

# VILLAGE DE LA CAPITALE

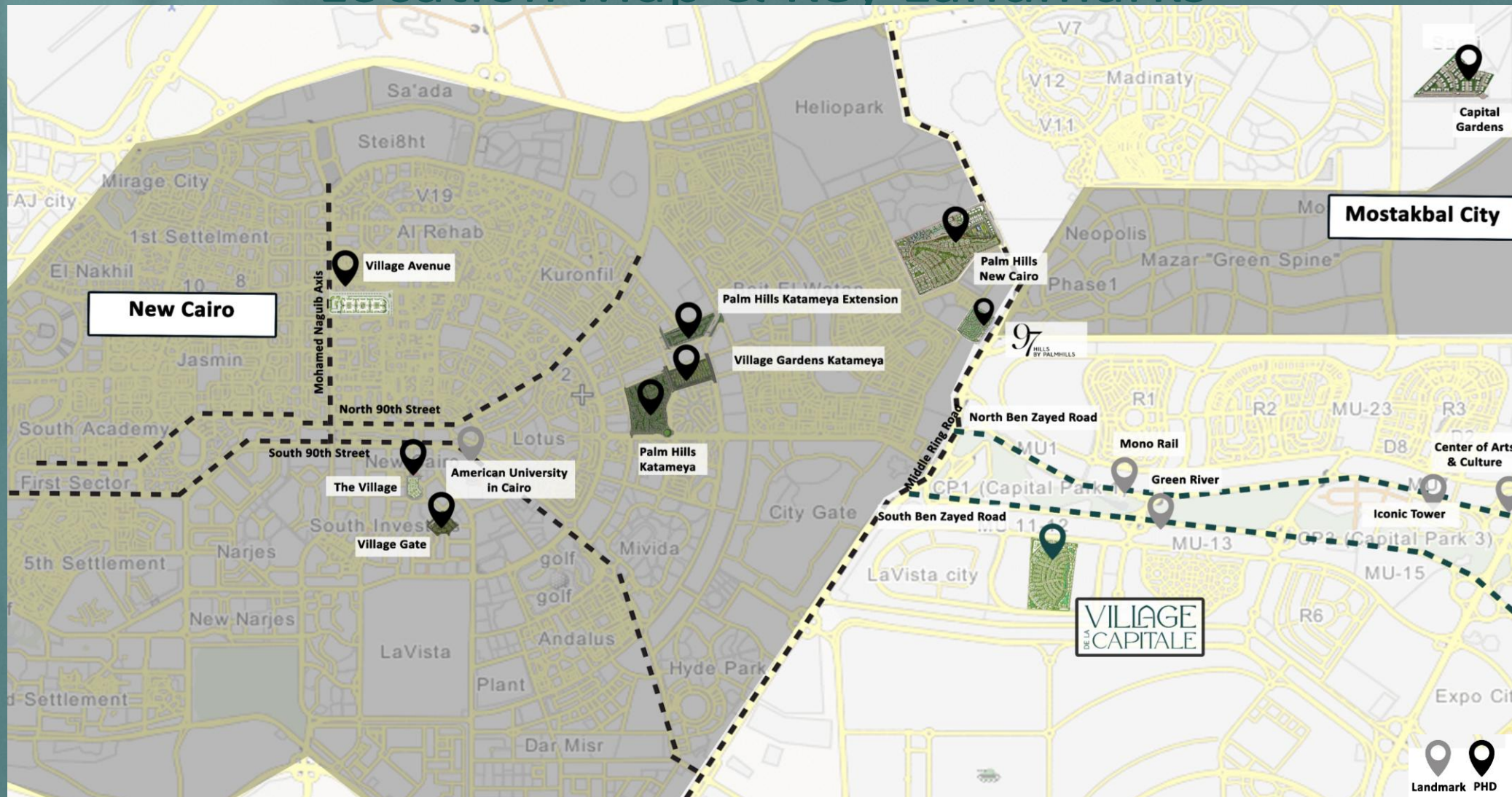


PALM HILLS





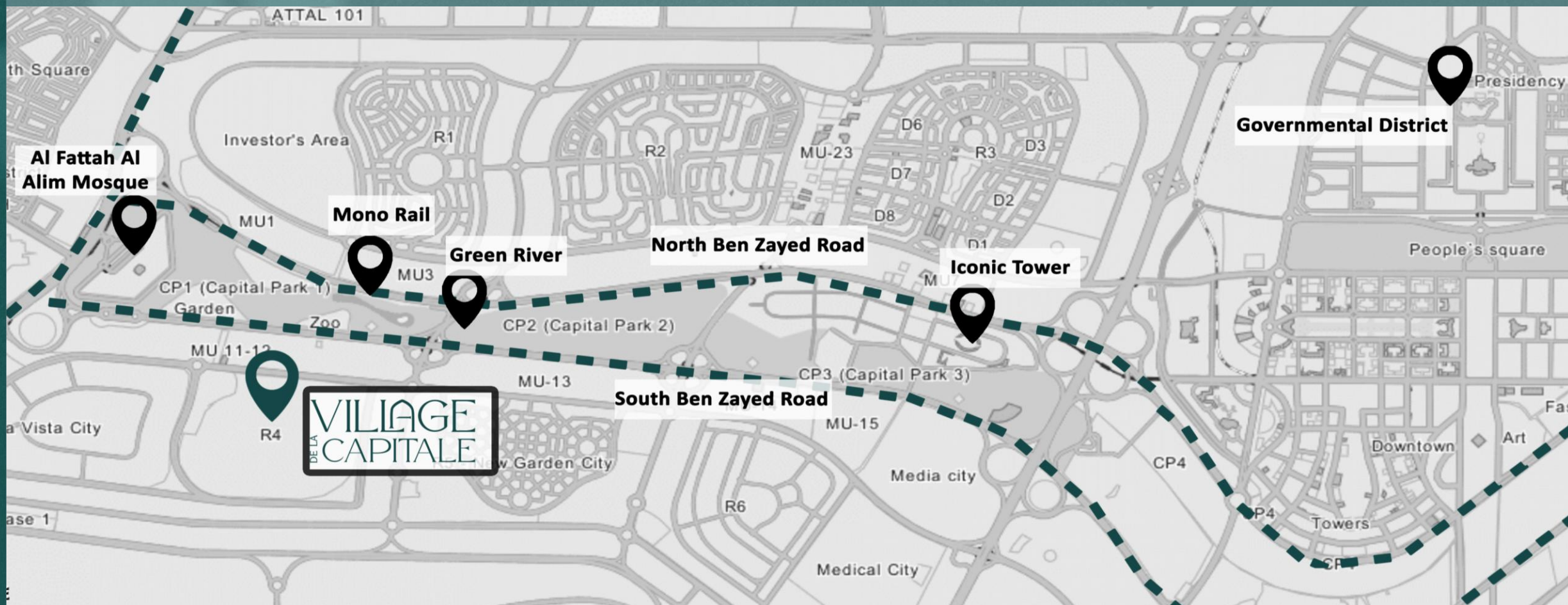
# Location Map & Key Landmarks



- PALM HILLS NEW CAIRO 25 MINS
- MONORAIL 10 MINS
- ICONIC TOWER 15 MINS
- CITY OF ARTS & CULTURE 20 MINS
- GREEN RIVER 5 MINS
- CENTRAL PARK 5 MINS
- GOVERNMENTAL DISTRICT 25 MINS



# Location Map & Key Landmarks





# Concept Story

- Village De La Capitale marks Palm Hills' first residential destination in Egypt's New Capital — a defining milestone that introduces a new benchmark for premium living beyond the city's formal and institutional landscape.
- Village De La Capitale is master planned in collaboration with **SWA**, a globally renowned landscape architecture firm
- Built in deep respect for the land's natural topography, the masterplan works in harmony with the existing terrain rather than reshaping it enhancing the site's inherent character and unlocking its full potential.
- Landscape contours, green corridors, and water elements flow organically across the development, creating seamless connectivity between homes and nature.





**SWA...** is devoted to placemaking for people and ecosystems across the globe







PALM HILLS

VILLAGE  
DE LA  
CAPITALE

## Village De La Capitale by SWA







# Master Plan

- PROJECT AREA: 290 FDS
- PHASE 1 AREA: 88 FDS
- AMENITIES:  
COMMERCIAL G+2  
COMMUNITY CENTER &  
CLUB HOUSE







# Residential Offering

- Village De La Capitale offers a balanced mix of elegant villas, contemporary townhouses, and modern apartments — serving diverse lifestyle needs while maintaining architectural coherence.
- **Villas**
- **Townhouses**
- **Apartments**



# PROJECT IN BRIEF

## VILLAS

Types	Avg. BUA	Avg Land Area	Specs
<b>Villas</b>			
Villa A / 5B	278 m <sup>2</sup>	371 m <sup>2</sup>	G+1+Pent (5 Master + living+ Nanny + Driver)
Villa B / 4B	250 m <sup>2</sup>	300 m <sup>2</sup>	G+1+Pent (4 Master + living +Nanny)
Villa C /3B	170 m <sup>2</sup>	285 m <sup>2</sup>	3 Master + Nanny (No Pent)
<b>Town House</b>			
Corner Unit / 3B	186 m <sup>2</sup>	185 m <sup>2</sup>	G+1+Pent ( ( 3 + Nanny)
Middle Unit /3B	186 m <sup>2</sup>	185 m <sup>2</sup>	G+1+Pent ( ( 3 + Nanny)
<b>Apartments</b>			
1 Bedroom	66 m <sup>2</sup>	-	
2 Bedrooms	95 m <sup>2</sup>	-	
3 Bedrooms	140 m <sup>2</sup>	-	





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# Residential Offering







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# Residential Offering





# VILLA A





# VILLA B





# VILLA C







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# Residential Offering





# TOWN HOUSE







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# Residential Offering







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# Residential Offering







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# Residential Offering





# BUILDING A

LOOK & FEEL





# BUILDING B

LOOK & FEEL





# BUILDING C

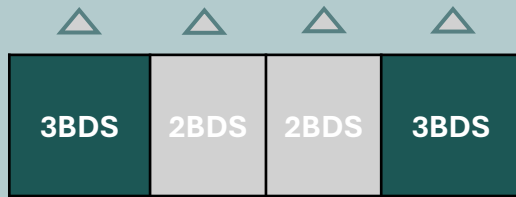
LOOK & FEEL





# PROJECT IN BRIEF VILLAS

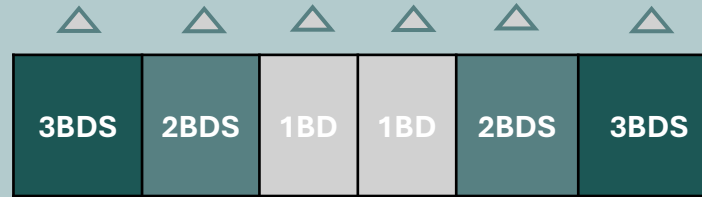
**BUILDING A**  
SINGLE LOADED  
G+6



**TOTAL # OF UNITS: 28**

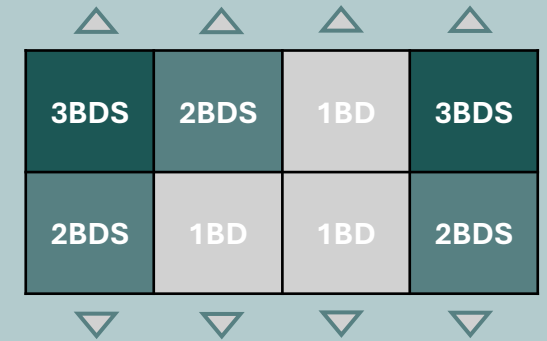
TOTAL # OF UNITS	28 APTS
2 BEDS	14 APTS
3 BEDS	14 APTS

**BUILDING B**  
SINGLE LOADED  
G+6



TOTAL # OF UNITS	42 APTS
1 BED	14 APTS
2 BEDS	14 APTS
3 BEDS	14 APTS

**BUILDING C**  
DOUBLE LOADED  
G+6



TOTAL # OF UNITS	56 APTS
1 BED	21 APTS
2 BEDS	21 APTS
3 BEDS	14 APTS



# Community Service

**A thoughtfully planned commercial district** brings curated retail, dining, and daily services within walking distance, while a dedicated school anchors long-term family convenience and educational continuity — reinforcing the community as a true live-work-learn destination

Together, these elements create a complete ecosystem where convenience, community, and quality of life converge seamlessly.



Children's areas and  
daycare facilities



Health clinic and  
first-aid services



Dedicated  
workspaces



ATM services



Supermarket



Homeowners'  
social lounges



Teen gaming and  
recreation zones



Pharmacy



Laundry and  
dry-cleaning services





# Facilities & Amenities

- Landscaped gardens and parks
- Water features and swimming pools
- Fully equipped gym and fitness areas
- Tennis, padel, and football courts
- Jogging and cycling tracks across the community
- Children's playgrounds
- Bike and scooter lanes
- Multipurpose halls for events, sports, and social activities





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