

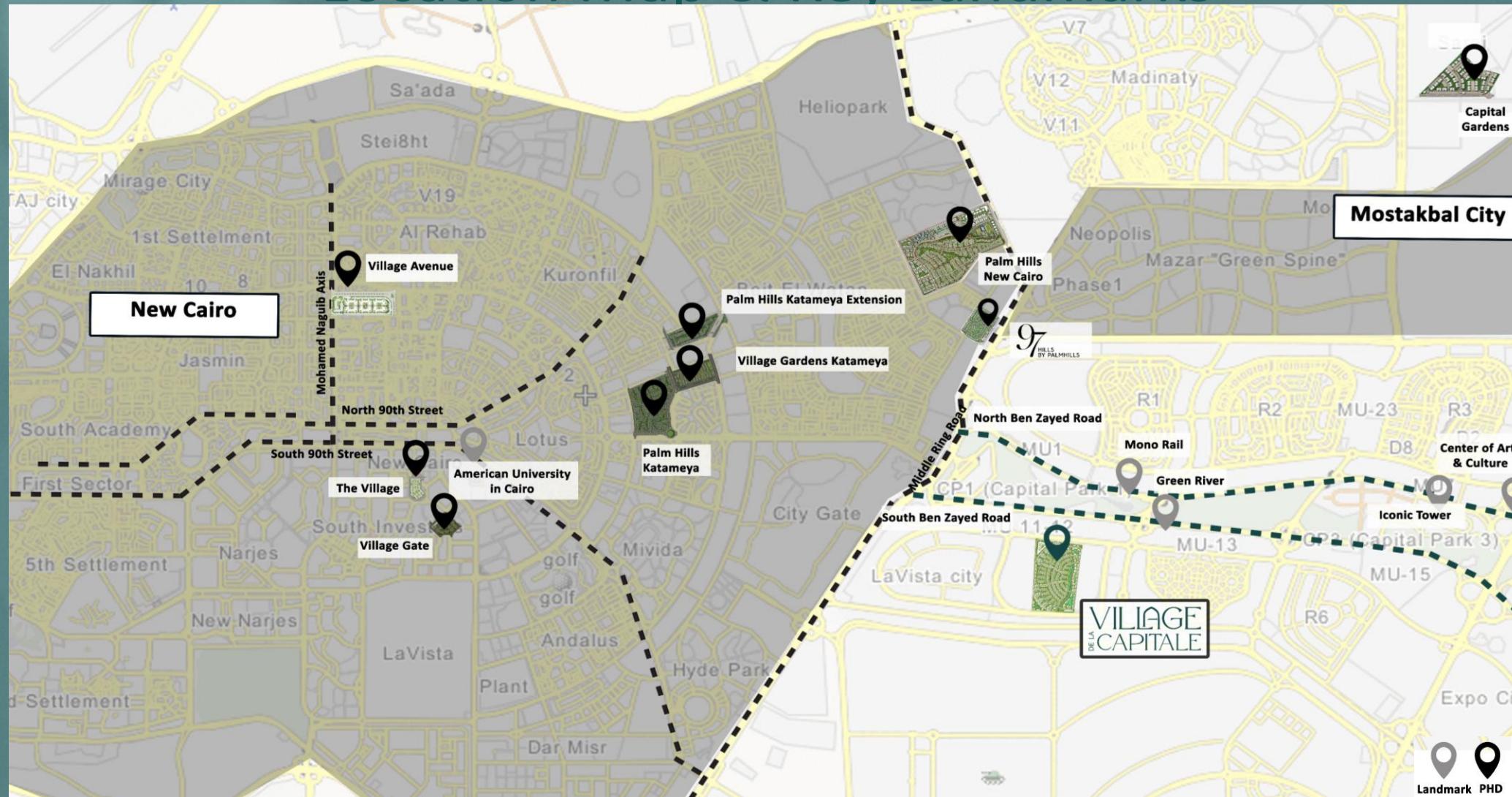
DE LA VILLAGE
CAPITALE



PALM HILLS



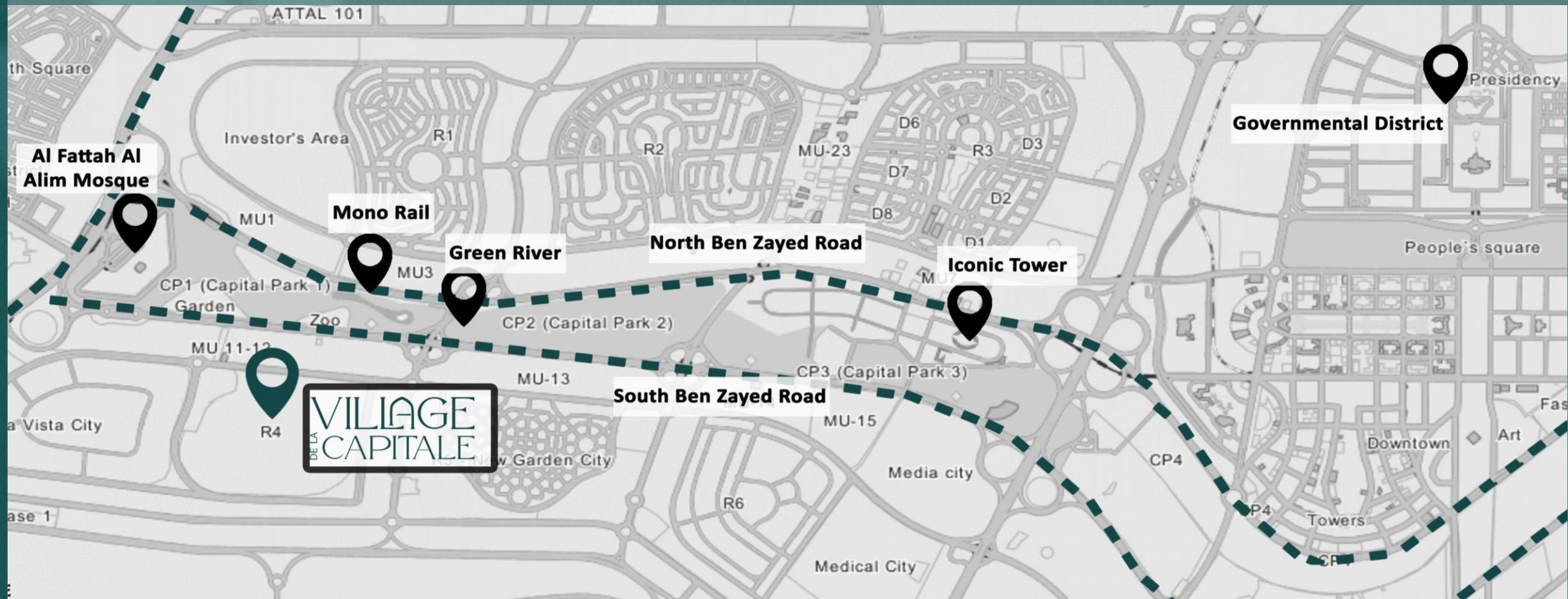
Location Map & Key Landmarks



- 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
Villas			
Villa A / 5B	278 m²	371 m²	G+1+Pent (5 Master + living+ Nanny + Driver)
Villa B / 4B	250 m²	300 m²	G+1+Pent (4 Master + living +Nanny)
Villa C /3B	170 m²	285 m²	3 Master + Nanny (No Pent)
Town House			
Corner Unit / 3B	186 m²	185 m²	G+1+Pent ((3 + Nanny)
Middle Unit /3B	186 m²	185 m²	G+1+Pent ((3 + Nanny)
Apartments			
1 Bedroom	66 m²	-	
2 Bedrooms	95 m²	-	
3 Bedrooms	140 m²	-	



PALM HILLS

VILLAGE
DE LA
CAPITALE

Residential Offering





PALM HILLS

VILLAGE
DE LA
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Residential Offering



VILLA A



VILLA B



VILLA C





PALM HILLS

VILLAGE
DE LA
CAPITALE

Residential Offering



TOWN HOUSE





PALM HILLS

VILLAGE
DE LA
CAPITALE

Residential Offering





PALM HILLS

VILLAGE
DE LA
CAPITALE

Residential Offering





PALM HILLS

VILLAGE
DE LA
CAPITALE

Residential Offering



BUILDING A

LOOK & FEEL



BUILDING B

LOOK & FEEL



BUILDING C

LOOK & FEEL



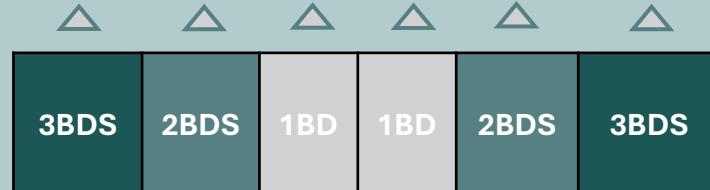
PROJECT IN BRIEF

VILLAS

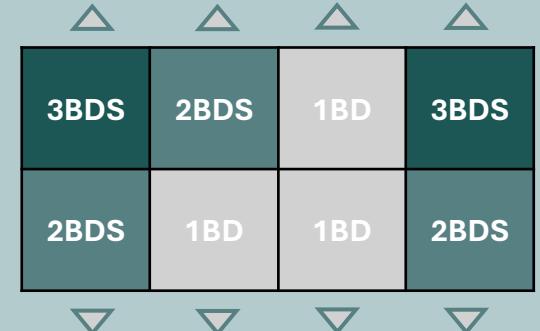
BUILDING A
SINGLE LOADED
G+6



BUILDING B
SINGLE LOADED
G+6



BUILDING C
DOUBLE LOADED
G+6



TOTAL # OF UNITS: 28

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

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

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

DE LA **VILLAGE
CAPITALE**



PALM HILLS