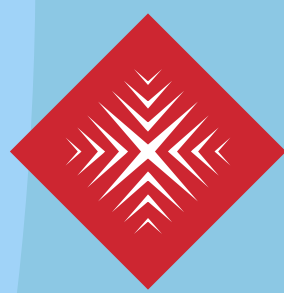


HACIENDA

B L U E A B O U T I Q U E
D E V E L O P M E N T



PALM HILLS

THE PRIDE OF AN ADDRESS



A BOUTIQUE
SUMMER
DESTINATION,
RESERVED
FOR THE FEW



AN EXCLUSIVE ADDITION TO THE RENOWNED HACIENDA FAMILY



As the latest chapter in the prestigious Hacienda series by Palm Hills, Hacienda Blue is more than just a coastal retreat—it's a statement of distinction.

Designed as a boutique development, it is intentionally limited in scale, thoughtfully curated, and tailored for a select community.

Here, space is abundant, privacy is paramount, and exclusivity isn't just implied—it's built into every detail.



BLUE BOUTIQUE LIVING

Spanning 118.5 acres, Hacienda Blue breaks away from the conventional, offering an intimate, handpicked escape for those who expect more. Unlike sprawling, overcrowded developments, this is a place where every residence, every detail, and every resident is chosen with intention—creating a rare, high-demand community that remains truly exclusive.



LOCATION

SPACE TO BREATHE BEAUTY TO OWN



With 60% of the project dedicated to lush landscapes, Hacienda Blue feels refreshingly open—a stark contrast to the dense, overbuilt developments of the coast. Greenery stretches wide, framing homes with natural beauty, while winding pathways and carefully curated outdoor spaces create a sense of flow and freedom.

A woman with short dark hair, wearing a red one-piece swimsuit, is seen from the back, looking out at the ocean. The water is a vibrant turquoise color with white foam from the waves. The background is a solid coral color on the left and a solid light blue color on the right, separated by a curved line. The title text is overlaid on the right side of the image.

THE ULTIMATE BLUE ESCAPE

True to its name, Hacienda Blue is a celebration of water. A gorgeously abundant 24-acres lagoon winds through the projects, offering a freshwater sanctuary that perfectly complements the stunning golden beaches and crystal-clear coastline.

Whether you're basking by the sea or enjoying the tranquility of the lagoon, this is where summer finds its purest form.

Every residence at Hacienda Blue is a study in elegance, blending contemporary architecture with nature’s effortless beauty. Expansive facades, floor-to-ceiling windows, and seamless indoor-outdoor design make for homes that are as breathtaking as their surroundings.

FOR THE FEEL WITH MORE





Hacienda Blue A PLACE FOR THE BELONGING

Hacienda Blue is a carefully curated community, where a limited number of residences ensure an atmosphere of exclusivity and distinction.

A development where privacy, beauty, and a true sense of belonging set the standard—this is where the elite escape to own their summer, their space, and their experience.



WELCOME TO HACIENDA BLUE

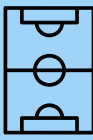
Hacienda Blue, every moment invites you to dive in— whether it's a refreshing swim, a game on the courts, or pure relaxation at the wellness center. Days flow from sunlit adventures to indulgent dining and lively nights, while water activities keep the energy high. Here, there's never a question of what to do - only what to do next.



Lagoons



Fine dining



Multi-purpose courts



Night entertainment



Children's playground



Wellness center



Water activities

MASTERPLAN



All renders and plans are for visual purposes
& subject to change as per design development

MASTERPLAN



All renders and plans are for visual purposes
& subject to change as per design development



VILLA A

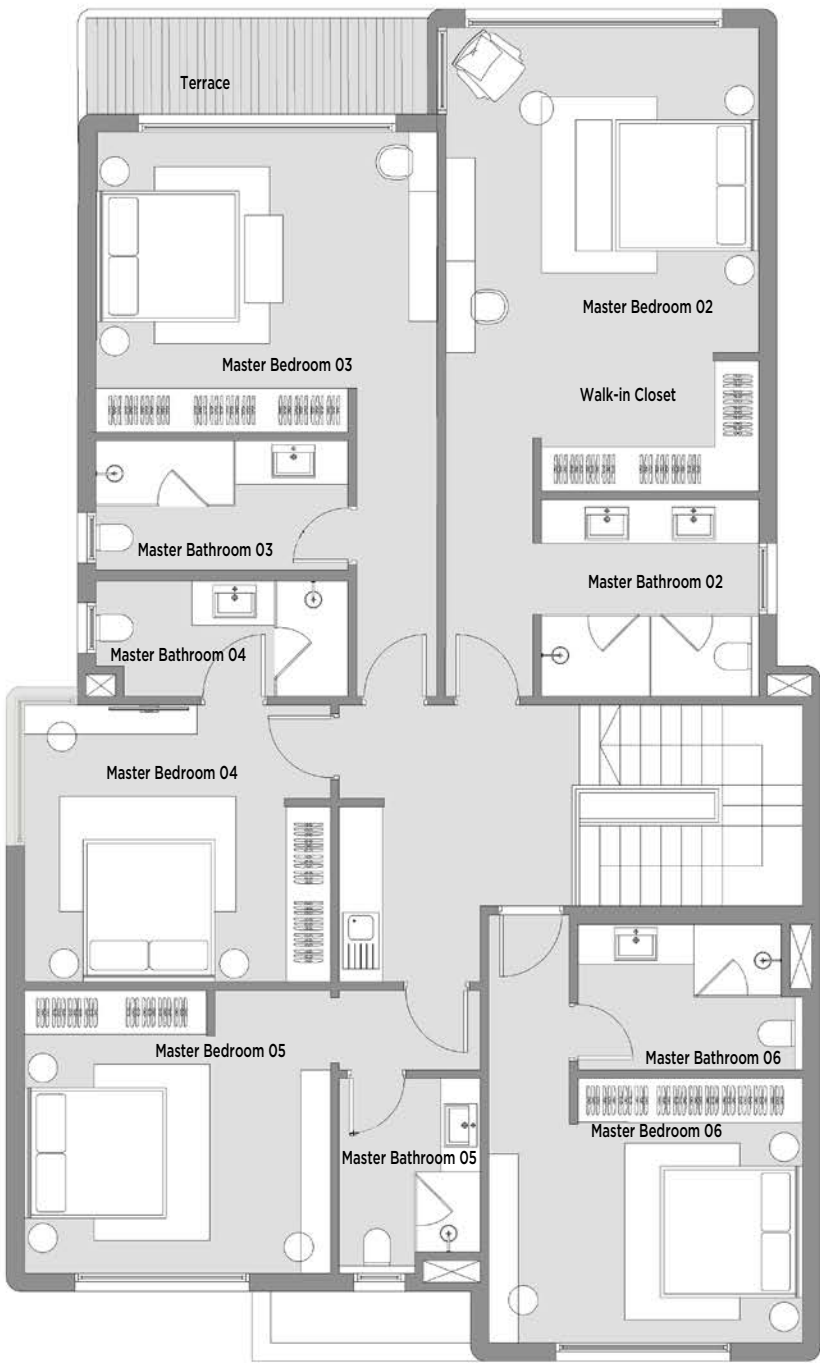
FIRST ROW

AVG. LAND AREA	549 m ²
AVG. BUA	374 m ²
PERGOLA AREA	12.5 m ²
SPECS	6 MASTER BEDS NANNY KITCHENETTE DRIVER

VILLA A FIRST ROW



GROUND FLOOR



FIRST FLOOR



VILLA B

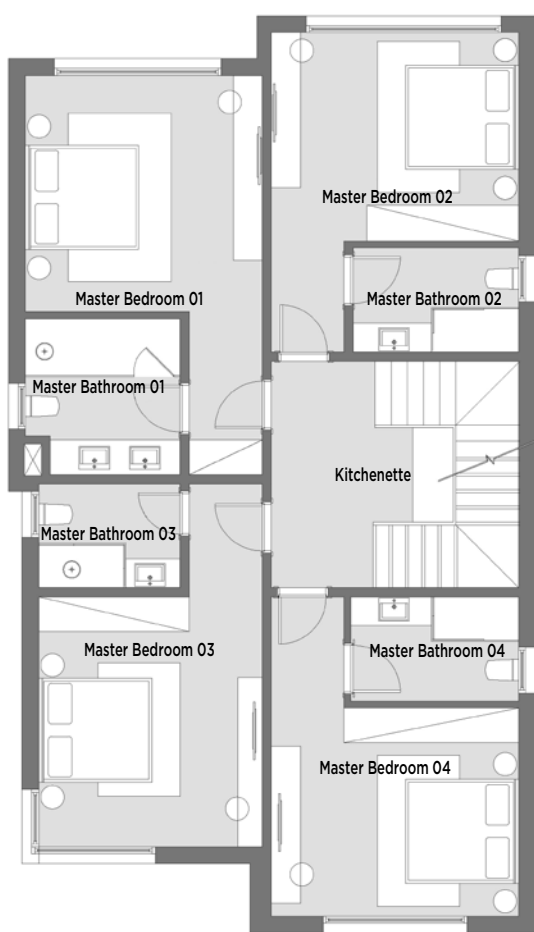
SECOND ROW

AVG. LAND AREA	420 m ²
AVG. BUA	278 m ²
PENTHOUSE AREA	46 m ²
ROOF AREA	78 m ²
SEMI COVERED ROOF AREA	10.5 m ²
SPECS	5 MASTER BEDS NANNY KITCHENETTE DRIVER

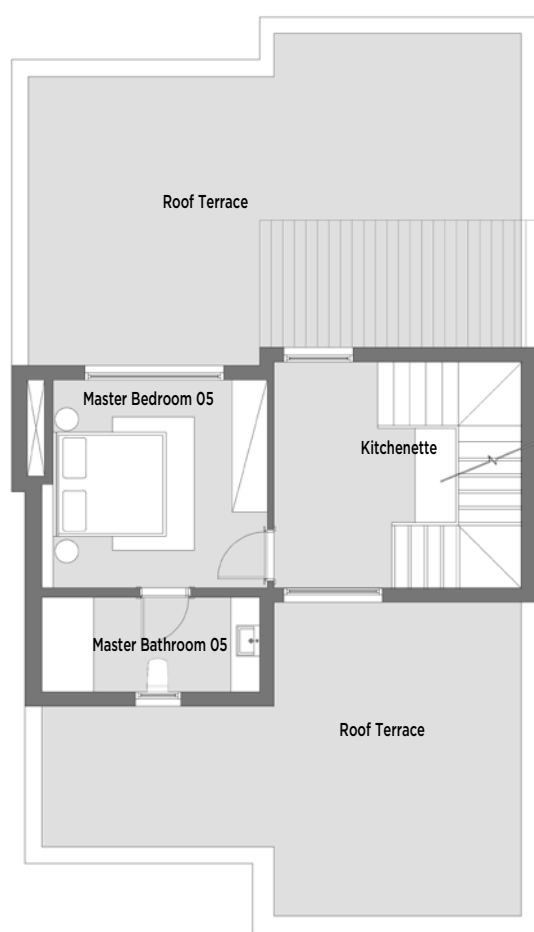
VILLA B SECOND ROW



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR



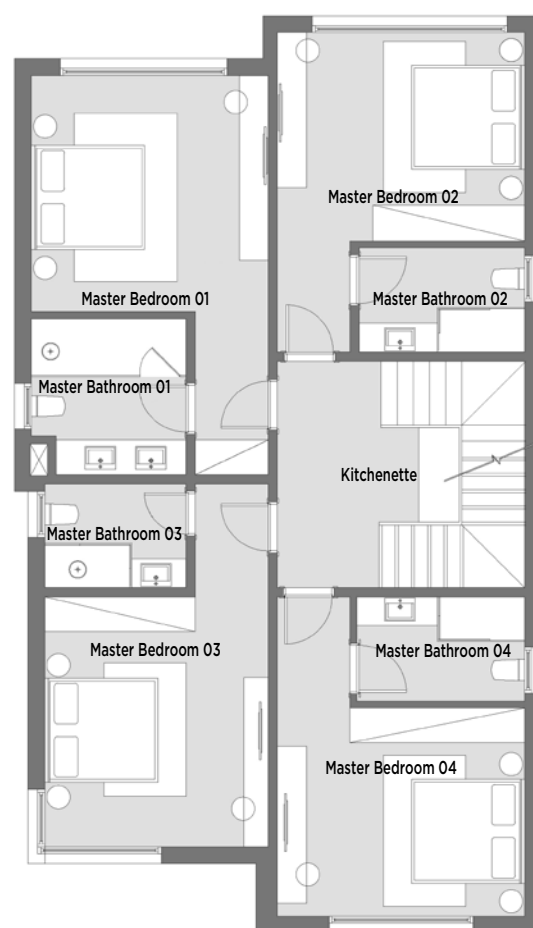
WATER VILLA

AVG. LAND AREA	420 m ²
AVG. BUA	278 m ²
PENTHOUSE AREA	46 m ²
ROOF AREA	78 m ²
SEMI COVERED ROOF AREA	10.5 m ²
SPECS	5 MASTER BEDS NANNY KITCHENETTE DRIVER

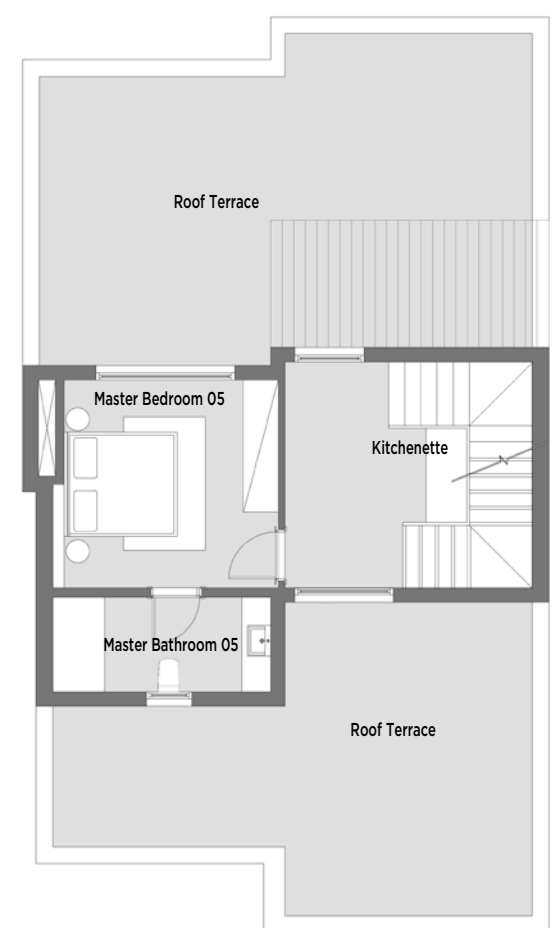
WATER VILLA



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR



TOWN HOUSE ONE & TWO



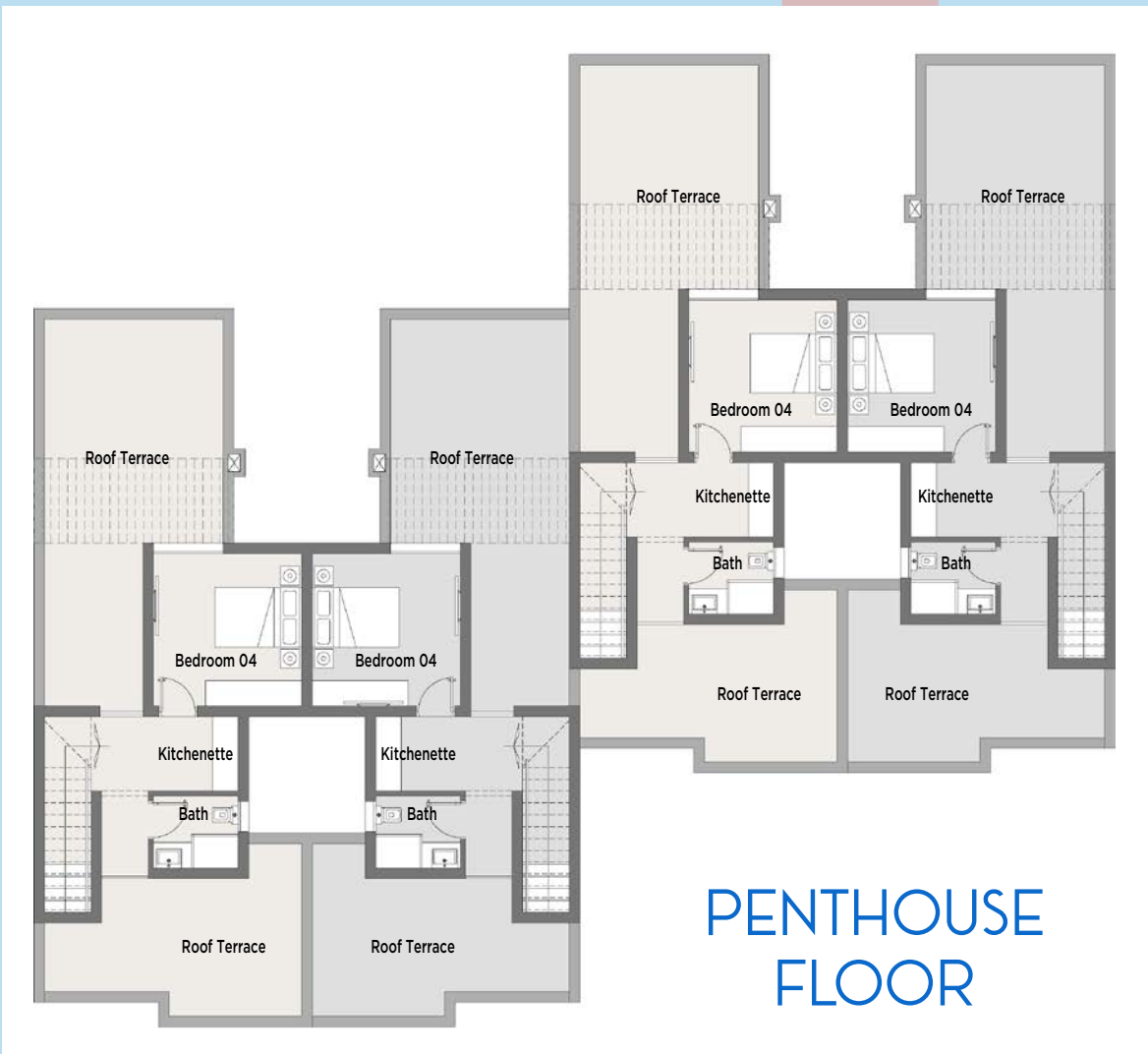
TOWN HOUSE ONE



GROUND FLOOR



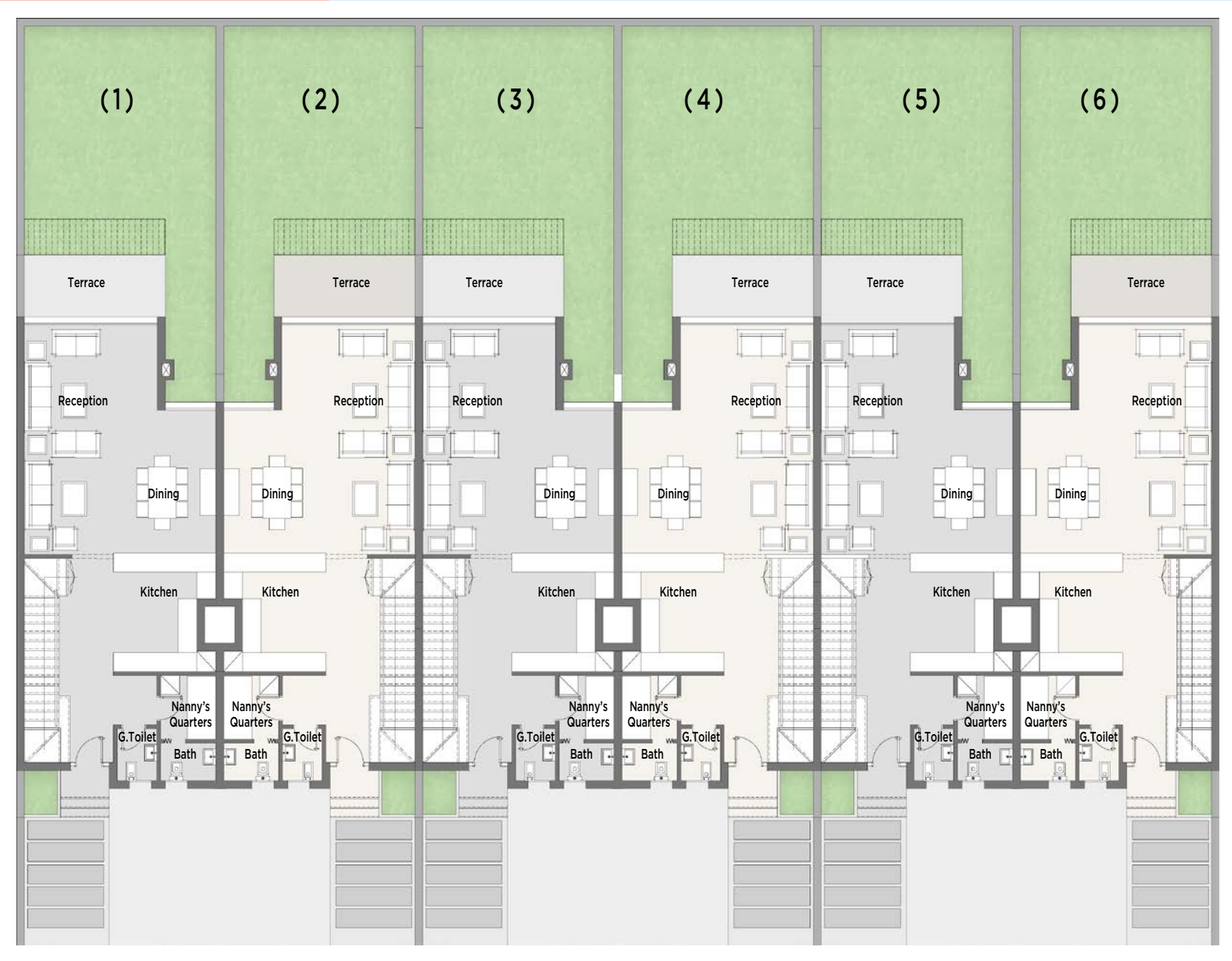
FIRST FLOOR



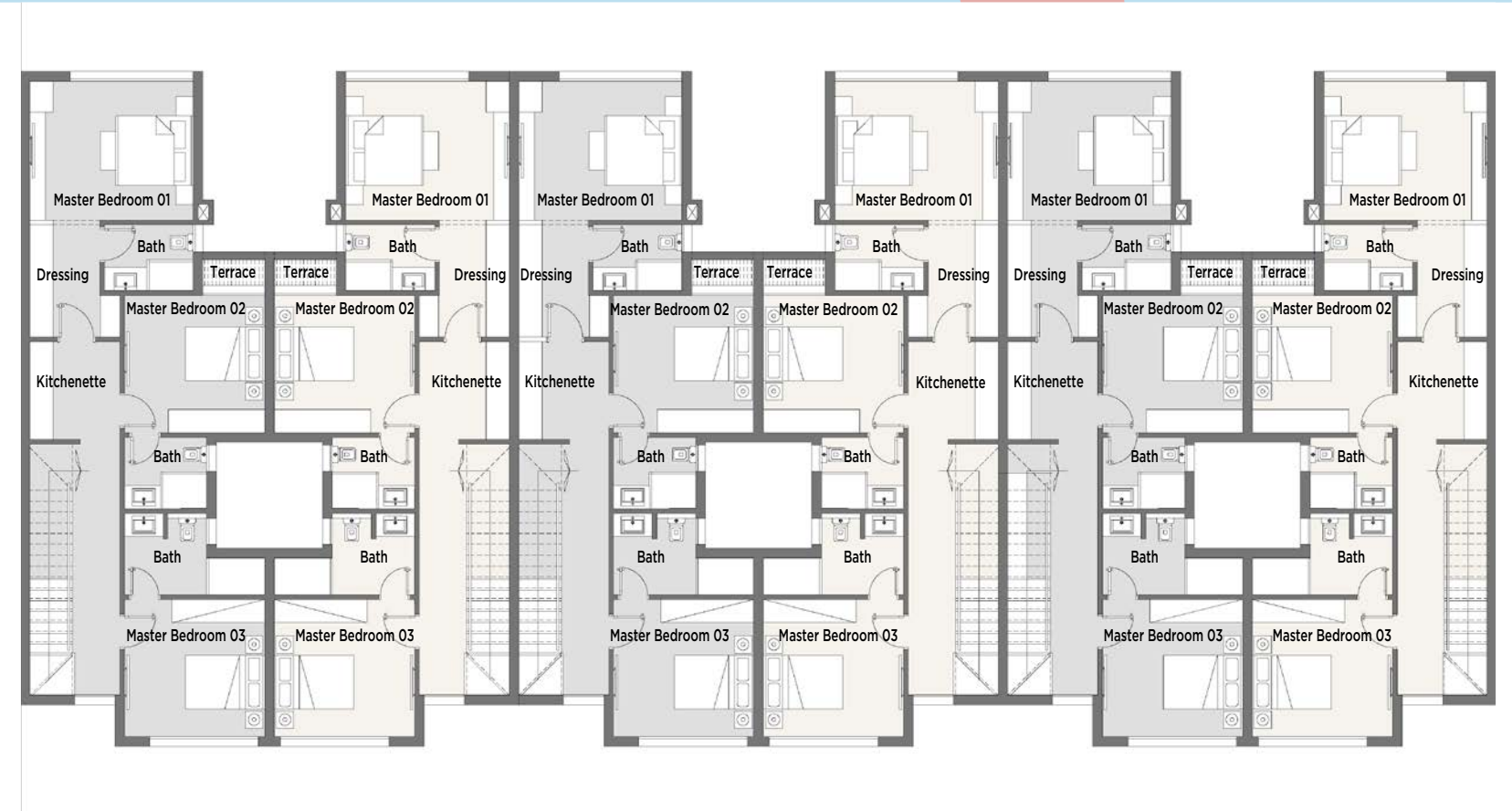
PENTHOUSE FLOOR

	CORNER	MIDDLE
AVG. LAND AREA	190.5 m ²	187 m ²
AVG. BUA (Ground +1st)	198.5 m ²	196 m ²
PERGOLA AREA	5.5 m ²	5.5 m ²
AVG. PENTHOUSE AREA	38 m ²	38 m ²
AVG. ROOF AREA	47.5 m ²	45.5 m ²
SEMI COVERED ROOF AREA	9.5 m ²	9.5 m ²
SPECS	4 BEDS (4 MASTER) NANNY KITCHENETTE	

GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR



TOWNHOUSE TWO

	CORNER	MIDDLE
AVG. LAND AREA	190.5 m ²	187 m ²
AVG. BUA (Ground +1st)	198.5 m ²	196 m ²
PERGOLA AREA	5.5 m ²	5.5 m ²
AVG. PENTHOUSE AREA	38 m ²	38 m ²
AVG. ROOF AREA	47.5 m ²	45.5 m ²
SEMI COVERED ROOF AREA	9.5 m ²	9.5 m ²
SPECS	4 BEDS (4 MASTER) NANNY KITCHENETTE	

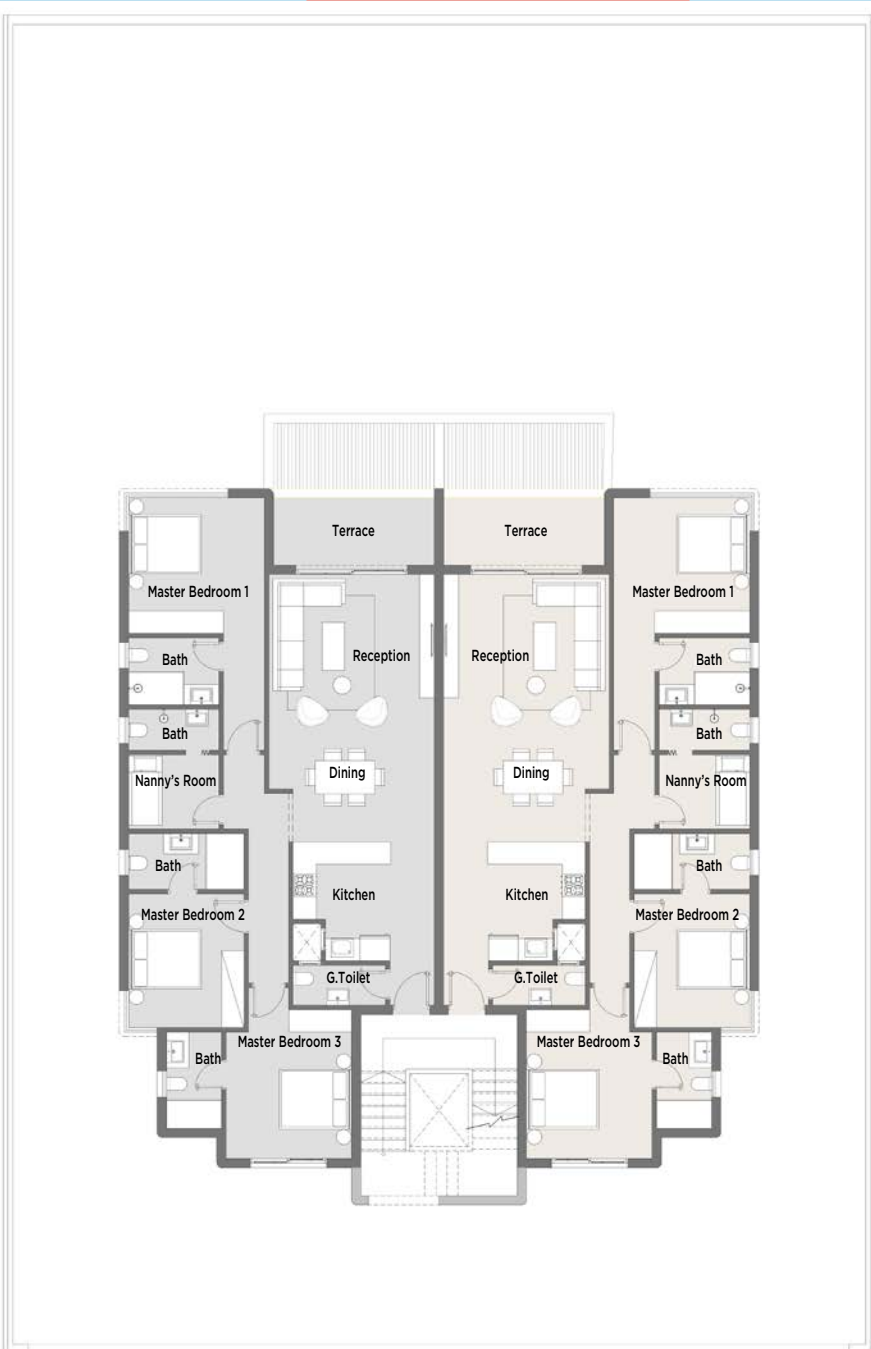


SENIOR CHALET

SENIOR CHALET



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

SENIOR CHALET GROUND

GARDEN AREA

209.5 m²

AVG. BUA

164 m²

SPECS

4 BEDS
(2 MASTER)
NANNY

SENIOR CHALET FIRST

AVG. BUA

154.5 m²

PENTHOUSE AREA

41 m²

ROOF AREA

95.5 m²

SEMI COVERED ROOF AREA

9 m²

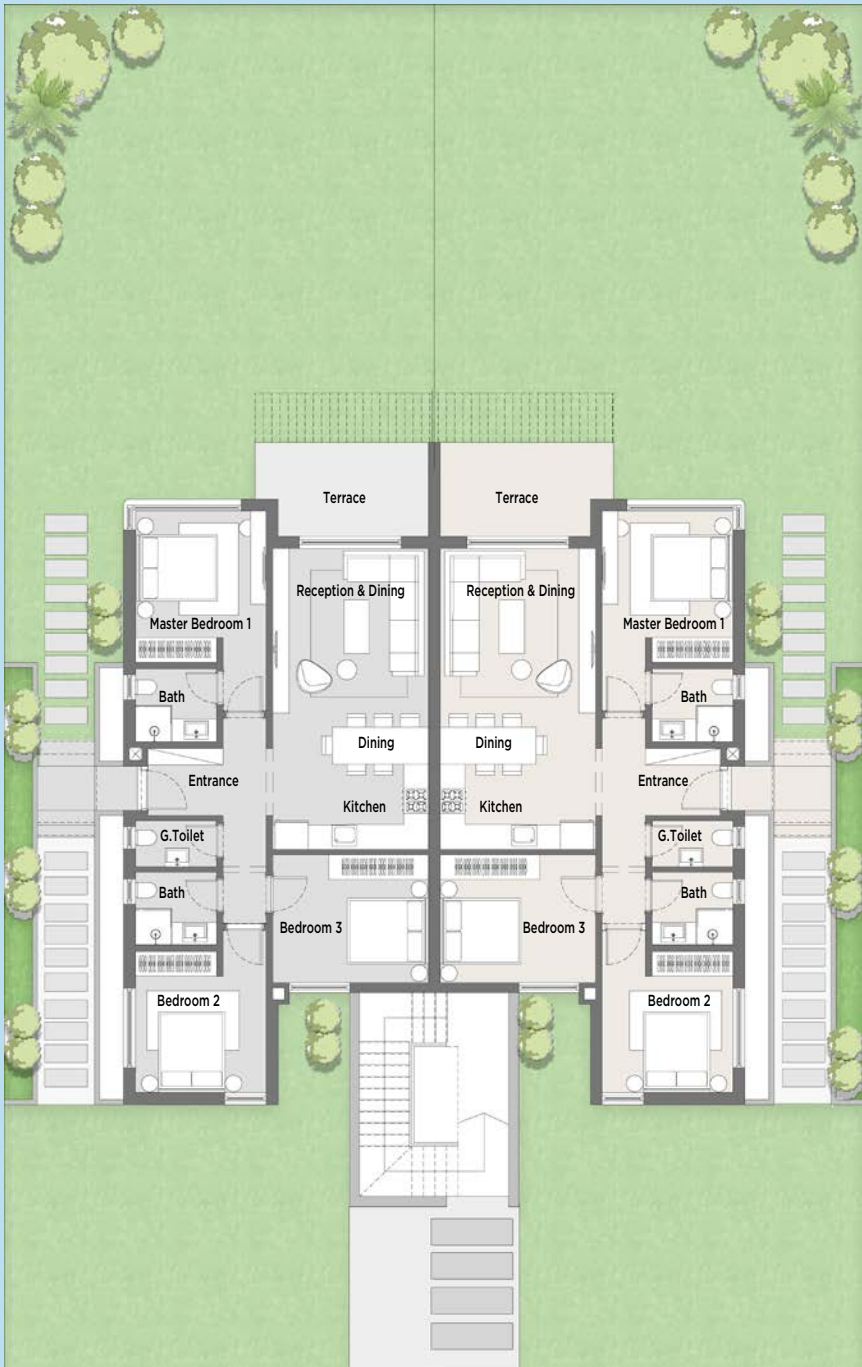
SPECS

4 BEDS
(4 MASTER)
NANNY



JUNIOR CHALET

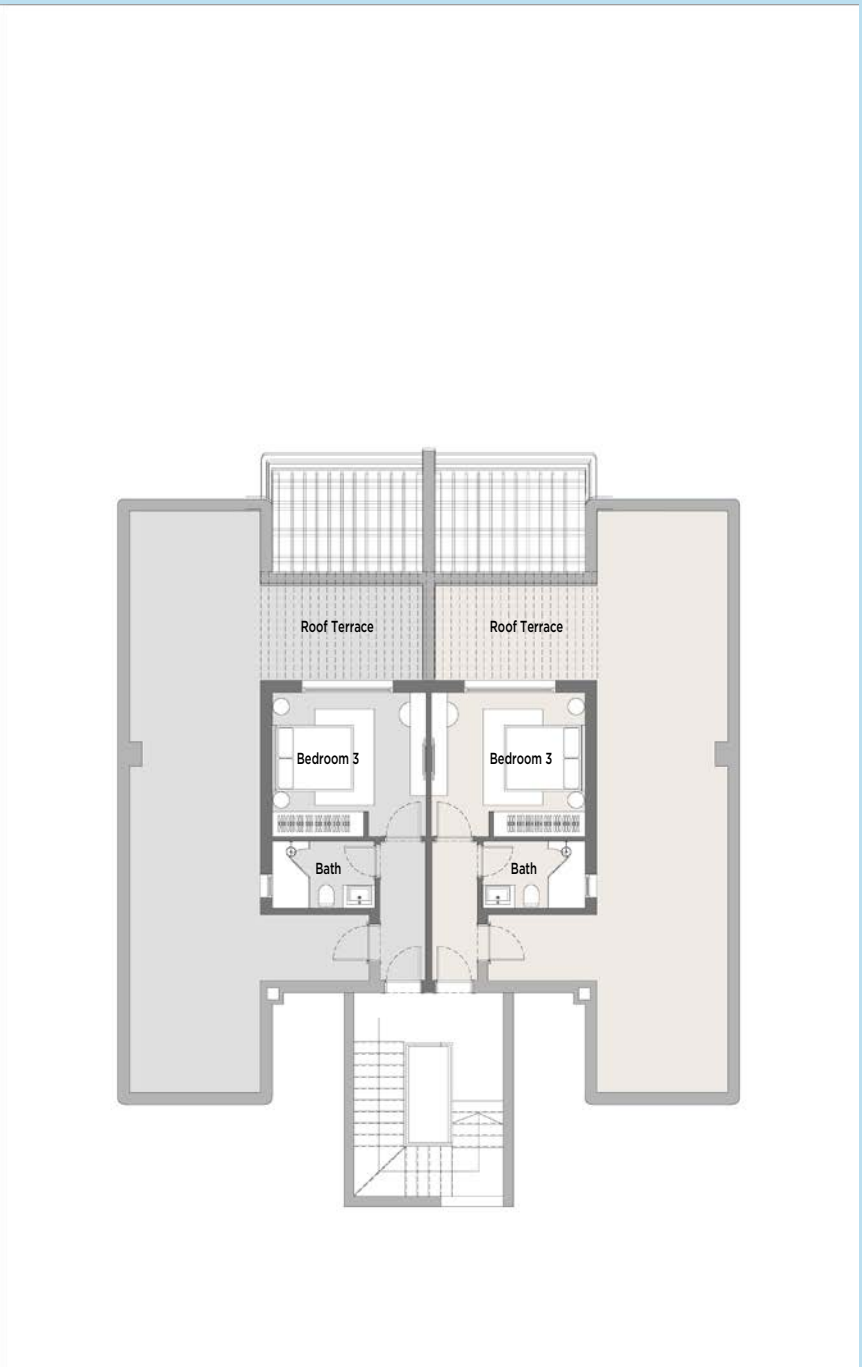
JUNIOR CHALET



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

JUNIOR CHALET GROUND

GARDEN AREA	186 m ²
AVG. BUA	116 m ²
PERGOLA AREA	6.5 m ²
SPECS	3 BEDS (1 MASTER)

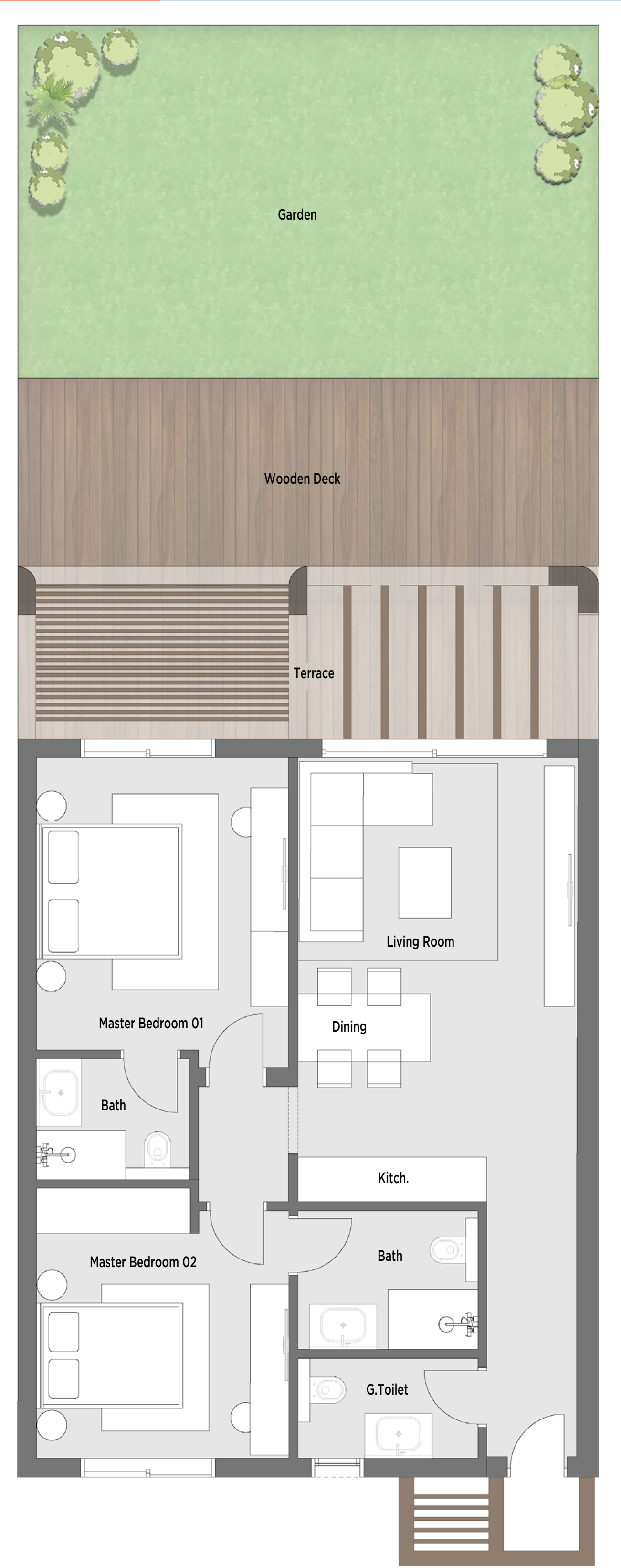
JUNIOR CHALET FIRST

AVG. BUA	114.5 m ²
PENTHOUSE AREA	36.5 m ²
ROOF AREA	56.5 m ²
SEMI COVERED ROOF AREA	10.5 m ²
SPECS	3 BEDS (3 MASTER) NANNY



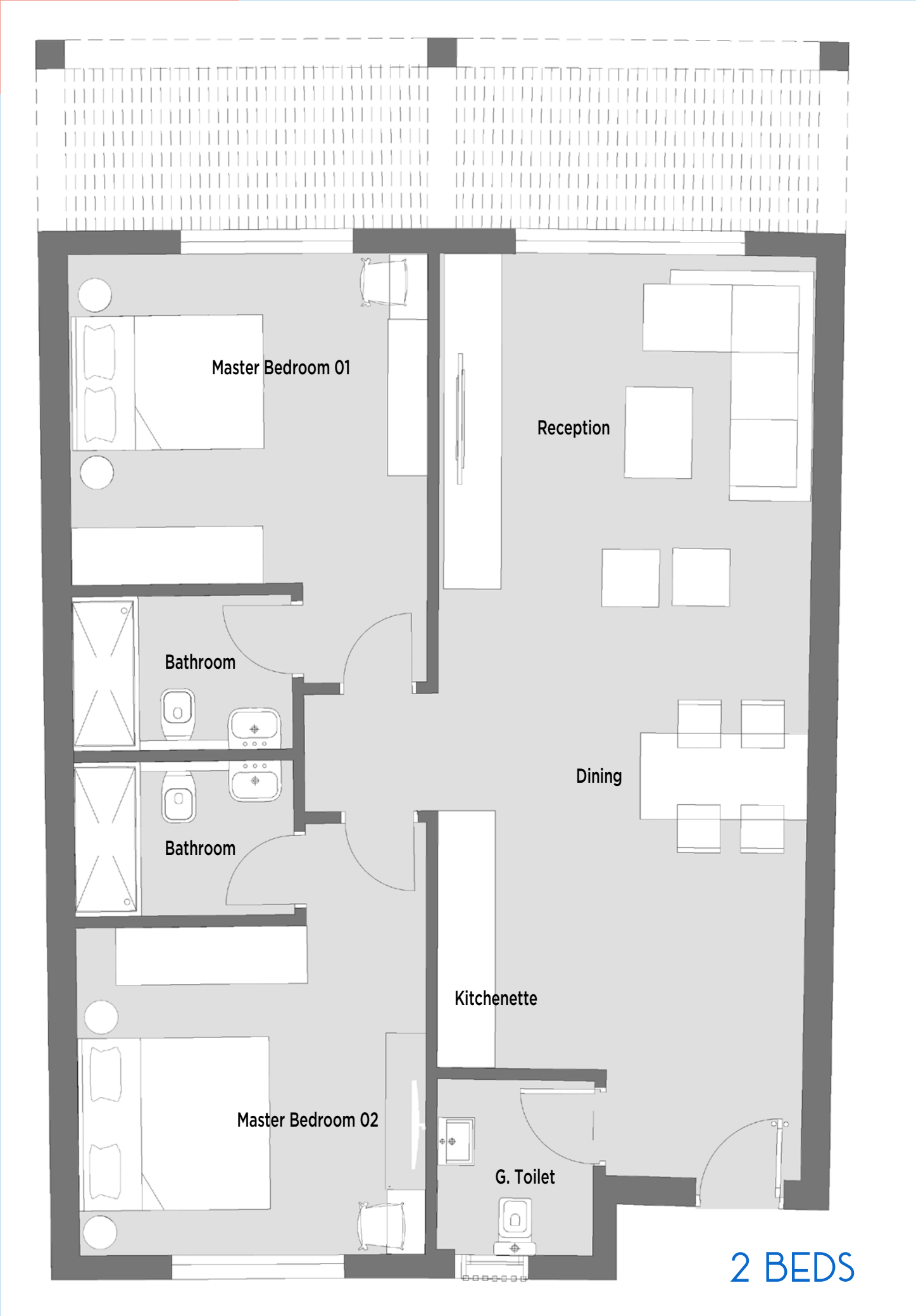
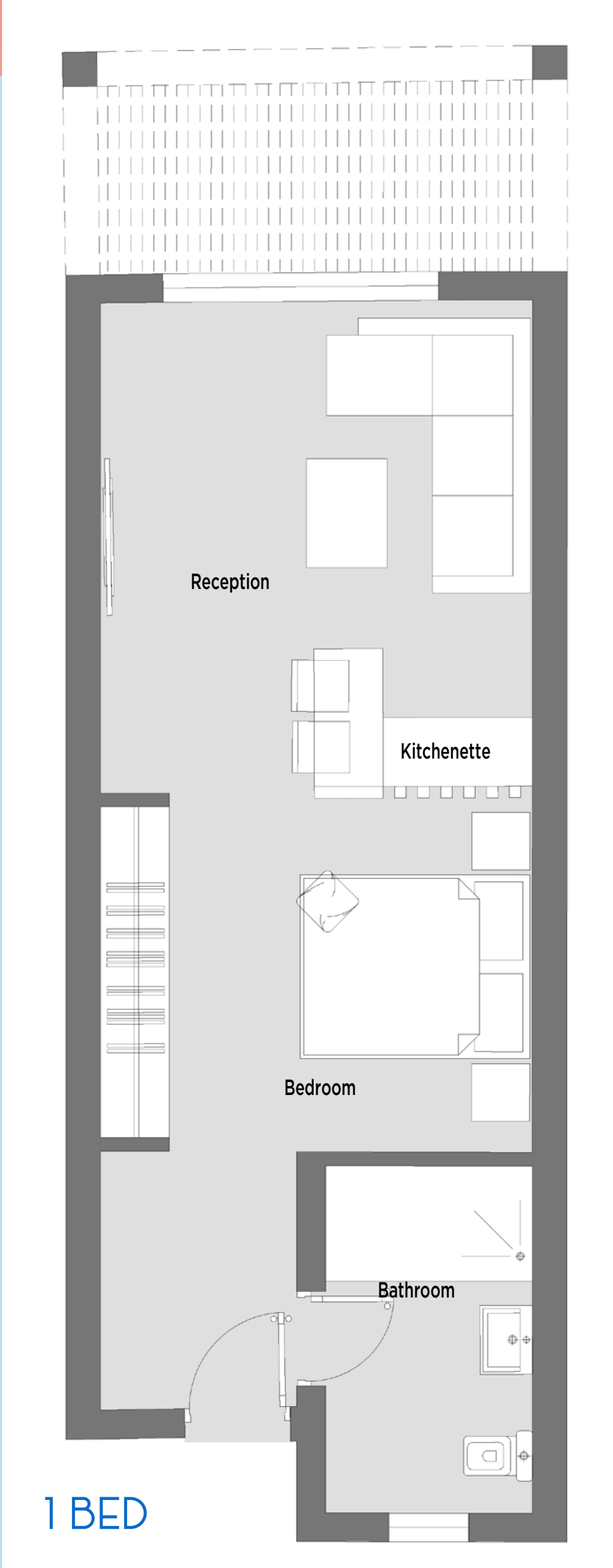
BEACH & LAGOON CABINS

Beach Cabanas



AVG. GARDEN	54.5 - 55 m ²
AVG. BUA	91.5 - 93 m ²
SPECS	2 MASTER BEDS Guest Toilet KITCHENETTE Reception & Dining

Cabin - 1 Bed & Cabin - 2 Bed



1 BED

42.5 m²

PERGOLA AREA

8 m²

SPECS

1 Bed
1 Bathroom
Kitchenette & Countertop
Living

2 BED

85.5 m²

PERGOLA AREA

16.5 m²

SPECS

2 MASTER BEDS
Guest Toilet
Kitchenette
Living & Dining

Zamalek:

1, El Kamel Mohamed St.
Tel: +202 2737 5530 - 31 - 32 - 33

5th Settlement:

Namaa Building # 75,
1st section, Road 90
Tel: +202 2810 4530 - 31 - 33

6th Of October:

Palm Hills October (Palm Central)
Tel: +202 3886 0103-04
Ext: 8812
Mob: +2 010 6668 6108

Alexandria:

30 Patrice Lumumba,
Tel: +203 033926010 - 002

19743

www.palmhillsdevelopments.com