

PALM HILLS

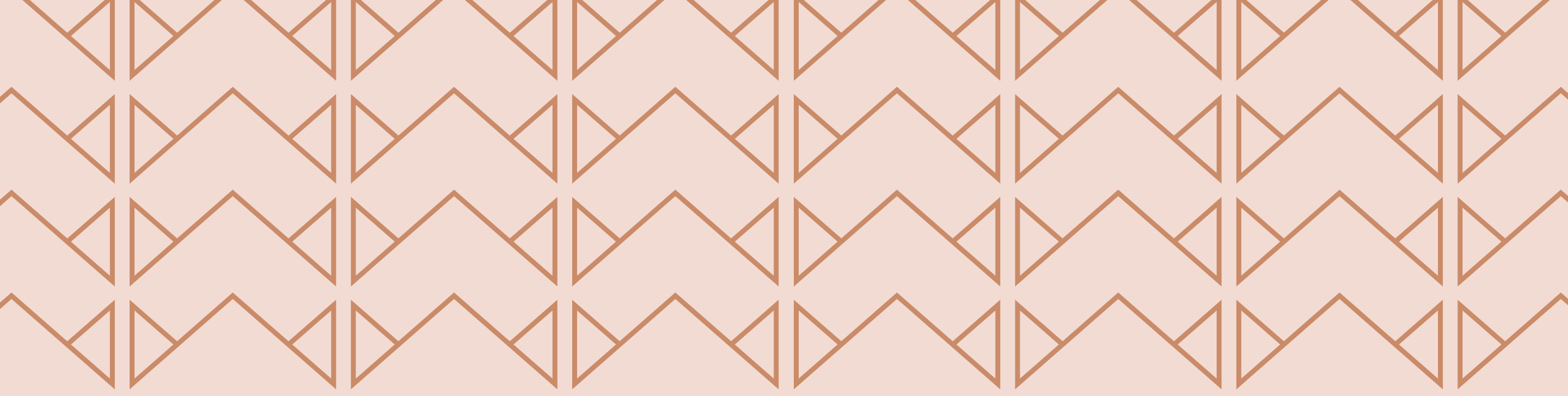
THE
CROWN
extension

PALM HILLS REDEFINING ADDRESSES

Palm Hills continues to shape highly desirable destinations through a portfolio of thoughtfully crafted communities that elevate contemporary living. Each development reflects a commitment to quality, innovation, and purposeful design, creating places residents are proud to belong to.

With an expansive land bank of over 39 million square meters and 48 projects across West Cairo, East Cairo, Alexandria, and the North Coast, Palm Hills builds enduring communities defined by elegance, functionality, and lasting value.





THE NEXT CHAPTER

The Crown Extension continues the story of The Crown, a residential community that has shaped one of Palm Hills October's most distinguished addresses since 2018. Guided by the same principles, the Extension expands the neighborhood through a carefully considered evolution of the original vision.

ESTABLISHED VISION. NEW EVOLUTION.

The Crown and The Crown III have established themselves as distinguished addresses within Palm Hills October, shaped by a clear vision, thoughtful planning, and architectural integrity. From the earliest phases, the community attracted discerning homeowners, evolving into a refined destination defined by generous open spaces and enduring value.

Building on this proven success, The Crown Extension represents the next evolution of the neighborhood. Expanding on a trusted legacy, it introduces a renewed interpretation of the masterplan through enhanced spatial planning, enriched landscapes, and a refined living experience, continuing the story of a community that grows with purpose and distinction.





IN THE HEART OF THE HILL



GOLF CENTRAL

A boutique mall that perfectly blends sophistication with utility. It provides a curated mix of workspaces, premium retail outlets, and a selection of restaurants and cafes, creating a space for productivity, relaxation, and leisure.



Palmet

An architectural masterpiece designed to combine functionality and elegance. Palmet boasts expansive green areas, world-class restaurants, international brand stores, and advanced facilities for residents and visitors alike.





PALM
CENTRAL

A refined destination offering an unparalleled dining experience, Palm Central features upscale restaurants such as Scalini, Izakaya, Galambo, Mamina's, and Olivo setting a chic and elegant tone for social gatherings.

Scalini CAIRO *Izakaya* *Galambo* MAMINA'S *Cantina* BY OLIVO



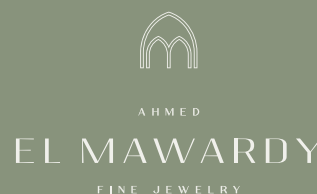
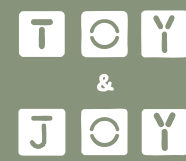


The ultimate hub for fitness and wellness, Palm Hills Sports Club redefines luxury sports experiences with cutting-edge fitness technology, world-class coaching, and opportunities for international exposure. Beyond sports, it's a vibrant social venue fostering connections and a sense of community.



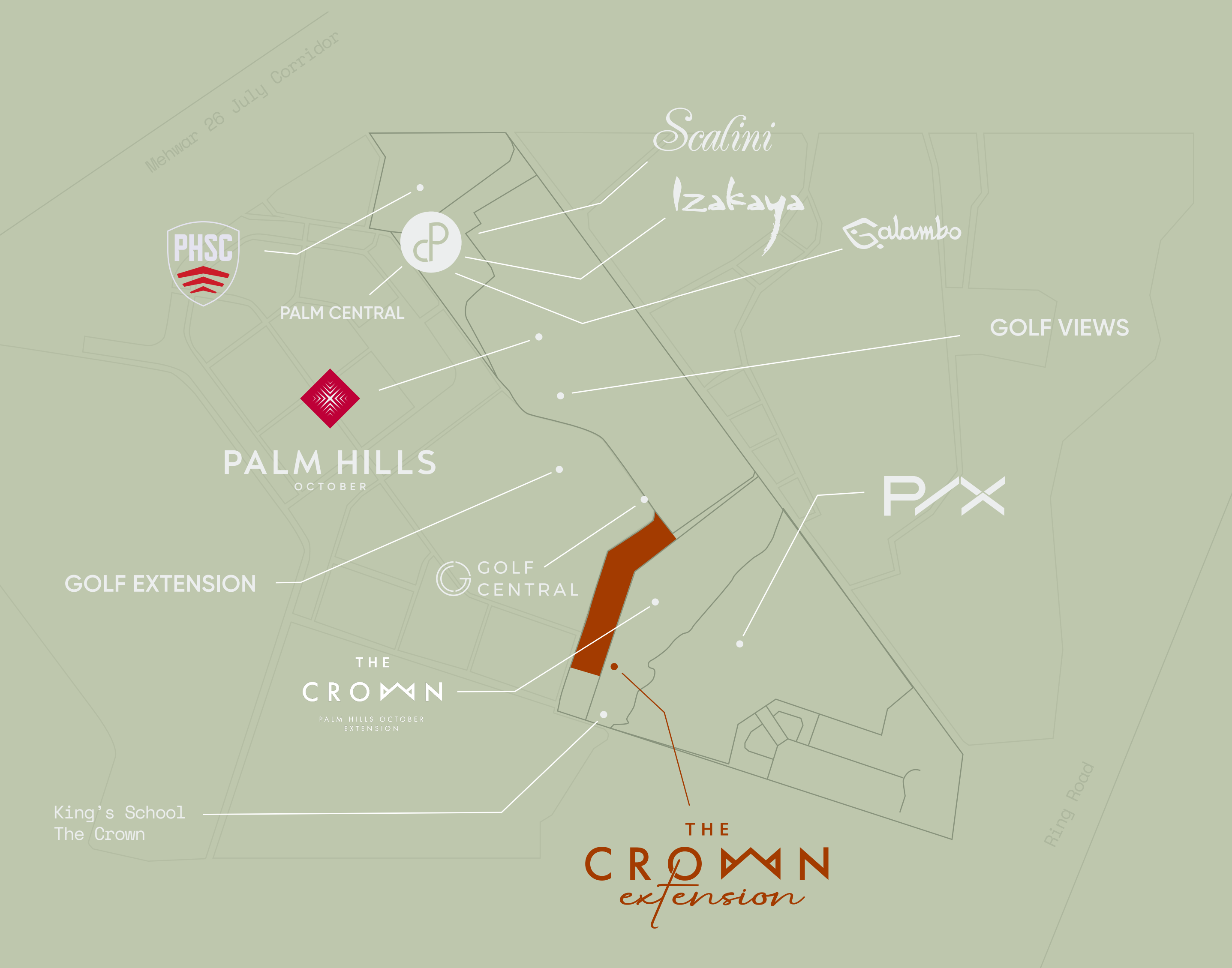
ST. 88

A vibrant lifestyle destination offering a mix of open-air and indoor spaces, St. 88 is home to trendy restaurants, eclectic shops, and convenient services, tailored for modern and youthful living in a dynamic setting.



LOCATION AND CONNECTIVITY

The Crown Extension sits on a hilltop in Palm Hills October, offering stunning views and a commanding presence, just minutes from the Palm Hills Sports Club and nearby commercial hubs, combining convenience with privacy, and with easy access to main roads and connected pathways, residents enjoy effortless movement while experiencing a calm, elevated lifestyle.



1 minute	Golf Central
2 minutes	Crown Central
2 minutes	King's School The Crown
5 minutes	Ring Road
8 minutes	Palm Central
9 minutes	PHSC
10 minutes	Palmet
12 minutes	26th of July Corridor

THE CROWN EXTENSION

A boutique residential community spanning 40 acres, offering a carefully planned environment that feels intimate, considered, and exclusive.

The community is thoughtfully planned to emphasize space, privacy, and openness, offering residents a serene and harmonious living experience.

Positioned within one of the most premium locations in Palm Hills October, The Crown Extension enjoys a central setting that brings together accessibility, distinction, and long term value, featuring a refined mix of twin homes and family homes, thoughtfully arranged to support modern living while maintaining a strong sense of community and architectural harmony.



WHERE LIFE UNFOLDS NATURALLY

The Crown Extension is defined by expansive green spaces, landscaped surroundings, and thoughtfully designed areas that support everyday life. From open gathering spots and scenic focal points with water features to walkable paths where residents stroll, jog, and children cycle to school, the community is shaped for connection and ease.



A REFINED SENSE OF COMMUNITY

The Crown Extension is an intimate and exclusive neighborhood, defined by a calm residential character and a sense of belonging, where residents become part of a like-minded Palm Hills community that values connection, privacy, and a refined way of living.



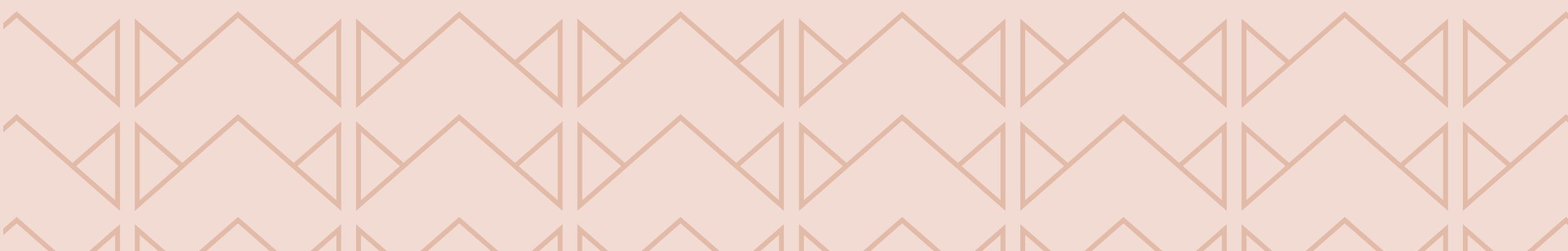
HOMES DESIGNED FOR REAL LIVING

The Crown Extension offers a carefully curated mix of family homes and twin homes, thoughtfully designed to suit modern lifestyles, with layouts that maximize space, natural light, and connectivity, creating environments where every home balances comfort, functionality, and a refined sense of living.






extension



MASTERPLAN





CROWN FAMILY HOMES

The Family Homes at The Crown Extension are conceived as spaces where daily life unfolds with ease and intention. Designed to accommodate the evolving needs of families, these homes offer spacious layouts, flexible living areas, and a strong connection to the outdoors.

FAMILY HOME

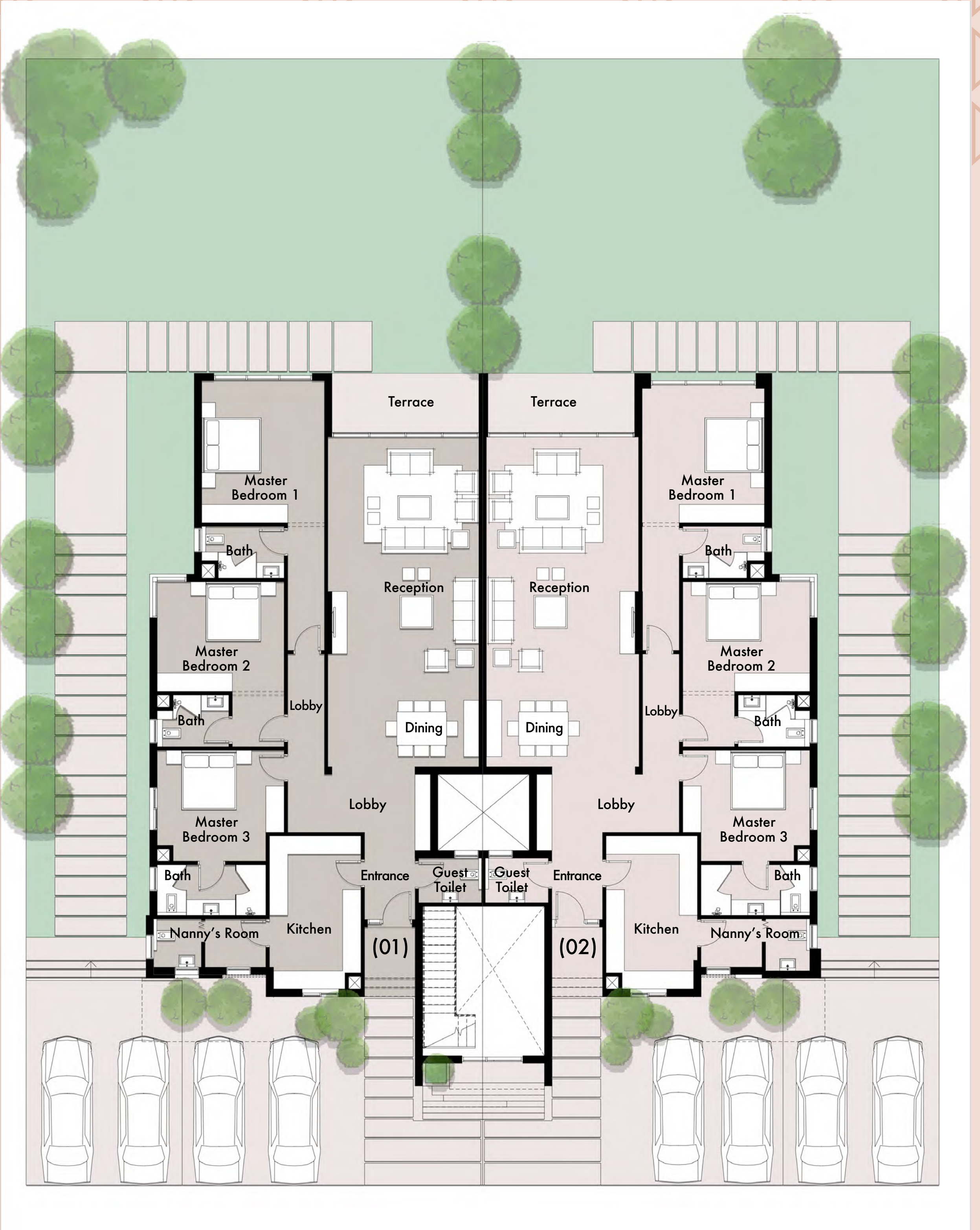


Ground + Garden

Average Built Up Area	217.00 m ²
Garden Area	255.00 m ²
Garage Area	37.50 m ²

Upper + Penthouse

Average Built Up Area	223.00 m ²
Penthouse Area	49.00 m ²
Roof Area	128.00 m ²
Semi-Covered Roof Area	28.00 m ²
Garage Area	35.50 m ²

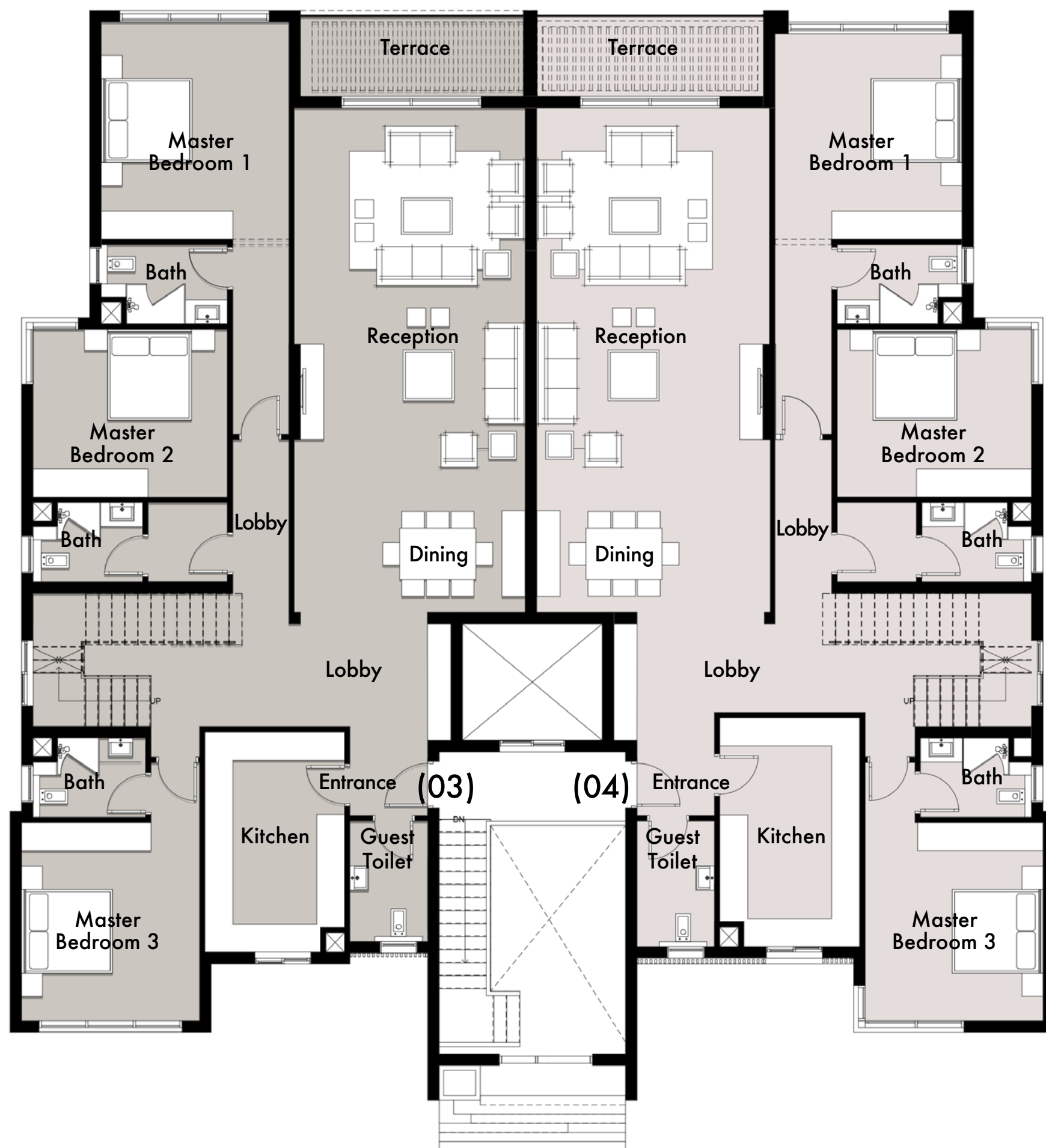


Ground Floor

Entrance	1.70 m/3.00 m x 5.00 m
Reception - Dining	5.00 m x 10.80 m
Terrace	4.80 m x 1.90 m
Kitchen	3.00 m x 5.00 m
Nanny's Room - Bath	(2.00 m x 1.60 m) - (1.60 m x 1.60 m)
Guest Toilet	2.10 m x 1.50 m
Lobby	1.20 m x 5.90 m
Master Bedroom 01 - Bath	(4.00 m x 4.70 m) - (2.70 m x 1.70 m)
Master Bedroom 02 - Bath	(4.20 m x 3.60 m) - (2.30 m x 1.70 m)
Master Bedroom 03 - Bath	(4.20 m x 3.60 m) - (3.60 m x 1.70 m)

DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purposes
- All landscaping and pools are not included with the property and are solely for illustrative purposes
- Terraces and exterior elements may vary depending on the elevation
- Palm Hills reserves the right to make alterations
- The above areas do not include the garage

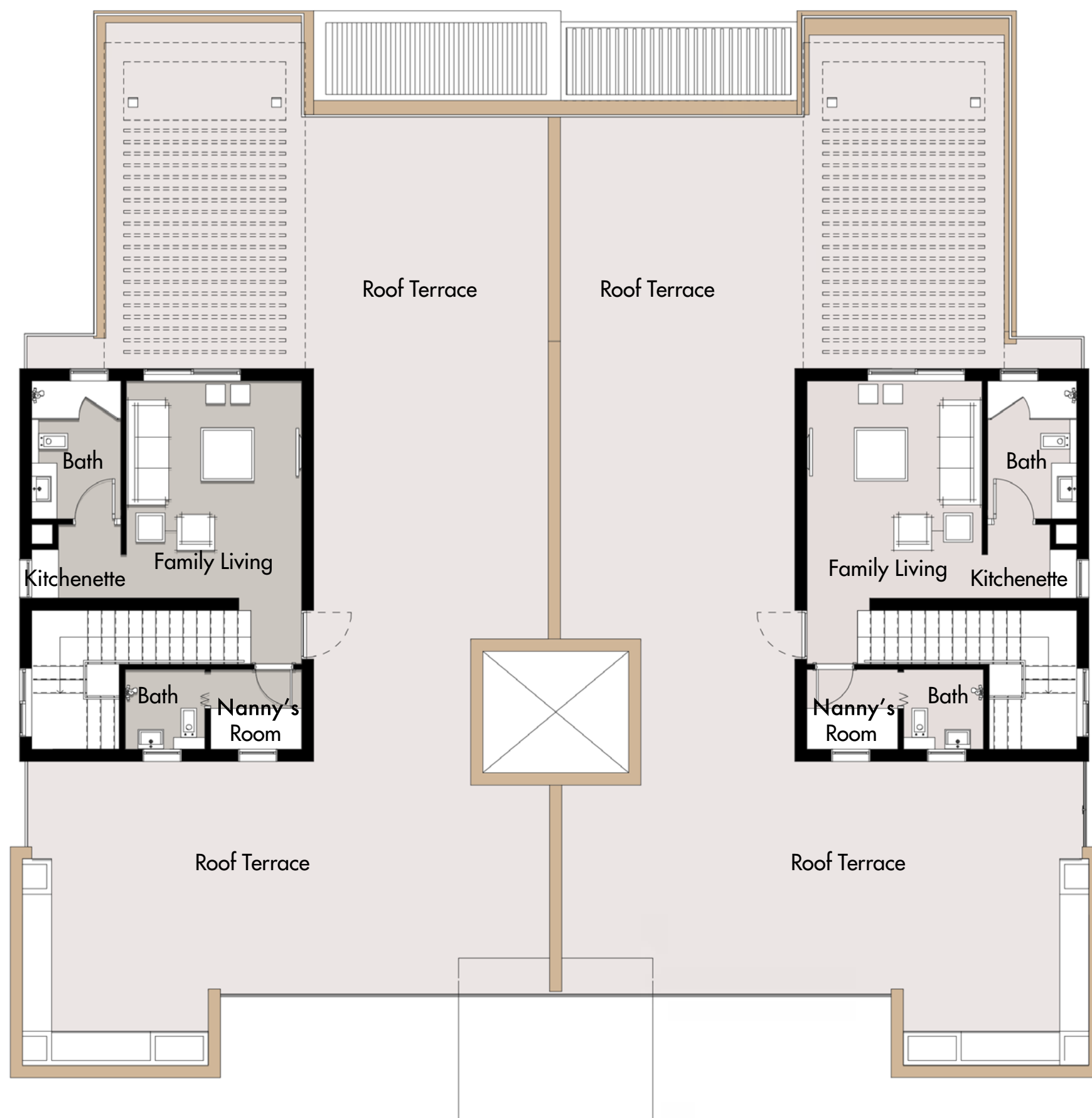


First Floor

Entrance	1.70 m/2.70 m x 4.40 m
Reception - Dining	5.00 m x 10.80 m
Terrace	4.80 m x 1.70 m
Lobby	6.20 m x 1.20 m
Kitchen	3.00 m x 4.70 m
Guest Toilet	1.70 m x 2.60 m
Lobby	1.20 m x 6.20 m
Master Bedroom 01 - Bath	(4.00 m x 4.70 m) - (2.70 m x 1.20 m)
Master Bedroom 02 - Bath	(4.20 m x 3.60 m) - (2.30 m x 1.70 m)
Master Bedroom 03 - Bath	(3.80 m x 4.30 m) - (2.40 m x 1.70 m)
Lobby	3.20 m/1.00 m x 2.40 m

DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purposes
- All landscaping and pools are not included with the property and are solely for illustrative purposes
- Terraces and exterior elements may vary depending on the elevation
- Palm Hills reserves the right to make alterations
- The above areas do not include the garage



Penthouse Floor

Living Room/Bedroom	3.60 m x 3.60 m
Lobby	(3.60 m x 0.90 m) - (1.30 m x 1.50 m)
Bath	1.80 m x 2.80 m
Kitchenette	0.60 m x 1.00 m
Nanny's Room - Bath	(2.00 m x 1.70 m) - (1.60 m x 1.70 m)

DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purposes
- All landscaping and pools are not included with the property and are solely for illustrative purposes
- Terraces and exterior elements may vary depending on the elevation
- Palm Hills reserves the right to make alterations
- The above areas do not include the garage



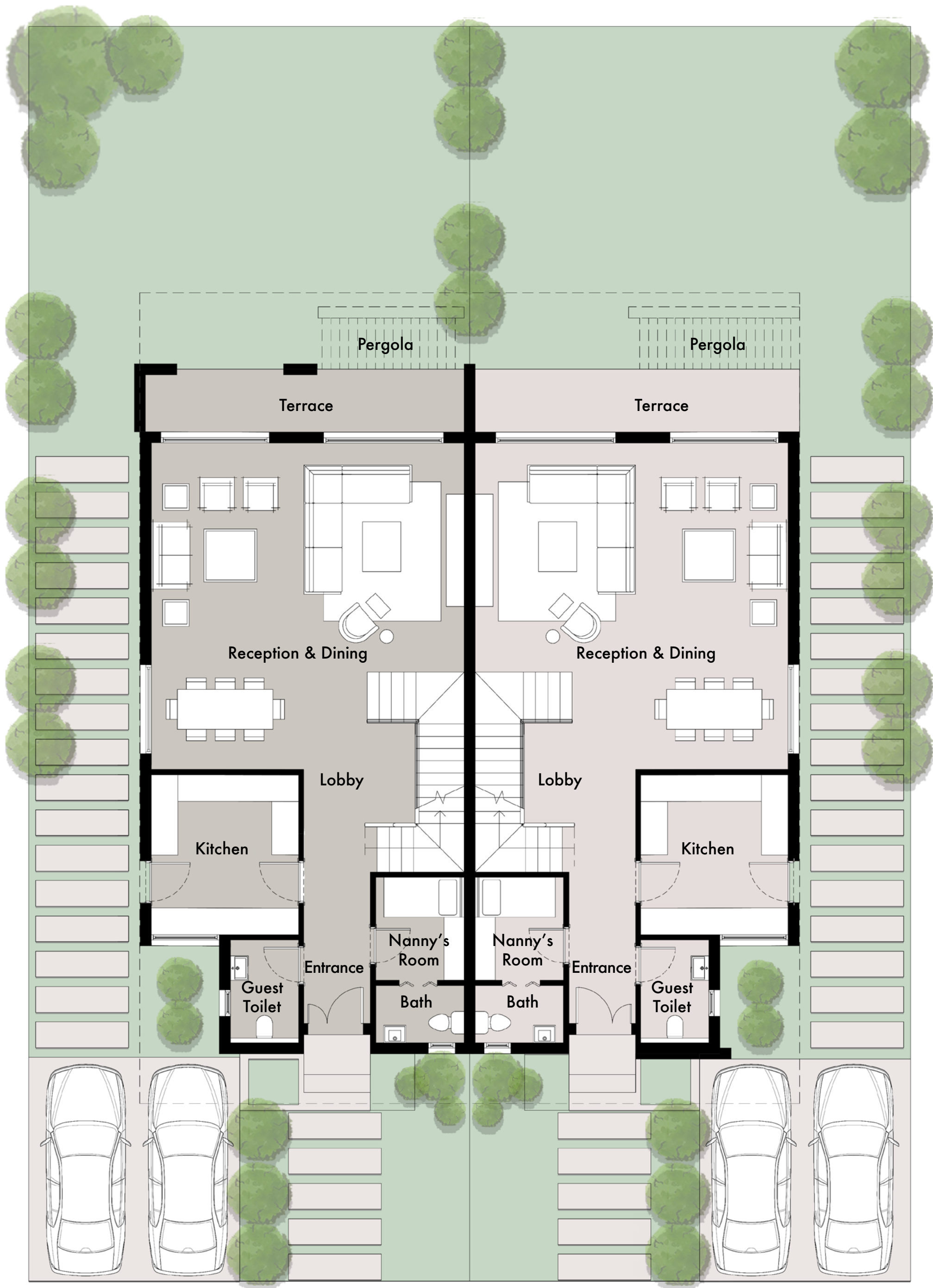
CROWN TWIN HOMES

The Twin Homes at The Crown Extension are thoughtfully designed to balance privacy with connection. Each home offers generous interiors, carefully planned layouts, and seamless transitions between indoor and outdoor spaces, creating a sense of openness without compromising intimacy.

TWIN HOME



Average Land Area	281.00 m ²
Built Up Area	225.50 m ²
Penthouse Area	28.00 m ²
Roof Area	74.50 m ²
Semi Covered Roof Area	7.00 m ²
Average Pergola Area	5.00 m ²

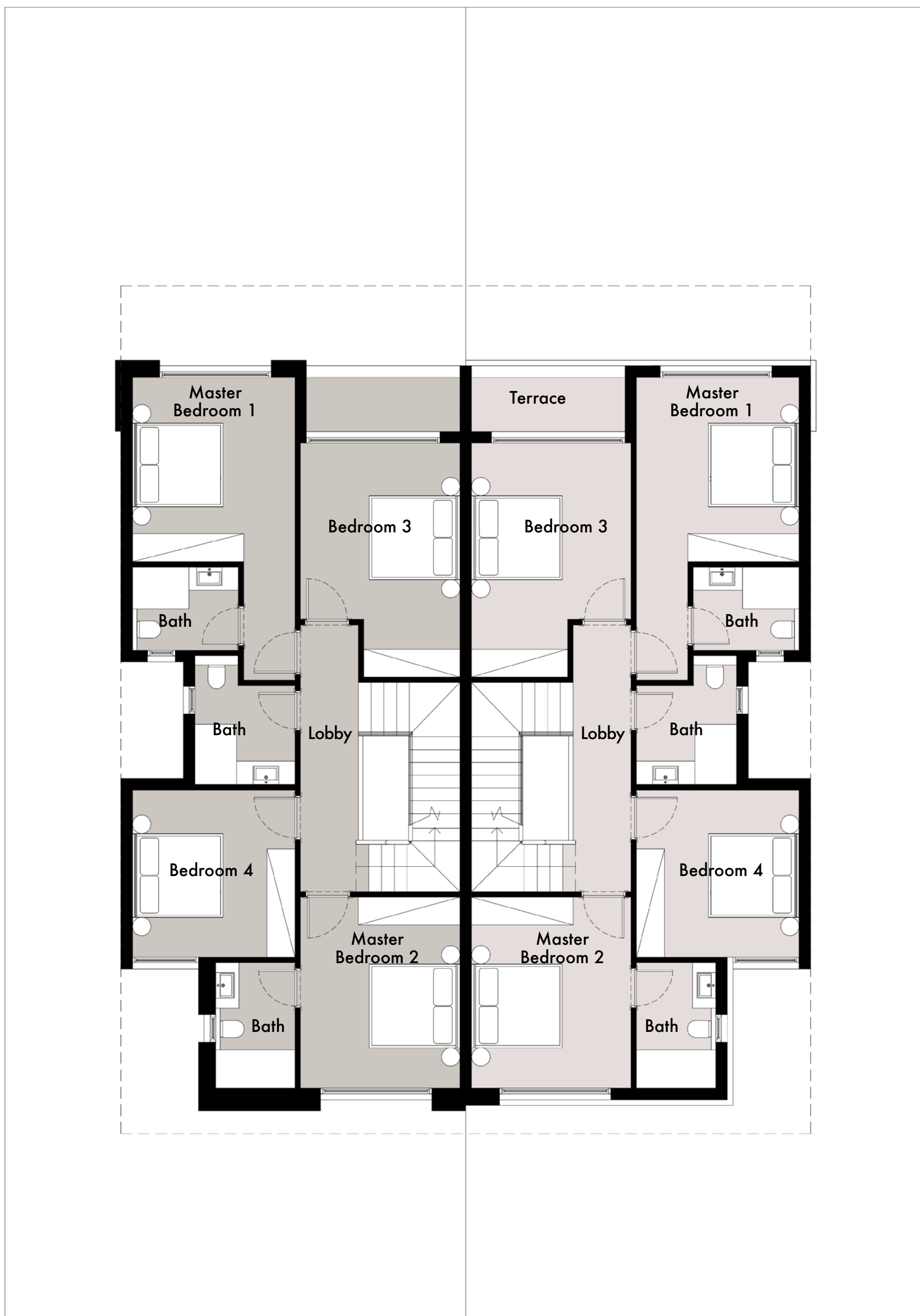


Ground Floor

Entrance	1.50 m x 3.40 m
Reception	7.05 m x 5.15 m
Dining	4.85 m x 2.20 m
Terrace	7.30 m x 1.40 m
Lobby	2.50 m x 2.25 m
Kitchen	3.30 m x 3.60 m
Guest Toilet	1.55 m x 2.30 m
Nanny's Room - Bath	(2.00 m x 2.30 m) - (2.00 m x 1.30 m)

DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purposes
- All landscaping and pools are not included with the property and are solely for illustrative purposes
- Terraces and exterior elements may vary depending on the elevation
- Palm Hills reserves the right to make alterations
- The above areas do not include the garage

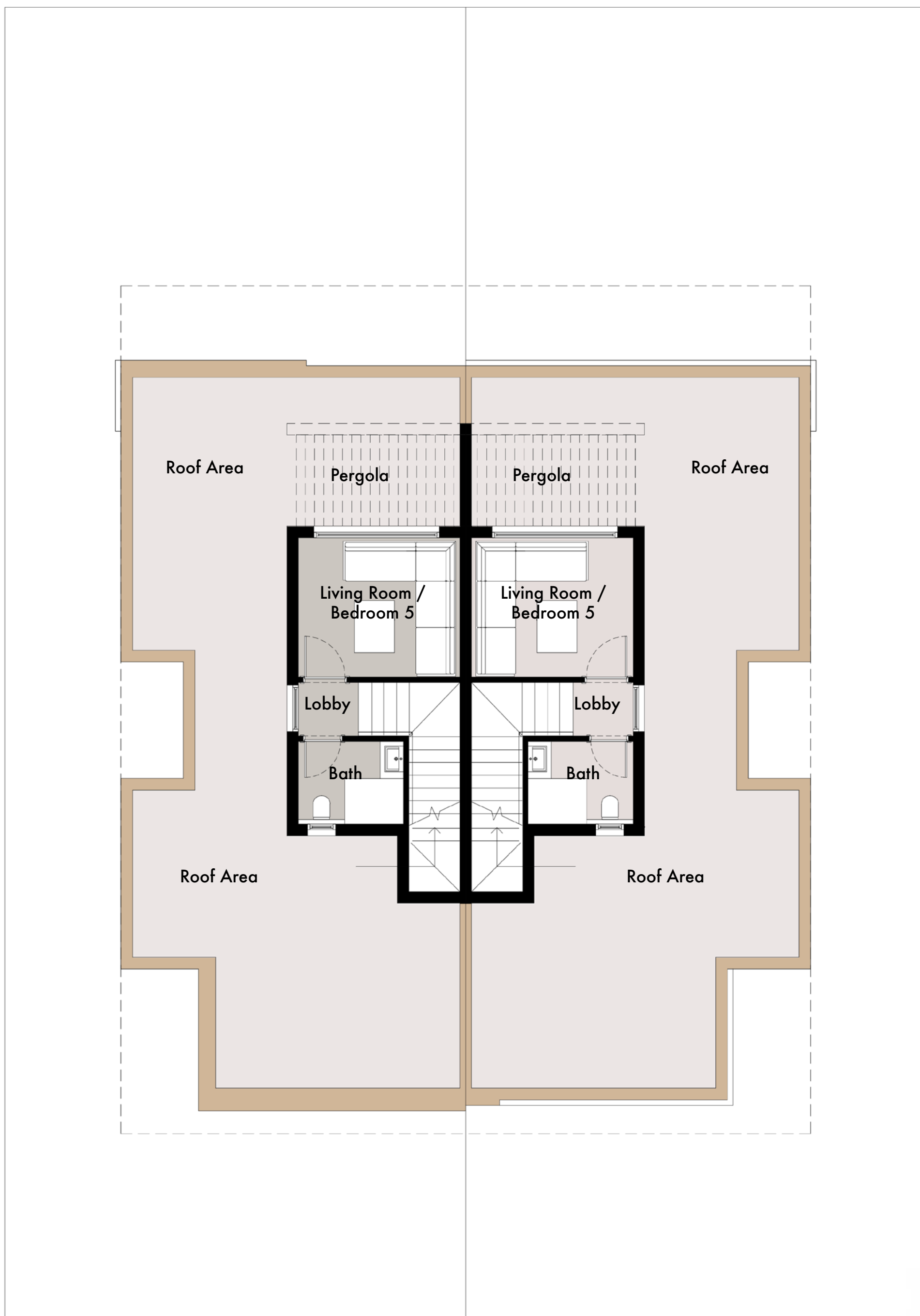


First Floor

Master Bedroom 01 - Bath	(3.50 m x 3.95 m) - (2.30 m x 1.80 m)
Master Bedroom 02 - Bath	(3.45 m x 4.10 m) - (1.70 m x 2.70 m)
Bedroom 03 - Dressing - Terrace	(3.45 m x 3.80 m) - (2.05 m x 1.25 m) - (3.30 m x 1.15 m)
Bedroom 04	3.50 m x 3.60 m
Lobby	1.25 m x 5.75 m
Bath	(2.15 m x 2.15 m) - (0.95 m x 0.65 m)

DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purposes
- All landscaping and pools are not included with the property and are solely for illustrative purposes
- Terraces and exterior elements may vary depending on the elevation
- Palm Hills reserves the right to make alterations
- The above areas do not include the garage



Penthouse Floor

Bedroom 05 /Living Room	3.50 m x 3.00 m
Bath	2.25 m x 1.80 m
Lobby	1.30 m x 1.15 m

DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purposes
- All landscaping and pools are not included with the property and are solely for illustrative purposes
- Terraces and exterior elements may vary depending on the elevation
- Palm Hills reserves the right to make alterations
- The above areas do not include the garage



FINISHING SPECS

FLOORING TILES

Reception: Porcelain Flooring.

Bedrooms: HDF Flooring.

Kitchens, Bathrooms, Terraces and corridors ceramic tiles.

SANITARY WORKS

Sanitary appliances (Duravit or equivalent), mixers & bathroom accessories (Ideal Standard or equivalent).

GARDEN

Graded soil without subsoil drainage.

DOORS

MDF - as per approved design.

WALLS AND CEILINGS

Reception and Bedrooms: Acrylic paintings.

Kitchen and Bathroom: Walls cladding from local ceramics "wet areas only".

Ceilings: Acrylic painting.

EXTERNAL FINISHES

External paints - heat and humidity resistant.

OPENINGS/WINDOWS

Aluminum or UPVC panels as per approved design.

ELECTRICAL INSTALLATIONS

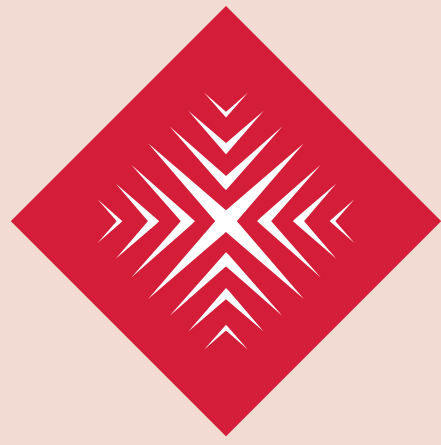
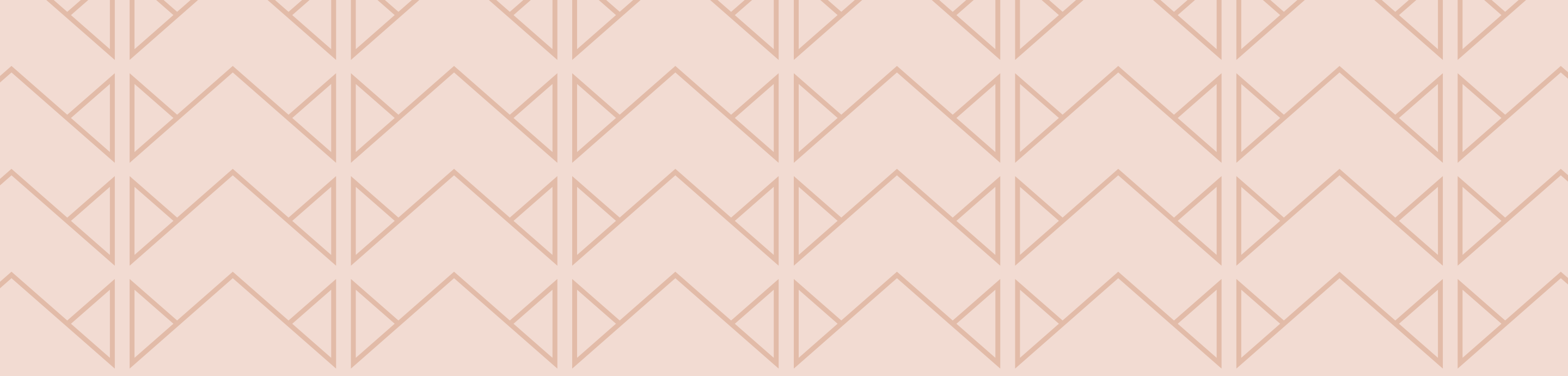
Electrical sockets, cover plates and switches are of Bticino or equivalent.

ENTRANCE & STAIRS

Entrance flooring from marble / porcelain

Stairs from marble

Acrylic painting for walls.



PALM HILLS