.70m) - (1.15m x 0.60m)
Bathroom	1.90m x 2.55m
Bedroom 02	3.60m x 3.40m
Bedroom 03	3.70m x 3.60m
Lobby	(6.55m x 1.20m) - (3.15m x 1.20m)
APT 15 - BUA 105m²	
Entrance Lobby	1.30m x 1.55m
Reception & Dining	3.80m x 5.95m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	1.10m x 2.40m
Master Bedroom 01 + Bath	(3.40m x 3.60m) - (2.70m x 1.45m)
Bathroom	1.70m x 2.40m
Bedroom 02	3.40m x 3.40m
Lobby	(3.80m x 1.10m) - (3.05m x 1.10m)
APT 16 & 17 - BUA 80m²	
Entrance Lobby	1.50m x 3.25m
Reception & Dining	3.90m x 3.80m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 3.25m
Guest Toilet	1.20m x 2.05m
Master Bedroom 01 + Bath + Terrace	(3.50m x 3.40m) - (2.20m x 1.70m) - (3.50m x 1.30m)
Lobby	1.30m x 1.10m

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APARTMENT 04

AREA ***152 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



APARTMENT 04

Typical Floor Plan

(Second - Third - Fourth - Fifth - Sixth - Seventh)



APT *1 - BUA 105m²	
Entrance Lobby	1.30m x 1.55m
Reception & Dining	3.80m x 5.95m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	1.10m x 2.40m
Master Bedroom 01 + Bath	(3.40m x 3.60m) - (2.70m x 1.45m)
Bathroom	1.70m x 2.40m
Bedroom 02	3.40m x 3.40m
Lobby	(3.80m x 1.10m) - (3.05m x 1.10m)
APT *2 - BUA 152m²	
Entrance Lobby	1.30m x 2.65m
Reception & Dining	6.05m x 4.90m
Terrace	6.05m x 1.30m
Kitchen	3.80m x 2.55m
Guest Toilet	1.20m x 2.55m
Master Bedroom 01 + Bath + Dressing	(3.60m x 3.40m) - (2.35m x 1.70m) - (1.15m x 0.60m)
Bathroom	1.90m x 2.55m
Bedroom 02	3.60m x 3.40m
Bedroom 03	3.70m x 3.60m
Lobby	(6.55m x 1.20m) - (3.10m x 1.20m)
APT *3 - BUA 106m²	
Entrance Lobby	3.80m x 1.10m
Reception & Dining	3.80m x 6.10m
Terrace	3.70m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	2.40m x 1.10m
Master Bedroom 01 + Bath	(3.60m x 3.40m) - (2.70m x 1.60m)
Bathroom	3.20m x 1.60m
Bedroom 02	3.60m x 3.40m
Lobby	(3.60m x 1.10m) - (1.20m x 1.00m)
APT *4 - BUA 152m²	
Entrance Lobby	1.30m x 2.65m
Reception & Dining	6.05m x 4.95m
Terrace	6.05m x 1.30m
Kitchen	3.80m x 2.55m
Guest Toilet	1.20m x 2.55m
Master Bedroom 01 + Bath + Dressing	(3.60m x 3.40m) - (2.35m x 1.70m) - (1.15m x 0.60m)
Bathroom	1.90m x 2.55m
Bedroom 02	3.60m x 3.40m
Bedroom 03	3.70m x 3.60m
Lobby	(6.55m x 1.20m) - (3.15m x 1.20m)
APT *5 - BUA 105m²	
Entrance Lobby	1.30m x 1.55m
Reception & Dining	3.80m x 5.95m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 2.40m
Guest Toilet	1.10m x 2.40m
Master Bedroom 01 + Bath	(3.40m x 3.60m) - (2.70m x 1.45m)
Bathroom	1.70m x 2.40m
Bedroom 02	3.40m x 3.40m
Lobby	(3.80m x 1.10m) - (3.05m x 1.10m)
APT *6 & *7 - BUA 73m²	
Entrance Lobby	1.50m x 3.25m
Reception & Dining	3.90m x 3.80m
Terrace	3.80m x 1.30m
Kitchen	2.40m x 2.70m
Guest Toilet	1.20m x 2.05m
Master Bedroom 01 + M. Bathroom	(3.50m x 3.40m) - (2.20m x 1.70m)
Lobby	1.30m x 1.10m

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06

THE **AMENITIES**



INFRASTRUCTURE



LIVABILITY

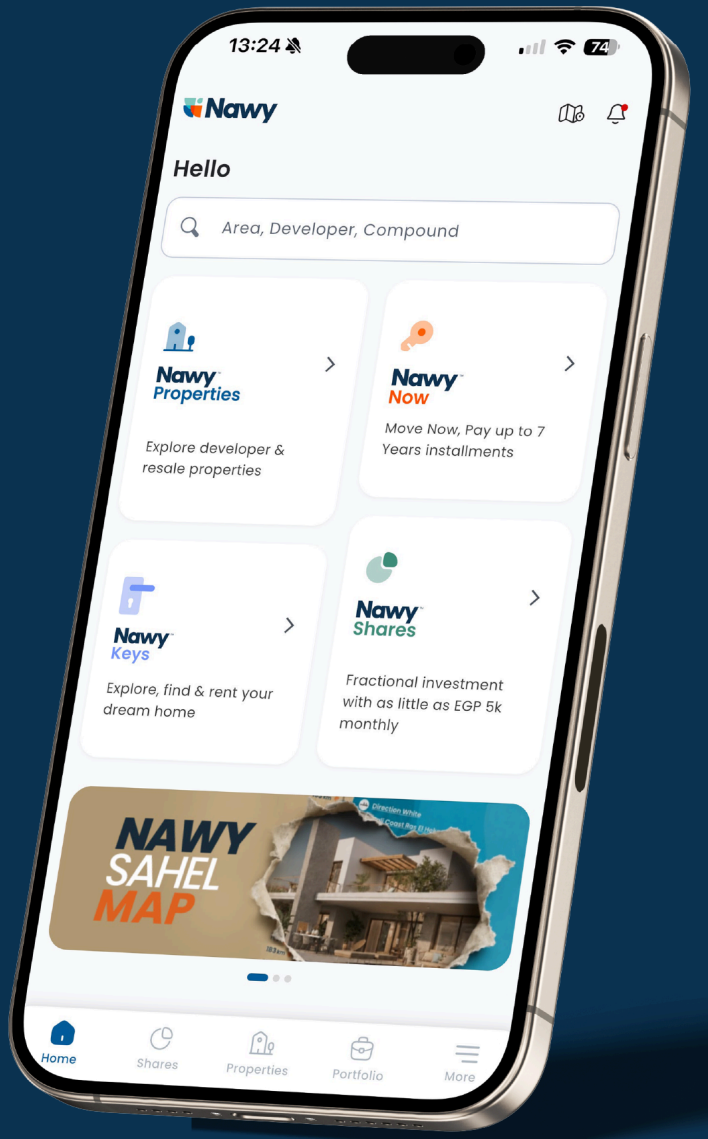
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