



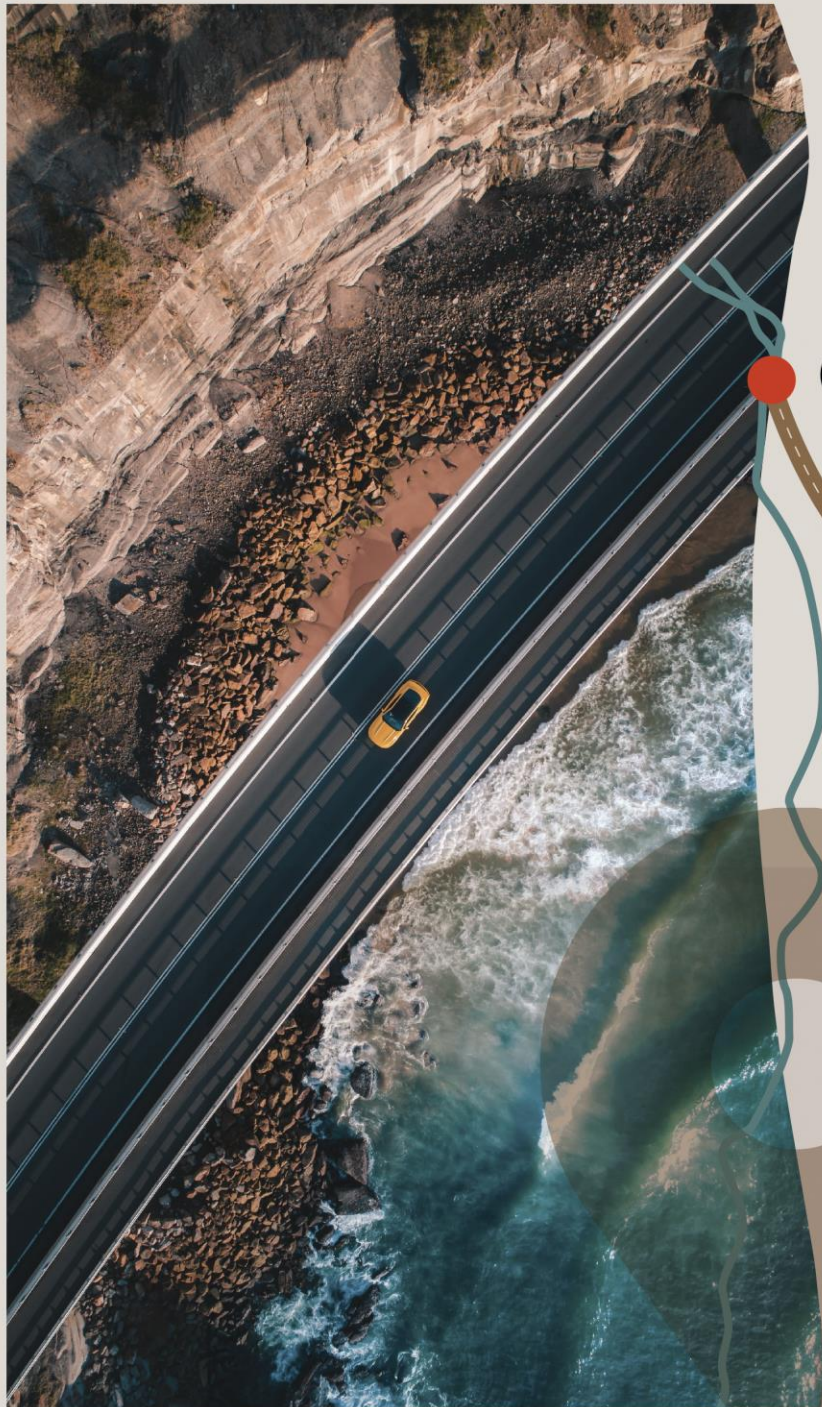
PALM HILLS
DEVELOPMENTS

PALM HILLS

SOKHNA AT LAGUNA BAY

19743

www.palmhillsdevelopments.com



Cairo

Cairo Airport

River Nile

The Prime Location

Palm Hills Sokhna At Laguna Bay is home to a prime address off the 65 km Galala Highway Exit, along the sought after, Golden Mile, A scenic 20 km stretch of land, aptly named for its year-round summery climate and fresh sea breeze, unencumbered by the neighboring mountain ranges. When it comes to Ain Sokhna, it's where you'll want to stay, up at Palm Hills Sokhna At Laguna Bay.

| | | |
|---|---------|------------|
| Cairo International Airport → Palm Hills Sokhna At Laguna Bay | 171 km | 2 h 15 min |
| New Cairo City → Palm Hills Sokhna At Laguna Bay | 149 km | 1 h 50 min |
| Palm Hills New Cairo → Palm Hills Sokhna At Laguna Bay | 152 km | 1 h 48 min |
| Sokhna Toll Station → Palm Hills Sokhna At Laguna Bay | 50.7 km | 44 min |
| Galala Toll Station → Palm Hills Sokhna At Laguna Bay | 75.7 km | 54 min |
| Movenpick Resort El Sokhna → Palm Hills Sokhna At Laguna Bay | 33.1 km | 32 min |

| | |
|-----------------------------------|-------------------|
| ● Key Provinces | ● Exit |
| ● Palm Hills Sokhna At Laguna Bay | ● The Golden Mile |



Cairo - Ain Sokhna Road

Sokhna Toll Station

New Galala Intl. Highway

Coastal Road

Red Sea

Ras Sudr

The GOLDEN MILE

PALM HILLS
SOKHNA AT LAGUNA BAY

Zaafraanah







● Marina

● Boutique Hotel

● First Row Villas
LVL: +12m

● Second Row Villas
LVL: +19m

● Standalone
LVL: +19m

● Twin Chalets
LVL: +24m to +26m

● Townhouses
LVL: +27m to +29m

● Chalets
LVL: +34m to +36m

LAND AREA: 508m²

LAND AREA: 385m² - 432m²

LAND AREA: 267m² - 380m²

2 Bedroom LAND AREA: 210m² - 294m²
3 Bedroom LAND AREA: 287m² - 313m²

Corner LAND AREA: 225m² - 270m²
Middle LAND AREA: 172m² - 189m²

AVG LAND AREA: 508m²

AVG LAND AREA: 392m²

AVG LAND AREA: 275m²

AVG LAND AREA: 225m²
AVG LAND AREA: 302m²

AVG LAND AREA: 257m²
AVG LAND AREA: 172m²

BUA: 324m²

BUA: 250m²

BUA: 180m²

BUA: 90m²
BUA: 117m²

BUA: 180m²
BUA: 176m²

Junior BUA: 100m²
Premium BUA: 100m²

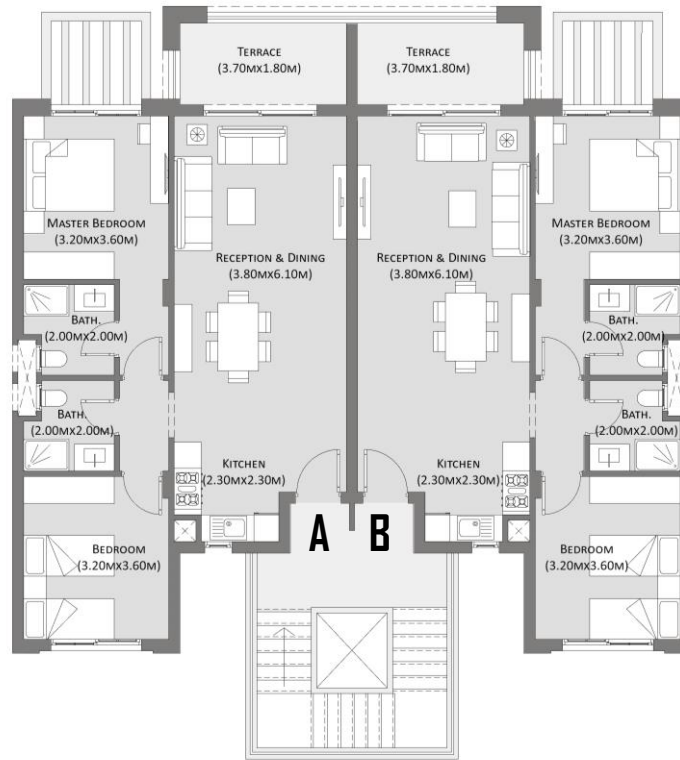


- First Row Villa
- Second Row Villa
- Standalone
- 2 Bedroom Twin Chalet
- 3 Bedroom Twin Chalet
- Townhouse
- Junior Chalet
- Premium Chalet

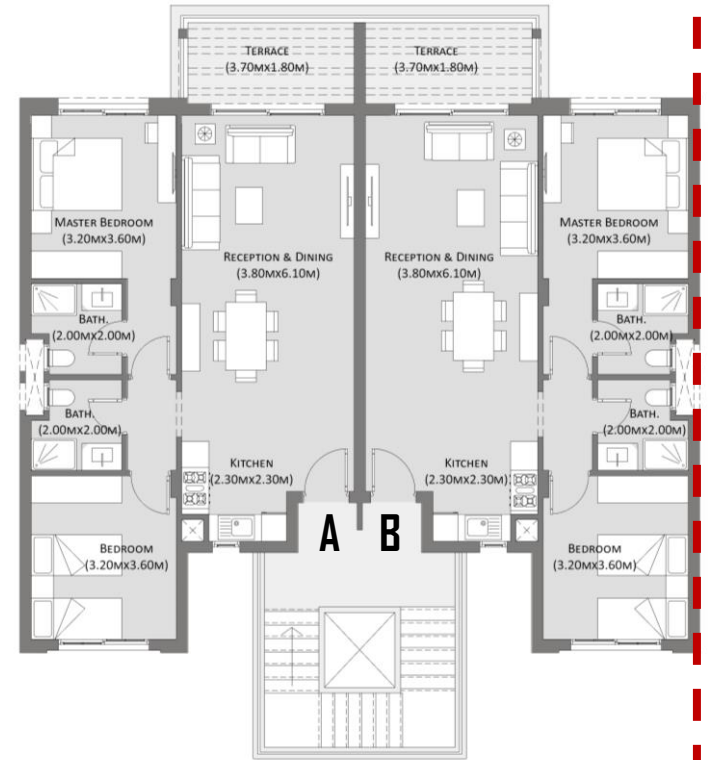
Chalets



Ground Floor



First Floor



Second Floor

| Junior Chalet | |
|-------------------------|--------------------|
| Average Land Area/Block | 550 m ² |
| Ground Floor – Unit A | 100 m ² |
| Average Garden Area | 175 m ² |
| Wooden Pergola | 5 m ² |
| Ground Floor – Unit B | 100 m ² |
| Average Garden Area | 175 m ² |
| Wooden Pergola | 5 m ² |
| First Floor – Unit A | 100 m ² |
| First Floor – Unit B | 100 m ² |
| Second Floor – Unit A | 100 m ² |
| Second Floor – Unit B | 100 m ² |

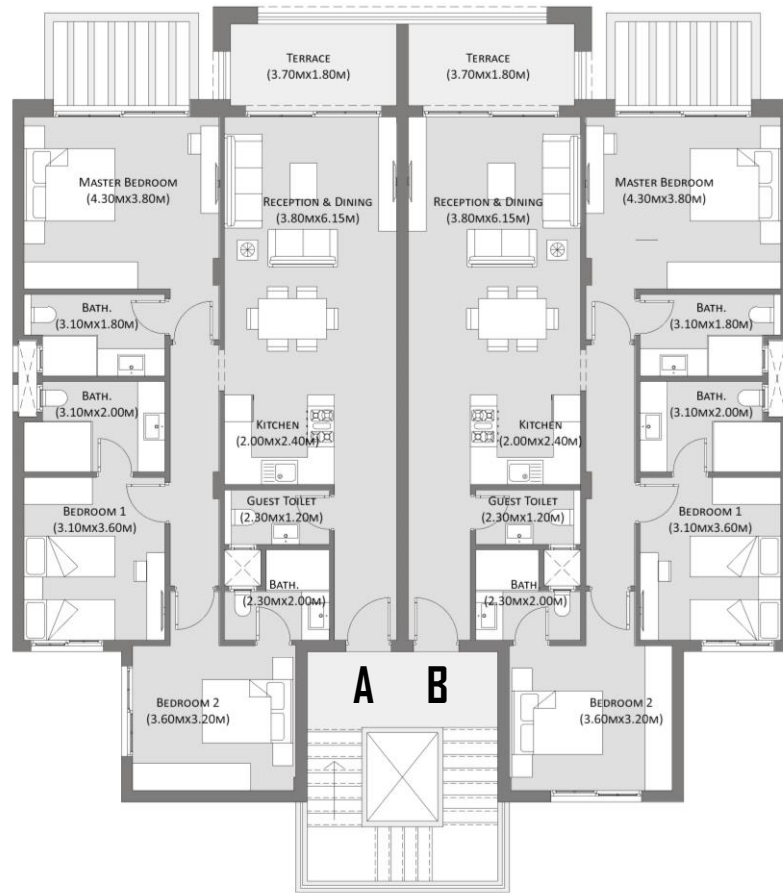


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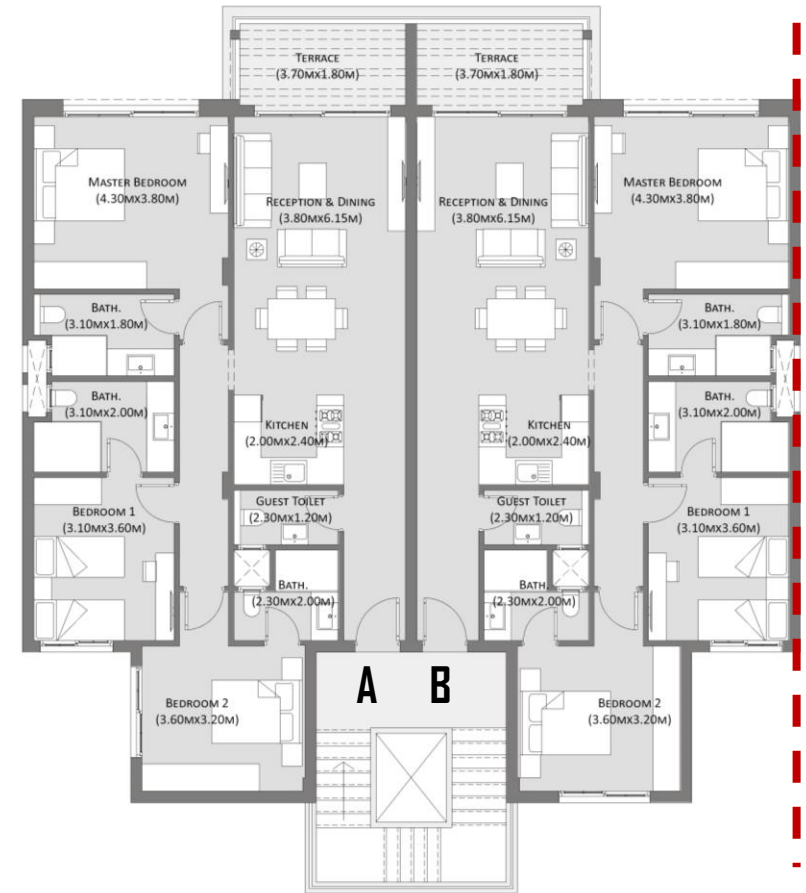
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Ground Floor



First Floor

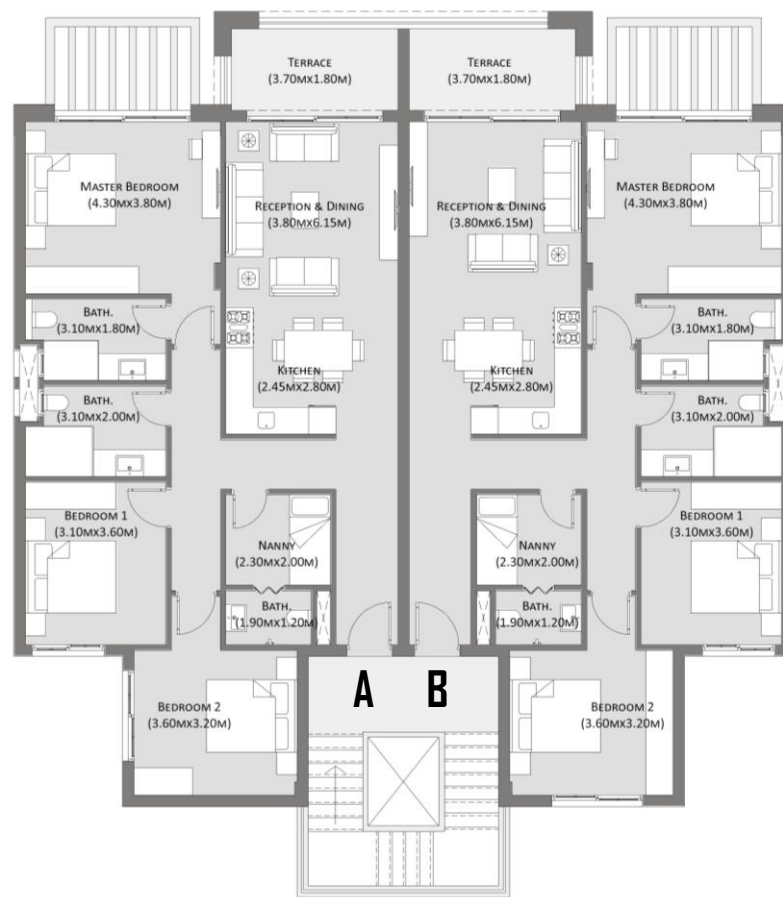


Second Floor

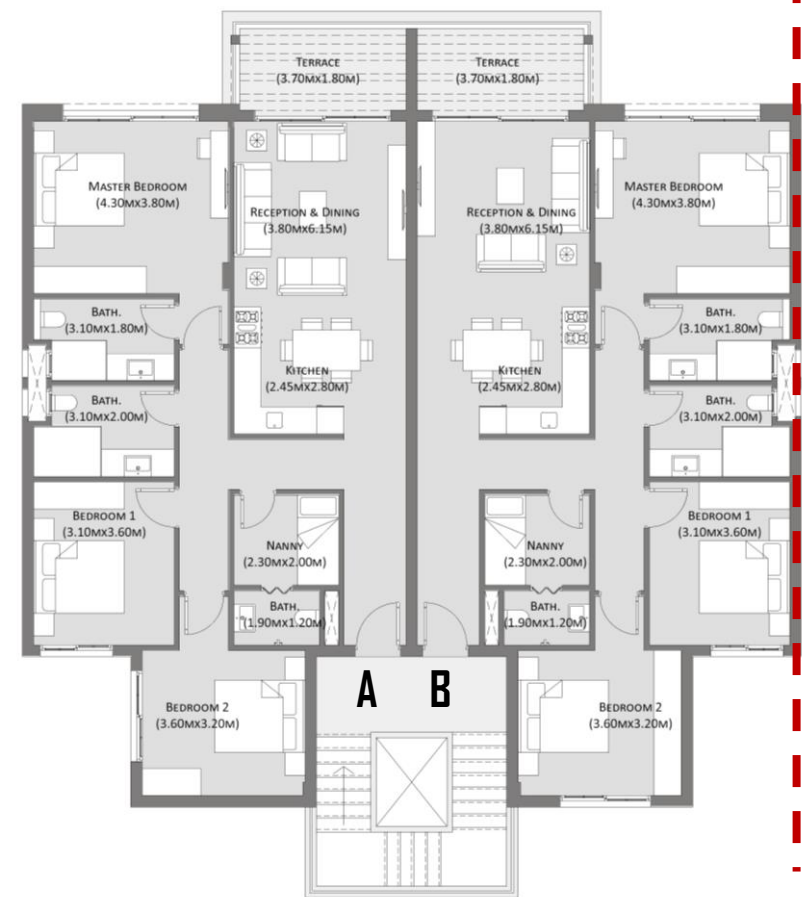
| Premium Chalet | |
|-------------------------|--------------------|
| Average Land Area/Block | 690 m ² |
| Ground Floor – Unit A | 140 m ² |
| Average Garden Area | 205 m ² |
| Wooden Pergola | 7 m ² |
| Ground Floor – Unit B | 140 m ² |
| Average Garden Area | 205 m ² |
| Wooden Pergola | 7 m ² |
| First Floor – Unit A | 140 m ² |
| First Floor – Unit B | 140 m ² |
| Second Floor – Unit A | 140 m ² |
| Second Floor – Unit B | 140 m ² |



Ground Floor



First Floor



Second Floor

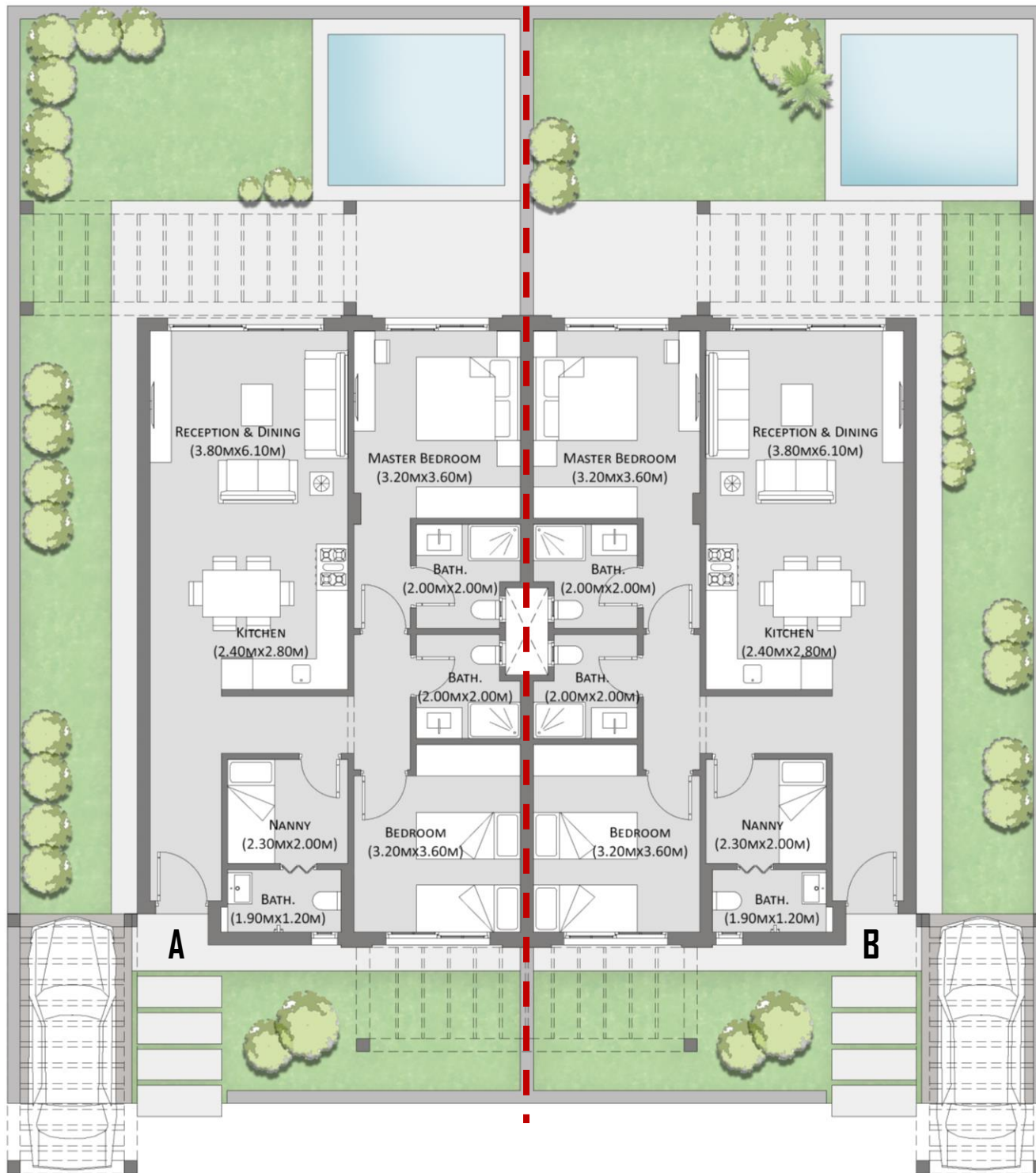
| Premium Chalet | |
|-------------------------|--------------------|
| Average Land Area/Block | 690 m ² |
| Ground Floor – Unit A | 140 m ² |
| Average Garden Area | 205 m ² |
| Wooden Pergola | 7 m ² |
| Ground Floor – Unit B | 140 m ² |
| Average Garden Area | 205 m ² |
| Wooden Pergola | 7 m ² |
| First Floor – Unit A | 140 m ² |
| First Floor – Unit B | 140 m ² |
| Second Floor – Unit A | 140 m ² |
| Second Floor – Unit B | 140 m ² |



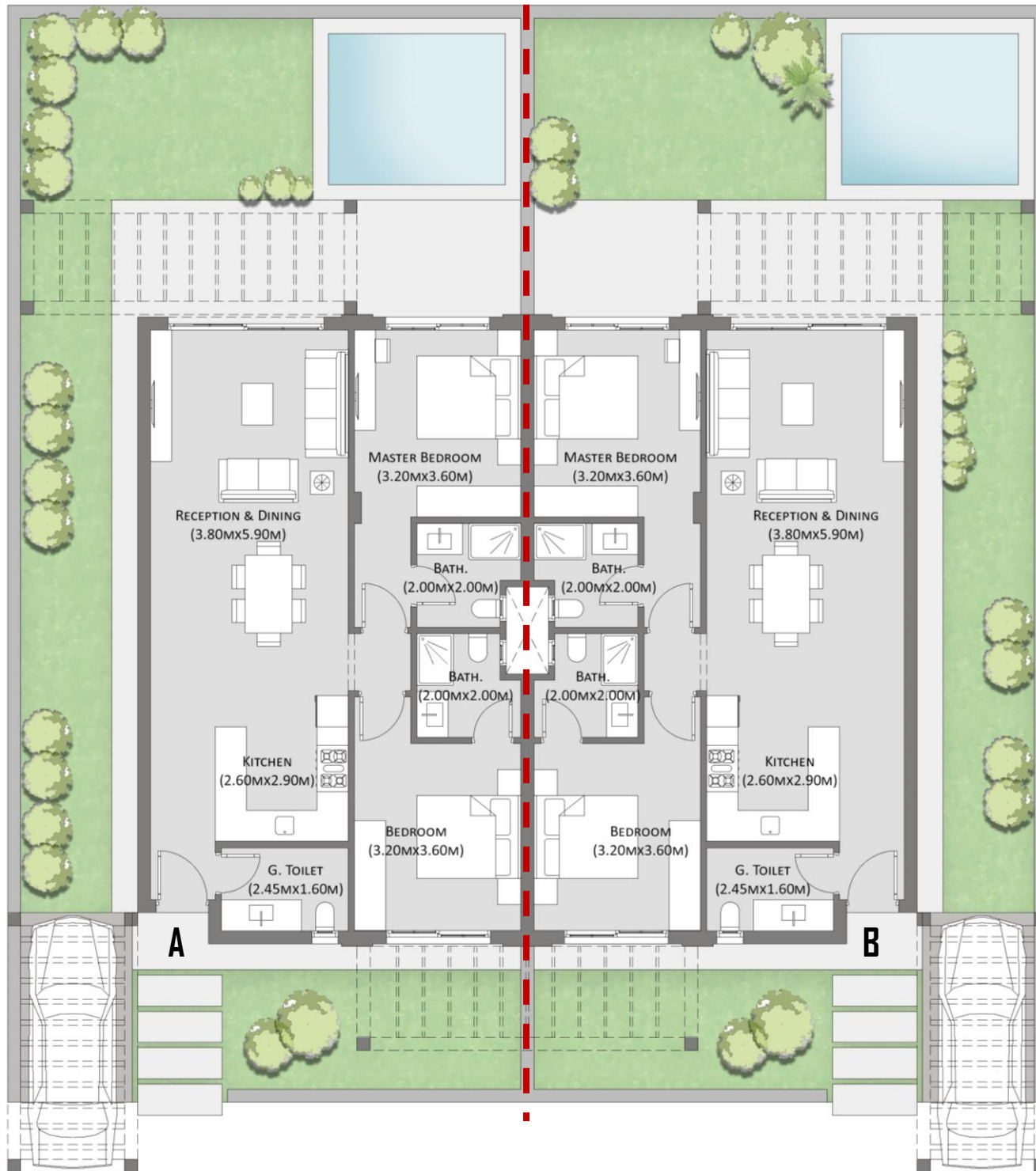
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Villas



| 2 Bedroom Twin Chalet | |
|--------------------------|-------------------------|
| Average Land Area | 225 m ² |
| 2 Bedroom Unit | 90 m² |
| Optional Garden Pergola | 14.50 m ² |
| Optional Bedroom Pergola | 6.50 m ² |
| Optional Garage Pergola | 15 m ² |



| 2 Bedroom Twin Chalet | |
|--------------------------|-------------------------|
| Average Land Area | 225 m ² |
| 2 Bedroom Unit | 90 m² |
| Optional Garden Pergola | 14.50 m ² |
| Optional Bedroom Pergola | 6.50 m ² |
| Optional Garage Pergola | 15 m ² |



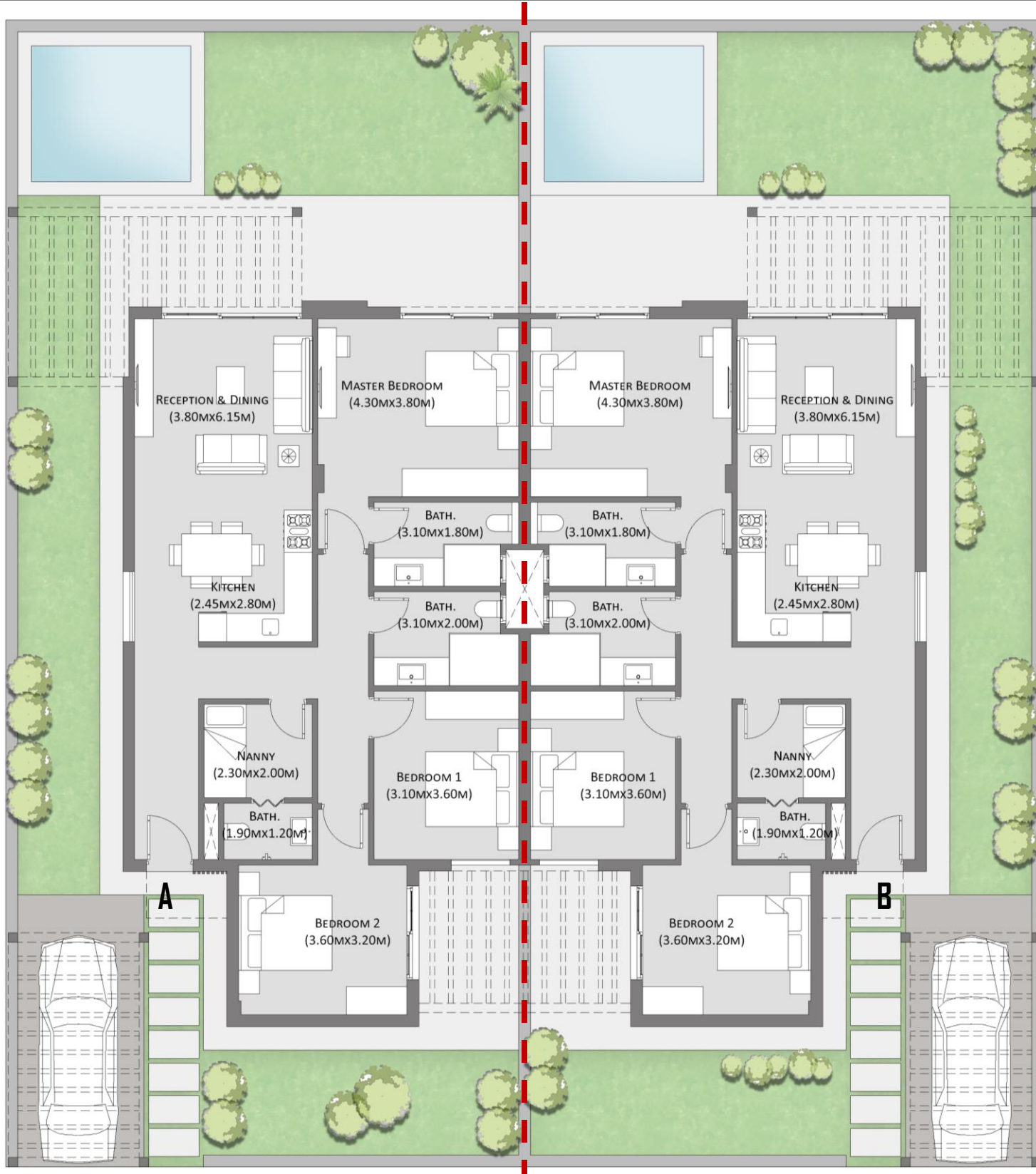
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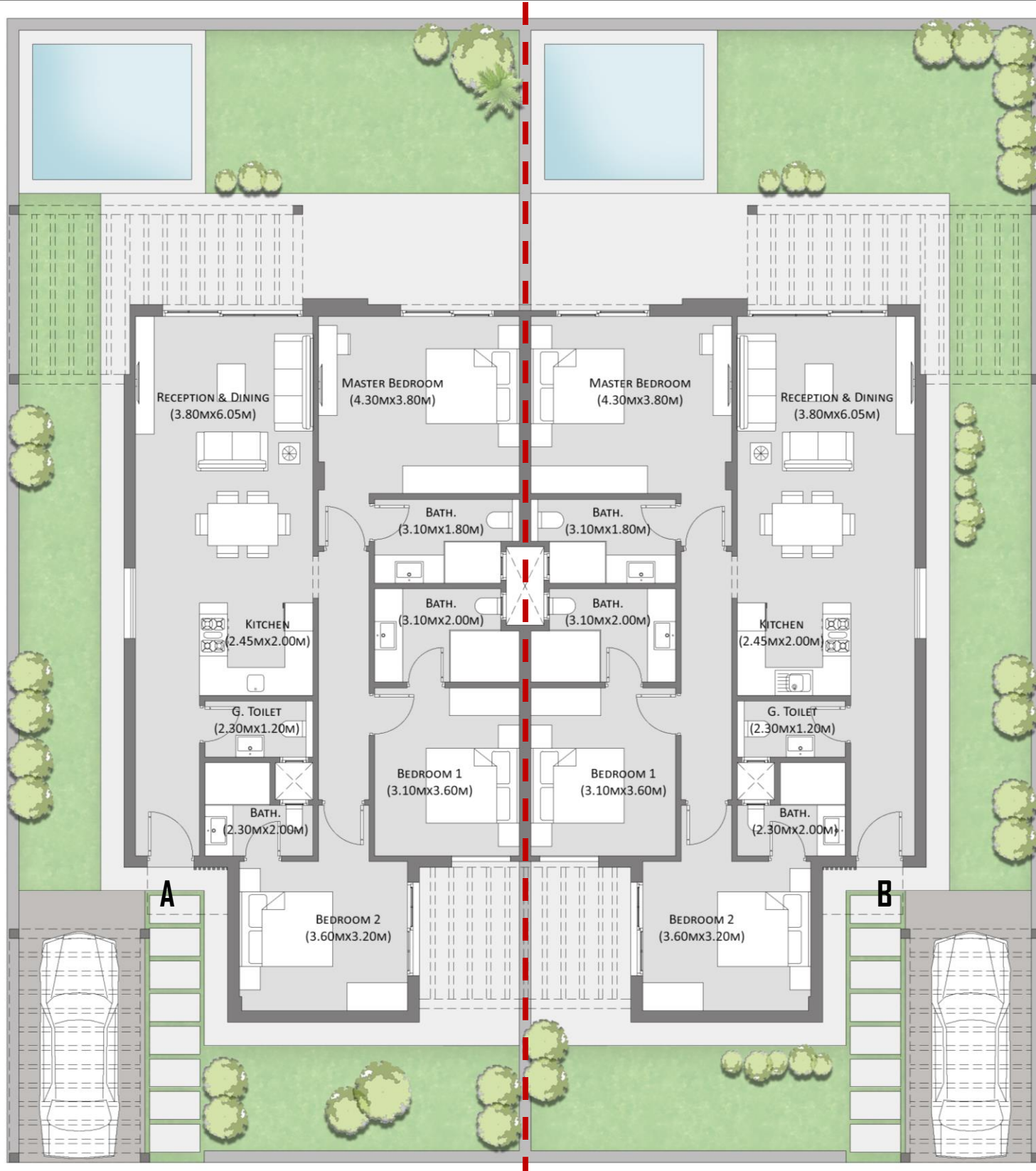


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| 3 Bedroom Twin Chalet | |
|--------------------------|--------------------------|
| Average Land Area | 300 m ² |
| 3 Bedroom Unit | 117 m² |
| Optional Garden Pergola | 17.50 m ² |
| Optional Bedroom Pergola | 7 m ² |
| Optional Garage Pergola | 15 m ² |



3 Bedroom Twin Chalet

| | |
|--------------------------|--------------------------|
| Average Land Area | 300 m ² |
| 3 Bedroom Unit | 117 m² |
| Optional Garden Pergola | 17.50 m ² |
| Optional Bedroom Pergola | 7 m ² |
| Optional Garage Pergola | 15 m ² |



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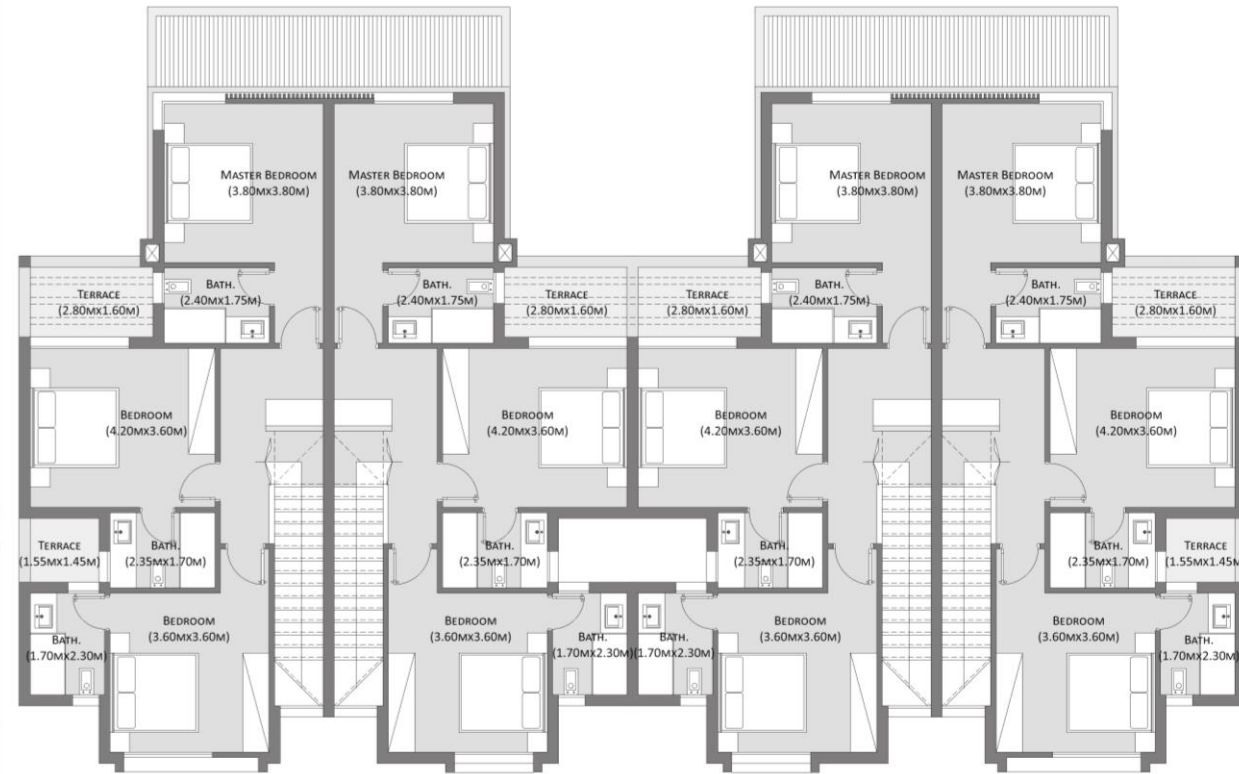


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Ground Floor



First Floor

| Corner Units | |
|-------------------------|--------------------------|
| Average Land Area | 260 m ² |
| Ground Floor Area | 86 m ² |
| First Floor Area | 92 m ² |
| BUA | 180 m² |
| Optional Garden Pergola | 8 m ² |
| Optional Garage Pergola | 15 m ² |

| Middle Units | |
|-------------------------|--------------------------|
| Average Land Area | 175 m ² |
| Ground Floor Area | 85 m ² |
| First Floor Area | 91 m ² |
| BUA | 176 m² |
| Optional Garden Pergola | 8 m ² |
| Optional Garage Pergola | 15 m ² |



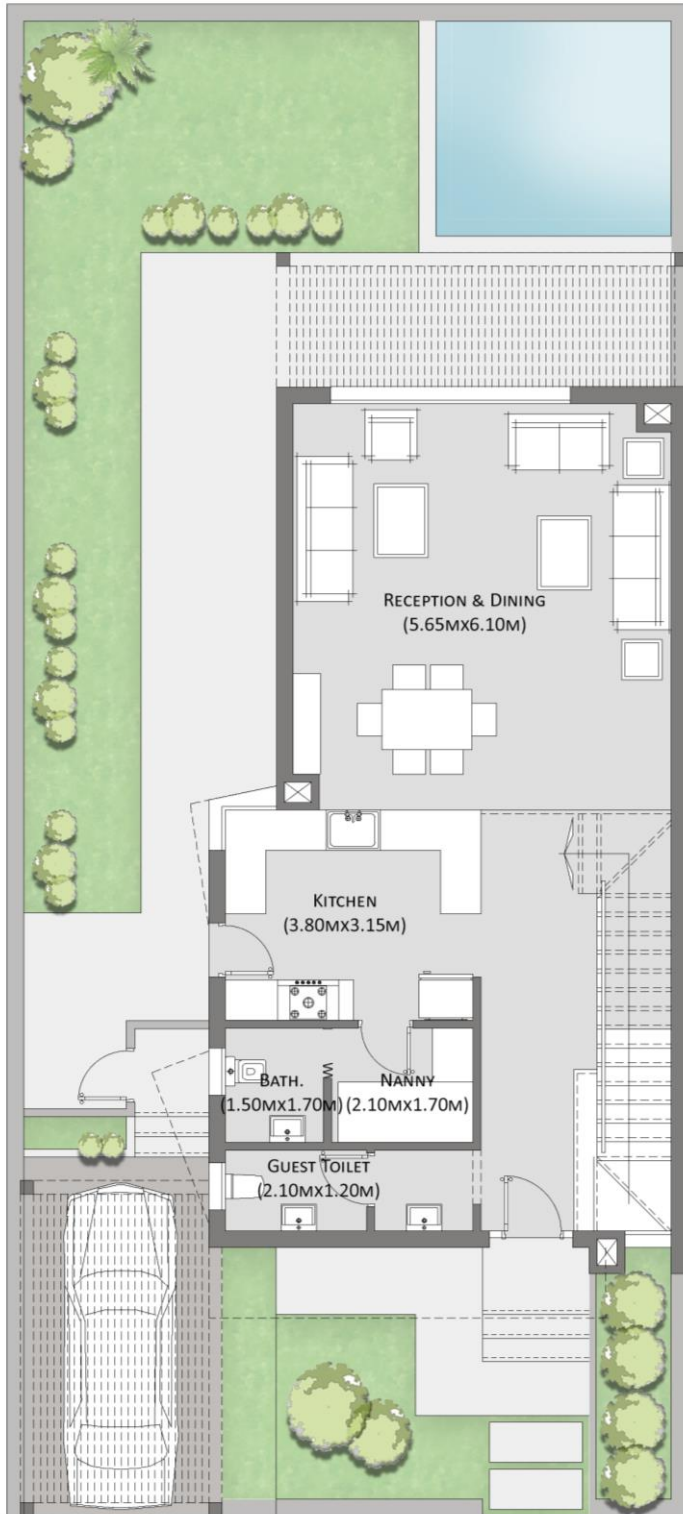
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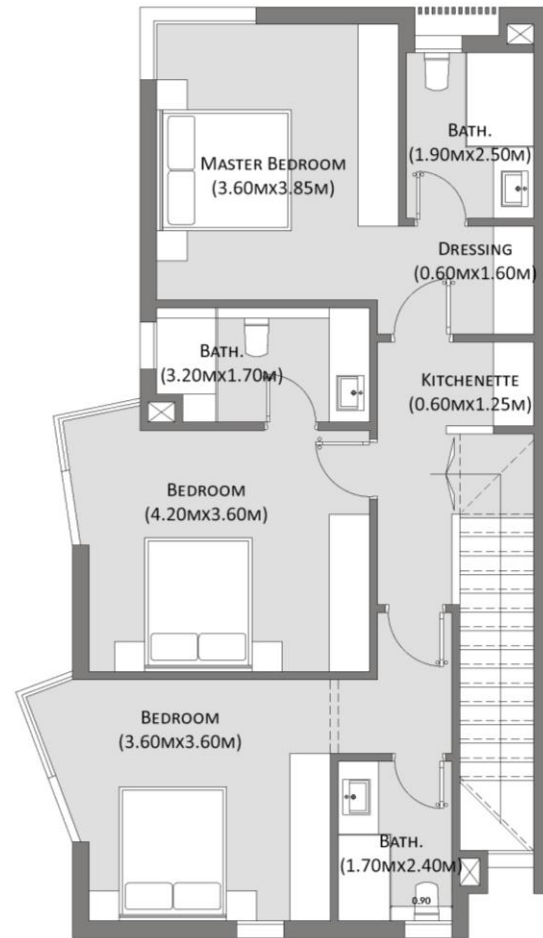


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Ground Floor



First Floor

| Standalone | |
|-------------------------|--------------------------|
| Average Land Area | 280 m ² |
| Ground Floor Area | 87 m ² |
| First Floor Area | 93 m ² |
| BUA | 180 m² |
| Optional Garden Pergola | 12.50 m ² |
| Optional Garage Pergola | 15 m ² |



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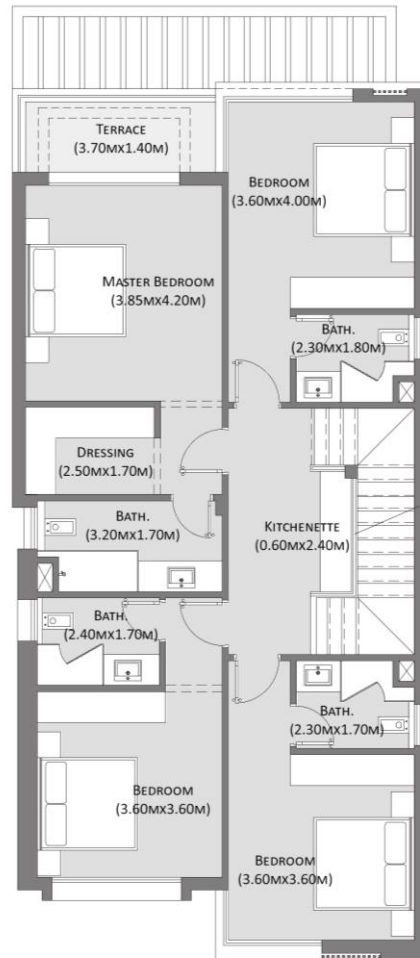


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Ground Floor



First Floor

| Villa | |
|-------------------------|--------------------------|
| Average Land Area | 392 m ² |
| Ground Floor Area | 119 m ² |
| First Floor Area | 131 m ² |
| BUA | 250 m² |
| Optional Garden Pergola | 13.50 m ² |
| Optional Garage Pergola | 15 m ² |



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