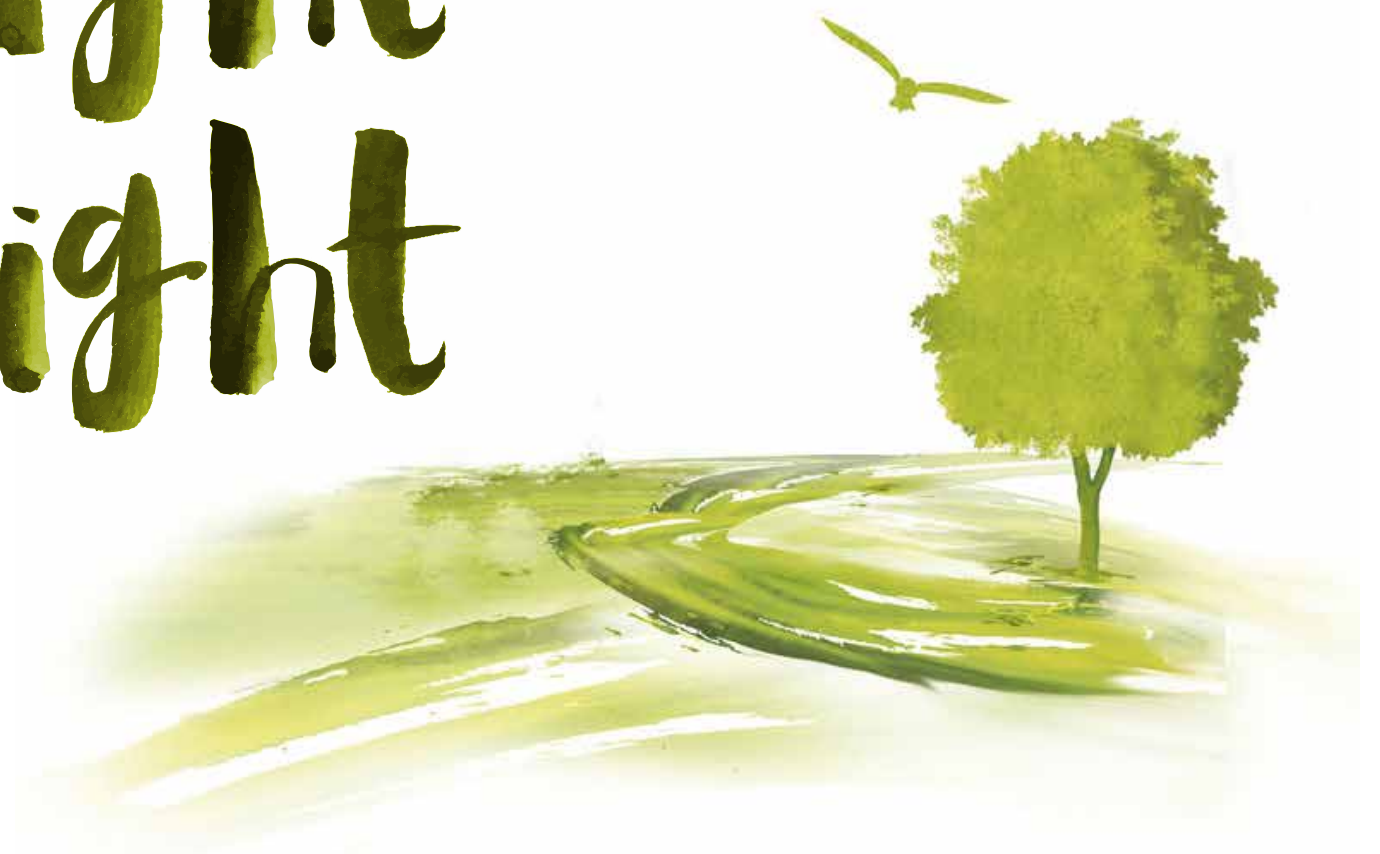


CAPITAL
— **GARDENS** —
NEW CAIRO

RESIDENTIAL APARTMENTS



a new
life
brought
to light



SHINING ON

A mere 30 minutes away from Heliopolis and 20 minutes from the 5th Settlement, lies a residential oasis within Sarai – New Cairo, Capital Gardens.

Sarai – New Cairo, is a unique concept built on 5.5 million sqm and promises a residential resort in the heart of the city. Serai is a mixed-use, well-integrated urbanized community designed for total harmony in all aspects interweaving greenery, retail, entertainment, commercial and administrative spaces along with residential units to make for a self-sufficient, neighborly locale.



CAPITAL GARDENS

With the renowned signature architecture of Shehab Mazhar, utilizing a modern design style with the functionality of space intertwined with the natural surrounding environment, Capital Gardens is an exclusive community highlighting peace-of-mind in all aspects of life. So turn on and tune in or turn off and tune out, Capital Gardens is the tomorrow of your dreams, today. Capital Gardens is developed with the purpose of bringing a whole new life to light. It is specifically designed towards your wellbeing, comfort and security; offering a golden opportunity spanning 103 feddans (433,650 sqm) and housing 2,500 homes. Filled with sunny skies, lush greenery along with a myriad of amenities and facilities, Capital Gardens has a built up area representing only 21% of the project's total area, with 79% going towards a vibrant landscape interconnected by pedestrian walkways and bicycle lanes to allow for breathing space and room to roam free.



THE SURROUNDINGS

The idea behind Capital Gardens is to bring the resort aspect of life to the residential scene.

You will enjoy a number of amenities and facilities to make your life easier along with all the nearby neighboring commercial and retail outlets, eateries, an 11,500 sqm community center amongst others, you certainly won't be short on choice!

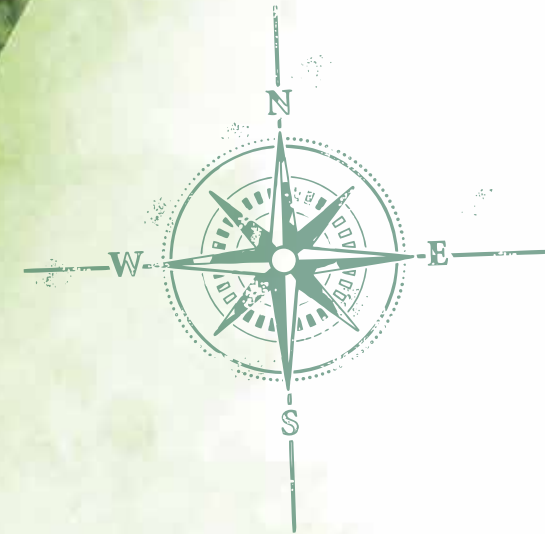
A Palm Hills Developments staple is the vibrant and lush landscapes coloring all of its projects and Capital Gardens promises just that.

With 79% of its area dedicated to gardens, parks and pedestrian foot-paths to not only enhance the scenery, but also create a better climate and breathing spaces for you and yours.



CAPITAL GARDENS

master Plan



By Architect Shehab A. Mazhar

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- Actual unit areas, windows, decks, porches, terraces and other exterior elements may vary upon elevation.
- Palm Hills Developments retains the right to make alterations.

CAPITAL GARDENS

site location

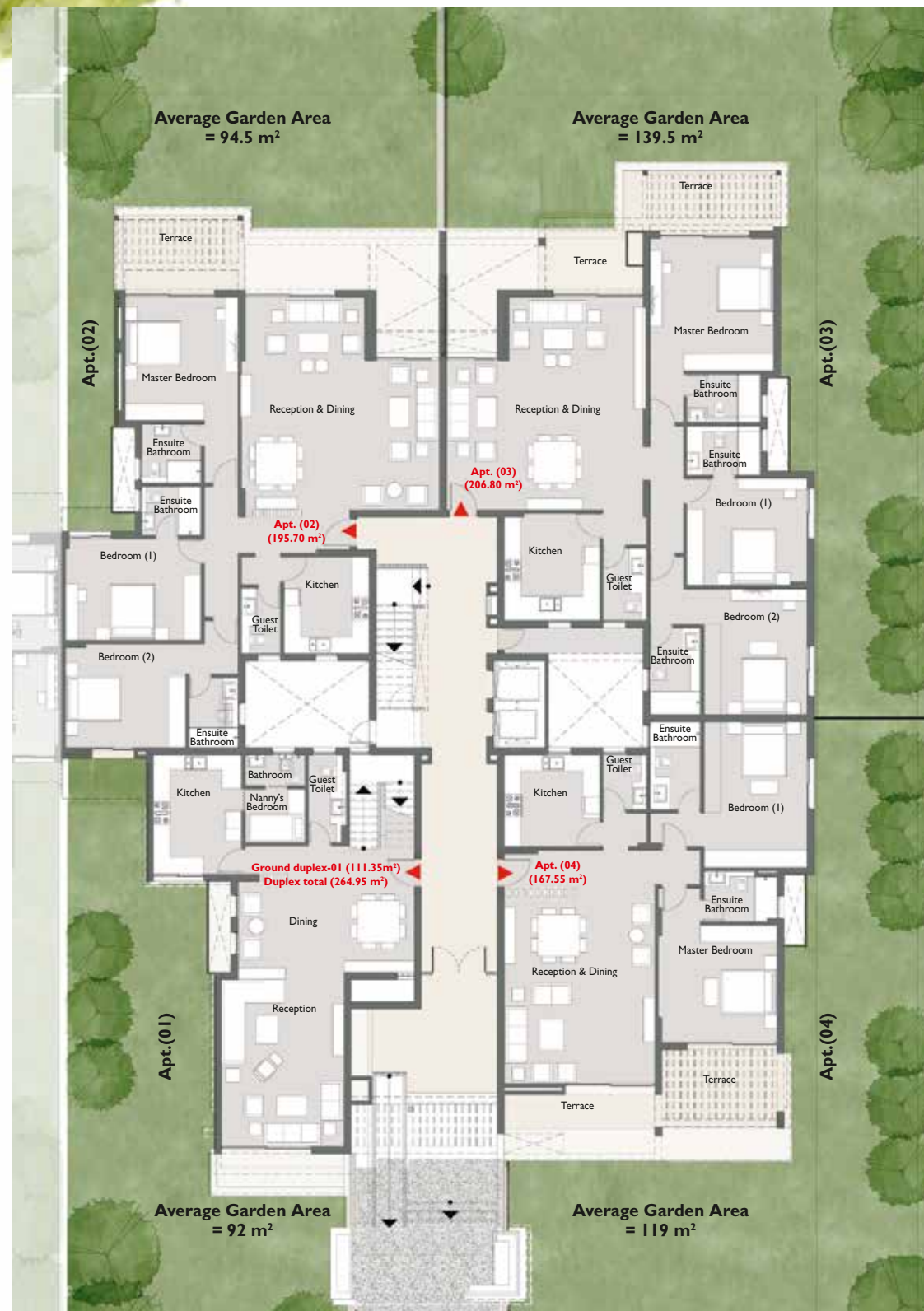


By Architect Shehab A. Mazhar

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Type **D**





Ground Floor Plan

Apt.(01) Duplex : 3 Master Bedrooms + Family Room + Nanny's Bedroom

Built up Area	Duplex total built up area: 264.95 m ² Ground Floor built up area: 111.35 m ²
Reception & Dining	4.35 m x 5.95 m – 6.25 m x 3.25 m
Kitchen	3.15 m x 4.25 m
Guest Toilet	1.25 m x 3.10 m
Nanny's Bedroom – Bathroom	2.10 m x 1.90 m – 2.10 m x 1.10 m
1st floor Break Down- Next Page	

Apt.(02) 3 Master Bedrooms

Built up Area	195.70 m ²
Reception & Dining	7.05 m x 5.30 m + 4.35 m x 2.25 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom – Terrace	4.00 m x 4.40 m – 2.10 m x 2.10 m – 4.50 m x 2.65 m
Bedroom 1 – Ensuite Bathroom	4.85 m x 3.60 m – 2.10 m x 1.75 m
Bedroom 2 – Ensuite Bathroom	4.30 m x 3.70 m – 1.75 m x 2.50 m

Apt.(03) 3 Master Bedrooms

Built up Area	206.80 m ²
Reception & Dining – Terrace	7.00 m x 5.30 m + 4.80 m x 2.25 m – 3.70 m x 2.15 m
Kitchen	3.40 m x 3.85 m
Guest Toilet	1.55 m x 2.55 m
Master Bedroom – Ensuite Bathroom – Terrace	4.40 m x 4.70 m – 2.60 m x 1.75 m – 5.60 m x 2.15 m
Bedroom 1 – Ensuite Bathroom	4.25 m x 3.80 m – 2.60 m x 1.70 m
Bedroom 2 – Ensuite Bathroom	3.65 m x 4.45 m – 1.80 m x 3.10 m

Apt.(04) 2 Master Bedrooms

Built up Area	167.55 m ²
Reception & Dining – Terrace	5.35 m x 6.65 m – 5.35 m x 1.40 m
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.60 m x 4.00 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m

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First Floor Plan

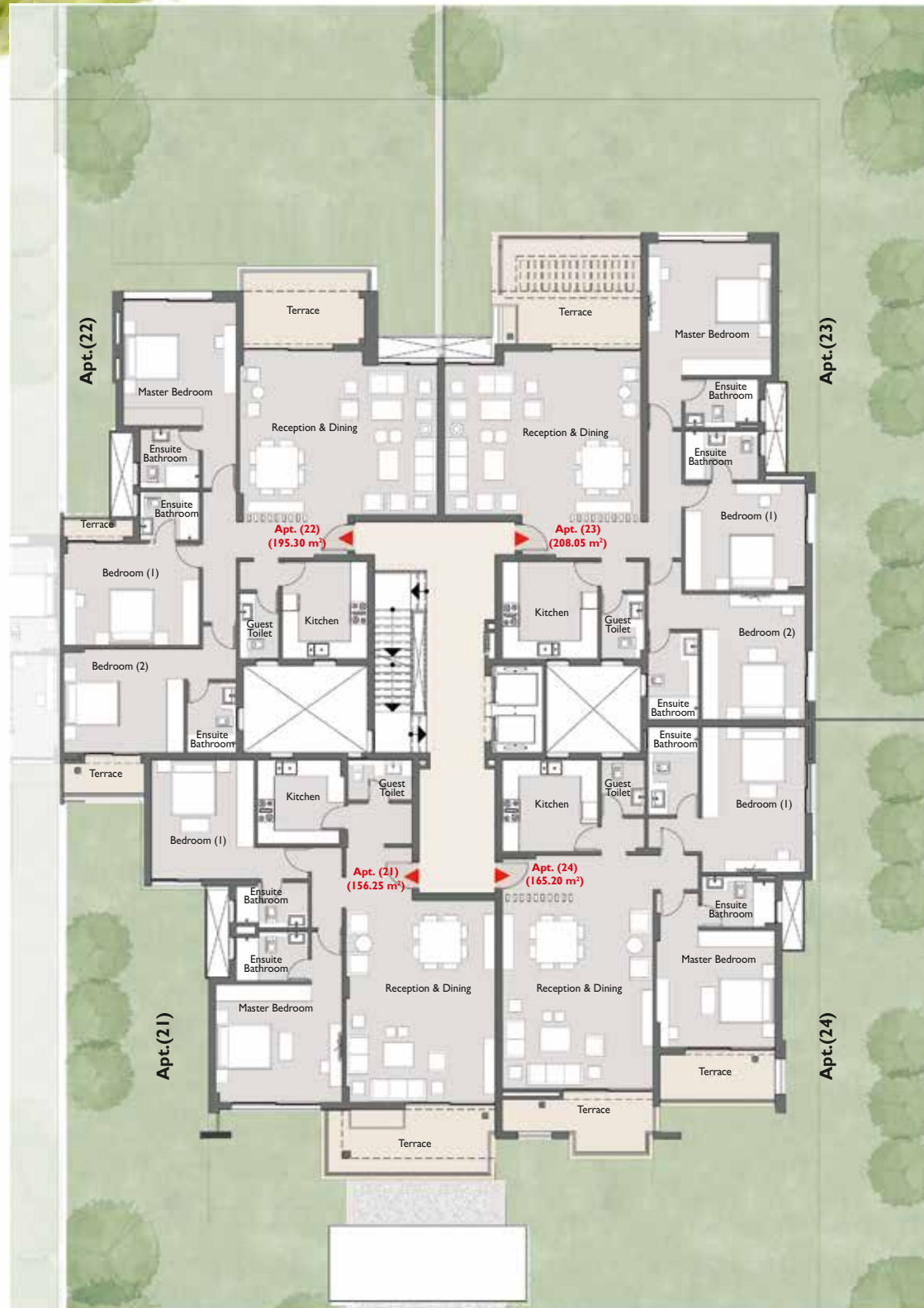
Apt.(01) Duplex : 3 Master Bedrooms + Family Room + Nanny's Bedroom	
Built up Area	Duplex total built up area: 264.95 m² 1st Floor built up area: 153.60 m²
Master Bedroom – Ensuite Bathroom – Dressing Room	4.25 m x 4.25 m – 2.60 m x 1.55 m – 2.60 m x 1.30 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.50 m x 4.20 m – 2.55 m x 1.75 m – 4.35 m x 2.25 m
Bedroom 2 – Ensuite Bathroom	3.30 m x 3.75 m – 1.75 m x 2.40 m
Family Room	3.60 m x 3.35 m
Bathroom	2.55 m x 1.60 m
Kitchenette	1.25 m x 1.90 m
Ground floor Break Down – Previous Page	

Apt.(12) 3 Master Bedrooms	
Built up Area	205.80 m²
Reception & Dining – Terrace	7.05 m x 5.30 m + 4.35m x 2.25 m – 4.40 m x 1.60 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom – Terrace	4.00 m x 4.40 m – 2.10 m x 2.10 m – 4.20 m x 1.25 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.85 m x 3.60 m – 2.10 m x 1.75 m – 2.45m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.30 m x 3.70 m – 1.75m x 2.50 m – 2.75m x 1.20 m

Apt.(13) 3 Master Bedrooms	
Built up Area	206.80 m²
Reception & Dining – Terrace	7.00 m x 5.25 m + 4.75 m x 2.25 m – 3.45 m x 2.30 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.40 m x 4.70 m – 2.60 m x 1.70 m
Bedroom 1 – Ensuite Bathroom	4.25 m x 3.80 m – 2.60 m x 1.75 m
Bedroom 2 – Ensuite Bathroom	3.65 m x 4.45 m – 1.80 m x 3.10 m

Apt.(14) 2 Master Bedrooms	
Built up Area	166.90 m²
Reception & Dining – Terrace	5.35 m x 6.75 m – 8.5m ²
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m

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Second Floor Plan

Apt. (21) 2 Master Bedrooms	
Built up Area	156.25 m²
Reception & Dining – Terrace	5.30 m x 7.20 m – 5.95 m x 2.25 m
Kitchen	3.10 m x 3.00 m
Guest Toilet	2.30 m x 1.40 m
Master Bedroom – Ensuite Bathroom	4.50 m x 4.20 m – 2.55m x 1.75 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 4.25 m – 2.55m x 1.60 m

Apt. (22) 3 Master Bedrooms	
Built up Area	195.30 m²
Reception & Dining – Terrace	7.05 m x 5.80 m – 4.30m x 2.50 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.00 m x 4.40 m – 2.10 m x 2.10 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.85 m x 3.60 m – 2.10 m x 1.75 m – 2.50m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.30 m x 3.70 m – 1.75m x 2.50 m – 2.85m x 1.05 m

Apt. (23) 3 Master Bedrooms	
Built up Area	208.05 m²
Reception & Dining – Terrace	7.00 m x 5.80 m – 4.95 m x 3.70 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.40 m x 4.70 m – 2.60 m x 1.70 m
Bedroom 1 – Ensuite Bathroom	4.25 m x 3.80 m – 2.60 m x 1.75 m
Bedroom 2 – Ensuite Bathroom	3.65 m x 4.45 m – 1.80 m x 3.10 m

Apt. (24) 2 Master Bedrooms	
Built up Area	165.20 m²
Reception & Dining – Terrace	5.35 m x 6.70 m – 8.0m ²
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m

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Third Floor Plan

Apt.(31) 2 Master Bedrooms

Built up Area	149.60 m²
Reception & Dining – Terrace	5.30 m x 7.20 m – 5.20 m x 1.50 m
Kitchen	3.10 m x 3.00 m
Guest Toilet	2.30 m x 1.40 m
Master Bedroom – Ensuite Bathroom	4.50 m x 4.20 m – 2.55m x 1.75 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 4.25 m – 2.55m x 1.60 m

Apt.(32) 3 Master Bedrooms

Built up Area	190.25 m²
Reception & Dining – Terrace	7.05 m x 5.80 m – 4.30m x 1.50 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.00 m x 4.40 m – 2.10 m x 2.10 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.85 m x 3.60 m – 2.10 m x 1.75 m – 2.45m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.30 m x 3.70 m – 1.75m x 2.50 m – 2.85m x 1.05 m

Apt.(33) 3 Bedrooms (1 Master Bedroom)

Built up Area	197.25 m²
Reception & Dining – Terrace	7.00 m x 5.80 m – 4.95 m x 1.40 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom – Terrace	4.40 m x 4.35 m - 2.60 m x 1.85 m – 4.40 m x 1.85 m
Bedroom 1	4.25 m x 3.80 m
Bedroom 2	3.65 m x 4.45 m
Bathroom	1.80 m x 3.10 m

Apt.(34) 2 Master Bedrooms

Built up Area	165.20 m²
Reception & Dining – Terrace	5.35 m x 6.70 m – 8.0m ²
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m

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Fourth Floor Plan

Apt. (41) 2 Master Bedrooms	
Built up Area	151.15 m²
Reception & Dining – Terrace	5.30 m x 6.65 m – 9.80 m x 1.35 m
Kitchen	3.10 m x 3.00 m
Guest Toilet	2.30 m x 1.40 m
Master Bedroom – Ensuite Bathroom	4.35 m x 3.65 m – 2.55m x 1.75 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 4.25 m – 2.55m x 1.60 m

Apt. (42) 3 Master Bedrooms	
Built up Area	190.15 m²
Reception & Dining – Terrace	7.05 m x 5.80 m – 4.35m x 1.50 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.00 m x 4.40 m – 2.10 m x 2.10 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.85 m x 3.60 m – 2.10 m x 1.75 m – 2.45m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.25 m x 3.70 m – 1.75m x 2.50 m – 2.75m x 1.05 m

Apt. (43) 3 Bedrooms (1 Master Bedroom)	
Built up Area	189.90 m²
Reception & Dining – Terrace	7.00 m x 5.80 m – 4.95 m x 1.40 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom – Terrace	4.40 m x 4.35 m - 2.60 m x 1.85 m – 4.40 m x 1.10 m
Bedroom 1	4.25 m x 3.80 m
Bedroom 2	3.65 m x 4.45 m
Bathroom	1.80 m x 3.10 m

Apt. (44) 2 Master Bedrooms	
Built up Area	164.60 m²
Reception & Dining – Terrace	5.35 m x 6.65 m – 9.0m ²
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m

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Fifth Floor Plan

Apt. (51) 2 Master Bedrooms	
Built up Area	143.20 m²
Reception & Dining – Terrace	5.30 m x 6.65 m – 6.35 m x 1.20 m
Kitchen	3.10 m x 3.00 m
Guest Toilet	2.30 m x 1.40 m
Master Bedroom – Ensuite Bathroom	4.35 m x 3.65 m – 2.55m x 1.75 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 4.25 m – 2.55m x 1.65 m

Apt. (52) 3 Master Bedrooms	
Built up Area	190.25 m²
Reception & Dining – Terrace	7.05 m x 5.80 m – 4.55m x 1.60 m
Kitchen	3.05 m x 3.45 m
Guest Toilet	1.35 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.00 m x 4.40 m – 2.10 m x 2.10 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.80 m x 3.60 m – 2.10 m x 1.75 m – 2.45m x 0.60 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.30 m x 3.70 m – 1.75m x 2.50 m – 2.85m x 1.20 m

Apt. (53) 3 Bedrooms (1 Master Bedroom)	
Built up Area	182.65 m²
Reception & Dining – Terrace	7.00 m x 5.80 m – 4.95 m x 1.40 m
Kitchen	3.40 m x 3.45 m
Guest Toilet	1.55 m x 2.30 m
Master Bedroom – Ensuite Bathroom	4.40 m x 4.35 m - 2.60 m x 1.85 m
Bedroom 1	4.25 m x 3.80 m
Bedroom 2	3.65 m x 4.45 m
Bathroom	1.80 m x 3.10 m

Apt. (54) 2 Master Bedrooms	
Built up Area	162.10 m²
Reception & Dining – Terrace	5.35 m x 6.65 m – 5.35 m x 1.20 m
Kitchen	3.40 m x 3.25 m
Guest Toilet	1.55 m x 1.95 m
Master Bedroom – Ensuite Bathroom – Terrace	4.20 m x 4.15 m – 2.60 m x 1.80 m – 4.10 m x 1.60 m
Bedroom 1 – Ensuite Bathroom	3.65 m x 5.20 m – 1.80 m x 3.10 m

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get moving

It's time to start packing up and boxing furniture, because your new prime, home address is waiting to welcome you into the Palm Hills Developments family, where a whole new life is brought to light.

