

140.000° N

—  
—  
—

/SALES ORIENTATION

PAX



above  
140.000° [N]



# QUICK OVERVIEW





*P*



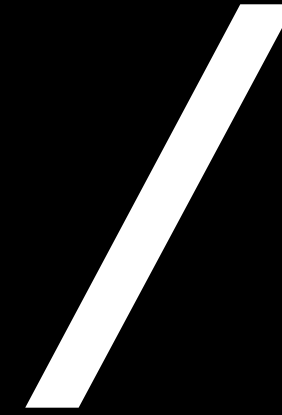
# THE DEVELOPER

A modern abbreviation of Palm Hills.



*P*



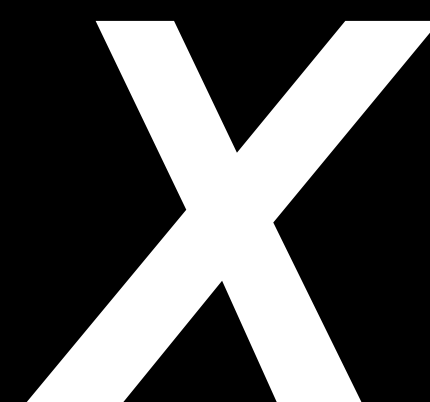


# THE ALTITUDE

An expression of forward-thinking, the way we navigate thoughts, and the steady tilt toward the top of the hill. A symbol of our continuous progression.







## THE VIEWS

A symbol of intrigue.

A visual representation of our four different views  
from each angle of the "X".





/HIGHEST ALTITUDE.  
/INCREDIBLE VIEWS.  
/ELEVATED LIVING.  
/VERY HIGH-END.  
/INCREDIBLE DESIGN.  
/LAST PART OF PH.  
/YOUNGER IN SPIRIT.





# P/X LOCATION MAP



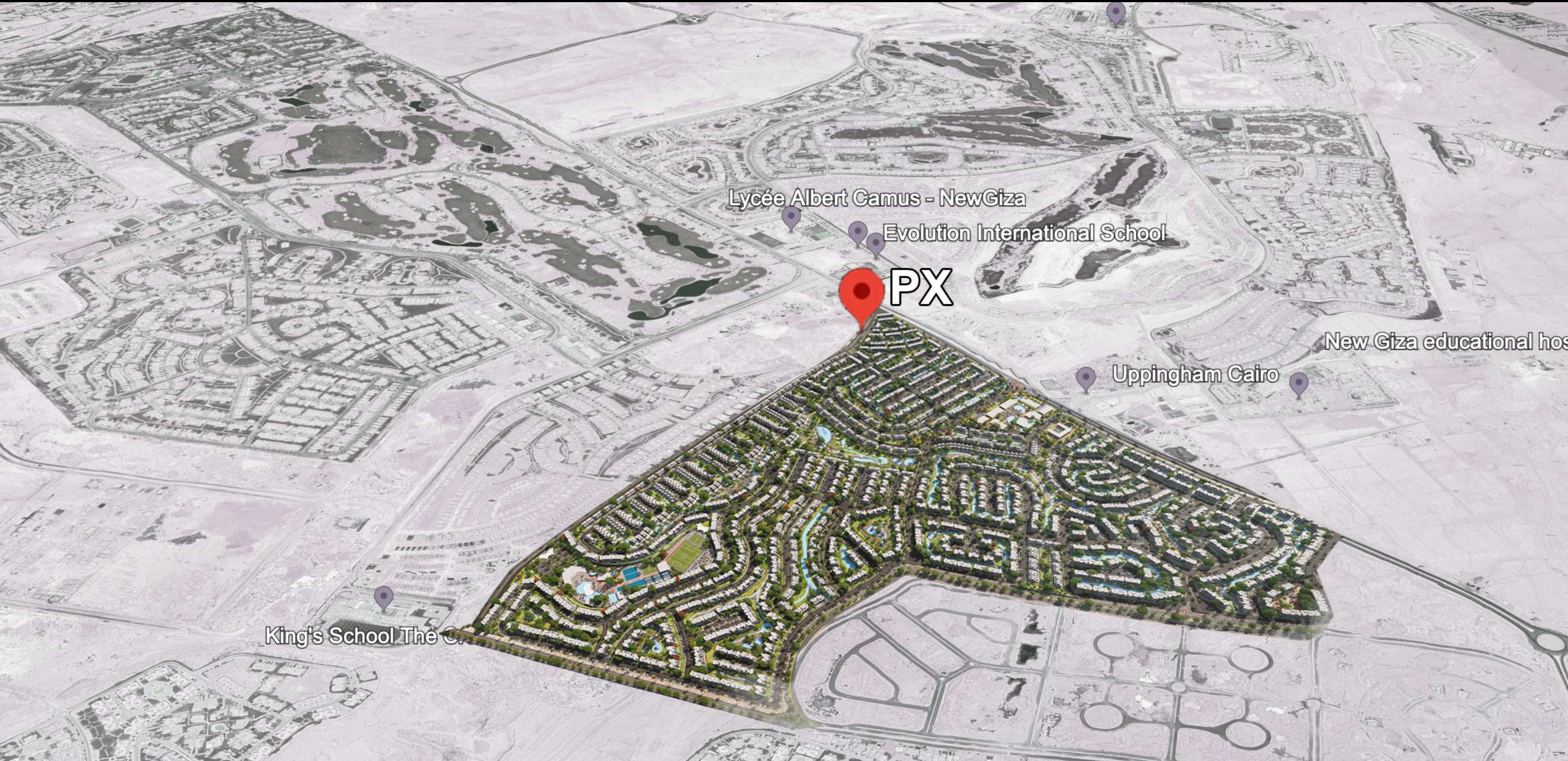


# BIRD'S SHOT





# THE LAST PIECE ON THE HILL







# MASTER PLAN



**CHAPMAN TAYLOR**

↑ optimized the potential of sites to inspire connectivity, and interaction, while respecting people, the place, and the planet.





# BIRD'S SHOT PHASE 1





# PX PHASE 1

120 FDS

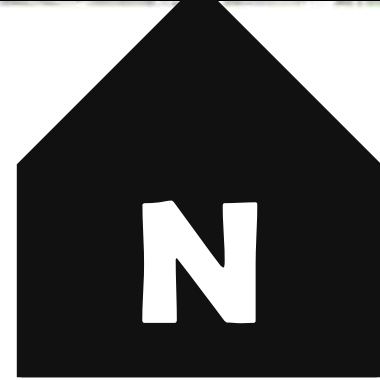
CLUB HOUSE 304 FDS  
(total sports club area)

# P/X – PHASE 1





# PHASE 1 TYPOLOGIES



## KEY PLAN

-  Villa 1
-  Villa 2
-  Town House X
-  Town House X2
-  Dusk
-  Dusk 2
-  Dawn
-  SKYE 1
-  SKYE 2





# PROJECT ARCHETYPES



**Alchemy** architecture

↑ Unique, eccentric prototypes with premium finishing standards that relate to our clientele





PX VILLA 1





PX VILLA 1





# PX VILLA 1



**GROUND FLOOR**



**FIRST FLOOR**



**PENTHOUSE FLOOR**



TOTAL LAND AREA	420 m <sup>2</sup>
TOTAL BUILT UP AREA (GROUND + FRIST)	313.67 m <sup>2</sup>
PENTHOUSE AREA	44.69 m <sup>2</sup>
ROOF TERRACE AREA	79.29 m <sup>2</sup>
ROOF PERGOLA AREA	25.53 m <sup>2</sup>
AVG. BACK GARDEN	130 m <sup>2</sup>
AVG. FRONT & SIDE GARDEN	125 m <sup>2</sup>

SPECS

- 4 BEDROOMS (3 MASTER)
- 2 LIVING ROOMS
- 2 KITCHENETTE
- 6 BATHROOMS
- NANNY'S ROOM +BATHROOM
- DRIVER'S ROOM +BATHROOM



PX VILLA 2





PX VILLA 2





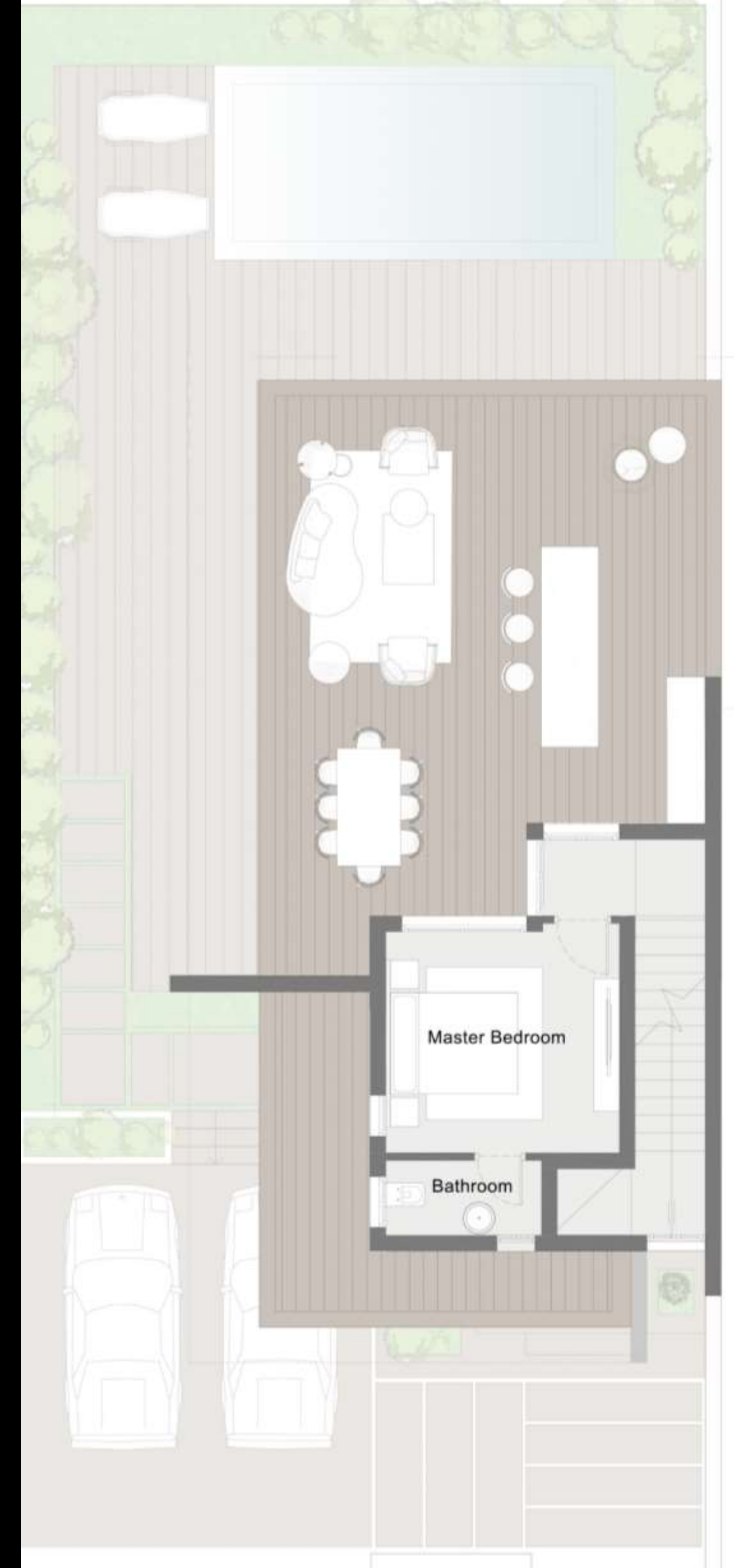
PX VILLA 2



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR



TOTAL LAND AREA	298.90 m <sup>2</sup>
TOTAL BUILT UP AREA (GROUND + FRIST)	220.44 m <sup>2</sup>
PENTHOUSE AREA	34.82 m <sup>2</sup>
ROOF TERRACE AREA	71.73 m <sup>2</sup>
AVG. BACK GARDEN	80 m <sup>2</sup>
AVG. FRONT & SIDE GARDEN	95 m <sup>2</sup>

SPECS

4 BEDROOMS (4 MASTER)

1 KITCHENETTE

NANNY'S ROOM



TOWN X





TOWN X





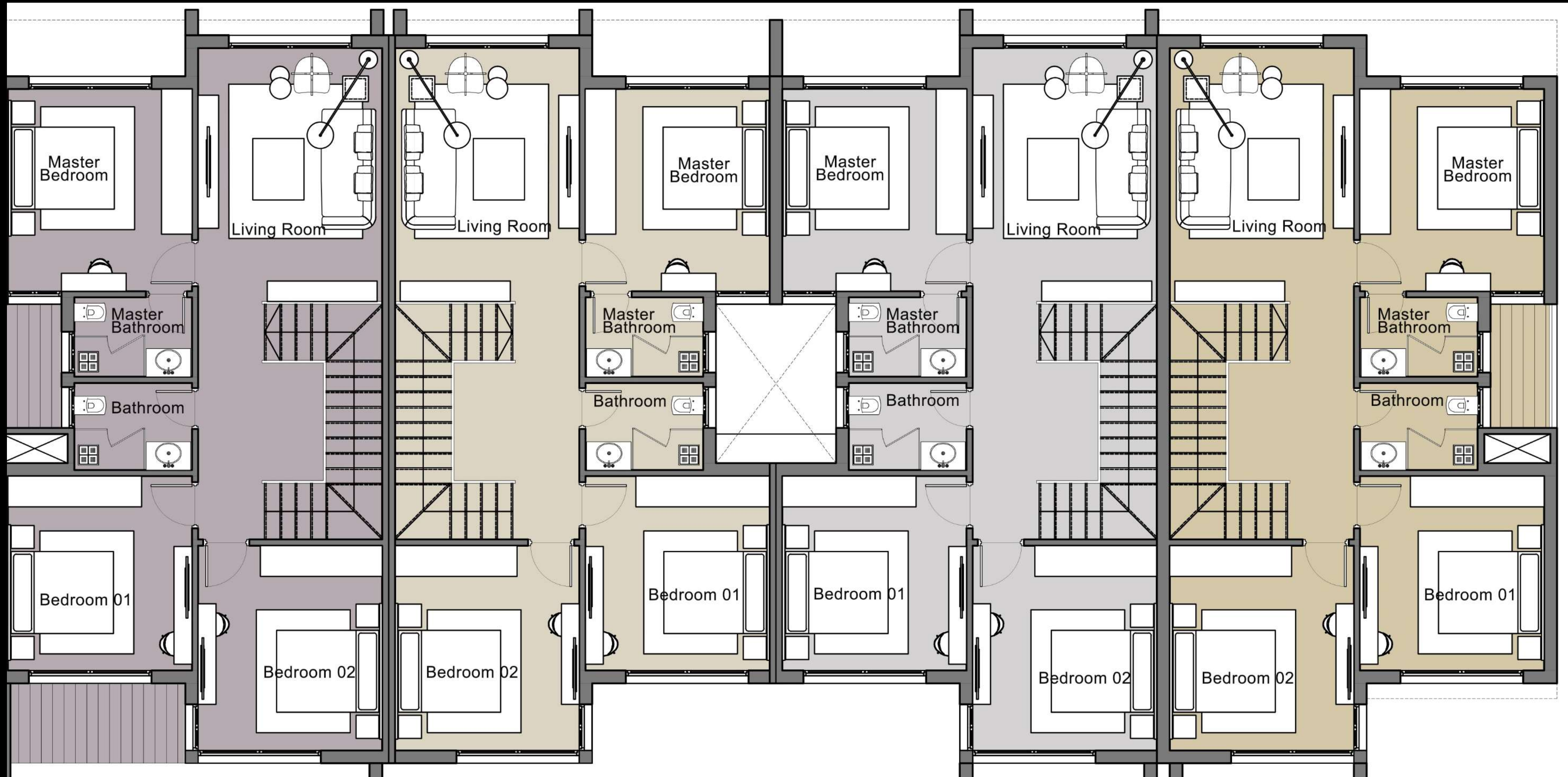
TOWN X



GROUND FLOOR

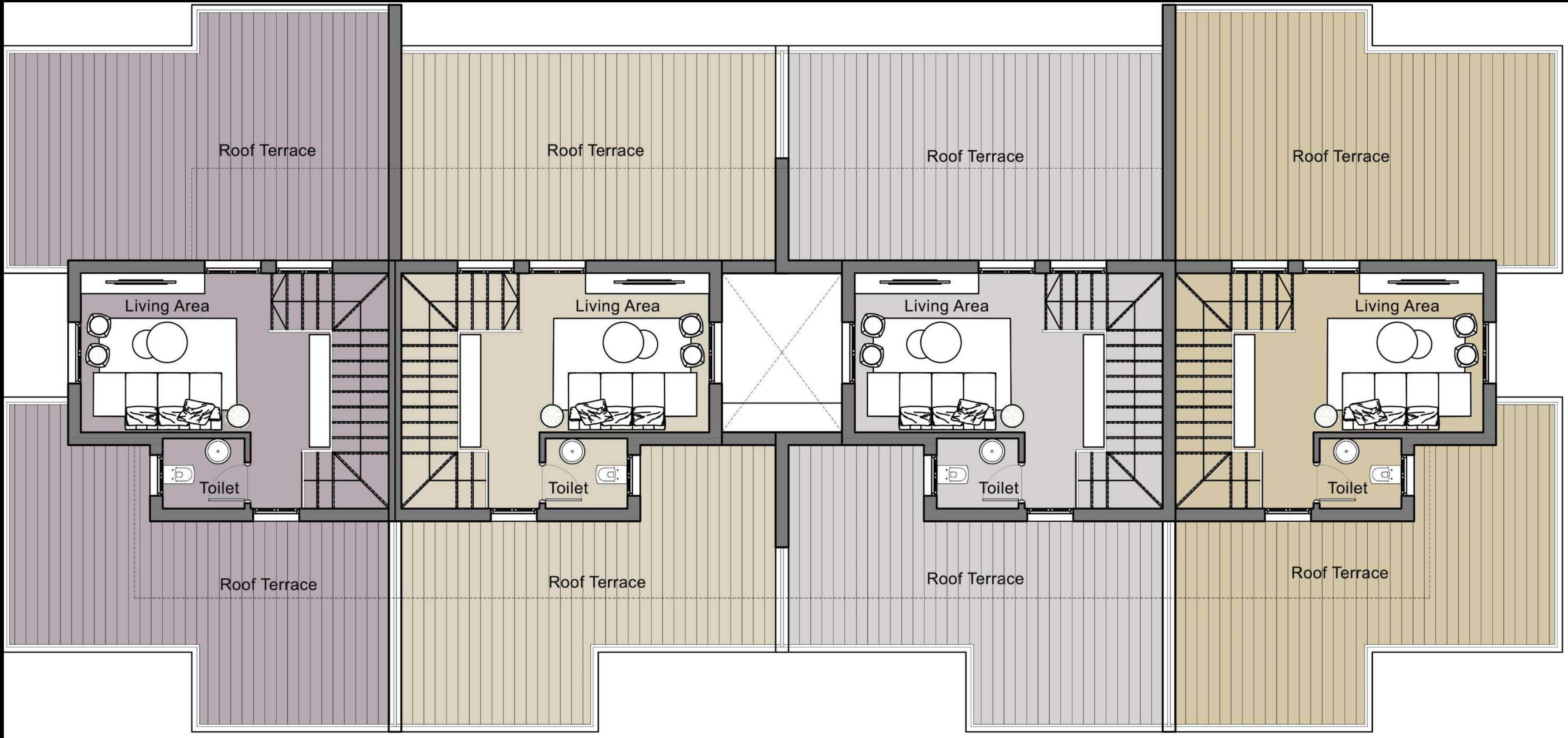


TOWN X



FIRST FLOOR

TOWN X



PENTHOUSE FLOOR

TOWN X2

BLOCK - 6 UNITS



TOWN X2



GROUND FLOOR



TOWN X2



FIRST FLOOR

TOWN X2



PENTHOUSE FLOOR



CORNER UNIT

TOTAL LAND AREA	215.50 m <sup>2</sup>
AVG. TOTAL BUILT UP AREA (GROUND + FRIST)	210.82 m <sup>2</sup>
PENTHOUSE AREA	30.24 m <sup>2</sup>
AVG. ROOF TERRACE AREA	56.51 m <sup>2</sup>
AVG. ROOF PERGOLA AREA	11 m <sup>2</sup>
AVG. BACK GARDEN	80 m <sup>2</sup>
AVG. FRONT GARDEN	45 m <sup>2</sup>

MIDDLE UNIT

TOTAL LAND AREA	212.0 m <sup>2</sup>
AVG. TOTAL BUILT UP AREA (GROUND + FRIST)	200.72 m <sup>2</sup>
PENTHOUSE AREA	31.71 m <sup>2</sup>
AVG. ROOF TERRACE AREA	44.05 m <sup>2</sup>
AVG. ROOF PERGOLA AREA	28.87 m <sup>2</sup>
AVG. BACK GARDEN	80 m <sup>2</sup>
AVG. FRONT GARDEN	45 m <sup>2</sup>

SPECS

- 3 BEDROOMS (1 MASTER)
- 2 LIVING ROOMS
- 2 KITCHENETTE
- 4 BATHROOMS
- NANNY'S ROOM

SPECS

- 3 BEDROOMS (1 MASTER)
- 2 LIVING ROOMS
- 2 KITCHENETTE
- 4 BATHROOMS
- NANNY'S ROOM



DUSK1





DUSK1



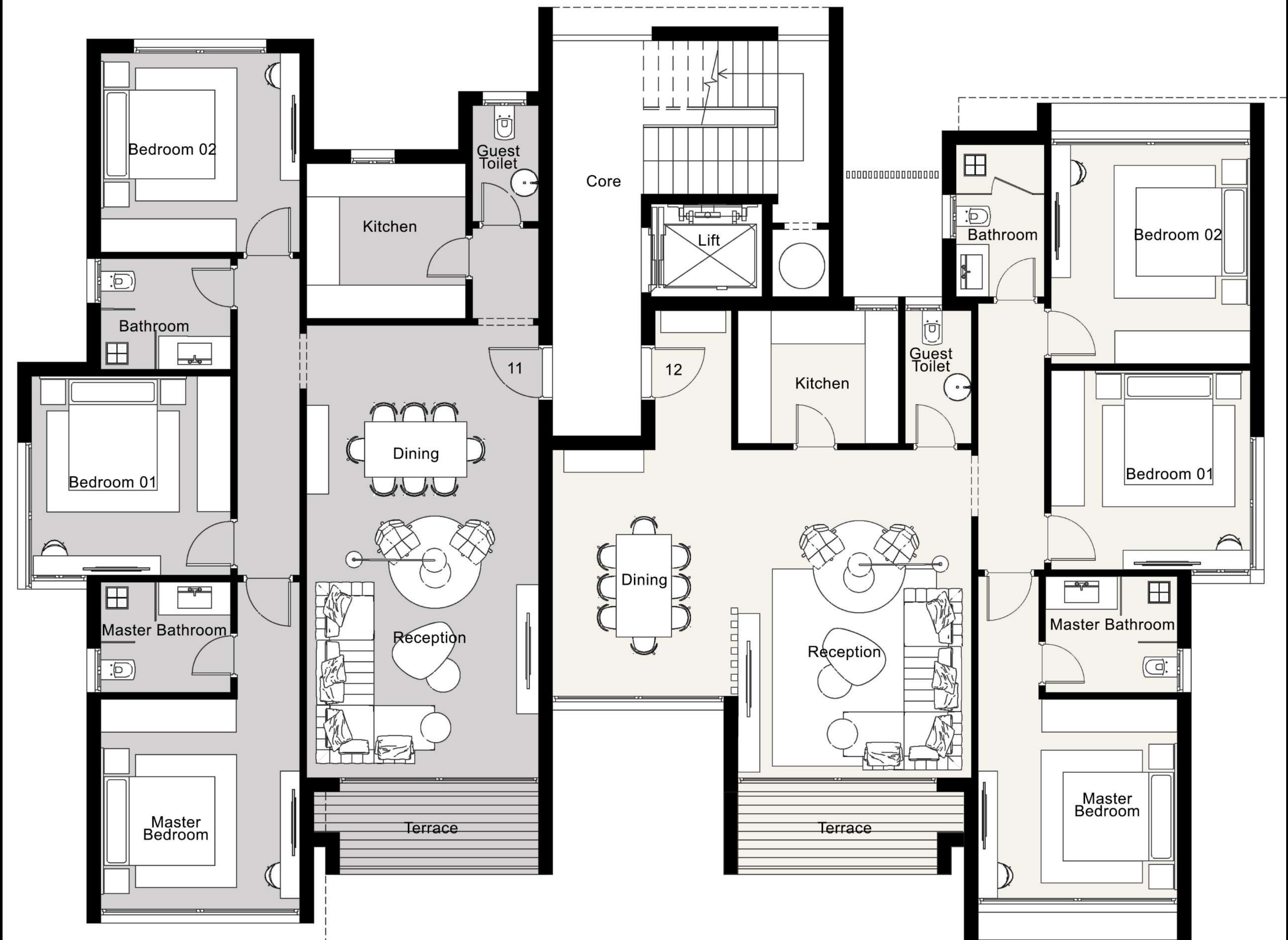


DUSK1



GROUND FLOOR

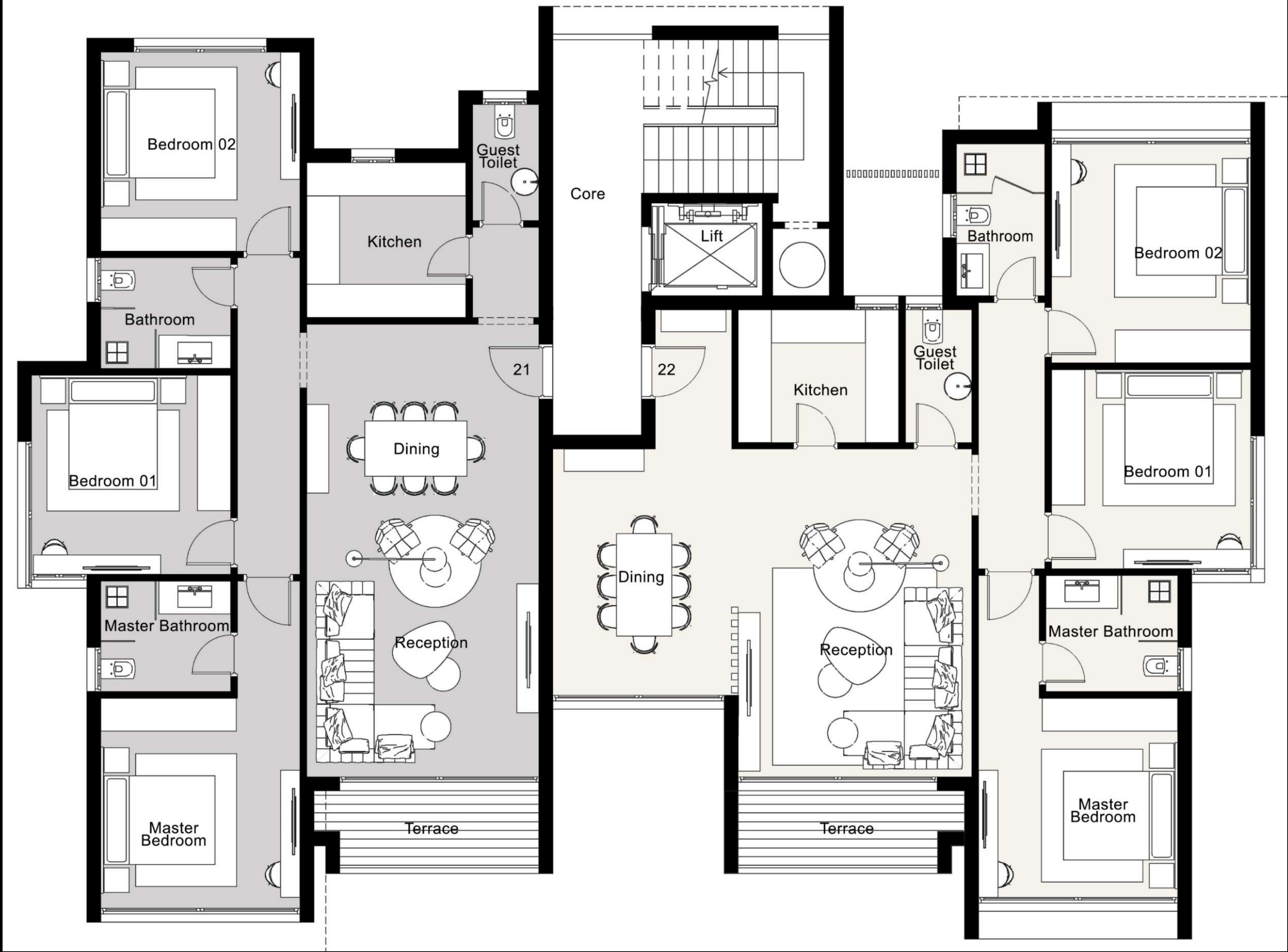
DUSK1



FIRST FLOOR



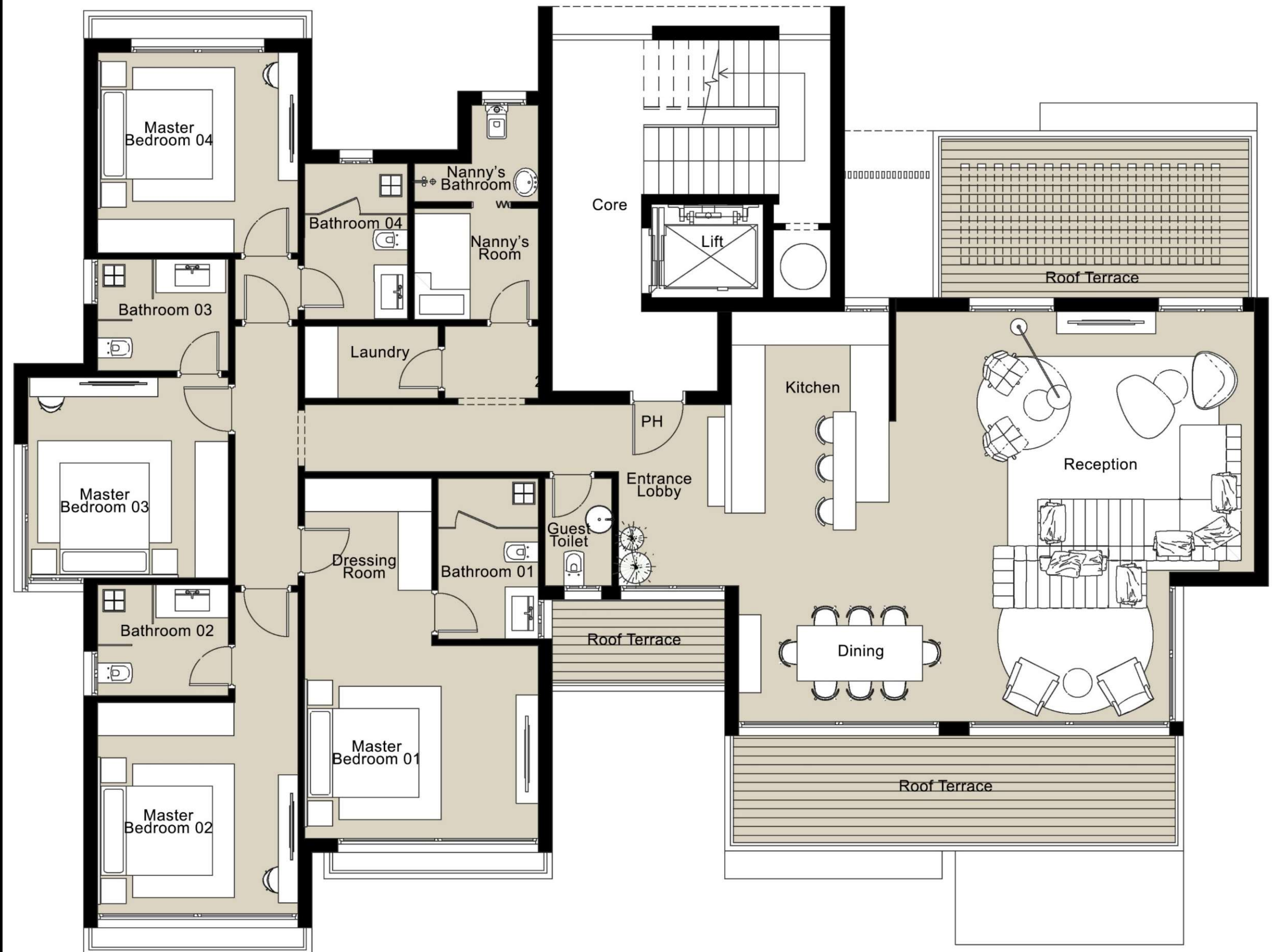
DUSK1



SECOND FLOOR



DUSK1



PENTHOUSE FLOOR



DUSK2



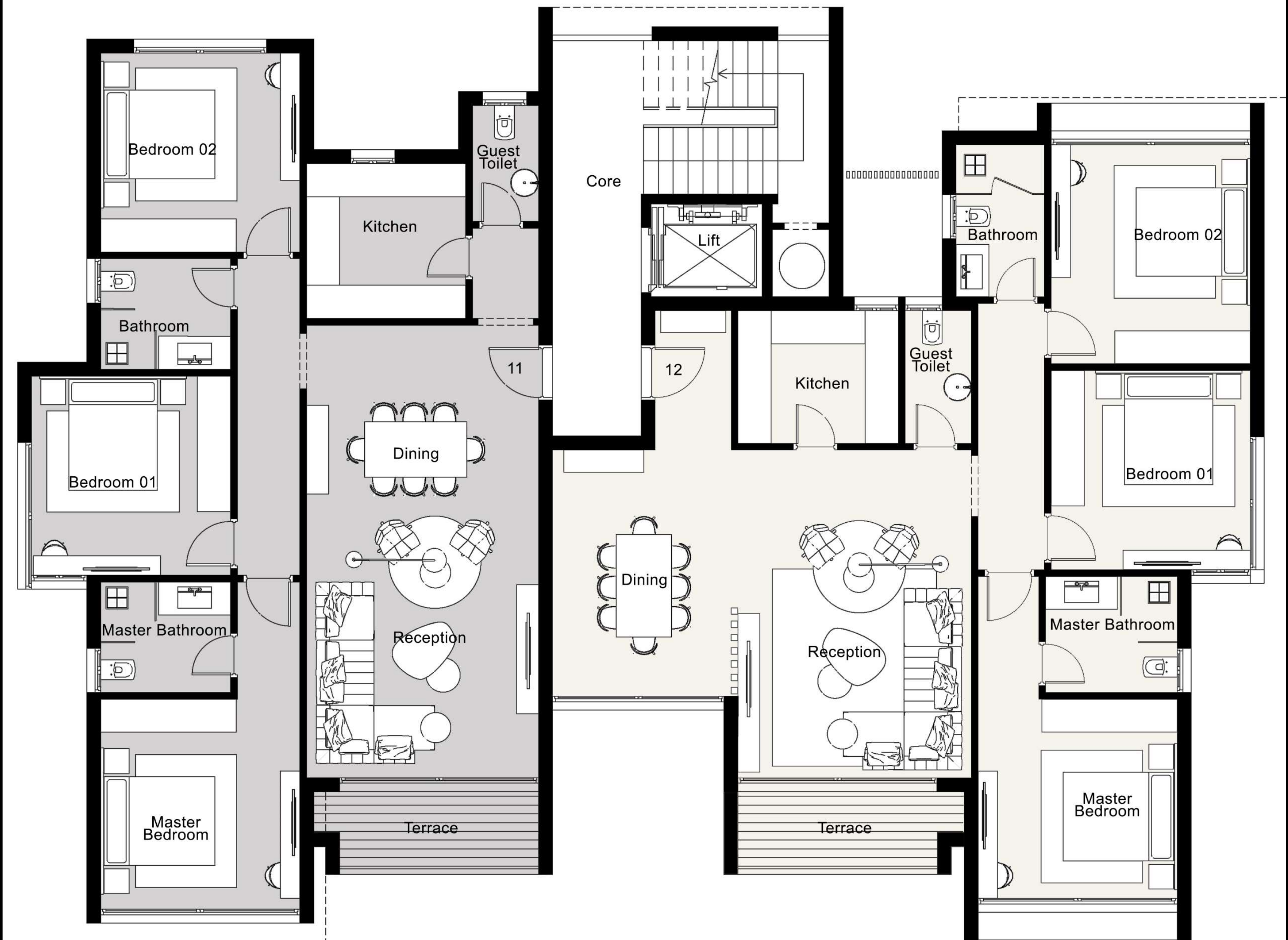


DUSK2



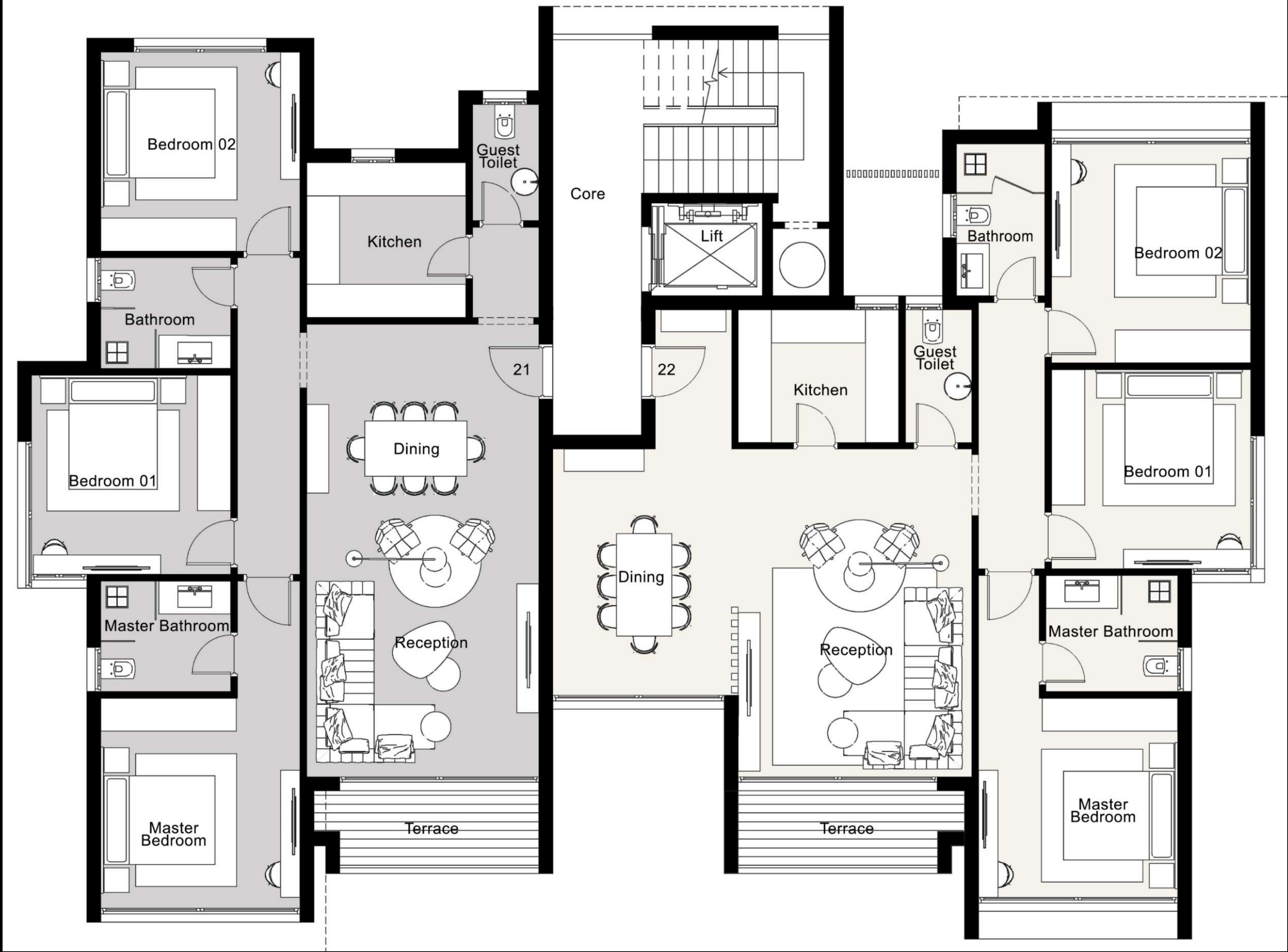
GROUND FLOOR







DUSK2



SECOND FLOOR



DUSK2



PENTHOUSE FLOOR



DAWN





DAWN





DAWN



GROUND FLOOR



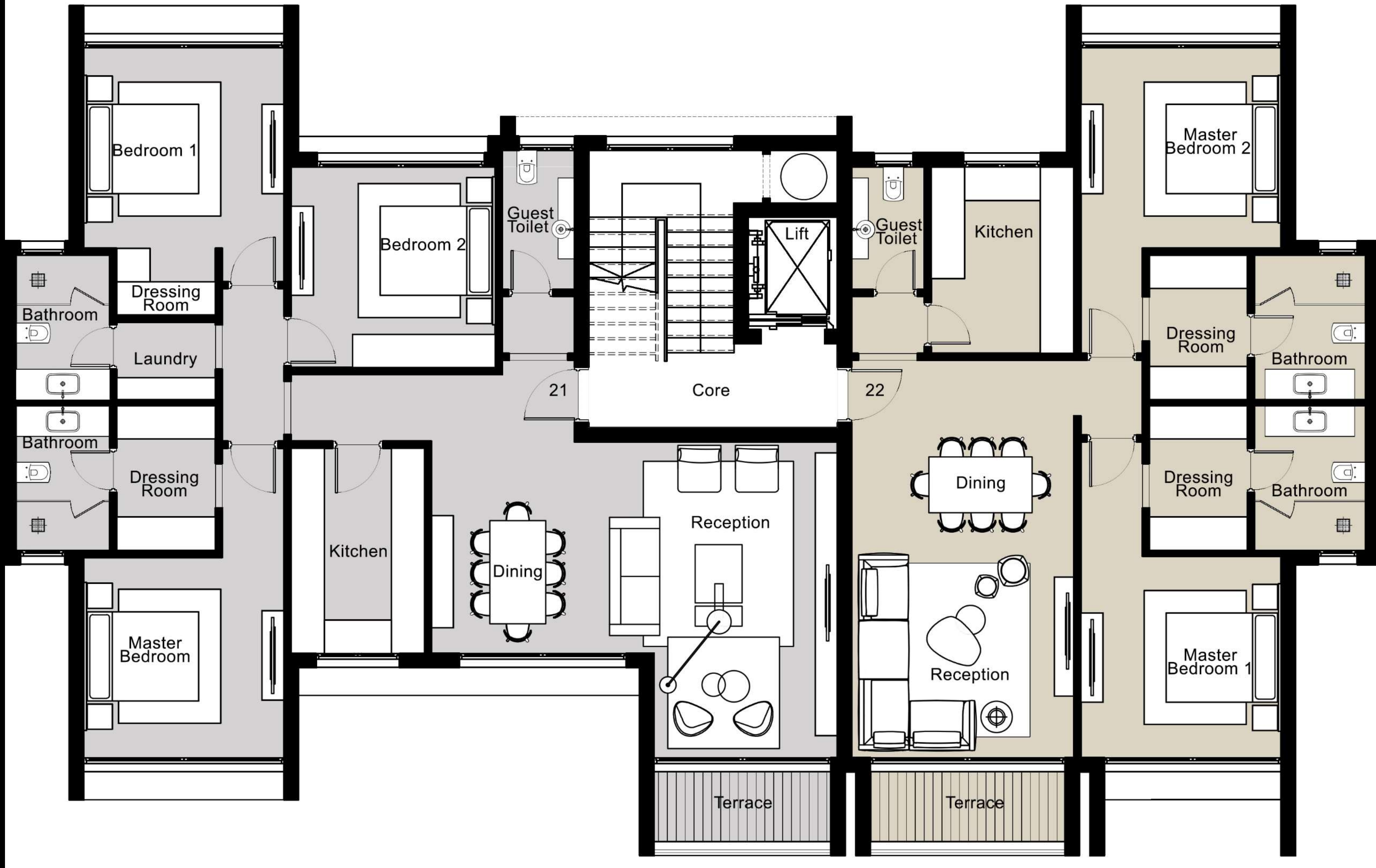
DAWN



FIRST FLOOR



DAWN



SECOND FLOOR



DAWN



PENTHOUSE FLOOR



SKYE 1





SKYE 1





# SKYE 1



GROUND FLOOR



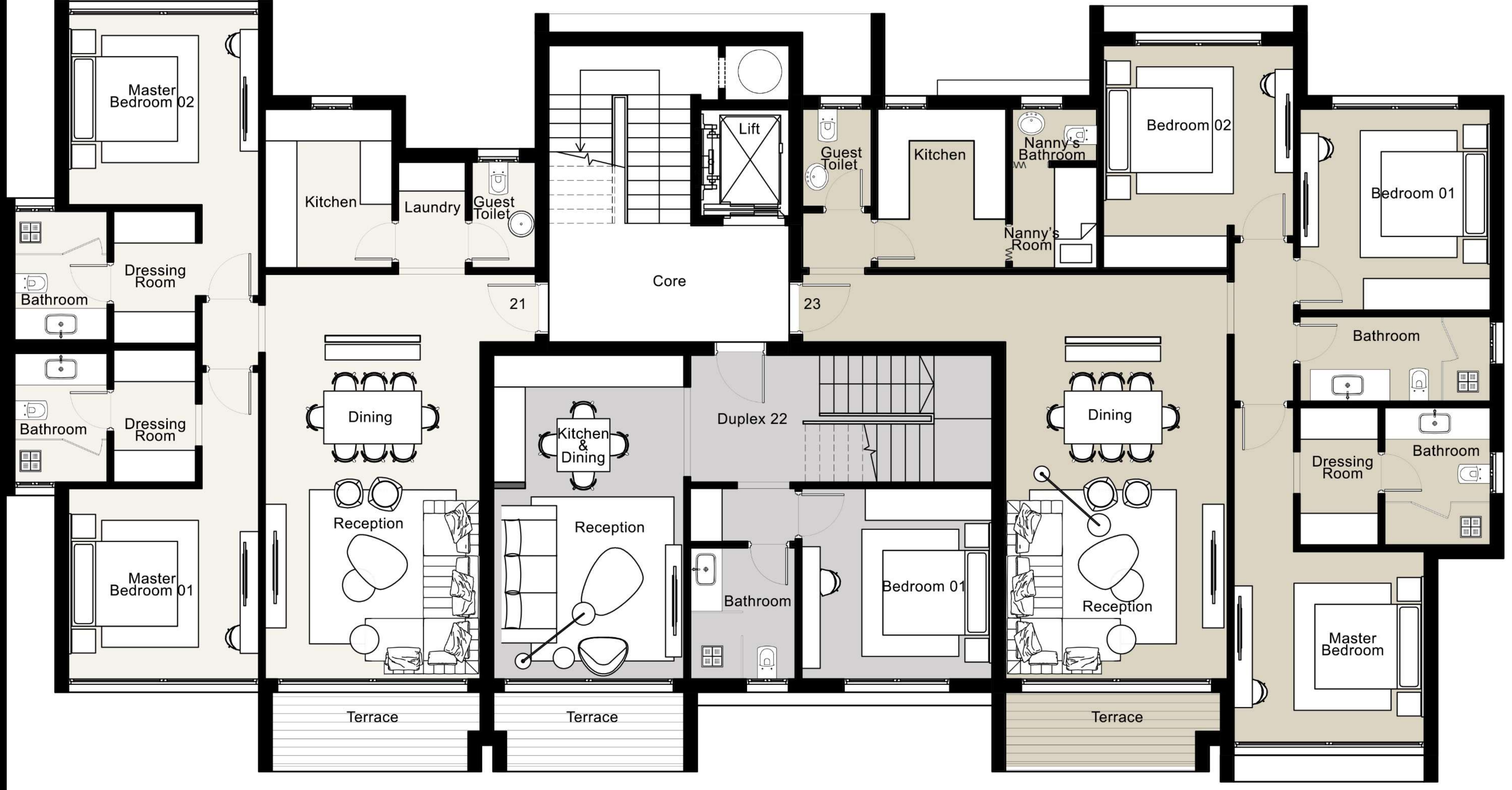
# SKYE 1



# FIRST FLOOR



SKYE 1



SECOND FLOOR







SKYE 2



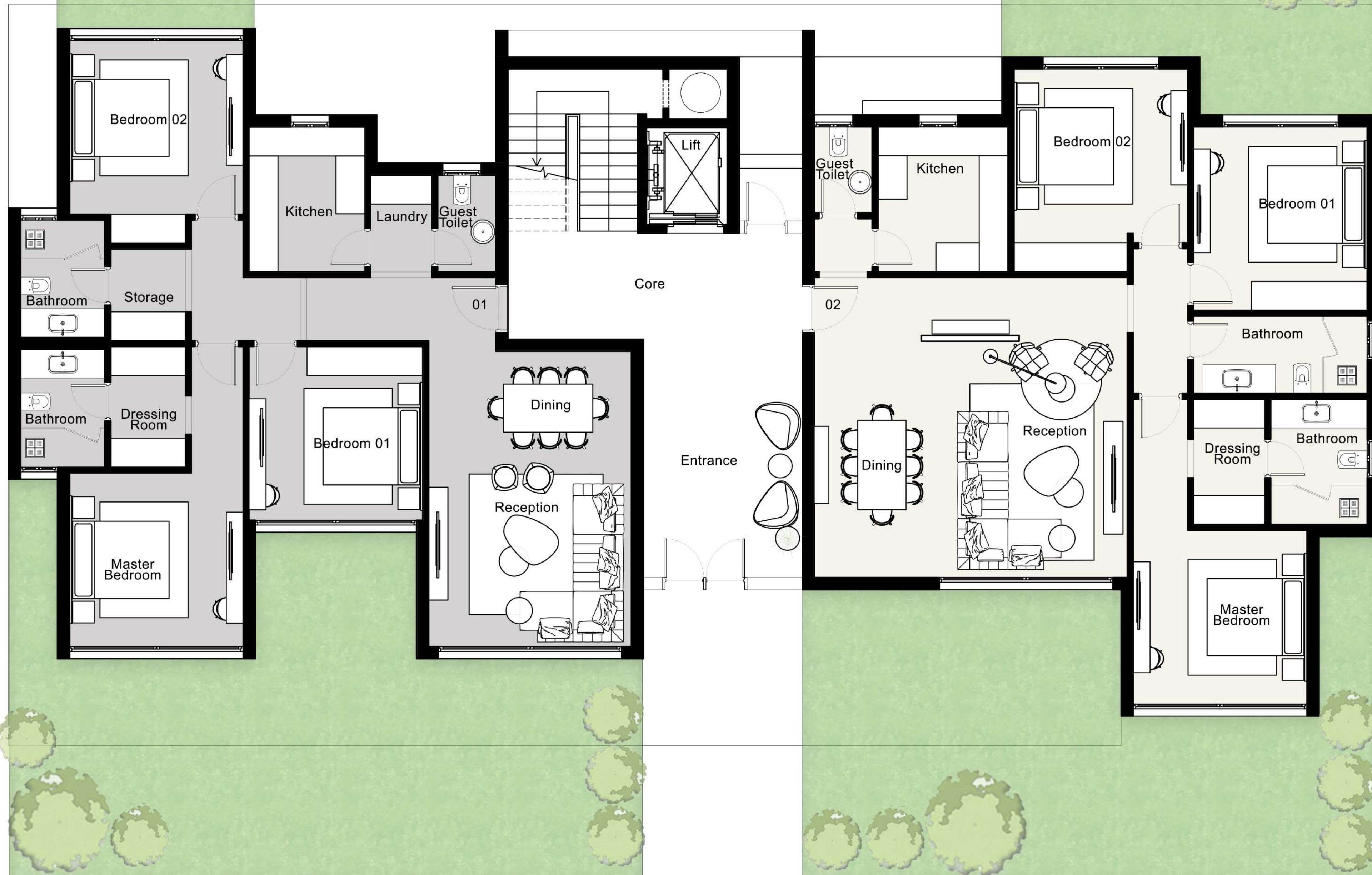


SKYE 2





# SKYE 2



## GROUND FLOOR



SKYE 2



FIRST &  
SECOND FLOOR







# BUILDINGS BRIEF

## MIN/MAX.BUA AREAS | GARDEN AREAS

1 BED	78 m <sup>2</sup>	-
2 BED	113 - 139.5 m <sup>2</sup>	52 - 70 m <sup>2</sup>
3 BED	144 - 172 m <sup>2</sup>	56.5 - 75.5 m <sup>2</sup>
4 BED	258 m <sup>2</sup>	-

## INDICATIONAL SECTIONS & BUILDINGS AREAS

### DUSK

THIRD	4 BED + N + LD	
SECOND	3 BED	3 BED
FIRST	3 BED	3 BED
GROUND	3 BED	3 BED

TOTAL BUA	1196.47 m <sup>2</sup>
TOTAL ROOF	22.18 m <sup>2</sup>
TOTAL SEMI COVERED ROOF	17.46 m <sup>2</sup>
TOTAL GARDEN	119.08 m <sup>2</sup>

### DUSK 2

THIRD	2 BED	2 BED
SECOND	3 BED	3 BED
FIRST	3 BED	3 BED
GROUND	3 BED	3 BED

TOTAL BUA	1182.31 m <sup>2</sup>
TOTAL ROOF	67.23 m <sup>2</sup>
TOTAL SEMI COVERED ROOF	17.46 m <sup>2</sup>
TOTAL GARDEN	119.08 m <sup>2</sup>

### DAWN

THIRD	2 BED + N	2 BED
SECOND	3 BED + LD	2 BED
FIRST	3 BED + LD	2 BED
GROUND	2 BED	2 BED

TOTAL BUA	1134.23 m <sup>2</sup>
TOTAL ROOF	34.30 m <sup>2</sup>
TOTAL GARDEN	121.68 m <sup>2</sup>

## SKYE 1

THIRD	2 BED + LD	LOFT	3 BED
SECOND	2 BED + LD	3 BED	3 BED + N
FIRST	2 BED + LD	1 BED	3 BED + N
GROUND	3 BED + LD		3 BED

TOTAL BUA	1434.61 m <sup>2</sup>
TOTAL ROOF	47.29 m <sup>2</sup>
TOTAL GARDEN	149 m <sup>2</sup>

## SKYE 2

THIRD	2 BED + LD	1 BED	3 BED
SECOND	2 BED + LD	1 BED	3 BED + N
FIRST	2 BED + LD	1 BED	3 BED + N
GROUND	3 BED + LD		3 BED

TOTAL BUA	1412.97 m <sup>2</sup>
TOTAL ROOF	55.59 m <sup>2</sup>
TOTAL GARDEN	149 m <sup>2</sup>

P

- 1 BED
- 2 BED
- 2 BED+N
- 3 BED
- 3 BED+N
- 4 BED+N

✕



HILL ZONE





# LINEAR PARK





# GARDEN RESIDENCE





**Thank you**