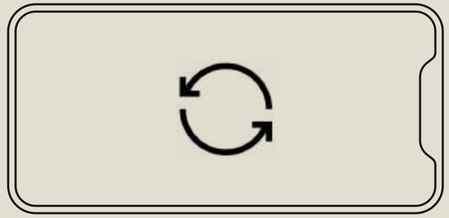
# hills of one

## NEW ZAYED



ROTATE YOUR PHONE FOR
A BETTER EXPERIENCE

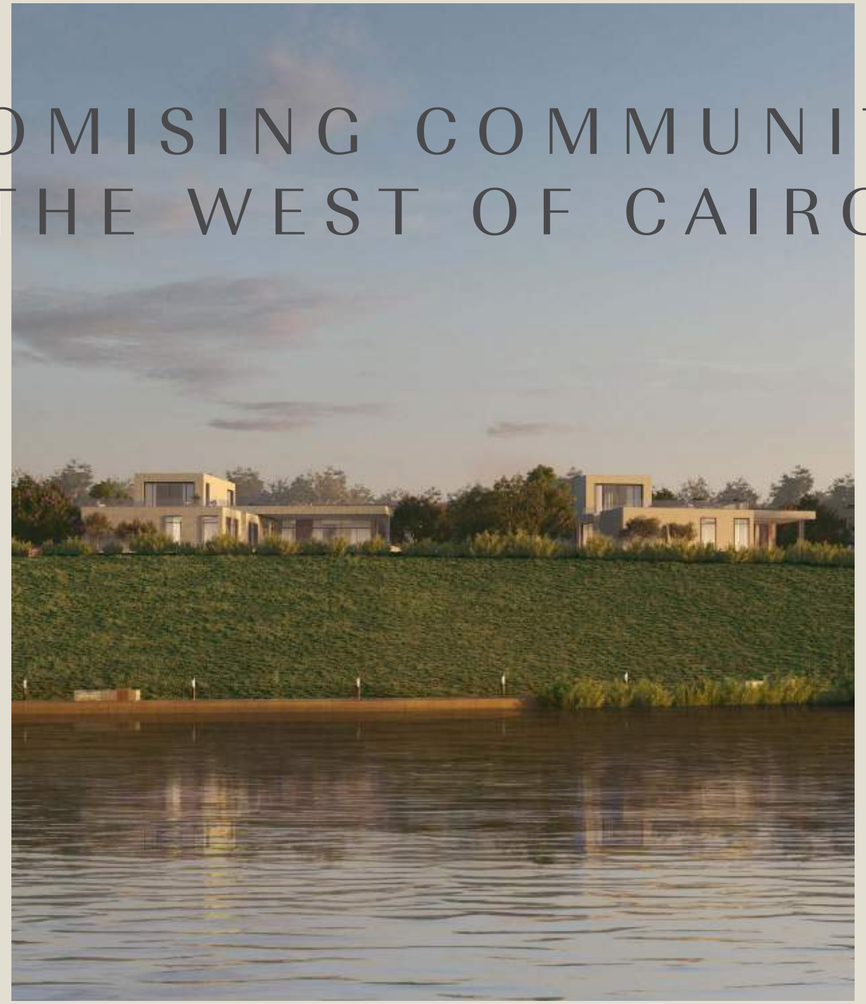
# THE ONE-STOREY UNFOLDING...

The very essence of Hills of One are the beautifully designed contemporary one-storey homes, of which make up most of the project.

# 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.

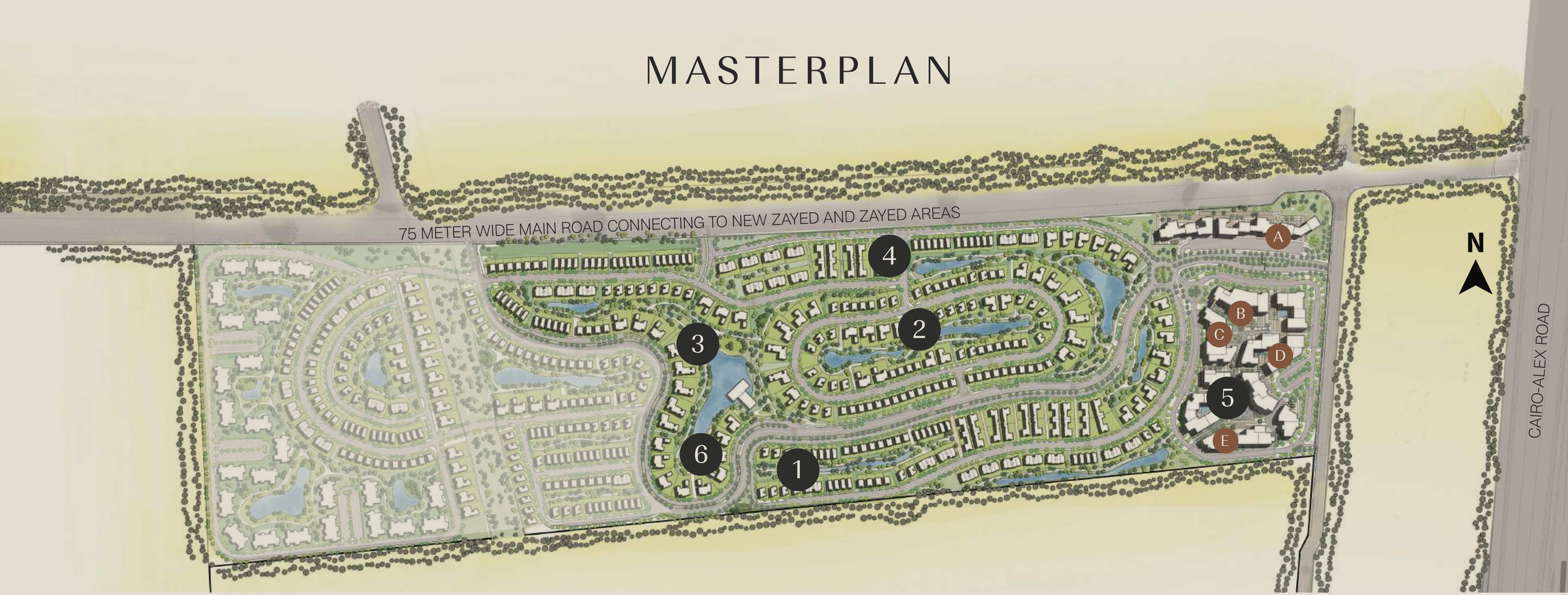
# A PROMISING COMMUNITY IN THE WEST OF CAIRO



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.

| | | |
|---|---|---|
| **Downtown Zayed** | 22 KM | 25 mins |
| **Sphinx Airport** | 3.5 KM | 5 mins |
| **Grand Egyptian Museum** | 33 KM | 30 mins |

# MASTERPLAN




1 boulevard hill

2 pine hill

3 lake villas

4 north villas

5 SPHINX PLAZA

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

6 CLUBHOUSE & SPORTS FACILITIES

# BESPOKE EXPERIENCES BEYOND YOUR FRONT DOOR

# SPHINX PLAZA

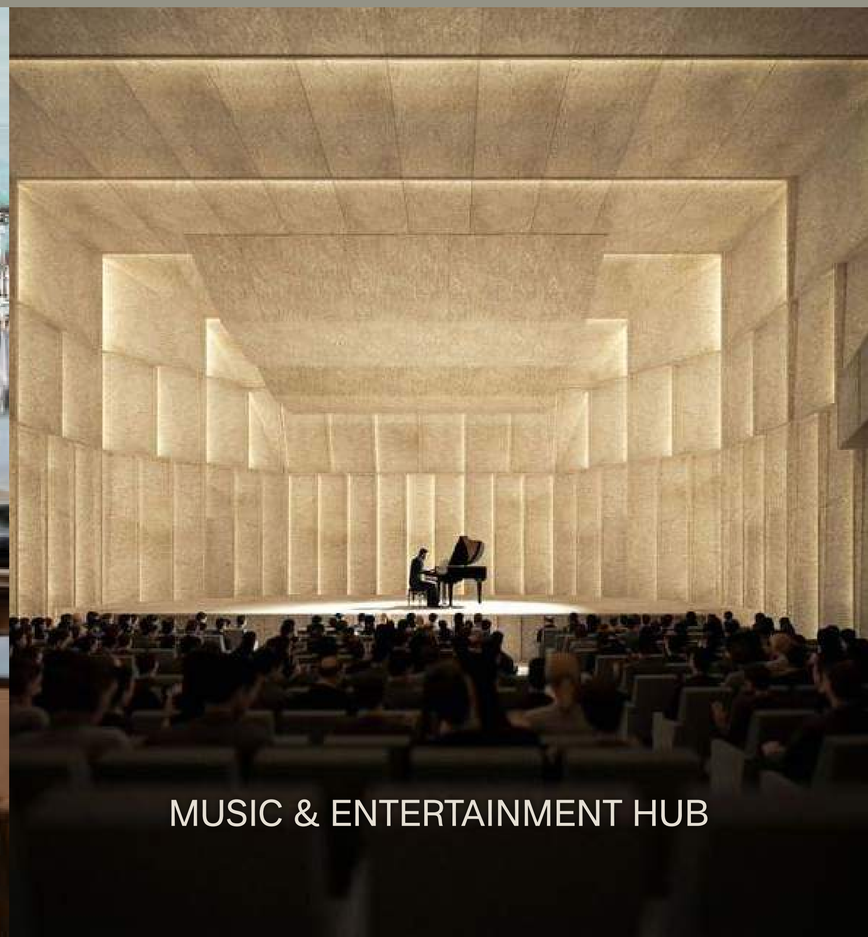
## THE HUB OF ALL LIVELY ACTIVITIES

Perfectly positioned at the frontline, facing Cairo Alex Road. Families and guests are welcomed to experience

# FOR THOSE WHO ADMIRE ART, MUSIC & REFINED HOSPITALITY

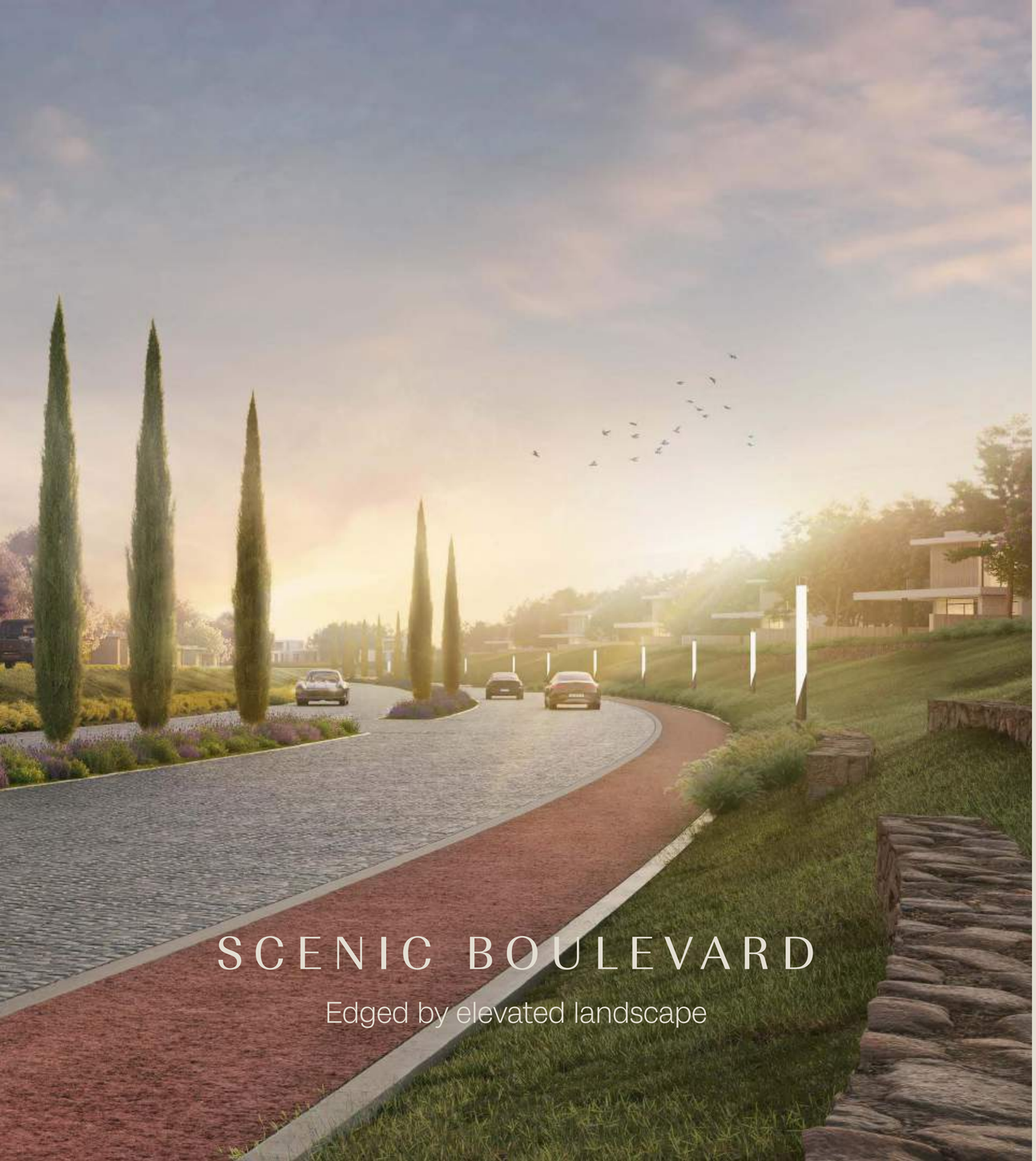
TWO INTERNATIONAL BOUTIQUE HOTELS

LAKE FLOATING RESTAURANT



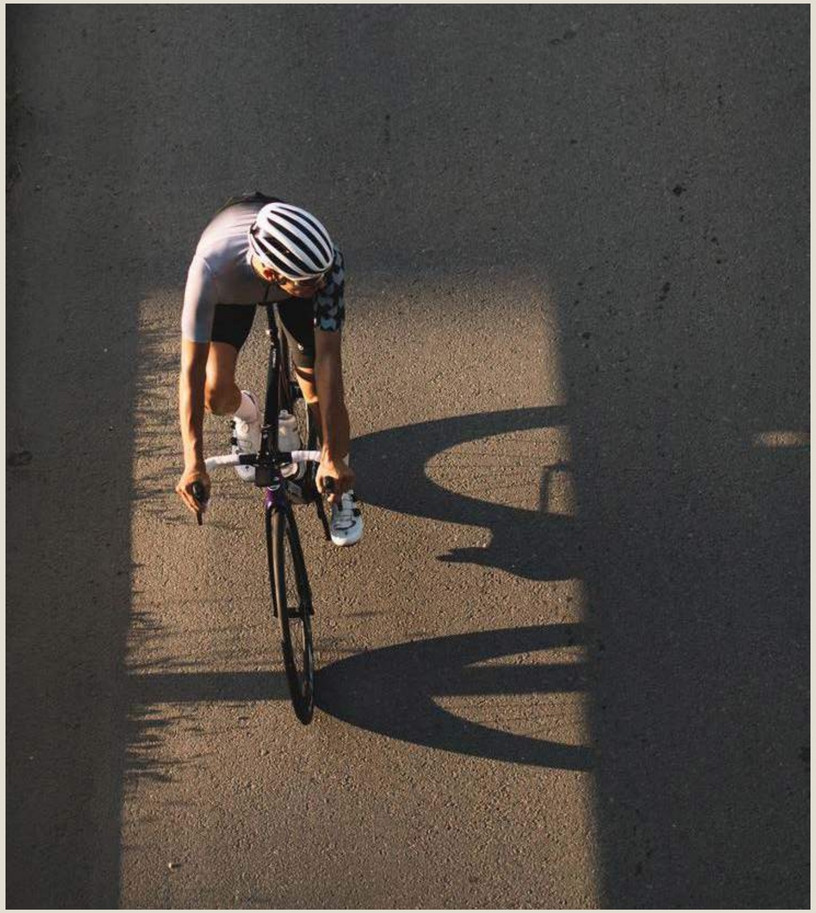
MUSIC & ENTERTAINMENT HUB

# NATURE-CENTRIC SURROUNDINGS



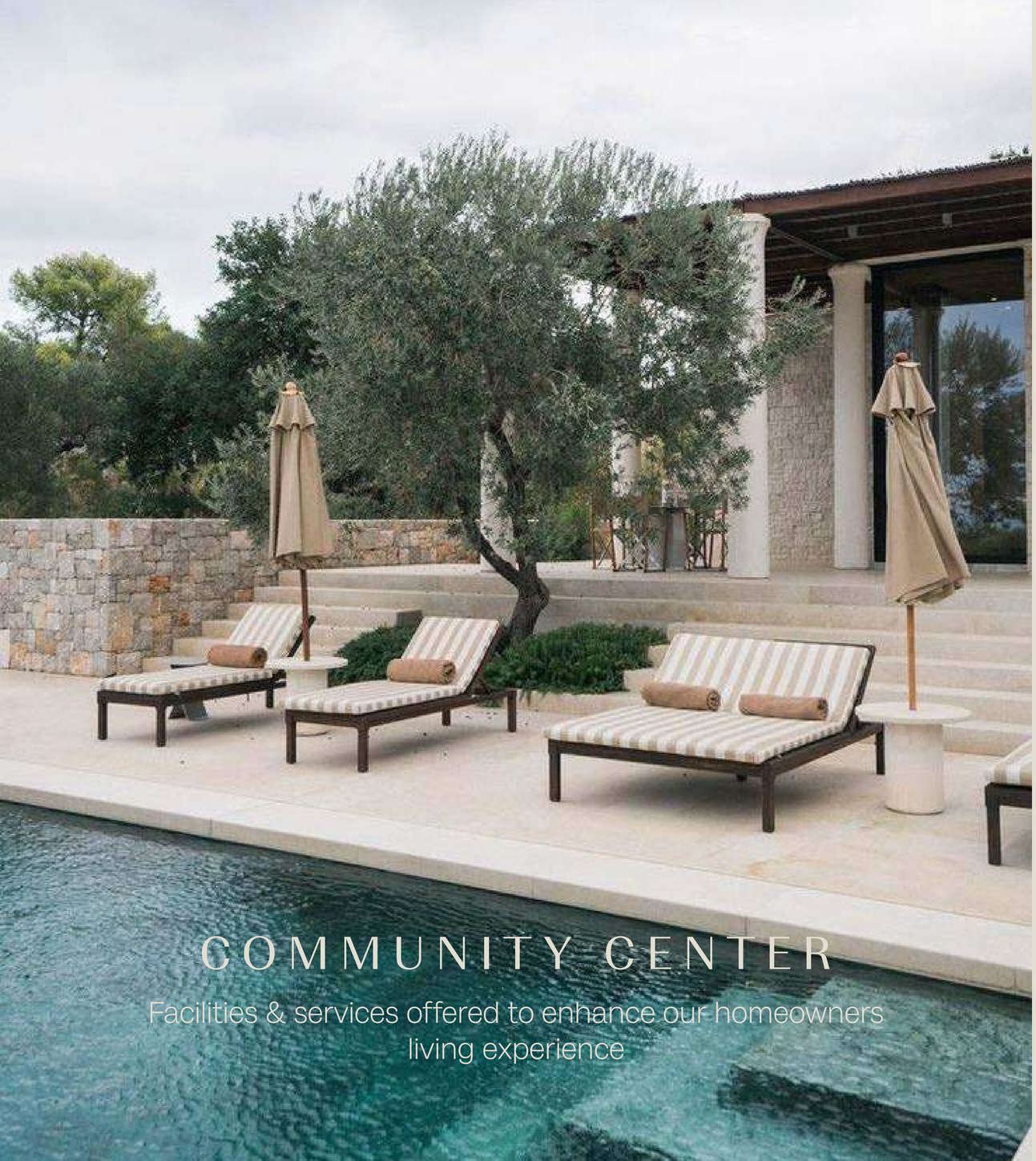
## SCENIC BOULEVARD

Edged by elevated landscape



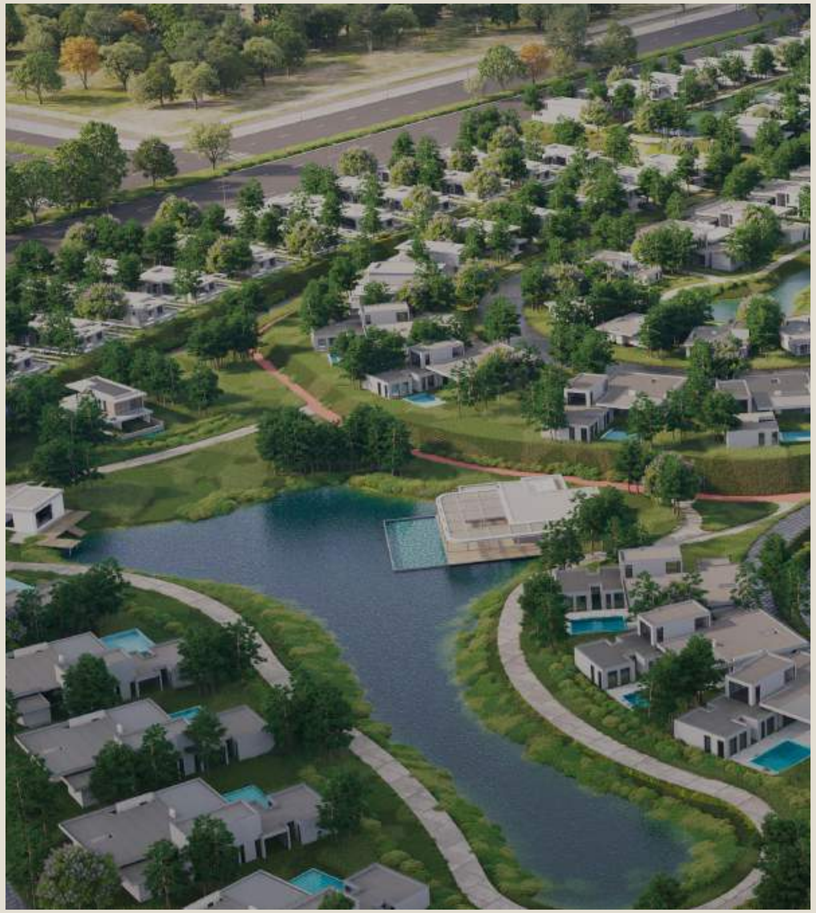
## TRIATHLON TRACK & FITNESS AREA

To swim, cycle & run



# COMMUNITY CENTER

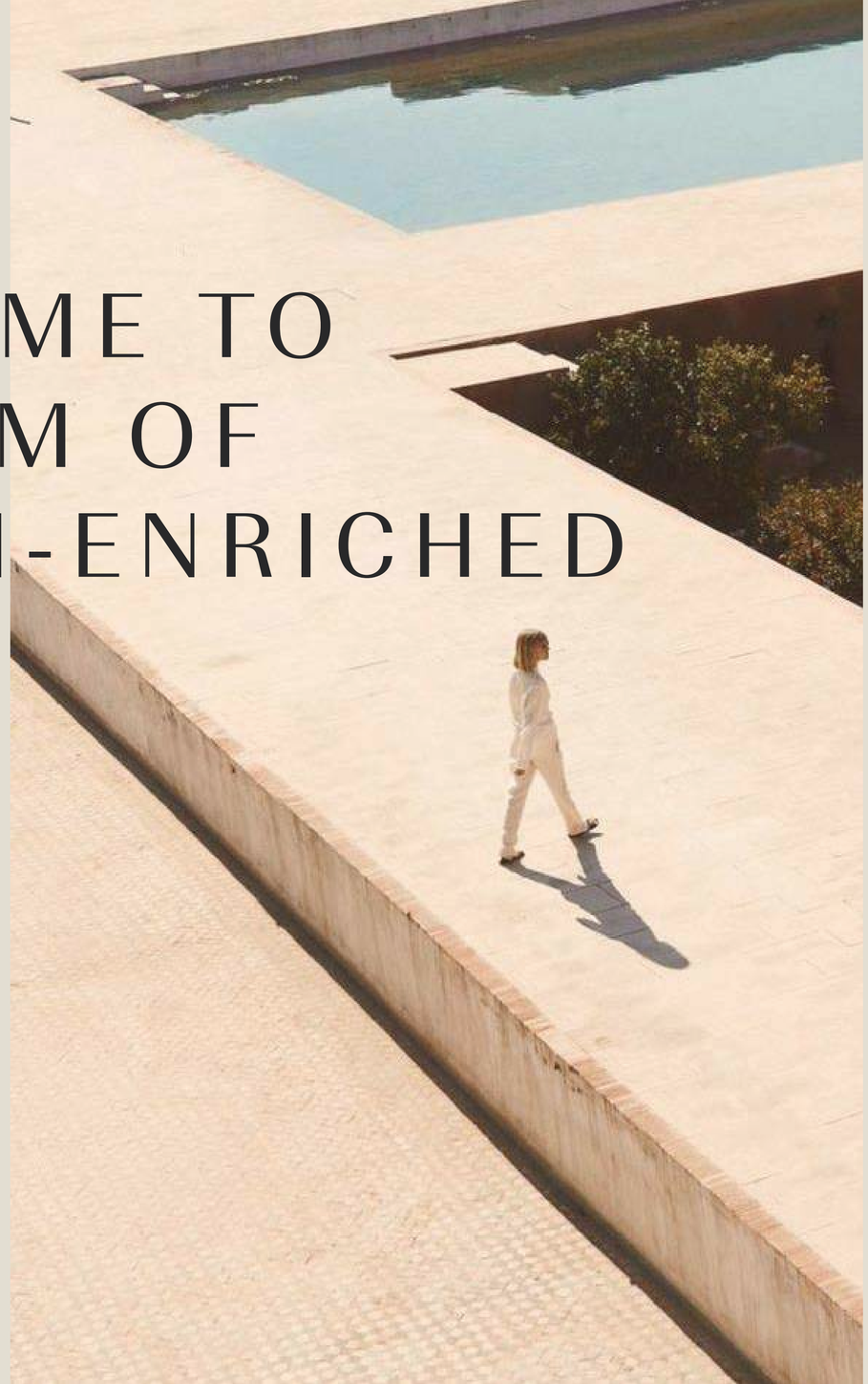
Facilities & services offered to enhance our homeowners living experience



# TRANQUIL LAKES

Designed in the center of the community.

# WELCOME TO A REALM OF DESIGN-ENRICHED LIVING.



Our curated design philosophy brings together elegance, comfort and functionality.

We passionately traced the living experience of each family member, and designed every moment to enhance their refined lifestyle. Unique design features, those only found in mansions are embedded in every corner of our units.

# INDOORS & OUTDOORS
## BLEND TOGETHER IN HARMONY

### RECEPTION EXTENSION

Enjoy a seamless indoor-outdoor experience in the spacious shaded outdoor terrace that extends from the interior setting of your living & dining areas. Your Reception Extension will expand your home and create more space for entertaining and gatherings.

# COMPLEMENTING YOUR STYLE

## YOUR SHADED PERGOLA

Our villas are delivered with pergola structures in the outdoor terraces, ready to be fitted with your preferred shading material.

# MASTERSUITE BEDROOM

The spacious master suite bedrooms are designed for the sole purpose of pampering, providing privacy and comfort to our homeowners, featuring:

A Private Living Area
His & Hers Dressing Rooms
Sky-Lit Bathtub
Private Garden Terrace

# UNIQUE DESIGN FEATURES

Every corner is an unravelling experience

LARGE MODERN GLASS WINDOWS

SKYLIGHTS IN SIGNATURE SPACES

GRAND ENTRANCES

INDOOR & OUTDOOR FIREPLACES

**Features are offered with select units & finishing types.*

# UNIQUE DESIGN FEATURES

Every corner is an unravelling experience

DOUBLE KITCHEN

SPACIOUS LIVING AREA WITH HIGH CEILINGS

UNDERGROUND GARAGES & BASEMENT FACILITIES

GREENERY FILLED COURTYARDS

**Features are offered with select units & finishing types.*

# boulevard hill

A truly elegant village designed with land elevations, offering an opulent selection of one-storey and two-storey villas, surrounding the tranquil central lake.

INTRODUCING

# ONE-STOREY HOMES

# VILLA GRAND

## 6BR

Villa Grand stands as the epitome of sophistication, boasting 6 en-suite bed-rooms, and integrated indoor and outdoor living spaces. The penthouse is designed with a spacious roof terrace, and the underground garage offers utmost convenience.

## FEATURES

- Grand Entrances
- High Ceilings & Skylights
- Spacious Living Areas & Dining Areas – Indoors & Outdoors
- Reception Extension
- Fireplaces - Indoor & Outdoor
- Internal Courtyards
- Open & Closed Kitchens
- Master Suite Bedroom with Dressing Room
- Penthouse & Roof Terrace
- Basement & Home Theatre
- Spacious Underground Garage
- Home Staff Quarter

** some features might not be available with standard options

AN IMPRESSIVE GRAND ENTRANCE

designed with signature doors & adorned by stone cladding & artistic landscaping

DA X 953

A SPACIOUS & SHADED OUTDOOR AREA

Designed for serene moments & intimate gatherings.

## OUTDOOR DINING AREA

Enjoy a wholesome meal while overlooking a picturesque view.

RECEPTION EXTENSION

Blending indoor & outdoor living spaces within the home.

## INDOOR & OUTDOOR FIREPLACES

Setting the mood during the winter season.

A lifestyle open kitchen is designed near the dining area, encouraging more family moments.
The closed kitchen provides more privacy.

The Master Suite has full height windows for maximized daylight.

His & Hers dressing room designated area.

# VILLA GRAND

## 6 BR

| | |
|---|---|
| Total Unit Area | 925 sqm |
| Ground Floor | 370 sqm |
| Terraces | 107 sqm |

All ground floor terraces shown are for illustrative purposes.

Ground Floor

# VILLA GRAND

## 6 BR

| | |
|---|---|
| Penthouse | 60 sqm |
| Roof Terrace | 300 sqm |

All ground floor terraces shown are for illustrative purposes.

Roof

# VILLA GRAND

## 6 BR

Basement 388 sqm

All ground floor terraces shown are for illustrative purposes.

# VILLA HILL

## 5BR

Villa Hill is architecturally designed with refined elegance, featuring 5 en-suite bed-rooms, spacious outdoor & indoor living spaces, a penthouse with a roof terrace, an underground garage and many unique design features.

## FEATURES

- Grand Entrances
- High Ceilings & Skylights
- Spacious Living Areas & Dining Areas – Indoors & Outdoors
- Reception Extension
- Fireplaces - Indoor & Outdoor
- Internal Courtyards
- Open & Closed Kitchens
- Master Suite Bedroom with Dressing Room
- Penthouse & Roof Terrace
- Basement & Home Theatre
- Spacious Underground Garage
- Home Staff Quarter

** some features might not be available with standard options

AN IMPRESSIVE GRAND ENTRANCE

designed with signature doors & adorned by stone cladding & artistic landscaping

# VILLA HILL

## 5 BR

| | |
|---|---|
| Total Unit Area | 788 sqm |
| Ground Floor | 294 sqm |
| Terraces | 64 sqm |

All ground floor terraces shown are for illustrative purposes.

# VILLA HILL

## 5 BR

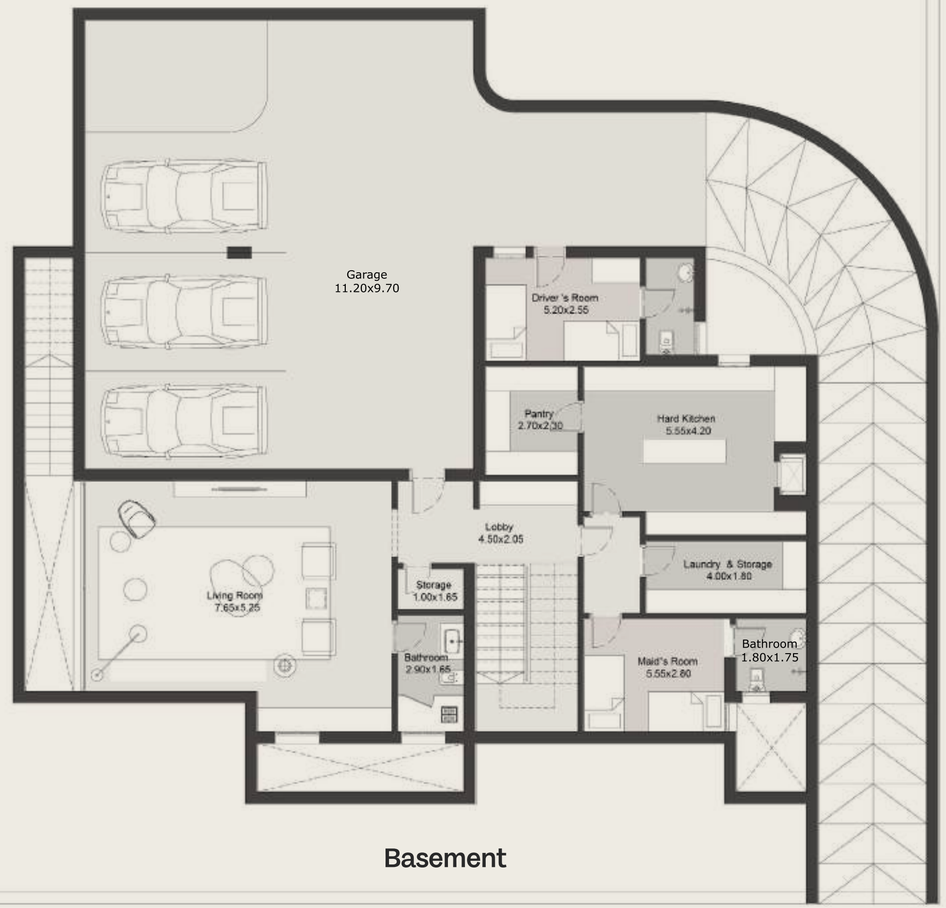
**Roof**

| | |
|---|---|
| Penthouse | 53 sqm |
| Roof Terrace | 231 sqm |

All ground floor terraces shown are for illustrative purposes.

# VILLA HILL

## 5 BR




Basement

Basement 377 sqm

All ground floor terraces shown are for illustrative purposes.

# VILLA PALM

## 4BR

A contemporary stand-alone one-storey home, featuring 4 en-suite bedrooms and an array of unique design features, enriching the family's lifestyle. Its spacious outdoor living area & roof terrace are perfect for gatherings.

# FEATURES

- Grand Entrances
- High ceilings & Skylights
- Spacious Living Areas– indoors & outdoors
- Reception Extension
- Dining Areas – indoors & outdoors
- Fireplaces - Indoor & outdoor
- Open & Closed kitchens
- Kitchenettes
- Mastersuite Bedroom with dressing room
- Home Staff Quarter
- Spacious Roof Terrace

** some features might not be available with standard options

AN IMPRESSIVE GRAND ENTRANCE

designed with signature doors & adorned by stone cladding & artistic landscaping

CG 6325R

TERRACES STAIRCASE

Direct access from the ground outdoor area to the roof terrace

## INDOOR & OUTDOOR FIREPLACES

For a cozy setting during the winter

## RECEPTION EXTENSION

Indoor & outdoor living spaces are seamlessly connected together.

# VILLA PALM

## 4 BR

| | |
|---|---|
| Total Unit Area | 315 sqm |
| Ground Floor | 264 sqm |
| Terraces | 51 sqm |

All ground floor terraces shown are for illustrative purposes.

# VILLA PALM

## 4 BR

Roof Terrace 261 sqm

All ground floor terraces shown are for illustrative purposes.

# VILLA U

## 4BR

An innovative design, offering an elegant living experience, where the indoors and outdoors harmoniously blend together, offering a perfect setting for gatherings and relaxation.

## FEATURES

- Grand Entrances
- High Ceilings
- Skylights
- Reception Extension
- Spacious Living areas & Dining Areas – indoors & outdoors
- Indoor Fireplace
- Open & Closed kitchens
- Mastersuite Bedroom with dressing room
- Maid’s Room

** some features might not be available with standard options

AN IMPRESSIVE GRAND ENTRANCE

designed with signature doors & adorned by stone cladding & artistic landscaping

## A SPACIOUS & SHADED OUTDOOR AREA

Invite your guests for a soothing outdoor experience overlooking the pool.

## RECEPTION EXTENSION

Blending indoors & outdoors together, allowing for plenty of space within the home.

MODERN LARGE GLASS WINDOWS

offering plenty of natural light & a scenic view

## DOUBLE KITCHEN & DINING AREA

Lifestyle open kitchens complementing the dining area, and a closed kitchen for home staff.

## A SPACIOUS MASTER SUITE

Bedroom designed with a His & Hers dressing room & seating area

Skylights designed for a bath-tub lit experience

# VILLA U

## 4 BR

| | |
|---|---|
| Total Unit Area | 281 sqm |
| Ground Floor | 228 sqm |
| Terraces | 53 sqm |

All ground floor terraces shown are for illustrative purposes.

# VILLA U

## 3BR

An innovative design, offering an elegant living experience, where the indoors and outdoors harmoniously blend together, offering a perfect setting for gatherings and relaxation.

## FEATURES

- Grand Entrances
- High Ceilings
- Skylights
- Reception Extension
- Spacious Living areas & Dining Areas – indoors & outdoors
- Indoor Fireplace
- Open & Closed kitchens
- Mastersuite Bedroom with dressing room
- Maid’s Room

** some features might not be available with standard options

AN IMPRESSIVE GRAND ENTRANCE

designed with signature doors & adorned by stone cladding & artistic landscaping

## RECEPTION EXTENSION

Enjoy seamless indoor-outdoor living in the spacious and shaded terrace.

# VILLA U

## 3 BR

| | |
|---|---|
| Unit Area | 240 sqm |
| Ground Floor | 189 sqm |
| Terraces | 51 sqm |

All ground floor terraces shown are for illustrative purposes.

INTRODUCING

# TWO-STOREY HOMES

# VILLA COURT

## 4BR + (PENTHOUSE BEDROOM / LIVING ROOM)

This stand-alone 4 Bedroom Villa is designed tastefully, featuring spacious indoor and outdoor living spaces, an outdoor greenery-filled courtyard and an elegant master suite bedroom.
The penthouse features a roof terrace, allowing for intimate gatherings.

# FEATURES

- Entrance Lobby
- Outdoor courtyard
- Double Kitchen
  - Open & Closed Double Kitchen
  - Maids Room
  - Laundry Room
- Master Suite Bedroom
  - featuring a dressing room & a seating area
- Penthouse
- Roof Terrace

** some features might not be available with standard options

## SPACIOUS & PRIVATE ENTRANCE

Ensuring privacy for homeowners when entering the house

SPACIOUS & SHADED TERRACE

Allowing for gatherings & serene moments

# VILLA COURT

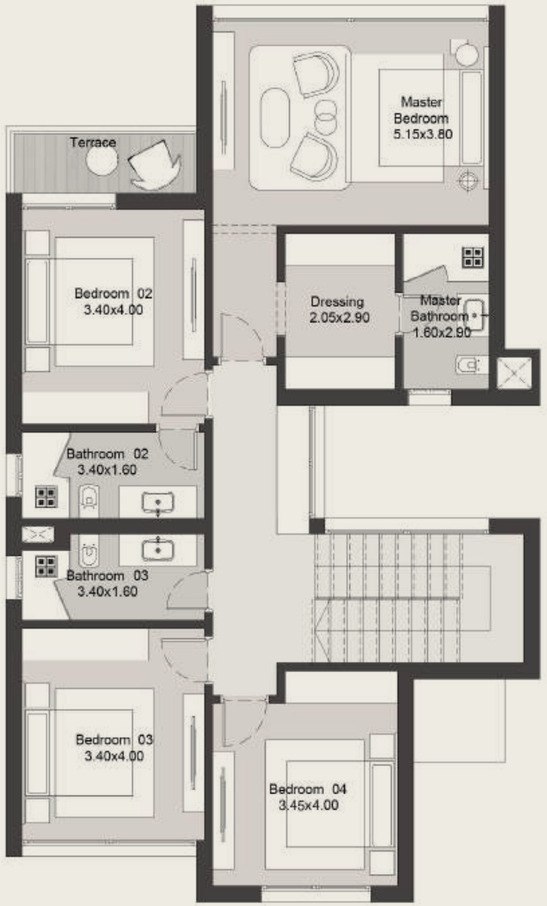
## 3 BR + (PENTHOUSE LIVING ROOM + BEDROOM)

| | |
|---|---|
| Total Unit Area | 332 sqm |
| Ground Floor | 122 sqm |
| Terraces | 33 sqm (including 1st floor terrace) |

All ground floor terraces shown are for illustrative purposes.

# VILLA COURT

## 3 BR + (PENTHOUSE LIVING ROOM + BEDROOM)



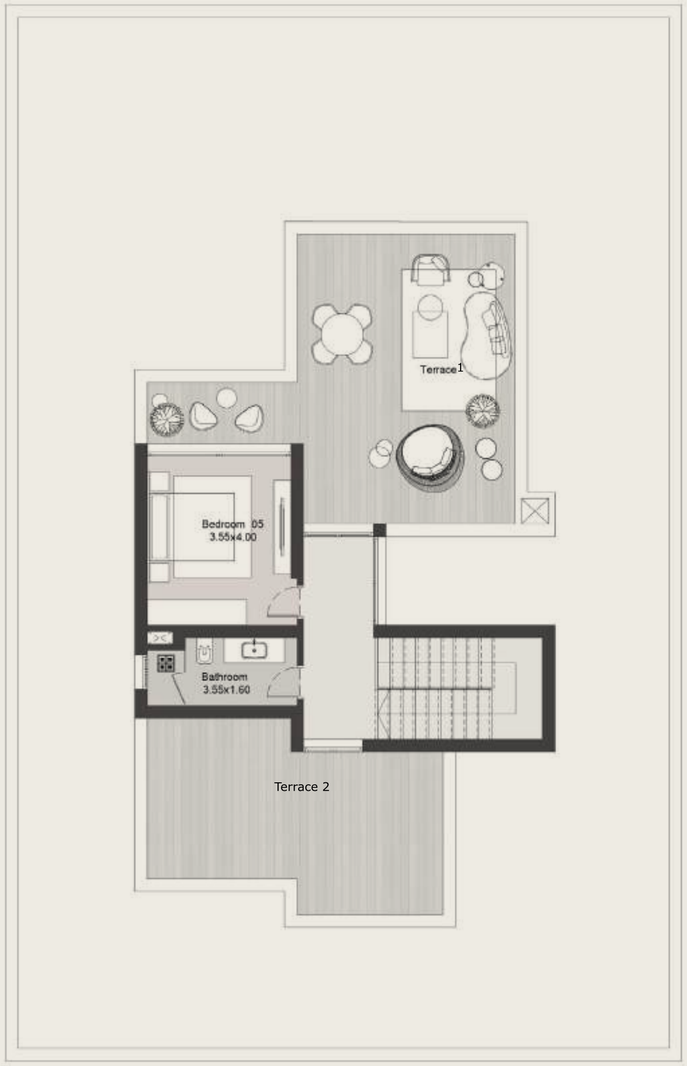

First Floor

First Floor 128 sqm

All ground floor terraces shown are for illustrative purposes.

# VILLA COURT

## 3 BR + (PENTHOUSE LIVING ROOM + BEDROOM)




Penthouse

| | |
|---|---|
| Penthouse | 49 sqm |
| Roof Terrace | 79 sqm |

All ground floor terraces shown are for illustrative purposes.

# VILLA GARDEN
## SIDED

3BR + (PENTHOUSE BEDROOM / LIVING ROOM)

Villa Garden is designed to have the side yard and back yard entwined together, to offer spacious outdoor living. Gatherings can be hosted at the outdoor terrace and roof terrace. 3 elegant bedrooms are featured including a master suite bedroom that comes with a dressing room and private terrace.

## FEATURES

- Entrance Lobby
- Outdoor Terrace
- Spacious outdoor & indoor living spaces
- Dining Area
- Maids Room
- Mastersuite featuring dressing room & terrace
- Penthouse
- Roof Terrace

** some features might not be available with standard options

132

134
132

134

132

## SPACIOUS SIDE YARD

The Villa is designed on one side of the land to offer more outdoor space

# VILLA GARDEN SIDED

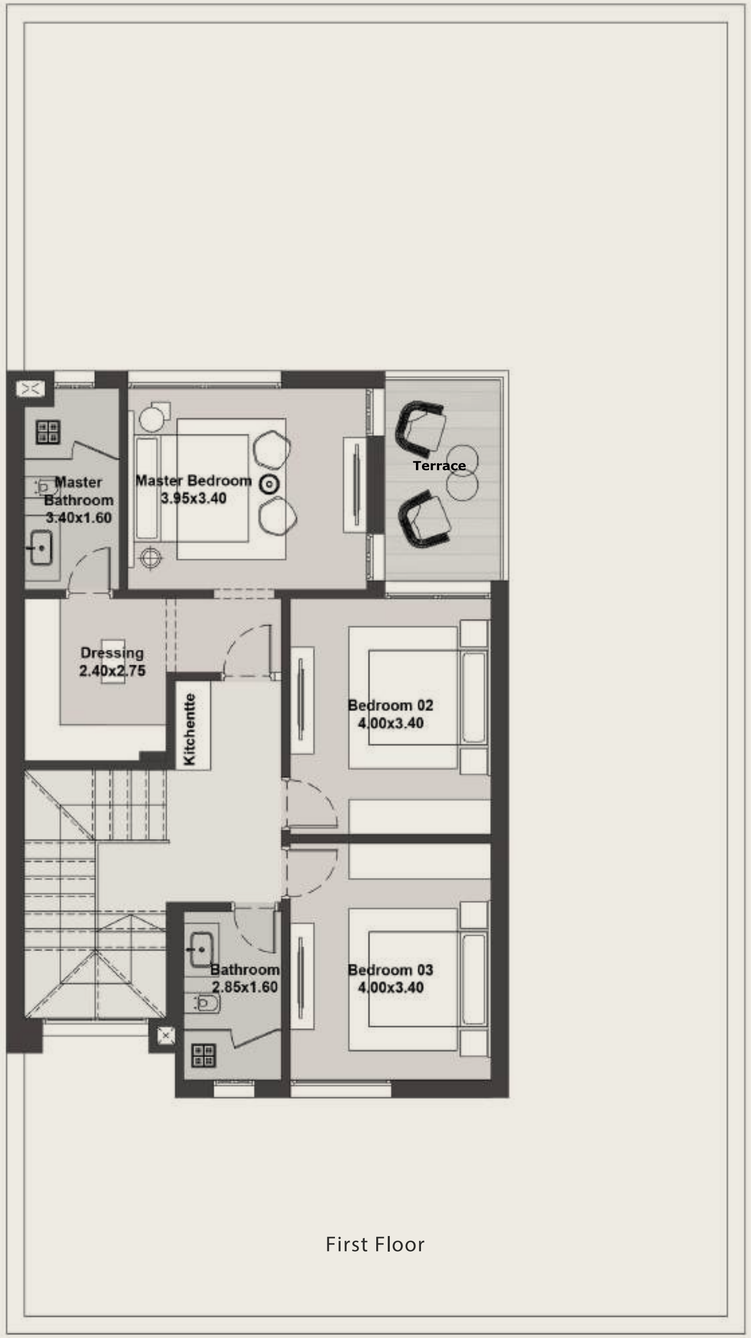
## 3BR + (PENTHOUSE LIVING ROOM + BEDROOM)

| | |
|---|---|
| Total Unit Area | 296 sqm |
| Ground Floor | 98 sqm |
| Terraces | 56 sqm |

All ground floor terraces shown are for illustrative purposes.

# VILLA GARDEN SIDED

## 3BR + (PENTHOUSE LIVING ROOM + BEDROOM)

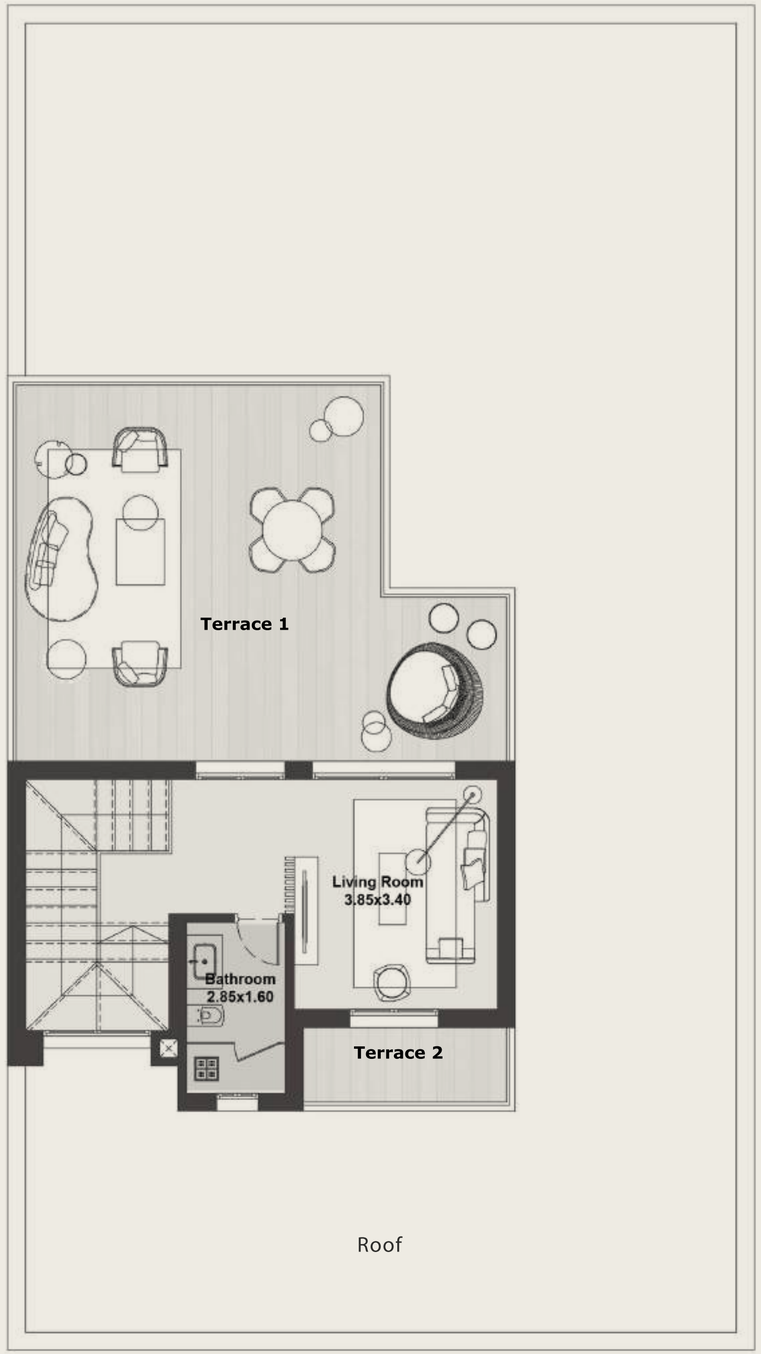



First Floor 95 sqm

All ground floor terraces shown are for illustrative purposes.

# VILLA GARDEN SIDED

## 3BR + (PENTHOUSE LIVING ROOM + BEDROOM)




| | |
|---|---|
| Penthouse | 47 sqm |
| Roof Terrace | 46 sqm |

All ground floor terraces shown are for illustrative purposes.

# VILLA URBAN

## 3BR

Villa Urban offers flexibility of design, where you have the option of expanding your indoor living space by 30% or have a covered outdoor terrace as a continuation of the outdoors reception extension.

Its spacious Master suite bedroom includes a living area, dressing room & a private terrace.

## FEATURES

- Reception Extension
- Spacious outdoor terrace
- Outdoor dining court
- 3 elegant bedrooms
- Master Suite Bedroom
  - Living Area
  - Dressing Room
  - Private Terrace
- Maid’s Room

** some features might not be available with standard options

First floor terrace shading is customizable, ready to be fitted with your preferred style.

First floor terrace shading is customizable, ready to be fitted with your preferred style.

Indoor & outdoor spacious living areas and dining areas, granting you a sense of space.

# ENJOY OUTDOOR LIVING AT THE RECEPTION EXTENSION

You can choose between having an extended covered terrace or an expanded indoor living area.

Expand your indoor reception by 30%.

COVERED OUTDOOR TERRACE

EXPANDABLE INDOOR RECEPTION

# FLEXIBILITY OF DESIGN

Your covered terrace is designed to expand your indoor living space.

Expand your indoor reception by 30%.

COVERED OUTDOOR TERRACE

EXPANDABLE INDOOR RECEPTION

# VILLA URBAN

## 3BR

All ground floor terraces shown are for illustrative purposes.

# VILLA URBAN

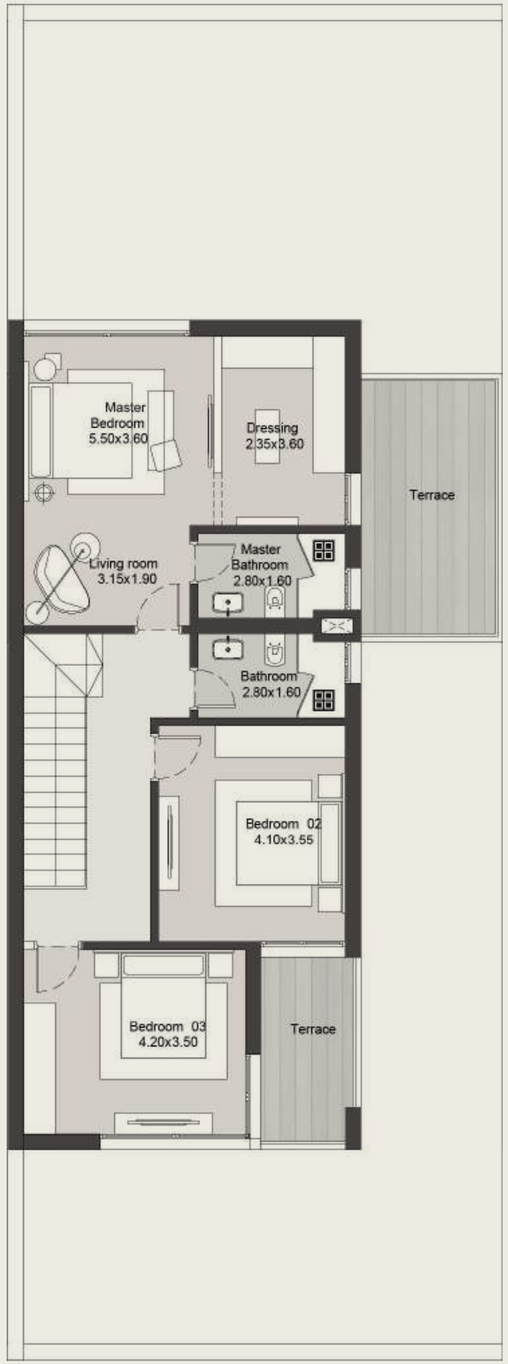
## 3BR

| | |
|---|---|
| Total Unit Area | 265 sqm |
| Ground Floor | 95 sqm |
| Terraces | 71 sqm (including 1st floor terrace) |

All ground floor terraces shown are for illustrative purposes.

# VILLA URBAN

## 3BR




First Floor 99 sqm

All ground floor terraces shown are for illustrative purposes.

# TOWNHOUSE CORNER

## 3BR + (PENTHOUSE BEDROOM / LIVING ROOM)

Your townhouse at Hills of One offers a refined living experience, featuring 3 bedrooms and spacious indoor & outdoor living areas. The penthouse and roof terrace provide utmost comfort and allow for intimate gatherings.

## FEATURES

- Outdoor Terrace
- Spacious Living Area
- Double kitchen - open & closed
- Maids Room
- Penthouse
- Roof Terrace
- Master Suite
  - featuring a dressing room & a terrace with a view

** some features might not be available with standard options

## SPACIOUS OUTDOOR TERRACES

Enjoy outdoor living at the ground & roof terraces, whereas privacy is provided at the master suite terrace.

## OUTDOOR TERRACE

Indoor & outdoor living spaces are designed to blend together in harmony.

Indoor & outdoor living spaces are designed to blend together in harmony.

# TOWNHOUSE CORNER

## 3BR

Ground Floor

All ground floor terraces shown are for illustrative purposes.

# TOWNHOUSE CORNER

## 3BR

First Floor

All ground floor terraces shown are for illustrative purposes.

# TOWNHOUSE CORNER

## 3BR

Roof

All ground floor terraces shown are for illustrative purposes.

# TOWNHOUSE CORNER

## 3BR

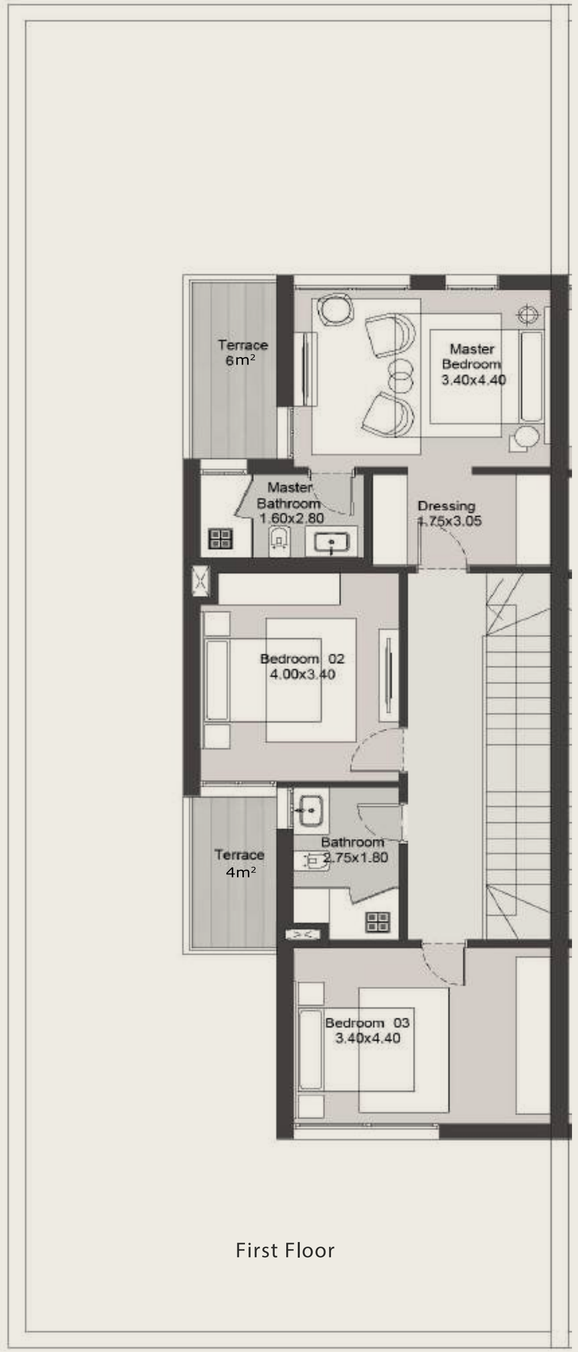
Ground Floor

| | |
|---|---|
| Unit Area | 254 sqm |
| Ground Floor | 89 sqm |
| Terraces | 39 sqm |

All ground floor terraces shown are for illustrative purposes.

# TOWNHOUSE CORNER

## 3BR

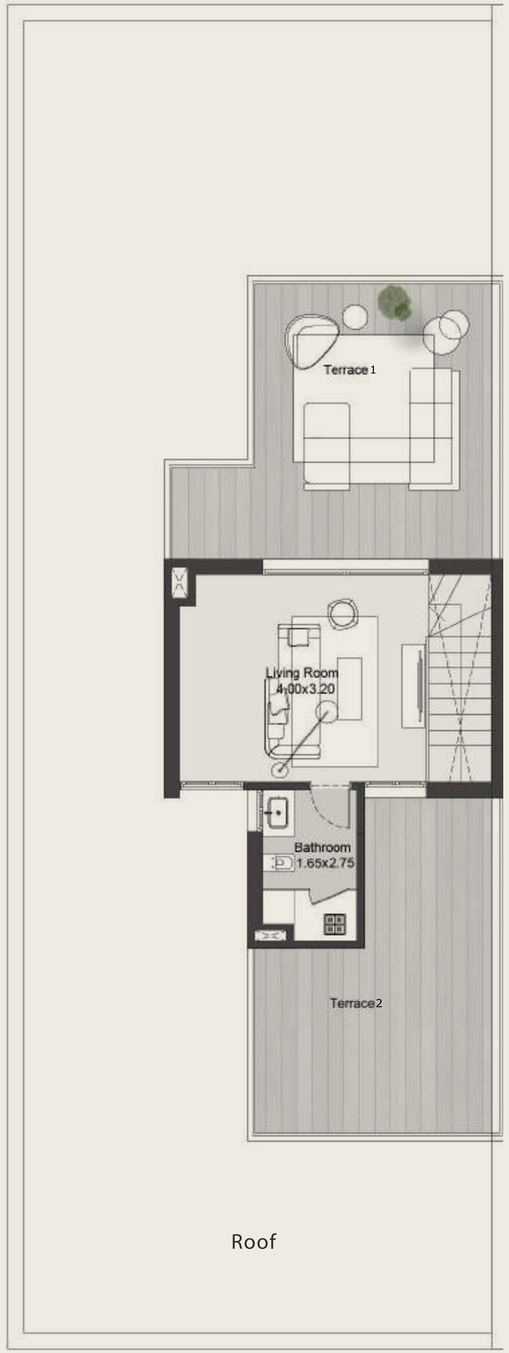


First Floor 91 sqm

All ground floor terraces shown are for illustrative purposes.

# TOWNHOUSE CORNER

## 3BR




| | |
|---|---|
| Penthouse | 35 sqm |
| Roof terrace | 59 sqm |

All ground floor terraces shown are for illustrative purposes.

# TOWNHOUSE MIDDLE

## 3BR

Your townhouse at Hills of One offers a refined living experience, featuring 3 bedrooms and a spacious outdoor living space extending from the reception. An outdoor greenery-filled courtyard is designed within the home offering maximized daylight and a soothing mood.

## FEATURES

- Reception Extension
- Spacious Living Area - Indoors & Outdoors
- Internal courtyard
- Double Kitchen – Open & Closed
- Maids Room
- Master Suite
  - featuring a dressing room & a terrace with a view

** some features might not be available with standard options

## OUTDOOR TERRACE

The indoor living area seamlessly connects to the outdoor terrace.

# TOWNHOUSE MIDDLE

## 3BR

All ground floor terraces shown are for illustrative purposes.

# TOWNHOUSE MIDDLE

## 3BR

First Floor

All ground floor terraces shown are for illustrative purposes.

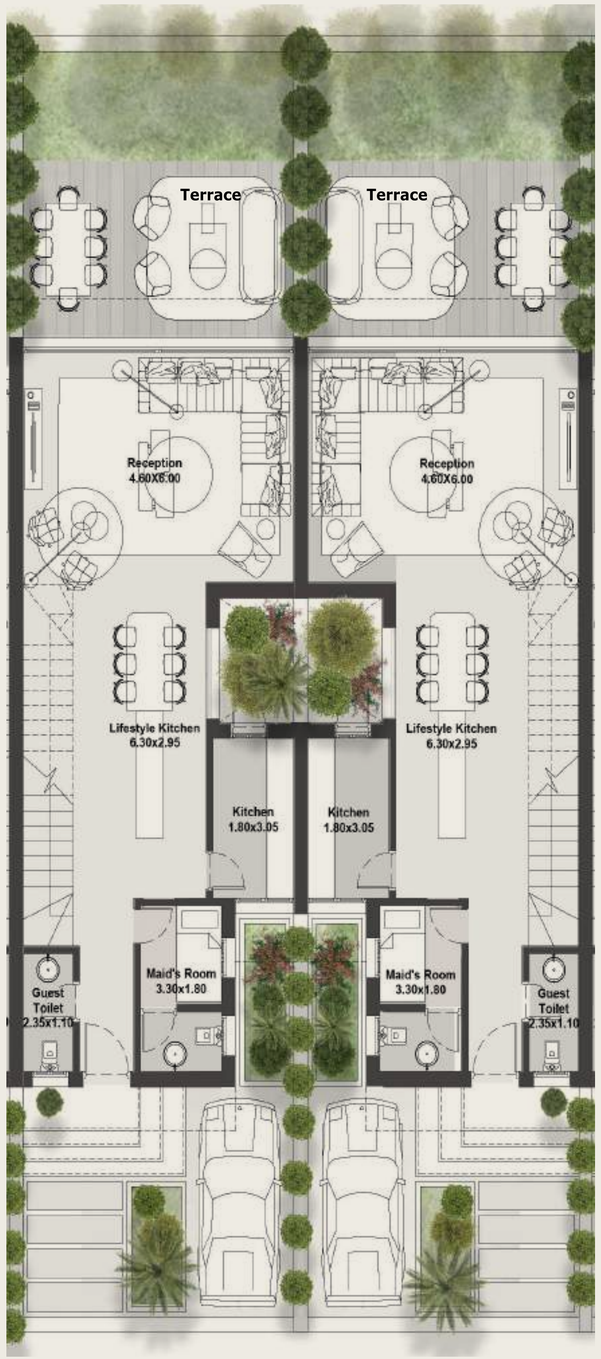
# TOWNHOUSE MIDDLE

## 3BR

| | |
|---|---|
| Total Unit Area | 200 sqm |
| Ground Floor | 83 sqm |
| Terraces<br>*including first floor terrace | 26 sqm |

All ground floor terraces shown are for illustrative purposes.

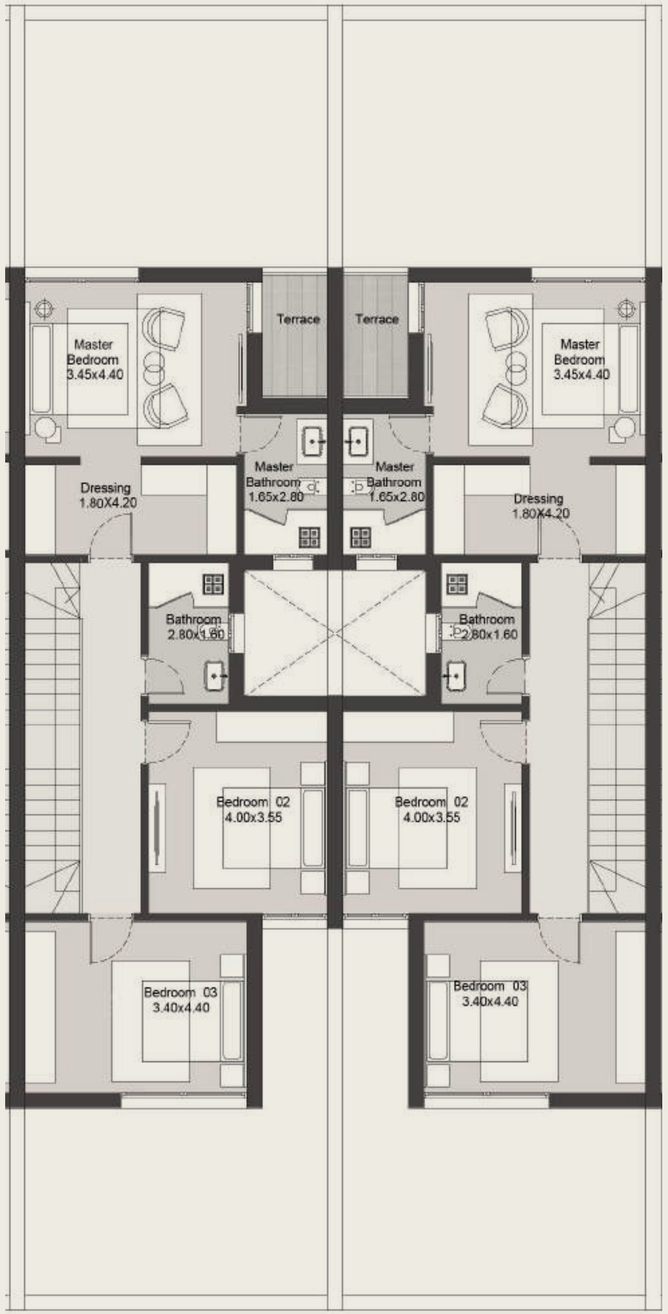
Ground Floor



# TOWNHOUSE MIDDLE

## 3BR

First Floor



First Floor 91 sqm

All ground floor terraces shown are for illustrative purposes.

Alchemy architecture

ALCHEMY design studio, a leading Egyptian design firm that focuses its creative approach on a multicultural understanding that is inspired by different urban narratives. Core services in architecture, interior design, branding and product design place a high value on enhancing the human experience with a sensible vision for culture, environment and technology. ALCHEMY architecture seeks to unleash unexplored dimensions and impalpable atmospheres that transcend everyday life.

people® COMMUNITY MAKERS.
& places.

**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.

# DISCLAIMERS

## FLOORPLAN DISCLAIMER

1. Drawings are not to scale.

2. 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.

3. All materials, dimensions and drawings might be slightly changed without notice. Actual areas may vary from the-stated area subject to construction or permits.

4. Drawings are not to scale. The developer reserves the right to make revisions throughout the design and construction process.

5. Actual front windows, porches, terraces, loggia, and exterior trim detail may vary due to design functionality, constructability and/or permits requirements.

6. Pools, water features, plantation and indoors and outdoors furniture are not included.

7. Only the Main Structure of Car Parking Canopy and Background Terrace Canopy are included. All canopies secondary rips/beams as well as shown wooden pergolas structure and cladding are not included. Guidelines for implementing it after delivery will be provided then.

8. 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.

## EXTERIOR 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 rips/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.

people & places®
COMMUNITY MAKERS.

**www.peopleandplacesint.com**

**New Cairo Showroom**
Building (A12) Cairo Business Park project,
plot No. 1 at El- Koronfel Service Center -
New Cairo - Cairo.

**Zayed Showroom**
Showroom # 2002 - Ground Floor - Park St. -
Sheikh Zayed - Giza