

BLU

COURTYARDS



PALM HILLS
DEVELOPMENTS

| *Badyã* |
A CITY OF NEW WORLDS



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 15-10-5 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.

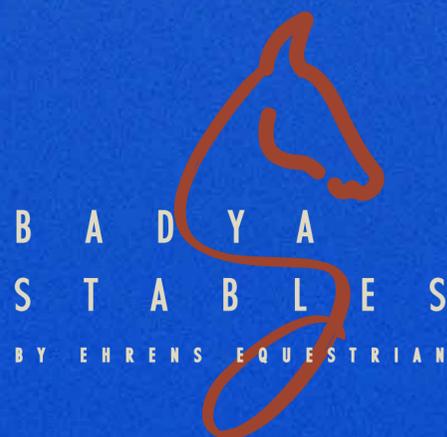
The biggest club in the west

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.



**PALM HILLS
SPORTS CLUB**
SINCE 2006



BY EHRENS EQUESTRIAN



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.



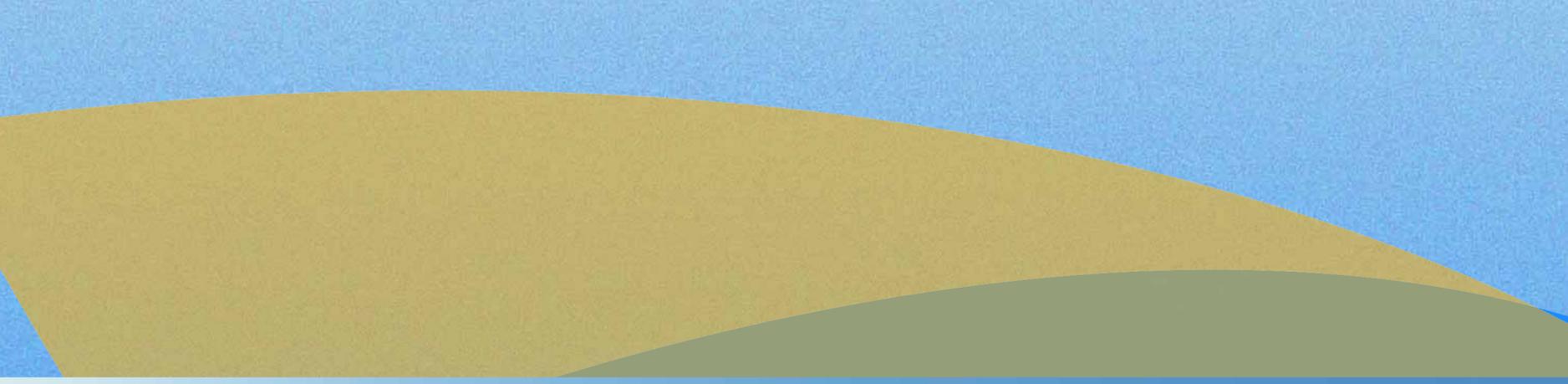
Blu's neighborhood

BLU is the neighborhood that offers a seamless fusion between modern living and tranquil aesthetics. The neighborhood goes beyond just being a place to live and rather encourages residents to get inspired by the breathtaking views, the azure skies, and the gentle breezes to explore the boundless possibilities of life. Living in the BLU neighborhood ensures that your everyday feels like a breath of fresh air.

This apartments-based space is thoughtfully crafted to create a harmonious balance of a serene sanctuary and a vibrant community. In accordance to being inspired by the vast blue skies, BLU embraces an open and spacious layouts. Inspired by the sustainability that is a key factor in BLU's design, the whole neighborhood is connected through walking and cycling tracks.

BLU's landscape will be brimming with Blue Lotus, which resembles preservation and protection, reflecting how residents are meant to feel when living in BLU neighborhood.





Get Moving

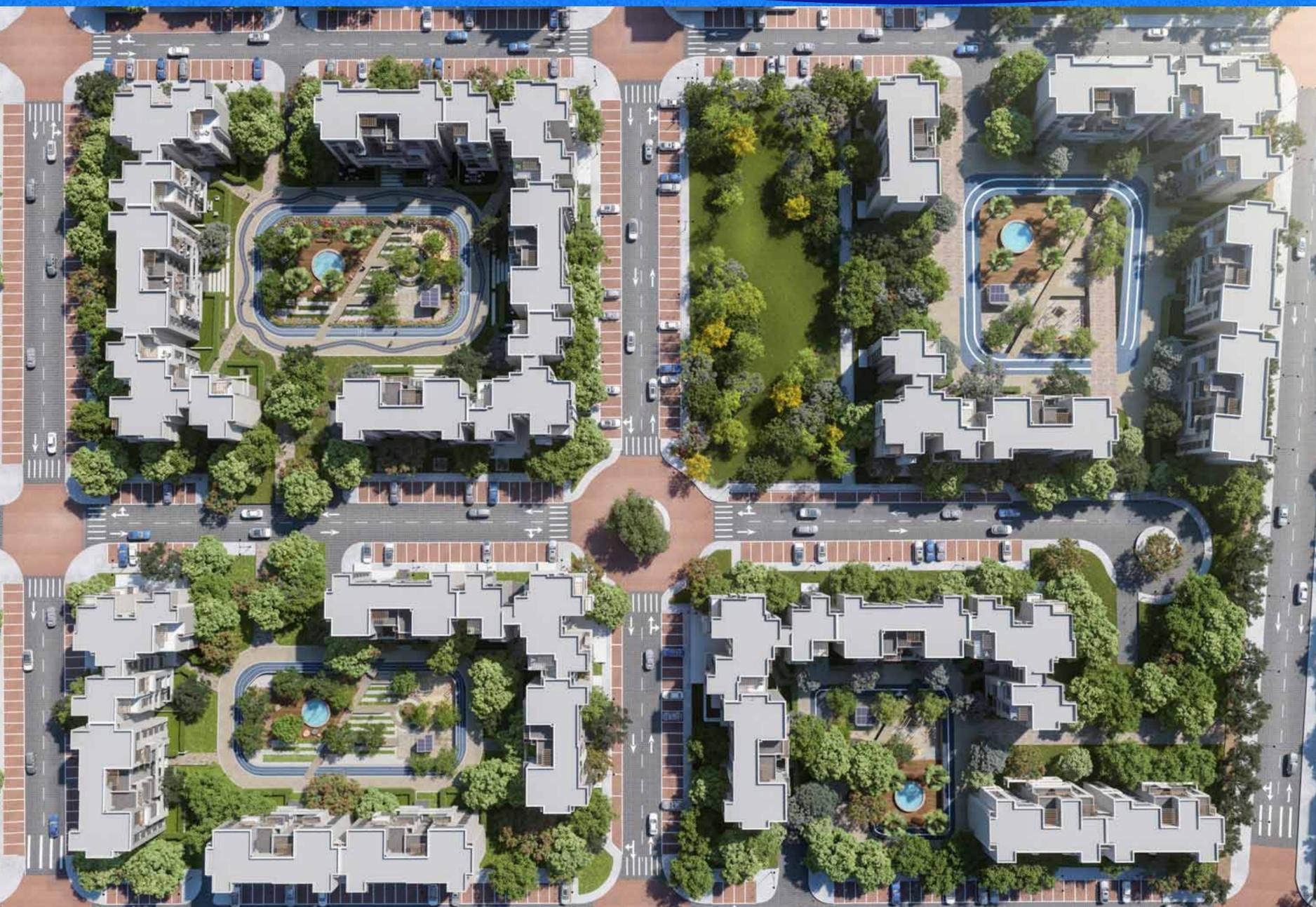
BLU's courtyard is the space for residents to reconnect with their bodies and immerse themselves in all forms of movement that they need. From afternoon yoga training to morning bike rides in the cycling track and mind-cleansing walks in the walking track, the courtyard is meant to serve residents' every desire. Taking a stroll down the blue lotus filled gardens, while inhaling in each fresh deep breath after the other, is every healthy individual's heaven to be able to maintain their healthy lifestyles.

The courtyard is also the place for residents to come together as a community and enjoy some regular well-deserved quality time.



A boundless masterplan

Inspired by the enchanting blue skies, BLU neighborhood's architecture is designed to allow residents to enjoy the ethereal beauty sunlight and the vast skies. The residence design is thoughtfully crafted to create a harmonious blend between the indoor and outdoor spaces.



CORNER C

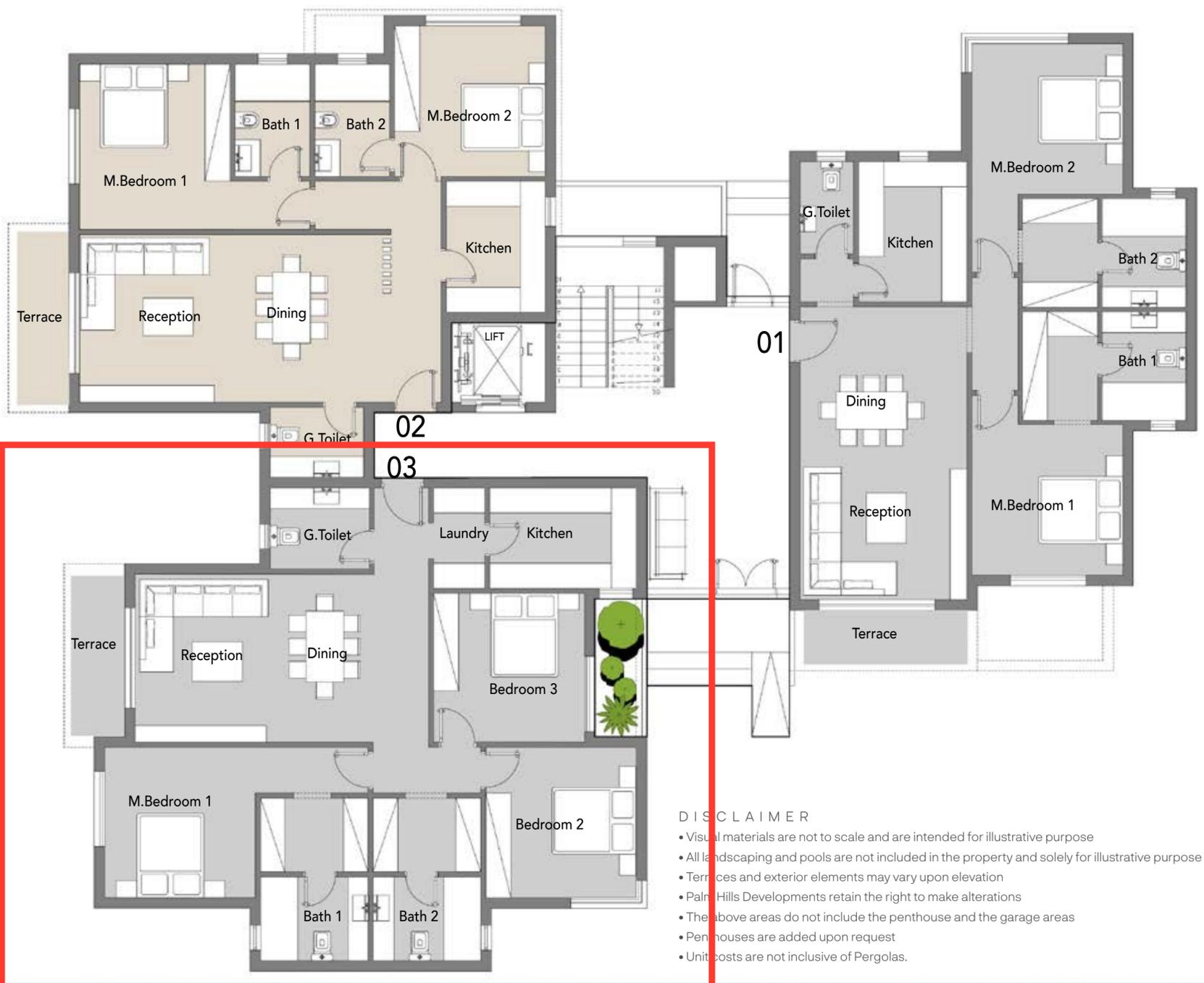


DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purpose
- All landscaping and pools are not included in the property and solely for illustrative purpose
- Terraces and exterior elements may vary upon elevation
- Palm Hills Developments retain the right to make alterations
- The above areas do not include the penthouse and the garage areas
- Penthouses are added upon request
- Unit costs are not inclusive of Pergolas.

CORNER C

GROUND FLOOR



Apartment 01 - BUA: 131.32 m²

Reception - Dining	4.00 m x 7.00 m
Terrace	4.45 m x 1.45 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

Apartment 02 - BUA: 125.10 m²

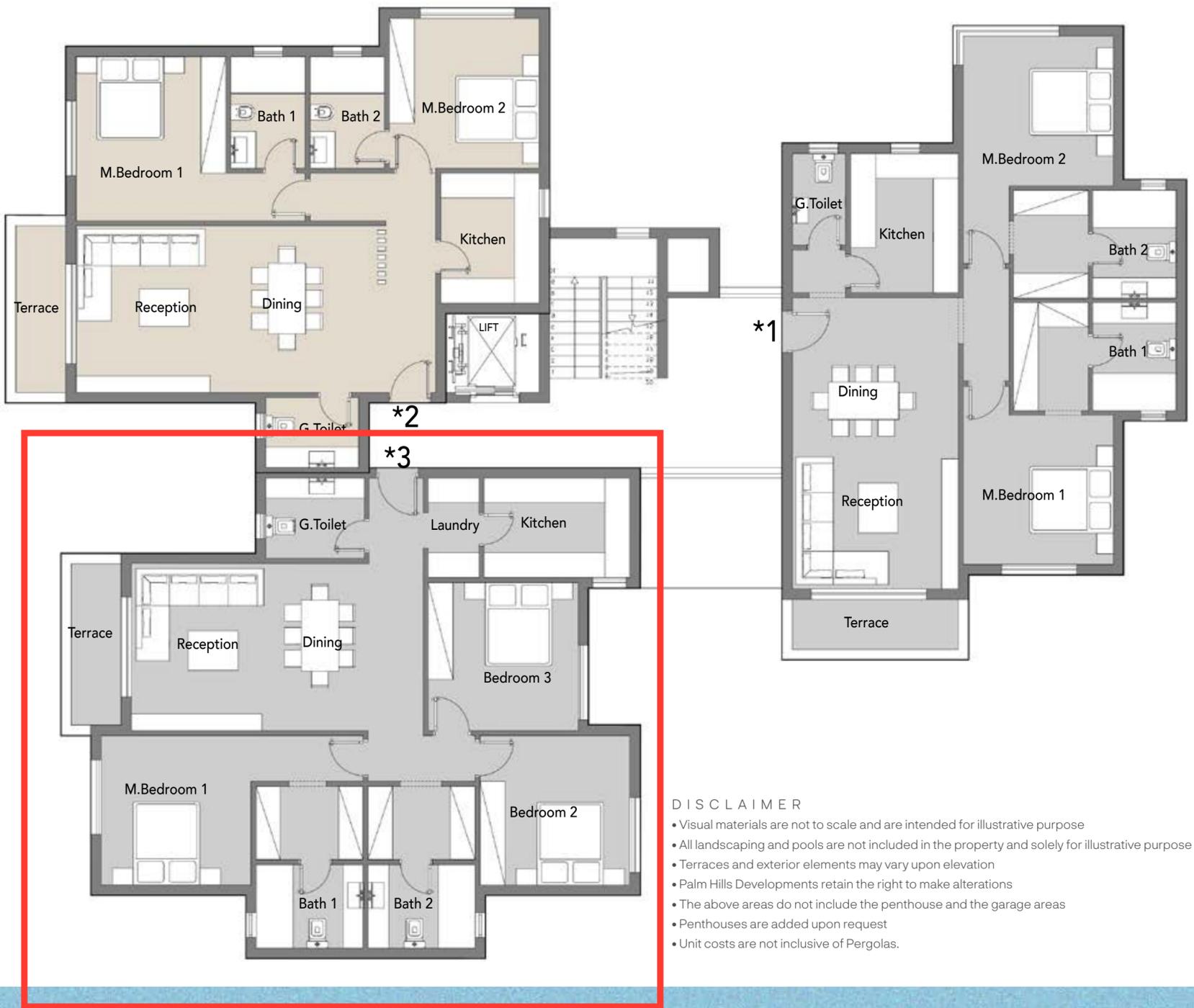
Lobby	4.00 m x 1.20 m
Reception - Dining	4.00 m x 7.25 m
Terrace	4.50 m x 1.40 m
Guest Toilet	2.50 m x 1.70 m
Kitchen	2.35 m x 3.15 m
Master Bedroom 1 - Bathroom	(3.60 m x 3.95 m) - (1.80 m x 2.70 m)
Master Bedroom 2 - Bathroom	(3.60 m x 3.60 m) - (1.80 m x 2.70 m)

Apartment 03 - BUA: 154.67 m²

Reception - Dining	7.00 m x 4.00 m
Terrace	4.40 m x 1.45 m
Guest Toilet	2.35 m x 1.95 m
Kitchen - Laundry	3.50 m x 2.40 m - 1.25 m x 2.40 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.55 m x 2.00 m) - (2.55 m x 1.75 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 3.55 m
Bathroom 2	2.55 m x 2.00 m
Dressing 2	2.55 m x 1.75 m

CORNER C

TYPICAL FLOOR (1 - 4)



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Apartment *1 - BUA: 131.32 m²

Reception - Dining	4.00 m x 7.00 m
Terrace	4.00 m x 1.20 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

Apartment *2 - BUA: 125.10 m²

Lobby	4.10 m x 1.20 m
Reception - Dining	4.00 m x 7.25 m
Terrace	1.20 m x 4.00 m
Guest Toilet	2.25 m x 1.70 m
Kitchen	2.35 m x 3.15 m
Master Bedroom 1 - Bathroom	(3.60 m x 3.95 m) - (1.80 m x 2.70 m)
Master Bedroom 2 - Bathroom	(3.60 m x 3.60 m) - (1.80 m x 2.70 m)

Apartment *3 - BUA: 154.67 m²

Reception - Dining	7.00 m x 4.00 m
Terrace	1.20 m x 3.90 m
Guest Toilet	2.35 m x 1.95 m
Kitchen - Laundry	3.50 m x 2.40 m - 1.25 m x 2.40 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.60 m x 2.00 m) - (2.55 m x 1.75 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 3.55 m
Bathroom 2	2.55 m x 2.00 m
Dressing 2	2.55 m x 1.75 m



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