PALENCIA

AL SHOROUK

KAYAN
DEVELOPMENTS

JOURNEY

Ten years were enough to establish the name **KAYAN** with unparalleled passion for real estate, the company quickly made a notable mark with every project it introduced. KAYAN began its journey in the Delta region, expanding its expertise and advancing its performance step by step on the path to success. We're not just constructing buildings; we're crafting communities, paying attention to every detail as if each project were our own home. We pioneered the inclusion of garbage chutes, advanced lighting systems, and are well-recognized for our unique exteriors and premium finishing quality. We used to fully construct our projects before selling them, ensuring the highest standards of quality and attention to detail.

KAYAN then ventured into New Cairo, bringing more creativity and innovation to solidify its market presence with projects distinguished by vitality and sophistication. With over 150 projects and a growing number of satisfied customers, our success continues to flourish.







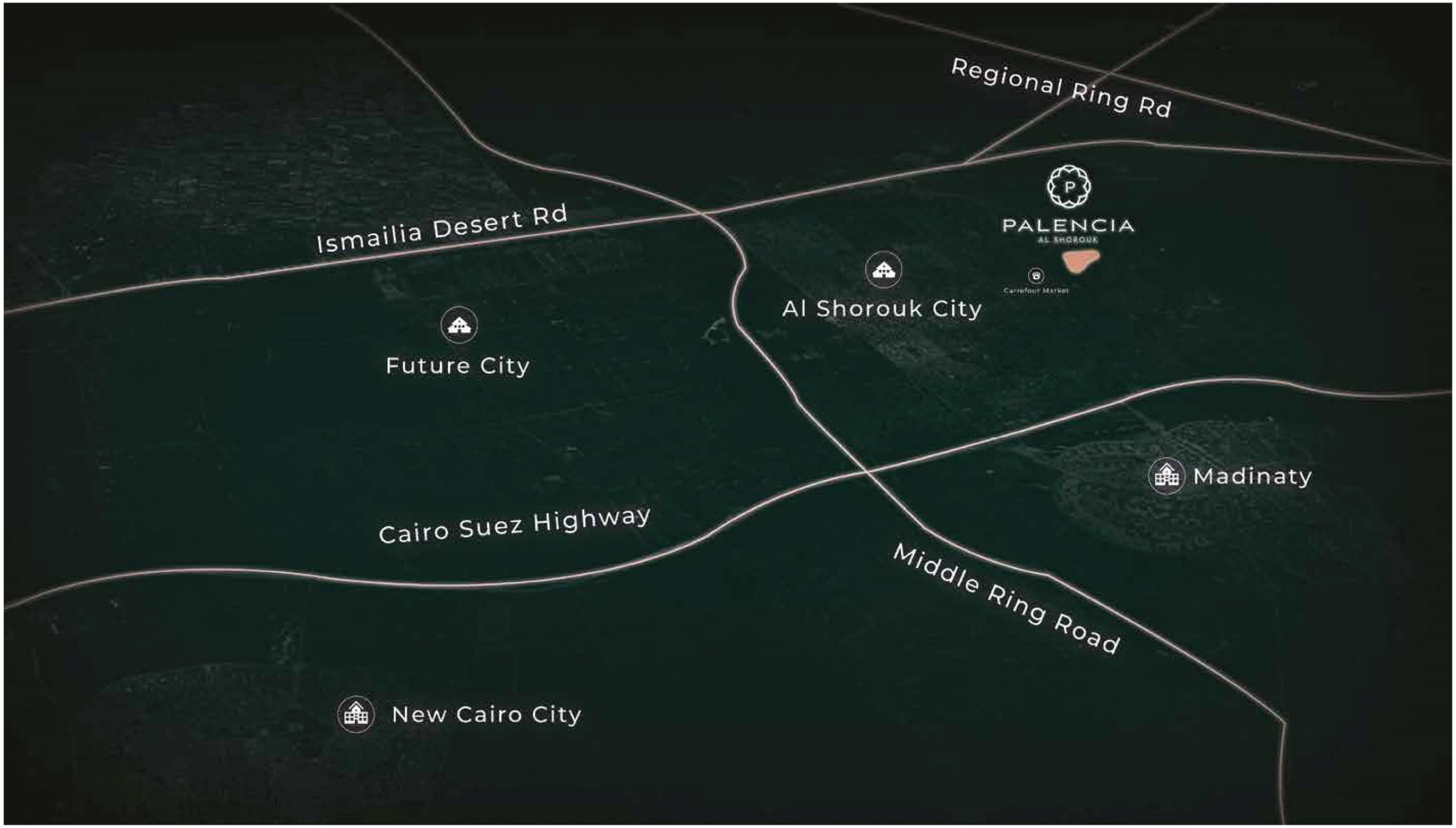
HELLO

01

Introducing Palencia, KAYAN's latest and most ambitious project, located in the premium heart of Shourouk City. This exclusive gated community is crafted with the full passion and dedication that defines Kayan's legacy. As our first gated community, Palencia embodies our commitment to exceeding customer expectations.

Extensive research into the desires and needs of our customers revealed that quality living, smart features, and high standards are paramount. Inspired by the renowned and distinctive Spanish architecture, palencia brings a touch of palencia's elegance and uniqueness to Shourouk City. Every aspect of this project reflects Kayan's expertise, attention to detail, and commitment to excellence. Welcome to Palencia, where quality meets innovation.

LOCATION



02

Palencia is situated in the most premium location of Shorouk City, strategically positioned at the intersection of key main roads:
Regional Ring Road, **Suez Road**, I**smailia Road**, and **Middle Ring Road**.

This prime spot ensures easy access to all vital areas and essential services.

Carrefour directly in front of Palencia compound
Palencia is also a few minutes from the **Open Air Mall, the French University, and the British University.**
Additionally, it's only **15** minutes to **Sokhna Road**,
providing unparalleled convenience and connectivity for all your lifestyle needs.

FACILITIES & AMENITIES

03

Landscaped Gardens
Water Features
Swimming Pool

Kids Area
Strip Mall
Walking, Running, and Cycling Tracks

Underground Parking
Barbecue Areas
Solar Energy

EV charging Station & Slots
Smart Lighting System
Waste Collection System



FACILITIES & AMENITIES

Fire Alarm System
Triple Play Services - spa
Security Surveillance

Mosque
Events Zone
Free Internet Access in Various Locations



MASTER PLAN



Palencia spans across 10.5 Feddans and features seventeen buildings, each consisting of apartments (Ground + 4 floors), ground apartments with private gardens, and Garden Casa (Ground + 1 floor + Garden).

Each building includes underground parking to provide residents with convenient and secure parking options.

Product Mix

1 Bedroom *Apartments*

2 Bedroom *Apartments*

3 Bedroom *Apartments*

Garden Casa's

"4 bedroom duplex apartments"

This comprehensive mix ensures that Palencia can cater to diverse needs and preferences, offering a home for every lifestyle.

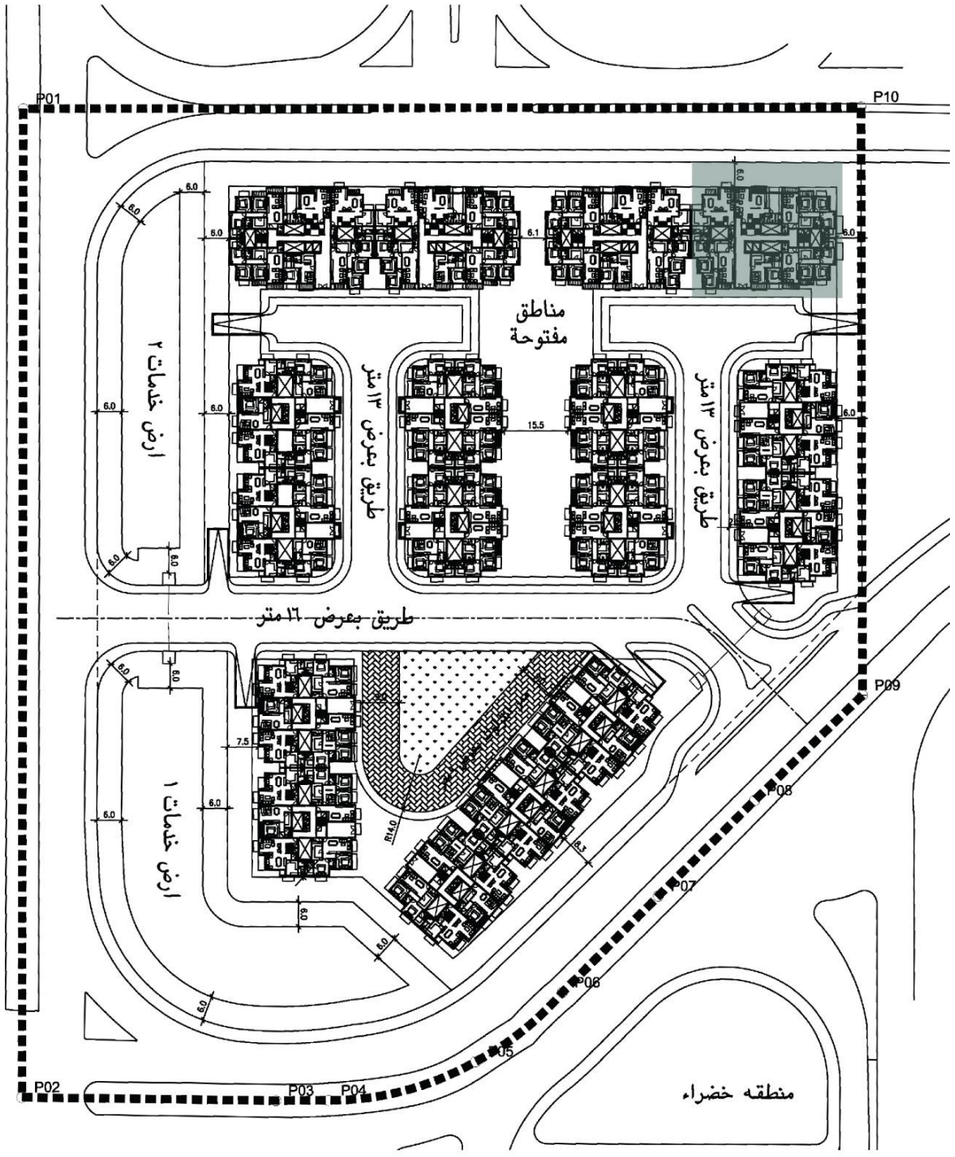
04

UNIT PLANS



K8

UNIT PLANS

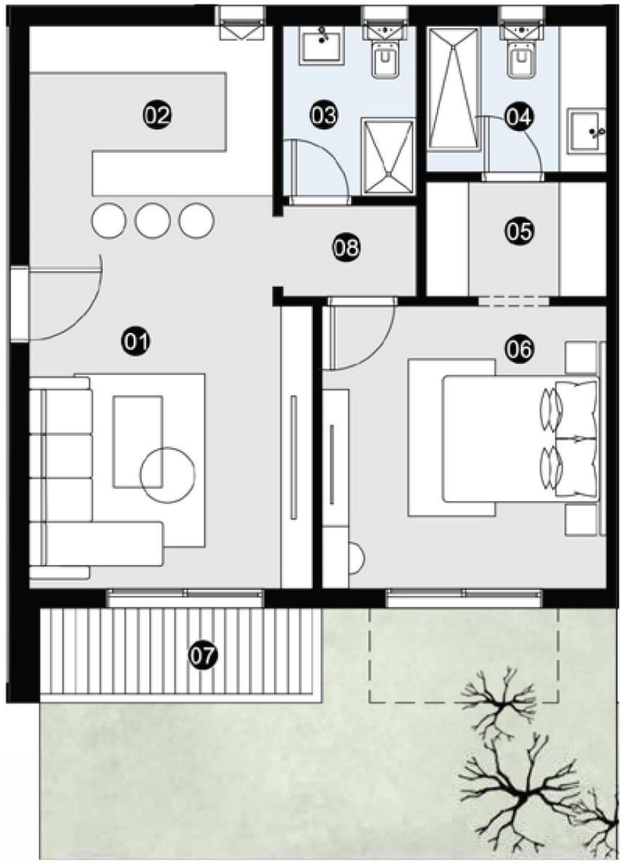


GROUND FLOOR PLAN



K8

APT. G01



AREA 87 M2

GARDEN AREA 18 M2

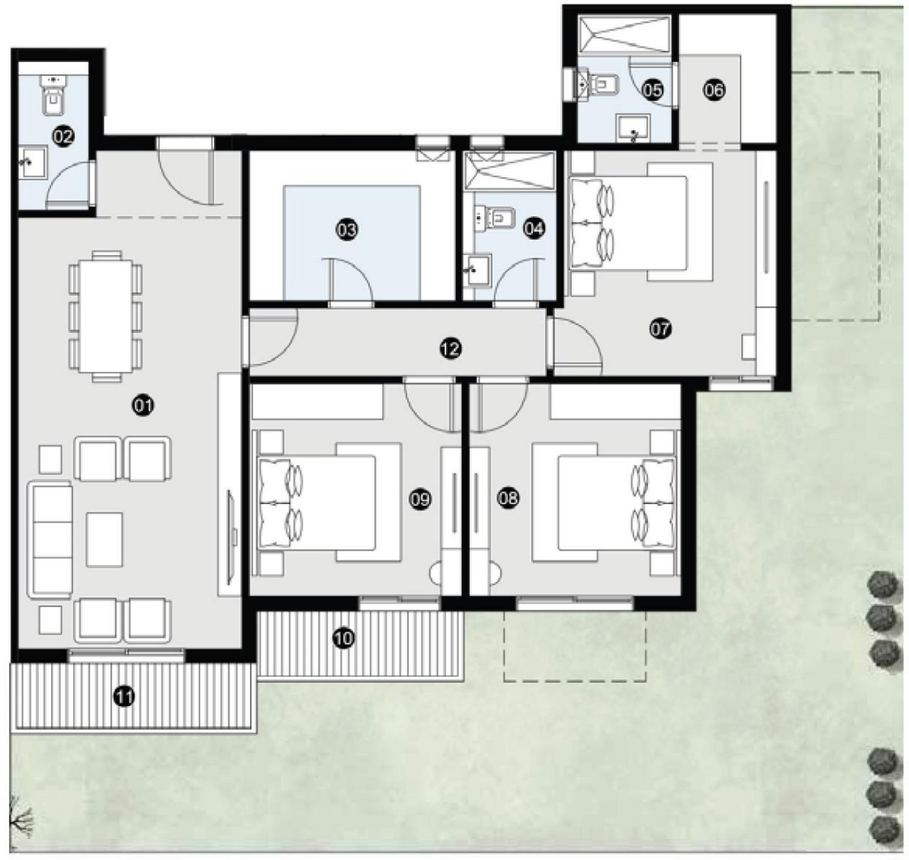


NO	LOCATION	DIMENSIONS
01	RECEPTION	5,00x3.60
02	KITCHEN	3.10x2.15
03	BATHROOM	1.70x2.15
04	M. BATHROOM	2.30x1.85
05	DRESSING	2.30x1.45
06	M.BEDROOM	3.65x3.60
07	TERRACE	1.40x3.45
08	LOBBY	1.70x1.15

Disclaimer

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4 .The developer reserves the right to make revisions.
5 .All materials, dimensions and drawings are approximate information is subject to change without notice.
6 .Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles.
7 .Parking and Ramps are under development and may vary master plan

APT. G02



AREA 166 M2

GARDEN AREA 75.8 M2



NO	LOCATION	DIMENSIONS
01	RECEPTION	7.30 X 3.80
02	TOILET	1.20 X 2.50
03	KITCHEN	3.50 X 2.55
04	BATHROOM	2.55 X 1.60
05	M. BATHROOM	2.20 X 1.60
06	DRESSING	2.20 X 1.65
07	M.BEDROOM	3.60 X 3.85
08	BEDROOM1	3.60 X 3.60
09	BEDROOM2	3.60 X 3.60
10	TERRACE 01	3.40 X 1.10
11	TERRACE 02	4,00 X 1.10
12	CORRIDOR	1.15 X 5.05

Disclaimer

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5 .All materials, dimensions and drawings are approximate information is subject to change without notice.
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7 .Parking and Ramps are under development and may vary master plan

APT. G03



AREA 166 M2

GARDEN AREA 118.42 M2

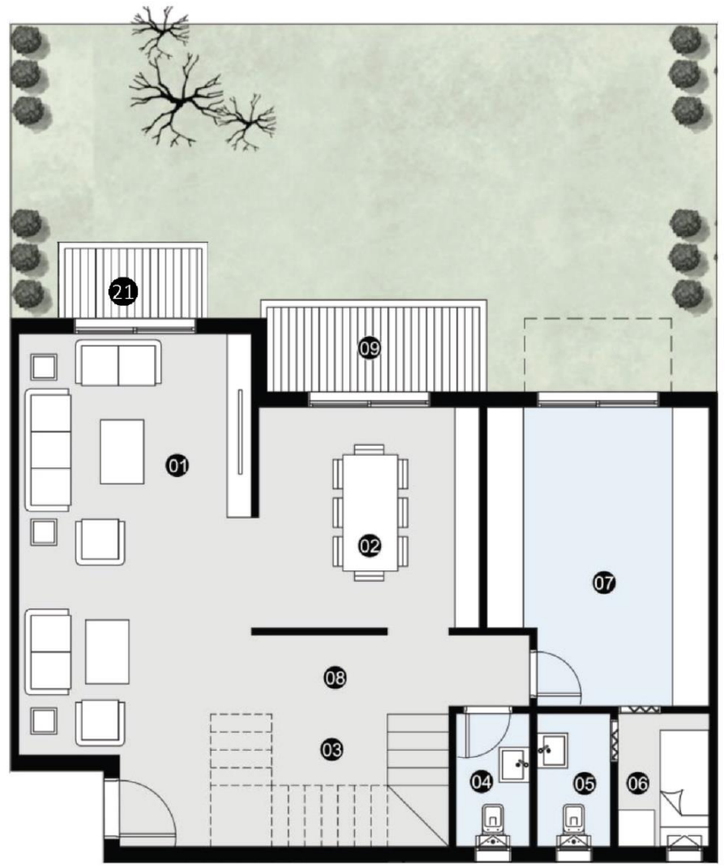


NO	LOCATION	DIMENSIONS
01	RECEPTION	7.30 X 3.80
02	TOILET	1.20 X 2.50
03	KITCHEN	3.50 X 2.55
04	BATHROOM	2.55 X 1.60
05	M. BATHROOM	2.20X 1.60
06	DRESSING	2.20 X 1.65
07	M.BEDROOM	3.60 X 3.85
08	BEDROOM1	3.60 X 3.60
09	BEDROOM2	3.60 X 3.60
10	TERRACE 01	3.40 X 1.10
11	TERRACE 02	4,00 X 1.10
12	CORRIDOR	1.15 X 5.05

Disclaimer

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7 .Parking and Ramps are under development and may vary master plan

APT. G04



DUPLEX

AREA 265 M2

GARDEN AREA 55.82 M2

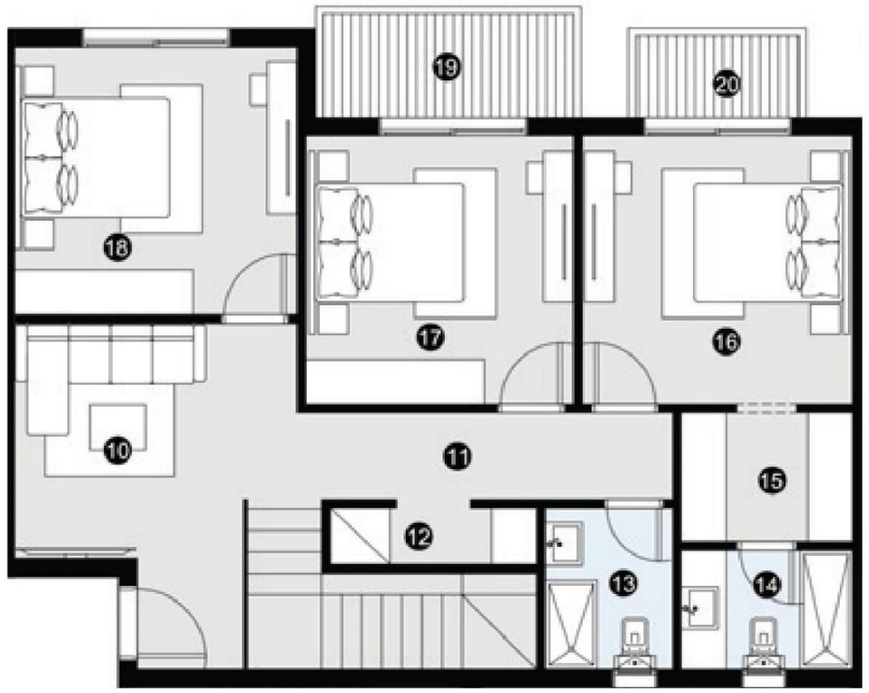


NO	LOCATION	DIMENSIONS
01	RECEPTION	6.90 X 3.80
02	DINING	3.60 X 3.60
03	STAIRS	2.15 X 3.90
04	TOILET	2.15 X 1.20
05	MAID BATH	2.15 X 1.20
06	MAID	2.15 X 1.50
07	KITCHEN	4.90 X 3.65
08	CORRIDOR	1.15 X 4.55
09	TERRACE 01	3.45 X 1.40
21	OUTDOOR TERRACE	2.4 x 1.20

Disclaimer

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7 .Parking and Ramps are under development and may vary master plan

APT. G04



DUPLEX

AREA 265 M2

GARDEN AREA 55.82 M2

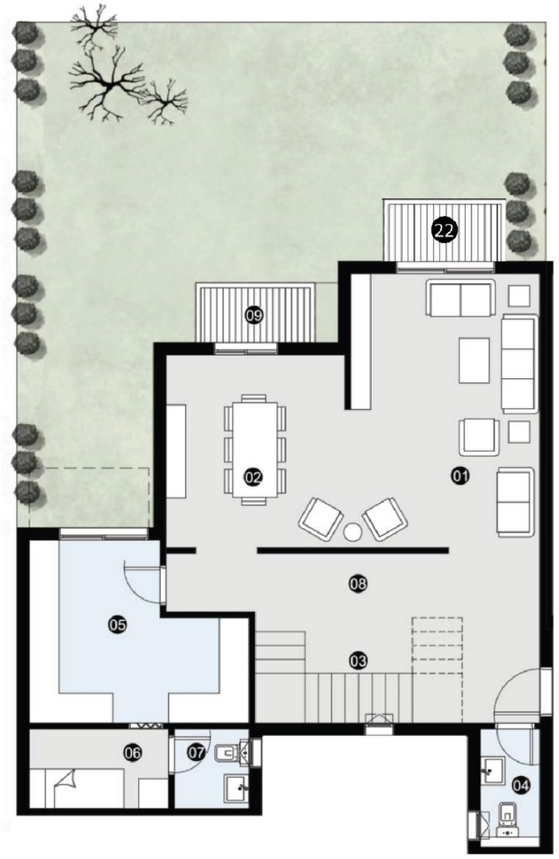


NO	LOCATION	DIMENSIONS
10	LIVING	3.15 X 3.80
11	CORRIDOR	5.05 X 1.15
12	KITCHENNETE	0.75 X 2.75
13	BATHROOM	1.70 X 2.15
14	M BATHROOM	1.60 X 2.30
15	DRESSING	2.30 X 1.75
16	M. BEDROOM	3.65 X 3.60
17	BEDROOM 01	3.60 X 3.60
18	BEDROOM 02	3.60 X 3.80
19	TERRACE 02	3.35 X 1.40
20	TERRACE 03	2.20 X 1.10

Disclaimer

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7 .Parking and Ramps are under development and may vary master plan

APT. G05



DUPLEX

AREA 267 M2

GARDEN AREA 65.27 M2

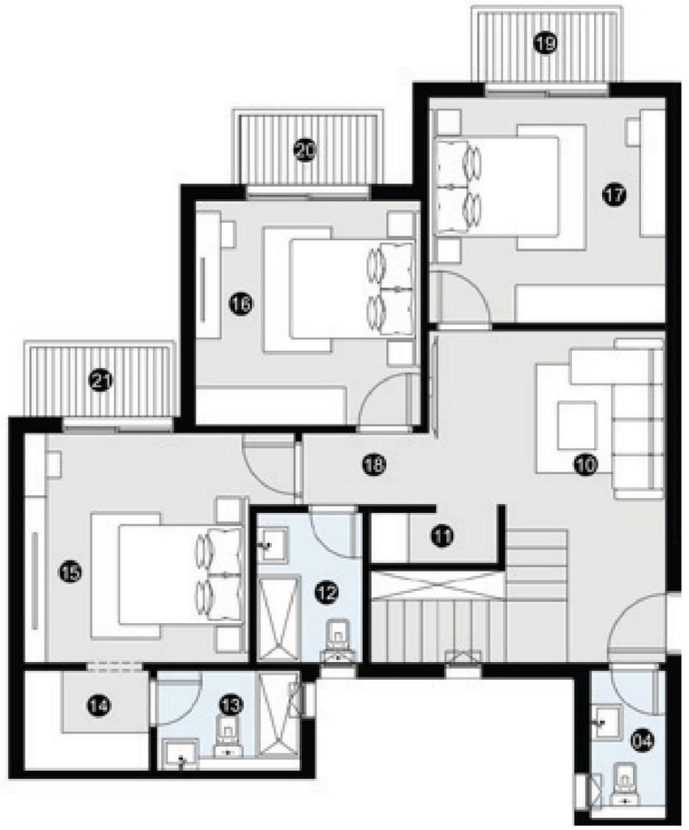


NO	LOCATION	DIMENSIONS
01	RECEPTION	5.50 X 3.80
02	DINING	3.85 X 3.60
03	STAIRS	2.10 X 4.15
04	TOILET	1.20 X 2.35
05	KITCHEN	4.40 X 3.70
06	MAID	2.80 X 1.60
07	MAID BATH	1.50 X 1.60
08	CORRIDOR	1.15 X 7.50
09	TERRACE 01	2.20 X 1.10
22	OUTDOOR TERRACE	2.4 x 1.20

Disclaimer

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7 .Parking and Ramps are under development and may vary master plan

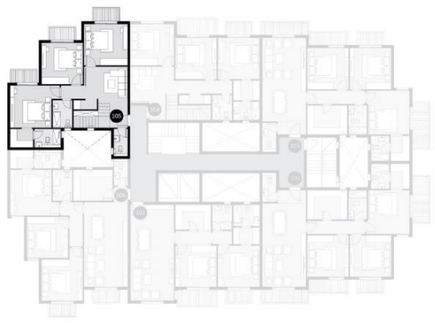
APT. G05



DUPLEX

AREA 267 M2

GARDEN AREA 65.27 M2

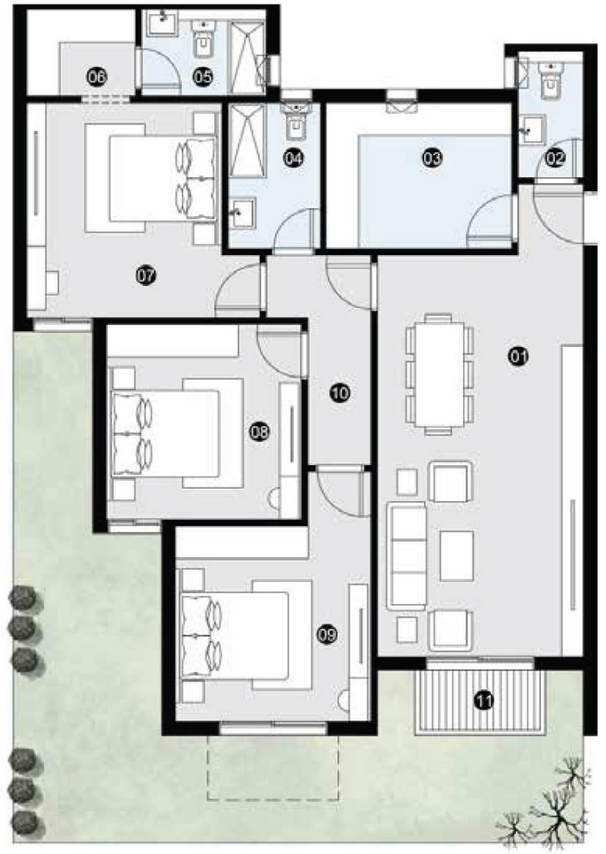


NO	LOCATION	DIMENSIONS
10	LIVING	2.80 X 3.80
11	KITCHENNETE	0.80 X 2.05
12	BATHROOM	1.70 X 2.40
13	M BATHROOM	2.30 X 1.60
14	DRESSING	2.00 X 1.60
15	M. BEDROOM	3.70 X 3.60
16	BEDROOM 01	3.60 X 3.60
17	BEDROOM 02	3.60 X 3.80
18	LOBBY	1.15 X 2.00
19	TERRACE 02	2.20 X 1.10
20	TERRACE 03	2.20 X 1.10
21	TERRACE 04	2.20 X 1.10

Disclaimer

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APT. G06



AREA 159 M2

GARDEN AREA 38.4 M2



NO	LOCATION	DIMENSIONS
01	RECEPTION	7.40 X 3.80
02	TOILET	1.20 X 2.35
03	KITCHEN	2.70 X 3.45
04	BATHROOM	1.70 X 2.70
05	M. BATHROOM	2.30 X 1.60
06	DRESSING	2.00 X 1.60
07	M. BEDROOM	3.95 X 3.60
08	BEDROOM 1	3.60 X 3.60
09	BEDROOM 2	3.60 X 3.60
10	CORRIDOR	1.15 X 3.90
11	TERRACE 01	2.20 X 1.10

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UNIT PLANS



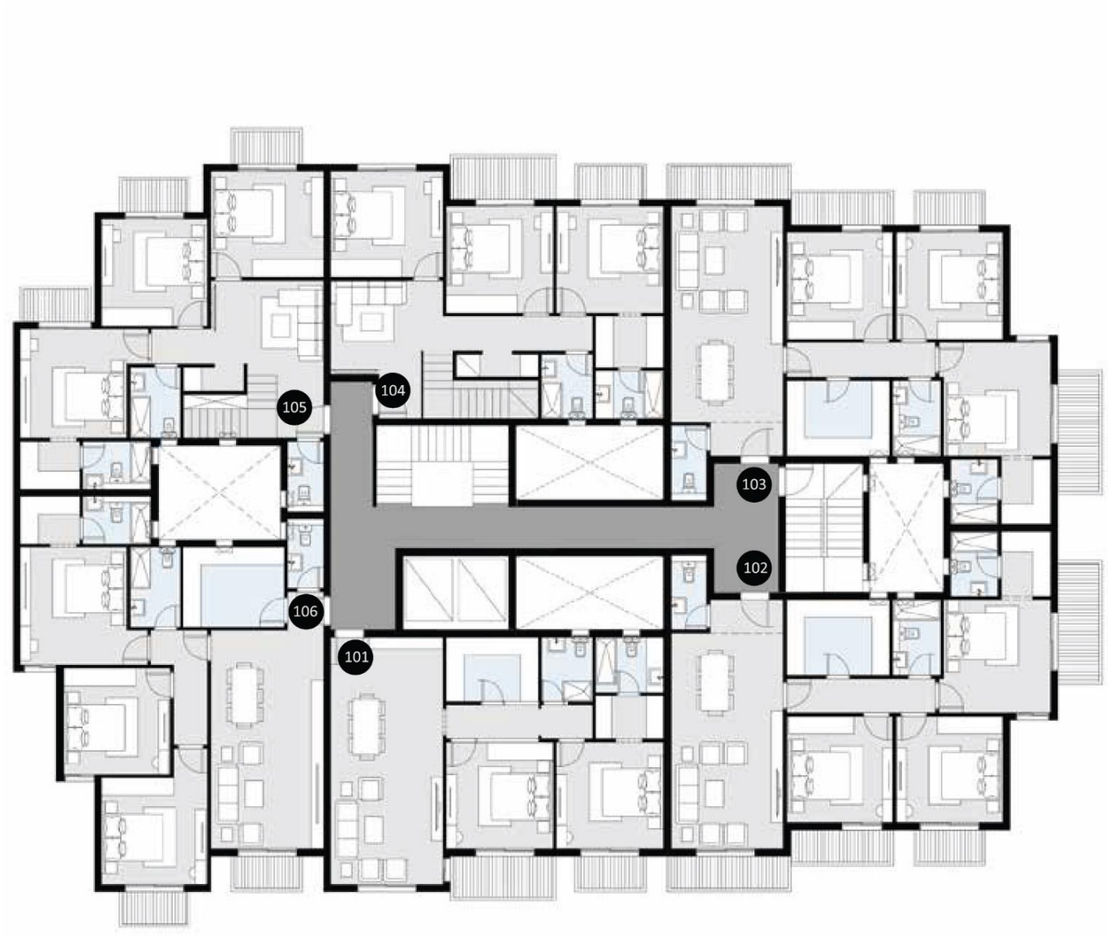
K8

UNIT PLANS



K8

FIRST FLOOR PLAN



APT. 101



AREA 136 M2



NO	LOCATION	DIMENSIONS
01	RECEPTION	8.35 X 3.80
02	KITCHEN	3.10 X 2.15
03	BATHROOM	1.70 X 2.15
04	M. BATHROOM	2.30 X 1.85
05	DRESSING	2.30 X 1.45
06	M.BEDROOM	3.65 X 3.60
07	TERRACE 01	3.35 X 1.40
08	CORRIDOR	4.95 X 1.15
09	TERRACE 02	2.20 X 1.10
10	BEDROOM	3.60 X 3.60

Disclaimer

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7 .Parking and Ramps are under development and may vary master plan

APT. 102



AREA 178 M2



NO	LOCATION	DIMENSIONS
01	RECEPTION	7.30 X 3.80
02	TOILET	1.20 X 2.50
03	KITCHEN	2.55 X 3.50
04	BATHROOM	2.55 X 1.60
05	M BATHROOM	1.60 X 2.20
06	DRESSING	2.20 X 1.65
07	M BEDROOM	3.85 X 3.60
08	BEDROOM 01	3.60 X 3.60
09	BEDROOM 02	3.60 X 3.60
10	TERRACE 01	3.40 X 1.10
11	TERRACE 02	4.00 X 1.10
12	CORRIDOR	1.15 X 5.05
13	TERRACE 03	2.20 X 1.10
14	TERRACE 04	1.40 X 4.00

Disclaimer

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5 .All materials, dimensions and drawings are approximate information is subject to change without notice.
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7 .Parking and Ramps are under development and may vary master plan

APT. 103



AREA 178 M2

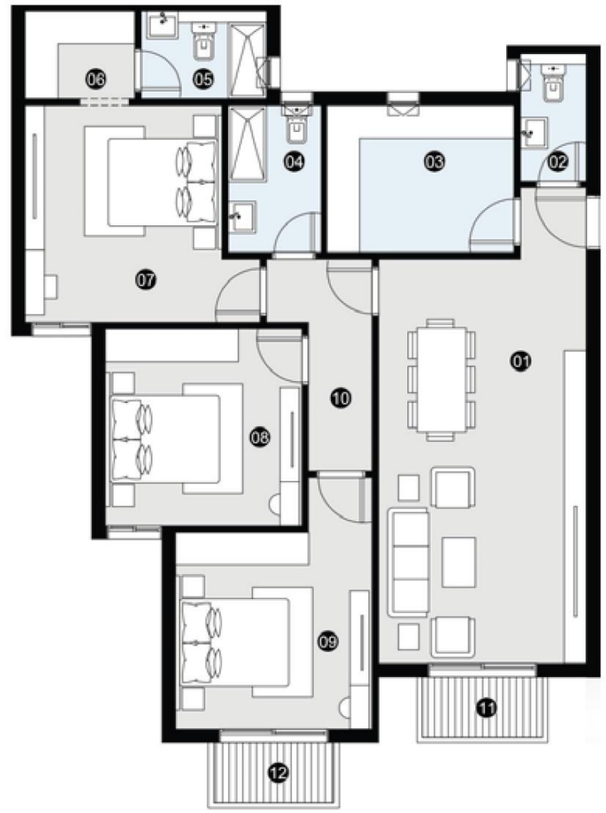


NO	LOCATION	DIMENSIONS
01	RECEPTION	7.30 X 3.80
02	TOILET	1.20 X 2.50
03	KITCHEN	2.55 X 3.50
04	BATHROOM	2.55 X 1.60
05	M BATHROOM	1.60 X 2.20
06	DRESSING	2.20 X 1.65
07	M BEDROOM	3.85 X 3.60
08	BEDROOM 01	3.60 X 3.60
09	BEDROOM 02	3.60 X 3.60
10	TERRACE 01	3.40 X 1.10
11	TERRACE 02	4.00 X 1.10
12	CORRIDOR	1.15 X 5.05
13	TERRACE 03	2.20 X 1.10
14	TERRACE 04	1.40 X 4.00

Disclaimer

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APT. 106



AREA 162 M2



NO	LOCATION	DIMENSIONS
01	RECEPTION	7.40 X 3.80
02	TOILET	1.20 X 2.35
03	KITCHEN	2.70 X 3.45
04	BATHROOM	1.70 X 2.70
05	M. BATHROOM	2.30 X 1.60
06	DRESSING	2.00 X 1.60
07	M. BEDROOM	3.60 X 3.95
08	BEDROOM 1	3.60 X 3.60
09	BEDROOM 2	3.60 X 3.60
10	CORRIDOR	1.15 X3.90
11	TERRACE 01	2.20 X 1.10
12	TERRACE 02	2.20 X 1.10

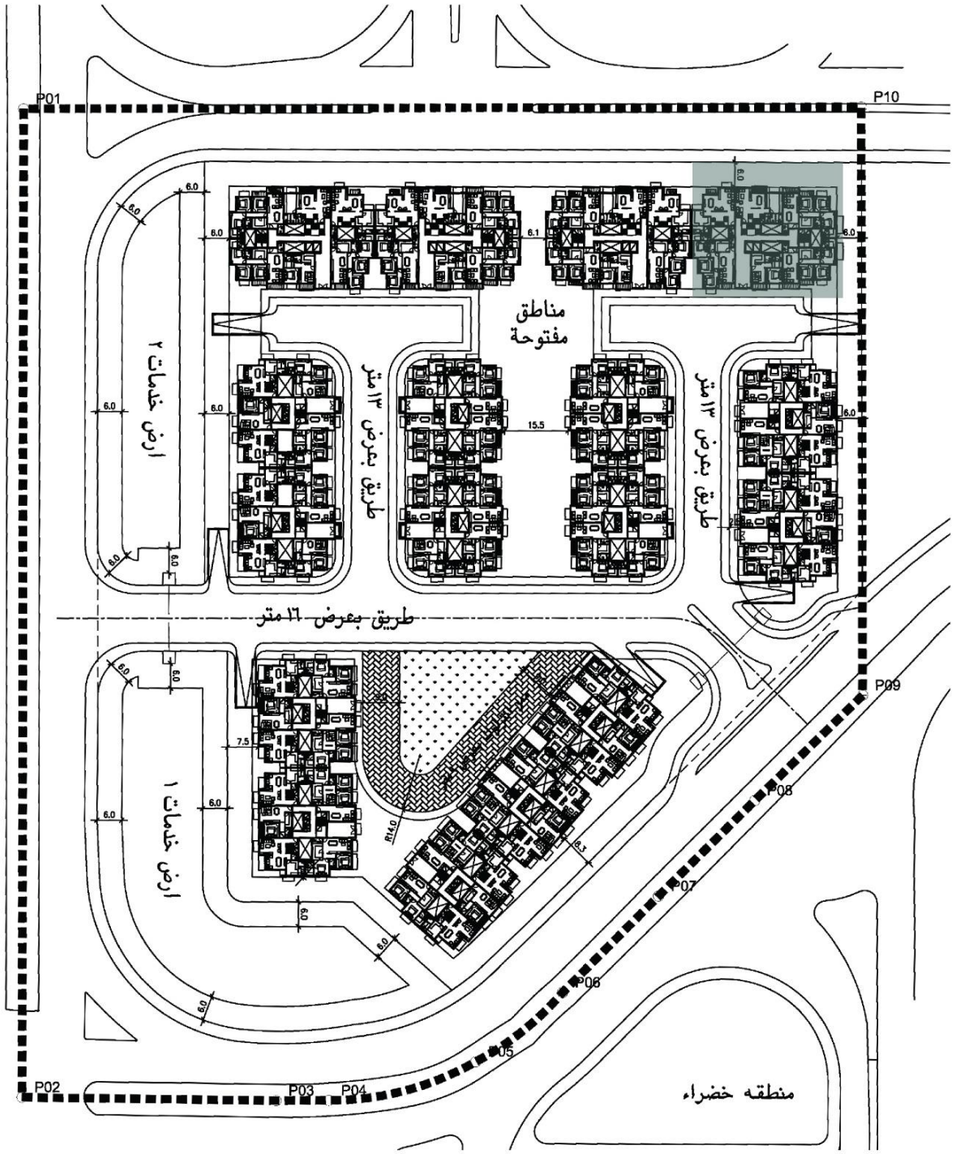
Disclaimer

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6 .Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles.
7 .Parking and Ramps are under development and may vary master plan

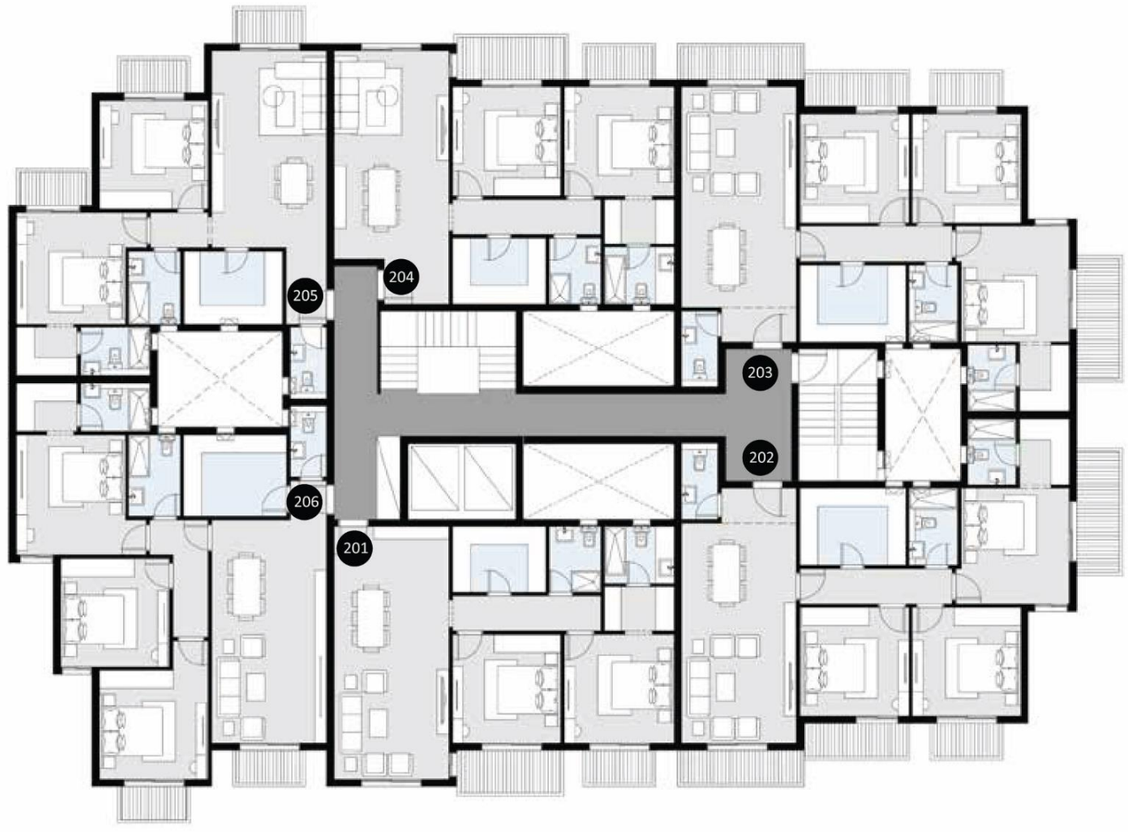


K8

UNIT PLANS

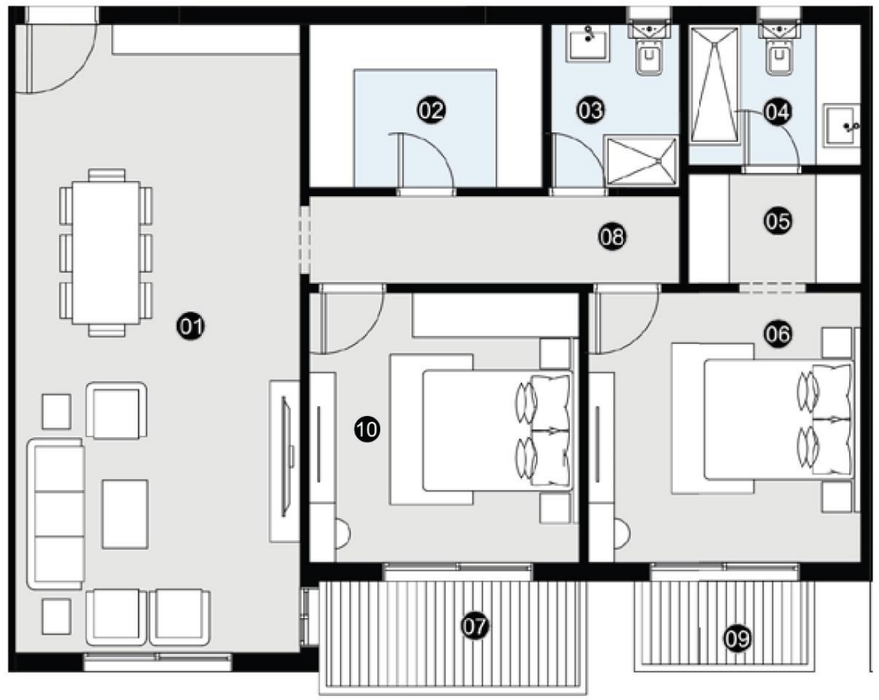


SECOND FLOOR PLAN



K8

APT. 201



AREA 136 M2



NO	LOCATION	DIMENSIONS
01	RECEPTION	8.35 X 3.80
02	KITCHEN	3.10 X 2.15
03	BATHROOM	1.70 X 2.15
04	M. BATHROOM	2.30 X 1.85
05	DRESSING	2.30 X 1.45
06	M.BEDROOM	3.65 X 3.60
07	TERRACE 01	3.35 X 1.40
08	CORRIDOR	4.95 X 1.15
09	TERRACE 02	2.20 X 1.10
10	BEDROOM	3.60 X 3.60

Disclaimer

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6 .Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles.
7 .Parking and Ramps are under development and may vary master plan

APT. 202



AREA 178 M2



NO	LOCATION	DIMENSIONS
01	RECEPTION	7.30 X 3.80
02	TOILET	1.20 X 2.50
03	KITCHEN	2.55 X 3.50
04	BATHROOM	2.55 X 1.60
05	M BATHROOM	1.60 X 2.20
06	DRESSING	2.20 X 1.65
07	M BEDROOM	3.85 X 3.60
08	BEDROOM 01	3.60 X 3.60
09	BEDROOM 02	3.60 X 3.60
10	TERRACE 01	3.40 X 1.10
11	TERRACE 02	4.00 X 1.10
12	CORRIDOR	1.15 X 5.05
13	TERRACE 03	2.20 X 1.10
14	TERRACE 04	1.40 X 4.00

Disclaimer

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5 .All materials, dimensions and drawings are approximate information is subject to change without notice.
6 .Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles.
7 .Parking and Ramps are under development and may vary master plan

APT. 203



AREA 178 M2

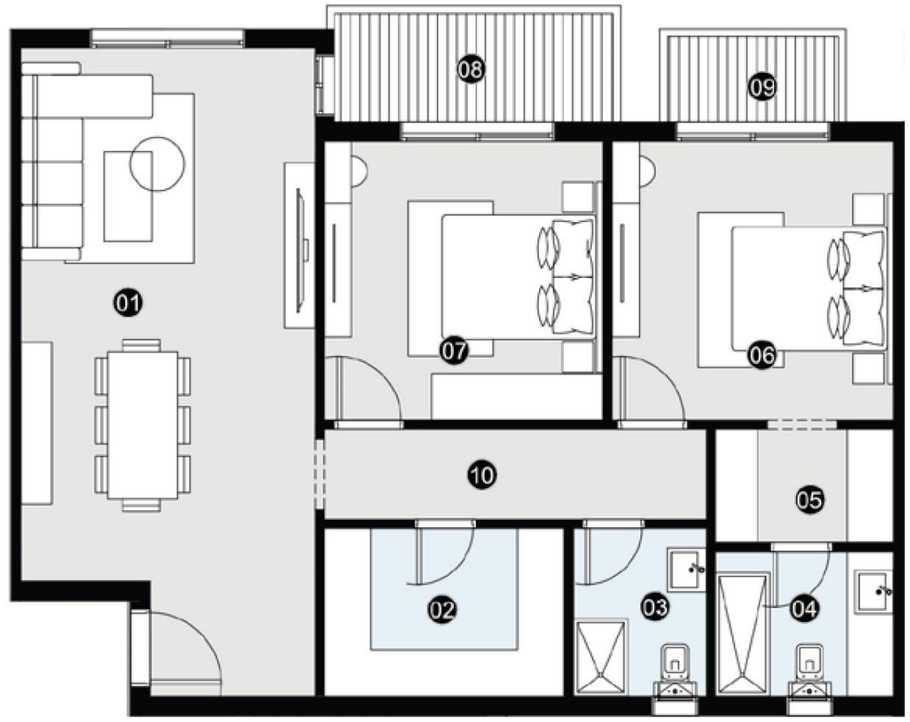


NO	LOCATION	DIMENSIONS
01	RECEPTION	7.30 X 3.80
02	TOILET	1.20 X 2.50
03	KITCHEN	2.55 X 3.50
04	BATHROOM	2.55 X 1.60
05	M BATHROOM	1.60 X 2.20
06	DRESSING	2.20 X 1.65
07	M BEDROOM	3.85 X 3.60
08	BEDROOM 01	3.60 X 3.60
09	BEDROOM 02	3.60 X 3.60
10	TERRACE 01	3.40 X 1.10
11	TERRACE 02	4.00 X 1.10
12	CORRIDOR	1.15 X 5.05
13	TERRACE 03	2.20 X 1.10
14	TERRACE 04	1.40 X 4.00

Disclaimer

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7 .Parking and Ramps are under development and may vary master plan

APT. 204



AREA 133 M2

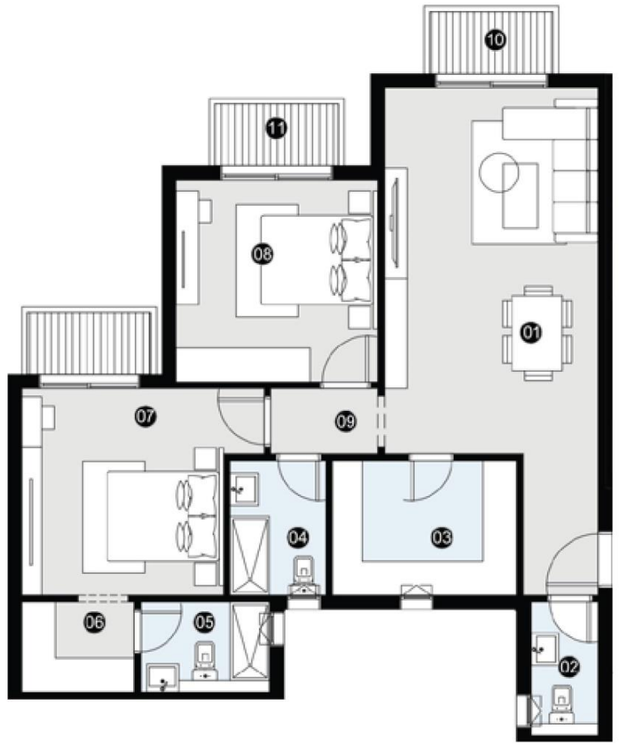


NO	LOCATION	DIMENSIONS
01	RECEPTION	6.90 X 3.80
02	KITCHEN	2.15 X 3.10
03	BATHROOM	1.70 X 2.15
04	M. BATHROOM	2.30 X 1.85
05	DRESSING	2.30 X 1.45
06	M.BEDROOM	3.65 X 3.60
07	BEDROOM 01	3.60 X 3.60
08	TERRACE 01	3.60 X 1.40
09	TERRACE 02	2.20 X 1.10
10	CORRIDOR	4.95 X 1.15

Disclaimer

1. All dimensions will be measured as Carpet Area.
2 .Actual area may vary from the stated area.
3 .Drawing areas not to scale.
4 .The developer reserves the right to make revisions.
5 .All materials, dimensions and drawings are approximate information is subject to change without notice.
6 .Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles.
7 .Parking and Ramps are under development and may vary master plan

APT. 205



AREA 135 M2

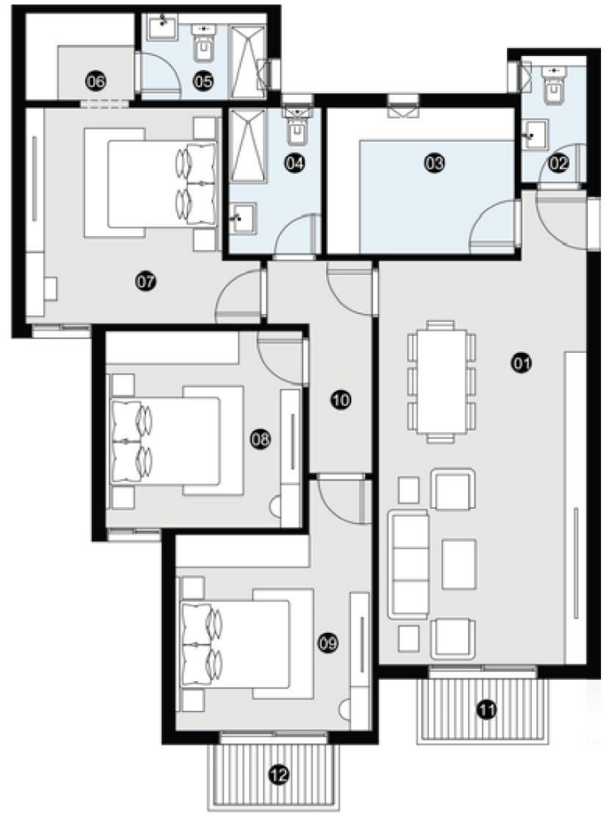


NO	LOCATION	DIMENSIONS
01	RECEPTION	6.50 X 3.80
02	TOILET	1.20 X 2.35
03	KITCHEN	2.40 X 3.30
04	BATHROOM	1.70 X 2.40
05	M. BATHROOM	2.30 X 1.60
06	DRESSING	2.00 X 1.60
07	M. BEDROOM	3.70 X 3.60
08	BEDROOM 1	3.60 X 3.60
09	LOBBY	1.15 X 1.90
10	TERRACE 01	2.20 X 1.10
11	TERRACE 02	2.20 X 1.10
12	TERRACE 03	2.20 X 1.10

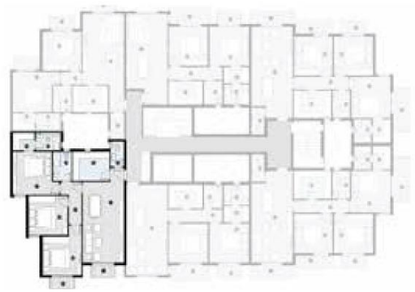
Disclaimer

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3 .Drawing areas not to scale.
4 .The developer reserves the right to make revisions.
5 .All materials, dimensions and drawings are approximate information is subject to change without notice.
6 .Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles.
7 .Parking and Ramps are under development and may vary master plan

APT. 206



AREA 162 M2



NO	LOCATION	DIMENSIONS
01	RECEPTION	7.40 X 3.80
02	TOILET	1.20 X 2.35
03	KITCHEN	2.70 X 3.45
04	BATHROOM	1.70 X 2.70
05	M. BATHROOM	2.30 X 1.60
06	DRESSING	2.00 X 1.60
07	M. BEDROOM	3.60 X 3.95
08	BEDROOM 1	3.60 X 3.60
09	BEDROOM 2	3.60 X 3.60
10	CORRIDOR	1.15 X3.90
11	TERRACE 01	2.20 X 1.10
12	TERRACE 02	2.20 X 1.10

Disclaimer

1. All dimensions will be measured as Carpet Area.
2 .Actual area may vary from the stated area.
3 .Drawing areas not to scale.
4 .The developer reserves the right to make revisions.
5 .All materials, dimensions and drawings are approximate information is subject to change without notice.
6 .Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles.
7 .Parking and Ramps are under development and may vary master plan

GALLERY



05

GALLERY















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