

| *Badyã* |
THE CREATIVE CITY

A P A R T M E N T S



APARTMENTS

| *Badyā* | APART-
MENTS

BADYA MASTER PLAN

Smart patios

To deliver both notions of 'practical' and 'elegance,' the patios of our townhouses are built according to a very luxurious design. It is very special; it allows for quick accessibility and easy maintenance because we want to make sure you save time and effort. Such style will get you to enjoy the freedom of spending a great time inside your home, with 'green' spaces all around. Because when it comes to spending quality time and living peaceful moments, Palm Hills Developments knows no limits. We take 'feeling home' to a whole new dimension. Our design is very practical; no matter the physical space of your place, you can always have as much greenery as your prefer. Enjoy, and indulge in such a breathtaking scene, wherever you are at home.

**APARTMENTS
DUO A**







| DUO A



Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit-M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

* -M = mirrored building type



APARTMENTS DUO A



Apartment 01



Apartment 02

GROUND FLOOR

Built-up Area	146.15 m ²
Apartment 01	
Room name	Area m ²
Bath 01	5.28 m ²
Bath 02	5.28 m ²
Bedroom 01	13.69 m ²
Bedroom 02	13.52 m ²
Closet 01	4.91 m ²
Closet 02	4.91 m ²
Corridor	6.36 m ²
Guest Toilet	3.10 m ²
Kitchen	11.40 m ²
Living + Dining	32.33 m ²
Lobby	5.67 m ²
Terrace	6.24 m ²

Built-up Area	175.31 m ²
Apartment 02	
Room name	Area m ²
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01	15.37 m ²
Bedroom 02	13.68 m ²
Bedroom 03	15.84 m ²
Closet 01	3.88 m ²
Closet 02	4.91 m ²
Corridor	8.42 m ²
Dining	9.68 m ²
Guest Toilet	1.87 m ²
Kitchen	8.36 m ²
Living	27.49 m ²
Lobby	4.32 m ²
Nanny	3.60 m ²
Nanny WC	1.71 m ²
Terrace	6.24 m ²

DISCLAIMER

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- 2- All Landscaping, pools, furniture are not included in the property and solely for illustrative purposes.
- 3- Windows, decks, porches, terraces, and the exterior elements may vary upon elevation.
- 4- Roof finishes and pergolas are for presentation purposes only and are optional based on client's request.
- 5- Palm Hills Developments retains the right to make alterations.



Apartment *01



Apartment *02

* FIRST FLOOR

* THIRD FLOOR

Built-up Area	175.53 m ²
Apartment *01	
Room name	Area m ²
Bath 01	5.28 m ²
Bath 02	5.28 m ²
Bedroom 02	15.37 m ²
Bedroom 03	15.84 m ²
Bedroom Master 01	18.12 m ²
Closet 01	4.79 m ²
Closet 02	3.76 m ²
Corridor	4.58 m ²
Dining	9.67 m ²
Guest Toilet	1.88 m ²
Kitchen	8.36 m ²
Living	25.22 m ²
Lobby	6.60 m ²
Nanny	3.60 m ²
Nanny WC	1.71 m ²
Terrace	5.60 m ²
Terrace	2.63 m ²
Terrace	2.63 m ²

Built-up Area	172.20m ²
Apartment *02	
Room name	Area m ²
Bath 01	5.34 m ²
Bath 02	5.34 m ²
Bedroom 02	14.28 m ²
Bedroom 03	15.84 m ²
Bedroom Master 01	17.18 m ²
Closet 01	5.04 m ²
Closet 02	5.04 m ²
Corridor	4.40 m ²
Dining	9.68 m ²
Guest Toilet	1.88 m ²
Kitchen	8.35 m ²
Living	25.21 m ²
Lobby	6.80 m ²
Nanny	3.42 m ²
Nanny WC	1.71 m ²
Terrace	4.94 m ²

APARTMENTS DUO A



Apartment *01



Apartment *02

***SECOND FLOOR**

*** FOURTH FLOOR**

Built-up Area	175.95 m ²
Apartment *01	
Room name	Area m ²
Bath 01	5.28 m ²
Bath 02	5.28 m ²
Bedroom 02	15.37 m ²
Bedroom 03	15.84 m ²
Bedroom Master 01	18.12 m ²
Closet 01	4.79 m ²
Closet 02	3.76 m ²
Corridor	4.58 m ²
Dining	9.67 m ²
Guest Toilet	1.88 m ²
Kitchen	8.36 m ²
Living	25.22 m ²
Lobby	6.60 m ²
Nanny	3.60 m ²
Nanny WC	1.71 m ²
Terrace	5.60 m ²
Terrace	2.63 m ²
Terrace	2.63 m ²

Built-up Area	174.17m ²
Apartment *02	
Room name	Area m ²
Bath 01	5.34 m ²
Bath 02	5.34 m ²
Bedroom 02	14.28 m ²
Bedroom 03	15.84 m ²
Bedroom Master 01	17.18 m ²
Closet 01	5.04 m ²
Closet 02	5.04 m ²
Corridor	4.40 m ²
Dining	9.68 m ²
Guest Toilet	1.88 m ²
Kitchen	8.35 m ²
Living	25.21 m ²
Lobby	6.80 m ²
Nanny	3.42 m ²
Nanny WC	1.71 m ²
Terrace	4.94 m ²

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Apartment 51

PENTHOUSE FLOOR

Apartment 51 Built-up Area	220.40 m²
Roof Terrace	80.20 m²
Room name	Area m²
Bath 01 Master	5.86 m ²
Bath 02 Shared	4.72 m ²
Bath 03	4.72 m ²
Bedroom 01 Master	15.12 m ²
Bedroom 02	14.71 m ²
Bedroom 03	12.07 m ²
Bedroom 04	12.07 m ²
Corridor 01	10.78 m ²
Corridor 02	5.60 m ²
Dining	19.82 m ²
Guest WC	2.28 m ²
Kitchen	13.71 m ²
Living	29.34 m ²
Nanny	4.63 m ²
Nanny Bath	2.67 m ²
Study	10.36 m ²

**APARTMENTS
DUO B**







|DUO B



Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit-M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

* -M = mirrored building type



APARTMENTS DUO B



Apartment 01



Apartment 02

GROUND FLOOR

Built-up Area	147.30 m ²
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Built-up Area	144.55 m ²
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Apartment 01	
Room name	Area m ²
Bath 01	5.28 m ²
Bath 02	5.28 m ²
Bedroom 01	13.69 m ²
Bedroom 02	13.52 m ²
Closet 01	4.91 m ²
Closet 02	4.91 m ²
Corridor	6.36 m ²
Guest Toilet	3.10 m ²
Kitchen	11.40 m ²
Living + Dining	32.33 m ²
Lobby	5.67 m ²
Terrace	7.50 m ²

Apartment 02	
Room name	Area m ²
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01	15.37 m ²
Bedroom 02	15.84 m ²
Closet 01	3.88 m ²
Closet 02	4.91 m ²
Corridor	8.42 m ²
Dining	9.68 m ²
Guest Toilet	1.87 m ²
Kitchen	8.36 m ²
Living	27.49 m ²
Lobby	4.32 m ²
Terrace	9.00 m ²

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Apartment *01



Apartment *02

* FIRST FLOOR

* THIRD FLOOR

Built-up Area	178.00 m ²
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Built-up Area	140.60 m ²
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Apartment *01	
Room name	Area m ²
Bath 01	5.28 m ²
Bath 02	5.28 m ²
Bedroom 02	15.37 m ²
Bedroom 03	15.84 m ²
Bedroom Master 01	18.12 m ²
Closet 01	4.79 m ²
Closet 02	3.76 m ²
Corridor	4.58 m ²
Dining	9.67 m ²
Guest Toilet	1.88 m ²
Kitchen	8.36 m ²
Living	25.22 m ²
Lobby	6.60 m ²
Nanny	3.60 m ²
Nanny WC	1.71 m ²
Terrace	5.60 m ²
Terrace	2.63 m ²
Terrace	2.63 m ²

Apartment *02	
Room name	Area m ²
Bath 01	5.34 m ²
Bath 02	5.34 m ²
Bedroom 01	14.28 m ²
Bedroom 02	15.84 m ²
Closet 01	5.04 m ²
Closet 02	5.04 m ²
Corridor	4.40 m ²
Dining	9.68 m ²
Guest Toilet	1.88 m ²
Kitchen	8.35 m ²
Living	25.21 m ²
Lobby	6.80 m ²
Terrace	4.94 m ²

APARTMENTS DUO B



Apartment *01



Apartment *02

***SECOND FLOOR**

*** FOURTH FLOOR**

Built-up Area	178.00 m ²
Apartment *01	
Room name	Area m ²
Bath 01	5.28 m ²
Bath 02	5.28 m ²
Bedroom 02	15.37 m ²
Bedroom 03	15.84 m ²
Bedroom Master 01	18.93 m ²
Closet 01	4.79 m ²
Closet 02	3.76 m ²
Corridor	4.58 m ²
Dining	9.67 m ²
Guest Toilet	1.88 m ²
Kitchen	8.36 m ²
Living	25.22 m ²
Lobby	6.60 m ²
Nanny	3.60 m ²
Nanny WC	1.71 m ²
Terrace	4.79 m ²
Terrace	2.62 m ²
Terrace	2.68 m ²

Built-up Area	140.60 m ²
Apartment *02	
Room name	Area m ²
Bath 01	5.34 m ²
Bath 02	5.34 m ²
Bedroom 01	14.28 m ²
Bedroom 02	15.84 m ²
Closet 01	5.04 m ²
Closet 02	5.04 m ²
Corridor	4.40 m ²
Dining	9.68 m ²
Guest Toilet	1.88 m ²
Kitchen	8.35 m ²
Living	25.21 m ²
Lobby	6.80 m ²
Terrace	5.62 m ²

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Apartment 51

PENTHOUSE FLOOR

Apartment 51 Built-up Area	222.30 m²
Roof Terrace	81.75 m²
Room name	Area m2
Bath 01 Master	5.86 m ²
Bath 02 Shared	4.72 m ²
Bath 03	4.72 m ²
Bedroom 01 Master	15.12 m ²
Bedroom 02	14.71 m ²
Bedroom 03	12.07 m ²
Bedroom 04	12.07 m ²
Corridor 01	10.78 m ²
Corridor 02	5.60 m ²
Dining	19.82 m ²
Guest WC	2.28 m ²
Kitchen	13.71 m ²
Living	29.34 m ²
Nanny	4.63 m ²
Nanny Bath	2.67 m ²
Study	10.36 m ²

APARTMENTS TRIO



















TRIO














Unit Typology

Apartments

-  Duo A
-  Duo A - M
-  Duo B
-  Duo B - M
-  Trio
-  Trio - M
-  Corner Unit
-  Corner Unit-M*
-  The Park A
-  The Park B
-  Boulevard C
-  Boulevard D

Villas

-  Villa A
-  Villa B
-  Villa C
-  Villa D
-  Villa E
-  Villa E-M
-  Villa F
-  Villa M-M
-  Twin House Large
-  Twin House Small
-  Town House

* -M = mirrored building type



APARTMENTS TRIO



Apartment 01



Apartment 02

GROUND FLOOR

Built-up Area	178.15 m ²
Apartment 01	
Room name	Area m ²
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01 Master	17.91 m ²
Bedroom 02	15.81 m ²
Bedroom 03	13.58 m ²
Closet 01	5.19 m ²
Closet 02	4.10 m ²
Corridor	5.72 m ²
Dining	7.00 m ²
Guest Toilet	2.82 m ²
Kitchen	6.87 m ²
Living	26.54 m ²
Lobby	8.24 m ²
Nanny	3.80 m ²
Nanny WC	2.56 m ²
Terrace	10.64 m ²

Built-up Area	178.15 m ²
Apartment 02	
Room name	Area m ²
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01 Master	17.91 m ²
Bedroom 02	15.81 m ²
Bedroom 03	14.08 m ²
Closet 01	5.19 m ²
Closet 02	4.10 m ²
Corridor	5.71 m ²
Dining	7.00 m ²
Guest Toilet	2.58 m ²
Kitchen	6.96 m ²
Living	26.53 m ²
Lobby	8.06 m ²
Nanny	3.80 m ²
Nanny WC	2.56 m ²
Terrace	10.66 m ²

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Apartment *03



Apartment *01



Apartment *02

* FIRST FLOOR

* THIRD FLOOR

Built-up Area	141.60 m ²
Apartment *01	
Room name	Area m ²
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01	15.01 m ²
Bedroom 02	15.00 m ²
Closet 01	5.07 m ²
Closet 02	5.07 m ²
Corridor	4.36 m ²
Guest Toilet	2.31 m ²
Kitchen	8.97 m ²
Living + Dining	32.79 m ²
Lobby	3.73 m ²
Terrace	4.65 m ²
Terrace	4.78 m ²

Built-up Area	82.15 m ²
Apartment *03	
Room name	Area m ²
Bath	5.60 m ²
Bedroom 01	14.04 m ²
Living + Dining	37.41 m ²
Lobby	2.41 m ²
Terrace	6.51 m ²

Built-up Area	147.40 m ²
Apartment *02	
Room name	Area m ²
Bath 01	5.33 m ²
Bath 02	5.33 m ²
Bedroom 01	15.70 m ²
Bedroom 02	15.72 m ²
Closet 01	5.07 m ²
Closet 02	5.07 m ²
Corridor	4.38 m ²
Guest Toilet	2.30 m ²
Kitchen	8.97 m ²
Living + Dining	32.81 m ²
Lobby	3.71 m ²
Terrace	5.83 m ²
Terrace	6.04 m ²

APARTMENTS TRIO



Apartment *03



Apartment *01



Apartment *02

* SECOND FLOOR

* FOURTH FLOOR

Built-up Area	141.60 m ²
Apartment *01	
Room name	Area m ²
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01	15.87 m ²
Bedroom 02	15.84 m ²
Closet 01	5.07 m ²
Closet 02	5.07 m ²
Corridor	4.36 m ²
Guest Toilet	2.31 m ²
Kitchen	8.97 m ²
Living + Dining	32.79 m ²
Lobby	3.73 m ²
Terrace	5.45 m ²
Terrace	5.59 m ²

Built-up Area	82.15 m ²
Apartment *03	
Room name	Area m ²
Bath	5.60 m ²
Bedroom 01	14.04 m ²
Living + Dining	37.41 m ²
Lobby	2.41 m ²
Terrace	7.81 m ²
Total	67.27 m²

Built-up Area	147.40 m ²
Apartment *02	
Room name	Area m ²
Bath 01	5.33 m ²
Bath 02	5.33 m ²
Bedroom 01	15.02 m ²
Bedroom 02	15.00 m ²
Closet 01	5.07 m ²
Closet 02	5.07 m ²
Corridor	4.38 m ²
Guest Toilet	2.30 m ²
Kitchen	8.97 m ²
Living + Dining	32.81 m ²
Lobby	3.71 m ²
Terrace	4.45 m ²
Terrace	4.63 m ²



Apartment 51

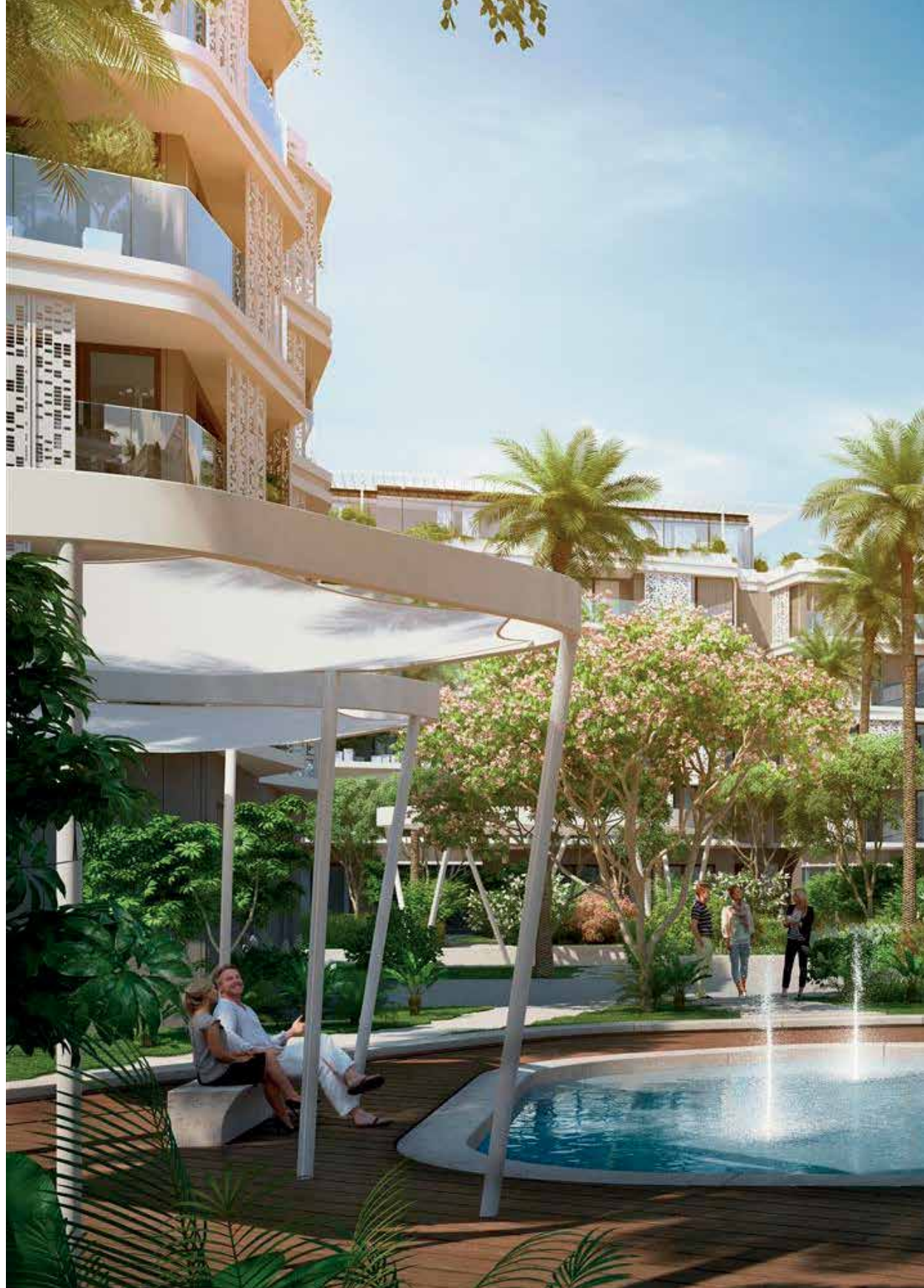
PENTHOUSE FLOOR

Apartment 51 Built-up Area	234.15 m²
Roof Terrace	111.00 m²
Room name	Area m2
Bath 01 Master	7.40 m ²
Bath 02 Shared	4.75 m ²
Bath 03	4.75 m ²
Bedroom 01 Master	15.10 m ²
Bedroom 02	16.63 m ²
Bedroom 03	14.31 m ²
Bedroom 04	13.59 m ²
Corridor 01	11.53 m ²
Corridor 02	4.16 m ²
Dining	19.01 m ²
Guest WC	2.27 m ²
Kitchen	13.12 m ²
Living	26.68 m ²
Nanny	4.61 m ²
Nanny Bath	2.69 m ²
Reception	27.28 m ²

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APARTMENTS
CORNER
UNIT







CORNER
UNIT



Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit-M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Twin House

* -M = mirrored building type



APARTMENTS

CORNER UNIT



Apartment 01

Apartment 02



Apartment 03

GROUND FLOOR

Built-up Area	104.70 m ²
Apartment 01	
Room name	Area m ²
Bath	5.32 m ²
Bedroom 01	15.37 m ²
Closet	5.87 m ²
Dining	17.56 m ²
Kitchen	7.90 m ²
Living	22.33 m ²

Built-up Area	144.05 m ²
Apartment 02	
Room name	Area m ²
Bath 01	4.75 m ²
Bath 02	4.75 m ²
Bedroom 01	15.12 m ²
Bedroom 02	15.12 m ²
Corridor	7.45 m ²
Dining	19.60 m ²
Guest Toilet	2.46 m ²
Kitchen	10.92 m ²
Living	18.98 m ²
Lobby	8.48 m ²

Built-up Area	187.80 m ²
Apartment 03	
Room name	Area m ²
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01 Master	17.21 m ²
Bedroom 02	15.37 m ²
Bedroom 03	15.78 m ²
Closet 01	4.91 m ²
Closet 02	3.89 m ²
Corridor	5.53 m ²
Guest Toilet	2.32 m ²
Kitchen	11.90 m ²
Living + Dining	41.78 m ²
Lobby	6.12 m ²
Nanny	3.69 m ²
Nanny WC	2.48 m ²
Terrace	9.97 m ²



Apartment *01



Apartment *03



Apartment *02

* FIRST FLOOR

* THIRD FLOOR

Built-up Area	143.86 m ²
Apartment *01	
Room name	Area m2
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01	15.00 m ²
Bedroom 02	15.01 m ²
Closet 01	5.04 m ²
Closet 02	5.04 m ²
Corridor	4.58 m ²
Guest Toilet	3.16 m ²
Kitchen	10.92 m ²
Living + Dining	32.91 m ²
Lobby	3.02 m ²
Terrace	2.07 m ²
Terrace	6.12 m ²

Built-up Area	137.26 m ²
Apartment *02	
Room name	Area m2
Bath 01	4.75 m ²
Bath 02	4.75 m ²
Bedroom 01	15.12 m ²
Bedroom 02	15.12 m ²
Corridor	7.15 m ²
Guest Toilet	2.46 m ²
Kitchen	10.92 m ²
Living + Dining	35.45 m ²
Lobby	8.40 m ²
Terrace	5.77 m ²

Built-up Area	186.84 m ²
Apartment *03	
Room name	Area m2
Bath 01	5.31 m ²
Bath 02	5.28 m ²
Bedroom 01	17.20 m ²
Bedroom 02	15.37 m ²
Bedroom 03	15.79 m ²
Closet 01	4.91 m ²
Closet 02	3.91 m ²
Corridor	5.48 m ²
Guest Toilet	2.32 m ²
Kitchen	11.90 m ²
Living + Dining	35.98 m ²
Lobby	6.16 m ²
Nanny	3.69 m ²
Nanny WC	2.48 m ²
Terrace	7.16 m ²
Vestibule	6.12 m ²

APARTMENTS

CORNER UNIT



Apartment *01



Apartment *03



Apartment *02

* SECOND FLOOR

* FOURTH FLOOR

Built-up Area	146.05 m ²
Apartment *01	
Room name	Area m ²
Bath 01	5.31 m ²
Bath 02	5.31 m ²
Bedroom 01	16.27 m ²
Bedroom 02	15.32 m ²
Closet 01	5.04 m ²
Closet 02	5.04 m ²
Corridor	4.58 m ²
Guest Toilet	3.16 m ²
Kitchen	10.92 m ²
Living + Dining	32.91 m ²
Lobby	3.02 m ²
Terrace	2.87 m ²
Terrace	6.25 m ²

Built-up Area	137.40 m ²
Apartment *02	
Room name	Area m ²
Bath 01	4.75 m ²
Bath 02	4.75 m ²
Bedroom 01	15.12 m ²
Bedroom 02	15.12 m ²
Corridor	7.45 m ²
Guest Toilet	2.46 m ²
Kitchen	10.92 m ²
Living + Dining	35.45 m ²
Lobby	8.40 m ²
Terrace	6.68 m ²

Built-up Area	185.40 m ²
Apartment *03	
Room name	Area m ²
Bath 01	5.34 m ²
Bath 02	5.31 m ²
Bedroom 01	16.87 m ²
Bedroom 02	15.36 m ²
Bedroom 03	15.79 m ²
Closet 01	4.88 m ²
Closet 02	3.89 m ²
Corridor	5.47 m ²
Guest Toilet	2.32 m ²
Kitchen	11.90 m ²
Living + Dining	35.98 m ²
Lobby	6.16 m ²
Nanny	3.69 m ²
Nanny WC	2.48 m ²
Terrace	6.50 m ²
Vestibule	6.13 m ²



Apartment 51

PENTHOUSE FLOOR

Apartment 51 Built-up Area	247.55 m²
Roof Terrace	85.85 m²
Room name	Area m²
Bath 01 Master	6.89 m ²
Bath 02 Shared	4.77 m ²
Bath 03	4.71 m ²
Bedroom 01 Master	15.12 m ²
Bedroom 02	14.81 m ²
Bedroom 03	12.94 m ²
Bedroom 04	12.92 m ²
Corridor	14.03 m ²
Dining	17.85 m ²
Guest WC	2.92 m ²
Kitchen Hard	12.33 m ²
Kitchen Soft	15.26 m ²
Living	41.30 m ²
Nanny	4.41 m ²
Nanny Bath	2.13 m ²
Reception	14.33 m ²

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**APARTMENTS
THE
PARK A**







THE PARK A



Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit-M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

* -M = mirrored building type



APARTMENTS

THE PARK A



Apartment 02



Apartment 01

GROUND FLOOR

Built-up Area	192.35 m ²
Apartment 01	
Room name	Area m ²
Bath	4.03 m ²
Bath 01	3.69 m ²
Bedroom 02	12.64 m ²
Bedroom 03	15.56 m ²
Bedroom Master 01	12.96 m ²
Closet 01	4.28 m ²
Corridor	8.04 m ²
Guest Toilet	2.55 m ²
Kitchen	12.34 m ²
Living + Dining	53.03 m ²
Lobby	8.79 m ²
Nanny	4.52 m ²
Nanny WC	1.60 m ²
Terrace	10.00 m ²

Built-up Area	192.35 m ²
Apartment 02	
Room name	Area m ²
Bath	4.14 m ²
Bath 01	3.69 m ²
Bedroom 02	12.64 m ²
Bedroom 03	15.60 m ²
Bedroom Master 01	12.96 m ²
Closet 01	4.28 m ²
Corridor	8.04 m ²
Guest Toilet	2.55 m ²
Kitchen	11.50 m ²
Living + Dining	53.58 m ²
Lobby	8.79 m ²
Nanny	4.50 m ²
Nanny WC	1.60 m ²
Terrace	10.02 m ²

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Apartment *02



Apartment *01

* TYPICAL FLOOR

Built-up Area		233.55 m ²
Apartment *01		
Room name	Area m ²	
Bath	4.82 m ²	
Bath 01	3.74 m ²	
Bath 02	4.49 m ²	
Bedroom 03	12.91 m ²	
Bedroom 04	14.50 m ²	
Bedroom Master 01	16.00 m ²	
Bedroom Master 02	13.72 m ²	
Closet 01	4.35 m ²	
Closet 02	1.53 m ²	
Corridor	8.86 m ²	
Guest Toilet	2.48 m ²	
Kitchen	12.73 m ²	
Living + Dining	58.00 m ²	
Lobby	8.79 m ²	
Nanny	4.51 m ²	
Nanny WC	1.61 m ²	
Terrace	3.52 m ²	
Terrace	9.72 m ²	
Terrace	10.66 m ²	
Terrace	1.74 m ²	

Built-up Area		233.55 m ²
Apartment *02		
Room name	Area m ²	
Bath	4.82 m ²	
Bath 01	3.74 m ²	
Bath 02	4.49 m ²	
Bedroom 03	12.97 m ²	
Bedroom 04	14.48 m ²	
Bedroom Master 01	16.06 m ²	
Bedroom Master 02	13.72 m ²	
Closet 01	4.39 m ²	
Closet 02	1.53 m ²	
Corridor	8.75 m ²	
Guest Toilet	2.48 m ²	
Kitchen	11.02 m ²	
Living + Dining	59.98 m ²	
Lobby	7.73 m ²	
Nanny	4.51 m ²	
Nanny WC	1.61 m ²	
Terrace	3.54 m ²	
Terrace	9.69 m ²	
Terrace	10.66 m ²	
Terrace	1.81 m ²	

APARTMENTS

THE PARK A



Apartment Penthouse 1

PENTHOUSE FLOOR

Room name	Area m2
Apartment penthouse 1 Built-up Area	295.17 m ²
Roof Terrace	208.50 m ²
Bath 01 Master	4.27 m ²
Bath 02	4.24 m ²
Bath 03 Shared	4.46 m ²
Bedroom 01 Master	25.82 m ²
Bedroom 02	23.82 m ²
Bedroom 03	16.97 m ²
Bedroom 04	16.91 m ²
Closet Master	4.66 m ²
Corridor 01	4.70 m ²
Corridor 02	7.98 m ²
Dining	22.68 m ²
Guest WC	2.57 m ²
Kitchen Hard	11.46 m ²
Kitchen Soft	7.90 m ²
Reception	57.17 m ²
Lobby	16.01 m ²
Nanny	3.94 m ²
Nanny Bath	1.41 m ²
Living	17.25 m ²

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**APARTMENTS
THE
PARK B**







THE PARK B



Unit Typology

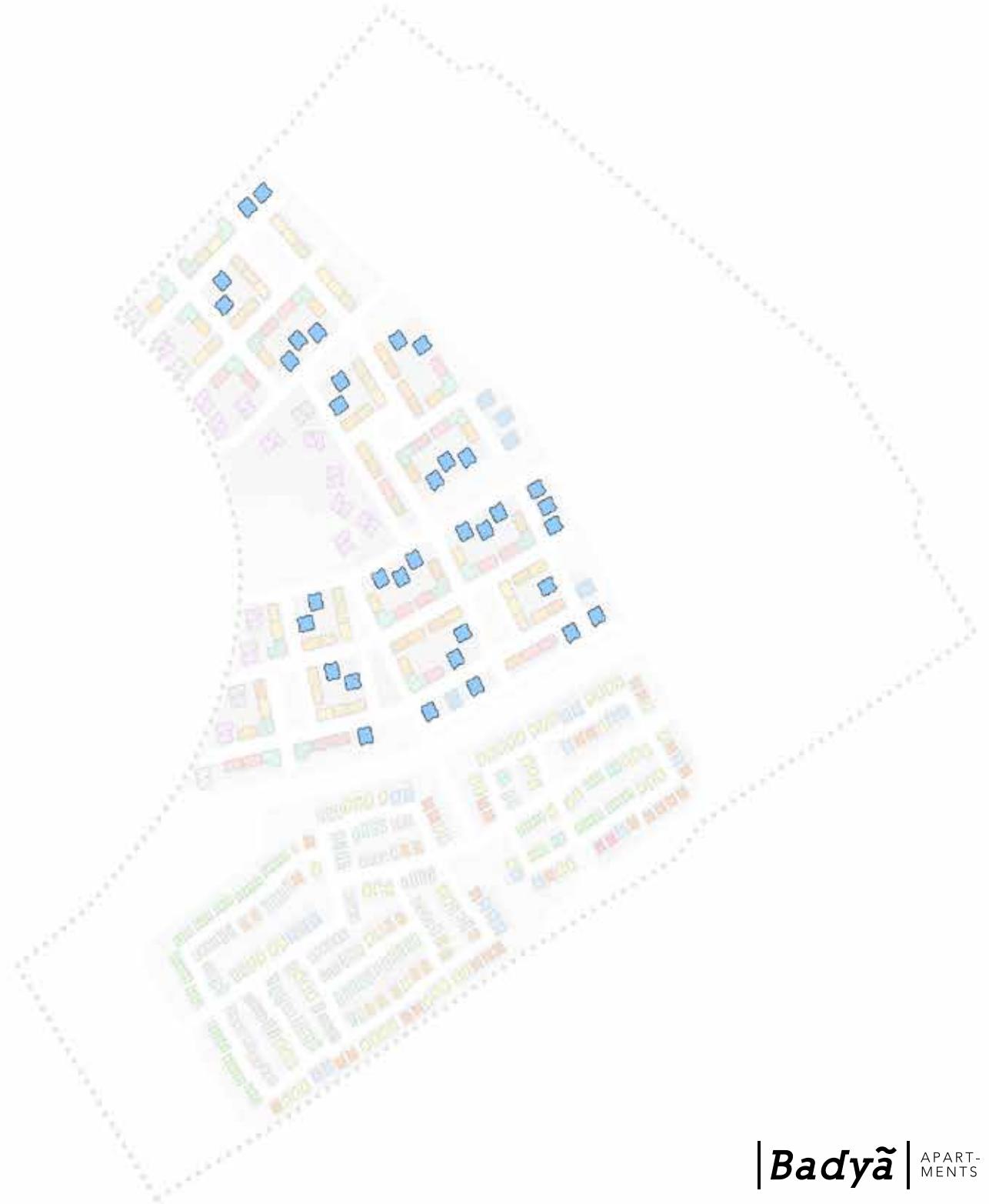
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit-M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

* -M = mirrored building type



APARTMENTS THE PARK B



Apartment 02



Apartment 01

GROUND FLOOR

Built-up Area	171.20 m ²
Apartment 01	
Room name	Area m ²
Bath 01	5.04 m ²
Bath 02	3.78 m ²
Bedroom Master 01	17.56 m ²
Bedroom Master 02	13.10 m ²
Closet	2.71 m ²
Closet 01	6.19 m ²
Closet 02	4.38 m ²
Corridor	8.34 m ²
Guest Toilet	2.55 m ²
Kitchen	12.88 m ²
Living + Dining	37.72 m ²
Lobby	10.26 m ²
Terrace	9.27 m ²

Built-up Area	171.20 m ²
Apartment 02	
Room name	Area m ²
Bath 01	5.05 m ²
Bath 02	3.78 m ²
Bedroom Master 01	17.55 m ²
Bedroom Master 02	13.10 m ²
Closet	2.71 m ²
Closet 01	6.20 m ²
Closet 02	4.38 m ²
Corridor	8.31 m ²
Guest Toilet	2.55 m ²
Kitchen	12.42 m ²
Living + Dining	38.11 m ²
Lobby	9.71 m ²
Terrace	9.29 m ²

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Apartment *02

Apartment *01

* TYPICAL FLOOR

Built-up Area	195.75 m ²
Apartment *01	
Room name	Area m ²
Bath	6.24 m ²
Bath 01	3.69 m ²
Bedroom 02	16.90 m ²
Bedroom 03	14.15 m ²
Bedroom Master 01	15.55 m ²
Closet 01	4.26 m ²
Corridor	6.29 m ²
Guest Toilet	2.27 m ²
Kitchen	12.83 m ²
Living + Dining	48.76 m ²
Lobby	8.58 m ²
Nanny	4.50 m ²
Nanny WC	1.73 m ²
Terrace	9.17 m ²
Terrace	4.01 m ²
Terrace	2.07 m ²
Terrace	9.16 m ²

Built-up Area	195.75 m ²
Apartment *02	
Room name	Area m ²
Bath	6.24 m ²
Bath 01	3.73 m ²
Bedroom 02	16.90 m ²
Bedroom 03	14.15 m ²
Bedroom Master 01	15.66 m ²
Closet 01	4.51 m ²
Corridor	6.29 m ²
Guest Toilet	2.26 m ²
Kitchen	11.11 m ²
Living + Dining	49.88 m ²
Lobby	7.88 m ²
Nanny	4.50 m ²
Nanny WC	1.73 m ²
Terrace	9.11 m ²
Terrace	4.01 m ²
Terrace	2.03 m ²
Terrace	9.17 m ²

APARTMENTS

THE PARK B



Apartment Penthouse 1

PENTHOUSE FLOOR

Room name	Area m2
Apartment penthouse 1 Built-up Area	245.20 m ²
Roof Terrace	180.75 m ²
Bath 01 Master	7.43 m ²
Bath Shared	4.38 m ²
Bedrom 01 Master	22.26 m ²
Bedroom 02	16.64 m ²
Bedroom 03	21.00 m ²
Closet Master	5.61 m ²
Corridor	6.11 m ²
Dining	33.42 m ²
Guest WC	2.70 m ²
Kitchen Hard	9.41 m ²
Kitchen Soft	13.87 m ²
Reception	41.07 m ²
Nanny	4.30 m ²
Nanny Bath	1.78 m ²
Reception	15.73 m ²
Living	9.04 m ²

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Three thousand acres of creativity





VILLAS

| *Badyā* | VILLAS

BADYA MASTER PLAN

The New H design

Utter pleasure and peacefulness are just around the corner... This time, brought to you using the H Design, our villas are constructed in a way that truly appreciates your privacy and personal space... all the while enjoying your very own haven. We think tranquillity and fresh, where your garden is a perfect extension to the indoors (living room) of your home. Wherever your spot at home, heavenly greenery will always be around you: nature embracing your corners. Whether the sun is shining, the sky is pure baby blue or navy, whether you are in or out, we are bringing you «Haven Home,» where you take the feel of your place. With the H Design, every inch of your home is designed to make you feel, home.

Phase 1A



Cluster V1B

Cluster V1A

VILLA B







Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa EM
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



VILLA B



Land Area	700 m²
Built-up Area	371 m²
Room Name	
Corridor 01	3.56 m ²
Dining	26.97 m ²
Driver	4.42 m ²
Driver Bath	2.24 m ²
Guest Bath	4.63 m ²
Guest Bedroom	17.03 m ²
Guest WC	2.50 m ²
Kitchen	14.47 m ²
Lift 00	2.45 m ²
Living 00	28.88 m ²
Lobby	4.44 m ²
Nanny	4.97 m ²
Nanny Bath	2.50 m ²
Porch	3.24 m ²
Reception	21.56 m ²
Stairs 00	8.12 m ²
Terrace 01	4.18 m ²
Terrace 02	15.96 m ²

GROUND FLOOR

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FIRST FLOOR

Room Name	
Bedroom 01	17.06 m ²
Bath 01	4.63 m ²
Bedroom 02	17.88 m ²
Bath 02	4.69 m ²
Master Bedroom 03	19.40 m ²
Master Bath 03	6.13 m ²
Closet Master Bed	4.03 m ²
Bedroom 04	20.16 m ²
Bath 04	5.28 m ²
Living 01	23.15 m ²
Corridor 02	2.26 m ²
Corridor 03	5.58 m ²
Stairs 01	8.19 m ²
Lift 01	2.45 m ²
Balcony BR02	6.40 m ²
Balcony BR 03	4.66 m ²





VILLA C







Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



VILLA C



Land Area	600 m²
Built-up Area	348 m²
Room Name	
Corridor	2.79 m ²
Dining	22.06 m ²
Driver	3.66 m ²
Driver Bath	2.56 m ²
Guest Bath	4.81 m ²
Guest Bedroom	20.20 m ²
Guest WC	2.90 m ²
Kitchen	15.07 m ²
Lift 00	2.45 m ²
Living 00	30.80 m ²
Nanny	3.66 m ²
Nanny Bath	2.53 m ²
Porch	3.20 m ²
Reception	18.27 m ²
Stairs	8.14 m ²
Terrace	27.33 m ²

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GROUND FLOOR



FIRST FLOOR

Room Name	
Master Bedroom 01	18.19 m ²
Closet Master Bed01	4.30 m ²
Bath 01	5.64 m ²
Bedroom 02	18.48 m ²
Bath 02	5.40 m ²
Bedroom 03	18.90 m ²
Bath 03	5.43 m ²
Living 01	22.46 m ²
Landing Area	17.05 m ²
Lift 01	2.45 m ²
Stairs	8.14 m ²
Balcony 01	10.62 m ²
Balcony 02	5.56 m ²





VILLA D





Sunrise and Sunset in
Cairo
Tower





Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

* -M = mirrored building type



VILLA D



GROUND FLOOR

Land Area	501 m²
Built-up Area	313 m²
Room Name	
Corridor	7.99 m ²
Dining	21.10 m ²
Driver	3.84 m ²
Driver Bath	2.43 m ²
Guest WC	3.26 m ²
Kitchen	14.12 m ²
Living 00	20.36 m ²
Lobby	6.44 m ²
Nanny	3.79 m ²
Nanny Bath	2.44 m ²
Porch	1.60 m ²
Reception	12.77 m ²
Stairs	8.36 m ²
Terrace 01	9.60 m ²
Terrace 02	8.24 m ²

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FIRST FLOOR

Room Name	
Bedroom Master 01	17.40 m ²
Closet Master 01	4.19 m ²
Bath Master 01	5.85 m ²
Bedroom 02	18.35 m ²
Bath 02	4.71 m ²
Bedroom 03	17.21 m ²
Bath 03	5.04 m ²
Living 01	31.13 m ²
Stairs	8.12 m ²
Corridor	7.78 m ²
Balcony	5.27 m ²





VILLA E







Unit Typology

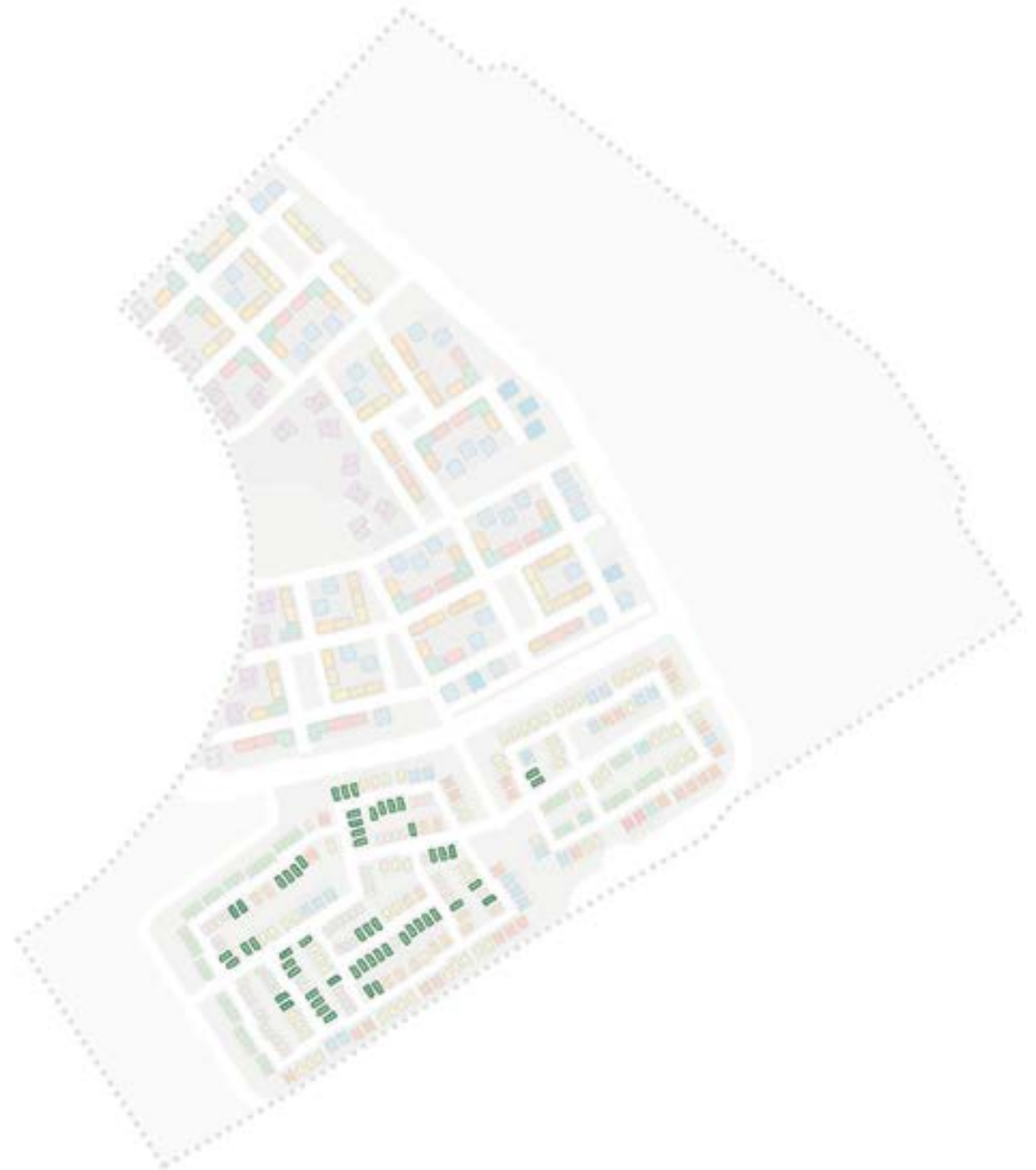
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



VILLA E



GROUND FLOOR

Land Area	392 m²
Built-up Area	254 m²
Room Name	
Main entrance	3.00 m ²
Vestibule	3.25 m ²
Reception & dining	45.95 m ²
Kitchen	13.60 m ²
Guest Toilet	3.50 m ²
Driver	4.40 m ²
Driver bath	2.15 m ²
Nanny	4.40 m ²
Nanny bath	2.15 m ²

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FIRST FLOOR

Room Name	
Master Bedroom	12.87 m ²
Master Ensuite Bathroom	5.76 m ²
Master Dressing	4.05 m ²
Bedroom 1	14.45 m ²
Bedroom 2	14.45 m ²
Bedroom 2 Terrace	2.50 m ²
Bathroom	5.70 m ²
Family Living	12.25 m ²
Family Living Terrace	3.95 m ²
Kitchenette	2.35 m ²

VILLA M







Unit Typology

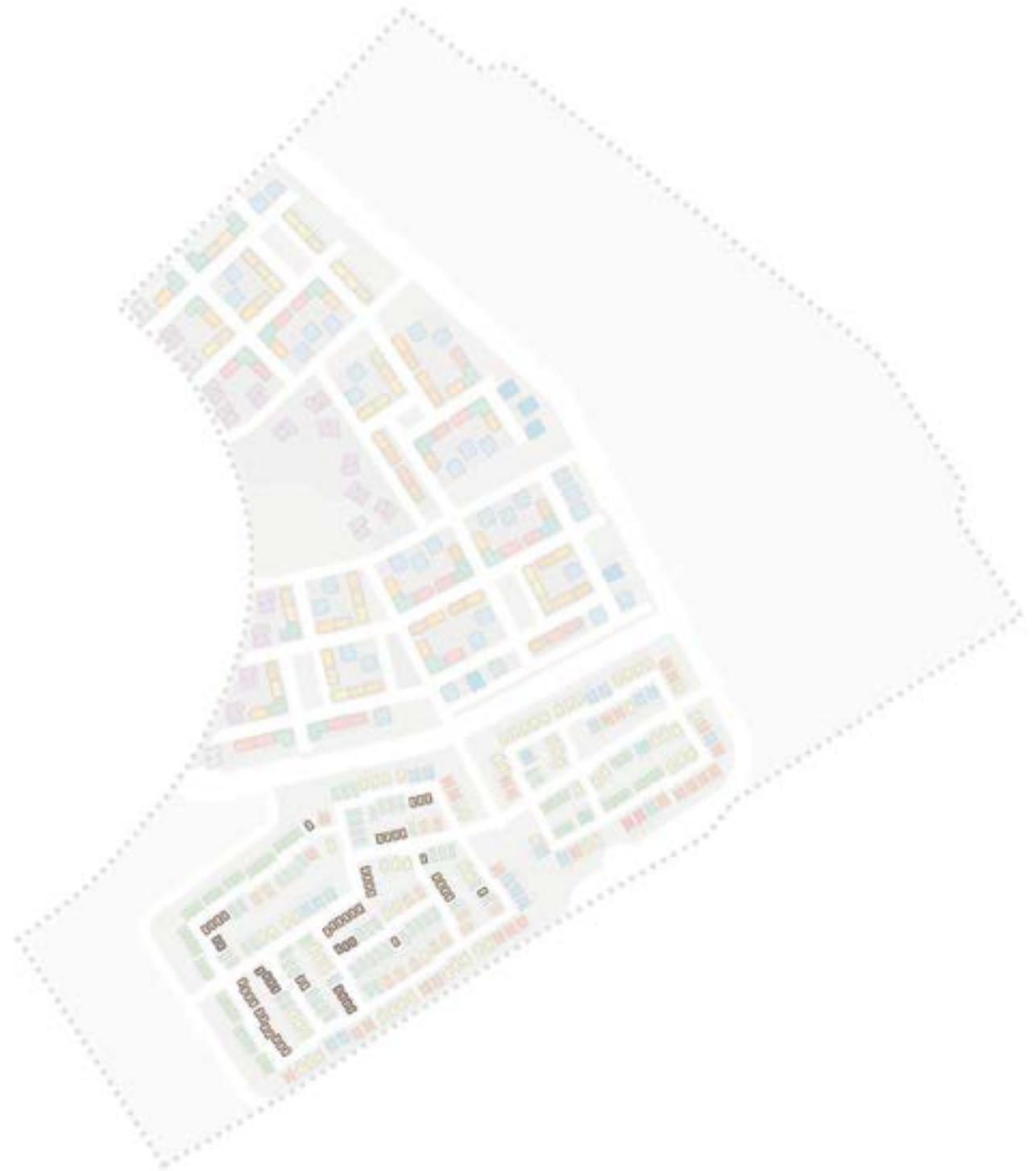
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



VILLA M



GROUND FLOOR

Land Area	265 m²
Built-up Area	197 m²
Room Name	
Porch	3.85 m ²
Vestibule	6.65 m ²
Reception & dining	42.30 m ²
Kitchen	10.50 m ²
Guest Toilet	3.45 m ²
Nanny room	3.80 m ²
Nanny Bath	2.10 m ²

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FIRST FLOOR

Room Name	
Master Bedroom	15.85 m ²
Master Ensuite Bathroom	5.00 m ²
Master Dressing	2.90 m ²
Bedroom 1	14.05 m ²
Bedroom 2	14.05 m ²
Bedroom 2 Ensuite Bathroom	5.40 m ²
Bedroom 2 Terrace	2.50 m ²
Family Living	8.85 m ²
Family Living Terrace	2.25 m ²
Kitchenette	1.90 m ²
Laundry	1.76 m ²

TOWNHOUSE - S







Unit Typology

Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



TOWNHOUSE - S CORNER



GROUND FLOOR



FIRST FLOOR

Land Area	230 m ²
Built-up Area	187 m ²

Ground Floor

Room Name	m ²
Vestibule	2.25 m ²
Reception & Dining	42.83 m ²
Kitchen	10.80 m ²
Guest Bath	2.60 m ²
Nanny room	3.40 m ²
Nanny room	2.40 m ²
Porch	2.00 m ²

First Floor

Room Name	m ²
Master Bedroom	14.20 m ²
Master Bedroom Bathroom	3.65 m ²
Bathroom	4.00 m ²
Bedroom 1	15.10 m ²
Bedroom 2	12.95 m ²
Living	16.75 m ²
Kitchenette	6.95 m ²

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TOWNHOUSE - S MIDDLE



GROUND FLOOR



FIRST FLOOR

Land Area	189 m ²
Built-up Area	184 m ²

Ground Floor

Room Name	m ²
Vestibule	2.85 m ²
Reception & Dining	42.85 m ²
Kitchen	10.80 m ²
Guest Bath	2.60 m ²
Nanny room	3.40 m ²
Nanny Bath	2.40 m ²
Porch	2.00 m ²

First Floor

Room Name	m ²
Master Bedroom	14.20 m ²
Master Bedroom Bathroom	3.65 m ²
Bathroom	4.00 m ²
Bedroom 1	15.10 m ²
Bedroom 2	12.95 m ²
Living	16.75 m ²
Kitchenette	6.95 m ²





| TWINHOUSE - L







Unit Typology

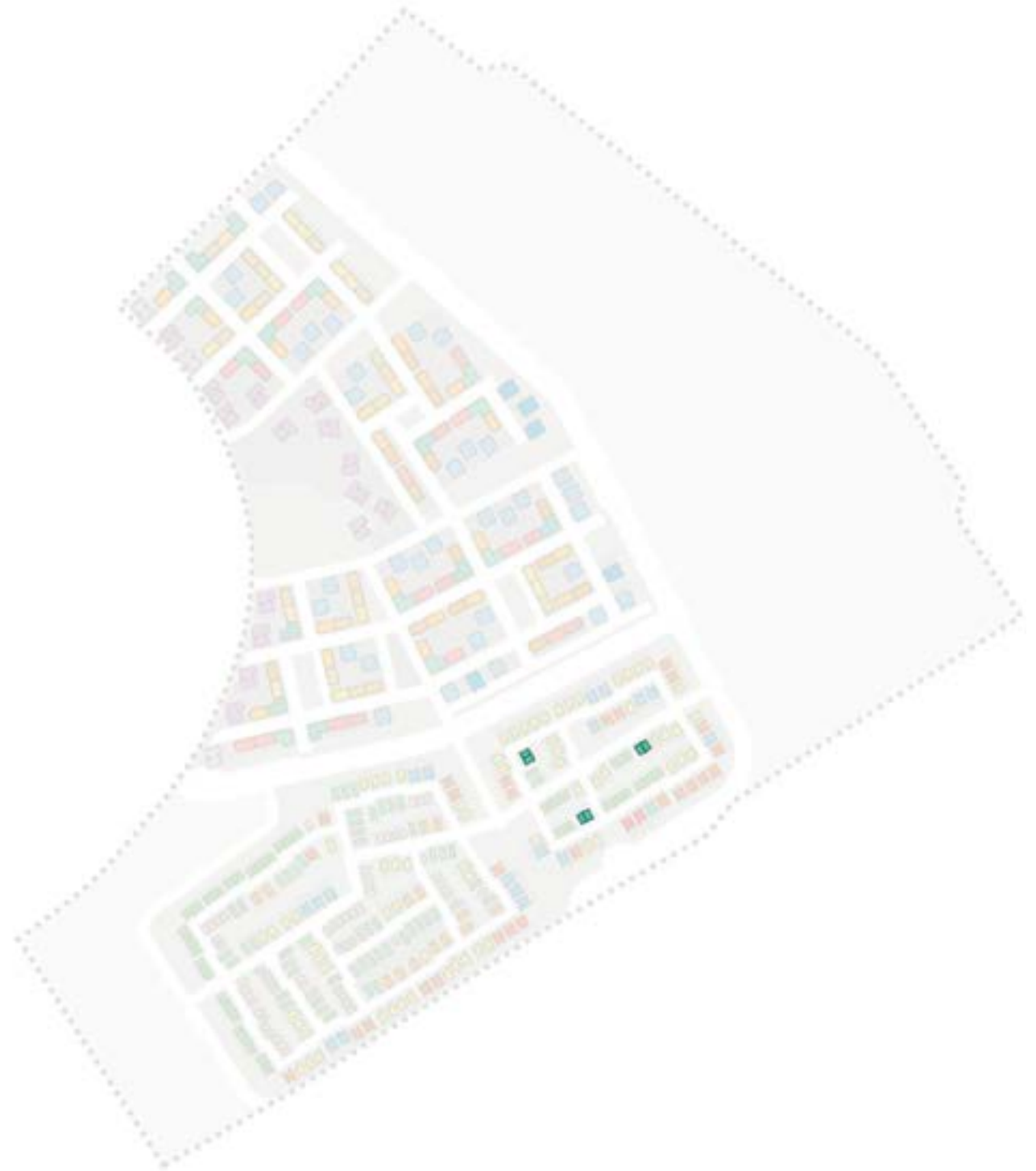
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Tri
- Tri - M
- Corner Unit
- Corner Unit - M
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



TWINHOUSE - L

Land Area	381 m ²
Built-up Area	282 m ²



Room Name	
Corridor 00	1.47 m ²
Dining	13.30 m ²
Guest Bath	2.67 m ²
Guest Bedroom	6.02 m ²
Guest Closet	3.89 m ²
Guest Toilet	2.80 m ²
Hard Kitchen	7.24 m ²
Lift 00	1.88 m ²
Living 00	23.97 m ²
Lobby	5.96 m ²
Reception	12.64 m ²
Soft Kitchen	9.80 m ²
Stairs	8.70 m ²
Vestibule	9.28 m ²

GROUND FLOOR

DISCLAIMER

- 1- Renders and accompanying visual materials are not to scale and are intended for illustrative purposes.
- 2- All Landscaping, pools, furniture are not included in the property and solely for illustrative purposes.
- 3- Windows, decks, porches, terraces, and the exterior elements may vary upon elevation.
- 4- Roof finishes and pergolas are for presentation purposes only and are optional based on client's request.
- 5- Palm Hills Developments retains the right to make alterations.



FIRST FLOOR

Room Name	
Balcony	3.58 m ²
Bath	4.34 m ²
Bath Master 01	4.98 m ²
Bedroom 02	15.30 m ²
Bedroom 03	19.24 m ²
Bedroom Master 01	17.55 m ²
Closet Master 01	5.74 m ²
Corridor 01	14.92 m ²
Lift 01	1.88 m ²
Living 01	17.49 m ²
Stairs	8.70 m ²

| TWINHOUSE - S



S-5





Unit Typology

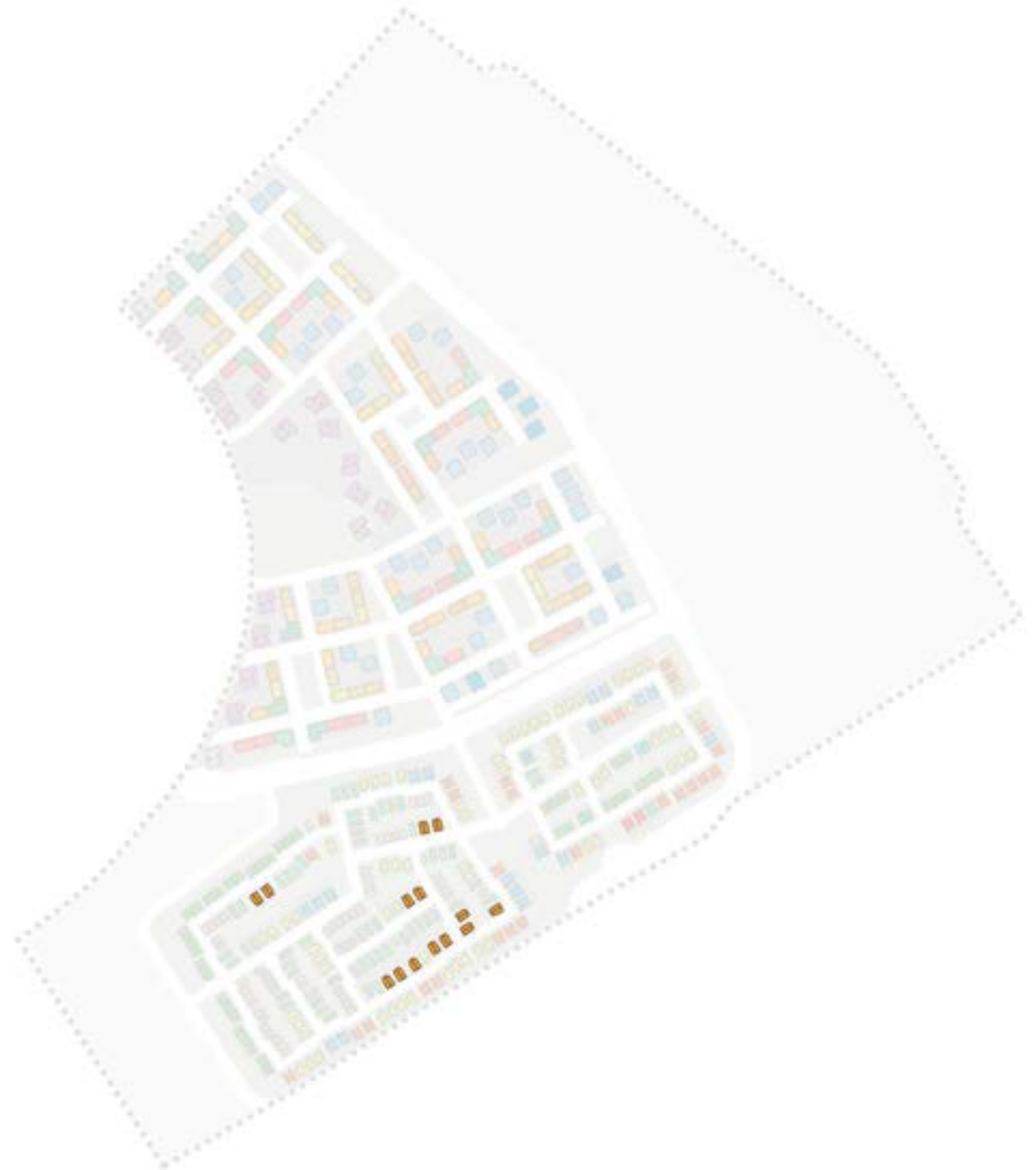
Apartments

- Duo A
- Duo A - M
- Duo B
- Duo B - M
- Trio
- Trio - M
- Corner Unit
- Corner Unit - M*
- The Park A
- The Park B
- Boulevard C
- Boulevard D

Villas

- Villa A
- Villa B
- Villa C
- Villa D
- Villa E
- Villa E-M
- Villa M
- Villa M-M
- Twin House Large
- Twin House Small
- Town House

*-M = mirrored building type



TWINHOUSE - S



GROUND FLOOR

Land Area	300 m ²
Built-up Area	234 m ²

Room Name	
Main entrance	3.80 m ²
Vestibule	6.90 m ²
Reception	34.40 m ²
Dining	12.25 m ²
Kitchen	11.15 m ²
Guest Toilet	3.61 m ²
Nanny room	4.68 m ²
Nanny Bath	2.16 m ²

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FIRST FLOOR

Room Name	
Master Bedroom	16.38 m ²
Master Ensuite Bathroom	5.05 m ²
Master Dressing	7.45 m ²
Bedroom 1	14.05 m ²
Bedroom 1 Ensuite Bathroom	5.60 m ²
Bedroom 2	14.05 m ²
Bedroom 2 Ensuite Bathroom	6.40 m ²
Bedroom 2 Terrace	2.50 m ²
Family Living	12.00 m ²
Family Living Terrace	1.75 m ²
Kitchenette	1.80 m ²
Stairs & corridors	25 m ²

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