PALM HILLS

97

HILLS
BY PALMHILLS

THE HIGHEST FORM OF LIVING IN CAIRO

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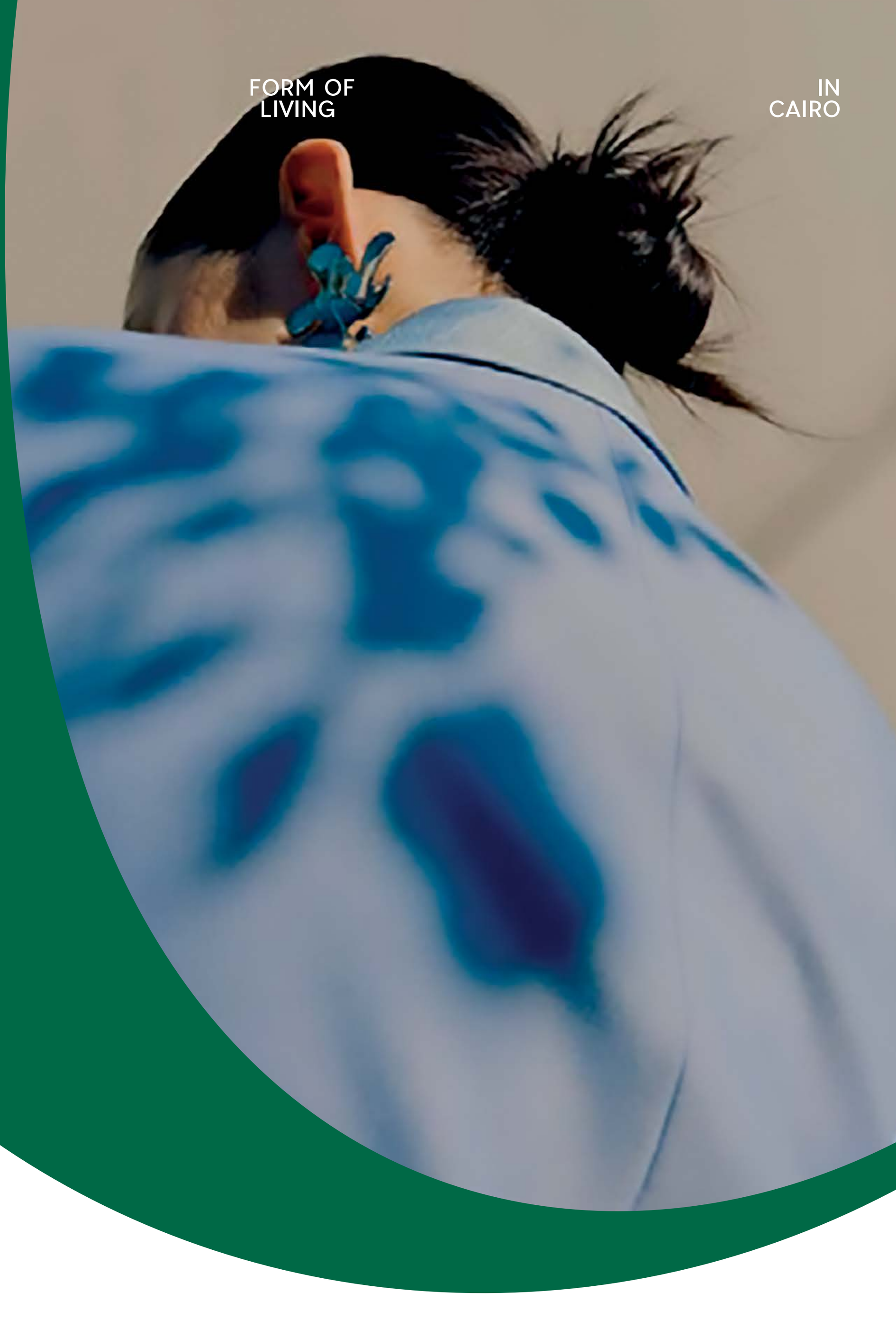
ABOUT THE PROJECT

Rising across ninety-seven feddans of elevated land, 97 Hills is a boutique development conceived for the very few. With only three hundred and twenty-five buildings housing just over six hundred villas and family residences, it is a community defined not by scale but by scarcity. Privacy is not promised it is built into every line of its masterplan.

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THE ESSENCE OF 97 HILLS

Here, every detail is deliberate.
The masterplan is dedicated exclusively to villas, town houses, and family homes, each delivered fully finished to the highest standard. Life unfolds around an exclusive clubhouse and a curated commercial area, designed solely to serve the residents of this enclave. From its privileged elevation, 97 Hills overlooks the Middle Ring Road, giving every home a view that feels as limitless as it does serene.

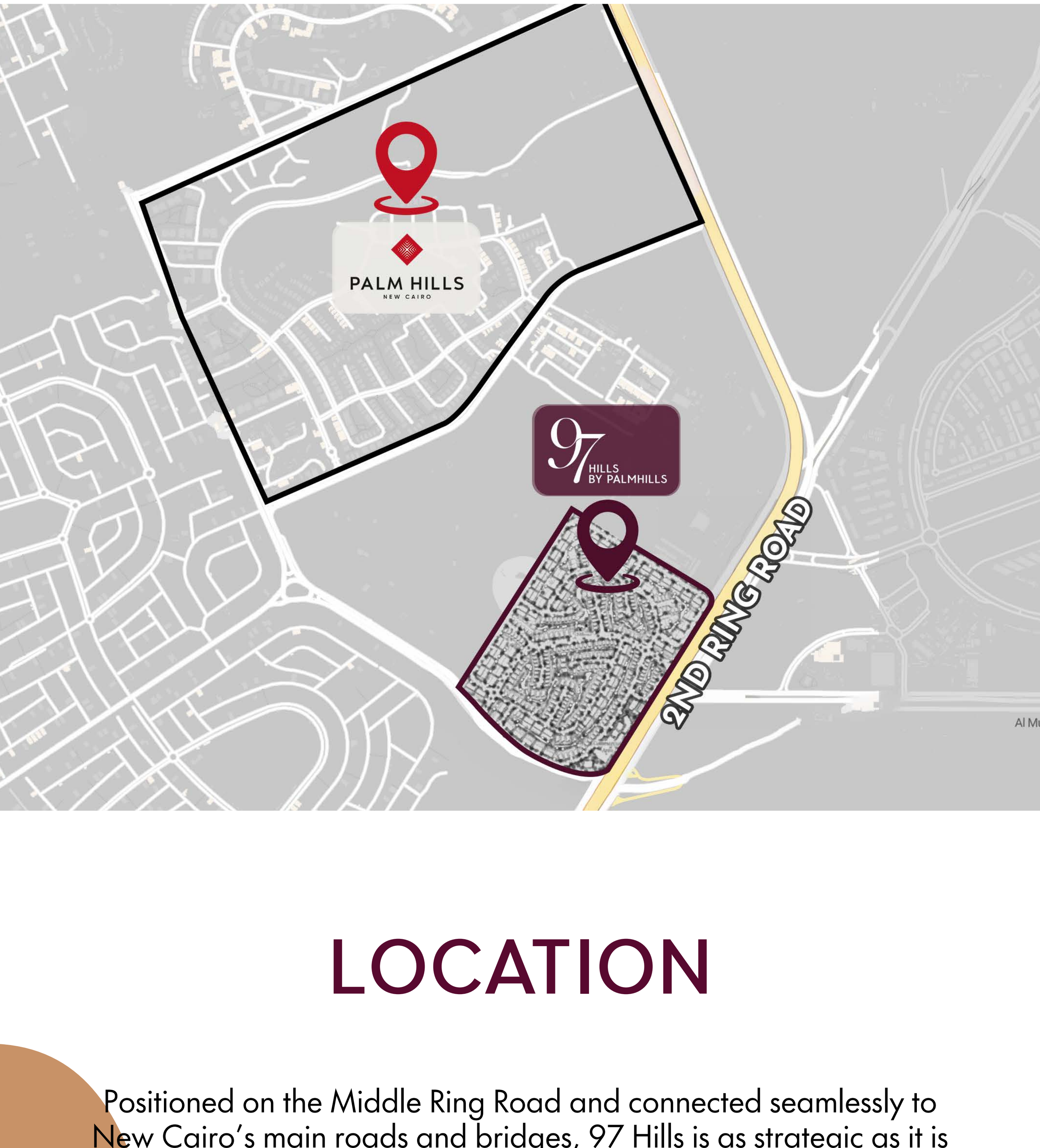


THE PALM HILLS SIGNATURE

For more than two decades, Palm Hills has redefined New Cairo, shaping its most coveted addresses and setting the tone for upscale living. From Palm Hills New Cairo to Palm Hills Katameya I and II, from The Village and Village Gate to Village Gardens Katameya, each development has been a landmark of refinement.

97 Hills carries this legacy forward, not as another project, but as its most private expression a place where the Palm Hills name is distilled into its purest form: rare, elevated, and enduring.

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LOCATION

Positioned on the Middle Ring Road and connected seamlessly to New Cairo’s main roads and bridges, 97 Hills is as strategic as it is elevated. Its address is at the core of Palm Hills’ unrivaled footprint in New Cairo — a location that is not simply central, but dominant.

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AMENITIES

THE HIGHEST FORM OF LIVING IN CAIRO



WATER FEATURES

Reflective pools and cascading waterscapes bring serenity to the landscape, turning nature into a living masterpiece.

At 97 Hills, every element speaks the language of rarity more than a residence, it is a statement of belonging to the few.

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A LIFESTYLE BEYOND YOUR HOME

Owning at 97 Hills means automatic membership in the Palm Hills Sports Club; offering world-class fitness, leisure, and social experiences.

Enjoy access to fully operating facilities while your community takes shape; a life of movement, balance, and belonging from day one.



THE COMMERCIAL PROMENADE

A boutique commercial area brings curated retail, fine dining, and daily essentials just steps away.

Designed for ease and elegance, it complements 97 Hills' tranquility with a touch of modern sophistication.

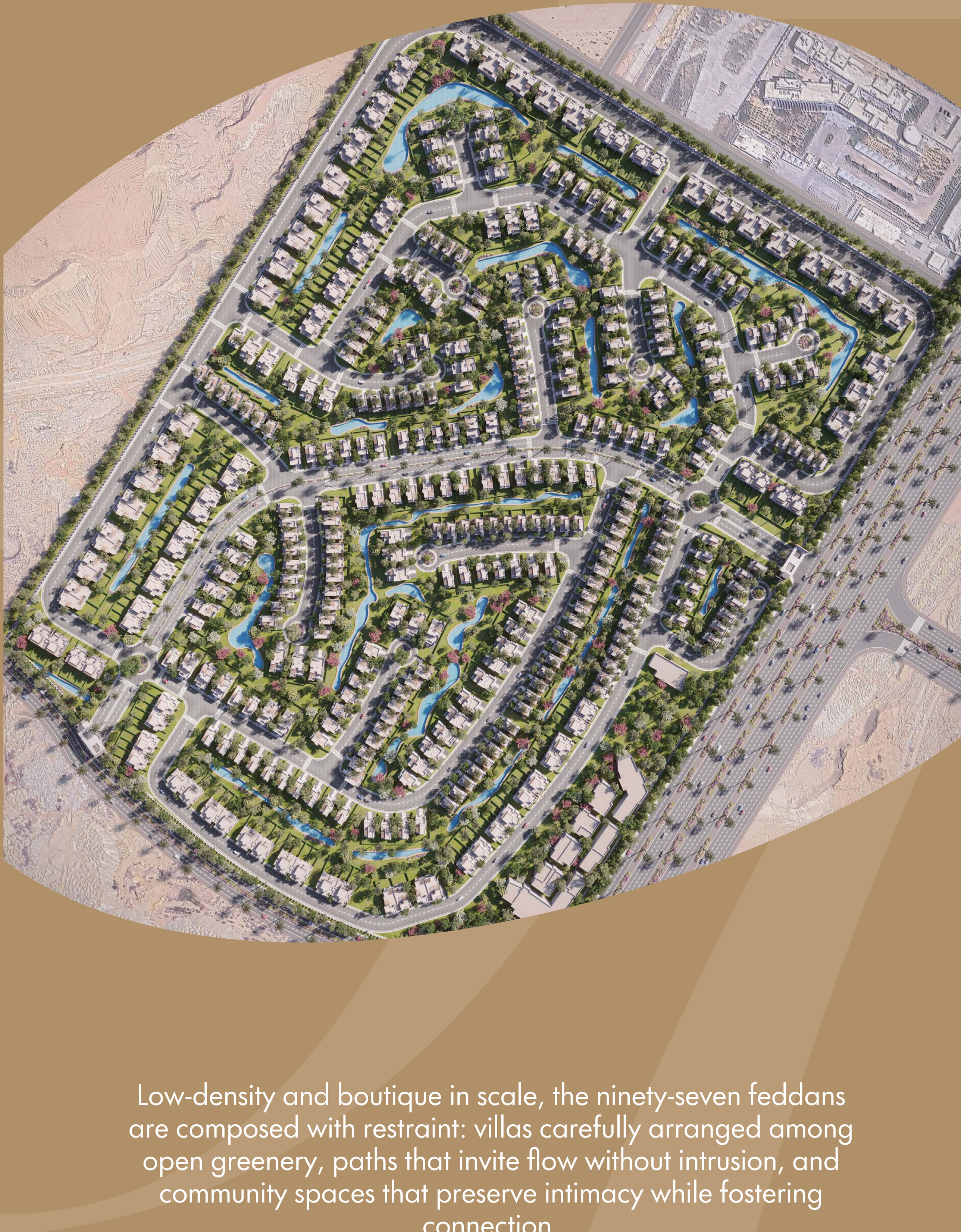
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DESIGN & ARCHITECTURE

Contemporary villas designed with clean geometric lines, bold volumes, and a rich mix of natural materials stone, wood, and concrete each villa is a sculptural statement of modern living. Expansive glazing, floating forms, and warm, textured facades create a seamless blend of openness and privacy.

MASTERPLAN



Low-density and boutique in scale, the ninety-seven feddans are composed with restraint: villas carefully arranged among open greenery, paths that invite flow without intrusion, and community spaces that preserve intimacy while fostering connection.

MASTERPLAN LAYOUT



TYPES DISTRIBUTION



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LOOK AND FEEL

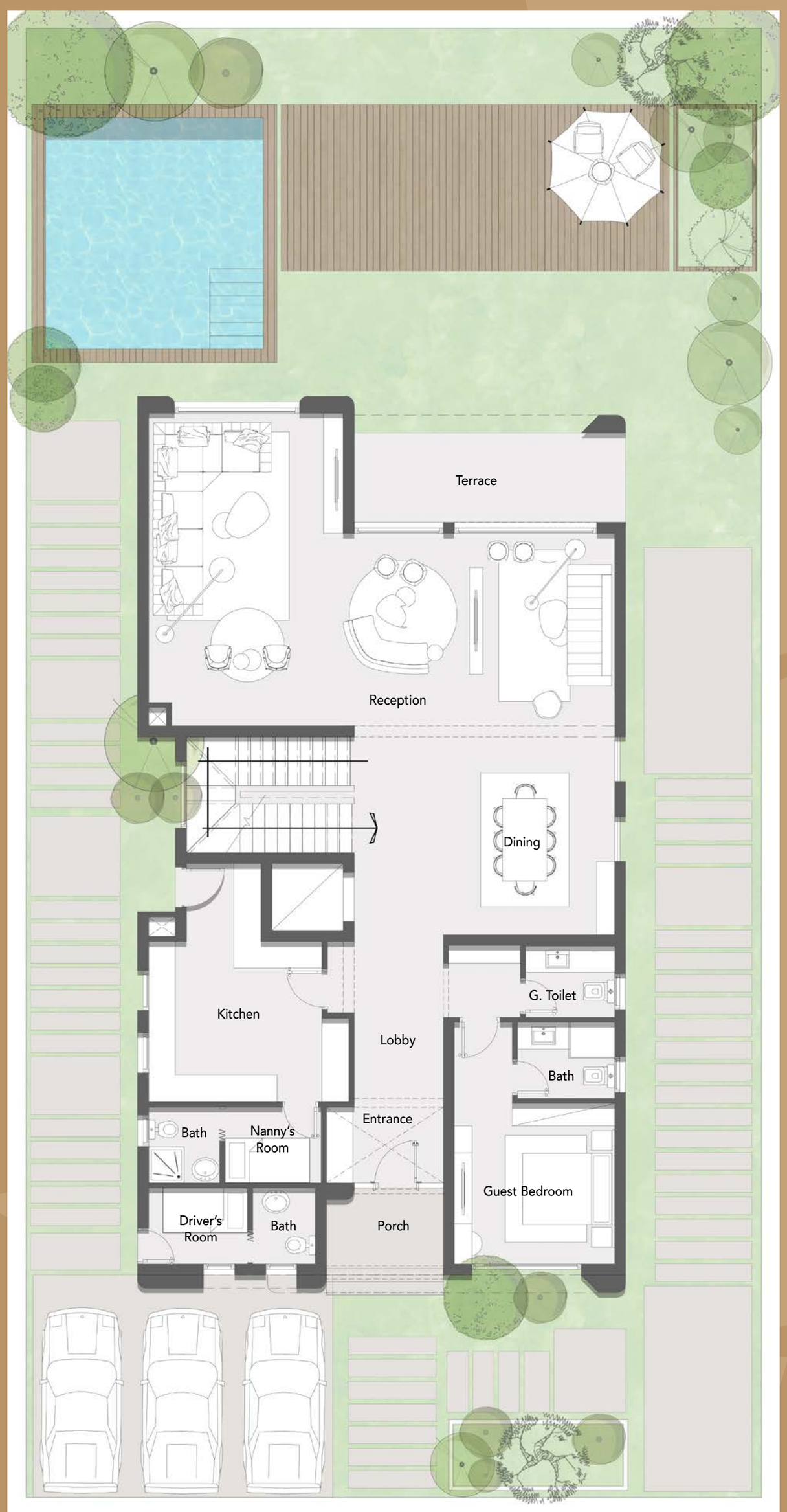
Each residence within 97 Hills is a private world of its own. From intimate family homes to grand standalone villas, the offering is diverse yet unified by an uncompromising standard. Delivered fully finished, each villa is ready not only to be lived in, but to be passed on a home designed as a legacy.

Villa A



Average Land Area	566.00 m²
Built Up Area	416.50 m²
Penthouse Area	50.50 m²
Roof Area	123.00 m²
Semi Covered Roof Area	14.00 m²

Ground Floor



Porch	2.65 m x 1.80 m
Entrance	(2.65 m x 1.70 m) - (2.00 m x 3.85 m)
Reception & Dining	(6.55 m x 4.40 m) - (3.95 m x 7.00 m) - (3.85 m x 4.45 m)
Terrace	6.10 m x 2.00 m
Kitchen	4.50 m x 5.35 m
Nanny's Room - Bath	(2.15 m x 1.70 m) - (1.60 m x 1.70 m)
Lobby	1.75 m x 1.85 m
Guest Toilet	2.00 m x 1.60 m
Guest Bedroom - Bath	(3.60 m x 3.60 m) - (2.20 m x 1.70 m)
Driver's Bedroom - Bath	(2.35 m x 1.70 m) - (1.40 m x 1.70 m)

DISCLAIMER

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- All landscaping and pools are not included with the property and are solely for illustrative purposes
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First Floor



Master Bedroom 1 - Bath - Dressing	(4.35 m x 4.50 m) - (2.80 m x 2.40 m) - (2.15 m x 2.30 m)
Master Bedroom 2 - Bath - Terrace	(3.75 m x 3.60 m) - (3.60 m x 1.60 m) - (5.85 m x 1.65 m)
Kitchenette	0.75 m x 1.60 m
Lobby - Storage	(1.40 m x 8.35 m) - (0.60 m x 1.60 m)
Master Bedroom 3 - Bath	(4.35 m x 3.60 m) - (3.75 m x 1.60 m)
Master Bedroom 4 - Bath - Dressing	(3.60 m x 3.75 m) - (2.40 m x 1.65 m) - (2.25 m x 0.60 m)
Master Bedroom 5 - Bath - Terrace	(4.50 m x 3.70 m) - (2.50 m x 3.35 m) - (3.75 m x 1.40 m)

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Penthouse



Living Room/Bedroom 5	3.60 m x 3.55 m
Lobby	2.00 m x 2.85 m
Bath	3.70 m x 1.50 m

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Villa B



Average Land Area	384.50 m²
Built Up Area	251.50 m²
Penthouse Area	43.00 m²
Roof Area	61.50 m²
Semi Covered Roof Area	14.00 m²

Ground Floor



Porch	3.05 m/1.65 m x 2.15 m
Entrance	1.80 m x 4.50 m
Reception	4.00 m x 5.85 m
Terrace	3.90 m x 1.80 m
Dining	3.90 m x 4.50 m
Kitchen	3.80 m x 3.45 m
Nanny - Bath	(2.35 m x 2.00 m) - (1.40 m x 2.00 m)
Guest Toilet	2.10 m x 1.20 m
Driver - Bath	(2.10 m x 2.05 m) - (2.10 m x 1.05 m)

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First Floor



Master Bedroom 01 - Bath	(4.00 m x 3.80 m) - (2.70 m x 1.80 m)
Master Bedroom 02 - Dressing - Bath - Terrace	(3.80 m x 3.70 m) - (1.15 m x 0.60 m) - (2.50 m x 1.80 m) - (3.80 m x 1.70 m)
Lobby	1.50 m x 3.10 m
Master Bedroom 03 - Bath	(3.80 m x 3.60 m) - (2.50 m x 1.70 m)
Master Bedroom 04 - Bath	(4.00 m x 3.60 m) - (2.70 m x 1.80 m)

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Penthouse



Bedroom 05	4.00 m x 3.90 m
Lobby	1.45 m x 4.40 m
Kitchenette	0.60 m x 1.25 m
Bathroom	2.45 m x 1.80 m
Laundry	1.45 m x 0.90 m

DISCLAIMER

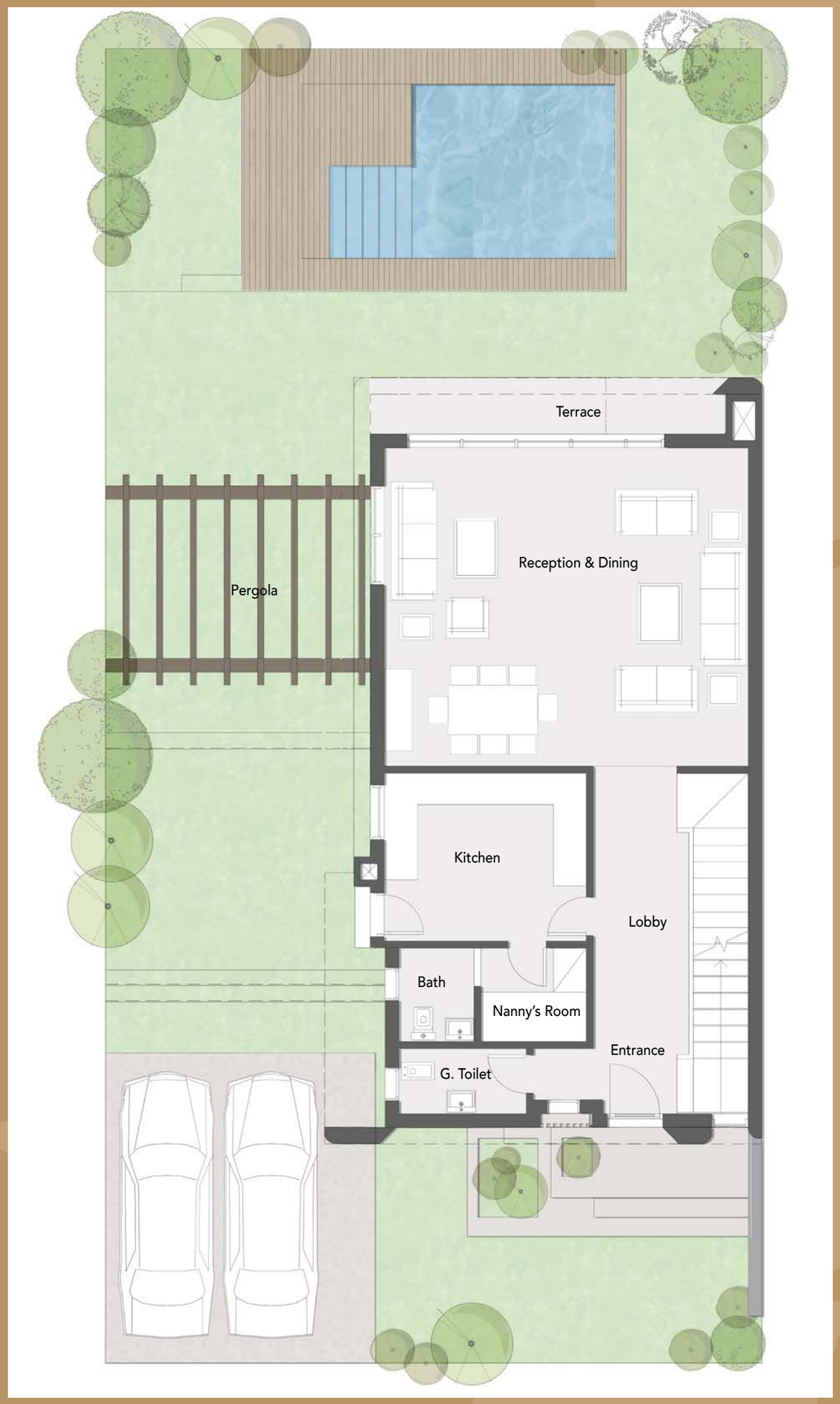
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Villa C



Average Land Area	287.50 m²
Built Up Area	206.00 m²
Penthouse Area	40.50 m²
Roof Area	48.50 m²
Semi Covered Roof Area	12.50 m²
Pergola	18.50 m²

Ground Floor

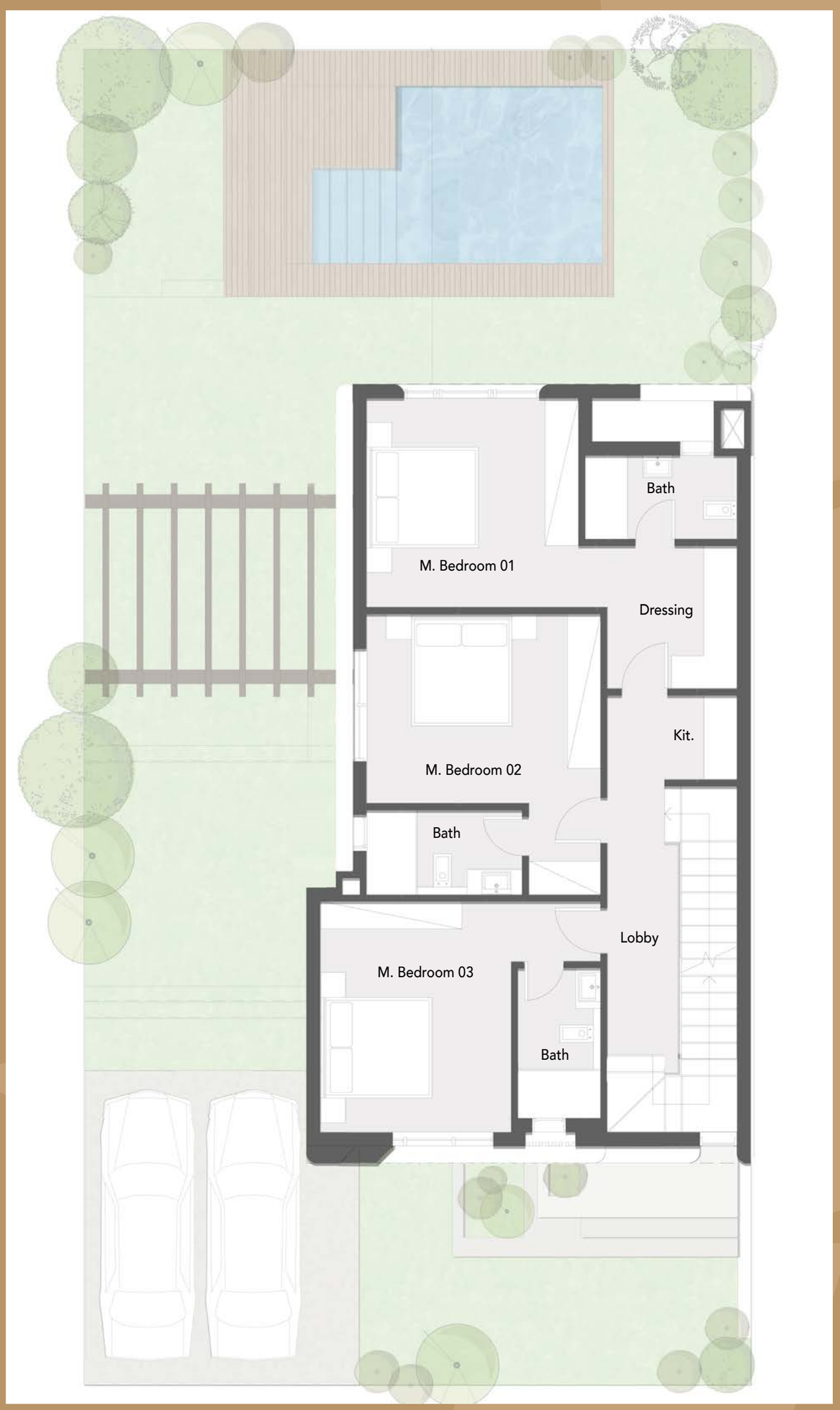


Entrance	1.55 m x 1.10 m
Reception & Dining	6.65 m x 5.80 m
Terrace	6.50 m x 1.05 m
Lobby	1.75 m x 5.25 m
Kitchen	3.70 m x 3.05 m
Nanny's Room - Bath	(1.95 m x 1.70 m) - (1.40 m x 1.70 m)
Guest Toilet	2.35 m x 1.20 m

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First Floor

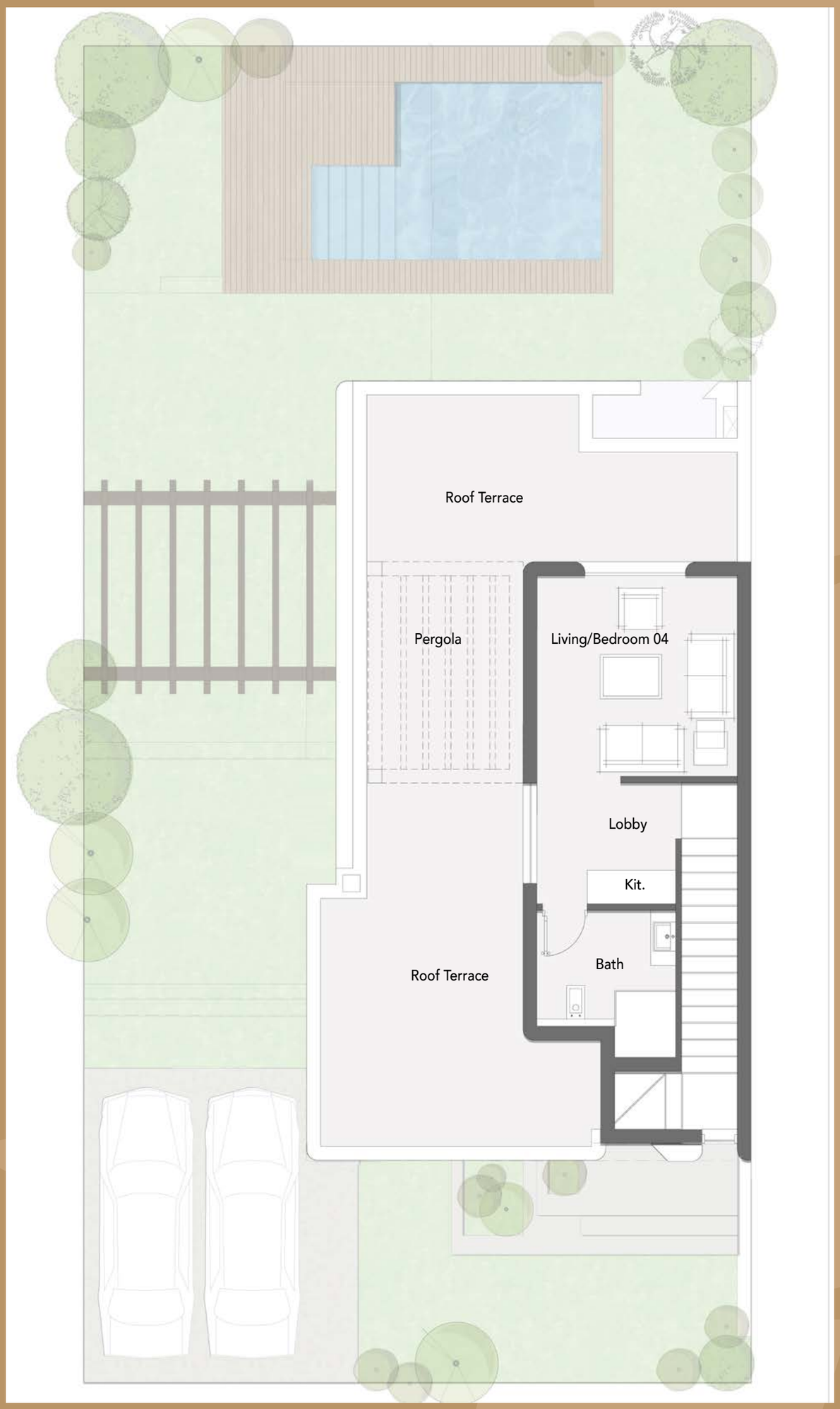


Master Bedroom 01 - Bath - Dressing	(3.80 m x 3.75 m) - (2.70 m x 1.50 m) - (1.20 m x 2.55 m)
Master Bedroom 02 - Bath - Dressing	(4.20 m x 3.40 m) - (2.80 m x 1.50 m) - (1.30 m x 0.60 m)
Master Bedroom 03 - Bath	(3.45 m x 4.15 m) - (1.50 m x 2.70 m)
Lobby	1.25 m x 6.45 m
Kitchenette	1.25 m x 1.50 m

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Penthouse



Bedroom 04 /Living room	3.60 m x 3.60 m
Lobby	2.60 m x 1.00 m
Kitchenette	1.60 m x 1.15 m
Bath	2.50 m x 2.65 m

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TOWNHOUSE

Town House Corner

Average Land Area	264.50 m²
Built Up Area	225.50 m²
Penthouse Area	28.00 m²
Roof Area	74.00 m²
Semi Covered Roof Area	7.50 m²

Town House Middle

Average Land Area	260.00 m²
Built Up Area	224.00 m²
Penthouse Area	28.00 m²
Roof Area	73.00 m²
Semi Covered Roof Area	7.50 m²

Ground Floor



Corner

Porch	1.50 m x 0.90 m
Entrance	(1.50 m x 4.50 m) - (2.50 m x 2.25 m)
Reception - Dining	(7.30 m x 4.75 m) - (3.70 m x 2.20 m)
Terrace	7.30 m x 1.45 m
Kitchen	3.55 m x 3.60 m
Guest Toilet	1.55 m x 2.30 m
Nanny's Room - Bath	(2.00 m x 2.30 m) - (2.00 m x 1.30 m)

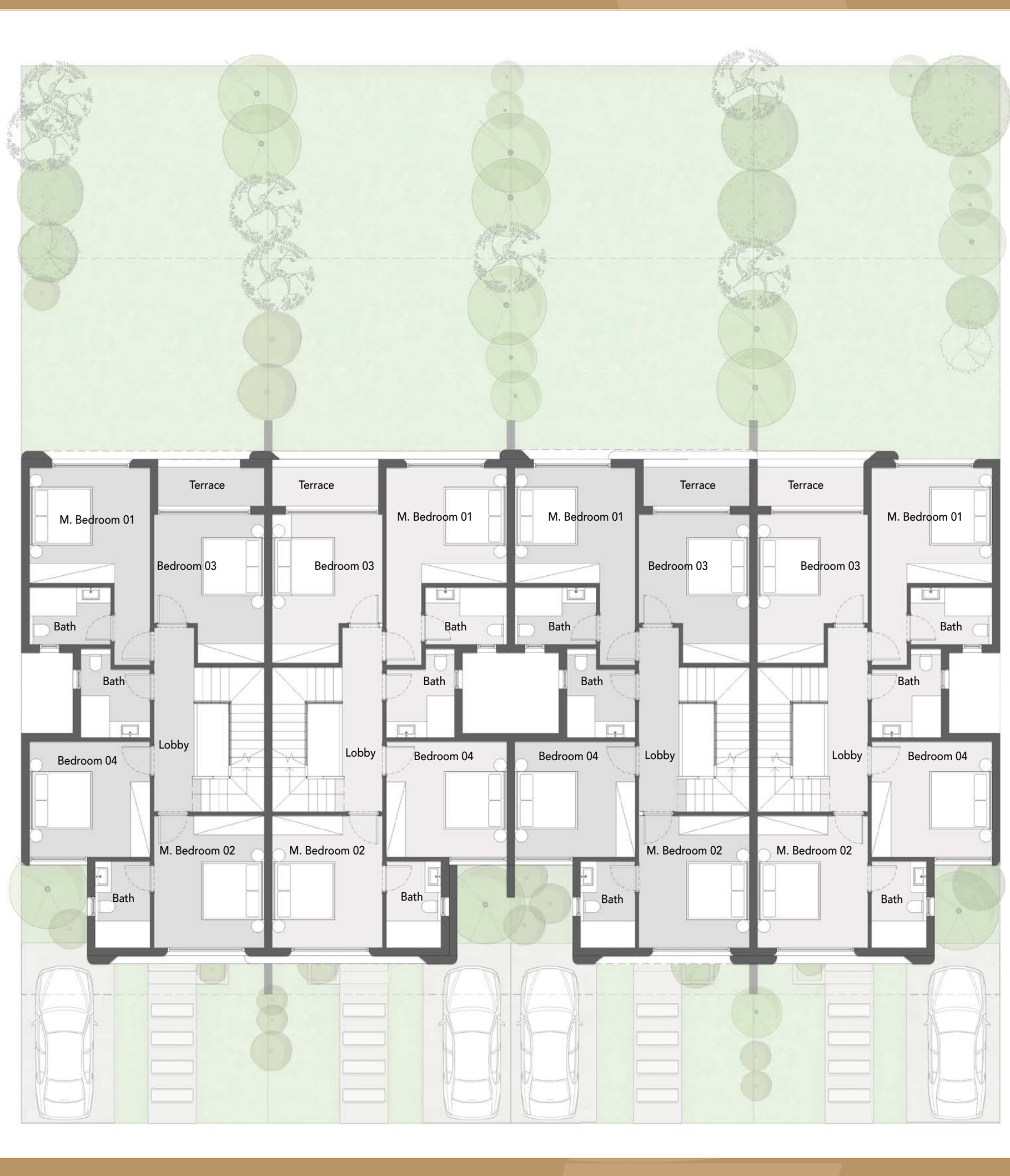
Middle

Porch	1.50 m x 0.90 m
Entrance	(1.50 m x 4.50 m) - (2.50 m x 2.25 m)
Reception - Dining	(7.30 m x 4.75 m) - (3.70 m x 2.20 m)
Terrace	7.30 m x 1.45 m
Kitchen	3.55 m x 3.60 m
Guest Toilet	1.55 m x 2.30 m
Nanny's Room - Bath	(2.00 m x 2.30 m) - (2.00 m x 1.30 m)

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First Floor



Corner

Master Bedroom 01 - Bath	(3.75 m x 3.60 m) - (2.55 m x 1.80 m)
Master Bedroom 02 - Bath	(3.45 m x 4.10 m) - (1.70 m x 2.70 m)
Bedroom 03 - Dressing - Terrace	(3.45 m x 3.40 m) - (2.05 m x 1.25 m) - (3.30 m x 1.20 m)
Bedroom 04	3.75 m x 3.60 m
Lobby	1.25 m x 5.75 m
Bath	(2.15 m x 2.15 m) - (0.95 m x 0.65 m)

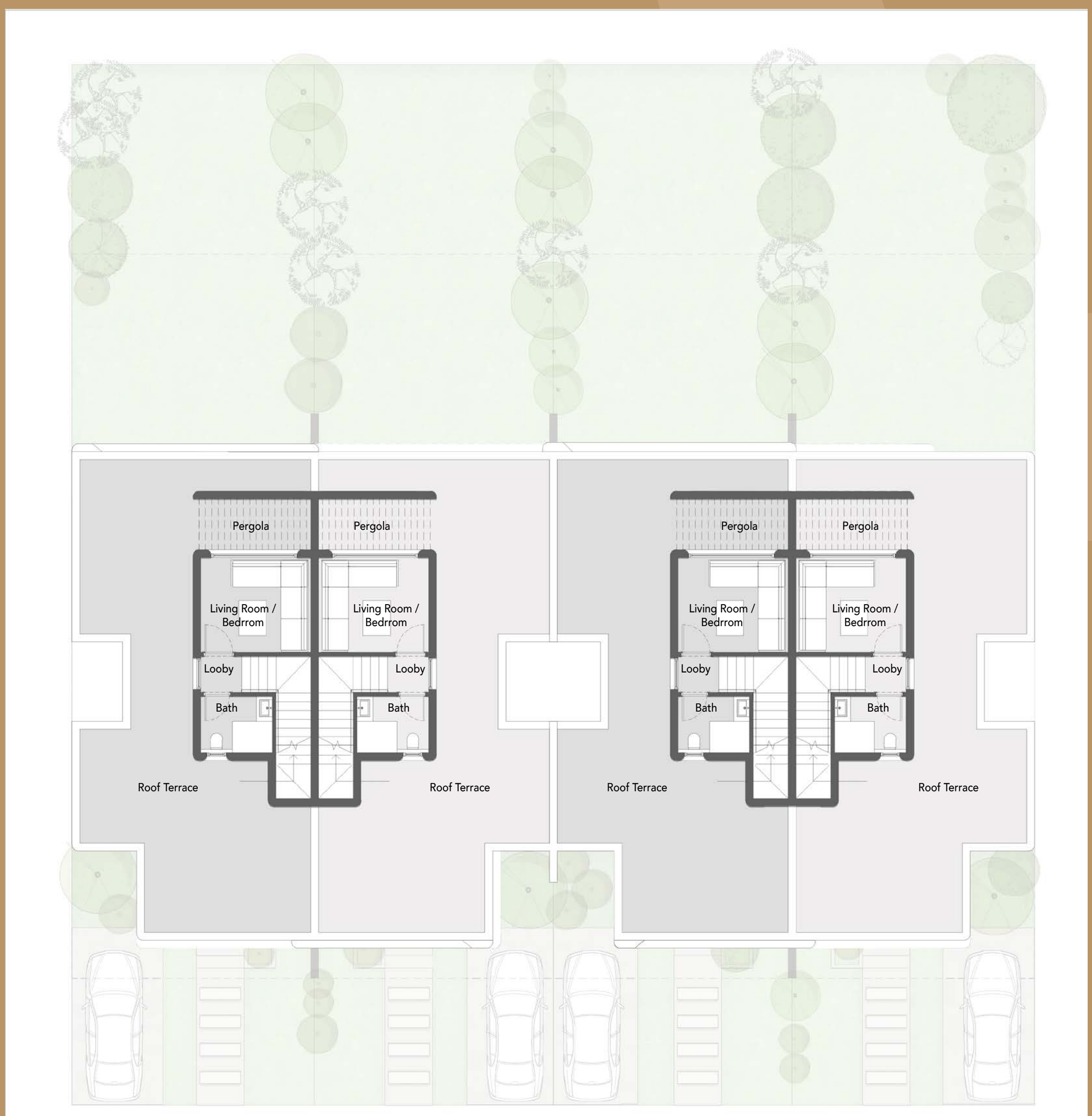
Middle

Master Bedroom 01 - Bath	(3.75 m x 3.60 m) - (2.55 m x 1.80 m)
Master Bedroom 02 - Bath	(3.45 m x 4.10 m) - (1.70 m x 2.70 m)
Bedroom 03 - Dressing - Terrace	(3.45 m x 3.40 m) - (2.05 m x 1.25 m) - (3.30 m x 1.20 m)
Bedroom 04	3.75 m x 3.60 m
Lobby	1.25 m x 5.75 m
Bath	(2.15 m x 2.15 m) - (0.95 m x 0.65 m)

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Penthouse



Corner

Bedroom/Living Room	3.50 m x 3.00 m
Bath	2.25 m x 1.80 m
Lobby	1.30 m x 1.15 m

Middle

Bedroom/Living Room	3.50 m x 3.00 m
Bath	2.25 m x 1.80 m
Lobby	1.30 m x 1.15 m

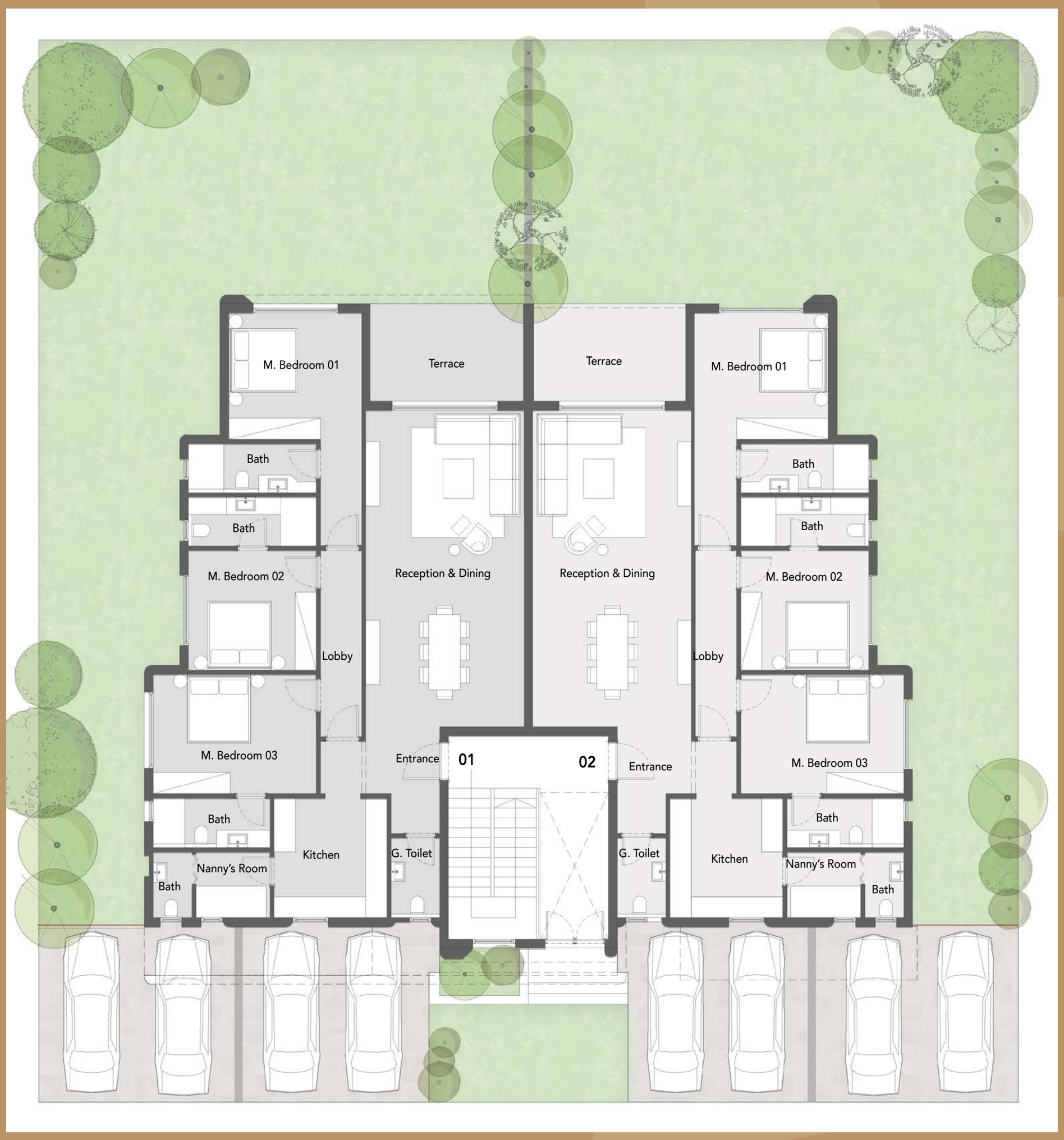
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FAMILY HOME

Ground Floor

Average Built Up Area	183.00 m²
Garden Area	195.50 m²
Garage Area	30.50 m²



Family House - 01

Entrance	(2.10 m x 1.90 m) - (1.40 m x 1.15 m)
Reception - Dining	4.50 m x 9.00 m
Terrace	4.30 m x 2.65 m
Lobby	1.30 m x 1.50 m
Kitchen	3.20 m x 3.40 m
Nanny›s Room - Bath	(2.10 m x 1.85 m) - (1.10 m x 1.85 m)
Guest Toilet	1.40 m x 2.25 m
Lobby	1.15 m x 5.30 m
Master Bedroom 01 - Bath	(3.80 m x 3.60 m) - (3.65 m x 1.40 m)
Master Bedroom 02 - Bath	(3.65 m x 3.40 m) - (3.65 m x 1.40 m)
Master Bedroom 03 - Bath	(4.65 m x 3.40 m) - (3.30 m x 1.40 m)

Family House - 02

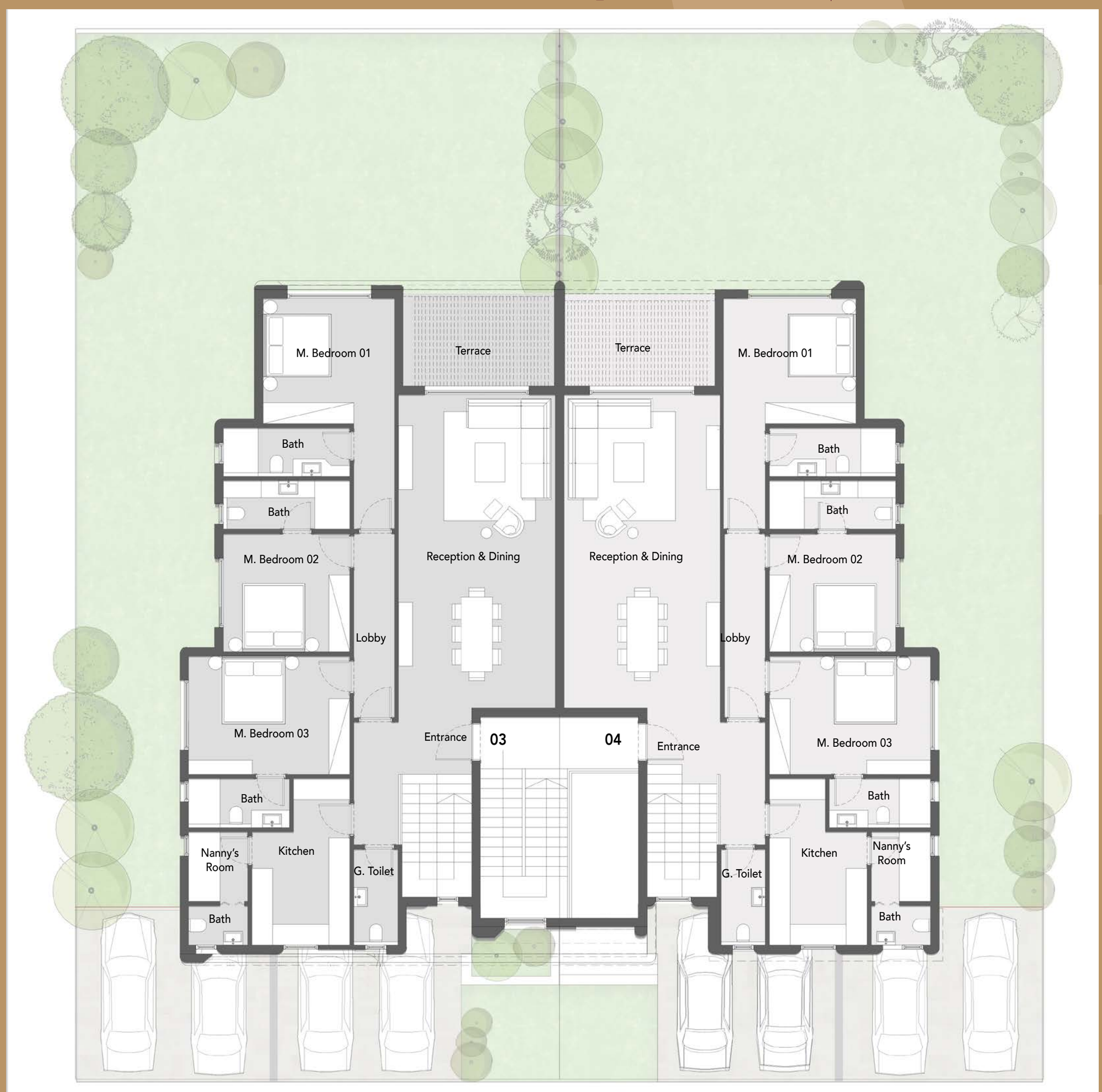
Entrance	(2.10 m x 1.90 m) - (1.40 m x 1.15 m)
Reception - Dining	4.50 m x 9.00 m
Terrace	4.30 m x 2.65 m
Lobby	1.30 m x 1.50 m
Kitchen	3.20 m x 3.40 m
Nanny›s Room - Bath	(2.10 m x 1.85 m) - (1.10 m x 1.85 m)
Guest Toilet	1.40 m x 2.25 m
Lobby	1.15 m x 5.30 m
Master Bedroom 01 - Bath	(3.80 m x 3.60 m) - (3.65 m x 1.40 m)
Master Bedroom 02 - Bath	(3.65 m x 3.40 m) - (3.65 m x 1.40 m)
Master Bedroom 03 - Bath	(4.65 m x 3.40 m) - (3.30 m x 1.40 m)

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First Floor

Average Built Up Area	193.00 m²
Penthouse Area	45.50 m²
Roof Area	120.50 m²
Semi-Covered Roof Area	11 m²
Garage Area	25.00 m²



Family House - 03

Entrance	2.10 m x 1.90 m
Reception - Dining	4.50 m x 9.00 m
Terrace	4.30 m x 2.65 m
Lobby	1.30 m x 3.55 m
Kitchen	(2.80 m x 3.25 m) - (1.60 m x 1.55 m)
Nanny's Room - Bath	(1.70 m x 2.00 m) - (1.70 m x 1.15 m)
Guest Toilet	1.25 m x 2.75 m
Lobby	1.15 m x 5.30 m
Master Bedroom 01 - Bath	(3.80 m x 3.60 m) - (3.65 m x 1.40 m)
Master Bedroom 02 - Bath	(3.65 m x 3.40 m) - (3.65 m x 1.40 m)
Master Bedroom 03 - Bath	(4.65 m x 3.40 m) - (2.90 m x 1.40 m)

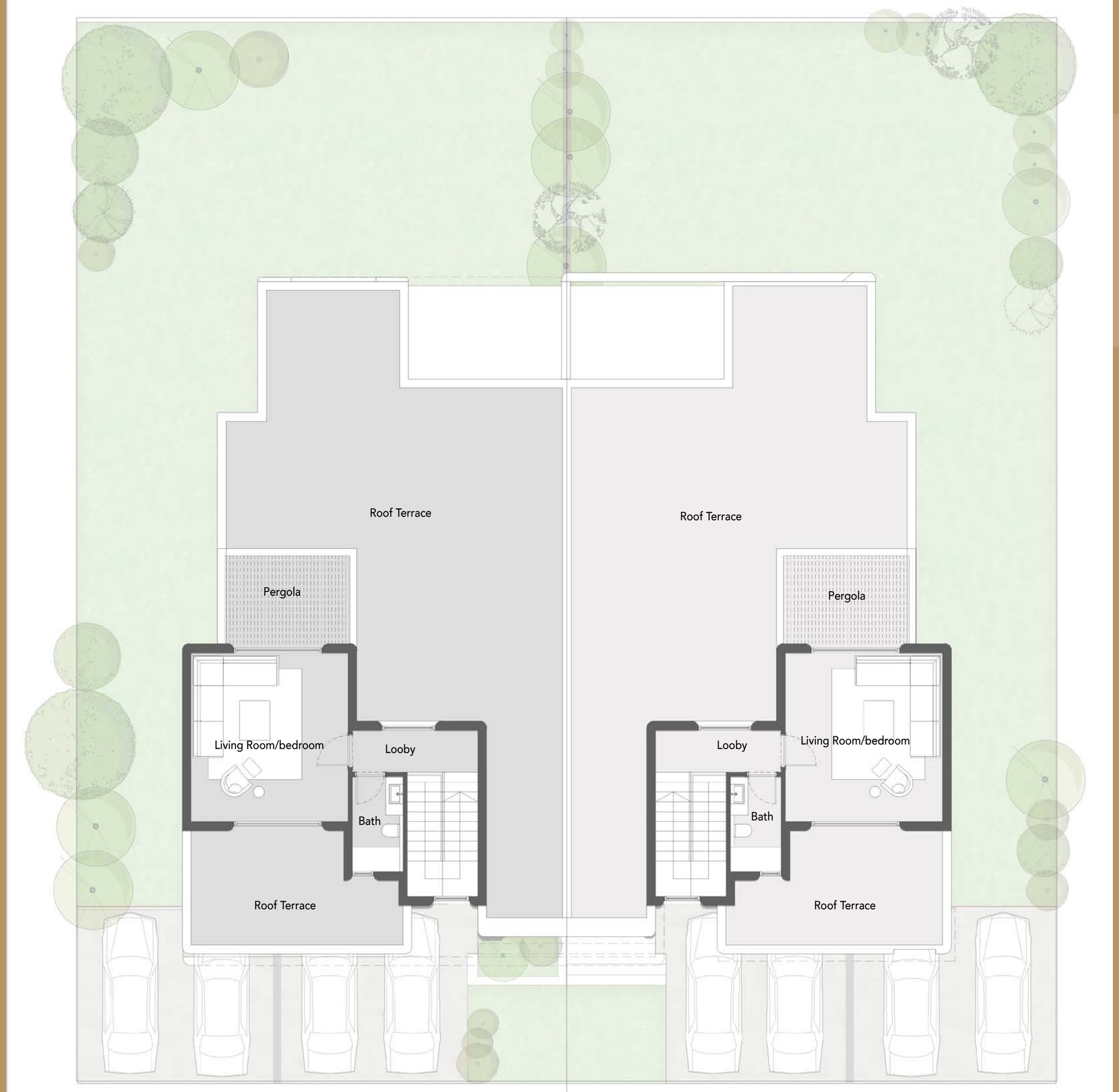
Family House - 04

Entrance	2.10 m x 1.90 m
Reception - Dining	4.50 m x 9.00 m
Terrace	4.30 m x 2.65 m
Lobby	1.30 m x 3.55 m
Kitchen	(2.80 m x 3.25 m) - (1.60 m x 1.55 m)
Nanny's Room - Bath	(1.70 m x 2.00 m) - (1.70 m x 1.15 m)
Guest Toilet	1.25 m x 2.75 m
Lobby	1.15 m x 5.30 m
Master Bedroom 01 - Bath	(3.80 m x 3.60 m) - (3.65 m x 1.40 m)
Master Bedroom 02 - Bath	(3.65 m x 3.40 m) - (3.65 m x 1.40 m)
Master Bedroom 03 - Bath	(4.65 m x 3.40 m) - (2.90 m x 1.40 m)

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Penthouse



Penthouse - 03

Living Room/Bedroom	4.45 m x 4.80 m
Lobby	3.55 m x 1.20 m
Bath	1.45 m x 2.70 m

Penthouse - 04

Living Room/Bedroom	4.45 m x 4.80 m
Lobby	3.55 m x 1.20 m
Bath	1.45 m x 2.70 m

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