HACIENDA

BLUE

A BOUTIQUE DEVELOPMENT

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.


Marsa Matroh
HACIENDA HEINEISH
Ras El Hikma
HACIENDA WEST a boutique DEVELOPMENT
Al Alamein international airport
hacienda waters
HACIENDA BLUE A BOUTIQUE DEVELOPMENT
Hacienda White
haciendabay
El Alamein
Al Dabaa Road
Alex Matruh Road
Wadi Al Natrun Road

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.



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.

HOME WHERE THE EXPECTATION MOMENT FOR

A PLACE FOR THOSE WHO BELONG

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.



WHERE EVERY MOMENT BELONGS

A PLACE FOR EVERYONE

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



Type Distribution

- Beach Cabannas
- 1B Lagoon Cabannas
- 2B Lagoon Cabannas
- First Row Villa
- Second Row Villa
- Townhouse Lagoon
- Water Villa
- Senior Chalet
- Junior Chalet
- Building 02
- Building 03
- Building 04

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

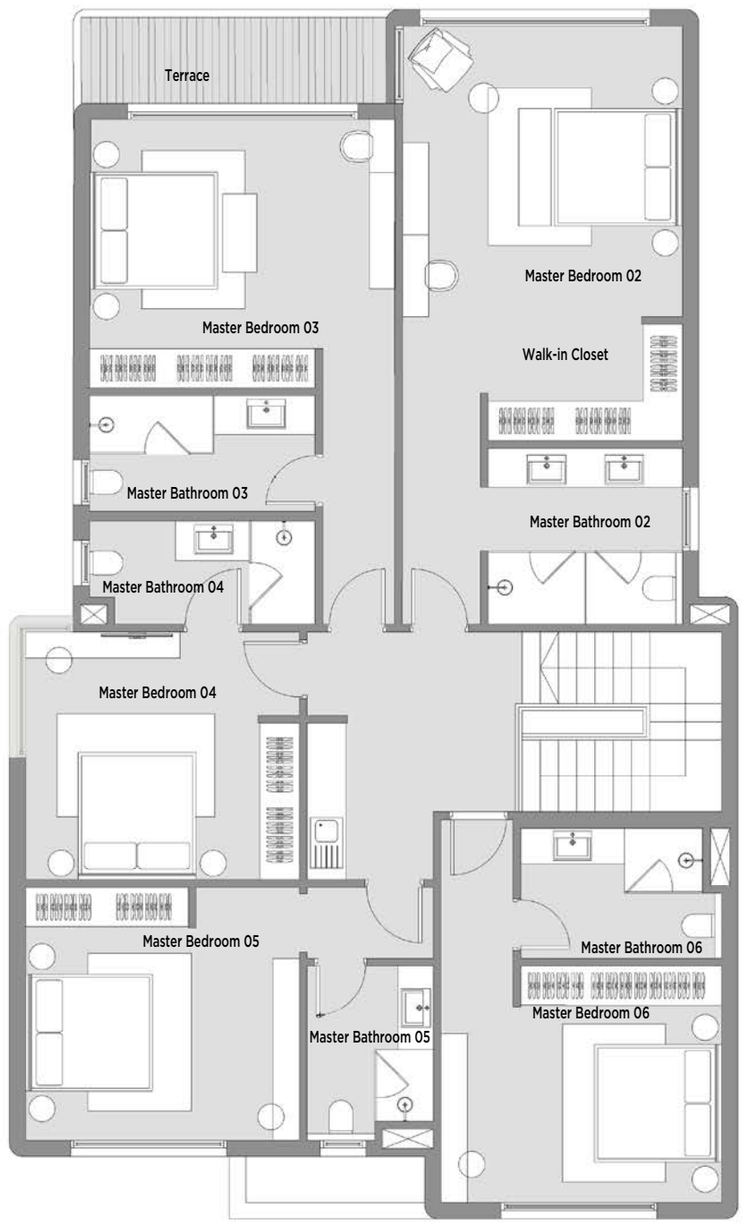
All renders and plans are for visual purposes & subject to change as per design development

VILLA A FIRST ROW





GROUND FLOOR



FIRST FLOOR

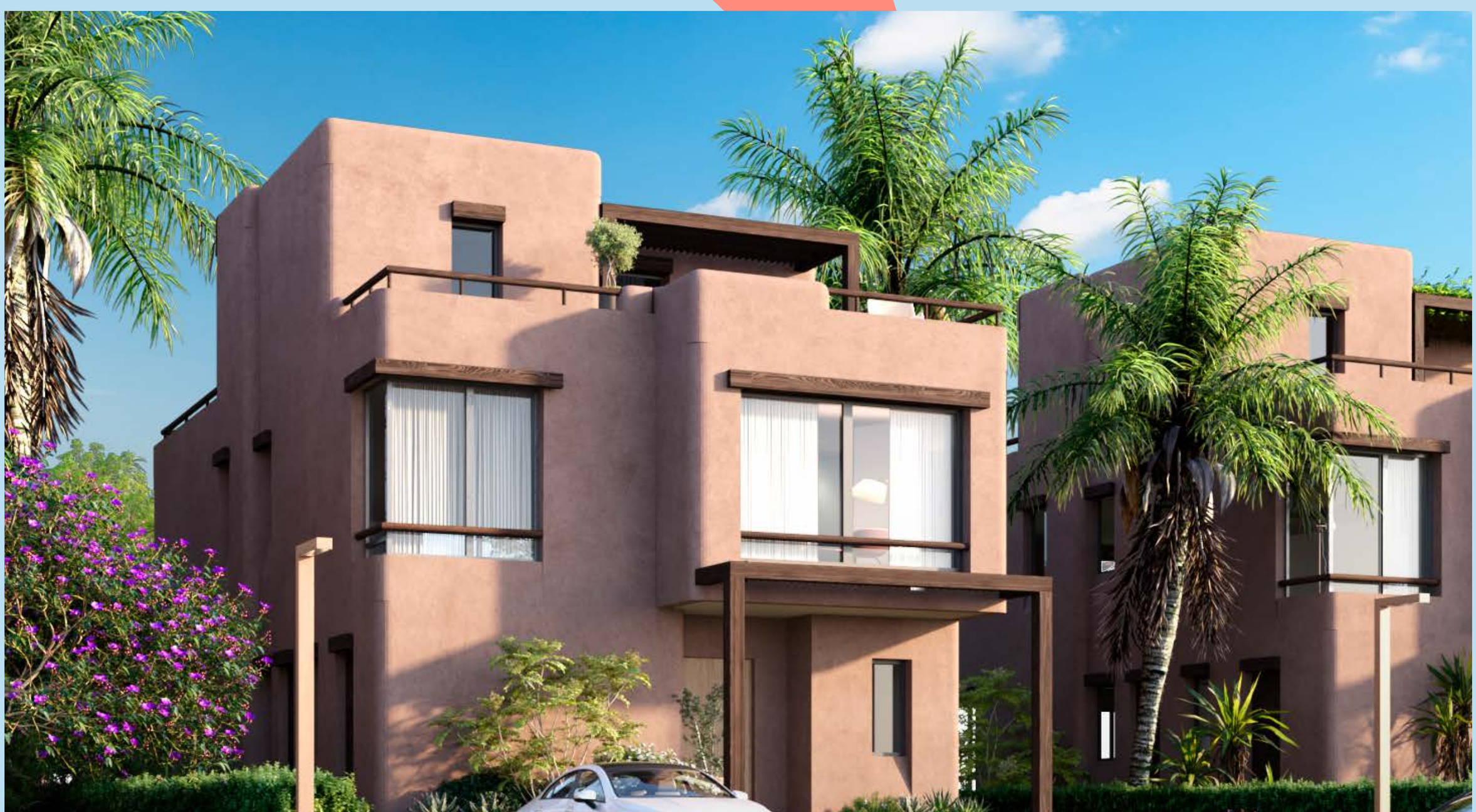


VILLA B
SECOND ROW

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

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

VILLA B
SECOND ROW

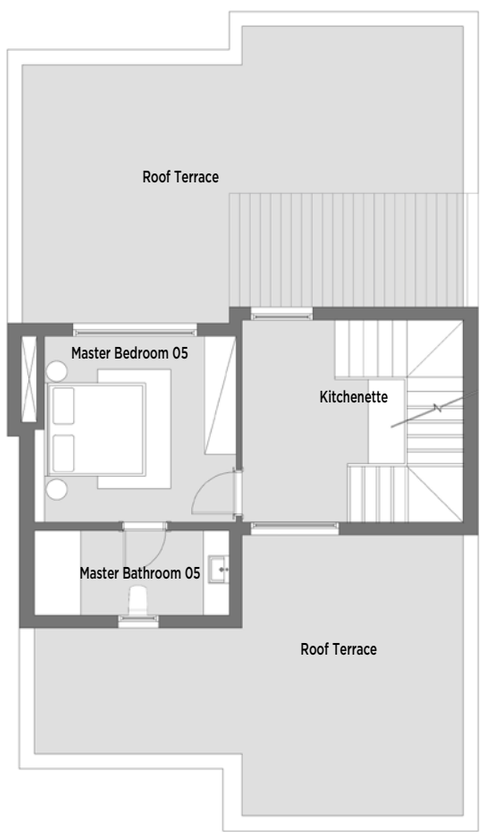




GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

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



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

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

WATER VILLA

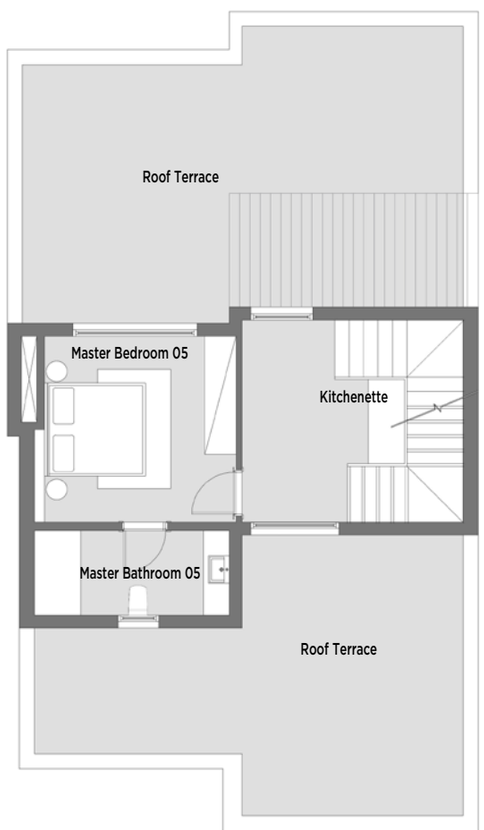




GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

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



TOWN HOUSE

ONE & TWO



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

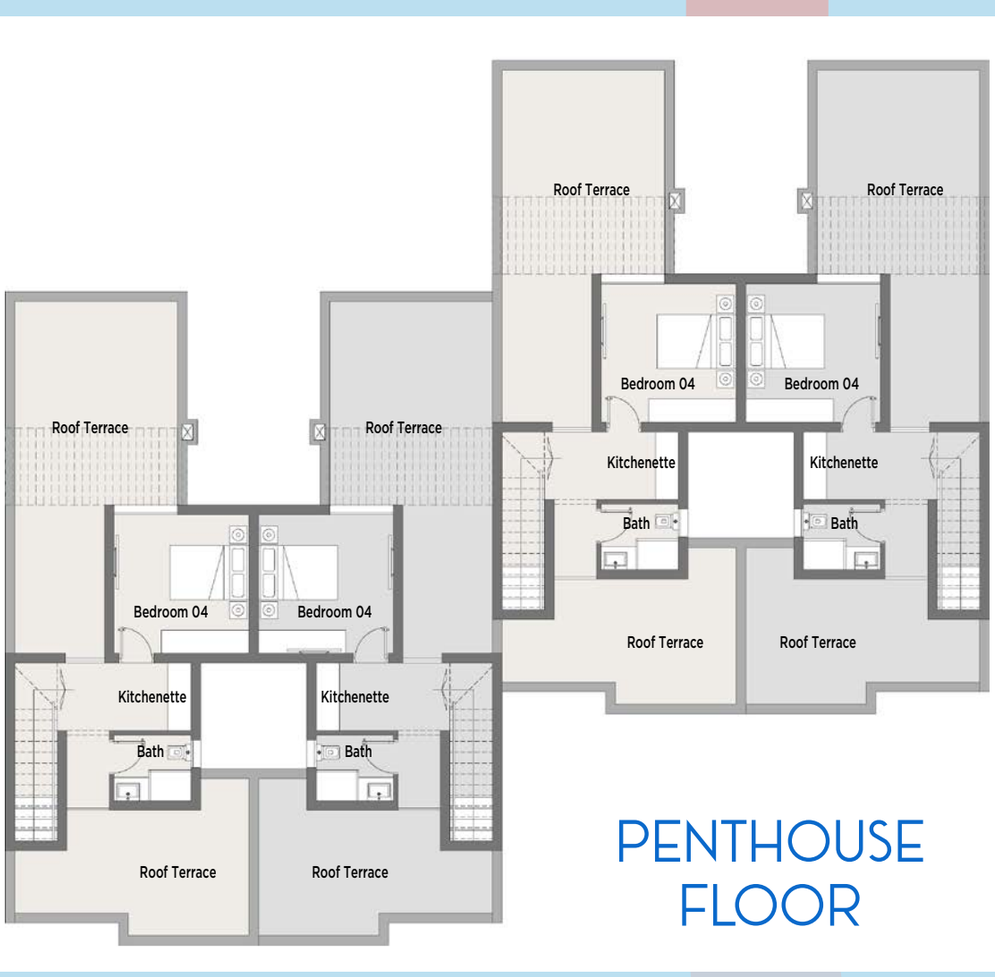
TOWN HOUSE ONE



GROUND FLOOR



FIRST FLOOR

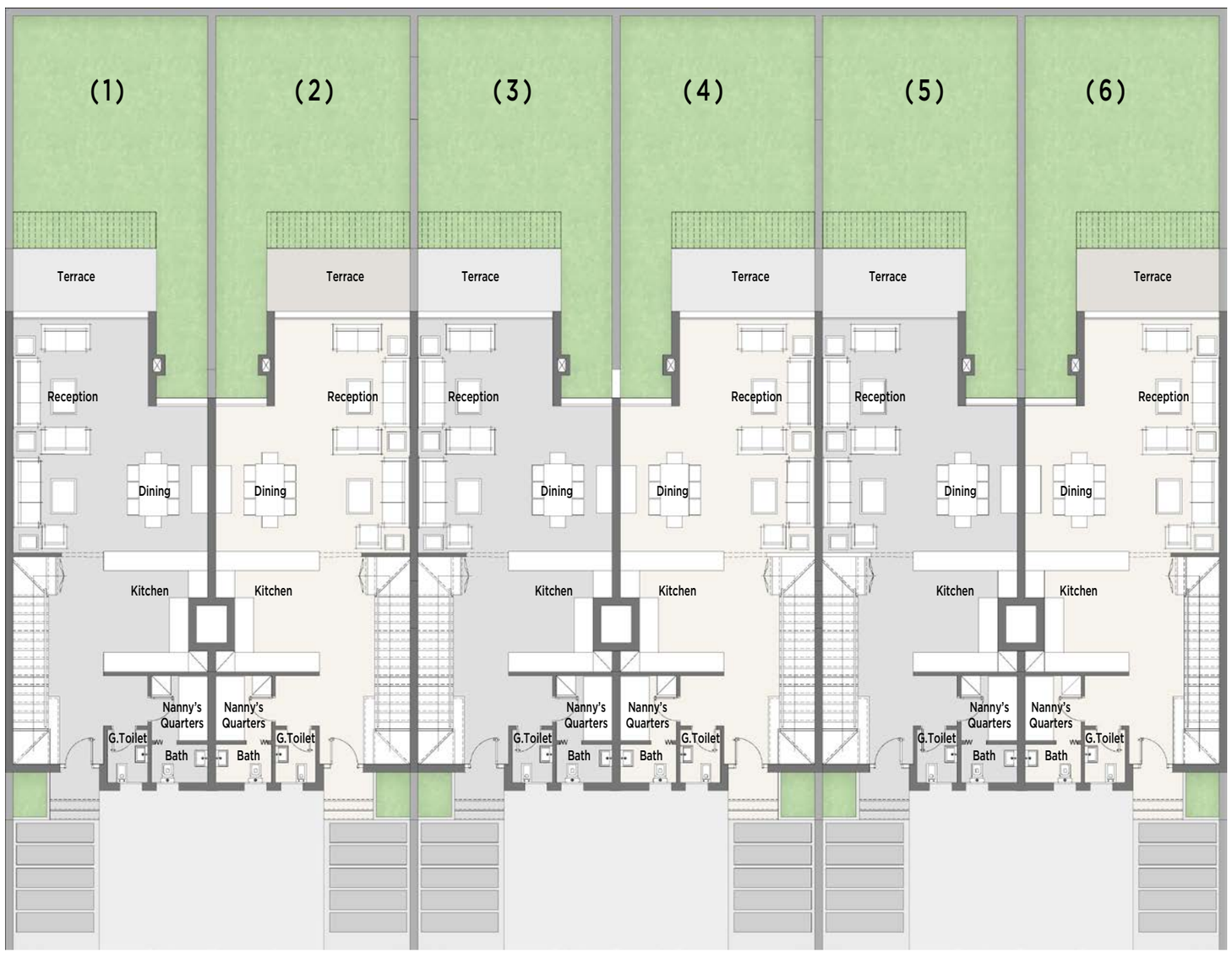


PENTHOUSE FLOOR

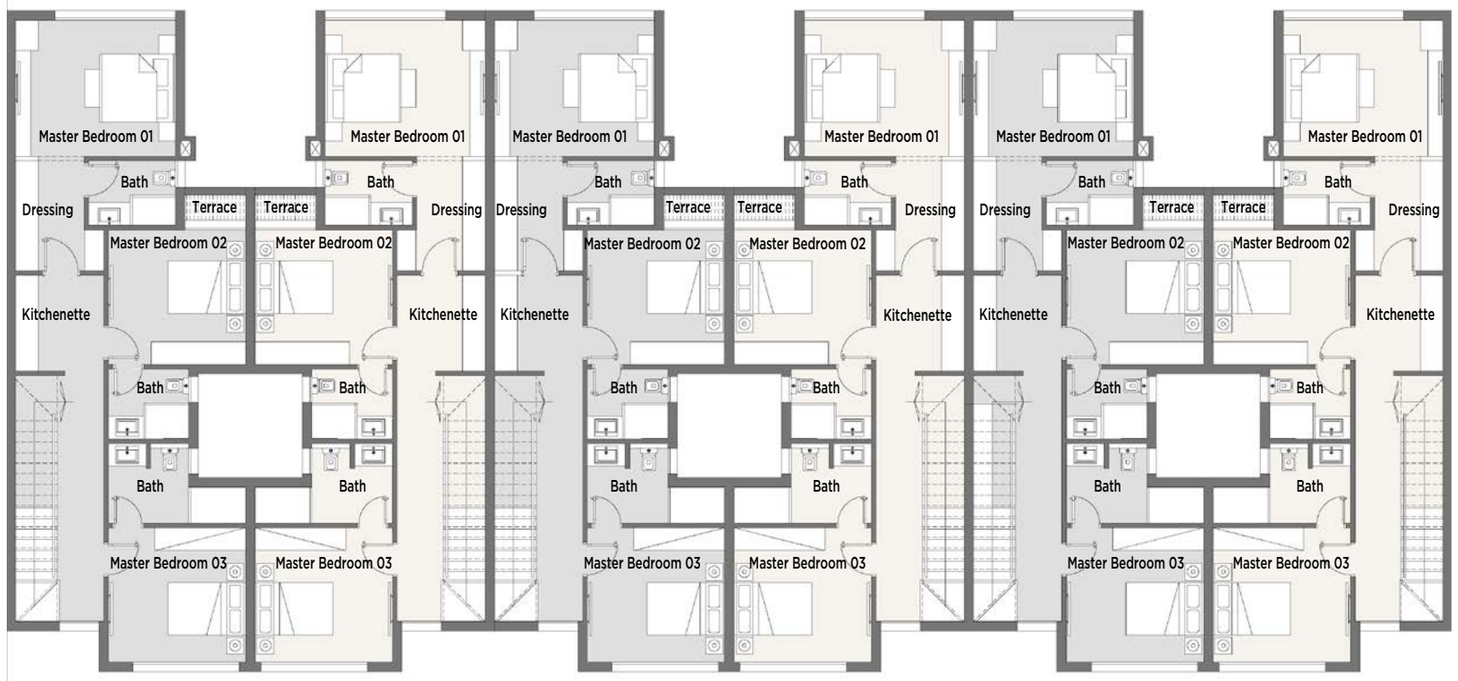
	CORNER	MIDDLE
AVG. LAND AREA	190.5 m^2	187 m^2
AVG. BUA (Ground +1st)	198.5 m^2	196 m^2
PERGOLA AREA	5.5 m^2	5.5 m^2
AVG. PENTHOUSE AREA	38 m^2	38 m^2
AVG. ROOF AREA	47.5 m^2	45.5 m^2
SEMI COVERED ROOF AREA	9.5 m^2	9.5 m^2
SPECS	4 BEDS (4 MASTER) NANNY KITCHENETTE	

TOWN HOUSE

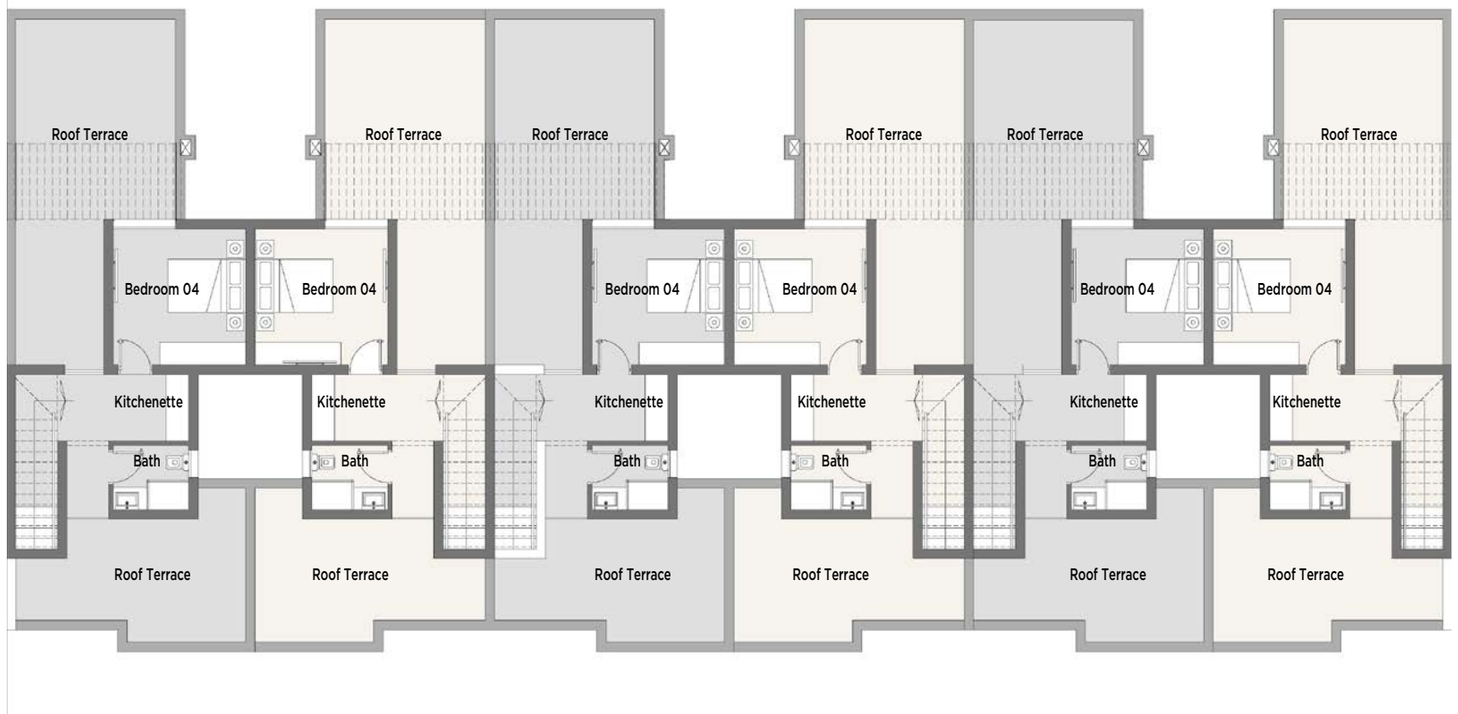
GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR



	CORNER	MIDDLE
AVG. LAND AREA	190.5 m²	187 m²
AVG. BUA (Ground +1st)	198.5 m²	196 m²
PERGOLA AREA	5.5 m²	5.5 m²
AVG. PENTHOUSE AREA	38 m²	38 m²
AVG. ROOF AREA	47.5 m²	45.5 m²
SEMI COVERED ROOF AREA	9.5 m²	9.5 m²
SPECS	4 BEDS (4 MASTER) NANNY KITCHENETTE	



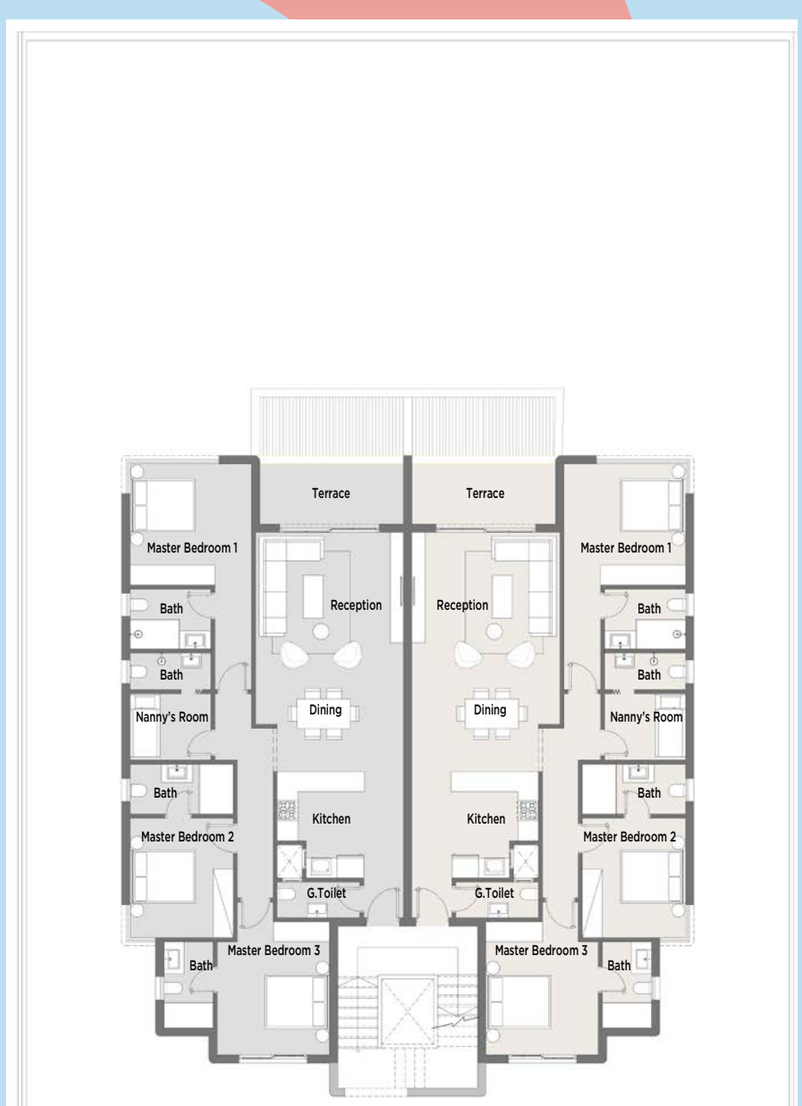
SENIOR CHALET

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

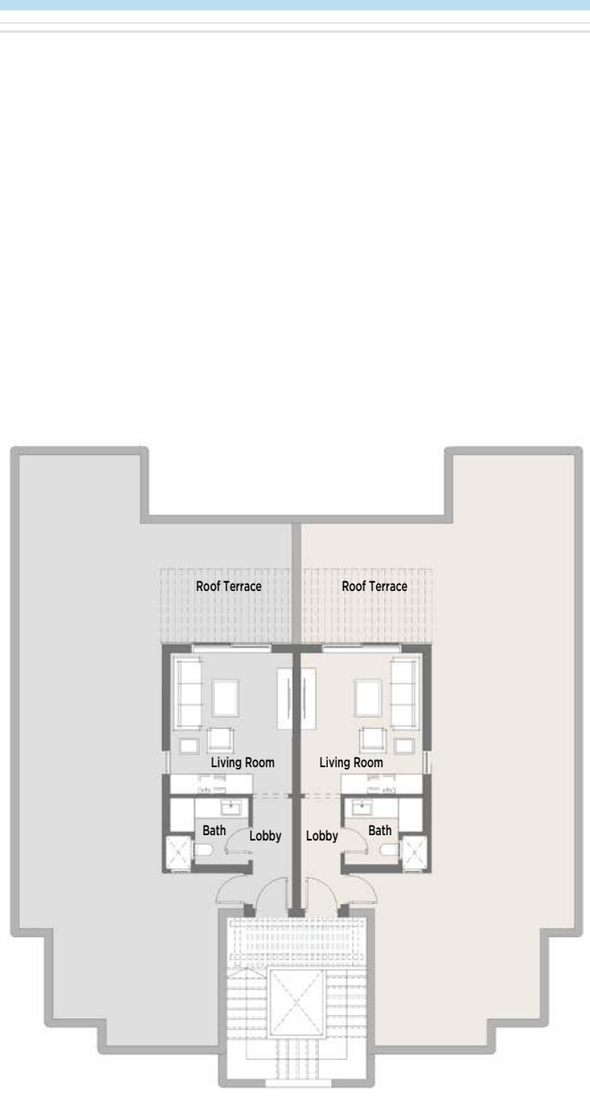
SENIOR CHALET



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

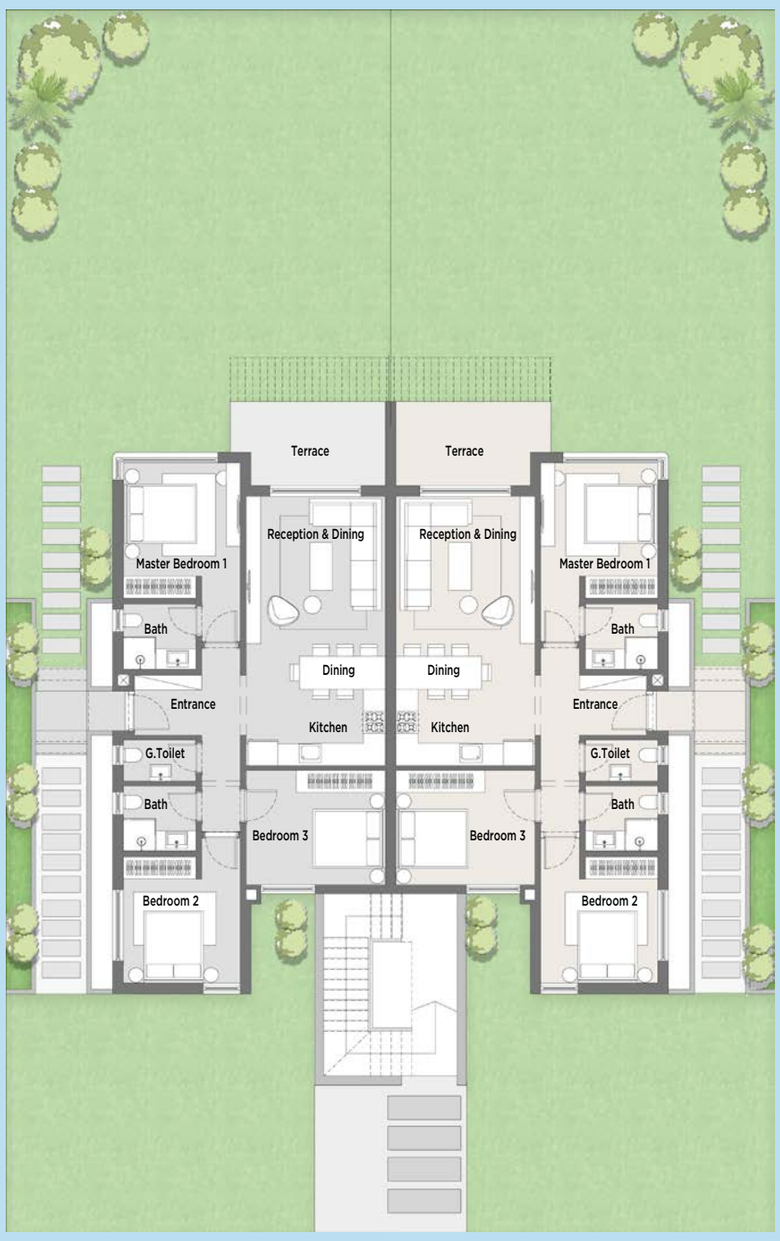
All renders and plans are for visual purposes & subject to change as per design development



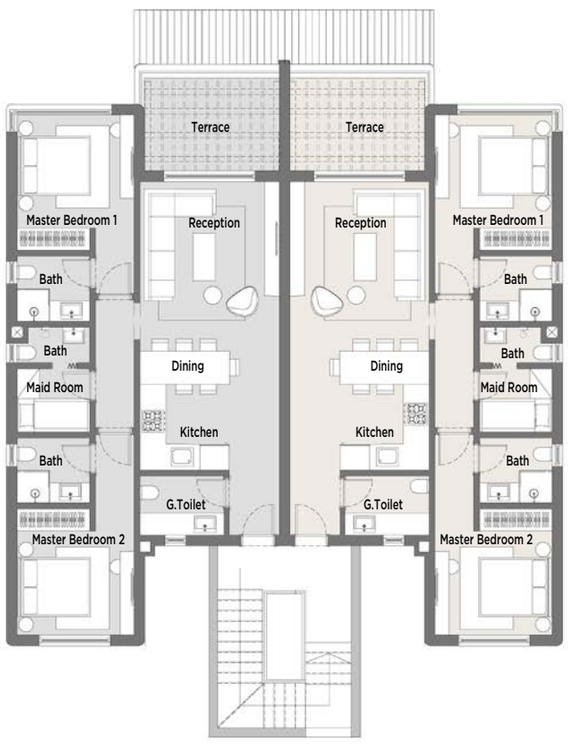
JUNIOR CHALET

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

JUNIOR CHALET



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

JUNIOR CHALET GROUND

GARDEN AREA	186 m²
AVG. BUA	116 m²
PERGOLA AREA	6.5 m²
SPECS	3 BEDS (1 MASTER)

JUNIOR CHALET FIRST

AVG. BUA	114.5 m²
PENTHOUSE AREA	36.5 m²
ROOF AREA	56.5 m²
SEMI COVERED ROOF AREA	10.5 m²
SPECS	3 BEDS (3 MASTER) NANNY

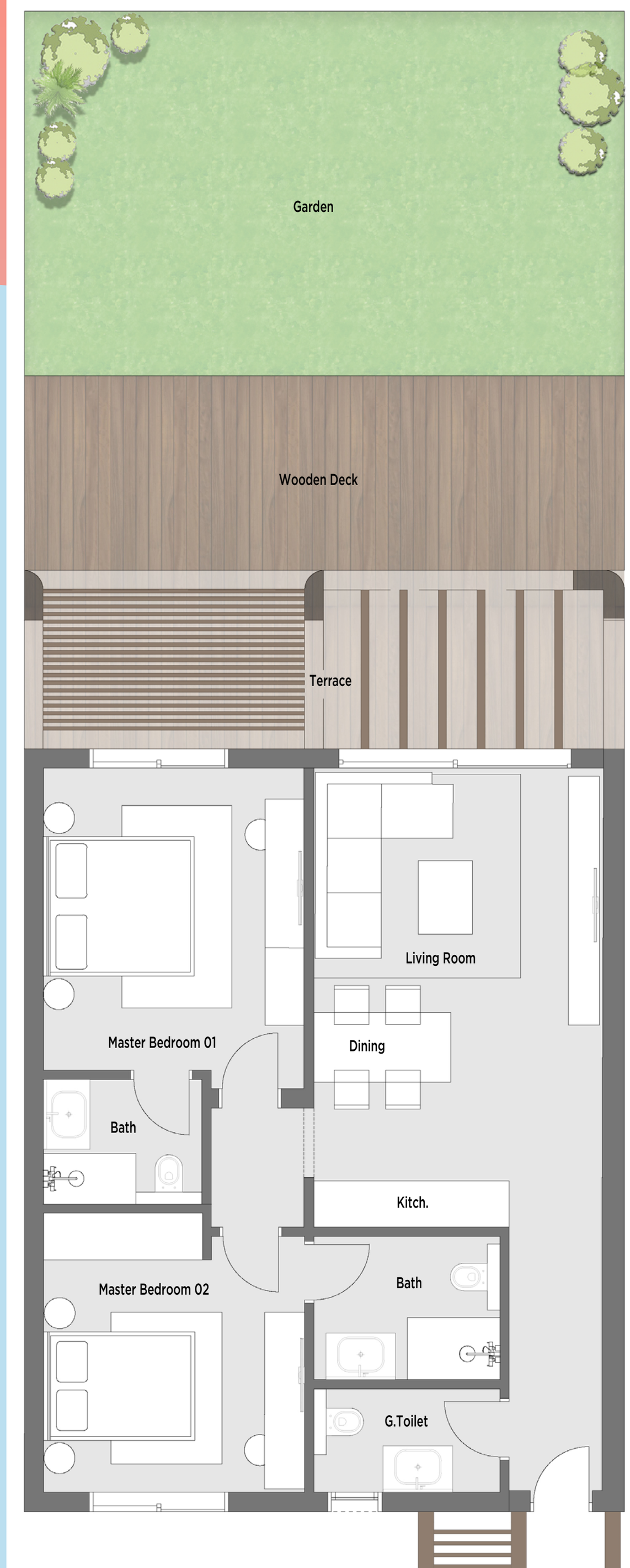
All renders and plans are for visual purposes & subject to change as per design development



BEACH & LAGOON CABINS

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

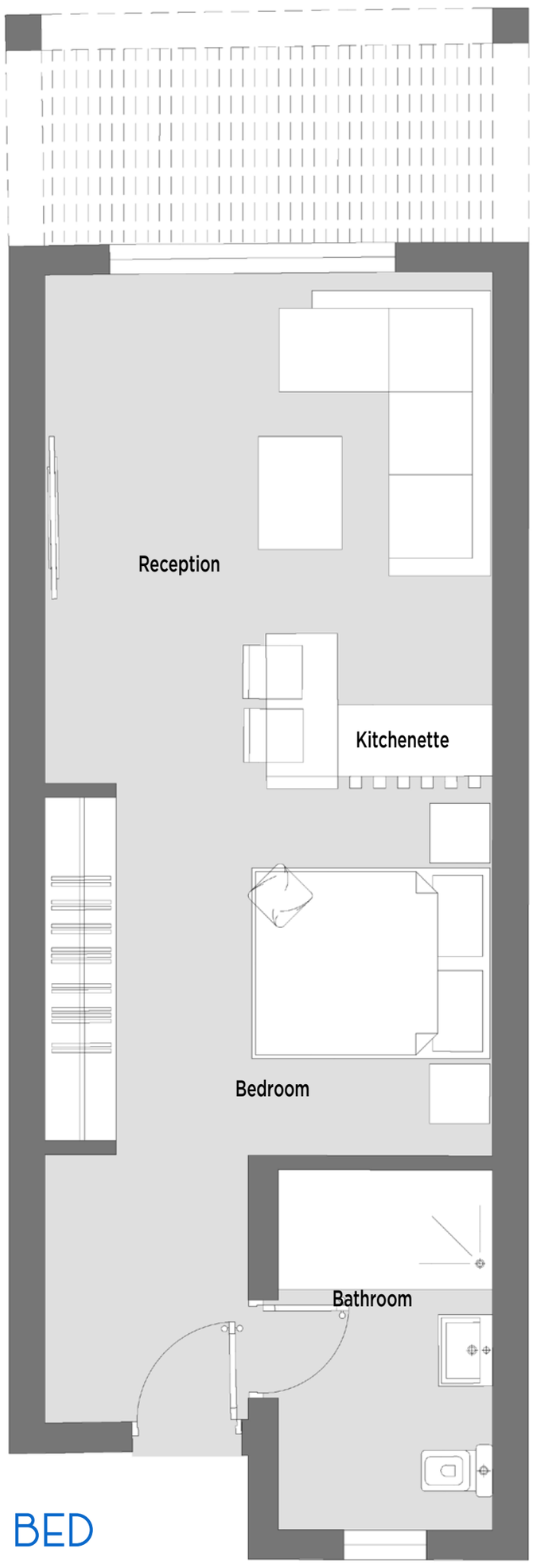
Beach Cabanas



AVG. GARDEN	54.5 - 55 m²
AVG. BUA	91.5 - 93 m²
SPECS	2 MASTER BEDS Guest Toilet KITCHENETTE Reception & Dining

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

Cabin - 1 Bed
& Cabin - 2 Bed



1 BED



2 BEDS

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

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