



THE GRAY RESIDENCES
HILLS OF ONE, CAIRO

H O M E S O F C H A R A C T E R

EXQUISITELY SERVICED BY



CAMPBELL GRAY
LIVING



people[®] COMMUNITY
& *places.* MAKERS.



THE GRAY RESIDENCES HILLS OF ONE, CAIRO



Brimming with life, The Gray Residences comes to you as a vibrant community with exquisite serviced residences, seamlessly integrated to suit those with an impeccable taste for uniquely designed homes, matched with an unparalleled hotel-like service experience.

Campbell Gray Hospitality are here to offer their exceptional services, catering to your every day needs.

WEST CAIRO'S UP & COMING DESTINATION

hills of one

NEW ZAYED

The Gray Residences of Hills of One are located in New Zayed, Sphinx city, across the street from Sphinx International Airport. Directly situated on Cairo Alex-Road, providing easy accessibility from and to all major parts of Cairo.





CAMPBELL GRAY

LIVING

For the first time, Campbell Gray come to New Zayed, unveiling their exquisite expertise and services to our homeowners and guests.

Campbell Gray are a renowned British Hospitality Chain, operating a collection of signature hotels around the world, across Europe, the Middle East and Africa.

Our partnership has led us to successfully launch The Gray Beach Hotel & Residences and The Gray Laguna at The MED – Ras el Hekma.





CAMPBELL GRAY

HOTELS & RESORTS



CAMPBELL GRAY HOTELS

Part of Campbell Gray Hospitality, Campbell Gray Hotels is an English based owner-operator and international hotel management company, focused on creating, designing and operating a collection of highly individual hotels around the world, in addition to signature restaurants & bars, private clubs and wellness concepts, offering the best of British hospitality. Campbell Gray Hotels are never, repeated always remembered.

MASTERPLAN

1

boulevard hill

2

pine hill

3

lake villas

4

north villas

5

SPHINX PLAZA

- A Retail & Dining
- B Music & Entertainment Hub
- C Fitness Center
- D Office Buildings

6

THE GRAY RESIDENCES

7

LAKESIDE COMMUNITY CLUB





THE MASTERPLAN

MAKING A BOLD STATEMENT

A captivating approach towards nature-centric and contemporary community-oriented architecture. The residences are set as twin, linearly designed, low rise buildings, surrounding a centrally exclusive spine, ensuring both privacy and distinct views for each home.



CRAFTING EXCEPTIONAL LIFESTYLES



Offering an elite grand reception for your guests, and a world of amenities that revolve around you. Whether it's staying focused on the essentials of communal living, or indulging in the serenity of your private terrace view; our exclusively serviced apartments perfectly blend idyllic lifestyles, a warm community, and hotel like perks that are set to make you feel right at home.



THE LOBBY

The grand arrival experience welcomes homeowners and guests with an impressive amenities building. The LOBBY is a charming common area and a focal point for friendly gatherings and community oriented activities.

SERVICES & AMENITIES

A PLETHORA OF POSSIBILITIES

While overlooking an array of alluring promenades; a myriad of activities and stylishly colorful lounging options are available for you to explore. Activity choices include a lounge, roof top restaurant and bar, a pickle ball court, pool, gym and more. As a homeowner, you are invited to treat yourself to a variety of a stylized common areas and tailored services. Simply work, play or idle by as you catch up with family and friends.



SERVICES & AMENITIES

AMENITIES



Entrance / Reception Lobby



The Gray Residence's bespoke grand reception lobby is at the zenith of our exclusive serviced apartment's offerings, here your guests can lounge and relax, while our dedicated concierge tends to your arrangements.



Gym, Pool & Pickleball Court



Bustling with activity, the gym and pool are well equipped and available for our residents to enjoy year round.



Mail / Packages Storage Room



A special mail and package storage room, fitted with dedicated lockers are available for you to receive your inbound letters and packages on.



Restaurant & Bar / Lounge



Meant for easy mornings, charming dinners and exclusive late night parties, the Gray Residences restaurant and bar is a focal point for those who seek a refined culinary and entertainment experience.



Office Spaces (Meeting rooms, co-working spaces)



Different office spaces, including meeting rooms and co-working spaces are within walking distance. Set up your office space conveniently, without having to leave the vicinity of your neighborhood.



Multi-purpose Room



Used for the display and exhibition of art, cultural and community events; the multipurpose room also includes a cinema, meant for captivating shows, movies and exhibitions.

SERVICES & AMENITIES

SERVICES



Laundry Pick-up



An essential and timely laundry service is readily available to pick up your clothes and deliver them right to your doorstep.



Housekeeping



Reliable and ever ready, our house cleaning service is responsible for light duty cleaning and day to day house work.



Room Service



If you're choosing to dine in, receive your five-star treatment right to your doorstep.



Concierge



The Gray Residences concierge are responsible for responding to a wide variety of resident needs, ensuring a smooth and pleasant experience for our home owners.



Car Detailing



Including washing and buffing both car interiors and exteriors, our detailing service will ensure the very best of your vehicle's cleanliness.



Rental Management



Rental services expertly managed & provided by Campbell Gray Hospitality

DESIGN PHILOSOPHY

A DISTINCT FIRST IMPRESSION

Our visionary designers and architects created a truly unique concept, where the residences are distinctively layered over each other, yet are elegantly defined within each building.

Weaving together the refined architectural lines of Hills of One, and complementing these new bold and modern structures; we introduce **Homes of Character**.



A HOTEL-LIKE ENTRANCE EXPERIENCE...

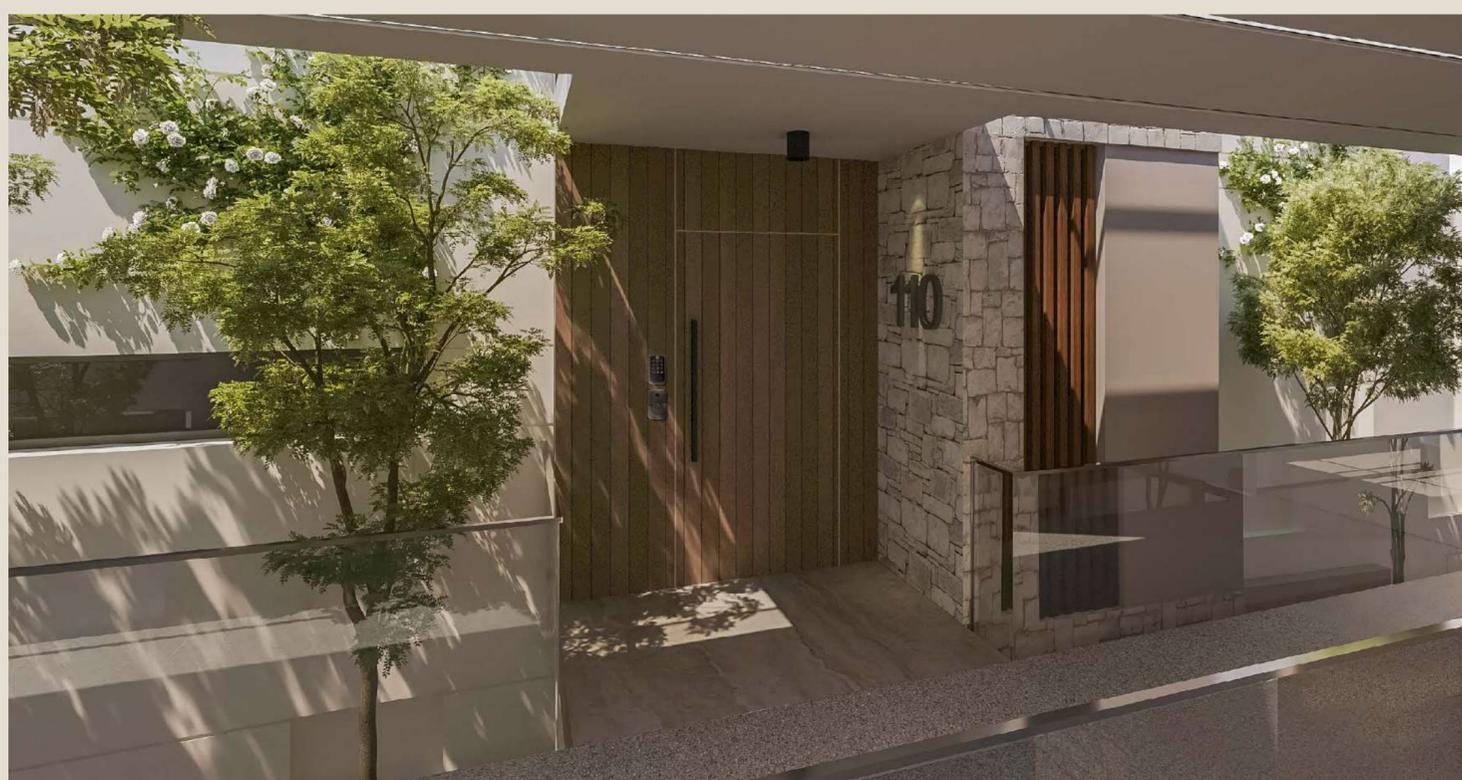
Your home is designed to give you the same privacy of a luxurious villa whilst also providing utmost convenience upon entry with the **Keyless Entry feature**.





YOUR PATH TO HOME IS FILLED WITH BLISS...

As you walk through an open air pathway, you are sun-kissed by the sun beams coming from above. Your home is masterfully designed with an **outdoor entrance lobby filled with greenery**, even for apartments on upper floors.



WHERE NEIGHBORS TURN INTO FRIENDS

A THRIVING COMMUNITY

Filled to the brim with activities, a lively enclosed community awaits, where neighbors turn into friends and the wonders of our outdoor vistas convince you to stay out late. The complementary fusion of both exceptional and colorful outdoor furniture and centrally pleasing space, is preceded by The Gray Residences striking landscapes, and above all, a community that thrives on meaningful connections and like-minded values.



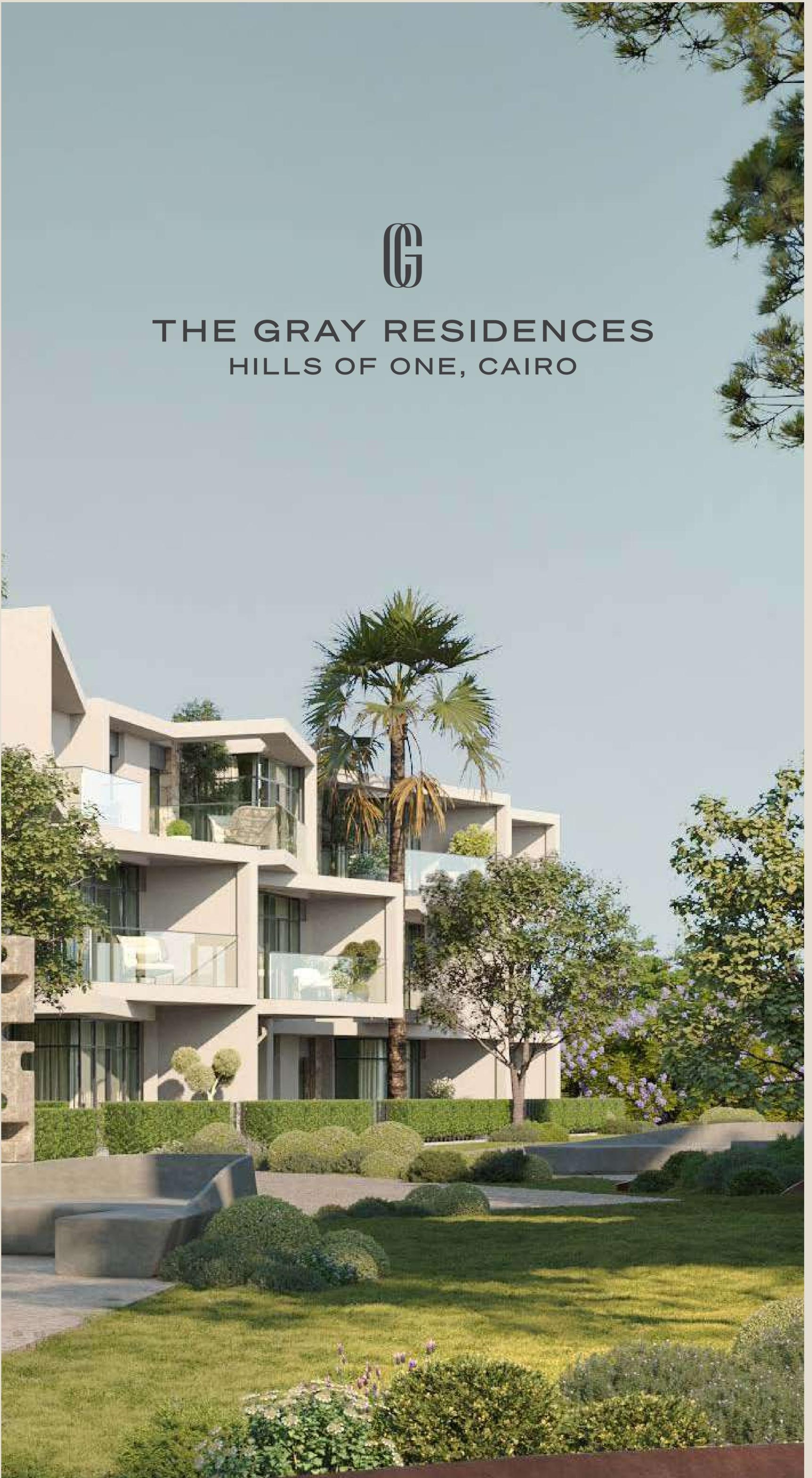
PANORAMIC VIEWS FROM EVERY PART OF YOUR HOME



Designed to maximize views of the green spine, each home enjoys large windows overlooking the greenery not only from the living room and terrace but from all bedrooms as well. This unique design feature is part of ensuring your living experience is filled with natural light and charming surroundings wherever you are in your home.



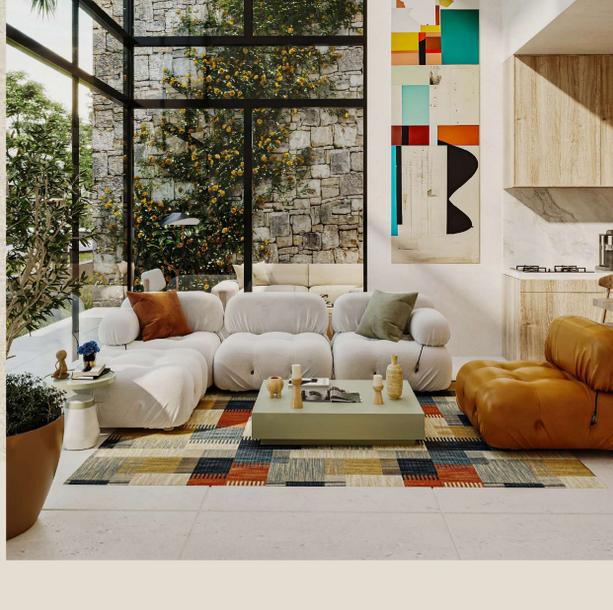
THE GRAY RESIDENCES
HILLS OF ONE, CAIRO



TOWN LOFT 3 BR

Features

- Distinctive Design
- Spacious
- Double Height Reception
- Private Entrance
- Private Terrace View
- Open & Closed Kitchen
- Flying Stairs
- 2 En-suite Bedrooms
- L Shape Garden
- Maid's Room



Total Area 173 sqm
Internal Area 166 sqm
Terrace Area 7 sqm



Ground Floor

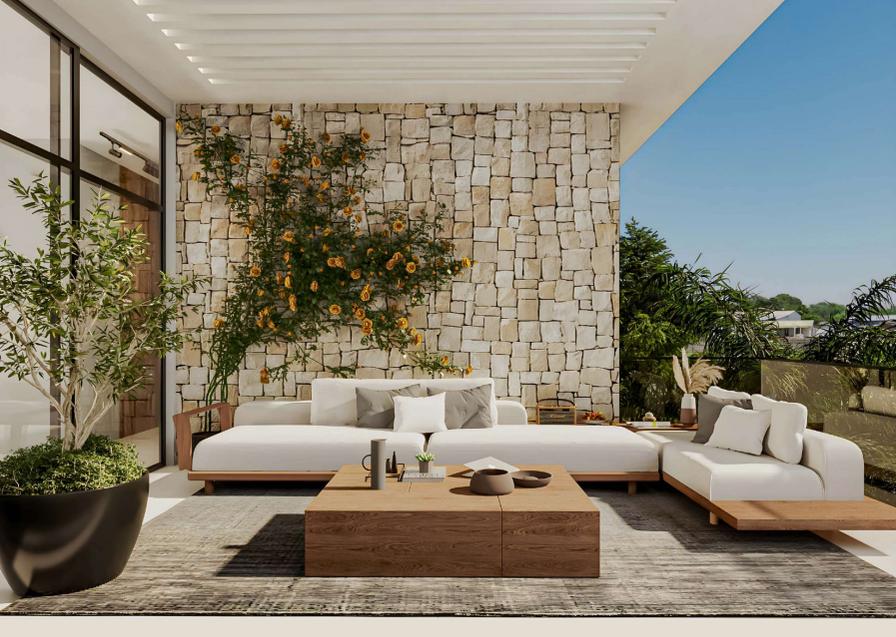


First Floor

THE U PENTHOUSE 3 BR

Features

- Private Entrance Lobby
- Reception Extension
- Outdoors is indoors
- 2 Large Terraces
- Open & Closed kitchen
- Kitchen Window Backsplash
- En-suite Master Bedroom
- Laundry & Storage Rooms
- Maid's Room



Total Area 236 sqm
Internal Area 185 sqm
Terrace Area 51 sqm

Rotate your phone for a better view of the floorplan



THE DAYLIGHT

3 BR

Features

- Private Entrance
- Internal Green Pocket
- Private Terrace
- Open Kitchen with Window Backsplash
- En-Suite Master Bedroom
- Maid's Room



The Daylight (A)

Total Area 167 sqm
Internal Area 156 sqm
Terrace Area 11 sqm



The Daylight (B)

Total Area 173 sqm
Internal Area 156 sqm
Terrace Area 17 sqm



The Daylight (C)

Total Area 172 sqm
Internal Area 156 sqm
Terrace Area 16 sqm



THE SUITE 2BR

Features

- Internal Green Pocket
- Private Terrace
- Private Entrance
- En-Suite Master Bedroom
- Open Kitchen with Window Backsplash



The Suite (A)

Total Area 138 sqm
Internal Area 128 sqm
Terrace Area 10 sqm



The Suite (B)

Total Area 142 sqm
Internal Area 128 sqm
Terrace Area 14 sqm



The Suite (C)

Total Area 140 sqm
Internal Area 128 sqm
Terrace Area 12 sqm



The Suite (D)

Total Area 147 sqm
Internal Area 128 sqm
Terrace Area 19 sqm



THE ONE 1BR

Features

- Private Entrance
- Large Private Terrace
- Open Kitchen
- Open Kitchen with Window Backsplash
- En-suite Master Bedroom



The One (A)

Total Area 84 sqm
Internal Area 78 sqm
Terrace Area 6 sqm



The One (B)

Total Area 92 sqm
Internal Area 78 sqm
Terrace Area 14 sqm



The One (C)

Total Area 88 sqm
Internal Area 78 sqm
Terrace Area 10 sqm



The One (D)

Total Area 86 sqm
Internal Area 78 sqm
Terrace Area 8 sqm



The One (E)

Total Area 88 sqm
Internal Area 78 sqm
Terrace Area 10 sqm



The One (F)

Total Area 90 sqm
Internal Area 78 sqm
Terrace Area 12 sqm



THE STUDIO 1BR

Features

- Private Entrance
- Entrance with Green Pockets
- Spacious, Open & Flexible Internal Living Space
- Large Private Terrace
- Open Kitchen



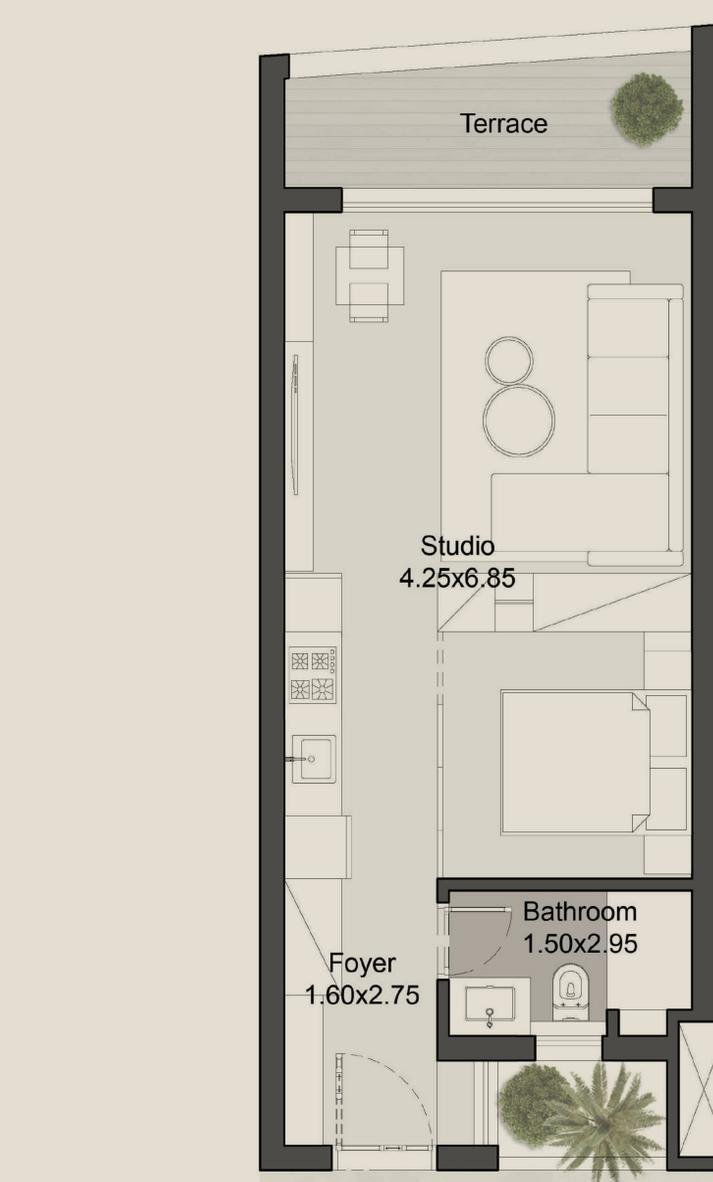
The Studio (A)

Total Area 62 sqm
Internal Area 56 sqm
Terrace Area 6 sqm



The Studio (B)

Total Area 62 sqm
Internal Area 56 sqm
Terrace Area 6 sqm



FINISHING SPECS

1. FOYER, RECEPTION, AND LIFESTYLE

Floors: High grade porcelain tiles

Walls & Ceiling: Paint on plaster

2. BEDROOMS

Floors: HDF

Walls & Ceiling: Paint on plaster

Wardrobes, Vanities & Closets: Not included

3. SANITARY WARE AND BATHROOM FITTINGS

Flooring: Porcelain

Sanitary Fixtures: high grade porcelain fixtures

Mixers: High grade mixers

Vanity Countertop: High quality marble

Vanity wooden cabinet: Not Included

Water Heater: Not Included

Bathroom Accessories: Not Included

4. TERRACES

Accessible Terraces: Ceramic tiles

Canopy: Only main structure elements are included

Wooden Pergolas: Not included

Plantation, & furniture: Not Included

5. MAID'S ROOM

Floors: Ceramic Tiles

Walls & Ceiling: Paint on plaster

6. DOORS

Entrance Main Door: Wooden door

Internal Doors: Hollow core wooden door with artificial veneer

7. AIR CONDITIONING UNITS

AC Units: Concealed AC in reception

Split units in bedrooms

8. ALUMINUM AND GLAZING

High grade coated aluminum profiles

External shutters: Not included

9. ELECTRICAL WORKS

Panel board, Switches & Covers: reputable accredited brand panel and switches

10. KITCHEN CABINETS

(without appliances)

11. FIRE FIGHTING SPRINKLERS SYSTEM FOR ALL UNITS

12. GARBAGE CHUTE FOR EACH BUILDING

DISCLAIMERS

Floorplan Disclaimer

1. All rooms dimensions are measured wall to wall excluding wall finishes, structural elements, and construction tolerances. Also, the structural design and permits requirements may have an impact on the plans and dimensions by adding or removing structural elements.
2. All materials, dimensions and drawings might be slightly changed without notice. Actual areas may vary from the-stated area subject to construction or permits.
3. Drawings are not to scale. The developer reserves the right to make revisions throughout the design and construction process.
4. Actual front windows, porches, terraces, loggia, and exterior trim detail may vary due to design functionality, constructability and/or permits requirements.
5. Pools, water features, plantation and indoors and outdoors furniture are not included.
6. Only the Main Structure of Car Parking Canopy and Background Terrace Canopy are included. All canopies secondary ribs/beams as well as shown wooden pergolas structure and cladding are not included. Guidelines for implementing it after delivery will be provided then.
7. Unit orientation as well as layout allocation and mirroring depend on the plot location and urban design parameters. The shown layouts are only for Illustrative Purposes.

Masterplan Disclaimer

1. Drawings are not to scale.
2. The developer reserves the right to make technical revisions, without notice.
3. Plot shape and area may vary following the location of the unit and the masterplan authority approvals.

Renders Disclaimer

1. The facades may be subject to minor amendments without prior notice.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia, and exterior trims may vary by elevation styles and floor level.
3. The facades surroundings and effects are for illustrative purposes.
4. Pools, water features, plantation and indoors and outdoors furniture are not included.
5. Only the Main Structure of Car Parking Canopy and Background Terrace Canopy are included. All canopies secondary ribs/beams as well as shown wooden pergolas structure and cladding are not included. Guidelines for implementing the pergolas after delivery will be provided by then.

Interior Renders Disclaimer

1. All materials, specifications, colors, and furniture layouts are provided as a design alternative and may be subject to change and alteration without notice depending on availability of specified materials, specification and/or colors.
2. Finishing will follow the specs clarified in Contract Annexes. The shown look and feel are only for Illustrative Purposes and does not include additional finishing materials, furniture, paintings, and accessories that are not included in the deliverables.
3. Skylight feature design details may be subject to change without notice depending on design intent, functionality constructability and permits approvals. The features shown are only for Illustrative Purposes.

hills of one

NEW ZAYED

A LIFE OF TIMELESS ELEGANCE

A story unfolding in the West of Cairo, beautifully set amidst landscape, spanning across 168 acres of land. Hills of One is meticulously crafted with an unwavering focus on design, where each home is an architectural masterpiece, offering a one of a kind living experience.

Hills of One is conveniently located in New Zayed, Sphinx city, across from Sphinx International Airport. The project is situated on Cairo-Alex Road and is easily accessible from all major axes.



people[®] & *places.* COMMUNITY MAKERS.

We are the next generation community makers, creators of authentic, sustainable, young and positive everlasting human experiences that ultimately create value for our community.

We design and build soulful people-focused neighborhoods and genuine experiences that celebrate and stimulate connections amongst the community & with nature.

We ultimately bring all our forces to masterplan and design for these values.

Our community is our companions and we are defined by their smiles, their wellbeing and ultimately their respect and trust.

People & places is introduced by Khaled El Assal, Mohamed Khaled El Assal, Karim Khaled El Assal, and Nabil Amasha. The founders have been leaders of the real estate industry, have designed, developed, and delivered superb mixed use masterplans and communities in Egypt.

