

CAPITAL — GARDENS — NEW CAIRO

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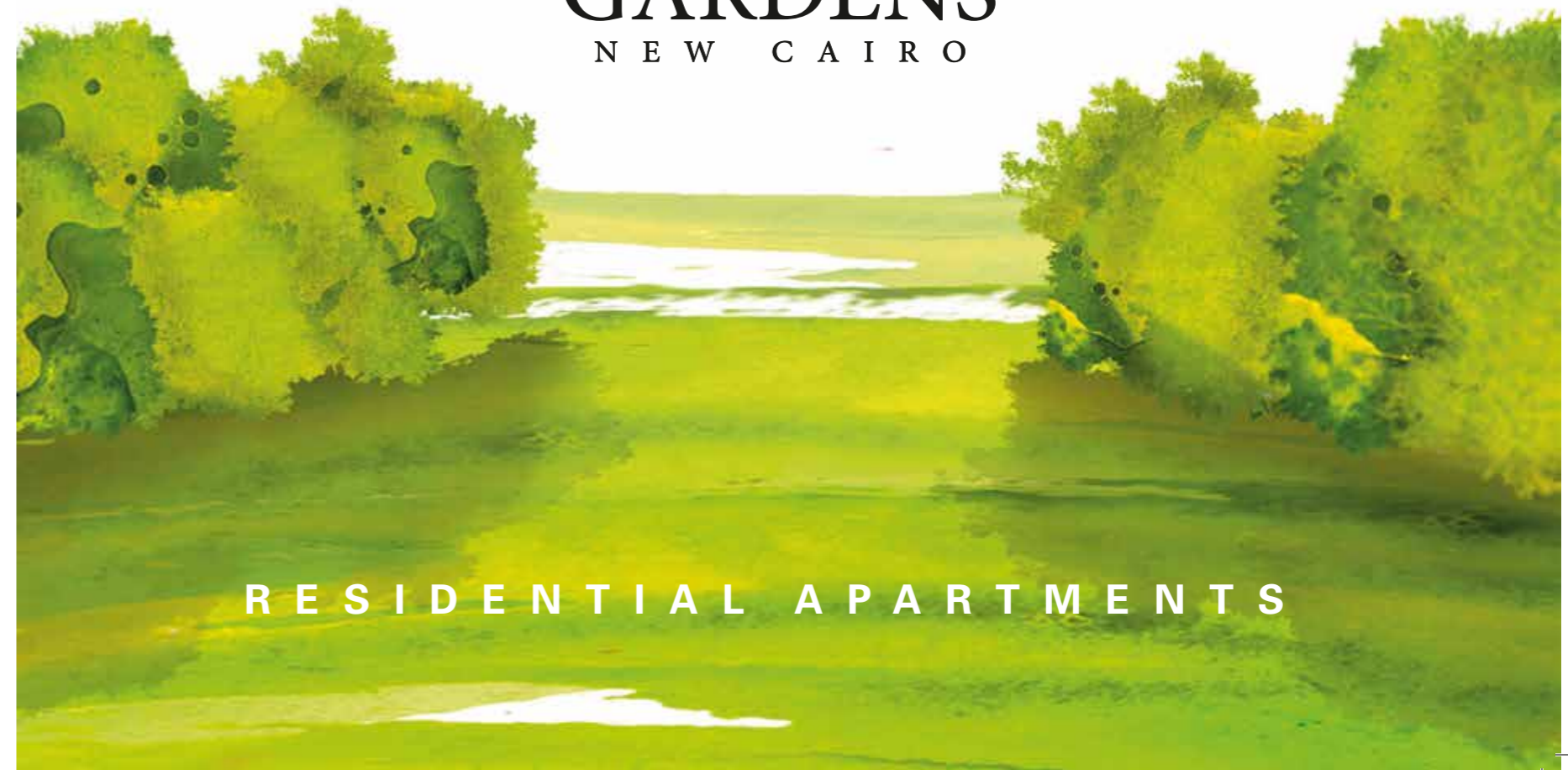
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RESIDENTIAL APARTMENTS



a new
life
brought
to light





get
moving

It's time to start packing up and boxing furniture, because your new prime, home address is waiting to welcome you into the Palm Hills Developments family, where a whole new life is brought to light.

SHINING ON

A mere 30 minutes away from Heliopolis and 20 minutes from the 5th Settlement, lies a residential oasis within Sarai – New Cairo, Capital Gardens.

Sarai – New Cairo, is a unique concept built on 5.5 million sqm and promises a residential resort in the heart of the city. Sarai is a mixed-use, well-integrated urbanized community designed for total harmony in all aspects interweaving greenery, retail, entertainment, commercial and administrative spaces along with residential units to make for a self-sufficient, neighborly locale.



CAPITAL GARDENS

With the renowned signature architecture of Shehab Mazhar, utilizing a modern design style with the functionality of space intertwined with the natural surrounding environment, Capital Gardens is an exclusive community highlighting peace-of-mind in all aspects of life. So turn on and tune in or turn off and tune out, Capital Gardens is the tomorrow of your dreams, today. Capital Gardens is developed with the purpose of bringing a whole new life to light. It is specifically designed towards your wellbeing, comfort and security; offering a golden opportunity spanning 103 feddans (433,650 sqm) and housing 2,500 homes. Filled with sunny skies, lush greenery along with a myriad of amenities and facilities, Capital Gardens has a built up area representing only 21% of the project's total area, with 79% going towards a vibrant landscape interconnected by pedestrian walkways and bicycle lanes to allow for breathing space and room to roam free.



THE ENVIRONMENT

A Palm Hills Developments staple is the vibrant and lush landscapes coloring all of its projects and Capital Gardens promises just that.

With 79% of its area dedicated to gardens, parks and pedestrian footpaths to not only enhance the scenery, but also create a better climate and breathing spaces for you and yours.



THE SURROUNDINGS

The idea behind Capital Gardens is to bring the resort aspect of life to the residential scene.

You will enjoy a number of amenities and facilities to make your life easier along with all the nearby neighboring commercial and retail outlets, eateries, an 11,500 sqm community center amongst others, you certainly won't be short on choice!



A BRIGHT HARMONY

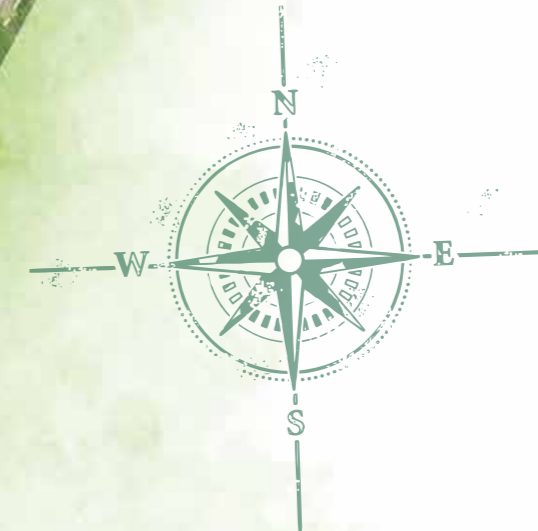
Take a walk, have a stroll, go for a jog, take a spin on the bike, push the pram, enjoy a picnic, have a barbecue, stop and smell the roses, walk barefoot on the grass. Capital Gardens is built towards you enjoying the greatest the great outdoors have to offer, while minimizing vehicular traffic to ensure the safety and security of all its residents. A prime factor for Palm Hills Developments in developing areas is creating like-minded communities where residents share the same values, interests, needs, wants.

So no effort was spared in ensuring a welcoming and inviting atmosphere where safety, comfort and accessibility are paramount.



CAPITAL GARDENS

master Plan



By Architect Shehab A. Mazhar

- Renders and accompanying visual materials are not to scale and are intended for illustrative purposes.
- All Landscaping is not included in the property and solely for illustrative purposes.
- Actual unit areas, windows, decks, porches, terraces and other exterior elements may vary upon elevation.
- Palm Hills Developments retains the right to make alterations.

TYPE B1

GROUND + 3 FLOORS

entrance elevation

| | |
|--|---|
| APT.34 = 283.75 m ² | |
| APT.24 = 165.70 m ² | APT.21 = 153.75 m ² |
| APT.14 = 162.20 m ² | Duplex area= 262.05 m ² 1st = 151.60m ² Gr = 110.45m ² |
| APT.4 = 167.85 m ² Garden Area=137m ² | Garden Area= 94m ² |

Street View - Section A-A



By Architect Shehab A. Mazhar

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TYPE B1

GROUND + 3 FLOORS

Garden elevation

| | |
|---|--|
| APT.33 = 211.30 m ² | APT.32 = 203.40 m ² |
| APT.23 = 200.25 m ² | APT.22 = 196.60 m ² |
| APT.13 = 207.30 m ² | APT.12 = 201.85m ² |
| APT.3 = 203.80 m ² Garden Area=160 m ² | APT.2 = 180.00 m ² Garden Area=106m ² |

Garden View - Section B-B



By Architect Shehab A. Mazhar

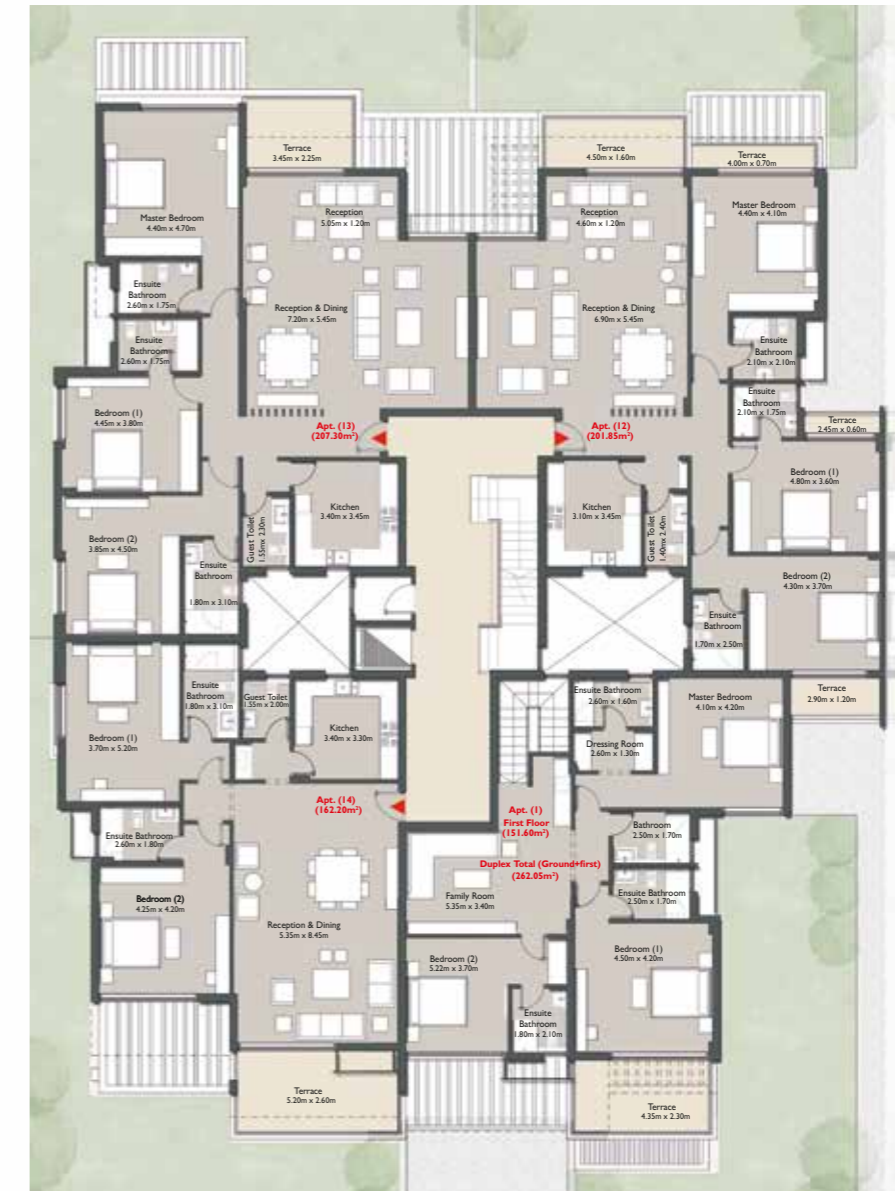
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TYPE B1

GROUND + 3 FLOORS



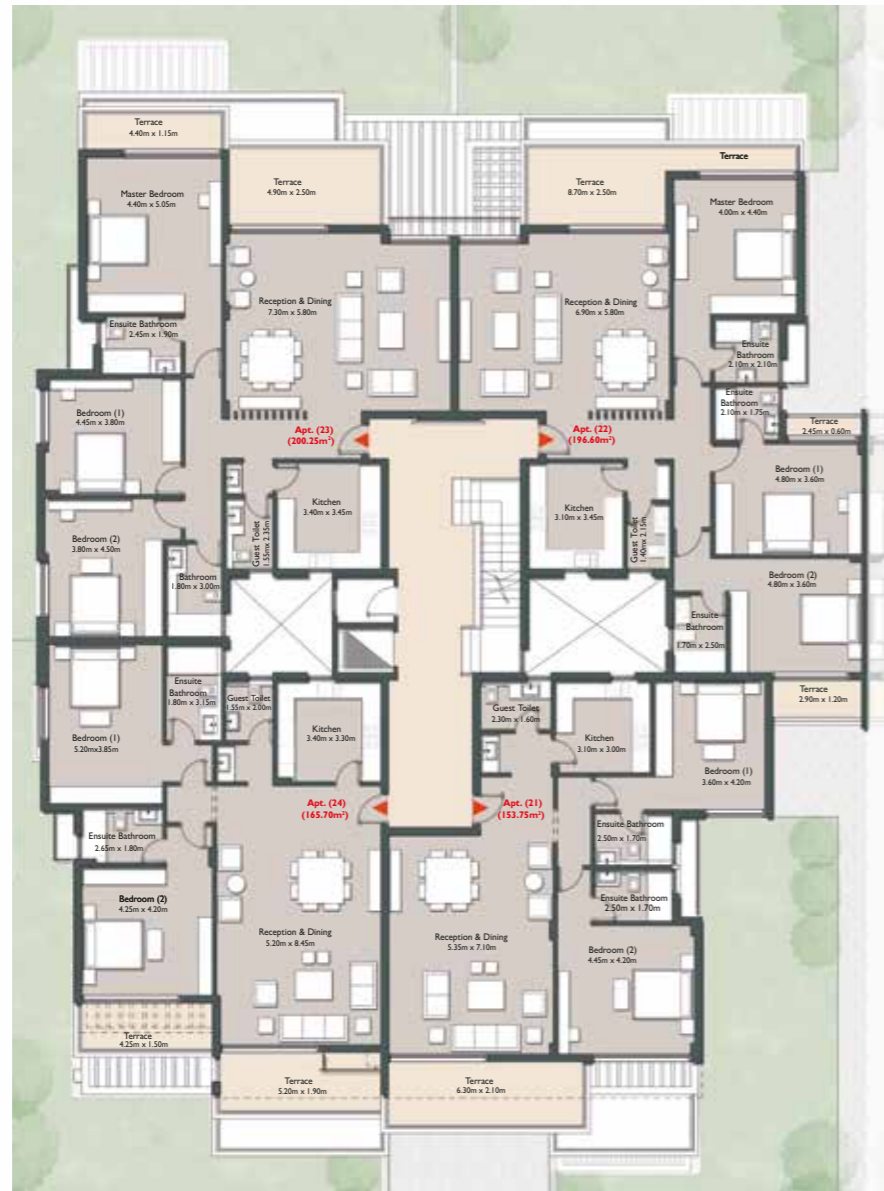
Ground Floor



First Floor

TYPE B1

GROUND + 3 FLOORS



Second Floor



Third Floor

TYPE A1

GROUND + 5 FLOORS

entrance elevation

| | |
|--------------------------------|------------------------------------|
| APT.54 = 252.55 m ² | |
| APT.44 = 262.05 m ² | |
| APT.34 = 165.11 m ² | APT.31 = 146.10 m ² |
| APT.24 = 166.00 m ² | APT.21 = 153.00 m ² |
| APT.14 = 161.65 m ² | Duplex area= 259.80 m ² |
| APT.4 = 166.85 m ² | 1st = 149.90m ² |
| Garden Area=137m ² | Gr = 109.90m ² |
| | Garden Area= 94m ² |

Street View - Section A-A



TYPE A1

GROUND + 5 FLOORS

Garden elevation

| | |
|---|---|
| APT.53 = 201.70 m ² | APT.52 = 197.35 m ² |
| APT.43 = 205.90 m ² | APT.42 = 202.65 m ² |
| APT.33 = 192.90 m ² | APT.32 = 193.80 m ² |
| APT.23 = 203.95 m ² | APT.22 = 197.80 m ² |
| APT.13 = 205.00 m ² | APT.12 = 202.20 m ² |
| APT.3 = 195.00 m ² Garden Area=160 m ² | APT.2 = 179.20 m ² Garden Area=106 m ² |

Garden View - Section B-B



TYPE A1

GROUND + 5 FLOORS

Ground Floor



First Floor



TYPE A1

GROUND + 5 FLOORS



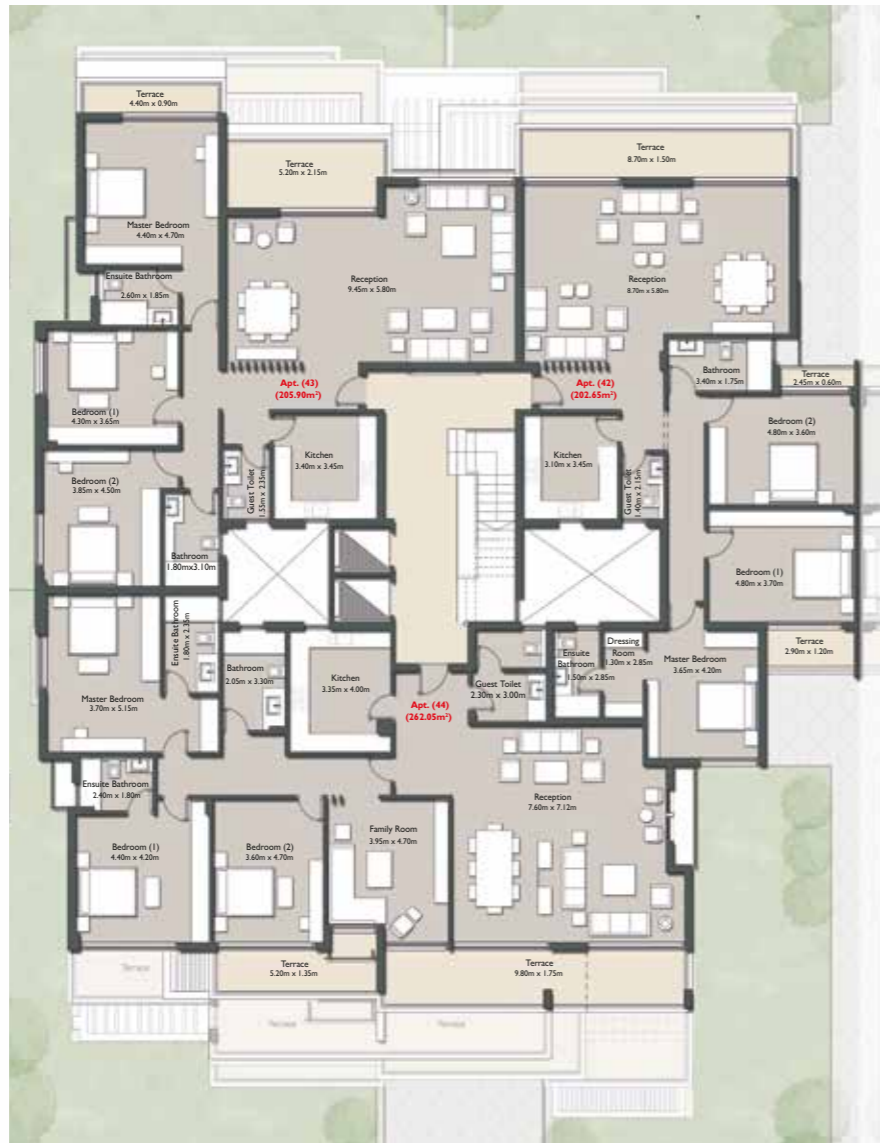
Second Floor



Third Floor

TYPE A1

GROUND + 5 FLOORS



Fourth Floor



Fifth Floor