

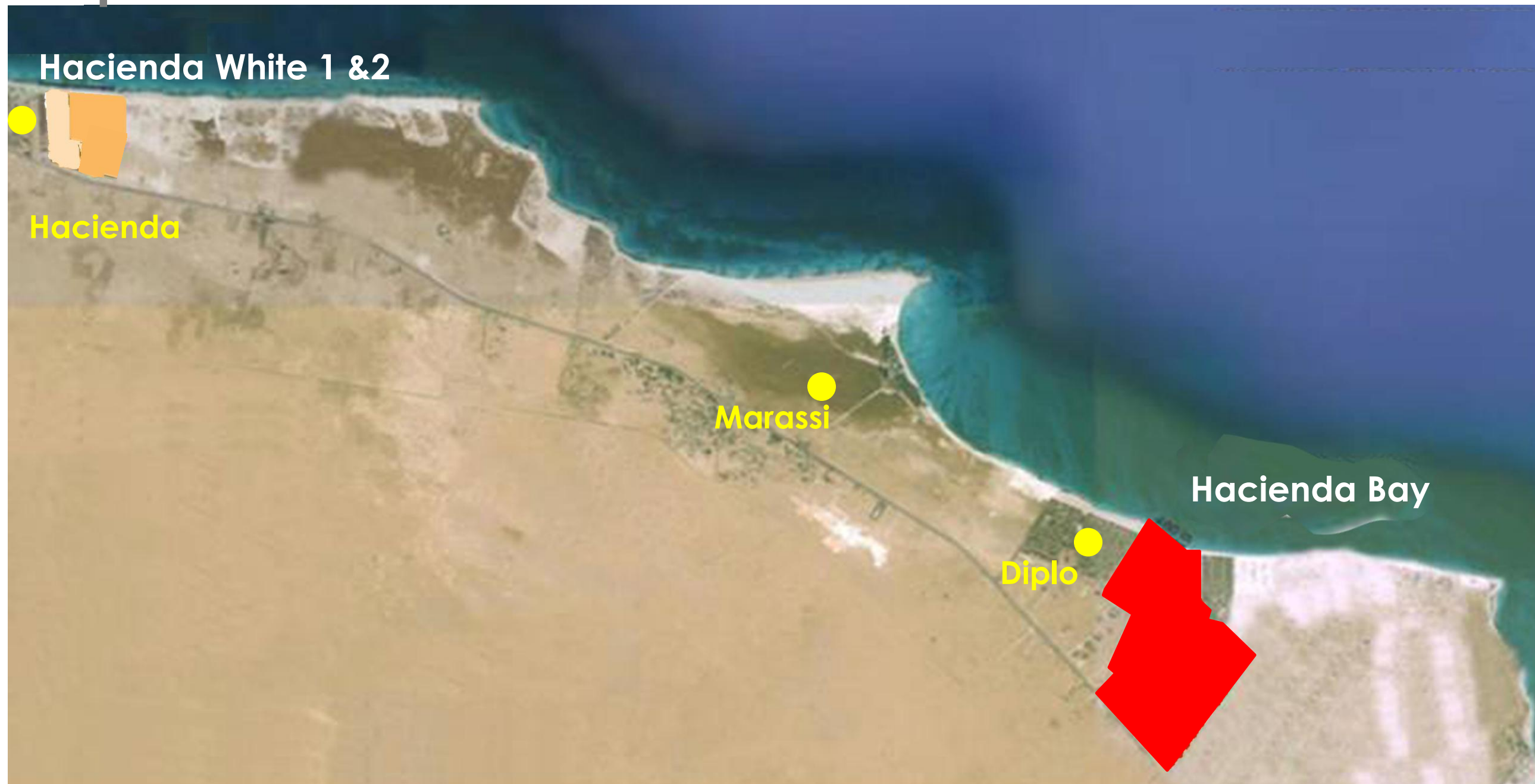


haciendabay

PALM HILLS DEVELOPMENTS

Hacienda Bay & Hacienda White

Map **N**



Master Plan



- **Launching Project: July 2007**
- **Project Construction Progress: 75%**
- **Area of Project: 574 FD**
- **Beach Length: 700 Meters**
- **Project Dimensions : length * width**
- **2.300meters * 1.400 meters**
- **No Of units:1770 / cabanas 419**
- **Services %:**
13% Footprint - 87% Greenery- roads service & commercial area
- **Types:**
Villas – Twin houses– Townhouses – Chalets
- **Finishing:**
•Semi Finished - Core & shell

In Brief

Location North Coast, Kilo 124 - Right next to Diplomats 3

Distance

- 10 minute drive from Alamein 2nd World War museum
- 1 hour drive from Borg El Arab airports
- 1 hour drive from Alexandria airport
- 1 hour & 30 mins drive from Alexandria, the second largest city in

Egypt

Facilities

- **Recreational / Social:** Hotels - Retail promenade – social building) Restaurants/cafes zone
- **Sports:** Club (2 Tennis courts - 2 Football playgrounds, kids area - Swimming pool
- **Golf course** 18 holes designed by Stanford office

Amenities

- **Gated Community , Security**
- **Parking slot : Private & Public Slot**
- **Green areas , water features**








Key Plan





By Type



Key Plan

- | | |
|--|--|
|  Villa Type (1) |  Villa Type (10) |
|  Villa Type (2) |  Villa Type (11) |
|  Villa Type (4) |  Town House |
|  Villa Type (5) |  Twin House |
|  Villa Type (6) |  Senior Chalet |
|  Villa Type (7) |  Junior Chalet |
|  Villa Type (8) |  Chlalet [3 in 1] |

- | |
|---|
|  Villa Type (14) |
|  Villa Type (15) |
|  Villa Type (2) <Modified> |
|  Villa Type (2) With Penthouse |
|  Villa Type (5) With Penthouse |
|  Villa Type (6) With Penthouse |

- | | | |
|--|--|---|
|  Villa Type (1) |  Villa Type (10) |  Villa Type (14) |
|  Villa Type (2) |  Villa Type (11) |  Villa Type (15) |
|  Villa Type (4) |  Town House |  Villa Type (2) <Modified> |
|  Villa Type (5) |  Twin House |  Villa Type (2) With Penthouse |
|  Villa Type (6) |  Senior Chalet |  Villa Type (5) With Penthouse |
|  Villa Type (7) |  Junior Chalet |  Villa Type (6) With Penthouse |
|  Villa Type (8) |  Chlalet [3 in 1] | |

Villas By Category



Key Plan

Sea Side	Type 5,6 (with Penthouse)
Lagoon View	Type 4,5,6
Garden View	Type 1,2, 2with Pent.
Sea Front	Type 5,6,8,15
Golf Big	Type 2
Golf Small	Type 7
Nikki Area	Type 11
Water villa lagoon view	Type 14, 14M ,2Mod

Type 1



Villa Type 1





Ground Floor



First Floor

Average Land Area:	1043.57m ²
Built up Area:	327.56 m ²
Garage Area:	2 slots

Bed Rooms:	4
Average Back yard Garden	From 480 m2 to 635 m2

Villa Type 2





Ground Floor



First Floor

Average Land Area:	953.0 m ²
Built up Area:	357.24 m ²
Garage Area:	2 slots

Bed Rooms:	4
Average Back yard Garden	From 330 m ² to 960 m ²

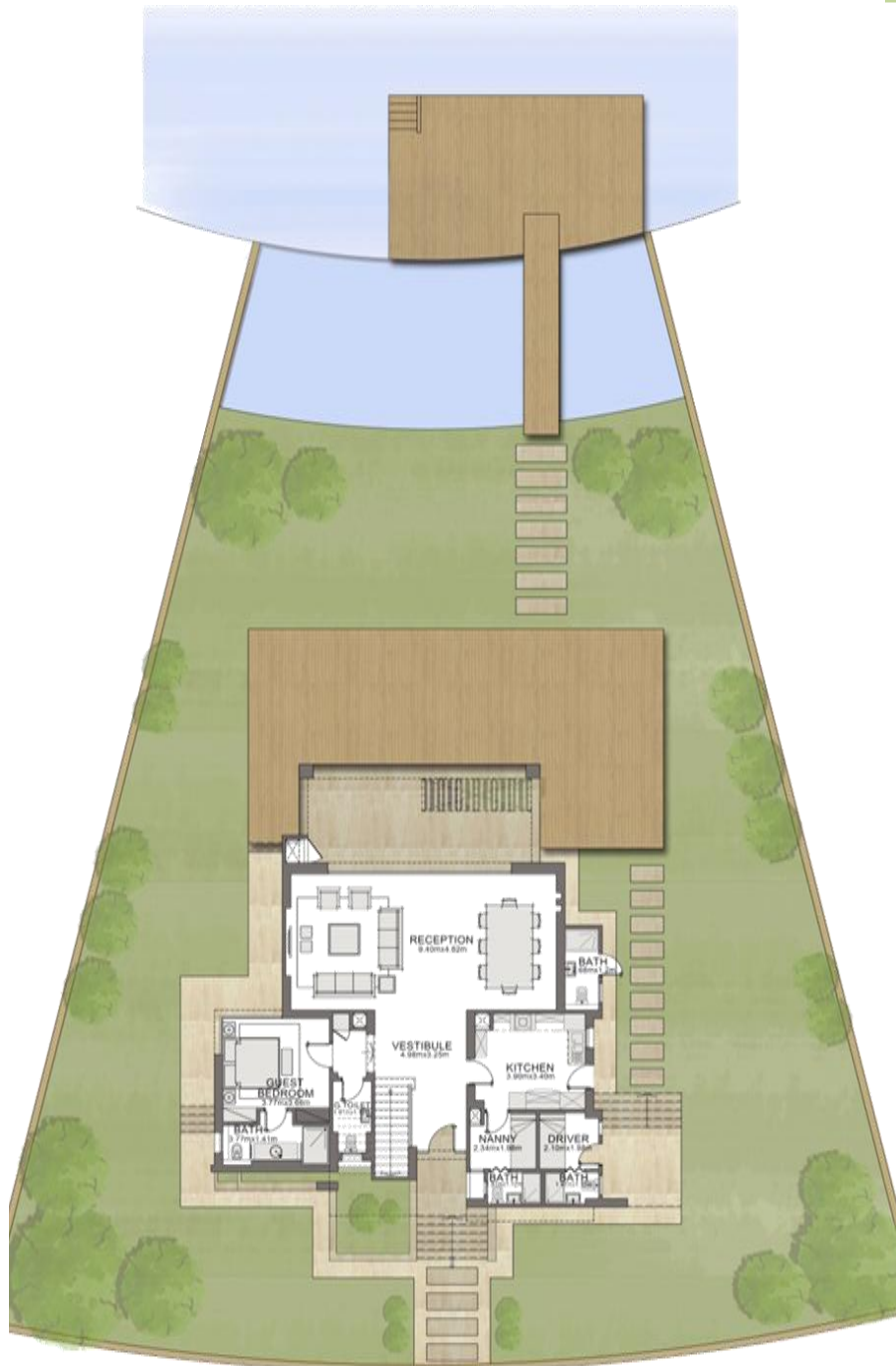
Type

2 Mod

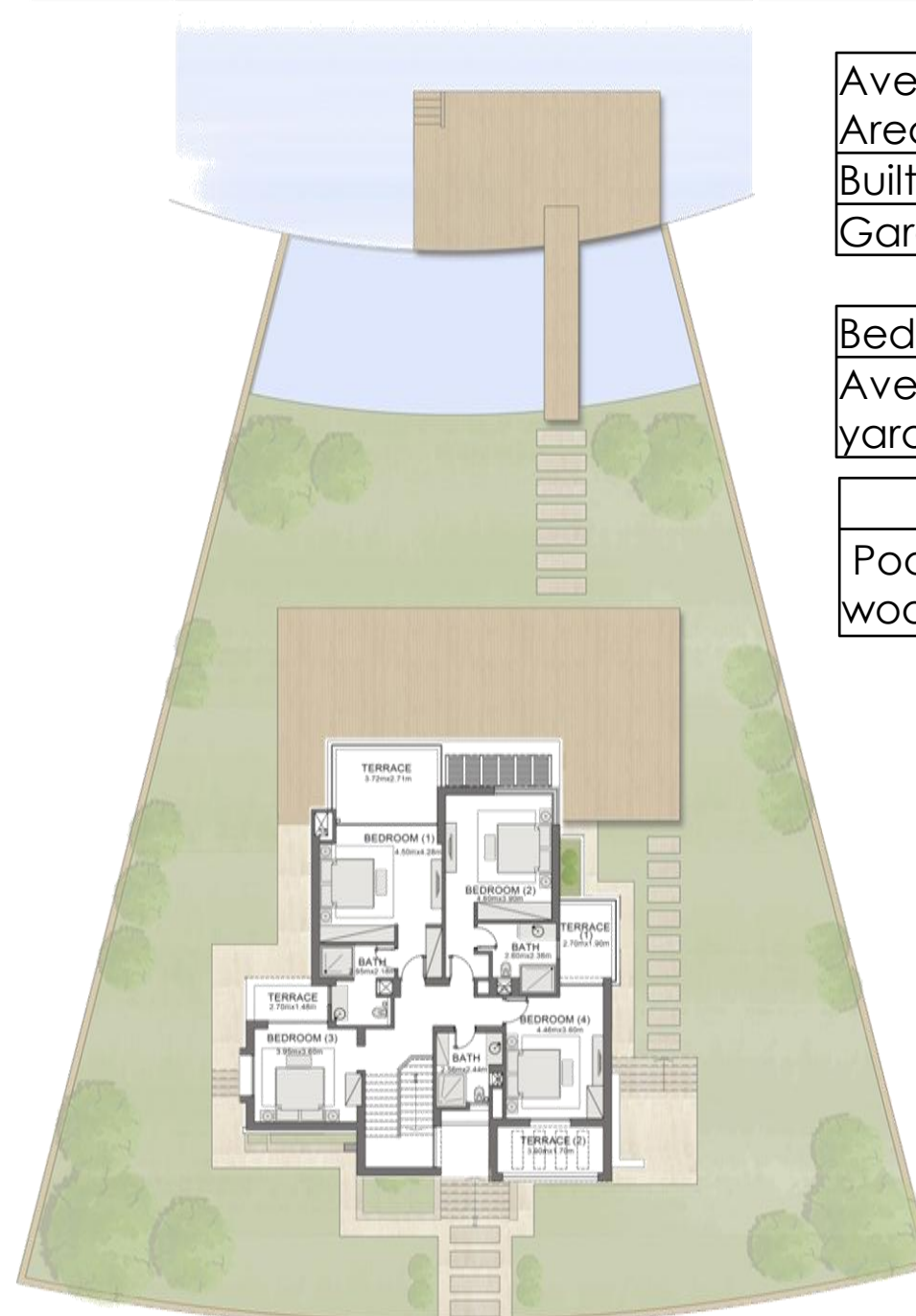
Villa Type 2



Type
2_{Mod}



Ground Floor



First Floor

Average Land Area:	877.86 m ²
Built up Area:	349.05 m ²
Garage Area:	2 slots

Bed Rooms:	5
Average Back yard Garden	From 236 m ² to 345 m ²

Pool Area + wooden deck	from 122.20 m ² to 142.20 m ²
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Type 2
+
Penthouse



Type 2 + Penthouse



Ground Floor



First Floor

Average Land Area:	1462 m ²
Built up Area:	357.59 m ²
Penthouse	56.7 m ²
Garage Area:	2 slots

Bed Rooms:	5
Average Back yard Garden	From 815 m ² to 905 m ²

Type 2 + Penthouse

Architect Shehab A. Mazhar



Penthouse Floor

Pent house Area:	56.702 m2
Roof Area:	78.21 m2



Villa Type 4



Average Land Area:	1396.48 m2
Built up Area:	460.51 m2
Garage Area:	2 slots

Bed Rooms:	5
Average Back yard Garden	From 645m2 to 995m2



Ground Floor



First Floor



Type 5

Villa Type 5



Type 5 with Penthouse only in sea side villas

Average Land Area:	1475.90 m2
Built up Area:	541.85 m2
Garage Area:	2 slots

Bed Rooms:	5
Average Back yard Garden	From 650m2 to 995m2



Ground Floor



First Floor



Type 6

Villa Type 6



Architect Shehab A. Mazhar

Type 6 with Penthouse only in sea side villas

Type 6



Ground Floor



First Floor

Average Land Area:	1424 m2
Built up Area:	635.28 m2
Garage Area:	2 slots

Bed Rooms:	6
Average Back yard Garden	From 800m2 to 1050m2



Villa Type 7





Ground Floor



First Floor

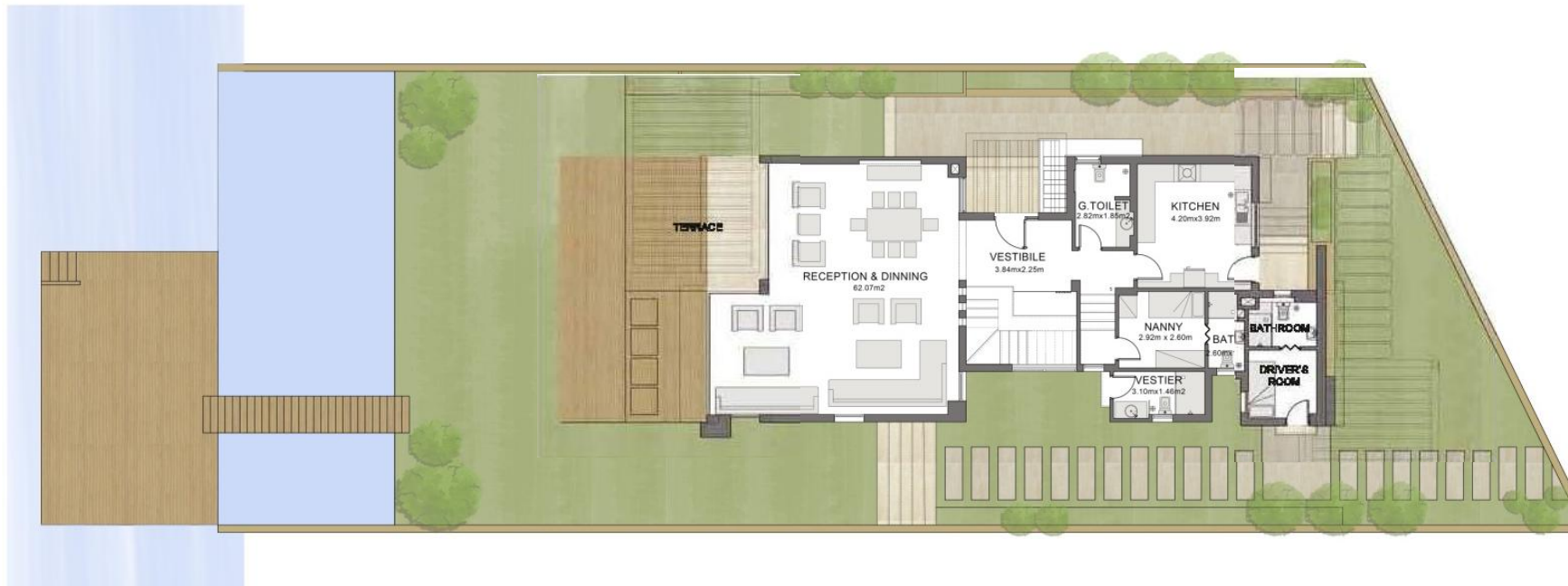
Average Land Area:	647.06 m2
Built up Area:	354.35 m2
Garage Area:	2 slots

Bed Rooms:	4
Average Back yard Garden	From 315m2 to 470m2

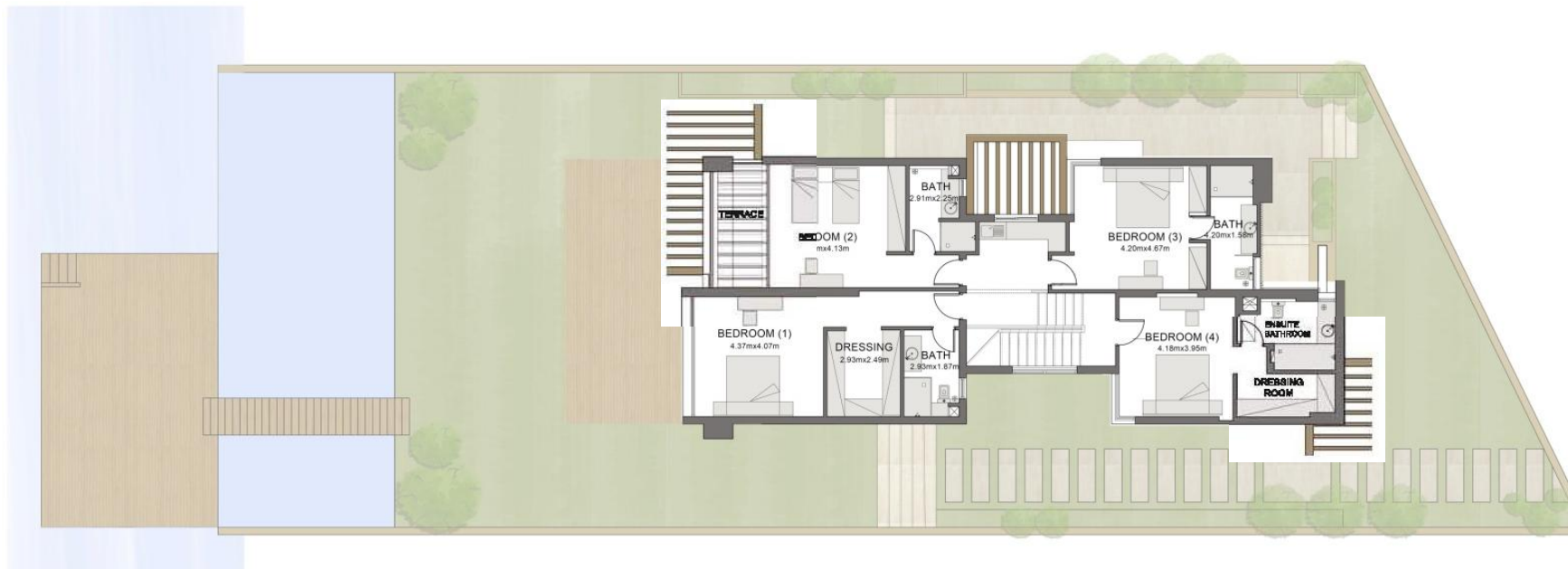
Type
14



Type 14



Ground Floor



First Floor

Average Land Area:	711.15 m ²
Built up Area:	353.77 m ²
Garage Area:	2 slots

Bed Rooms:	4
Average Back yard Garden	From 105 m ² to 160 m ²
Pool Area + wooden deck	from 122 m ² to 148 m ²

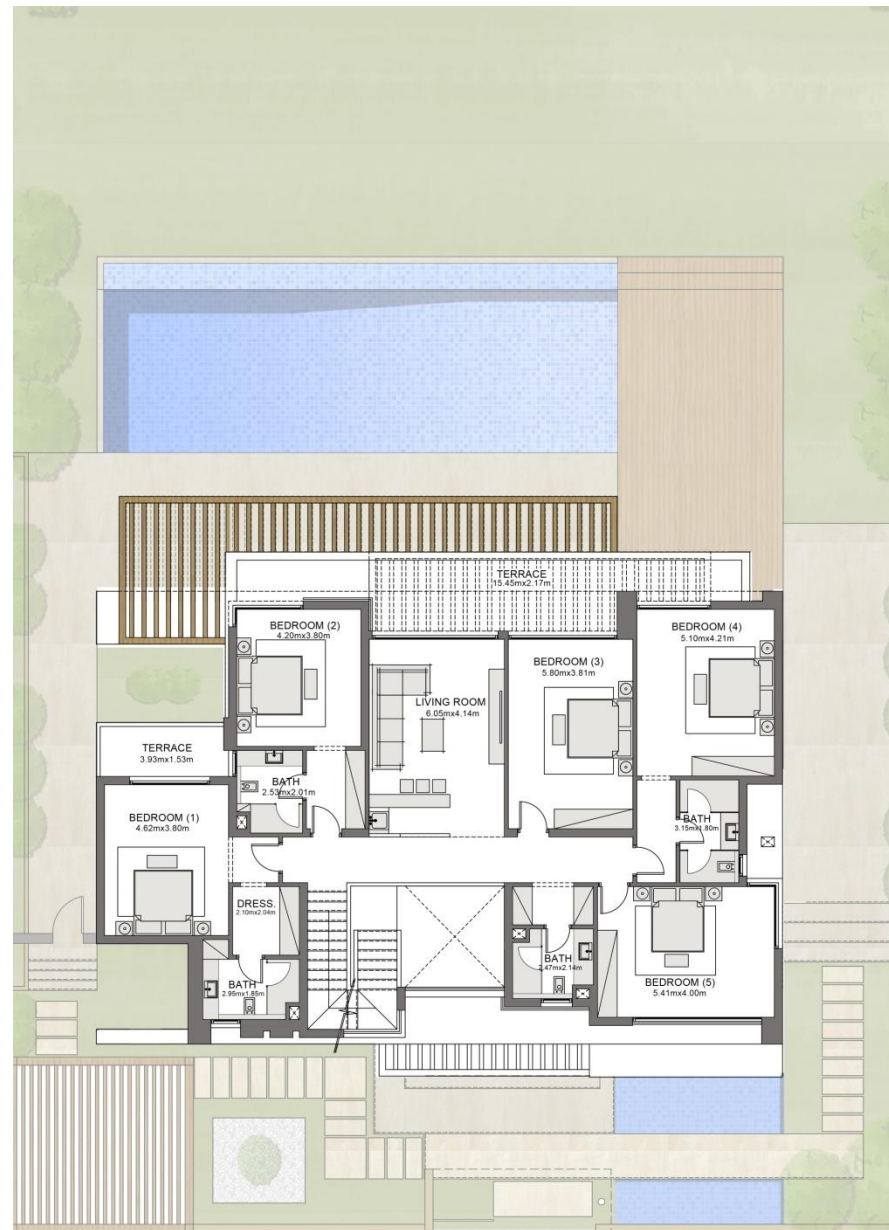
Type
15



Type 15



Ground Floor



First Floor

Average Land Area:	1386.90 m ²
Built up Area:	596.54 m ²
Garage Area:	2 slots

Bed Rooms:	6
Average Back yard Garden	From 772 m ² to 827 m ²
Pool Area + wooden deck	from 122 m ² to 142 m ²

Twin
House



Twin House



Twin House



Ground Floor



Basement Floor

Average Land Area:	489.5 m ²
Built up Area:	401.50 m ²
Penthouse	20.70 m ²
Basement covered	50.0 m ²
Garage Area:	2 slots

Bed Rooms:	5
Average Back yard Garden	From 170 m ² to 195 m ²

Twin House

Architect Shehab A. Mazhar



First Floor



Penthouse Floor

Pent house Area:	20.70 m2
Roof Area:	101.84 m2

Town
House



Town House



Architect Shehab A. Mazhar

Average Land Area:	320.55 m ²
Built up Area:	353.62 m ²
Penthouse	54.06 m ²
Garage Area:	1 slot

Bed Rooms:	4
Average Back yard Garden	130 m ²



Ground Floor



First Floor



Penthouse Floor

Pent house Area:	54.06 m2
Roof Area:	96.10 m2



Key Plan

Chalet - 3 in1	
Chalet - Junior	
Chalet - Senior	
Chalet - Senior - Nikki Beach	
Chalet - Senior - Golf	
Chalet - Senior - 2 nd Row Golf	

Type
3 in 1



Chalet 3 in 1



Type
3 in
1



Ground Floor A

Built up Area:	230.56-243.86 m ²
Basement Area:	26.57-47.21 m ²

Bed Rooms:	3
Average Back yard Garden	From 200 m ² to 400 m ²



Basement Floor A



Basement Floor B

Type
3 in
1



First Floor A

Built up Area:	267.74 m ²
Basement Area:	26.57 m ²
Roof Area:	112.87 m ²

Bed Rooms:	3
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Basement Floor A





Ground Floor

Built up Area:	170.78-172.20 m ²
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Bed Rooms:	2
Average Back yard Garden	From 80m ² to 125m ²



First Floor



Penthouse Floor

Built up Area:	174.83-175.05 m2
Pent house Area:	62.08 m2
Roof Area:	80.28 m2

Bed Rooms:	3
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Ground Floor

Built up Area:	195.49-201.85 m ²
Basement Area:	26.57

Bed Rooms:	3
Average Back yard Garden	From 165m ² to 280m ²



Basement Floor



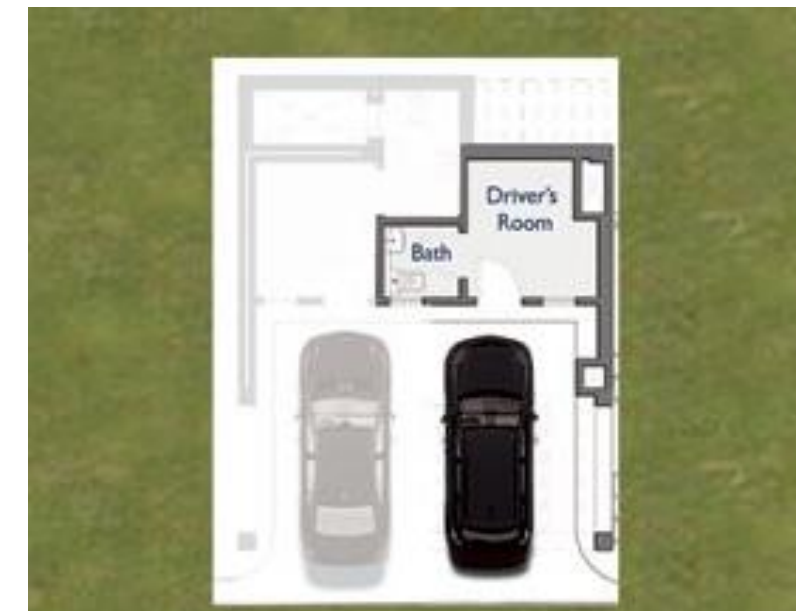
First Floor



Penthouse Floor

Built up Area:	200.53-201.56 m ²
Basement Area:	26.57 m ²
Pent house Area:	39 m ²
Roof Area:	90.21 m ²
Roof Semi Covered Area:	6.8 m ²

Bed Rooms:	3
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Basement Floor

Construction Progress



MOCK UP



Senior Chalet



Beach



Cabans



Project Q & A

Architect Shehab A. Mazhar



<u>Project Location</u>	North Coast, Kilo 124		
<u>Neighbors</u>	Right next to Diplomats 3		
<u>Project Area</u>	574 FD		
<u>Project Fence height</u>	3-6 meters		
<u>Roads Width</u>	7-22 meters		
<u>Distance between buildings</u>	6 meters		
<u>Contractor</u>	UECC		
<u>Foot print% and Greenery ,roads , services %</u>	13% footprint -87% Greenery , roads & services		
<u>Commercial areas</u>	Yes		
<u>Beach Length</u>	700 Meters		
<u>Delivery and Project Completion</u>	2010-2019		
<u>Total # of Units</u>	1770 - cabanas 419		
<u>Ministerial Decree</u>	Matching		
<u>Permits Status</u>	Issued		
<u>Project Types</u>	Type	BUA(Sqm)	LandArea(Sqm)
	Town House	353	228-379
	Twin House	400-402	469-517
	Chalet	170 -268	
Villas	565-3168	298-942	
<u>Finishing</u>	Semi Finished and Core & shell		
<u>Finishing Cabanas</u>	U 2,4 (Fully Finished) U 3 (Fully Finished/Simi Finished)		
<u>Amenities</u>			
<u>Gated Community , Security</u>	Yes		
<u>Parking slot</u>	Private & Public Slot		
<u>Facilities</u>	Club(Clubhouse-pools-sports courts) Hotels -Golf course of 18 holes designed by Stanford office Restaurants/cafes zone		