



THE VILLAGE

COLLEGE TOWN



PALM HILLS
DEVELOPMENTS

| Badyã |

A CITY OF NEW WORLDS



GROWING
YOUNG

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



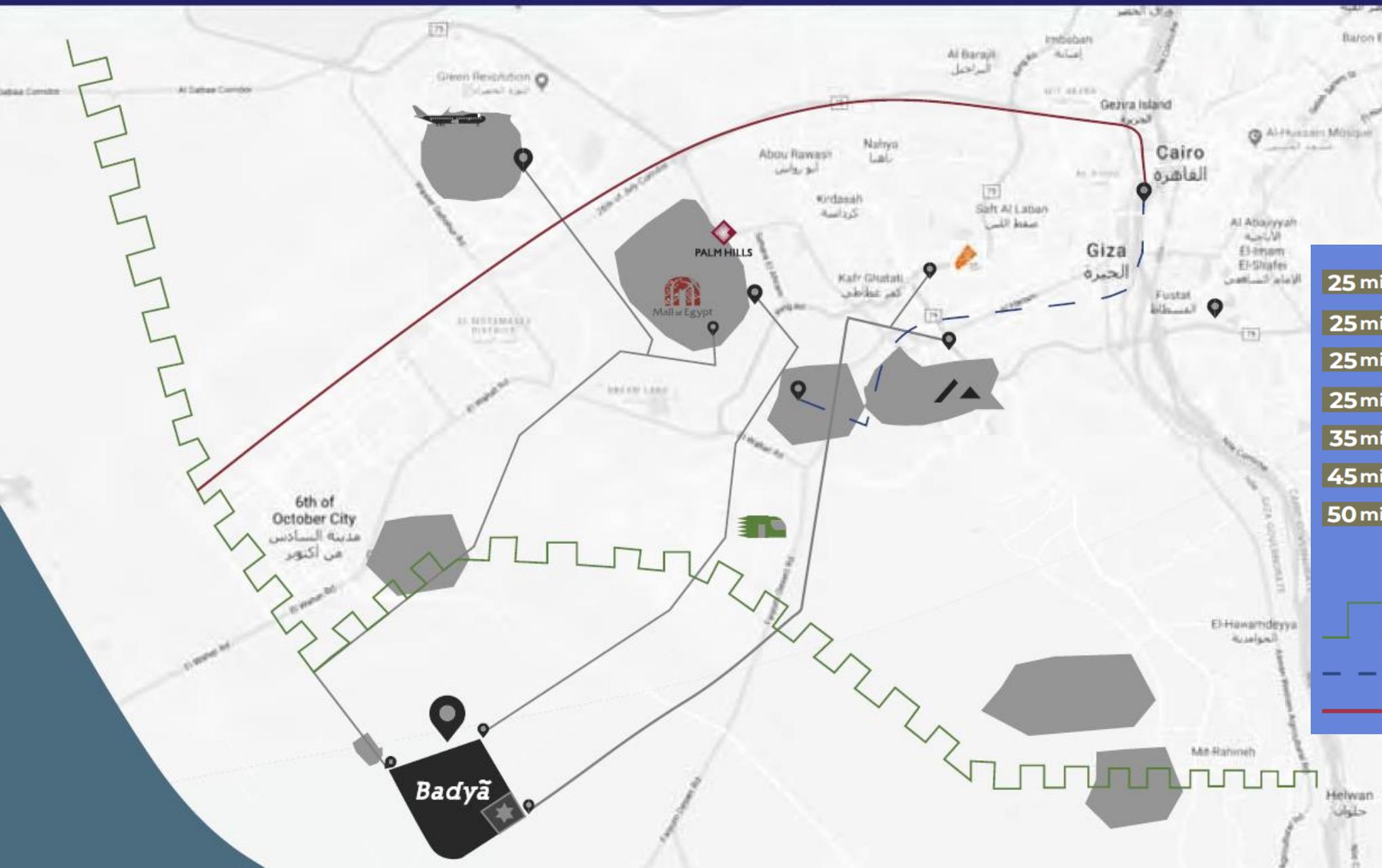
A STRATEGIC LOCATION

Ideally situated in the heart of New October, Badya is 3000 acres of prime gateway between the East and the West of Cairo, serving as the focal point for all future extensions. Badya is a well-connected city, within a city, giving you unprecedented access from 5 major routes across Cairo; 26th of July corridor, Al Wahat Road, Zowail Road, Al Daery Al Awsaty, and The Ring Road.



- 26th of July corridor
- Al Wahat Road
- Zowail Road
- Al Daery Al Awsaty
- The Ring Road

*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 commercial core where everything comes together.

EGYPT'S FIRST COLLEGE TOWN

1 MINUTE
AWAY FROM
EVERYTHING





THE VILLAGE

COLLEGE TOWN

A vibrant educational community surrounded by nature, offering a perfect balance of learning and leisure. The village is an educational hub providing an idyllic setting for personal growth, combining academic excellence with a high quality of life.

At the village, world-class education coexists with comfortable living spaces, fostering a holistic development of individuals. Beyond the classrooms, vibrant outdoor spaces, amazing sports facilities, and a diverse Food and Beverage options, It offers endless opportunities for fun, relaxation, and social interaction.

It's a community that nurtures not only intellectual growth but also overall well-being, creating an inspiring environment where students can thrive and flourish.



BADYA UNIVERSITY



Nestled in the heart of The Village, Badya University is dedicated to revolutionizing higher education by offering a comprehensive and innovative learning experience.

Badya's curriculum surpasses traditional learning, equipping students with critical thinking skills and practical knowledge. Through its partnership with the University of Texas Medical Branch, Badya provides unique research opportunities and student exchange programs, fostering a global perspective and solidifying its position as a regional leader.

RESIDENTIAL

The Village offers a unique blend of comfort and convenience. Its thoughtfully designed apartments and dorms cater to diverse preferences, ensuring you find the perfect living space.

Beyond the comfortable living, The Village also fosters a sense of community. Its inviting courtyard, a step away from your doorstep, provides an idyllic setting for relaxation, socializing, and casual gatherings with friends. It's a place to unwind, connect, and enjoy the simple pleasures of life.



Co-working spaces



Laundry rooms



Study rooms



Communal and equipped rooftop decks



Communal social spaces



Dining halls/open buffet restaurants

Centralized Building

Common Space in G+1 Building, with the below amenities:

Ground Floor:

- Storage: Convenient space for your belongings
- Gym: Fully-equipped for daily workouts
- Laundry: On-site for easy access
- Lockers: Secure storage for your personal items
- Mini Market: Stocked with everyday essentials
- Pharmacy: Your go-to for health and wellness needs

First Floor:

- Study Area: A quiet space designed for focus and productivity

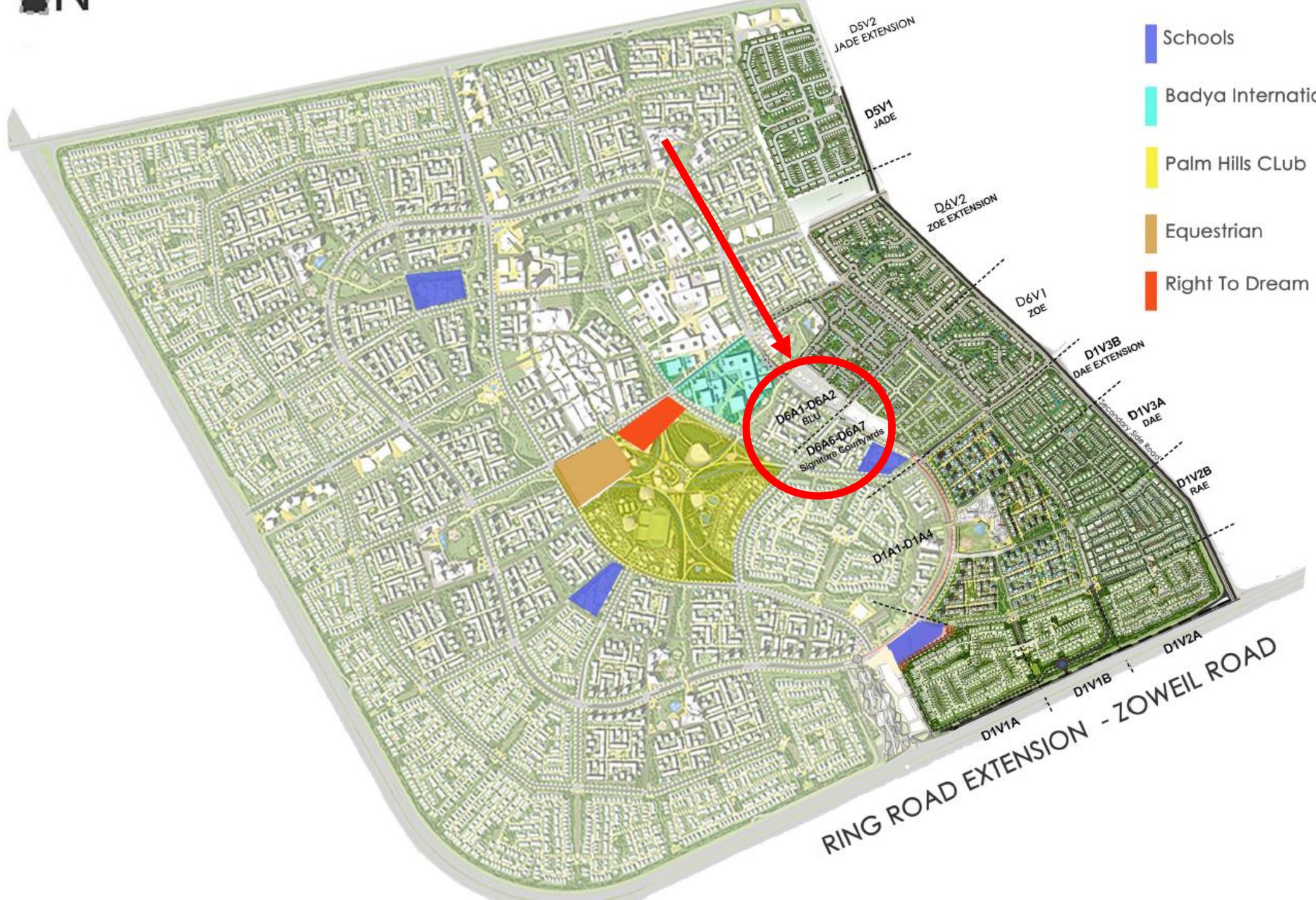
Roof Area:

- Barbecue & Outdoor: Semi-shaded lounge perfect for gatherings



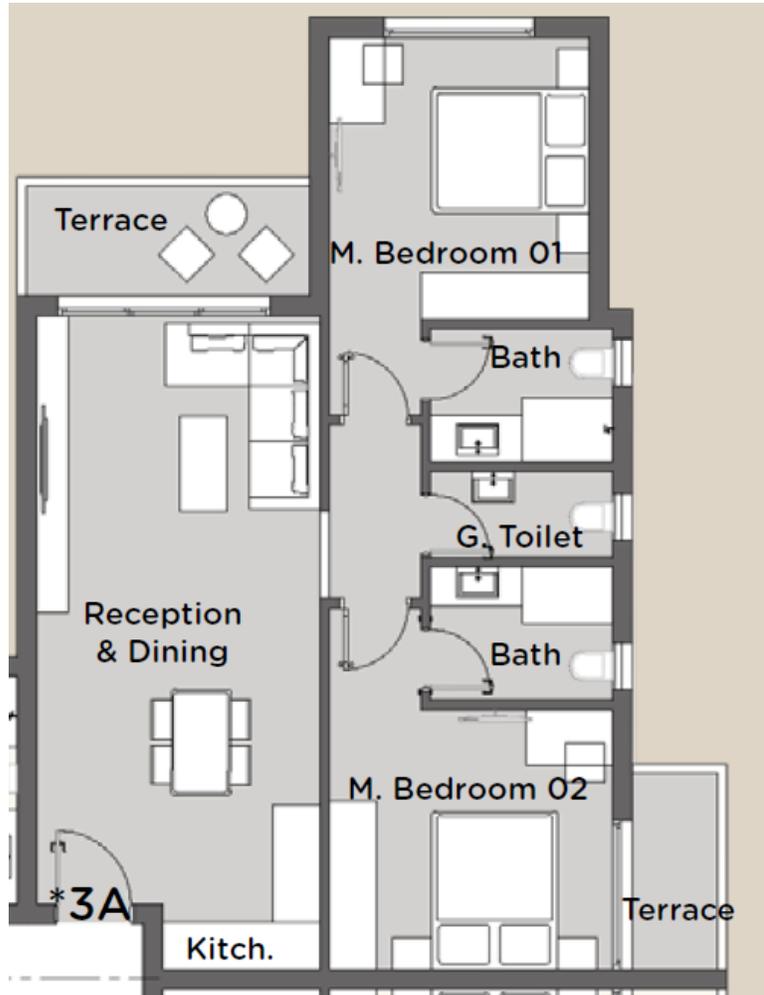






- Schools
- Badya International University
- Palm Hills Club
- Equestrian
- Right To Dream

TYPE. Y



Apartment *3A - BUA: 111.10 m²	
Entrance Lobby	1.60 m x 1.30 m
Reception - Dining - Kitchenette	(3.60 m x 6.20 m) - (2.00 m x 2.10 m)
Master Bedroom 01 - Bathroom	(3.30 m x 3.60 m) - (2.30 m x 1.70 m)
Master Bedroom 02 - Bathroom	(3.60 m x 3.30 m) - (2.30 m x 1.70 m)
G.Toilet	2.30 m x 1.10 m
Terrace 1	3.60 m x 1.40 m
Terrace 2	2.50 m x 1.10 m



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