

A vertical image featuring a dark blue sky with a thin, bright cyan horizontal band near the horizon. A crescent moon is visible in the upper right corner. The text 'MOON HEIGHTS' is centered in a white, serif font.

MOON  
HEIGHTS

# Egypt's leading real estate Developer

It has long been our corporate culture to stay true to the land in which we enhance. Our livable communities, our operating construction sites and upcoming planned projects, along with our ongoing social responsibility, is testament to this fact.

We pride ourselves on being the leading developers to the marvel, that is Egypt. We have gone beyond boundaries and raised the benchmark through all aspects of our industry, from residential to social-responsibility and everything in between. Listed on both the Cairo-Alexandria and London Stock Exchanges, Palm Hills Developments was founded in 2005 by Mansour and Maghraby Investment and Development Company (MMID) from a vision to develop well-integrated, self-sustainable, mixed-use, residential communities and resorts. Palm Hills Developments continues to this day to set benchmarks in real estate construction, betterment and innovation, spanning East & West Cairo, the North Coast and the Red Sea.

# A Word From The Chairman

"As the Egyptian real estate market continues to flourish, the need for true added value, integrated communities has never been greater. Recognizing this early on, Palm Hills Developments was fortunately able to take part of this exciting change in the real estate investment climate, to contribute in driving the country's economy forward".

Capitalizing on market opportunities by acquiring land in strategic locations and developing communities for a rapidly growing demand, Palm Hills Developments became a trend-setter for innovative, fully integrated communities, as an Egyptian developer.

With one of the largest land banks in Egypt and a multitude of projects in residential, commercial and tourism destination resorts under its helm, Palm Hills Developments is growing with strong momentum; offering high standards of quality and a seamless livable experience.

As the result of a dynamic market, we are able to push our boundaries, develop and recreate better livable communities, and as a result, better living conditions for all. What has long set us apart is a deep commitment to innovation and an innate ability to tap into the needs and aspirations of our clients, offering the highest value and return on their properties.

At Palm Hills Developments, we believe that the core of our success stems from the belief that, by setting standards in quality, price and delivery, we will turn every integrated community into a success story; your success story".



# Cultivating New Worlds

Badya surpasses being a mere relocation, but is rather a cultural transformation for its residents, marking Palm Hills Developments' most ambitious endeavor to date. At its core, Badya was created as a brand-new start, offering residents and developers alike an opportunity for renewal. This expansive gated community transcends the traditional compound model; it is a city of new worlds where residents are transported to a new normal. Within its innovative and fully integrated locale, Badya pioneers contemporary history, providing residents with a diverse array of experiences. From sports and leisure to shopping and education, Badya offers a distinctive blend of activities, fostering a profound connection and a unique living experience for all who call it home.



# A Strategic Location

Ideally situated in the heart of New October, Badya is 3000 acres of prime gateway between the East and the West of Cairo, serving as the focal point for all future extensions. Badya is a well-connected city, within a city, giving you unprecedented access from 5 major routes across Cairo; 26th of July corridor, Al Wahat Road, Zowail Road, Al Daery Al Awsaty, and The Ring Road.

# Badya's Masterplan

Badya's award-winning city masterplan was created by an expert team of master-planners, architects, transport planners and landscape architects coming together to develop a unique, multifunctional design -minded approach. Badya is a self-sustaining, less vehicular reliant city.





# The 6+1 Concept

It is founded on having 6 independent residential districts, with a non-residential district center where everything comes together. Badya is also founded with 3 major concepts in mind, making it the inclusive, smart, and green city that it is.

THE 3 CS

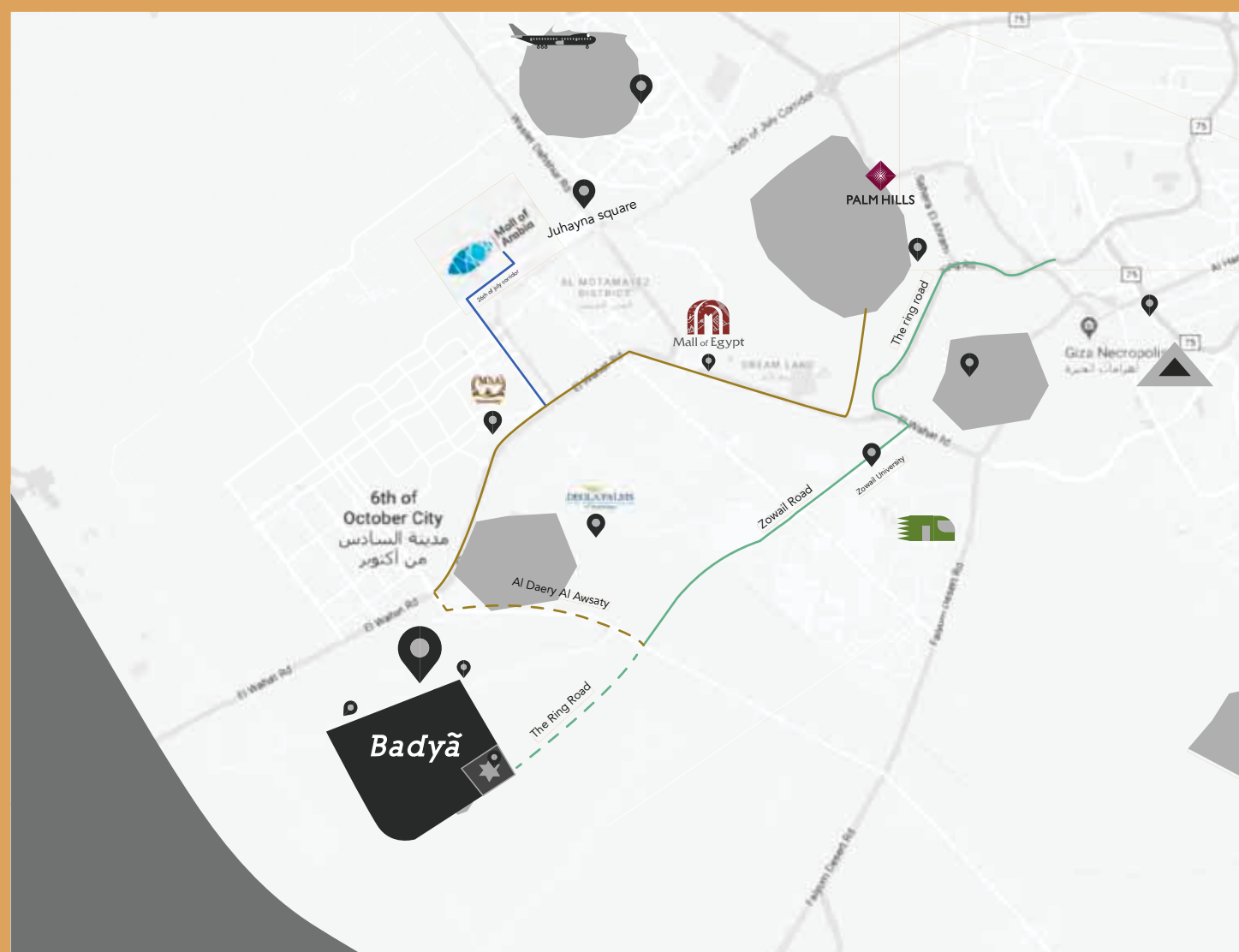
THE 3 CS

THE 3 CS

Connected



Convenience is one of Badya's key elements as it is connected to history by being only a few minutes away from the Giza pyramids, connected to the world by being close to the new Sphinx international airport, and just a few minutes away from the New Capital. Convenience isn't just with the places around the city but also from within it as Badya utilizes the most intuitive urban planning concept, where you are 5 minutes away from your daily needs, 10 minutes away from your weekly needs and 15 minutes away from your monthly needs.



- 26th of July Corridor
- Al Wahat Road
- Zowail Road
- - - Al Daery Al Awsaty
- . . . The Ring Road



- 25 min** mins to Mall of Egypt
  - 25 min** mins to Palm Hills October
  - 25 min** mins to The Great Pyramids
  - 25 min** mins to the Grand Egyptian Museum
  - 35 min** mins to The Sphinx Airport
  - 45 min** mins to New Cairo
  - 50 min** mins to The New Capital
- High Speed Train
  - - - Metro Line
  - Monorail

Cognitive



# A HIGH – TECH GATED COMMUNITY

Badya has evolved the smart technology by ushering its cognitive system, which processes your usage habits, giving you resource efficiency. The high-tech gated community has facial recognition, artificial intelligence and many more smart features that ensure a higher sense of security.



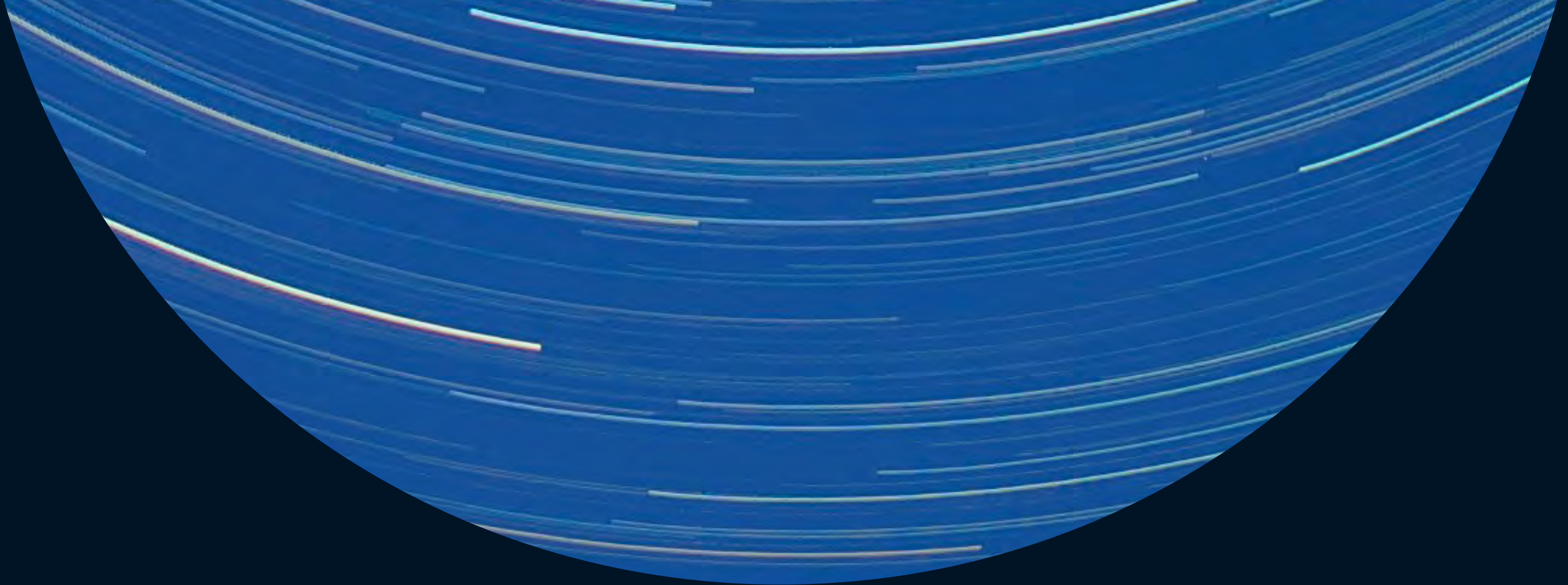
An aerial photograph of a park featuring a row of tall palm trees with long shadows cast across a grassy area. A paved path is visible at the top left, and a small circular landscaped area with a fountain is in the center. The background is a dark blue gradient with a large white circle containing the word 'Conscious'.

# Conscious

## By Going Green,

Badya promises to reduce 30% of water and electricity consumption, reducing your operational costs by 20%, and producing 30% of its energy needs from renewable resources.

THE PINNACLE CITY OF EGYPT - THE PINNACLE CITY OF EGYPT



*Badya has been created with the premise of enriching culture and exposing us to a more art-of-lifestyle mode of living. One where dreamers may dream, achievers may achieve, and realizers may realize. Open-air venues for retail, art, theatre, cinema, and performance will be designated, as well galleries, cafes, restaurants, and a booming nightlife. It will be a first of its kind in many more ways than one:*

*The Core*

*Academia*

*The West's  
Biggest Club*

*The  
Medical  
Means*

*The  
District  
Center*

*The  
Business  
Aspect*

*The Farm*

*The Parks*

# The Core



*The Core is where to be and be seen in the heart of downtown Badya. Enjoy the hustle and bustle or entertaining vibes. There are shopping malls, office spaces, cinemas, theaters, mixed-use units, events grounds, a cultural hub, a spa, hotels, boutique shops and restaurants to satisfy just about every craving you could possibly have.*

*Badya's commitment to knowledge represents a new chapter in the city's ever-growing innovative compendium and reinforces Badya's unique position as the first connected, mixed-use smart city in the region. From Nurseries to 4 schools to Badya University in partnership with University of Texas Medical Branch (UTMB), and affiliated Taaleem Management services, all horizons will be broadened.*



# Academia

# The West's Biggest Club



*Palm Hills Sports Club in Badya, founded in 2006, is now the largest of its kind in West Cairo. Built on 100 acres in the heart of Badya is your health and wellbeing. So, whether you are a seasoned athlete or a weekend warrior aiming to shed some stones, we have the facilities and the professional trainers to put you on the right path. Another new world to delve into comes from the world-renowned 'Rob Ehrens' who will bring his expertise to run and manage the horse-riding facilities and provide impeccable care to the horses housed there.*

# The Medical Center



*Badya provides a 24-hours, always on-call, fully-functional medical clinic with experienced Doctors and Nurses to tend to your every need. Armed with the latest equipment and analysis in the field of medicine, you can rest assured, you are in the safest hands.*

*Within Badya, you are 10 minutes away from your weekly needs being so close to the District center. This is where to be and be seen in the heart of each district in Badya. There are office spaces, mixed-use units, a hotel, a mall, clinics, schools and restaurants to satisfy just about every craving you could possibly have.*



The district  
center

# The Business Aspect



*Badya's Business Park is designed to run businesses without running the environment to the ground. Its innovative, cutting-edge, future-forward design caters to all businesses, whether start-ups or companies with the Fortune 500 accolade.*

*At Badya, we want to make sure we eat right.  
So, we have created a means of providing our own for our own  
through Aquaponics which is a sustainable method of raising fish and  
growing vegetables.*

*Badya is a proud organic, 100% naturally committed community!*



# The Farm

# The Parks



*There are 3 distinctly different parks around Badya, Linear, Sports, and Community parks.*

*The community parks will include a vast space of greenery, creating a place for the neighbors to meet to create one community, and will include your daily needs from a small mart, laundry pick-up to ATMs. Each apartment and villa cluster will be home to its own a community park.*

*The Linear Parks promote less motorized transport and will be the highlighting center, of each residential block, interlocked with scenic bike lanes and footpaths to the many others throughout the vast, natural splendor, of Badya. The Sport Parks will feature in every district and offer a gym, swimming pool, multi-purpose courts and a clubhouse for residents to enjoy. After all, at the heart of Badya is your health and wellbeing. For a healthy community cannot thrive without its healthy folk. There is something for everyone form a professional to an amateur.*



# MOON HEIGHTS

# Rationale

Moon Heights is inspired by the celestial beauty of the moon and the sense of elevation it represents. Just as the moon illuminates the night sky from above, this development stands as the highest point in Badya, offering an unparalleled perspective, reflecting its physical elevation and aspirational lifestyle.

# Concept

Much like the moon's steady presence in the sky, Moon Heights is a beacon of tranquility, elegance, and prestige. The name embodies the harmony between elevation and serenity, offering a home where residents can rise above the ordinary and embrace a higher standard of living. With its premium location and panoramic views, Moon Heights captures the essence of a life lived at its peak, where modern convenience meets celestial inspiration.

# Moon Heights Neighborhood

Located in District 2, Moon Heights is one of the most premium addresses in Badya. Its elevated positioning offers panoramic views, while its proximity to Badya Gateway ensures effortless access to the city's thriving commercial and business hub. This unique blend of elevation and connectivity makes Moon Heights the ideal destination for those seeking a distinguished lifestyle—where every day is lived at a higher standard.



# Moon Heights's Amenities

Moon Heights is adorned with a variety of amenities, ensuring an enriched lifestyle for its residents including;

- Clubhouse
- Outdoor Gym
- Padel Court
- Community Park
- Day Care
- Kids Playground



MOON  
HEIGHTS

LIVE  
AMONG  
THE STARS

# A Masterplan OF Expansiveness



Inspired by the elevated terrain and the brilliance of the night sky, Moon Heights is a sanctuary where height meets horizon. Designed to reflect the openness of the universe, its masterplan ensures a seamless connection between expansive indoor spaces and panoramic outdoor views. With the constellations as its muse, Moon Heights brings the feeling of living among the stars to life.

# Masterplan



# CORNER C

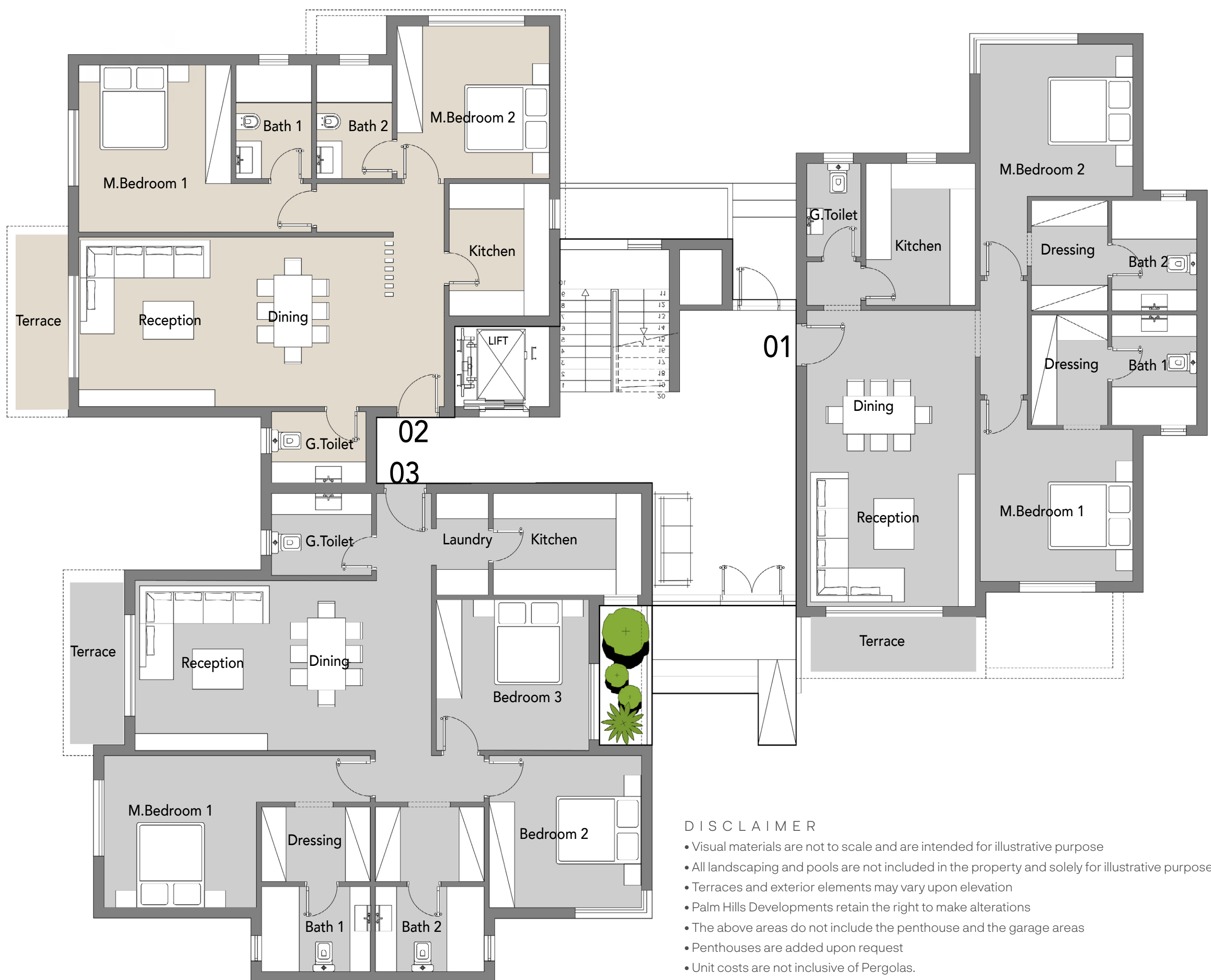


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# CORNER C

## GROUND FLOOR



### Apartment 01 - BUA: 131.32 m<sup>2</sup>

Reception - Dining	4.00 m x 7.00 m
Terrace	4.45 m x 1.45 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

### Apartment 02 - BUA: 125.10 m<sup>2</sup>

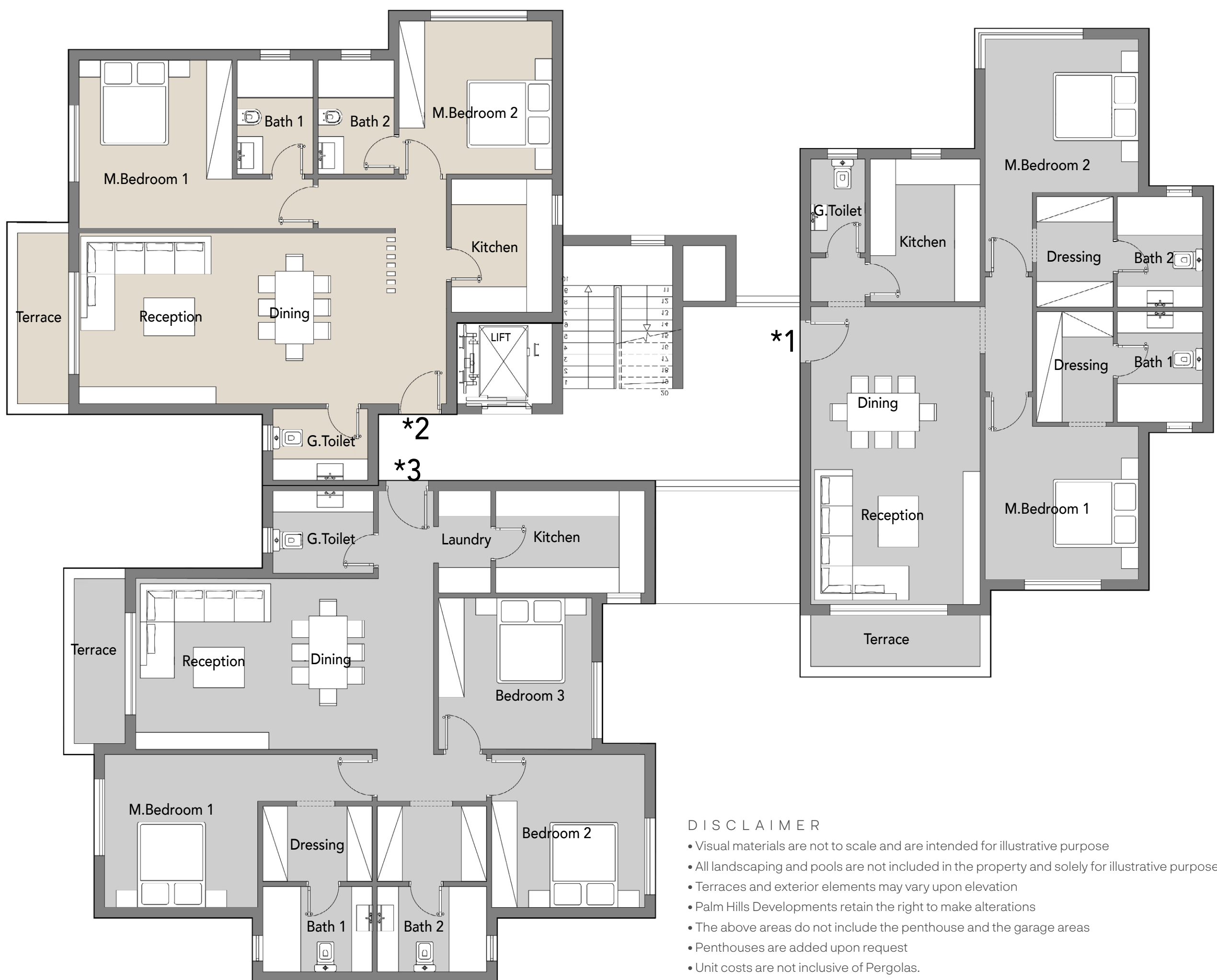
Lobby	4.00 m x 1.20 m
Reception - Dining	4.00 m x 7.25 m
Terrace	4.50 m x 1.40 m
Guest Toilet	2.50 m x 1.70 m
Kitchen	2.35 m x 3.15 m
Master Bedroom 1 - Bathroom	(3.60 m x 3.95 m) - (1.80 m x 2.70 m)
Master Bedroom 2 - Bathroom	(3.60 m x 3.60 m) - (1.80 m x 2.70 m)

### Apartment 03 - BUA: 154.67 m<sup>2</sup>

Reception - Dining	7.00 m x 4.00 m
Terrace	4.40 m x 1.45 m
Guest Toilet	2.35 m x 1.95 m
Kitchen - Laundry	3.50 m x 2.40 m - 1.25 m x 2.40 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.55 m x 2.00 m) - (2.55 m x 1.75 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 3.55 m
Bathroom 2	2.55 m x 2.00 m
Dressing 2	2.55 m x 1.75 m

# CORNER C

## TYPICAL FLOOR (1 - 4)



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### Apartment \*1 - BUA: 131.32 m<sup>2</sup>

Reception - Dining	4.00 m x 7.00 m
Terrace	4.00 m x 1.20 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

### Apartment \*2 - BUA: 125.10 m<sup>2</sup>

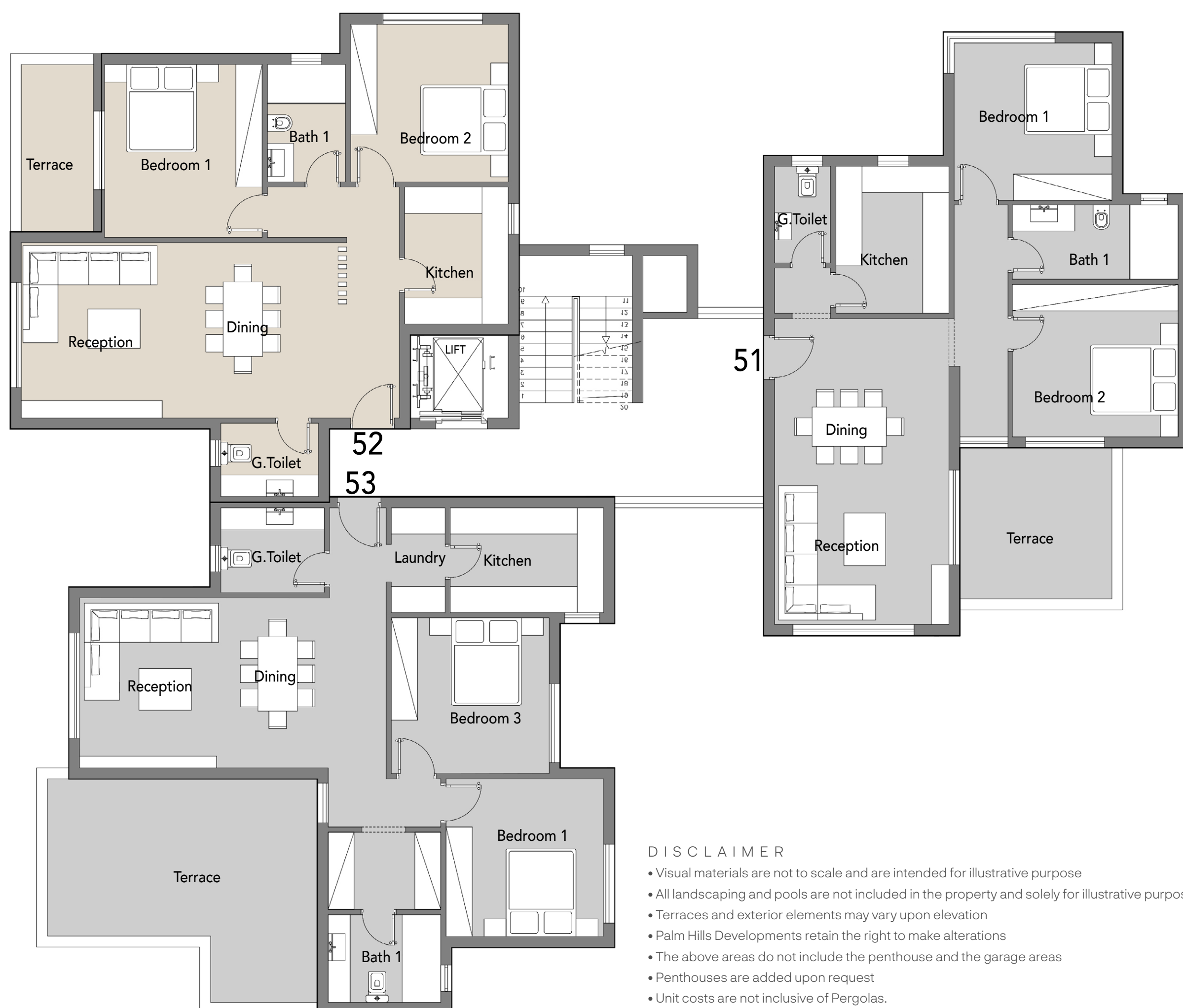
Lobby	4.10 m x 1.20 m
Reception - Dining	4.00 m x 7.25 m
Terrace	1.20 m x 4.00 m
Guest Toilet	2.25 m x 1.70 m
Kitchen	2.35 m x 3.15 m
Master Bedroom 1 - Bathroom	(3.60 m x 3.95 m) - (1.80 m x 2.70 m)
Master Bedroom 2 - Bathroom	(3.60 m x 3.60 m) - (1.80 m x 2.70 m)

### Apartment \*3 - BUA: 154.67 m<sup>2</sup>

Reception - Dining	7.00 m x 4.00 m
Terrace	1.20 m x 3.90 m
Guest Toilet	2.35 m x 1.95 m
Kitchen - Laundry	3.50 m x 2.40 m - 1.25 m x 2.40 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.60 m x 2.00 m) - (2.55 m x 1.75 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 3.55 m
Bathroom 2	2.55 m x 2.00 m
Dressing 2	2.55 m x 1.75 m

# CORNER C

## PENTHOUSE



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### Apartment 51 - BUA: 108.11 m<sup>2</sup>

Reception - Dining	4.00 m x 7.00 m
Roof Terrace	3.45 m x 3.45 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.80 m x 3.50 m
Bathroom 1	3.80 m x 1.70 m

### Apartment 52 - 107.91 m<sup>2</sup>

Lobby	1.20 m x 4.10 m
Reception - Dining	4.00 m x 7.25 m
Roof Terrace	1.65 m x 3.80 m
Guest Toilet	2.50 m x 1.70 m
Kitchen	2.35 m x 3.15 m
Bedroom 1	3.60 m x 3.95 m
Bedroom 2	3.60 m x 3.60 m
Bathroom 1	1.80 m x 2.70 m

### Apartment 53 - BUA: 114.56 m<sup>2</sup>

Reception - Dining	7.00 m x 3.85 m
Roof Terrace	6.15 m x 3.60 m
Guest Toilet	2.35 m x 1.95 m
Kitchen - Laundry	3.50 m x 2.40 m - 1.25 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.55 m
Bathroom 1	2.55 m x 1.95 m
Dressing	2.55 m x 1.75 m

# DUO C-M

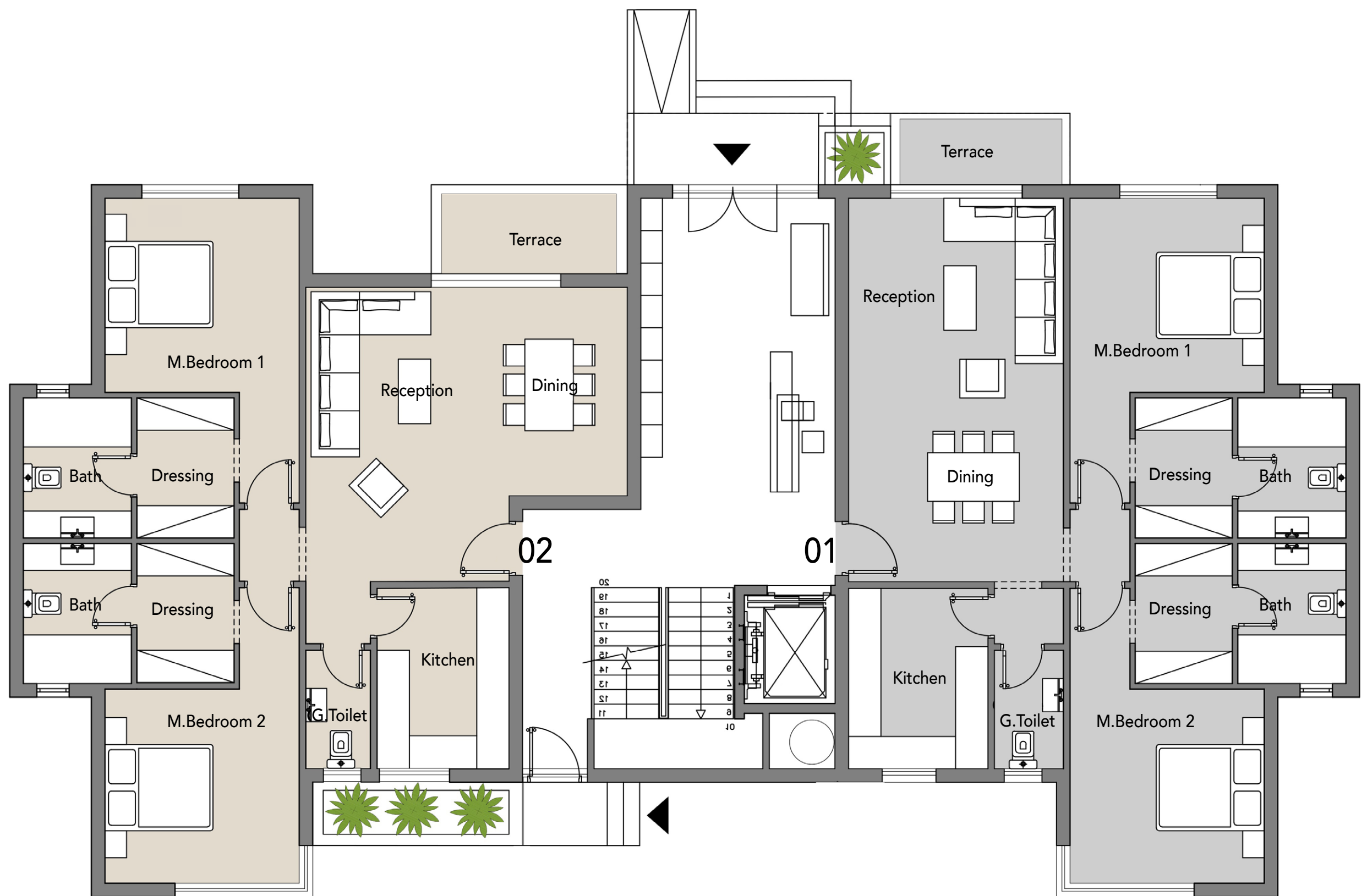


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# DUO C-M

## GROUND FLOOR



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### Apartment 01 - BUA: 133.03 m<sup>2</sup>

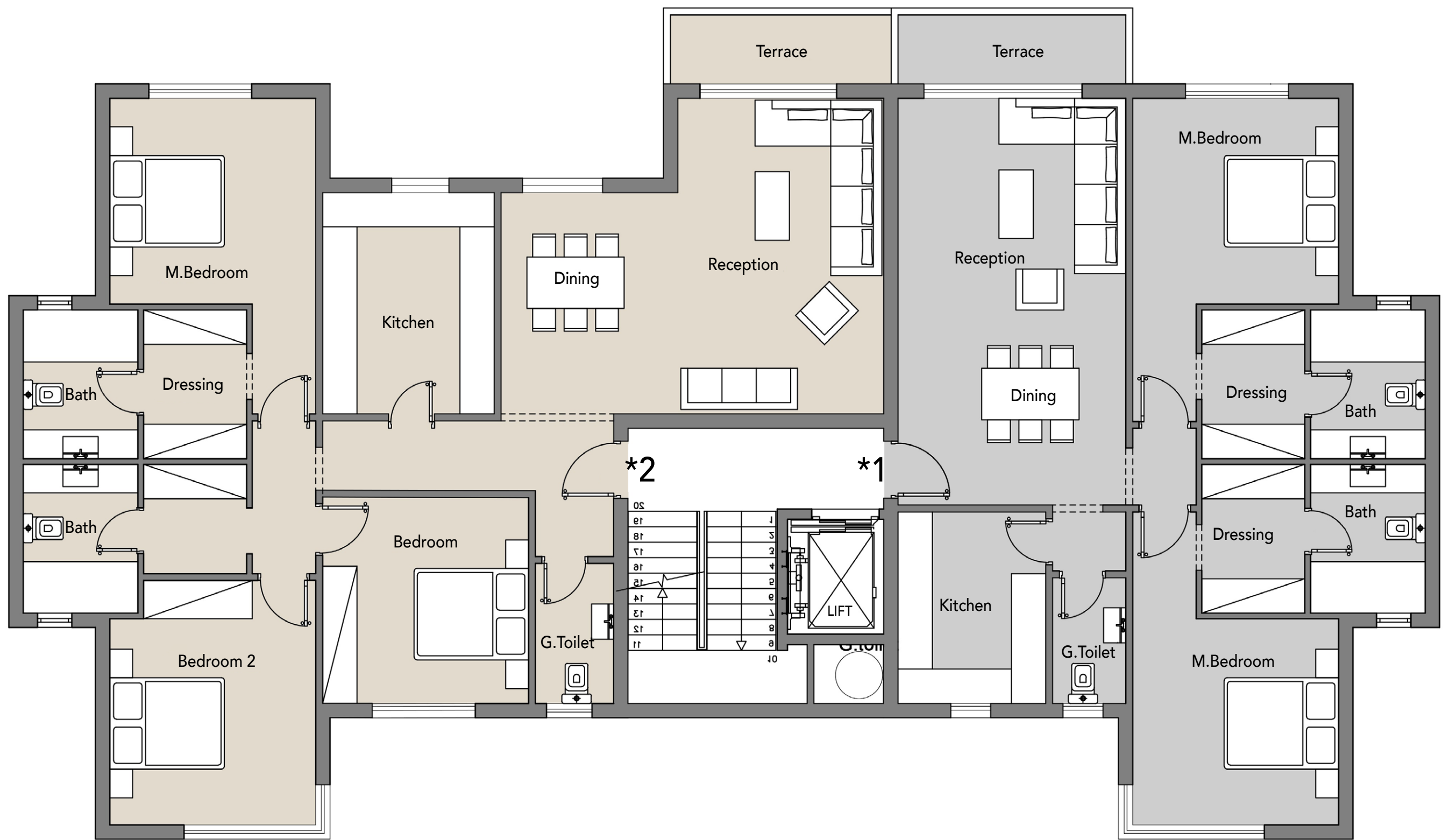
Lobby	4.00 m x 1.10 m
Reception - Dining - Terrace	4.00 m x 6.00 m - 3.35 m x 1.35 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

### Apartment 02 - BUA: 134.66 m<sup>2</sup>

Lobby	3.75 m x 1.60 m
Reception - Dining - Terrace	6.00 m x 3.85 m + 3.65 m x 1.65 m
Guest Toilet	1.20 m x 2.20 m
Kitchen	2.45 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

# DUO C-M

## TYPICAL FLOOR (1 - 4)



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### Apartment \*1 - 131.87 m<sup>2</sup>

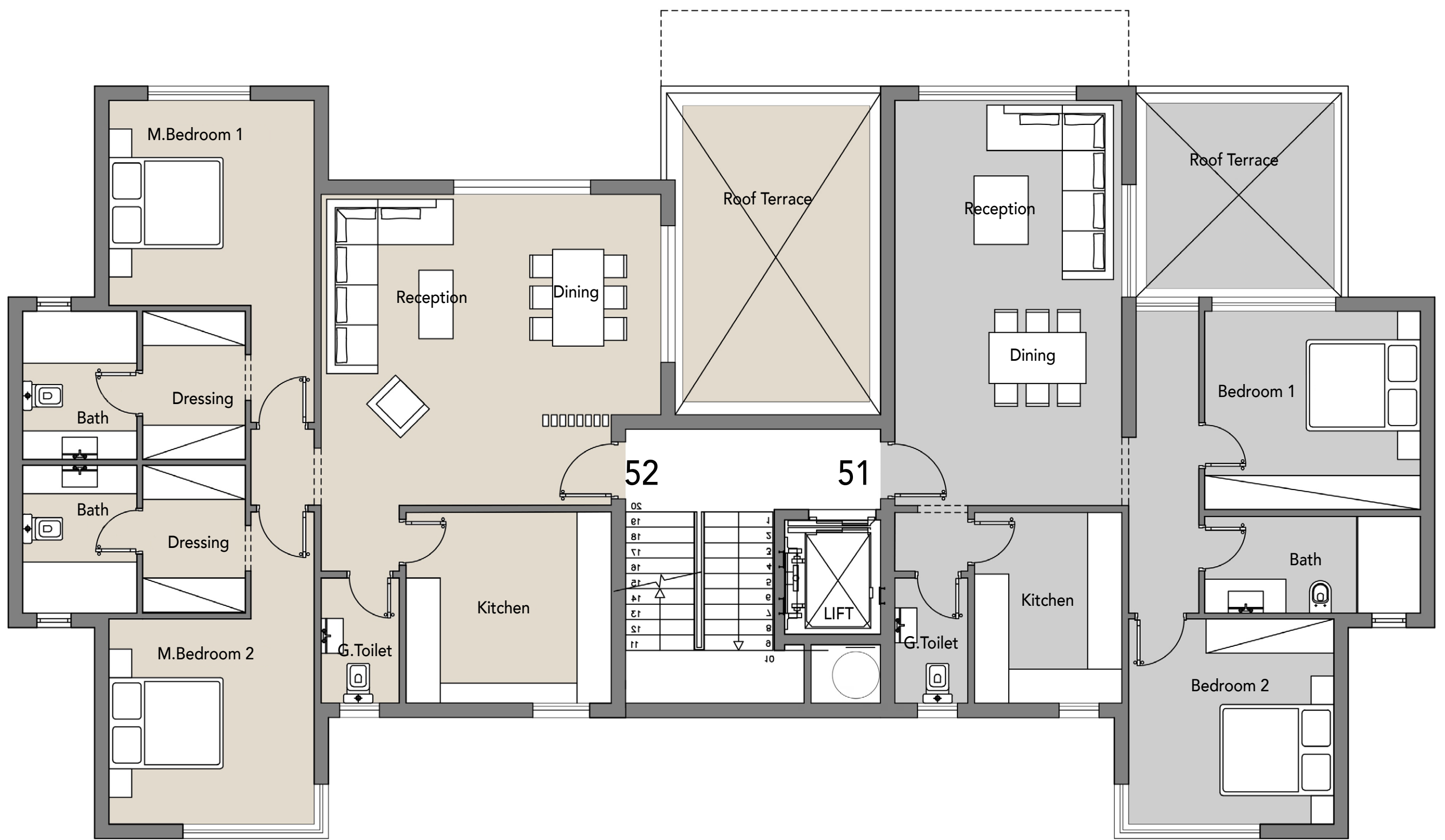
Lobby	4.00 m 1.10 m
Reception - Dining - Terrace	4.00 m x 6.00 m - (4.00 m x 1.20 m)
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

### Apartment \*2 - 167.94 m<sup>2</sup>

Lobby	1.35 m 2.50 m
Reception - Dining - Terrace	3.60 m x 5.50 m - 3.10 m x 3.85 m - (3.85 m x 1.20 m)
Guest Toilet	1.35 m x 2.45 m
Kitchen	3.00 m x 3.85 m
Master Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 4.25 m
Bathroom - Dressing	2.00 m x 2.60 m - 1.80 m x 1.90 m
Master Bedroom - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

# DUO C-M

## PENTHOUSE



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### Apartment 51 - BUA: 110.25 m<sup>2</sup>

Lobby	4.00 m x 1.10 m
Reception - Dining - Roof Terrace	4.00 m x 6.00 m - 3.60 m x 3.60 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Bedroom 1	3.80 m x 3.50 m
Bedroom 2	3.60 m x 3.60 m
Corridor	1.10 m x 5.30 m
Bathroom	3.80 m x 1.70 m

### Apartment 52 - 135.02 m<sup>2</sup>

Lobby	5.10 m x 1.60 m
Reception - Dining - Roof Terrace	6.00 m x 3.85 m - 3.60 m x 5.65 m
Guest Toilet	1.35 m x 2.20 m
Kitchen	3.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

# TRIO D

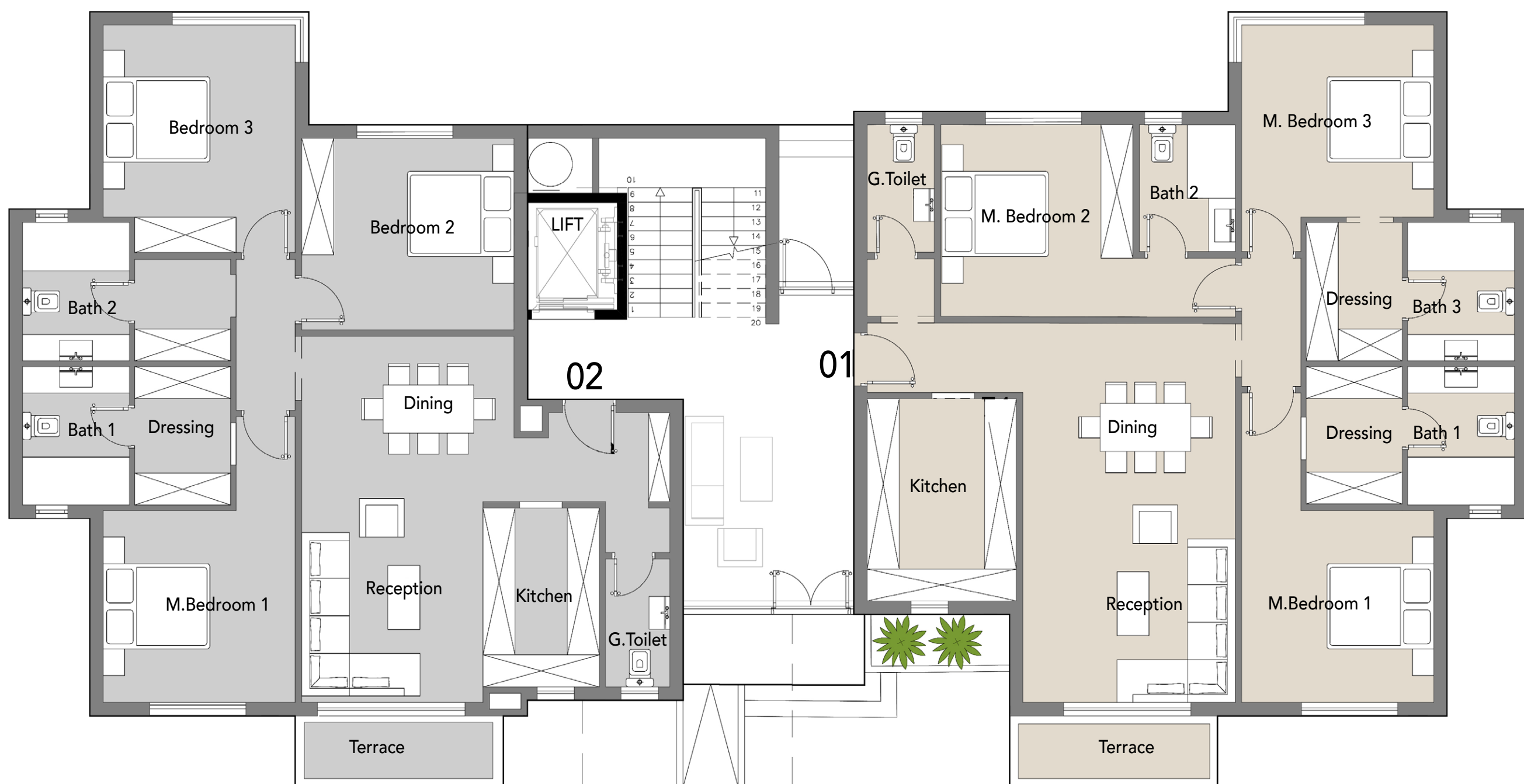


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# TRIO D

## GROUND FLOOR



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### Apartment 01 - BUA: 160.02 m<sup>2</sup>

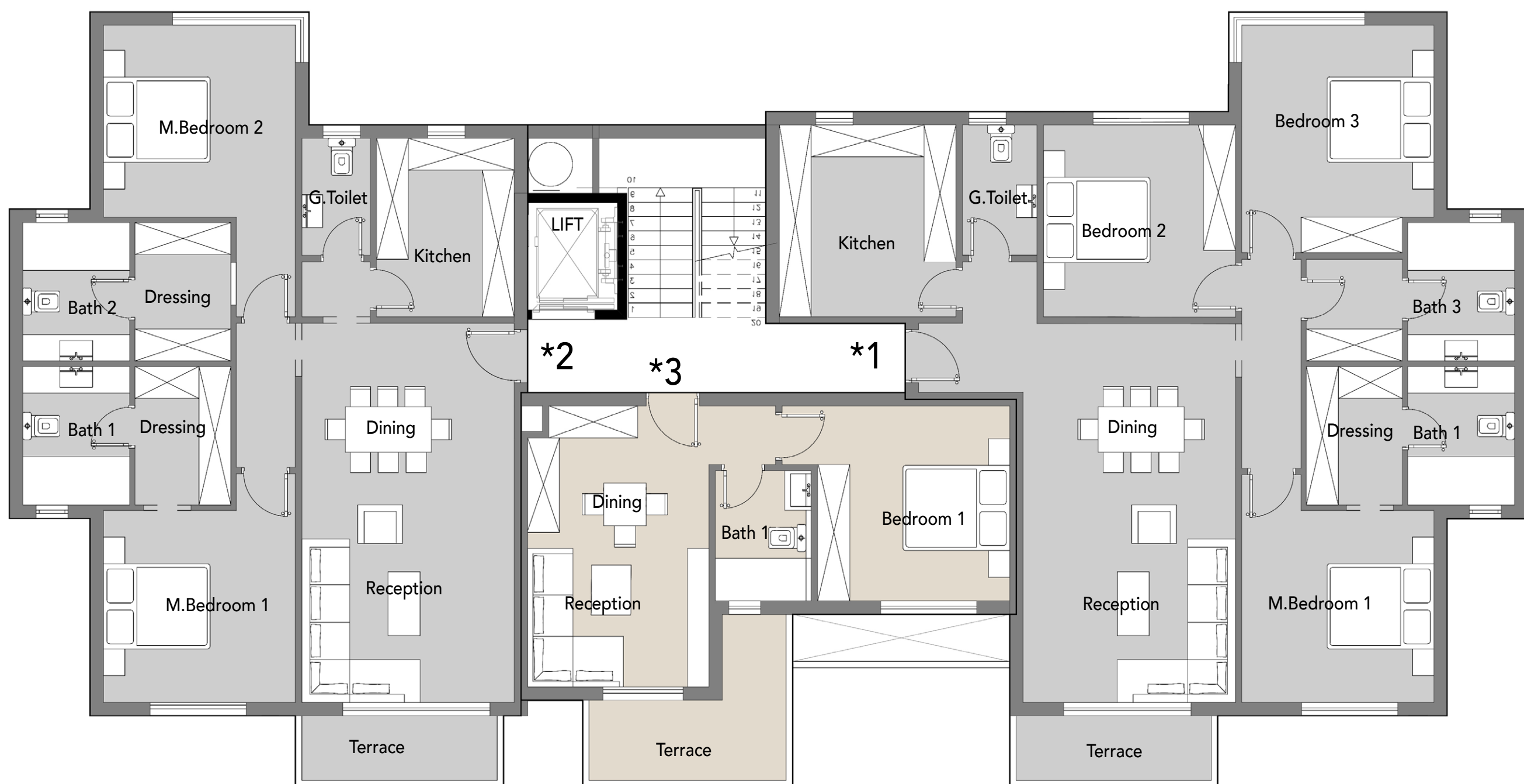
Lobby	1.30 m x 6.90 m
Reception - Dining	4.00 m x 5.80 m
Terrace	3.90 m x 1.45 m
Guest Toilet	1.25 m x 2.40 m
Kitchen	2.80 m x 3.80 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom	(3.60 m x 3.60 m) - (1.80 m x 2.40 m)
Master Bedroom 3 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

### Apartment 02 - BUA: 147.12 m<sup>2</sup>

Lobby	2.90 m x 1.70 m
Reception - Dining	4.00 m x 3.10 m + 3.40 m x 3.75 m
Terrace	3.90 m x 1.45 m
Guest Toilet	1.20 m x 2.40 m
Kitchen	2.20 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Bedroom 2	4.00 m x 3.60 m
Bedroom 3	3.60 m x 4.25 m
Bathroom 2 - Storage	2.00 m x 2.60 m - 1.80 m x 1.90 m

# TRIO D

## TYPICAL FLOOR (1 - 4)



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### Apartment \*1 - 152.05 m<sup>2</sup>

Lobby	1.30 m x 5.95 m
Reception - Dining	4.00 m x 5.80 m
Terrace	3.40 m x 1.20 m
Guest Toilet	1.40 m x 2.45 m
Kitchen	3.30 m x 3.60 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 4.25 m
Bathroom 2 - Storage	2.00 m x 2.60 m - 1.80 m x 1.90 m

### Apartment \*2 - 127.14 m<sup>2</sup>

Reception - Dining	4.00 m x 7.10 m
Terrace	3.40 m x 1.20 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

### Apartment \*3 - 60.00 m<sup>2</sup>

Reception - Dining	3.40 m x 4.15 m
Terrace	3.45 m x 1.50 m + 1.30 m x 1.60 m
Bathroom	1.80 m x 2.45 m
Kitchen	2.25 m x 1.10 m
Bedroom	3.60 m x 3.65 m

# TRIO D

## PENTHOUSE



### DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purpose
- All landscaping and pools are not included in the property and solely for illustrative purpose
- Terraces and exterior elements may vary upon elevation
- Palm Hills Developments retain the right to make alterations
- The above areas do not include the penthouse and the garage areas
- Penthouses are added upon request
- Unit costs are not inclusive of Pergolas.

### Apartment 51 - BUA: 151.07 m<sup>2</sup>

Lobby	8.55 m x 1.30 m
Reception - Dining	4.00 m x 5.80 m
Roof Terrace	5.40 m x 3.80 m
Guest Toilet	1.40 m x 2.45 m
Kitchen	3.30 m x 3.60 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 4.25 m
Bathroom 2 - Storage	2.00 m x 2.60 m - 1.80 m x 1.90 m

### Apartment 52 - 121.85 m<sup>2</sup>

Reception - Dining	4.00 m x 7.10 m
Roof Terrace	3.55 m x 5.40 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)