

The background of the entire image is a close-up, high-contrast photograph of water ripples, creating a textured, organic pattern. A large, solid dark teal rectangle is centered over this background, serving as a backdrop for the text.

# cleo

WATER RESIDENCES

PALM HILLS  
NEW CAIRO



The background image is a vertical photograph showing a blurred landscape. The sky is filled with soft, horizontal bands of color, ranging from pale blue to warm orange and yellow, suggesting a sunset or sunrise. Below the sky, there's a dark, horizontal band that appears to be a body of water or a distant shoreline. The foreground shows the dark, curved lines of what might be a boat's hull or a rocky shore, also blurred. The overall effect is a sense of motion and tranquility.

LET NATURE SPEAK



# A Signature Landmark

Palm Hills New Cairo cherishes 'green,' the way nature was created. The natural landscape of homes does not interfere with the surrounding environment.

Running over 500 feddans, Palm Hills New Cairo was designed among that scenery and assorted views having whatever you need all around you.

Palm Hills New Cairo is a mixed-use community. across so many different house types, commercial services, tailored for residents & guests. Our design is created to answer the call for a pleasant walk, a community guided by trees.



# The Perfect Balance

Spanning across **500 feddans**.

Elevated typography with homes resting **330 meters** above sea level.

**400 feddans** featuring residential homes.

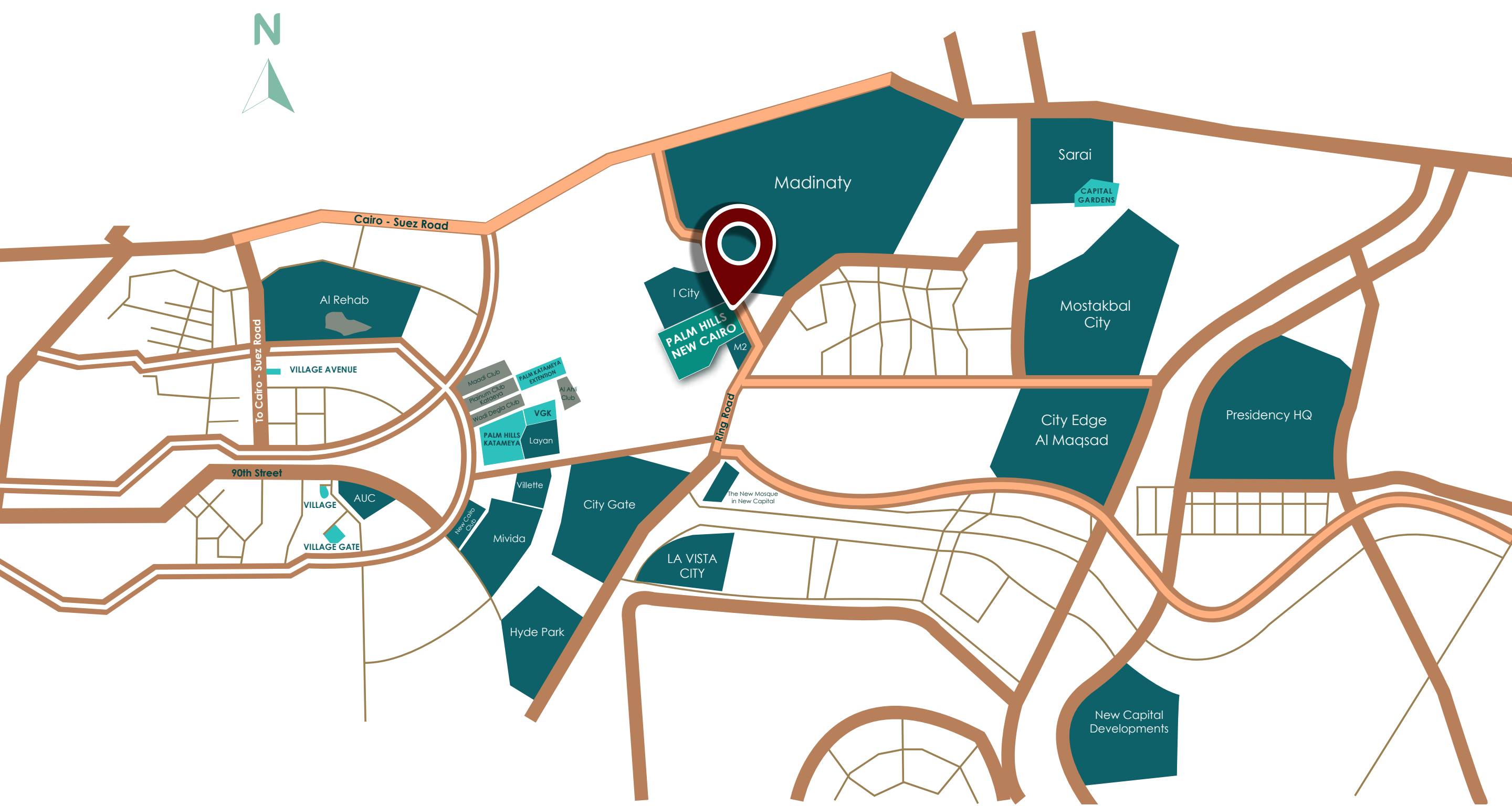
**100 feddans** of a mixed-use commercial space.





# A Captivating Location

Conveniently placed along the Middle Ring-Road, with a separate accessible commercial entrance to not disrupt easy flow of its residents and their welcomed guests, you will find the monumental Palm Hills New Cairo overlooking all of New Cairo and the neighboring, New Capital City.



[CLICK HERE](#)  
FOR PALMHILLS NEW CAIRO DIRECTIONAL ROUTE



17 km The German University in Cairo  
26 km The American University in Cairo



36 km Cairo International Airport  
41 km New Capital Airport



32 km New Capital



11 km Palm Hills Katameya





# Sufficient Community the Unparalleled Tie-In

Introducing to you such an impeccable lifestyle,  
with breathtaking nature all around, Palm Hills New Cairo  
grants you matchless facilities with everything you need,  
because we leave nothing undiscovered.

Indulge in an out of this World Feel  
Catering to your whole family's  
needs, we bring you:



Luxurious Spa



Professional Healthcare



Heavenly Hotel



Great Shopping



Exquisite Dining



Quality Education



Palm Hills Club



Community hub











KING'S SCHOOL  
NEW CAIRO

# KINGS SCHOOL COMING TO PALM HILLS NEW CAIRO



Palm Hills New Cairo will provide an exemplary education for students from the ages of 1 to 18. Students will benefit from the 50-year heritage of academic excellence King's College Schools offer. Providing the best in premium education to over 55,000 students worldwide, King's School graduates are selected to enroll in the most challenging courses at the best universities in the world. 1 in 3 go to Russell Group and Ivy League universities, while 90% of students go to their first-choice university.







# The Art of Master Planning

The site’s incredible land has great potential to amplify the development and provide remarkable opportunities that are unique to the city of New Cairo. The extremes of the natural land of the site have opportunities to bring value to the development, with incredible views and experiences.

An interconnected open space network offers a variety of experiences from hike and bike trails to moments of shade and rest, and community centers that serve nearby residents.

## OUR PARTNERS



Multi-disciplinary firm specialized in design integrated environments



Landscape architecture. Urban design & planning firm



# Nature's Sweet Serenade

Cleo Water Residences offers endless fields of landscaped greenery and colorful flora.

Lagoons serve as scenic dividers between the sprawling environment, promising a better, healthier, more inspired, quality of life to all.

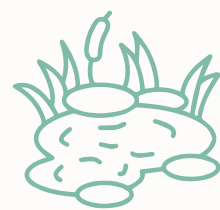




# A Portrait of Perfection



82% of Open Green Spaces



5,000 m<sup>2</sup> Lagoon spanning across the whole zone



14 Buildings strategically placed & spaced







# A Lakeside Community

The main water feature at Cleo Water Residences is a practice of form and function. The 5,000 m<sup>2</sup> lagoon provides unparalleled views, while enhancing the climate around.

The lagoon offers unique social spaces bursting with character and appeal, while serving as stunning separators, from one neighborhood to the next.





# The Greener Side

A soothing sanctuary of serenity, life at Cleo Water Residences couldn't be more of a walk in the park.

Cleo Water Residences offers **82%** of green open spaces that provide welcoming walkways and footpaths that interconnect the 14 fully finished buildings ensuring pleasant, safe, and inspiring springs to your step.





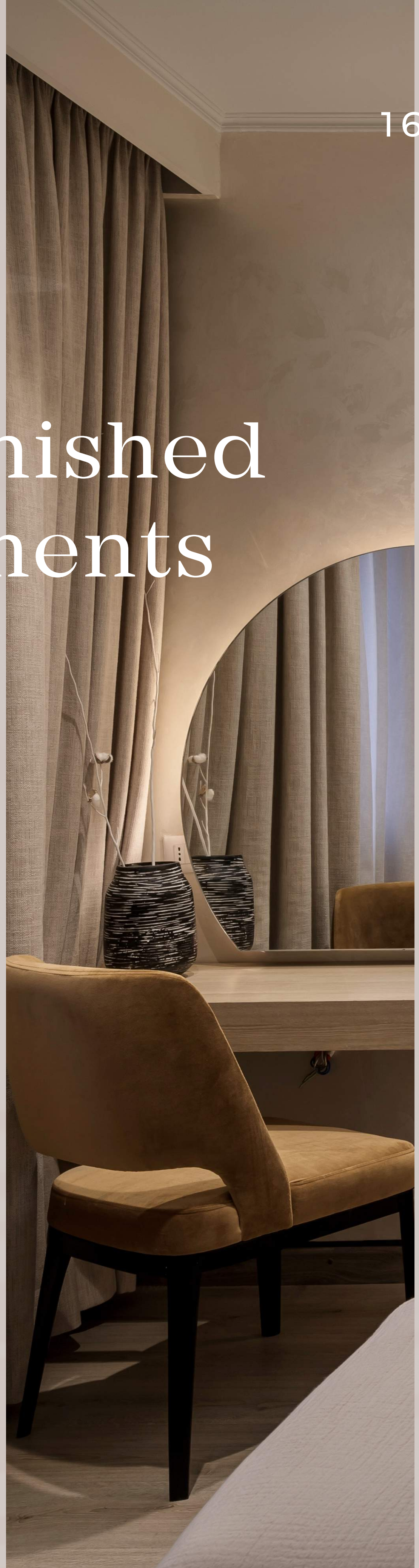
# A Healthier Way of Life



The Outdoor Gym provides the ideal atmosphere to burn your adrenaline and spark a rejuvenating spirit of exhilaration, both day and night.



# Fully Finished Apartments



*Designed by*



NIHAL MOURAD  
INTERIOR DESIGN STUDIO









# Floor Plans

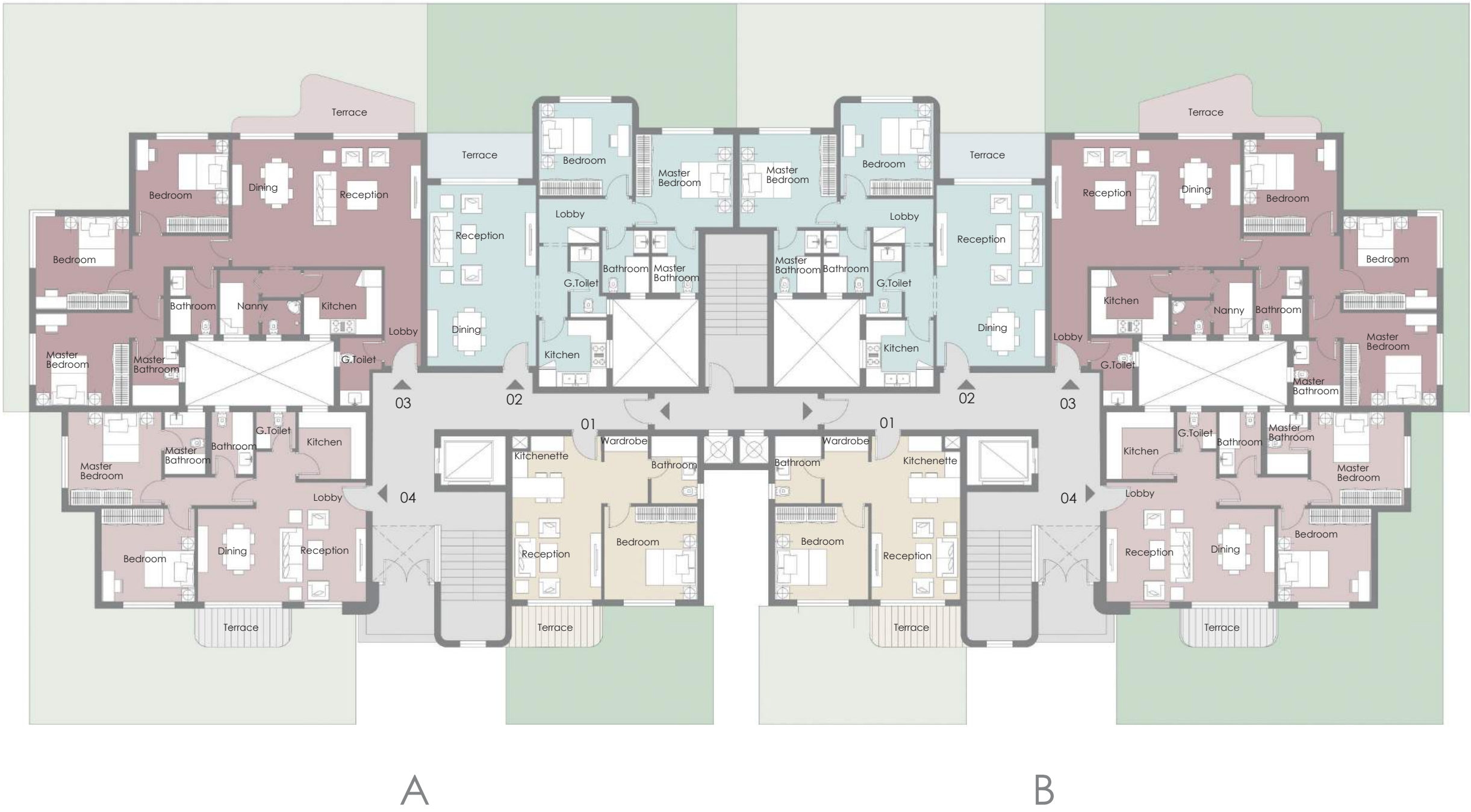


# Building Type





TYPE : D



GROUND FLOOR

Apartment 01 (1 Bedroom) BUA: 72 m²

Reception - Dining and Kitchenette	3.40 m x 6.30 m
Bathroom	1.80 m x 2.60 m
Terrace	3.50 m x 1.60 m
Bedroom	3.60 m x 3.60 m
Wardrobe / Storage	1.70 m x 0.85 m

Apartment 02 (2 Bedrooms) BUA: 128 m²

Reception & Dining	4.20 m x 7.30 m
Kitchen	2.60 m x 2.60 m
Terrace	4.05 m x 1.75 m
Guest Toilet	1.10 m x 2.75 m
Bathroom	1.80 m x 2.40 m
Lobby / Storage	2.30 m x 1.70 m
Master Bedroom	3.75 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m

Apartment 03 (3 Bedrooms + Nanny's) BUA: 172 m²

Lobby	1.40 m x 3.85 m
Reception & Dining	7.30 m x 4.90 m
Kitchen	3.00 m x 2.50 m
Guest Toilet	1.60 m/1.15m x 2.65 m
Terrace	4.40 m x 1.85 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Master Bedroom Dressing	2.40 m x 2.50 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	1.50 m x 2.50 m
Nanny's Bathroom	1.50 m x 1.30 m

Apartment 04 (2 Bedrooms) BUA: 116 m²

Lobby	4.25 m x 1.00 m
Reception & Dining	6.50 m x 3.60 m
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.40 m
Terrace	3.70 m x 1.50 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m
Bathroom	1.60 m x 2.40 m

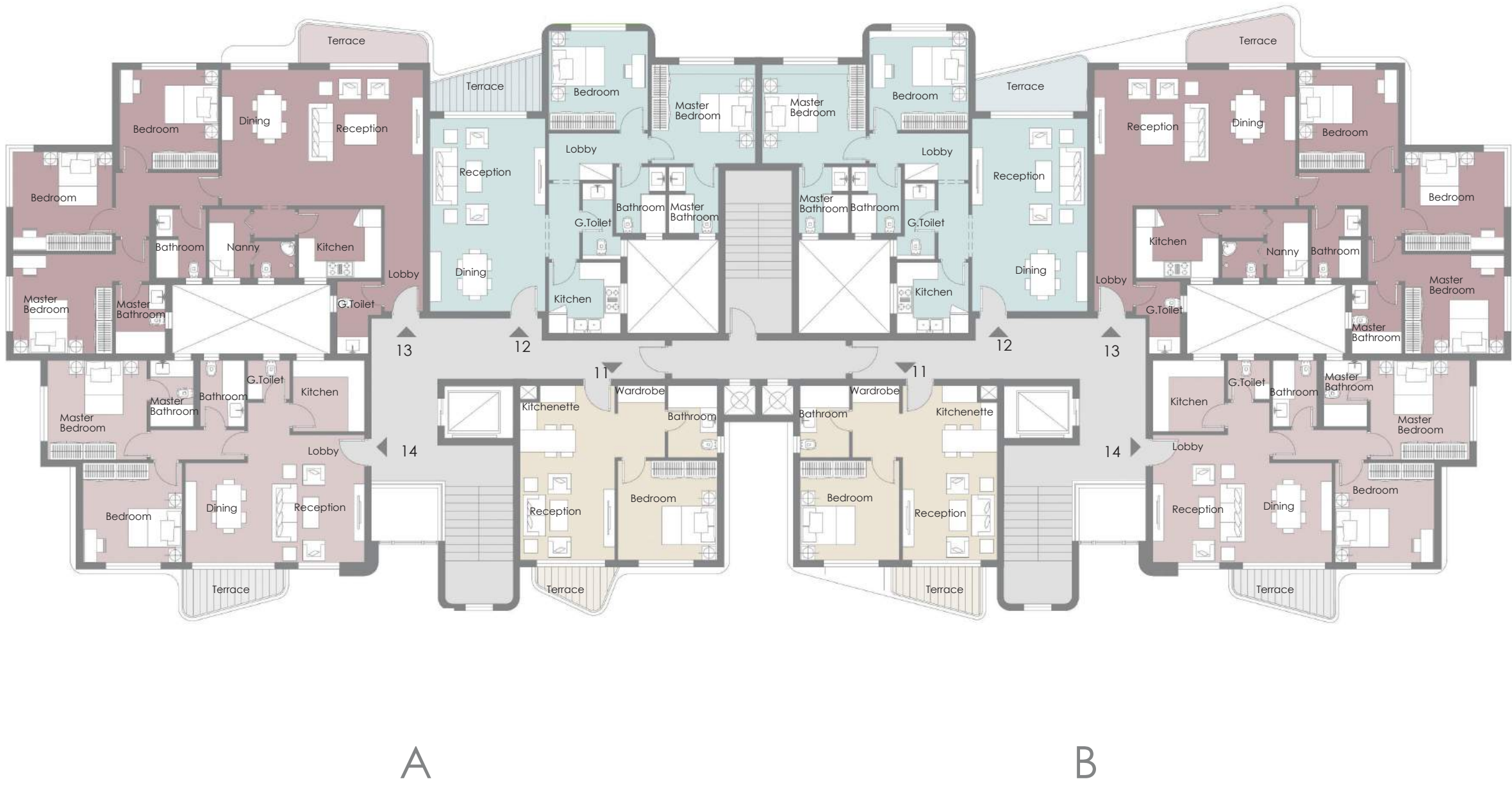
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TYPE : D



FIRST FLOOR

Apartment 11 (1 Bedroom) BUA: 70 m²

Reception - Dining and Kitchenette	3.45 m x 6.30 m
Bathroom	1.80 m x 2.60 m
Terrace	3.20 m x 1.20 m
Bedroom 1	3.60 m x 3.60 m
Wardrobe / Storage	1.70 m x 0.85 m

Apartment 12 (2 Bedrooms) BUA: 128 m²

Reception & Dining	4.20 m x 7.30 m
Kitchen	2.60 m x 2.60 m
Terrace	4.05 m x 1.70 m
Guest Toilet	1.40 m/1.10 m x 2.75 m
Bathroom	1.80 m x 2.40 m
Lobby	1.10 m x 4.60 m
Master Bedroom	3.80 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m

Apartment 13 (3 Bedrooms + Nanny's) BUA: 172 m²

Lobby	1.40 m x 3.85 m
Reception & Dining	7.30 m x 4.90 m
Kitchen	3.00 m x 2.50 m
Guest Toilet	1.60 m/1.10m x 2.60 m
Terrace	4.65 m x 1.25 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	1.50 m x 2.50 m
Nanny's Bathroom	1.50 m x 1.30 m

Apartment 14 (2 Bedrooms) BUA: 116 m²

Lobby	4.25 m x 1.00 m
Reception & Dining	6.50 m x 3.60 m
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.40 m
Terrace	3.75 m x 1.35 m/1.75 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m
Bathroom	1.60 m x 2.40 m

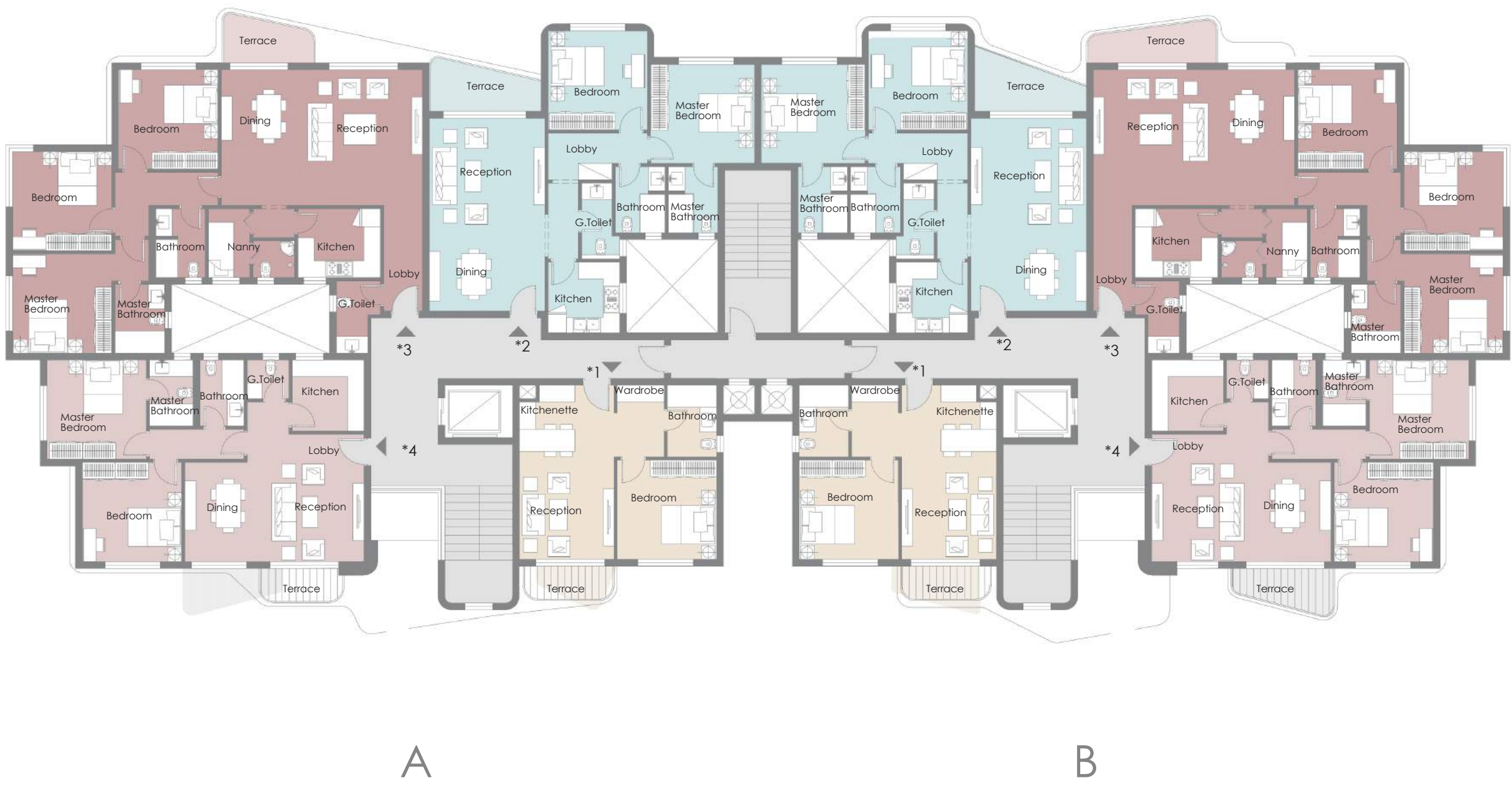
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TYPE : D



TYPICAL FLOOR

Apartment \*1 (1 Bedroom) BUA: 70 m²

Reception - Dining and Kitchenette	3.45 m x 6.30 m
Bathroom	1.80 m x 2.60 m
Terrace	3.20 m x 1.20 m
Bedroom 1	3.60 m x 3.60 m
Wardrobe / Storage	1.70 m x 0.85 m

Apartment \*2 (2 Bedrooms) BUA: 128 m²

Reception & Dining	4.20 m x 7.30 m
Kitchen	2.60 m x 2.60 m
Terrace	4.05 m x 1.70 m
Guest Toilet	1.40 m/1.10 m x 2.75 m
Bathroom	1.80 m x 2.40 m
Lobby	1.10 m x 4.60 m
Master Bedroom	3.80 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m

Apartment \*3 (3 Bedrooms + Nanny's) BUA: 172 m²

Lobby	1.40 m x 3.85 m
Reception & Dining	7.30 m x 4.90 m
Kitchen	3.00 m x 2.50 m
Guest Toilet	1.60 m/1.10m x 2.60 m
Terrace	4.65 m x 1.25 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	1.50 m x 2.50 m
Nanny's Bathroom	1.50 m x 1.30 m

Apartment \*4 (2 Bedrooms) BUA: 116 m²

Lobby	4.25 m x 1.00 m
Reception & Dining	6.50 m x 3.60 m
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.40 m
Terrace	3.75 m x 1.35 m/1.75 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m
Bathroom	1.60 m x 2.40 m

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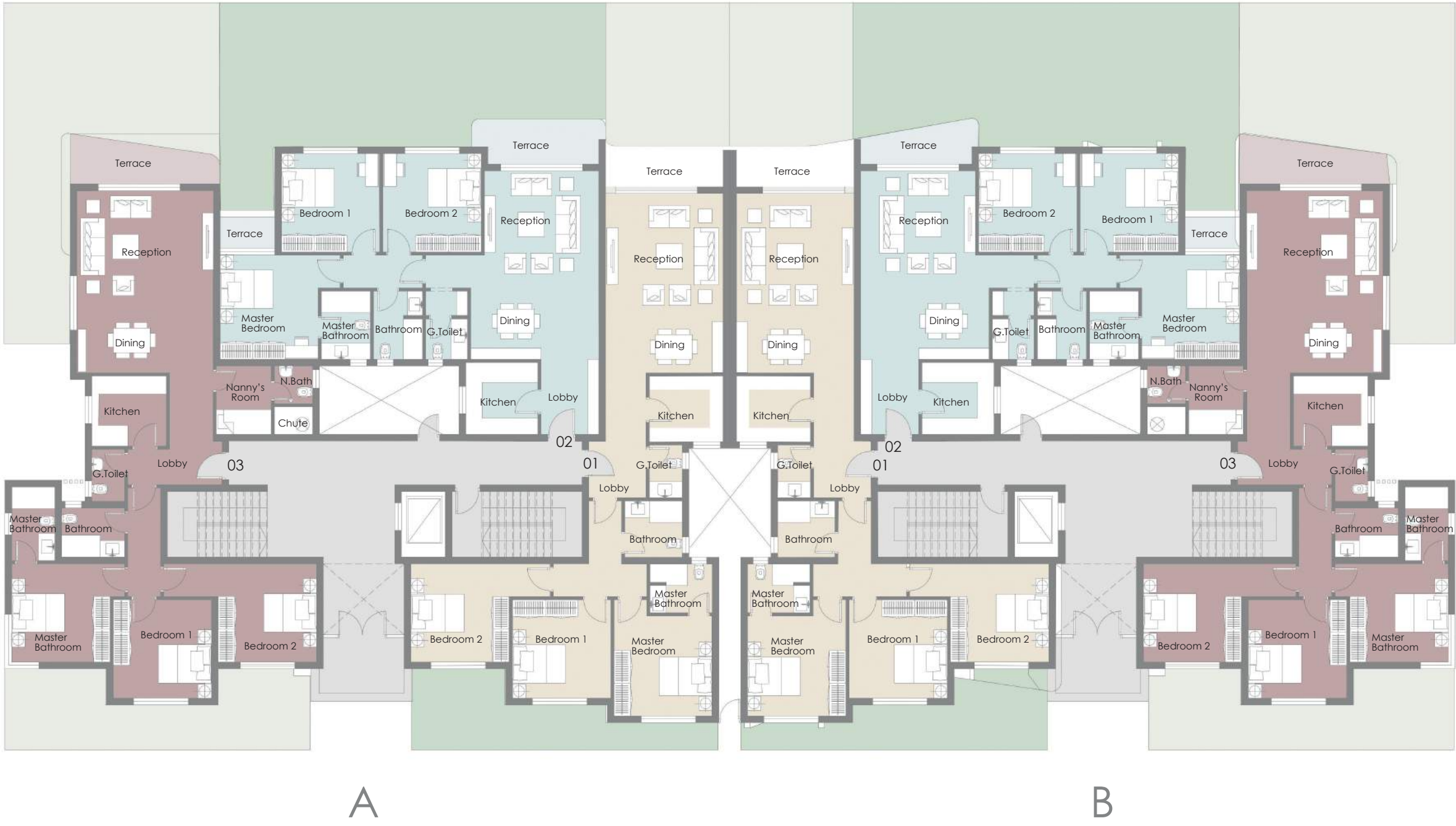


# Building Type





TYPE : G



GROUND FLOOR

Apartment 01 (3 Bedrooms) BUA: 156 m²

Lobby	1.50 m x 4.55 m
Reception & Dining	4.30 m x 6.60 m
Kitchen	2.70 m x 2.40 m
Guest Toilet	1.20 m x 1.90 m
Terrace	4.30 m x 1.65 m
Master Bedroom	3.60 m x 3.65 m
Master Bedroom Bathroom	2.25 m x 1.80 m
Lobby	(1.20 m x 2.30 m) - (3.40 m x 1.20 m)
Bathroom	2.10 m x 2.05 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment 02 (3 Bedrooms) BUA: 154 m²

Lobby	2.10 m x 2.75 m
Reception & Dining	(4.20 m x 4.30 m) - (4.70 m x 2.60 m)
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.55 m x 1.45 m
Storage	1.50 m x 0.90 m
Terrace	4.30 m x 1.90 m
Master Bedroom - Terrace	3.60 m x 3.80 m - 2.00 m x 1.15 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Lobby	5.15 m x 1.20 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment 03 (3 Bedrooms + Nanny's) BUA: 175 m²

Lobby	1.60 m x 4.10 m
Reception & Dining	5.00 m x 6.70 m
Kitchen	2.70 m x 2.55 m
Guest Toilet	1.20 m x 1.90 m
Terrace	5.80 m x 1.65 m / 1.15 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.70 m
Lobby	1.20 m x 5.40 m
Bathroom	2.30 m x 1.80 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	2.00 m x 2.50 m
Nanny's Bathroom	1.40 m x 1.40 m

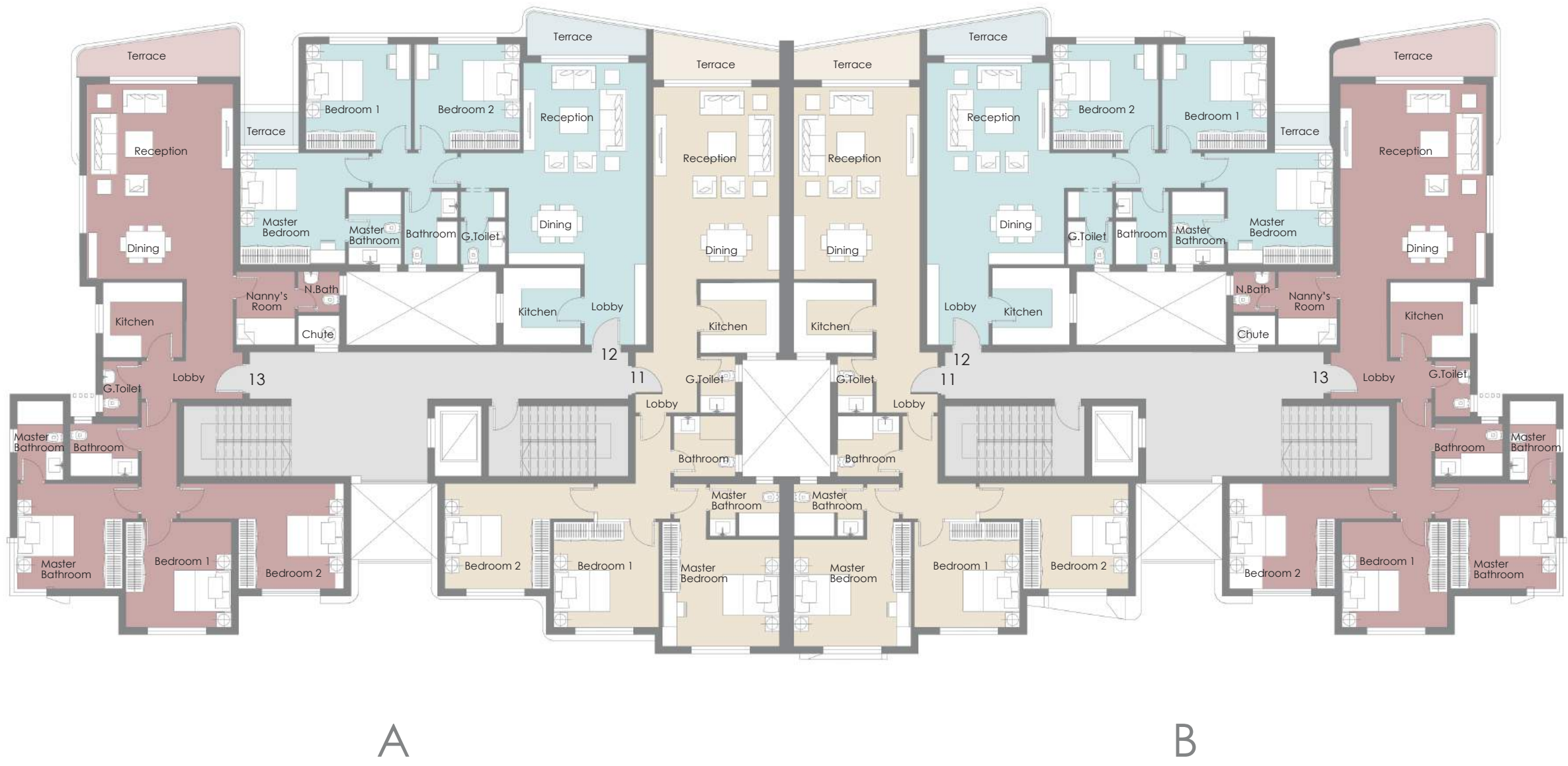
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TYPE : G



FIRST FLOOR

Apartment 11 (3 Bedrooms) BUA: 158 m²

Lobby	1.35 m x 4.55 m
Reception & Dining	4.30 m x 6.60 m
Kitchen	2.70 m x 2.40 m
Guest Toilet	1.20 m x 1.95 m
Terrace	4.30 m x 1.30 m
Master Bedroom	4.00 m x 3.65 m
Master Bedroom Bathroom	2.30 m x 1.80 m
Lobby	(1.20 m x 2.30 m) - (3.40 m x 1.20 m)
Bathroom	2.10 m x 2.00 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment 12 (3 Bedrooms) BUA: 154 m²

Lobby	2.20 m x 2.75 m
Reception & Dining	(4.20 m x 4.30 m) - (4.70 m x 2.60 m)
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.45 m
Storage	1.50 m x 0.90 m
Terrace	4.00 m x 2.00 m / 1.40 m
Master Bedroom - Terrace	3.60 m x 3.80 m - 2.00 m x 1.15 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Lobby	5.60 m x 1.20 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment 13 (3 Bedrooms + Nanny's) BUA: 175 m²

Lobby	1.60 m x 4.10 m
Reception & Dining	5.00 m x 6.70 m
Kitchen	2.70 m x 2.55 m
Guest Toilet	1.20 m x 1.90 m
Terrace	5.60 m x 1.00 m / 1.80 m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.70 m
Lobby	1.20 m x 5.40 m
Bathroom	2.30 m x 1.80 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	2.00 m x 2.50 m
Nanny's Bathroom	1.40 m x 1.40 m

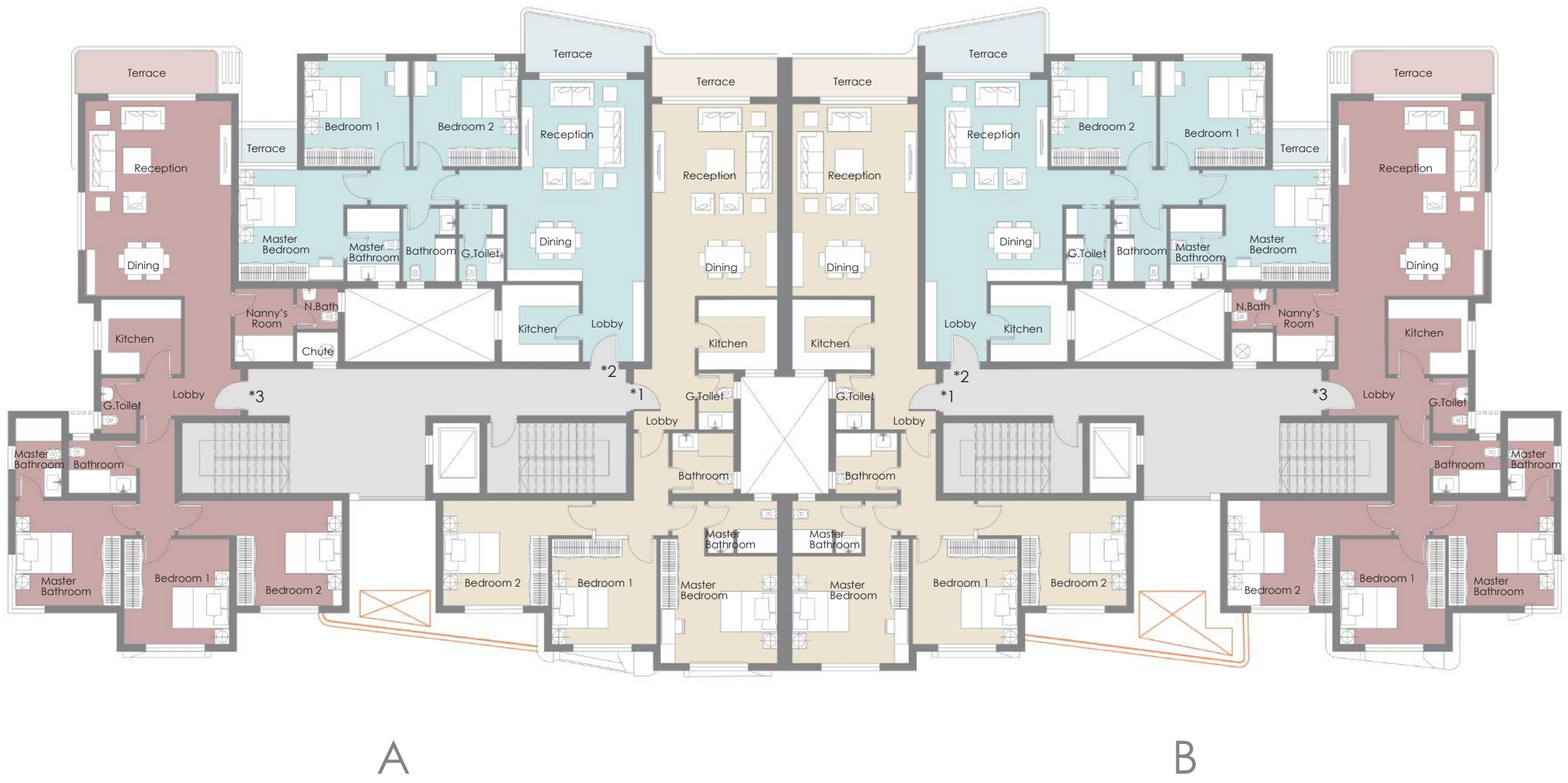
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TYPE : G



TYPICAL FLOOR

Apartment \*1 (3 Bedrooms)    BUA: 158 m²

Lobby	1.35 m x 4.55 m
Reception & Dining	4.30 m x 6.60 m
Kitchen	2.70 m x 2.40 m
Guest Toilet	1.20 m x 1.95 m
Terrace	4.30 m x 1.30 m
Master Bedroom	4.00 m x 3.65 m
Master Bedroom Bathroom	2.30 m x 1.80 m
Lobby	(1.20 m x 2.30 m) - (3.40 m x 1.20 m)
Bathroom	2.10 m x 2.00 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment \*2 (3 Bedrooms)    BUA: 154 m²

Lobby	2.20 m x 2.75 m
Reception & Dining	(4.20 m x 4.30 m) - (4.70 m x 2.60 m)
Kitchen	2.60 m x 2.60 m
Guest Toilet	1.50 m x 1.45 m
Storage	1.50 m x 0.90 m
Terrace	4.00 m x 2.00 m / 1.40 m
Master Bedroom - Terrace	3.60 m x 3.80 m - 2.00 m x 1.15 m
Master Bedroom Bathroom	1.80 m x 2.50 m
Lobby	5.60 m x 1.20 m
Bathroom	1.80 m x 2.50 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m

Apartment \*3 (3 Bedrooms + Nanny's)    BUA: 175 m²

Lobby	1.60 m x 4.10 m
Reception & Dining	5.00 m x 6.70 m
Kitchen	2.70 m x 2.55 m
Guest Toilet	1.20 m x 1.90 m
Terrace	5.60 m x 1.50m
Master Bedroom	3.60 m x 3.60 m
Master Bedroom Bathroom	1.60 m x 2.70 m
Lobby	1.20 m x 5.40 m
Bathroom	2.30 m x 1.80 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.60 m
Nanny's Room	2.00 m x 2.50 m
Nanny's Bathroom	1.40 m x 1.40 m

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# Construction Update











A photograph of a pond with several lily pads floating on the water. The lily pads are green with some brown spots and are covered in water droplets. A small pink flower is visible on one of the lily pads. The water is a deep blue color.

# cleo

WATER RESIDENCES