



**PALM VALLEY**  
life is all around



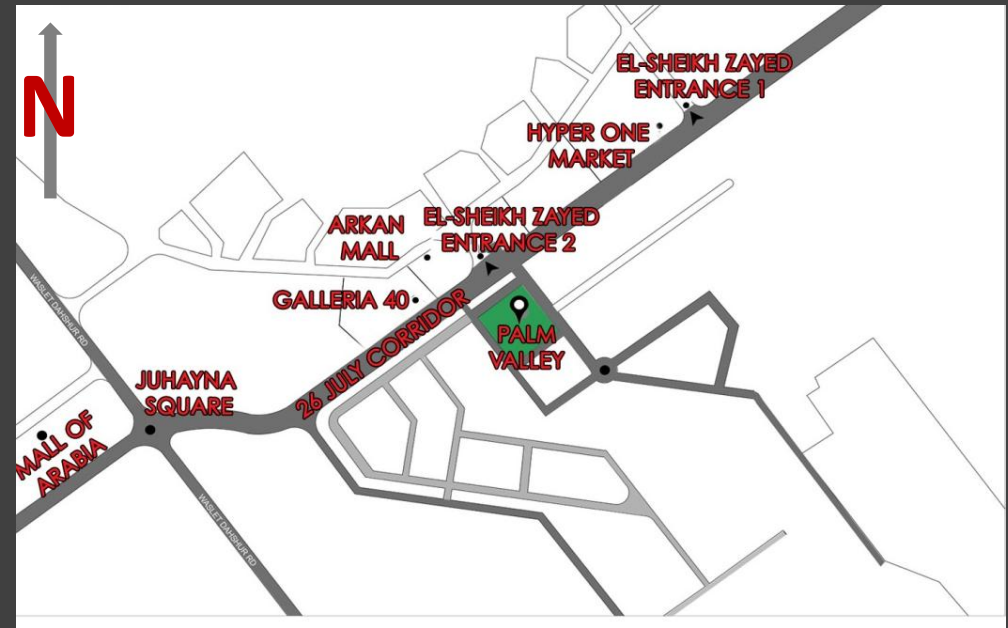
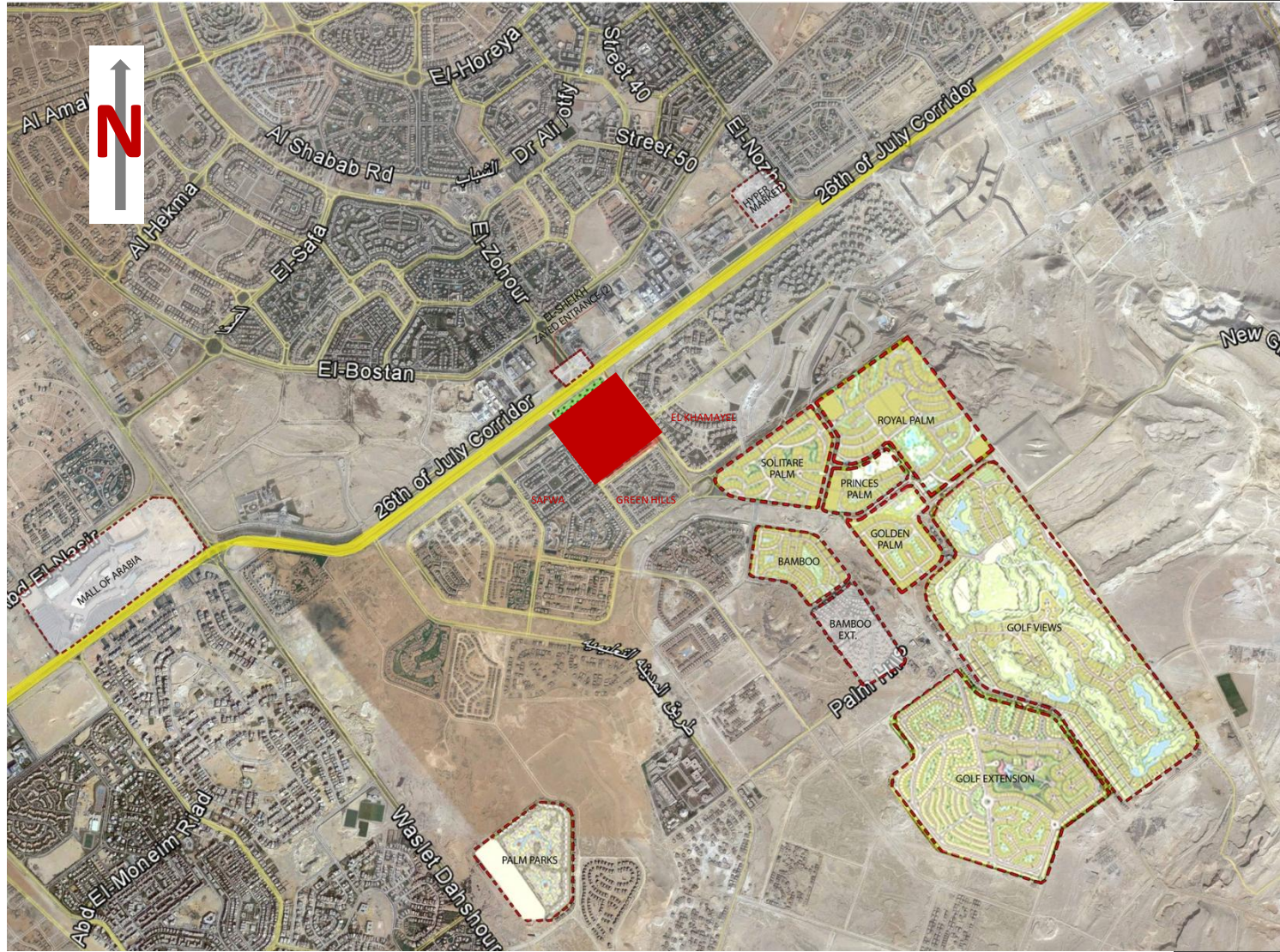
**PALM VALLEY**



**PALM HILLS**  
DEVELOPMENTS

**BUILDING  
ON**

# OCTOBER MAP



Location



External Roads

# Layout – Project Phasing



## Project in Numbers

|  |                            |
|--|----------------------------|
| <b>Total Project Area</b>              | <b>56 FD</b>               |
| <b>Total No of Units</b>               | <b>237 units</b>           |
| <b>Commercial % from total Project</b> | <b>12%</b>                 |
| <b>Foot Print %</b>                    | <b>12%</b>                 |
| <b>Open Areas &amp; Roads %</b>        | <b>41%</b>                 |
| <b>Delivery Date</b>                   | <b>Dec 2017 – Dec 2018</b> |
| <b>Finishing Specs</b>                 | <b>Core &amp; Shell</b>    |

Architect Shehab A. Mazhar

# Layout Phase 1



## Project Brief

|      |                     |     |       |
|------|---------------------|-----|-------|
| TYPE | <b>Villa</b>        | 45  | UNITS |
| TYPE | <b>Twin House 1</b> | 108 | UNITS |
| TYPE | <b>Twin House 2</b> | 40  | UNITS |
| TYPE | <b>Townhouse</b>    | 44  | UNITS |

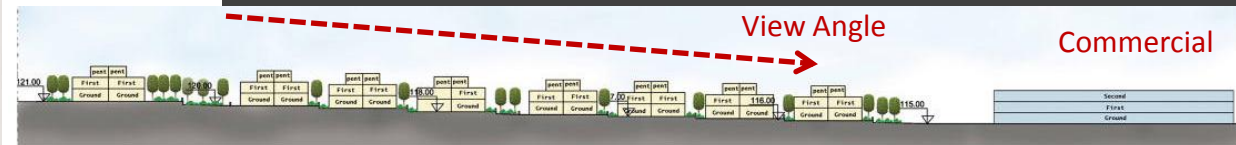
## Key Plan

|   |              |
|---|--------------|
|   | Villa        |
|  | Twin House 1 |
|  | Twin House 2 |
|  | Town House   |



# Launched Zone Brief

|      |                     |    |       |
|------|---------------------|----|-------|
| TYPE | <b>Villa</b>        | 14 | UNITS |
| TYPE | <b>Twin House 1</b> | 32 | UNITS |
| TYPE | <b>Twin House 2</b> | 10 | UNITS |
| TYPE | <b>Townhouse</b>    | 12 | UNITS |



Conceptual Project leveling

# Perspective

## Separate Villa

Architect Shehab A. Mazhar



|                     |                          |
|---------------------|--------------------------|
| Land Area           | 655 → 732 m <sup>2</sup> |
| Built up Area       | 354.44 m <sup>2</sup>    |
| Pent House Area     | 42.15 m <sup>2</sup>     |
| Uncovered Roof Area | 109.65 m <sup>2</sup>    |
| Parking Area        | 16.00 m <sup>2</sup>     |





Ground Floor Plan



First Floor Plan



Pent House Floor Plan

## Ground Floor

|                          |                                   |
|--------------------------|-----------------------------------|
| Vestibule                | 2.00 m x 4.20 m                   |
| Reception - Dining       | 5.30 m x 4.75 m - 3.30 m x 3.80 m |
| Kitchen                  | 3.80 m x 3.80 m                   |
| Guest Toilet             | 2.45 m x 1.20 m                   |
| Guest's room - Bathroom  | 3.90 m x 3.70 m - 1.55 m x 2.80 m |
| Nanny's room - Bathroom  | 2.25 m x 1.75 m - 2.50 m x 1.20 m |
| Driver's room - Bathroom | 3.80 m x 1.90 m - 1.42 m x 1.75 m |

## First Floor Area

|                             |  |
|-----------------------------|--|
| Family Living - Terrace     | 4.55 m x 5.25 m - 5.07 m x 2.70 m                    |
| Master Bedroom - Bath       | 4.10 m x 5.25 m - 2.60 m x 2.00 m                    |
| Bedroom1 - Bath             | 3.70 m x 3.75 m - 1.90 m x 2.80 m                    |
| Bedroom 2 - Bath<br>Terrace | 3.70 m x 4.50 m - 2.15 m x 2.40 m<br>3.40 m x 1.30 m |
| Bathroom                    | 1.75 m x 2.80 m                                      |

## Penthouse Floor Area

|                     |                 |
|---------------------|-----------------|
| Family Living       | 4.10 m x 2.95 m |
| Bath                | 2.15 m x 1.75 m |
| Kitchenette - Lobby | 1.95 m x 1.75 m |

PHD reserves the right for minor modification



Garden Elevation



Entrance Elevation

|                        | Unit A                   | Unit B                |
|------------------------|--------------------------|-----------------------|
| Average Land Area      | 437 → 467 m <sup>2</sup> |                       |
| Built up Area          | 357.98 m <sup>2</sup>    | 359.13 m <sup>2</sup> |
| Pent House Area        | 43.36 m <sup>2</sup>     | 43.41 m <sup>2</sup>  |
| Uncovered Roof Area    | 97.00 m <sup>2</sup>     | 101.30 m <sup>2</sup> |
| Semi Covered Roof Area | 25.19 m <sup>2</sup>     | 25.62 m <sup>2</sup>  |
| Parking Area           | 15.90 m <sup>2</sup>     | 15.70 m <sup>2</sup>  |



win

# House 1



Ground Floor Plan



First Floor Plan



Pent House Floor Plan

## Ground Floor

|                          |                                   |
|--------------------------|-----------------------------------|
| Vestibule                | 1.45m x 6.10 m                    |
| Reception - Dining       | 4.30 m x 9.80 m – 4.45 m x 5.60 m |
| Kitchen                  | 3.80 m x 4.70 m                   |
| Guest Toilet             | 2.60 m x 2.00 m                   |
| Nanny's room - Bathroom  | 2.85 m x 2.20 m - 1.30 m x 2.00 m |
| Driver's room - Bathroom | 2.90 m x 2.00 m - 1.40 m x 2.00 m |
| Storage                  | 1.10 m x 1.80 m                   |

## First Floor Area

|                             |                                   |
|-----------------------------|-----------------------------------|
| Family Living - kitchenette | 4.30 m x 5.25 m - 2.60 m x 1.65 m |
| Terrace                     | 4.30 m x 2.70 m                   |
| Master Bedroom - Dressing   | 4.20 m x 3.80 m - 2.60 m x 2.08 m |
| Bath                        | 2.50 m x 2.45 m                   |
| Bedroom 1 - Bath            | 4.25 m x 5.00 m - 3.80 m x 1.45 m |
| Bedroom 2                   | 3.80 m x 4.50 m                   |
| Bath                        | 2.50m x 2.00 m                    |

## Penthouse Floor Area

|                |                       |
|----------------|-----------------------|
| Family Living  | 4.95 m x 3.50 m       |
| Toilet         | 2.95 m x 1.95 m       |
| Roof Terrace   | 101.30 m <sup>2</sup> |
| Wooden Pergola | 25.62 m <sup>2</sup>  |



Garden Elevation

|                        | Unit A                   | Unit B                |
|------------------------|--------------------------|-----------------------|
| Average Land Area      | 384 → 436 m <sup>2</sup> |                       |
| Built up Area          | 249.14 m <sup>2</sup>    | 249.35 m <sup>2</sup> |
| Pent House Area        | 27.37 m <sup>2</sup>     | 27.37 m <sup>2</sup>  |
| Un covered Roof Area   | 69.37 m <sup>2</sup>     | 80.60 m <sup>2</sup>  |
| Semi Covered Roof Area | 25.30 m <sup>2</sup>     | 14.73 m <sup>2</sup>  |
| Parking Area           | 17.25 m <sup>2</sup>     | 17.25 m <sup>2</sup>  |
| G. Pergola Area        | 5.72 m <sup>2</sup>      | 25.50 m <sup>2</sup>  |



Entrance Elevation

# win House 2



Ground Floor Plan



First Floor Plan



Pent House Floor Plan

## Ground Floor

|                              |   |
|------------------------------|---|
| Vestibule                    | 2.05m x 3.40 m                                      |
| Reception - Dining<br>Living | 3.80 m x 5.90 m – 3.50m x 3.70 m<br>3.70 m x 3.00 m |
| Kitchen                      | 3.55 m x 4.45 m                                     |
| Guest Toilet                 | 1.50 m x 2.05 m                                     |
| Nanny's room - Bathroom      | 2.20 m x 2.20 m - 1.25 m x 2.20 m                   |
| Storage                      | 1.50 m x 1.70 m                                     |

## First Floor Area

|                                   |  |
|-----------------------------------|--|
| Family Living - Terrace           | 3.70 m x 4.55 m - 3.70 m x 2.00 m                    |
| Master Bedroom - Dressing<br>Bath | 3.60 m x 3.70 m - 2.20 m x 3.00 m<br>3.00 m x 2.15 m |
| Bedroom 1                         | 3.60 m x 4.20 m                                      |
| Bedroom 2                         | 3.65 m x 4.75 m                                      |
| Bath                              | 2.35m x 2.15 m                                       |

## Penthouse Floor Area

|               |                 |
|---------------|-----------------|
| Family Living | 2.95 m x 3.55 m |
| Toilet        | 1.70 m x 2.25 m |



Garden Elevation



Entrance Elevation

|                   | Corner Unit             | Middle Unit             |
|-------------------|-------------------------|-------------------------|
| Average Land Area | 321 → 361m <sup>2</sup> | 223 → 233m <sup>2</sup> |
| Built up Area     | 240.94m <sup>2</sup>    | 244.07 m <sup>2</sup>   |
| Pent House Area   | 29.88 m <sup>2</sup>    | 29.80 m <sup>2</sup>    |
| Roof Area         | 68.69 m <sup>2</sup>    | 65.83 m <sup>2</sup>    |
| Semi Covered      | 24.89 m <sup>2</sup>    | 23.89 m <sup>2</sup>    |
| Parking Area      | 16.90 m <sup>2</sup>    | 16.40 m <sup>2</sup>    |

# Own House Block



## Unit 1

|  |                       |
|--|-----------------------|
| Sellable Built up Area [ with Penthouse] | 305.01 m <sup>2</sup> |
| Total Roof Terrace Area                  | 85.26 m <sup>2</sup>  |
| Parking Area                             | 16.90 m <sup>2</sup>  |

## Unit 2

|  |                       |
|--|-----------------------|
| Sellable Built up Area [ with Penthouse] | 311.29 m <sup>2</sup> |
| Total Roof Terrace Area                  | 91.88 m <sup>2</sup>  |
| Parking Area                             | 16.40 m <sup>2</sup>  |

## Unit 3

|  |                       |
|--|-----------------------|
| Sellable Built up Area [ with Penthouse] | 309.30 m <sup>2</sup> |
| Total Roof Terrace Area                  | 92.58 m <sup>2</sup>  |
| Parking Area                             | 16.40 m <sup>2</sup>  |

## Unit 4

|  |                       |
|--|-----------------------|
| Sellable Built up Area [ with Penthouse] | 306.56 m <sup>2</sup> |
| Total Roof Terrace Area                  | 85.27 m <sup>2</sup>  |
| Parking Area                             | 16.90 m <sup>2</sup>  |

# own House Corner



Ground Floor Plan



First Floor Plan



Pent House Floor Plan

## Ground Floor

|                         |                                   |
|-------------------------|-----------------------------------|
| Vestibule               | 2.00 m x 3.40m                    |
| Reception - Dining      | 6.50 m x 3.70 m – 3.80 m x 4.60 m |
| Kitchen                 | 3.60 m x 4.50 m                   |
| Guest Toilet            | 1.50m x 2.35 m                    |
| Nanny's room - Bathroom | 2.45m x 2.15m - 2.45m x 1.20m     |

## First Floor Area

|                         |                                   |
|-------------------------|-----------------------------------|
| Family Living - Terrace | 3.70 m x 4.60 m - 3.70m x 1.40 m  |
| Master Bedroom – Bath   | 3.60 m x 4.90 m - 2.45 m x 1.75 m |
| Bedroom1                | 3.60 m x 4.50 m                   |
| Bedroom2                | 3.70 m x 4.75 m                   |
| Bathroom                | 2.20 m x 2.00 m                   |

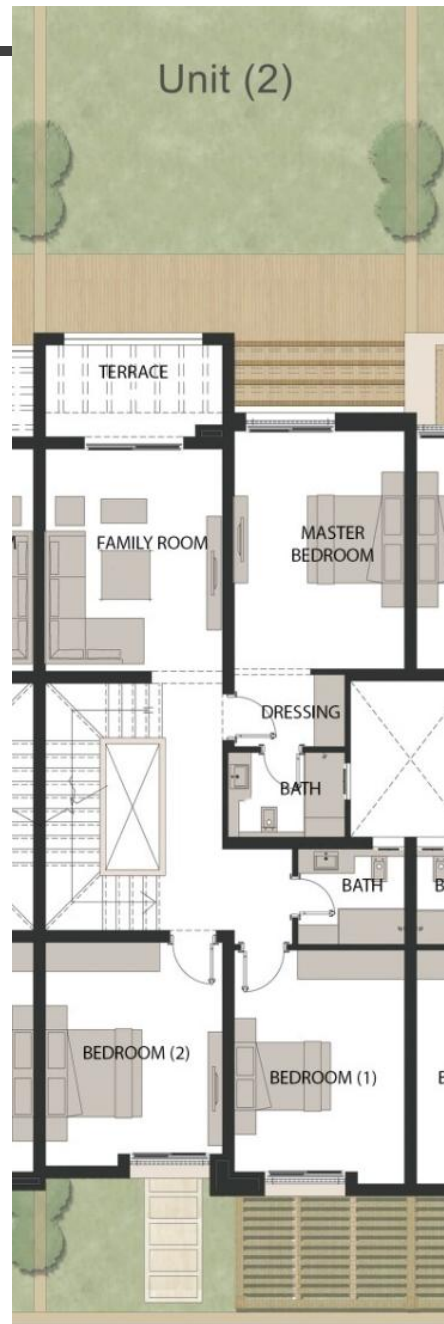
## Penthouse Floor Area

|               |                 |
|---------------|-----------------|
| Family Living | 3.60 m x 4.00 m |
| Bathroom      | 1.80m x 1.50 m  |

own  
House  
Middle



Ground Floor Plan



First Floor Plan



Pent House Floor Plan

**Ground Floor**

|                         |                                   |
|-------------------------|-----------------------------------|
| Vestibule               | 2.00 m x 3.40m                    |
| Reception - Dining      | 6.50 m x 3.70 m – 3.80 m x 4.60 m |
| Kitchen                 | 3.55 m x 4.50 m                   |
| Guest Toilet            | 1.50 m x 2.35 m                   |
| Nanny's room - Bathroom | 2.40 m x 2.15m - 2.40m x 1.20m    |
| Storage                 | 1.10 m x 2.50 m                   |

**First Floor Area**

|                         |                                   |
|-------------------------|-----------------------------------|
| Family Living - Terrace | 3.70 m x 4.60 m - 3.70 m x 1.90 m |
| Master Bedroom - Bath   | 3.55 m x 4.90 m - 2.40 m x 1.75 m |
| Bedroom1                | 3.55 m x 4.85 m                   |
| Bedroom2                | 3.70 m x 4.40 m                   |
| Bathroom                | 2.20 m x 2.00 m                   |

**Penthouse Floor Area**

|               |                 |
|---------------|-----------------|
| Family Living | 3.60 m x 4.00 m |
| Bathroom      | 1.80m x 1.50 m  |