



| *Badyā* |
A CITY OF NEW WORLDS

Jade

VILLAS & TOWNHOUSES

www.palmhillsdevelopments.com

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.

Facilities & amenities ●

FOR A NEW AGE

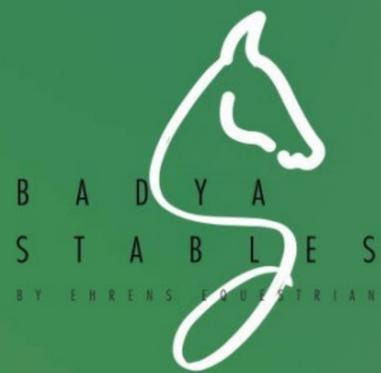
Badya has been created with the premise of enriching culture and exposing us to a more art-of-lifestyle mode of living. One where dreamers may dream, achievers may achieve, and realizers may realize. Open-air venues for retail, art, theater, cinema and performance will be designated, as will galleries,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



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.

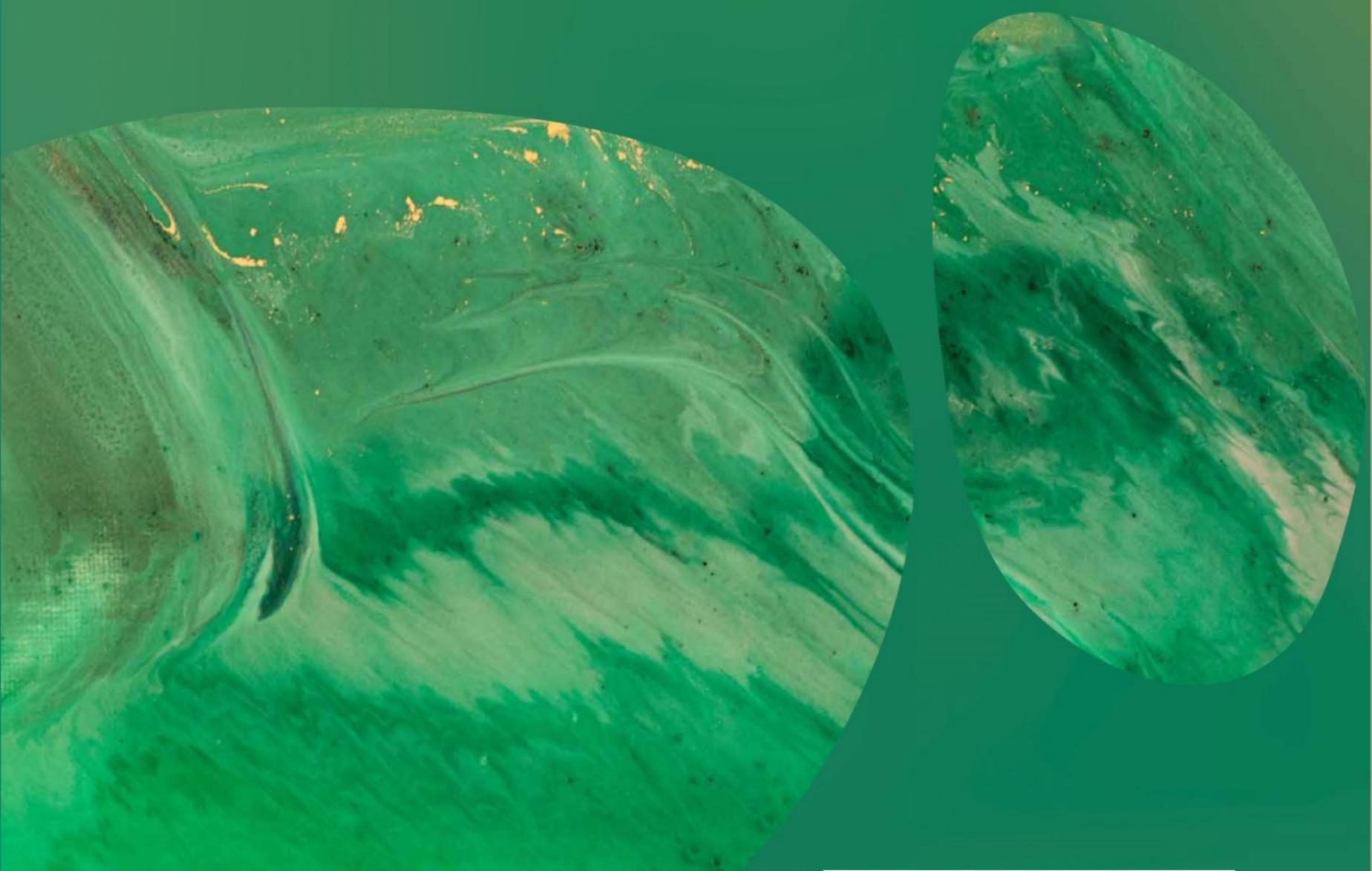
Another new world to delve into comes from the world-renowned 'Rob Ehrens' who will bring his expertise to run and manage the horse-riding facilities and provide impeccable care to the horses housed there.





The Farm ●

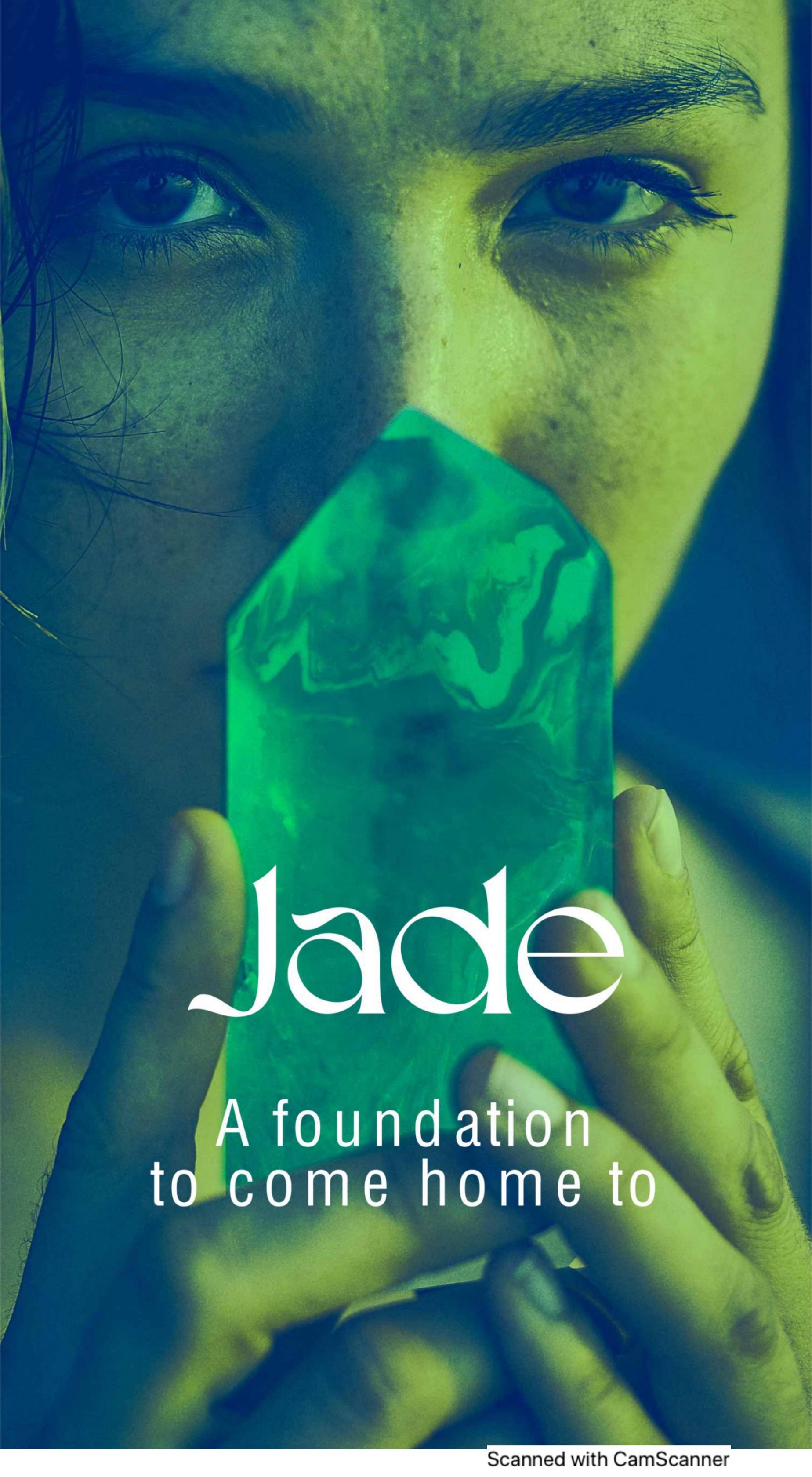
At Badya, we want to make sure we eat right. So, we have created a means of providing our own for our own through Aquaponics which is a sustainable method of raising fish and growing vegetables. Badya is a proud organic, 100% naturally committed community!





The 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.



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A foundation
to come home to



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

- 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.

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