



PALM VALLEY
life is all around



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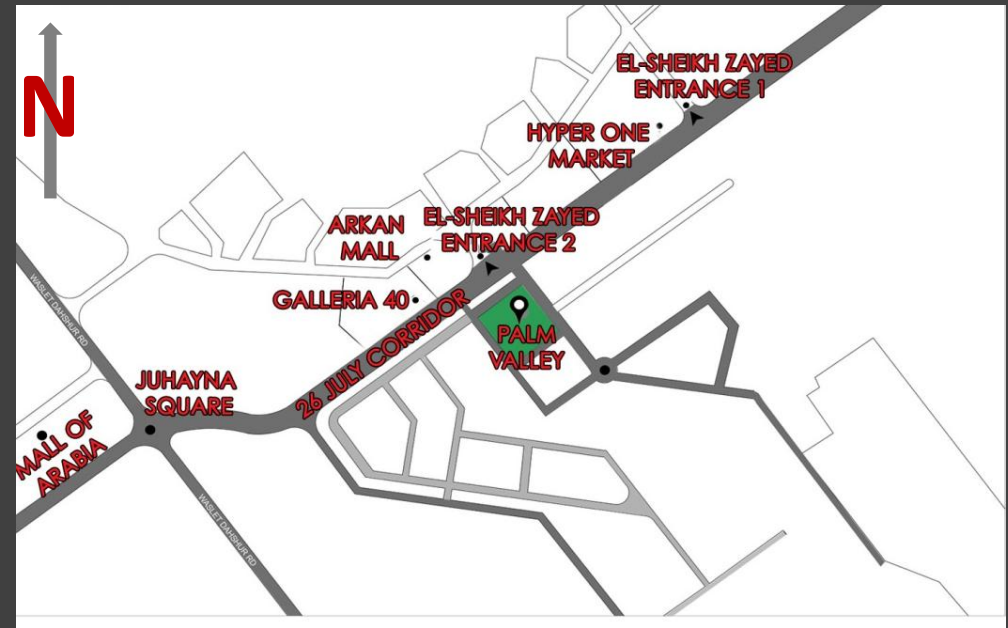
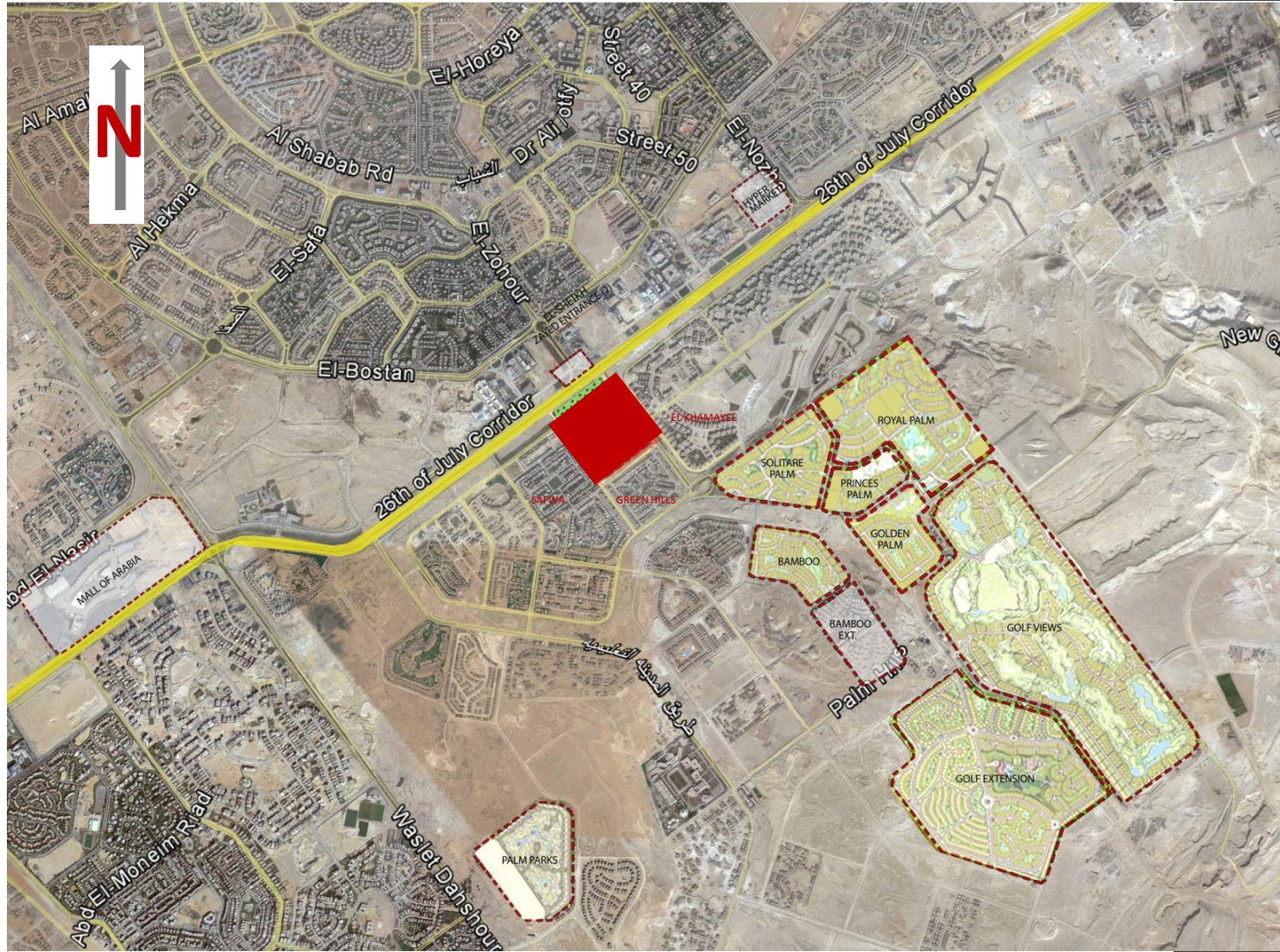


PALM HILLS
DEVELOPMENTS



**BUILDING
ON**

OCTOBER MAP



Location



External Roads

Layout – Project Phasing



Project in Numbers

Total Project Area	56 FD
Total No of Units	237 units
Commercial % from total Project	12%
Foot Print %	12%
Open Areas & Roads %	41%
Delivery Date	Dec 2017 – Dec 2018

Layout Phase 1



Project Brief

TYPE	Villa	45	UNITS
TYPE	Twin House 1	108	UNITS
TYPE	Twin House 2	40	UNITS
TYPE	Townhouse	44	UNITS

Key Plan

	Villa
	Twin House 1
	Twin House 2
	Town House



Zone 1 Brief

TYPE	Villa	12	UNITS
TYPE	Twin House 1	26	UNITS
TYPE	Twin House 2	10	UNITS
TYPE	Townhouse	12	UNITS

Zone 2 Brief

TYPE	Villa	6	UNITS
TYPE	Twin House 1	20	UNITS
TYPE	Twin House 2	22	UNITS
TYPE	Townhouse	12	UNITS

Zone 3 Brief

TYPE	Villa	11	UNITS
TYPE	Twin House 1	34	UNITS
TYPE	Twin House 2	02	UNITS
TYPE	Townhouse	12	UNITS



Conceptual Project leveling

Perspective

Separate Villa

Architect Shehab A. Mazhar



Land Area	607 → 815 m ²
Built up Area	354.44 m ²
Pent House Area	42.15 m ²
Uncovered Roof Area	109.65 m ²
Parking Area	16.00 m ²





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	3.70 m x 4.50 m - 2.15 m x 2.40 m
Terrace	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 → 666m ²	
Built up Area	357.98 m ²	359.13 m ²
Pent House Area	43.36 m ²	43.41 m ²
Uncovered Roof Area	97.00 m ²	101.30 m ²
Semi Covered Roof Area	25.19 m ²	25.62 m ²
Parking Area	15.90 m ²	15.70 m ²

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 ²
Wooden Pergola	25.62 m ²



PHD reserves the right for minor modification

Garden Elevation

	Unit A	Unit B
Average Land Area	363 → 463 m ²	
Built up Area	249.14 m ²	249.35 m ²
Pent House Area	27.37 m ²	27.37 m ²
Un covered Roof Area	69.37 m ²	80.60 m ²
Semi Covered Roof Area	25.30 m ²	14.73 m ²
Parking Area	17.25 m ²	17.25 m ²
G. Pergola Area	5.72 m ²	25.50 m ²



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	3.80 m x 5.90 m – 3.50m x 3.70 m
Living	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	3.60 m x 3.70 m - 2.20 m x 3.00 m
Bath	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 → 385m ²	223 → 273m ²
Built up Area	240.94m ²	244.07 m ²
Pent House Area	29.88 m ²	29.80 m ²
Roof Area	68.69 m ²	65.83 m ²
Semi Covered	24.89 m ²	23.89 m ²
Parking Area	16.90 m ²	16.40 m ²

Own House Block



Unit 1	
Sellable Built up Area [with Penthouse]	305.01 m ²
Total Roof Terrace Area	85.26 m ²
Parking Area	16.90 m ²

Unit 2	
Sellable Built up Area [with Penthouse]	311.29 m ²
Total Roof Terrace Area	91.88 m ²
Parking Area	16.40 m ²

Unit 3	
Sellable Built up Area [with Penthouse]	309.30 m ²
Total Roof Terrace Area	92.58 m ²
Parking Area	16.40 m ²

Unit 4	
Sellable Built up Area [with Penthouse]	306.56 m ²
Total Roof Terrace Area	85.27 m ²
Parking Area	16.90 m ²

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

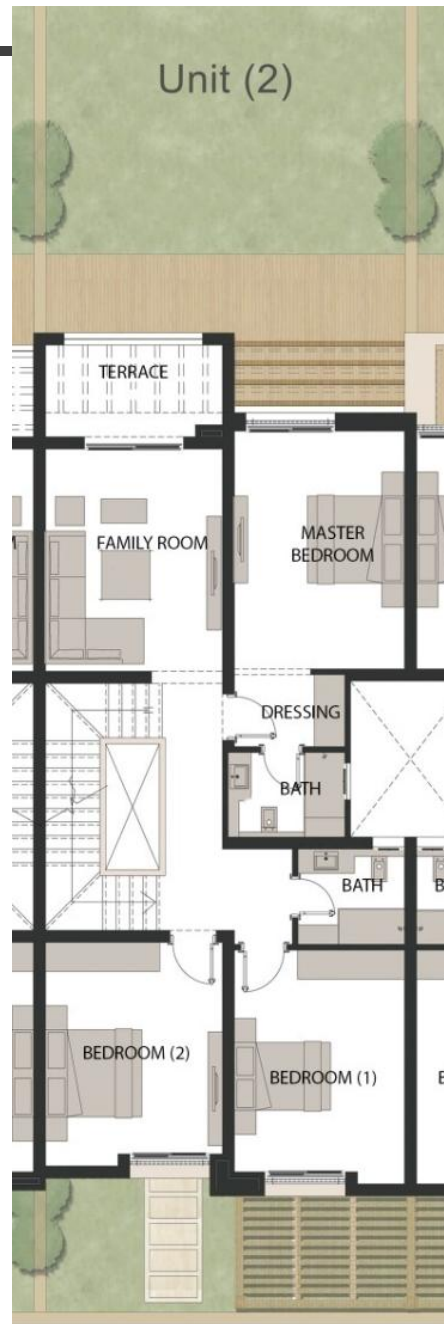
Penthouse Floor Area

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