



| *Badyā* |
A CITY OF NEW WORLDS

Jade

VILLAS & TOWNHOUSES

Egypt's Leading Real Estate Developer

It has long been our corporate culture to stay true to the land in which we enhance. Our livable communities, our operating construction sites and upcoming planned projects, along with our ongoing social responsibility, is testament to this fact.

We pride ourselves on being the leading developers to the marvel, that is Egypt. We have gone beyond boundaries and raised the benchmark through all aspects of our industry, from residential to social-responsibility and everything in between. Listed on both the Cairo-Alexandria and London Stock Exchanges, Palm Hills Developments was founded in 2005 by Mansour and Maghraby Investment and Development Company (MMID) from a vision to develop well-integrated, self-sustainable, mixed-use, residential communities and resorts.

Palm Hills Developments continues to this day to set benchmarks in real estate construction, betterment and innovation, spanning East & West Cairo, the North Coast and the Red Sea.

A word from the chairman

"As the Egyptian real estate market continues to flourish, the need for true added value, integrated communities has never been greater. Recognizing this early on, Palm Hills Developments was fortunately able to take part of this exciting change in the real estate investment climate, to contribute in driving the country's economy forward". Capitalizing on market opportunities by acquiring land in strategic locations and developing communities for a rapidly growing demand, Palm Hills Developments became a trend-setter for innovative, fully integrated communities, as an Egyptian developer. With one of the largest land banks in Egypt and a multitude of projects in residential, commercial and tourism destination

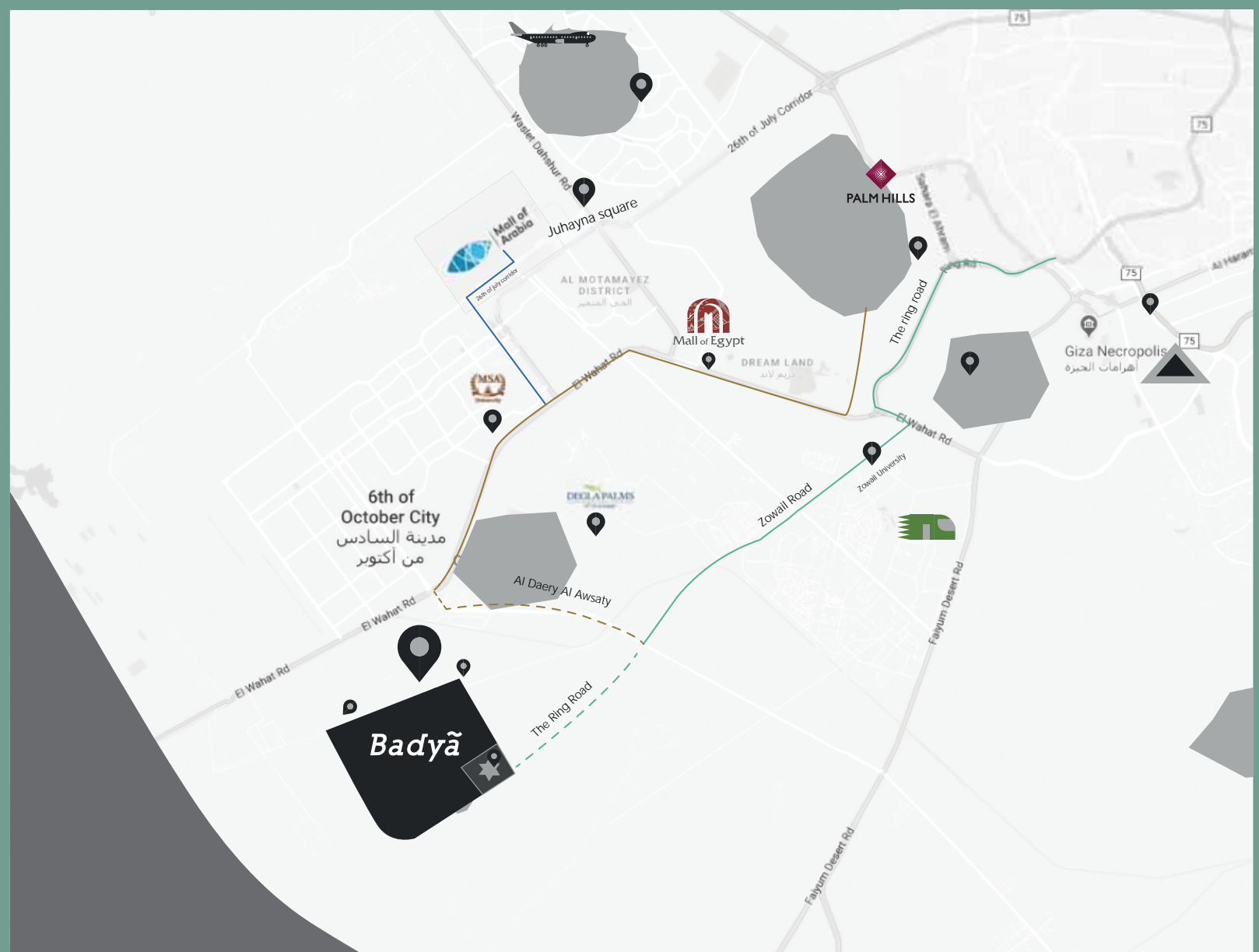
resorts under its helm, Palm Hills Developments is growing with strong momentum; offering high standards of quality and a seamless livable experience. As the result of a dynamic market, we are able to push our boundaries, develop and recreate better livable communities, and as a result, better living conditions for all. What has long set us apart is a deep commitment to innovation and an innate ability to tap into the needs and aspirations of our clients, offering the highest value and return on their properties.

At Palm Hills Developments, we believe that the core of our success stems from the belief that, by setting standards in quality, price and delivery, we will turn every integrated community into a success story; your success story".


Yaseen Mansour





A strategic location

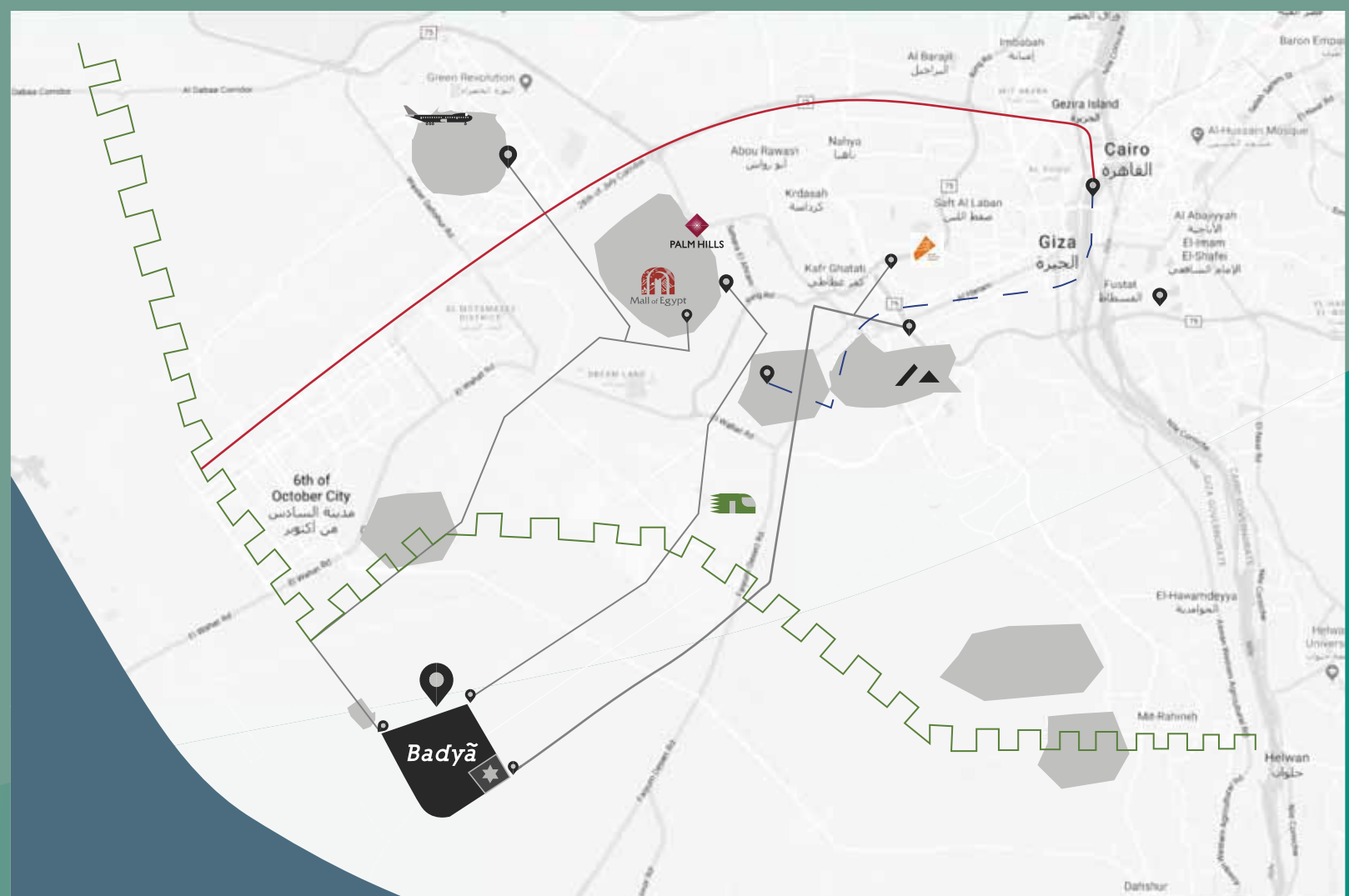
Ideally situated in the heart of New, Badya is 3000 acres of prime gateway between the East and the West of Cairo, serving as the focal point for all future extensions. Neighboring the Great Pyramids of Giza, the New Egyptian National Museum, Juhayna Square and the new Sphinx Airport, Badya is a well-connected city, within a city giving you unprecedented access.



*This is an illustration showing future roads and transportation

- 25 min** mins to Mall of Egypt
- 25 min** mins to Palm Hills October
- 25 min** mins to The Great Pyramids
- 25 min** mins to the Grand Egyptian Museum
- 35 min** mins to The Sphinx Airport
- 45 min** mins to New Cairo
- 50 min** mins to The New Capital

-  High Speed Train
-  Metro Line
-  Monorail





Badya's Masterplan

Badya's award-winning city masterplan was created by an expert team of master-planners, architects, transport planners and landscape architects coming together to develop a unique, multifunctional design-minded approach. Badya is a self-sustaining, less vehicular reliant city. It is founded on having 6 independent residential districts, with a non-residential district center where everything comes together. Being an entirely connected city, Badya is built with the 5-10-15 Urban Planning Rule in mind, you are only five minutes away from your daily needs, ten minutes away from weekly needs and fifteen minutes away from monthly needs. Badya features highly accessible pedestrian zones easily attainable from every residential neighborhood. Fields of green are seen from every part of Badya whether from your villa, apartment or office. Badya introduces the living street concept, where the streets in front of your residence are well equipped with seating, bike lanes, walking lanes, to ensure you have a cozy hangout and meeting spot. Even the lighting is planned in Badya. We have a lighting concept for the city of Badya that aims to use varying color temperatures to create a defined space and character for different parts of the city.



A cultural movement

BADYA IS A SHIFT OF CULTURE

Badya is more than a shift of address. It is a shift of culture. At its core, it was created as a brand-new start, a fresh beginning for both residents, and Palm Hills Developments. This marks the largest and most ambitious Palm Hills Developments venture to date. Badya gives rise to an entirely new city of new worlds.

A city of new worlds

In a sprawling gated community that gives more to city than to compound, you will find yourself transported to a new normal. Taking our storied heritage and building on it, we have ventured ahead once again and are once more creating modern history. Badya is where new beginnings bring different worlds in harmony in an innovative, fully integrated locale that is more akin a city than a compound.

And within this are not just different paths to take, but different worlds to immerse yourself in, whether through sport, on horseback, hanging out, shopping or the classroom.

Everything about Badya comes with a difference, connectedly, cognitively, and consciously.

| *Badyã* |



Connected

Convenience is one of Badya's key elements as it is connected to history by being only a few minutes away from the Giza pyramids, connected to the world by being close to the new Sphinx international airport, and just a few minutes away from the New Capital. Convenience isn't just with the places around the city but also from within it as Badya utilizes the most intuitive urban planning concept, where you are 5 minutes away from your daily needs, 10 minutes away from your weekly needs and 15 minutes away from your monthly needs.



A 5 minute stroll from daily needs.

A 10 minute bicycle ride from weekly needs.

A 15 minute bicycle ride from monthly needs.

Cognitive

A HIGH - TECH GATED COMMUNITY

Badya has evolved the smart technology by ushering its cognitive system; which processes your usage habits, giving you resource efficiency. The high-tech gated community has facial recognition, artificial intelligence and many more smart features that ensure a higher sense of security.





Conscious

By going green, Badya promises to reduce 30% of water and electricity consumption, reducing your operational costs by 20%, and producing 30% of its energy needs from renewable resources.

THE PINNACLE CITY OF EGYPT

Badya has been created with the premise of enriching culture and exposing us to a more art-of-lifestyle mode of living. One where dreamers may dream, achievers may achieve, and realizers may realize. Open-air venues for retail, art, theatre, cinema and performance will be designated, as well galleries, cafes, restaurants and a booming nightlife. It will be a first of its kind in many more ways than one.



**SUSTAINABLE
DEVELOPMENT
GOALS**

Facilities & amenities ●

FOR A NEW AGE

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Academia

Badya's commitment to knowledge represents a new chapter in the city's ever-growing innovative compendium and reinforces Badya's unique position as the first connected, mixed-use smart city in the region.

From Nurseries to 4 national and international schools to Badya International University with accredited affiliations to Taaleem Management services, all horizons will be broadened.



The West's Biggest Club

Palm Hills Sports Club in Badya, founded in 2006, is now the largest of its kind in West Cairo. Built on 100 acres in the heart of Badya is your health and wellbeing. So, whether you are a seasoned athlete or a weekend warrior aiming to shed some stones, we have the facilities and the professional trainers to put you on the right path.

Another new world to delve into comes from the world-renowned 'Rob Ehrens' who will bring his expertise to run and manage the horse-riding facilities and provide impeccable care to the horses housed there.



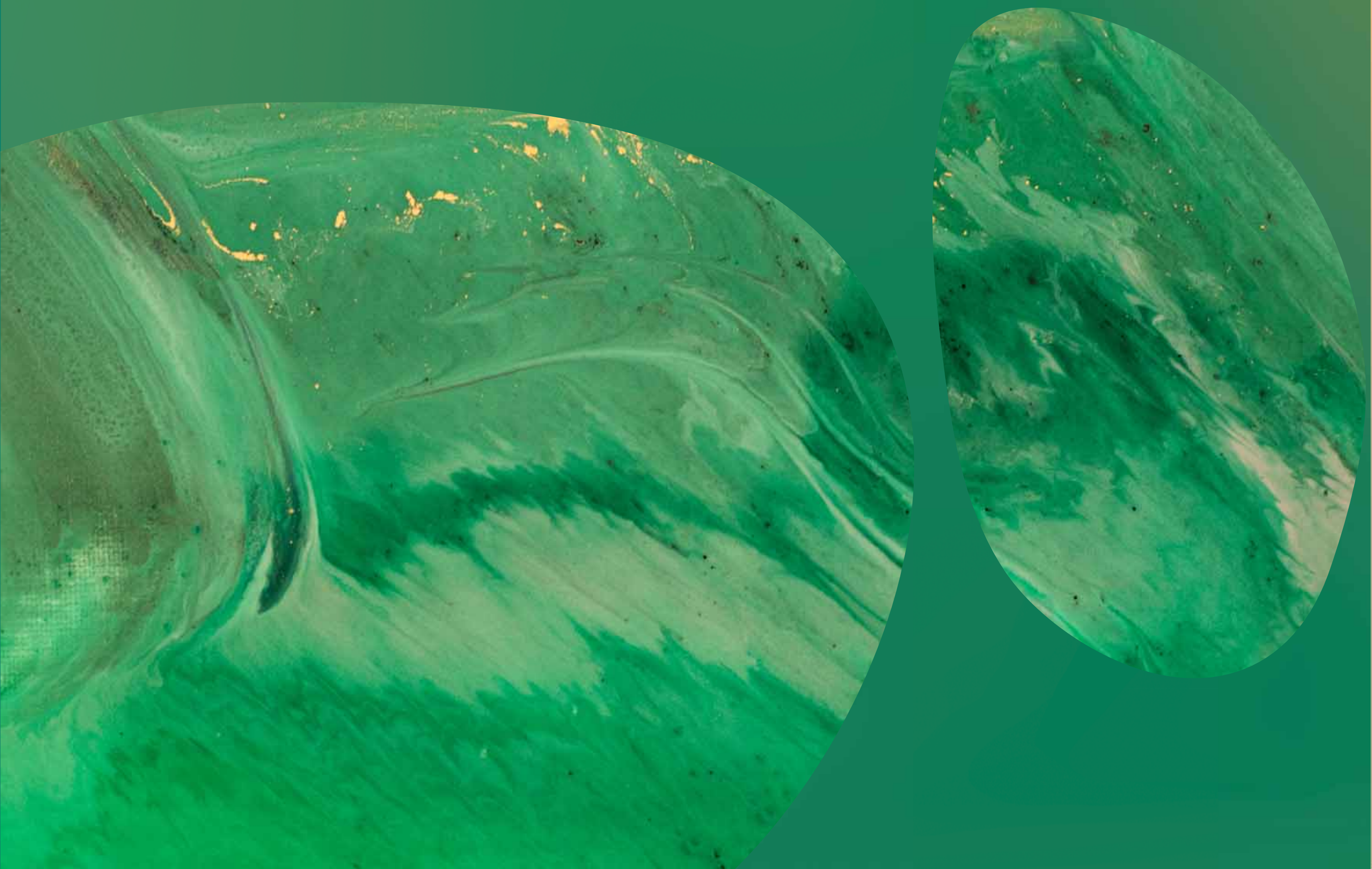


The Farm

At Badya, we want to make sure we eat right.

So, we have created a means of providing our own for our own through Aquaponics which is a sustainable method of raising fish and growing vegetables.

Badya is a proud organic, 100% naturally committed community!



The Core

The Core is where to be and be seen in the heart of downtown Badya. Enjoy the hustle and bustle or entertaining vibes. There are shopping malls, office spaces, cinemas, theaters, mixed-use units, events grounds, a cultural hub, a spa, hotels, boutique shops and restaurants to satisfy just about every craving you could possibly have.





The business aspect ●

Badya's Business Park is designed to run businesses without running the environment to the ground. Its innovative, cutting-edge, future-forward design caters to all businesses, whether start-ups or companies with the Fortune 500 accolade.

The medical means

Badya provides a 24-hours, always on-call, fully-functional medical clinic with experienced Doctors and Nurses to tend to your every need. Armed with the latest equipment and analysis in the field of medicine, you can rest assured, you are in the safest hands.





The parks

There are 3 distinctly different parks around Badya, Linear, Sports, and Community parks.

The community parks will include a vast space of greenery, creating a place for the neighbors to meet to create one community, and will include your daily needs from a small mart, laundry pick-up to ATMs. Each apartment and villa cluster will be home to its own a community park.

The Linear Parks promote less motorized transport and will be the highlighting center, of each residential block, interlocked with scenic bike lanes and footpaths to the many others throughout the vast, natural splendor, of Badya.

The Sport Parks will feature in every district and offer a gym, swimming pool, multi-purpose courts and a clubhouse for residents to enjoy. After all, at the heart of Badya is your health and wellbeing. For a healthy community cannot thrive without its healthy folk. There is something for everyone form a professional to an amateur.



Linear Parks



Sports Parks



Community Parks

The district center

Within Badya, you are 10 minutes away from your weekly needs being so close to the District center. This is where to be and be seen in the heart of each district in Badya. There are office spaces, mixed-use units, a hotel, a mall, clinics, schools and restaurants to satisfy just about every craving you could possibly have.



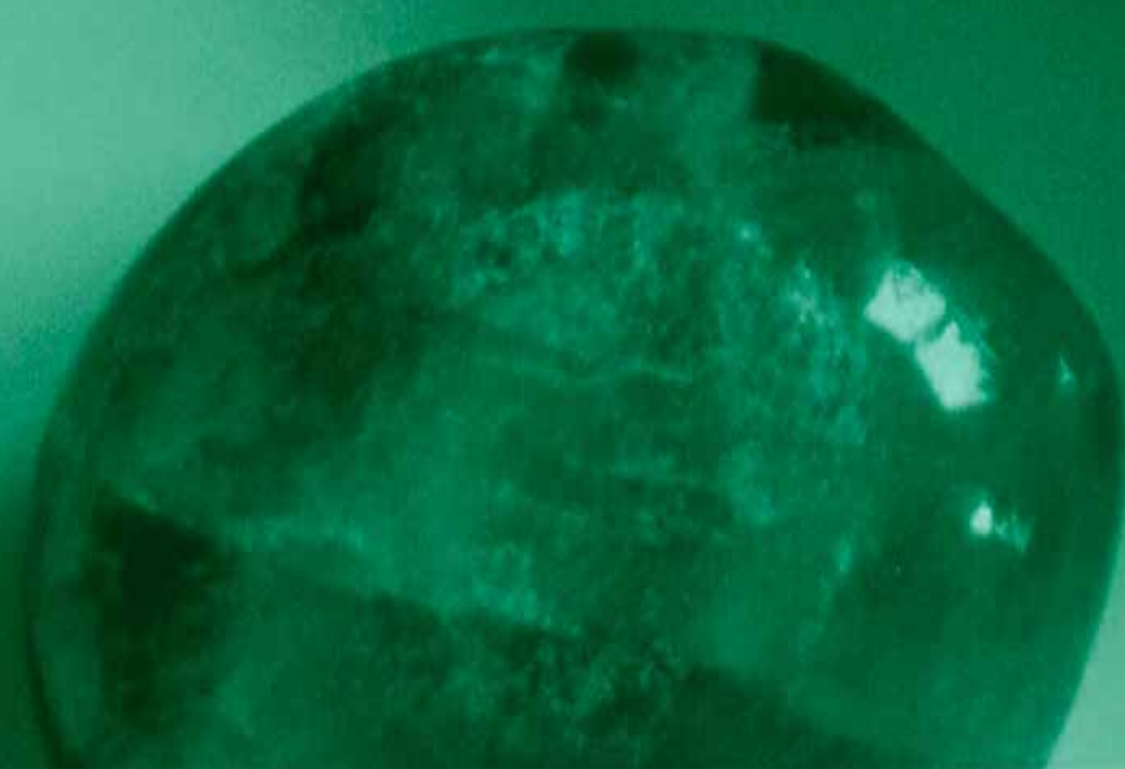
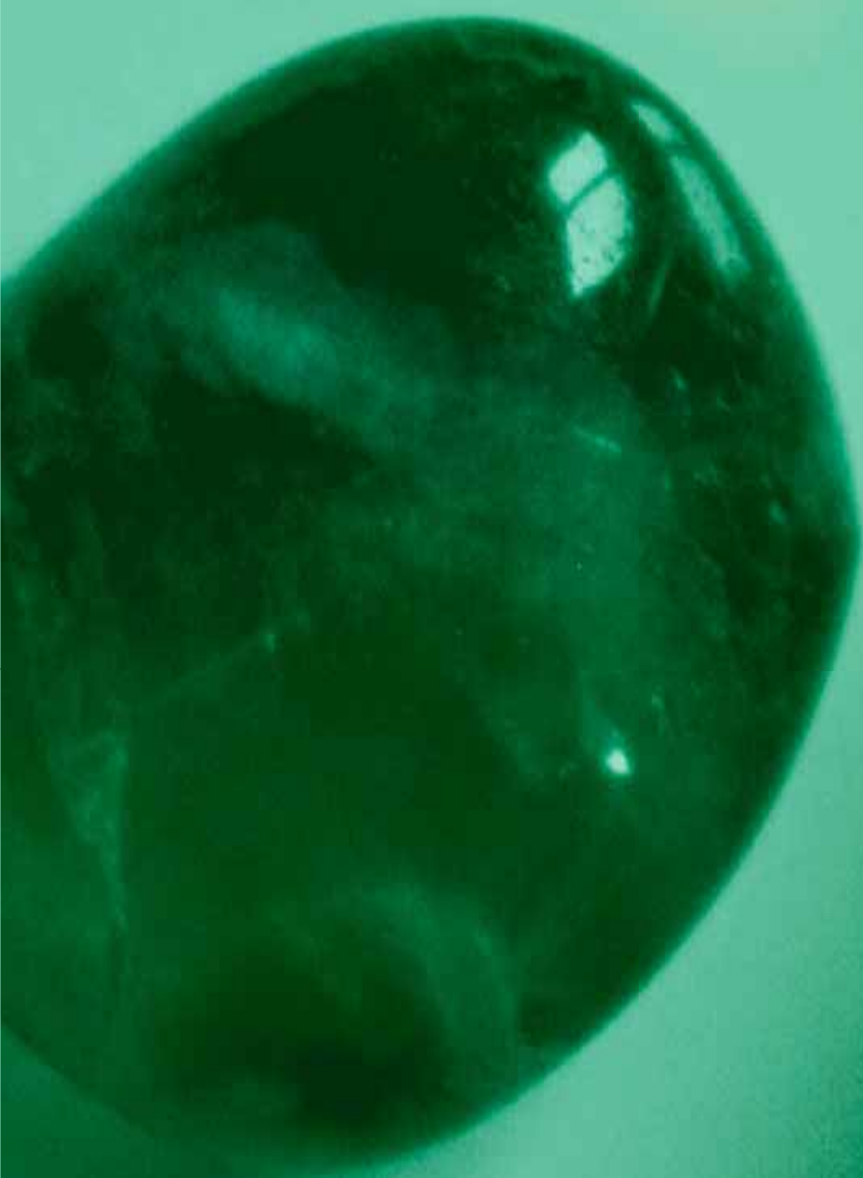
Jade

This Badya neighbored is inspired by the theme of the earth.

We chose the name Jade as the name for this neighborhood, a green metamorphic rock representing strength, luck, and good health.

Concept

Named after the precious gemstone that symbolizes harmony and balance, we channeled into the metamorphic nature of Jade to communicate the profound change in form from one stage to the next in the life history of a person. Jade takes us through all these stages as a rock or solid point through it all.





jade's neighborhood

The Jade neighborhood, inspired by the green metamorphic rock that represents strength, luck, and good health, is filled with homes that provide stability and comfort. Throughout the many transformational changes of life from one stage to the next, the homes of Jade are a solid core to keep us grounded and well balanced through the dynamism of life. Surrounded by the flora and fauna, it honors nature, community and our desire to be close to all elements. The breathable layout provides residents with relaxing homes, and other enjoyable amenities that make living easy, zen, and breathtaking all at once.

There at every corner

There are pleasant, walkable green spaces and seating areas between the villas at JADE that make for some truly scenic shortcuts. At every corner, you'll find a rich solace to escape into between the generous spaces placed between homes, thanks to the neighborhood's back to back concept.





Clubhouse ●

The Clubhouse boasts an impressive swimming pool with changing rooms and washrooms. There are storage units and lockers for you to keep your belongings safe while you enjoy the grounds. A mini mart, shop, and ATM machine at just some of the convenient spots at the space. If you're in the mood for a delectable meal, visit the Rooftop Restaurant. The Clubhouse also hosts events at the Events Hall for its club members to attend or plan.

Sports arena ●

THE STABILITY OF JADE

The residents of JADE, be they professional athletes or amateur enthusiasts, can enjoy a multi-purpose court for five-a-side football, paddle tennis, and outdoor fitness. The sports arena is the playground for residents to build a fundamental foundation and relationship with their bodies and minds, enabling them to feel grounded and able to do everything.





Jade

A foundation
to come home to



Community park

The community park is the melding zone for neighbors to become one united community. It provides service points for your daily needs with an ATM, laundry pick-up place, and a small mart. Every apartment and villa cluster has its own community park at JADE, allowing you to conveniently settle your errands and build a balanced schedule for yourself.

Day care ◀

Leave your children at the best handpicked nurseries that develop well-rounded children through hearty activity and engaging programs.

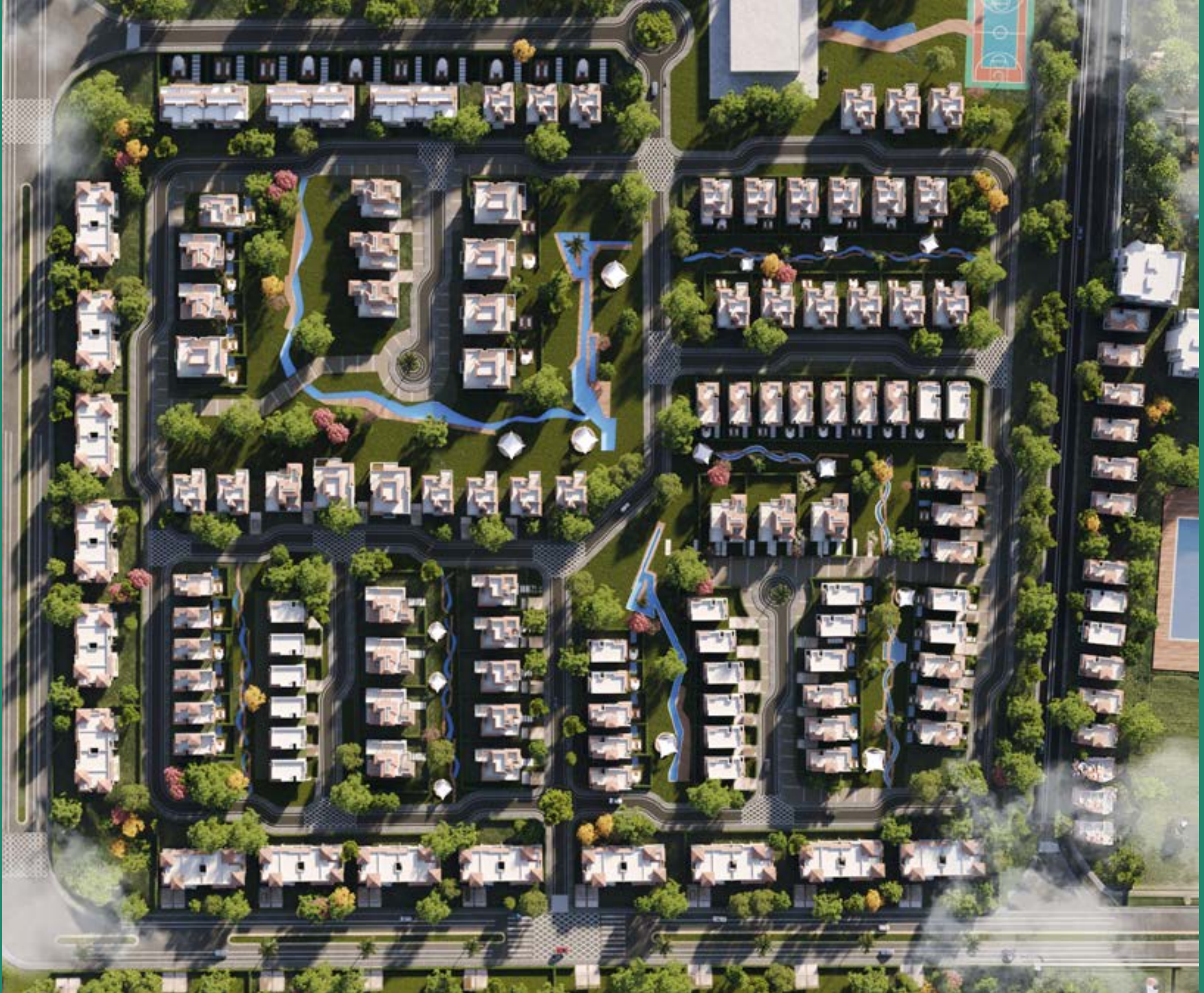




Kids playground

Areas for your little ones are conveniently dispersed all around JADE to get in some activity, let off some steam, and bond with other children from the community.

A GREEN Masterplan



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villa Type W1

Total Land Area	750.00 m ²
Total Built Up Area (Ground + First)	466.00 m ²
Optional	
Penthouse Area	46.00 m ²
Roof Terrace Area	132.00 m ²
Roof Pergola Area	18.50 m ²
Car Pergola	45.00 m ²

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Villa Type W1



Ground Floor



First Floor



Penthouse Floor

GROUND FLOOR

Porch	4.20 m x 3.10 m
Vestibule	(2.85 m x 3.70 m) - (1.90 m x 2.20 m)
Reception & Dining	(4.35 m x 5.15 m) - (4.80 m x 3.75 m) - (4.10 m x 3.85 m)
Terrace	4.35 m x 2.25 m
Guest Bedroom - Bath	(3.50 m x 3.80 m) - (2.10 m x 3.20 m)
Hard Kitchen	3.40 m x 5.00 m
Soft Kitchen	3.50 m x 2.55 m
Maid's Room - Bath	(2.00 m x 3.75 m) - (1.35 m x 2.50 m)
Guest Toilet	3.30 m x 2.30 m
Driver's Room - Bath	(2.00 m x 1.80 m) - (1.50 m x 1.85 m)

FIRST FLOOR

Living Room	4.55 m x 3.20 m
Terrace	4.30 m x 4.35 m
Master Bedroom 1 - Bath - Dressing	(4.10 m x 3.95 m) - (2.10 m x 3.15 m) - (0.65 m x 3.15 m)
Master Bedroom 2 - Bath - Dressing	(4.35 m x 4.35 m) - (2.15 m x 3.15 m) - (0.60 m x 2.30 m)
Master Bedroom 3 - Bath	(5.10 m x 5.00 m) - (2.10 m x 3.15 m)
Bath	2.15 m x 3.15 m
Bedroom 4	4.05 m x 3.80 m
Bedroom 5	3.60 m x 4.35 m
Kitchenette	2.50 m x 0.60 m
Corridor	(8.55 m x 1.55 m) - (1.25 m x 3.85 m)

PENTHOUSE FLOOR

Living Room	5.70 m x 4.10 m
Bath	1.85 m x 2.70 m



Villa Type X1

Total Land Area 550.00 m²

Total Built Up Area (Ground + First) 364.00 m²

Optional

Penthouse Area 46.00 m²

Roof Terrace Area 79.00 m²

Roof Pergola Area 21.00 m²

Car Pergola 40.00 m²

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Villa Type X1



Ground Floor



First Floor



Penthouse Floor

GROUND FLOOR

Porch	2.65 m x 2.40 m
Vestibule	2.90 m x 5.50 m
Reception & Dining	(3.80 m x 5.60 m) - (3.85 m x 4.70 m) - (3.70 m x 6.90 m)
Terraces	(3.75 m x 2.90 m) - (4.75 m x 1.65 m)
Guest Bedroom - Bath	(3.80 m x 3.55 m) - (2.50 m x 1.70 m)
Kitchen	4.40 m x 3.55 m
Maid's Room - Bath	(1.90 m x 1.75 m) - (1.10 m x 1.75 m)
Guest Toilet	1.15 m x 2.10 m
Driver's Bedroom - Bath	(2.45 m x 1.85 m) - (1.25 m x 1.85 m)

FIRST FLOOR

Living Room	3.35 m x 4.80 m
Terrace	3.60 m x 2.70 m
Bath	2.40 m x 1.60 m
Master Bedroom 1 - Dressing- Bath	(3.80 m x 3.65 m) - (2.70 m x 1.95 m) - (2.55 m x 1.70 m)
Master Bedroom 2 - Bath	(3.95 m x 3.60 m) - (2.40 m x 1.60 m)
Master Bedroom 3 - Bath - Terrace	(4.40 m x 3.70 m) - (2.90 m x 2.20 m) - (4.90 m x 1.75 m)
Master Bedroom 4 - Bath	(4.05 m x 4.00 m) - (2.55 m x 1.70 m)
Kitchenette	3.45 m x 0.60 m
Corridor	(5.90 m x 1.40 m) - (1.20 m x 4.20 m)

PENTHOUSE FLOOR

Living Room	3.70 m x 4.95 m
Bath	2.65 m x 2.20 m



Villa Type Z1

Total Land Area | 401.00 m²

Total Built Up Area
(Ground + First) | 275.50 m²

Optional

Penthouse Area | 39.50 m²

Roof Terrace Area | 69.00 m²

Roof Pergola Area | 12.00 m²

Car Pergola | 35.00 m²

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Villa Type Z1



Ground Floor



First Floor



Penthouse Floor

GROUND FLOOR

Porch	1.90 m x 2.55 m
Vestibule	2.15 m x 3.60 m
Reception & Dining	(5.80 m x 3.75 m) - (3.50 m x 2.65 m) - (3.90 m x 4.80 m)
Terraces	(6.30 m x 1.65 m) - (4.15 m x 1.50 m)
Kitchen	3.75 m x 3.45 m
Maid's Room - Bath	(2.45 m x 1.70 m) - (1.20 m x 1.70 m)
Guest Toilet	1.55 m x 3.60 m
Driver's Bedroom - Bath	(1.85 m x 2.20 m) - (1.85 m x 1.25 m)

FIRST FLOOR

Living Room	3.05 m x 3.75 m
Kitchenette	1.80 m x 1.50 m
Terrace	2.05 m x 1.50 m
Master Bedroom 1 - Bath	(3.65 m x 3.60 m) - (1.55 m x 2.05 m)
Master Bedroom 2 - Bath	(3.60 m x 4.40 m) - (2.40 m x 1.70 m)
Master Bedroom 3 - Bath	(3.65 m x 4.15 m) - (2.15 m x 1.75 m)
Bedroom 4	3.90 m x 4.05 m
Bath	2.40 m x 1.60 m
Corridor	(4.55 m x 1.10 m) - (1.15 m x 4.75)

PENTHOUSE FLOOR

Living Room	2.90 m x 3.85 m
Bath	1.90 m x 1.70 m
Kitchenette	1.35 m x 2.45 m



Villa Type S1

Total Land Area	268.00 m ²
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Total Built Up Area (Ground + First)	199.00 m ²
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Optional

Penthouse Area	40.00 m ²
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Roof Terrace Area	37.50 m ²
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Roof Pergola Area	10.50 m ²
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Car Pergola	27.00 m ²
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Villa Type S1



Ground Floor



First Floor



Penthouse Floor

GROUND FLOOR

Porch	3.85 m x 1.30 m
Vestibule	1.75 m x 6.35 m
Reception & Dining	6.65m x 5.50m
Kitchen	3.70 m x 3.05 m
Maid's Room - Bath	(1.90 m x 1.70 m) - (1.35 m x 1.70 m)
Guest Toilet	1.90 m x 1.20 m

FIRST FLOOR

Master Bedroom 1 - Dressing- Bath	(3.80 m x 3.65 m) - (1.00 m x 1.50 m) - (2.70 m x 2.10 m)
Master Bedroom 2 - Bath	(4.15 m x 3.50 m) - (2.75 m x 1.55 m)
Master Bedroom 3 - Bath	(4.20 m x 3.50 m) - (2.55 m x 1.50 m)
Kitchenette	1.00 m x 2.70 m
Corridor	1.25 m x 7.65 m

PENTHOUSE FLOOR

Living Room	3.60 m x 3.60 m
Bath	2.50 m x 2.65 m
Kitchenette	1.60 m x 1.15 m



Villa Type N1

Total Land Area Corner Unit	255.00 m ²
Total Built Up Area (Ground + First)	180.00 m ²
Optional Car Pergola	28.50 m ²

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Villa Type N1

Ground Floor



First Floor



GROUND FLOOR

Vestibule	1.40 m x 2.40 m
Reception - Dining	6.65 m x 5.50 m
Kitchen	3.70 m x 3.10 m
Guest Toilet	1.90 m x 1.20 m
Nanny's Bedroom - Bathroom	(2.00 m x 1.70 m) - (1.55 m x 1.70 m)

FIRST FLOOR

Master Bedroom - Bathroom - Dressing	(3.80 m x 3.80 m) - (2.70 m x 2.25 m) - (2.70 m x 1.95 m)
Bedroom 1 - Bathroom	(4.20 m x 3.60 m) - (2.60 m x 1.70 m)
Bedroom 2 - Bathroom	(3.60 m x 3.60 m) - (1.70 m x 2.30 m)
Terrace	1.35 m x 1.45 m
Kitchenette	0.60 m x 1.25 m



TOWN HOUSE 1

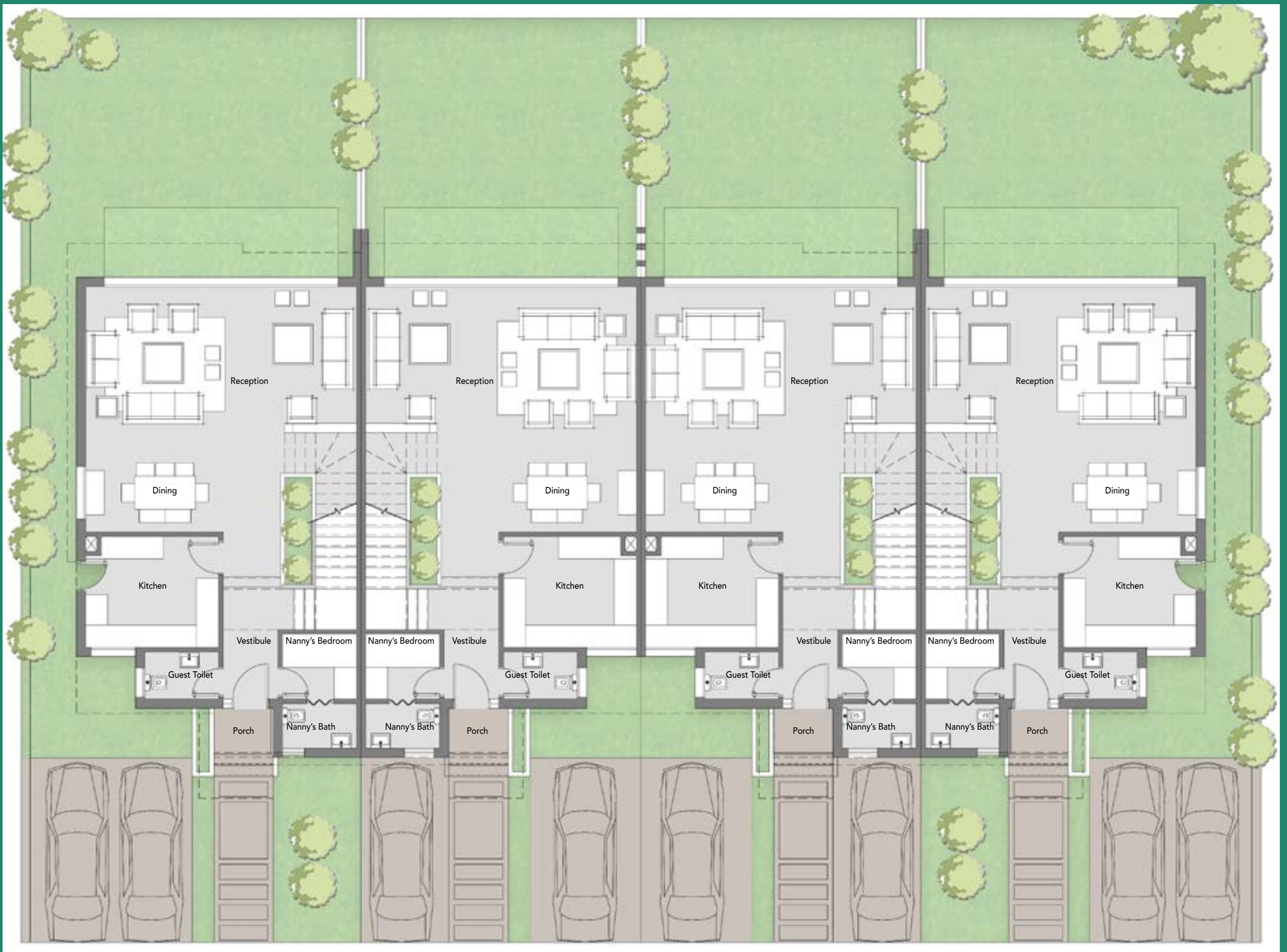
Total Land Area Corner Unit	230.00 m²
Total Built Up Area (Ground + First)	194.00 m²
Total Land Area Middle Unit	189.50 m²
Total Built Up Area (Ground + First)	190.50 m²

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TOWN HOUSE 1

Ground Floor



GROUND FLOOR CORNER UNIT

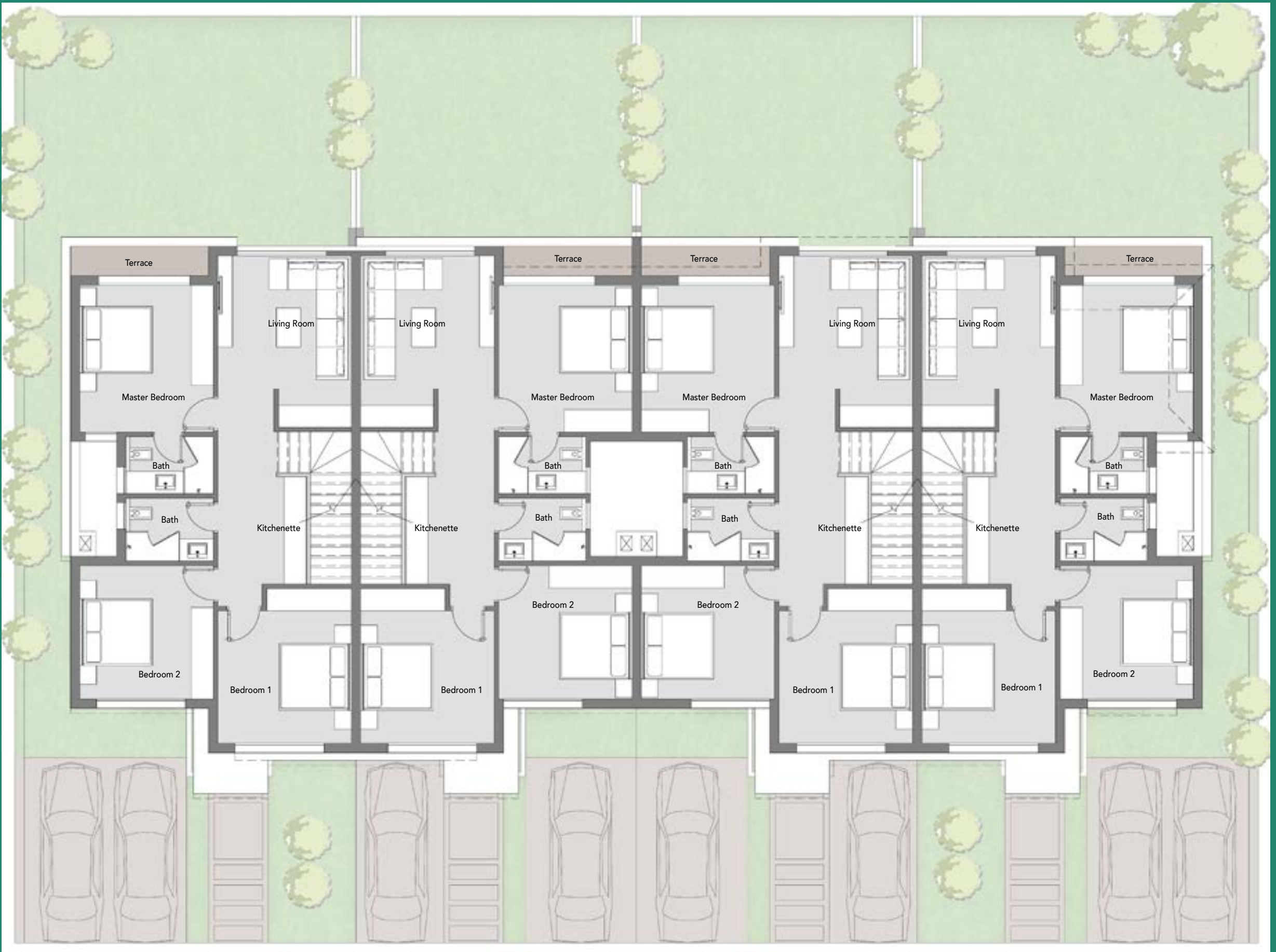
Porch	2.45 m x 2.00 m
Vestibule	1.50 m x 4.50 m
Reception & Dining	(7.30 m x 5.05 m) - (3.70 m x 2.00 m)
Kitchen	3.60 m x 3.00 m
Nanny's Room - Bath	(2.00 m x 1.75 m) - (2.00 m x 1.20 m)
Guest Toilet	2.00 m x 1.30 m

GROUND FLOOR MIDDLE UNIT

Porch	2.45 m x 2.00 m
Vestibule	1.50 m x 4.50 m
Reception & Dining	(7.30 m x 5.05 m) - (3.70 m x 2.00 m)
Kitchen	3.60 m x 3.00 m
Nanny's Room - Bath	(2.00 m x 1.75 m) - (2.00 m x 1.20 m)
Guest Toilet	2.00 m x 1.30 m

TOWN HOUSE 1

First Floor



FIRST FLOOR CORNER UNIT

Master Bedroom - Bath - Terrace	(3.60 m x 3.95 m) - (2.35 m x 1.55 m) - (0.80 m x 3.70 m)
Bedroom 1	3.60 m x 4.20 m
Bedroom 2	3.60 m x 3.60 m
Bath	2.35 m x 1.70 m
Living Room	3.60 m x 4.65 m
Kitchenette	1.20 m x 2.90 m
Corridor	1.20 m x 4.70 m

FIRST FLOOR MIDDLE UNIT

Master Bedroom - Bath - Terrace	(3.60 m x 3.95 m) - (2.35 m x 1.55 m) - (0.80 m x 3.45 m)
Bedroom 1	3.60 m x 4.20 m
Bedroom 2	3.60 m x 3.60 m
Bath	2.35 m x 1.70 m
Living Room	3.60 m x 4.65 m
Kitchenette	1.20 m x 2.90 m
Corridor	1.20 m x 4.70 m



TOWN HOUSE 2

Corner Unit

Total Land Area	230.00 m ²
Total Built Up Area	194.00 m ²
Penthouse Area	23.60 m ²
Roof Terrace	69.10 m ²

Middle Unit

Total Land Area	189.50 m ²
Total Built Up Area	190.50 m ²
Penthouse Area	23.10 m ²
Roof Terrace	68.20 m ²

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TOWN HOUSE 2

Ground Floor



GROUND FLOOR CORNER UNIT

Porch	2.00 m x 2.45 m
Vestibule	1.50 m x 4.50 m
Reception & Dining	(7.30 m x 3.25 m) - (3.70 m x 3.40 m)
Kitchen	3.60 m x 3.00 m
Nanny's Room - Bath	(2.00 m x 2.25 m) - (2.00 m x 1.20 m)
Guest Toilet	2.00 m x 1.30 m

GROUND FLOOR MIDDLE UNIT

Porch	2.00 m x 2.45 m
Vestibule	1.50 m x 4.50 m
Reception & Dining	(7.30 m x 3.25 m) - (3.70 m x 3.40 m)
Kitchen	3.60 m x 3.00 m
Nanny's Room - Bath	(2.00 m x 2.25 m) - (2.00 m x 1.20 m)
Guest Toilet	2.00 m x 1.30 m

TOWN HOUSE 2

First Floor



FIRST FLOOR CORNER UNIT

Master Bedroom - Bath - Terrace	(3.60 m x 3.65 m) - (2.35 m x 1.55 m) - (3.70 m x 1.10 m)
Bedroom 1	3.60 m x 3.55 m
Bedroom 2	3.60 m x 3.60 m
Bath	2.35 m x 1.70 m
Living Room	3.60 m x 4.05 m
Corridor	1.55 m x 4.70 m

FIRST FLOOR MIDDLE UNIT

Master Bedroom - Bath - Terrace	(3.60 m x 3.65 m) - (2.35 m x 1.55 m) - (3.45 m x 1.10 m)
Bedroom 1	3.60 m x 3.55 m
Bedroom 2	3.60 m x 3.60 m
Bath	2.35 m x 1.70 m
Living Room	3.60 m x 4.05 m
Corridor	1.55 m x 4.70 m

TOWN HOUSE 2

Penthouse



PENTHOUSE - CORNER UNIT

Living Room	3.00 m x 3.00 m
Bath	1.75 m x 1.80 m

PENTHOUSE - MIDDLE UNIT

Living Room	3.00 m x 3.00 m
Bath	1.75 m x 1.80 m