



PALM HILLS

9

HILLS  
BY PALMHILLS

THE  
HIGHEST

FORM OF  
LIVING

IN  
CAIRO

THE  
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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.

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HIGHEST

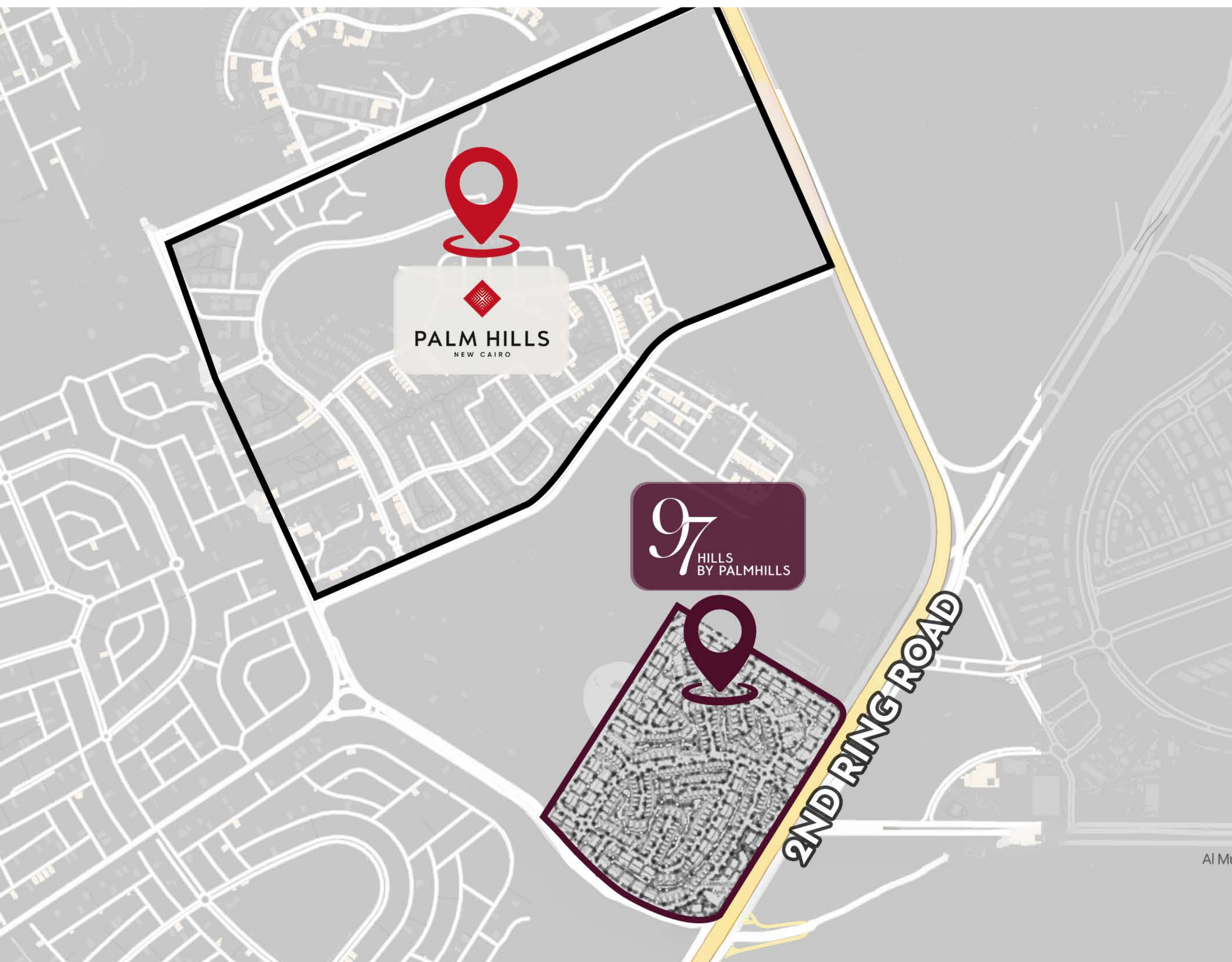
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# THE PALM HILLS SIGNATURE

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.



## 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

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## 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.



# 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.



**PALM HILLS**  
DEVELOPMENTS

# 97 HILLS BY PALMHILLS



**DISCLAIMER:**

- 1- Visual materials are not to scale and are intended for illustrative purposes.
- 2- All landscaping and pools are not included in the property and solely for illustrative purposes.
- 3- Terraces and exterior elements may vary upon elevation.
- 4- Palm Hills Developments retains the right to make alterations.

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HIGHEST

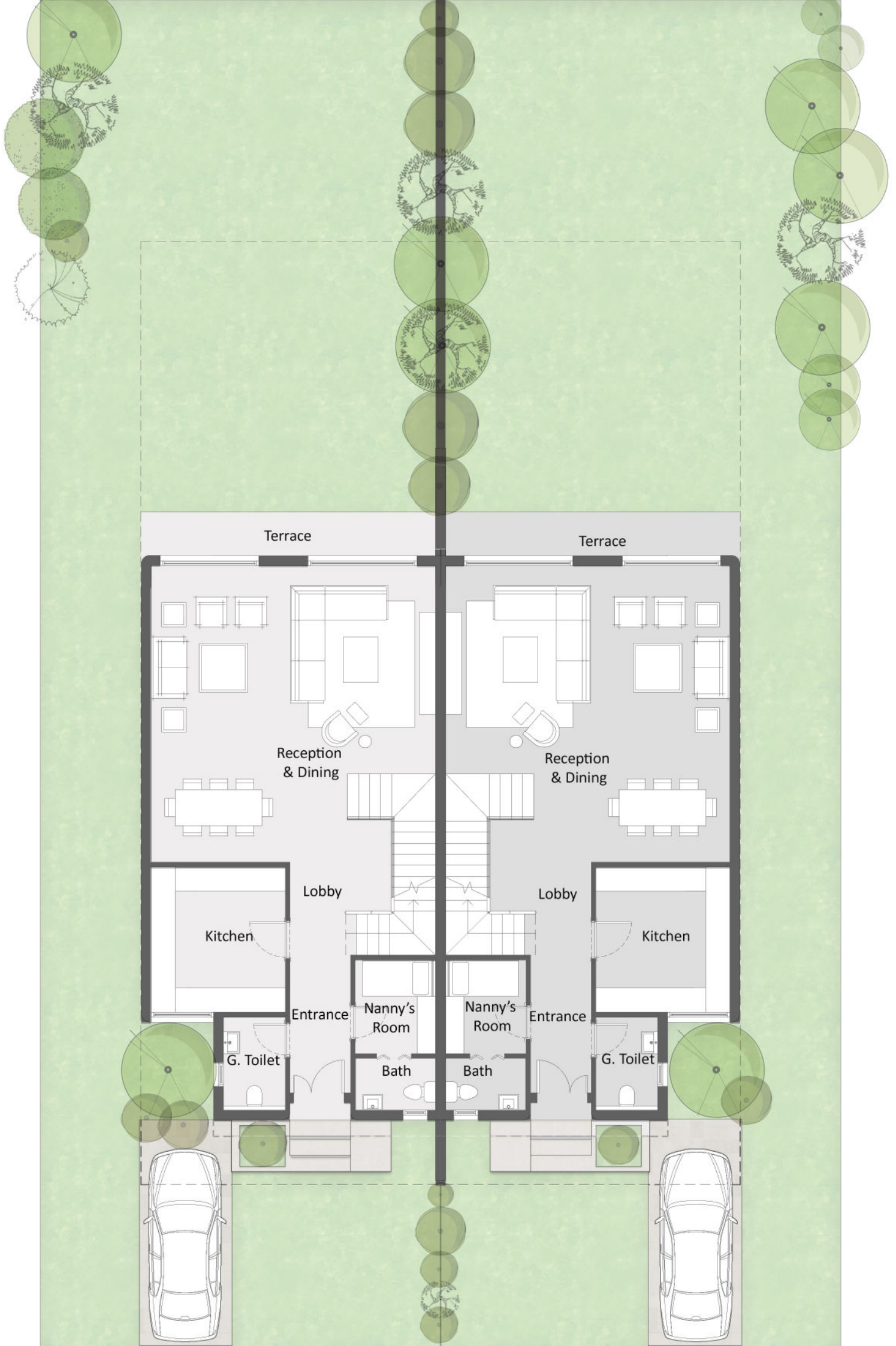
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LIVING



## 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.





Terrace

Terrace

Reception  
& Dining

Reception  
& Dining

Lobby

Lobby

Kitchen

Kitchen

Entrance

Nanny's  
Room

Nanny's  
Room

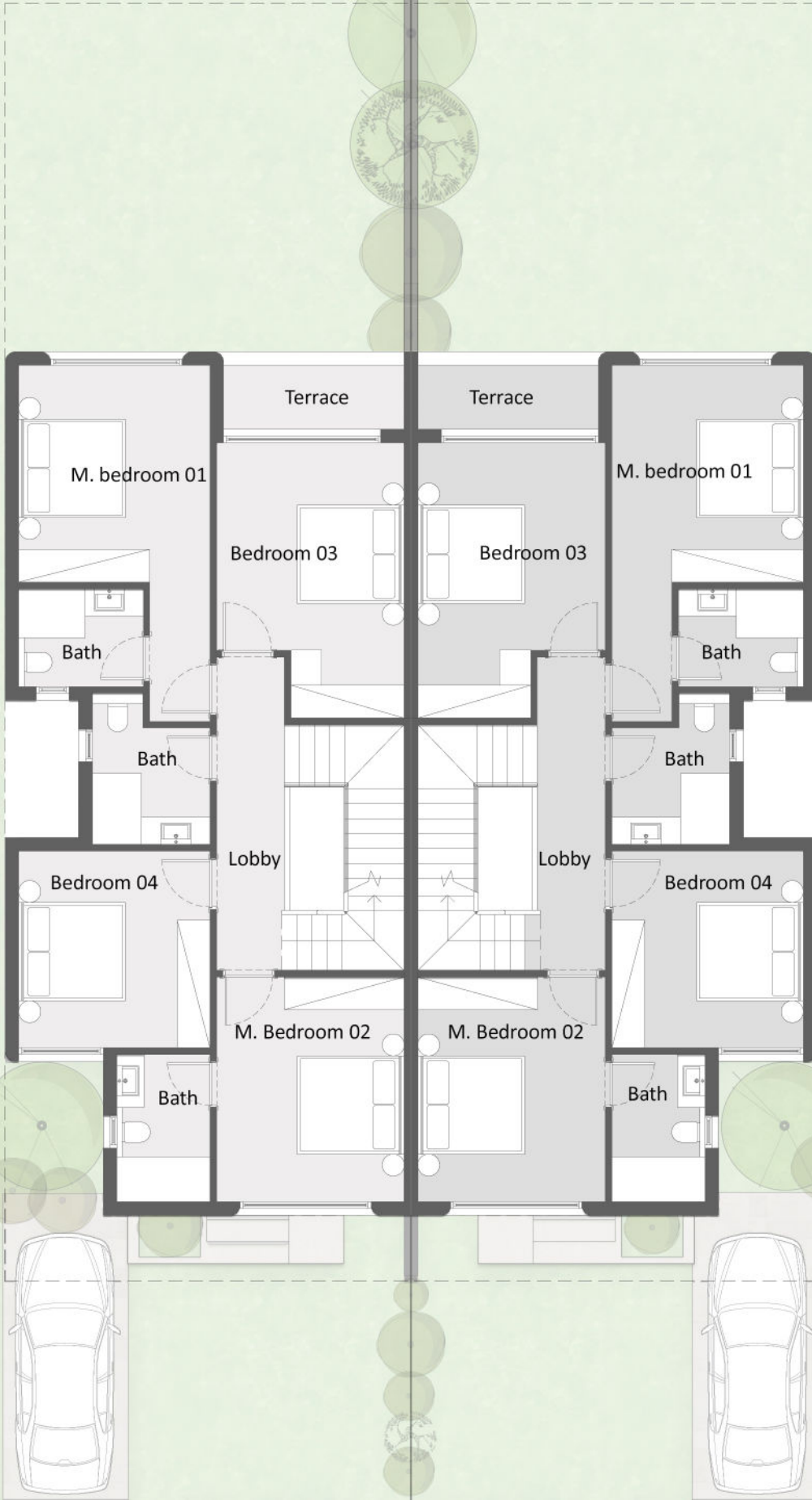
Entrance

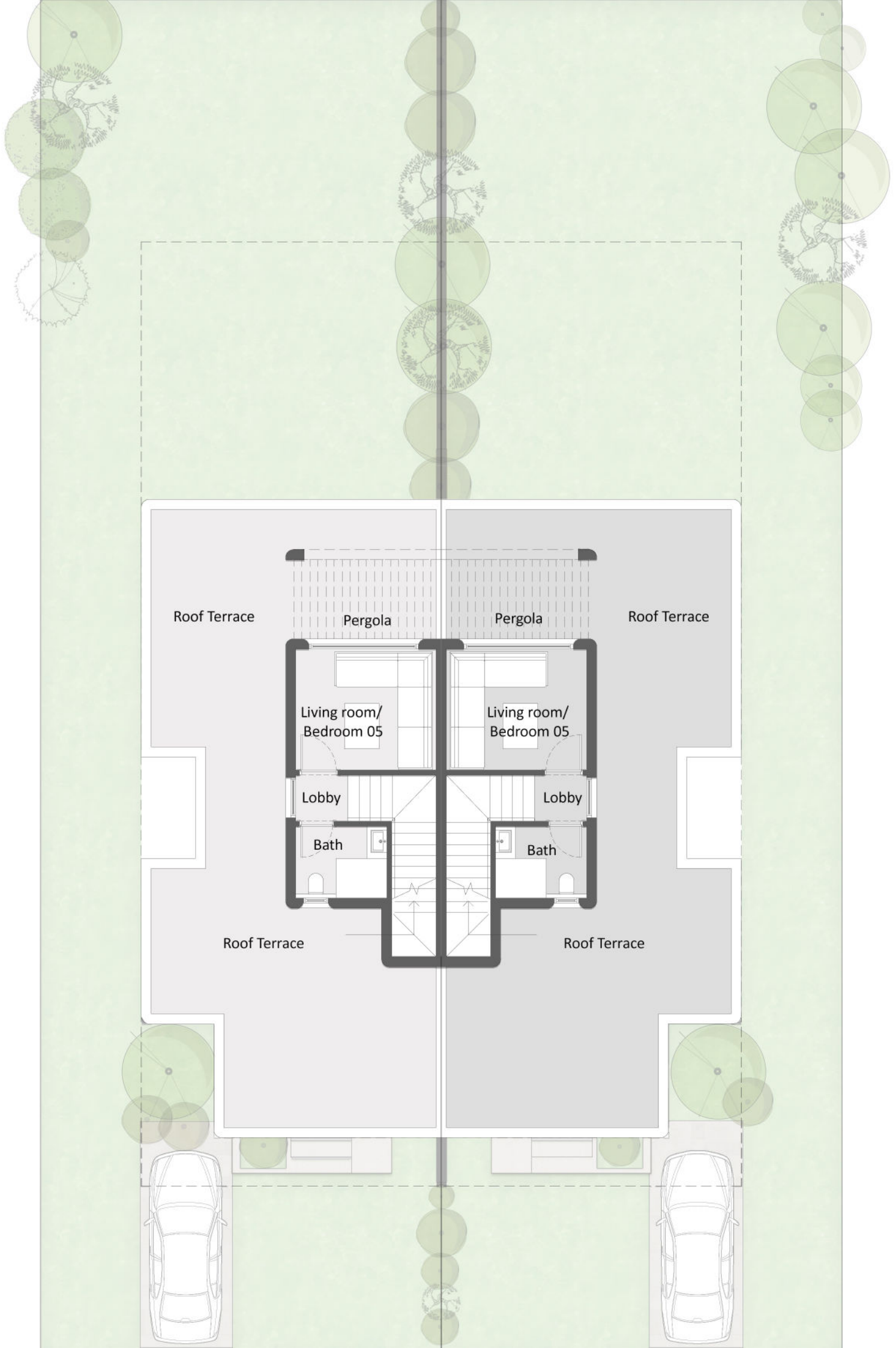
G. Toilet

Bath

Bath

G. Toilet





Roof Terrace

Pergola

Pergola

Roof Terrace

Living room/  
Bedroom 05

Living room/  
Bedroom 05

Lobby

Lobby

Bath

Bath

Roof Terrace

Roof Terrace

شركة بالم هيلز للتطوير  
 Contract Pricing Sheet  
 New Contract  
 368 Feodan October



P/X

Client		Mr.	
Unit Information	Unit		
	Stage		
	Type	Apartment	

Area	Land	Built-Up		
			Total	37,816,000
			Total	37,816,000

Terms of Payment			Original	Client Payments 3 years	Client Payments 3 years	Client Payments 7 years	Client Payments 8 years	Client Payments 8 years	Date
Year 1	Payment 1	2.83%	1,071,453	1,071,453	1,071,453	1,071,453	1,071,453	1,071,453	Feb-2026
	Payment 2	0.00%	0	0	0	0	0	0	Mar-2026
	Payment 3	2.83%	1,071,453	1,071,453	1,071,453	1,071,453	1,071,453	1,071,453	Apr-2026
	Payment 4	0.00%	0	0	0	0	0	0	May-2026
	Payment 5	2.83%	1,071,453	1,071,453	1,071,453	1,071,453	1,071,453	1,071,453	Jun-2026
Year 2	Payment 6	0.00%	0	0	0	0	0	0	Jul-2026
	Payment 7	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Aug-2026
	Payment 8	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Sep-2026
	Payment 9	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Oct-2026
	Payment 10	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Nov-2026
	Payment 11	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Dec-2026
	Payment 12	6.50%	2,458,040	2,521,067	2,521,067	2,899,227	3,151,333	3,277,387	Jan-2027
	Payment 13	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Feb-2027
	Payment 14	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Mar-2027
	Payment 15	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Apr-2027
	Payment 16	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	May-2027
	Payment 17	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Jun-2027
	Payment 18	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Jul-2027
	Payment 19	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Aug-2027
	Payment 20	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Sep-2027
	Payment 21	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Oct-2027
	Payment 22	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Nov-2027
	Payment 23	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Dec-2027
Year 3	Payment 24	6.67%	2,521,067	2,521,067	2,521,067	3,277,387	3,781,600	3,781,600	Jan-2028
	Payment 25	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Feb-2028
	Payment 26	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Mar-2028
	Payment 27	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Apr-2028
	Payment 28	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	May-2028
	Payment 29	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Jun-2028
	Payment 30	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Jul-2028
	Payment 31	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Aug-2028
	Payment 32	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Sep-2028
	Payment 33	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Oct-2028
	Payment 34	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Nov-2028
	Payment 35	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Dec-2028
Year 4	Payment 36	6.67%	2,521,067	2,899,227	3,151,333	3,277,387	3,781,600	4,411,867	Jan-2029
	Payment 37	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Feb-2029
	Payment 38	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Mar-2029
	Payment 39	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Apr-2029
	Payment 40	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	May-2029
	Payment 41	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Jun-2029
	Payment 42	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Jul-2029
	Payment 43	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Aug-2029
	Payment 44	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Sep-2029
	Payment 45	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Oct-2029
	Payment 46	0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Nov-2029
	Year 5	Payment 47	6.67%	2,521,067	2,899,227	3,151,333	3,340,413	3,781,600	5,042,133
Payment 48		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Feb-2030
Payment 49		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Mar-2030
Payment 50		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Apr-2030
Payment 51		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	May-2030
Payment 52		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Jun-2030
Payment 53		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Jul-2030
Payment 54		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Aug-2030
Payment 55		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Sep-2030
Payment 56		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Oct-2030
Payment 57		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Nov-2030
Payment 58		0.32%	119,751	89,329	75,632	84,456	93,279	126,053	Dec-2030
Year 6	Payment 59	6.67%	2,521,067	2,899,227	3,151,333	3,340,413	3,781,600	0	Jan-2031
	Payment 60	0.32%	119,751	89,329	75,632	84,456	93,279	0	Feb-2031
	Payment 61	0.32%	119,751	89,329	75,632	84,456	93,279	0	Mar-2031
	Payment 62	0.32%	119,751	89,329	75,632	84,456	93,279	0	Apr-2031
	Payment 63	0.32%	119,751	89,329	75,632	84,456	93,279	0	May-2031
	Payment 64	0.32%	119,751	89,329	75,632	84,456	93,279	0	Jun-2031
	Payment 65	0.32%	119,751	89,329	75,632	84,456	93,279	0	Jul-2031
	Payment 66	0.32%	119,751	89,329	75,632	84,456	93,279	0	Aug-2031
	Payment 67	0.32%	119,751	89,329	75,632	84,456	93,279	0	Sep-2031
	Payment 68	0.32%	119,751	89,329	75,632	84,456	93,279	0	Oct-2031
	Payment 69	0.32%	119,751	89,329	75,632	84,456	93,279	0	Nov-2031
	Payment 70	0.32%	119,751	89,329	75,632	84,456	93,279	0	Dec-2031
Year 7	Payment 71	0.32%	119,751	89,329	75,632	84,456	0	0	Jan-2032
	Payment 72	6.67%	2,521,067	2,899,227	3,151,333	3,340,413	0	0	Jan-2032
	Payment 73	0.32%	119,751	89,329	75,632	84,456	0	0	Feb-2032
	Payment 74	0.32%	119,751	89,329	75,632	84,456	0	0	Mar-2032
	Payment 75	0.32%	119,751	89,329	75,632	84,456	0	0	Apr-2032
	Payment 76	0.32%	119,751	89,329	75,632	84,456	0	0	May-2032
	Payment 77	0.32%	119,751	89,329	75,632	84,456	0	0	Jun-2032
	Payment 78	0.32%	119,751	89,329	75,632	84,456	0	0	Jul-2032
	Payment 79	0.32%	119,751	89,329	75,632	84,456	0	0	Aug-2032
	Payment 80	0.32%	119,751	89,329	75,632	84,456	0	0	Sep-2032
	Payment 81	0.32%	119,751	89,329	75,632	84,456	0	0	Oct-2032
	Payment 82	0.32%	119,751	89,329	75,632	84,456	0	0	Nov-2032
Payment 83	0.32%	119,751	89,329	75,632	0	0	0	Dec-2032	
Year 8	Payment 84	6.67%	2,521,067	2,899,227	3,151,333	0	0	0	Jan-2033
	Payment 85	0.32%	119,751	89,329	75,632	0	0	0	Feb-2033
	Payment 86	0.32%	119,751	89,329	75,632	0	0	0	Mar-2033
	Payment 87	0.32%	119,751	89,329	75,632	0	0	0	Apr-2033
	Payment 88	0.32%	119,751	89,329	75,632	0	0	0	May-2033
	Payment 89	0.32%	119,751	89,329	75,632	0	0	0	Jun-2033
	Payment 90	0.32%	119,751	89,329	75,632	0	0	0	Jul-2033
	Payment 91	0.32%	119,751	89,329	75,632	0	0	0	Aug-2033
	Payment 92	0.32%	119,751	89,329	75,632	0	0	0	Sep-2033
	Payment 93	0.32%	119,751	89,329	75,632	0	0	0	Oct-2033
	Payment 94	0.32%	119,751	89,329	75,632	0	0	0	Nov-2033
	Payment 95	0.32%	119,751	89,329	0	0	0	0	Dec-2033
Year 9	Payment 96	6.67%	2,521,067	2,899,227	0	0	0	0	Jan-2034
	Payment 97	0.32%	119,751	89,329	0	0	0	0	Feb-2034
	Payment 98	0.32%	119,751	89,329	0	0	0	0	Mar-2034
	Payment 99	0.32%	119,751	89,329	0	0	0	0	Apr-2034
	Payment 100	0.32%	119,751	89,329	0	0	0	0	May-2034
	Payment 101	0.32%	119,751	89,329	0	0	0	0	Jun-2034
	Payment 102	0.32%	119,751	89,329	0	0	0	0	Jul-2034
	Payment 103	0.32%	119,751	89,329	0	0	0	0	Aug-2034
	Payment 104	0.32%	119,751	89,329	0	0	0	0	Sep-2034
	Payment 105	0.32%	119,751	89,329	0	0	0	0	Oct-2034
	Payment 106	0.32%	119,751	89,329	0	0	0	0	Nov-2034
	Payment 107	0.32%	119,751	0	0	0	0	0	Dec-2034
Year 10	Payment 108	5.25%	2,161,815	0	0	0	0	0	Jan-2035
	Payment 109	0.32%	119,751	0	0	0			