



Beige

RESIDENCE

A NEIGHBORHOOD FOR YOUR EVERY SIDE

hills of one

SPHINX CITY



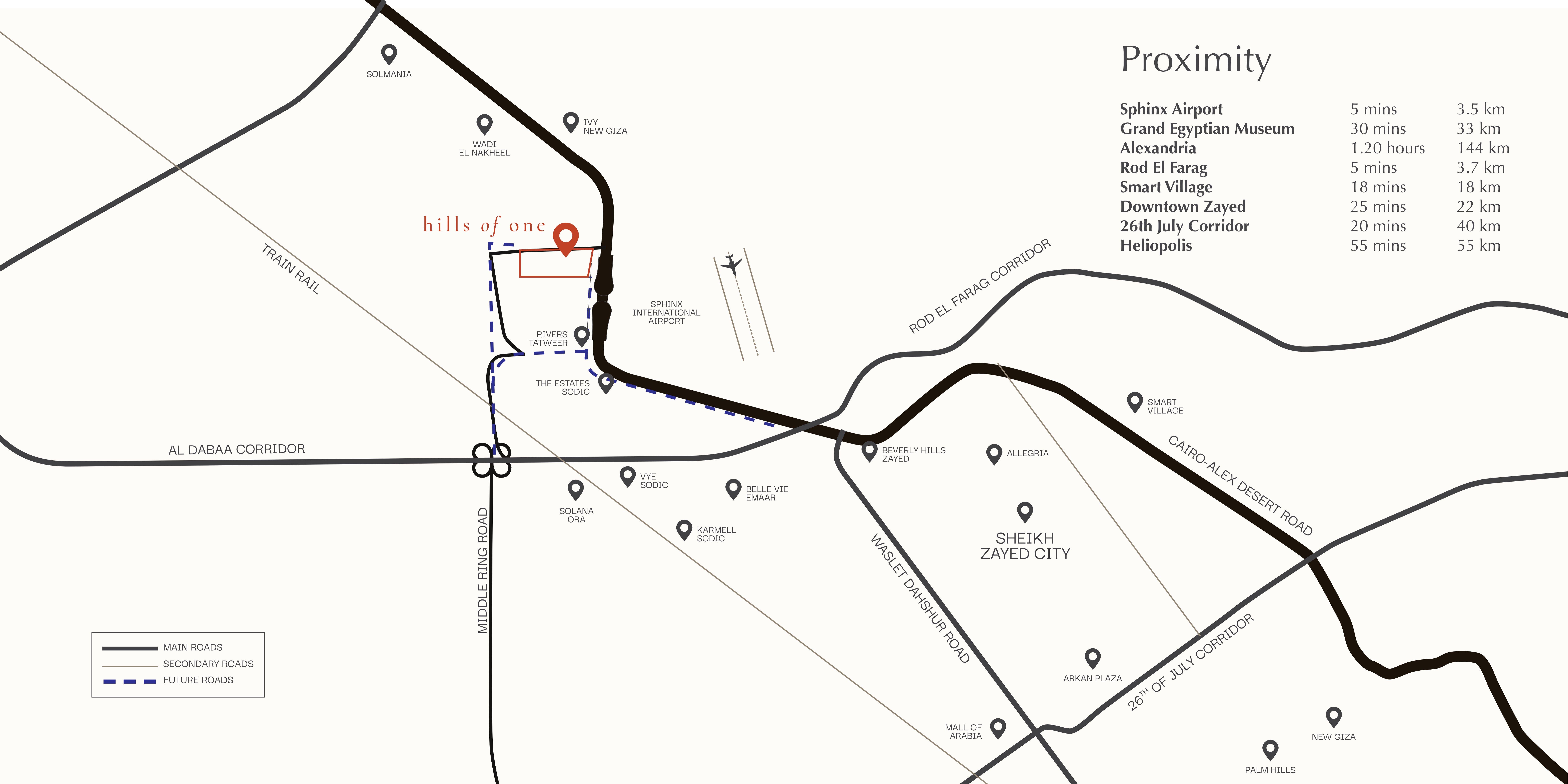
Beige is a reflection of balance in its purest form. A place where life feels effortlessly centered not too bright, not too dark, simply harmonious. A balanced way of living where contrasts coexist naturally, where every mood and moment finds its place.

hills of one

A Promising Community in
the West of Cairo.

Hills of One is conveniently located in Sphinx city, across from Sphinx International Airport. The project is situated on Cairo-Alex Road and is easily accessible from all major axes and both Cairo and Alexandria. This prime location offers a well-developed and highly livable area, centrally positioned within a vibrant community.





Proximity

Sphinx Airport	5 mins	3.5 km
Grand Egyptian Museum	30 mins	33 km
Alexandria	1.20 hours	144 km
Rod El Farag	5 mins	3.7 km
Smart Village	18 mins	18 km
Downtown Zayed	25 mins	22 km
26th July Corridor	20 mins	40 km
Heliopolis	55 mins	55 km

- MAIN ROADS
- SECONDARY ROADS
- FUTURE ROADS

A Destination on the Rise

Grand Egyptian Museum

Opened November 2025, the Grand Egyptian Museum; the world's largest archaeological museum will anchor the area as Egypt's next great cultural destination.



Sphinx International Airport

Strategically located to serve West Cairo and the North Coast, Sphinx Airport enhances connectivity, making the destination more accessible for both local and international travelers.



High-Speed Electric Train

The new high-speed electric train linking the North Coast to Ain Sokhna will revolutionize travel across Egypt, driving connectivity, commerce, and regional growth.



Masterplan

1

boulevard hill

2

LAKE-FRONT
VILLAS

3

north villas

4

SPHINX PLAZA

Retail & Dining
Music & Entertainment Hub
International Hotel
Office Buildings
Fitness Center

5

the gray
residences

6

lakeside club

7

P I N E · L A N E S

8

Beige
RESIDENCE

75 METER WIDE MAIN ROAD CONNECTING TO NEW ZAYED AND ZAYED AREAS



Cairo-Alex Road

The background of the slide is a photograph of green foliage, likely trees or bushes, with some leaves showing signs of insect damage (small holes). The foliage is in the foreground and middle ground, with a bright, slightly overcast sky in the background. A white rectangular box is positioned on the right side of the slide, containing the text.

hills of one

Overview

1

Majority of the Project are One-Storey Villas, Ensuring Low Density & Open Skyline

2

Project has Different Elevations & Hills



3

Conveniently located in Sphinx city, across from Sphinx International Airport

4

Comprised of 6 Villages



5

Stretched across 164 Acres
(No. of Residential Units: 850)

6

Homes are surrounded by Nature & Lakes





hills of one

Experiences

Scenic Boulevard

Edged by elevated landscapes, the boulevard offers an enjoyable experience whether you're driving or strolling through.

It also hosts a triathlon route, where residents can cycle, run.



Lakeside Club



CAMPBELL GRAY
HOSPITALITY

The Lakeside Club is an exclusive destination for wellness and leisure, fully operated by Campbell Gray Hospitality. Located just minutes away from the Lake-front villas, residents can experience exceptional hospitality while being surrounded by breathtaking lake views. The floating lap pool is ideal for swimming as part of a triathlon inspired fitness routine.



Sphinx Plaza: A World Within Reach

Hospitality

An International Boutique Hotel

Music & Entertainment Hub

For elegant international plays, musicals & entertainment.

Gourmet Restaurants & High-end Retail

A lifestyle of flavor & style.

Office Spaces

Elegantly designed co-working spaces & meetings.





Introducing

Beige
RESIDENCE



A NEIGHBORHOOD FOR YOUR EVERY SIDE

at

hills of one

SPHINX CITY

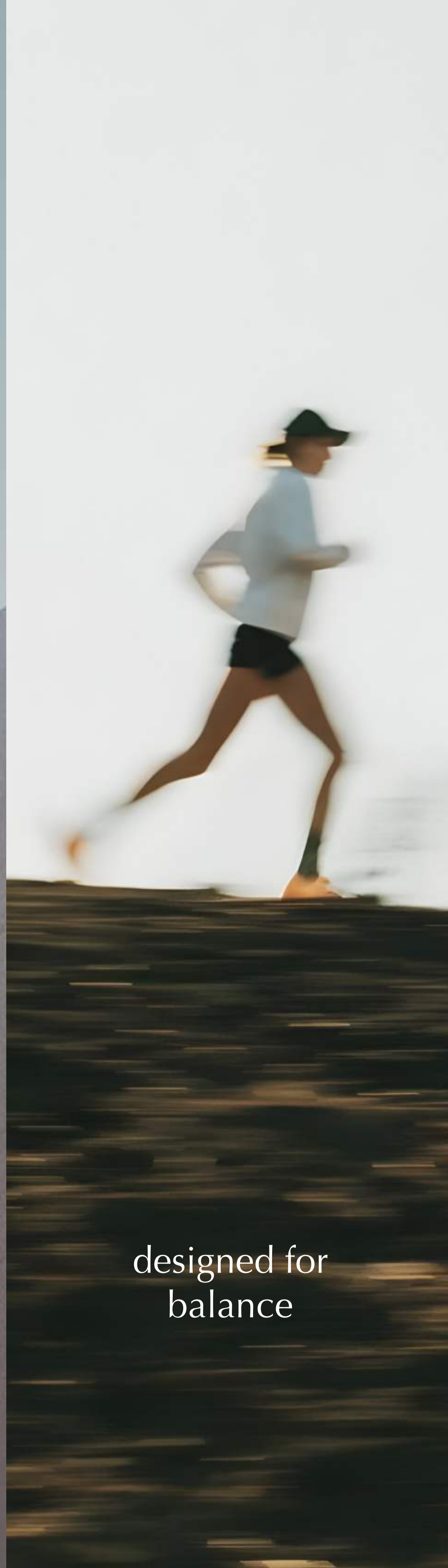
by

*people[®]
& places.*

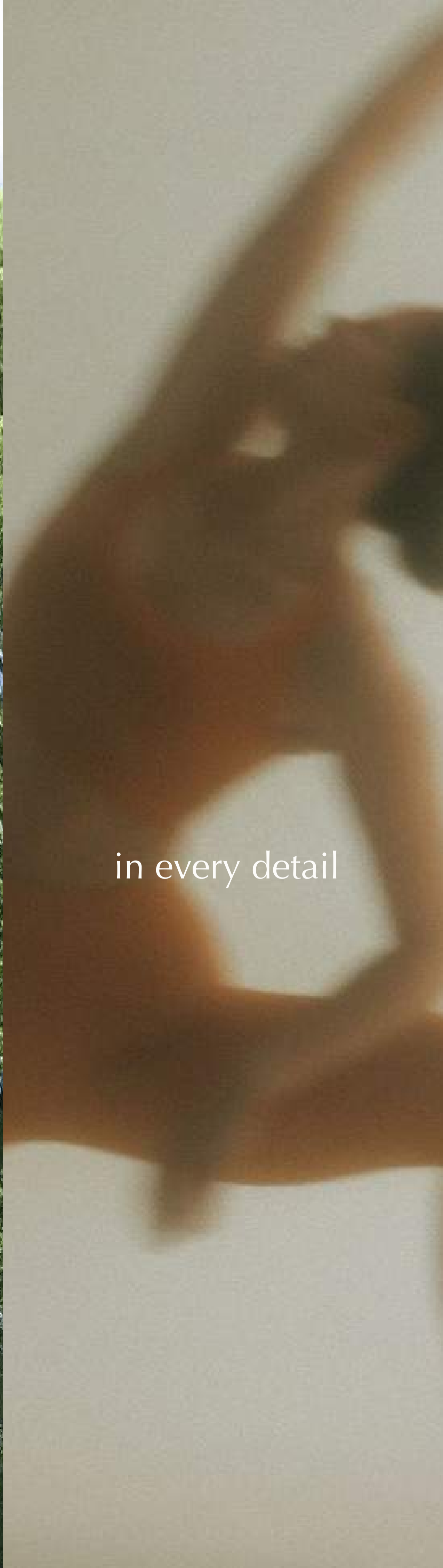
A smart
neighborhood



designed for
balance



in every detail



and a communal
ecosystem



thrives through



Designed for those who seek harmony in their surroundings and balance in their daily rhythm.

For the urban professional who values flexibility, the young family who thrives in community, and the individual who finds beauty in thoughtful design; this is a place where lifestyle, wellness, and simplicity coexist effortlessly



Beige Community



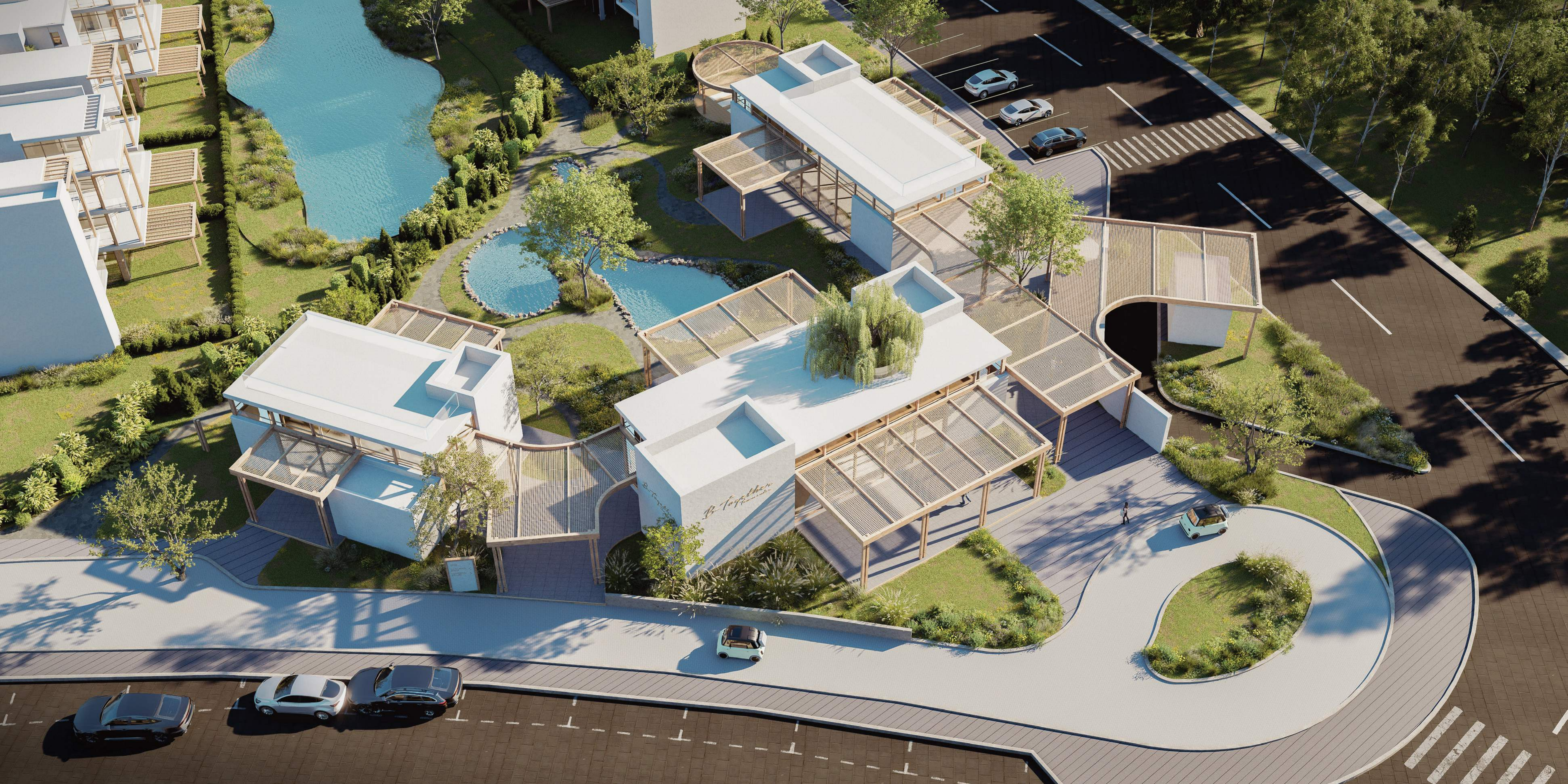
B-Together

A Gathering Space that caters
to Different Interests

Anchoring the village experience, B-Together is a vibrant, multi-purpose space designed to bring people together. Blending creativity, wellness, and family life, it's where residents can work, connect, and unwind, all in one harmonious destination.



B-Together
hills of one





GYM >
CO-WORKING SPACE <
COMMUNAL KITCHEN >

B-toppe
hills
together
hills of one









Communal Kitchen
& Herb Picking



Co-working Space



Neighborhood Café



Surrounded by Water Features
& Swimmable Lagoons



Gym & Yoga Area



Kids Area





B-WALK

The Pedestrian Green Spine

A beautifully designed pathway invites residents to walk or bike with ease while enjoying elegant landscaped surroundings. With convenience in mind, the spine seamlessly connects every part of the village, allowing residents to move effortlessly from their homes to the Community Hub.



Nature is not just a Backdrop,
it's Woven into Every Path, Terrace, & View



Design Philosophy:

Inspired by Japandi architecture



Wood Effect

Light Tones

Design Philosophy

Reception
& Dining



Private Bedroom
Quarters

Masterplan Design & Concept

→ Homes are designed around picturesque landscapes, swimmable lagoons and water features, ensuring that every home enjoys serene view

→ The masterplan design introduces a Community Hub, designed to bring the community together through meaningful shared experiences.

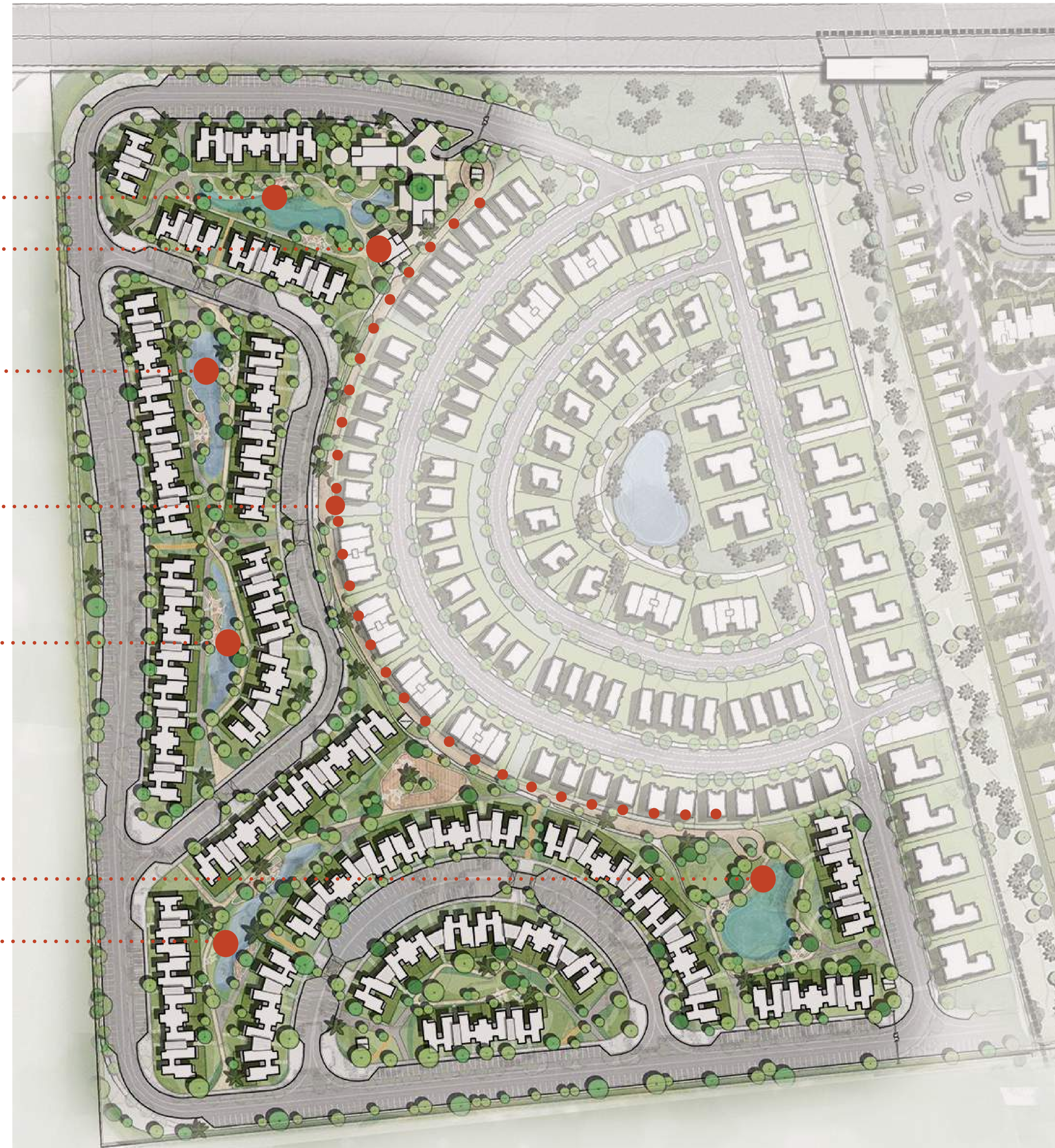
Swimmable Lagoons
B-Together

Water Feature

B-Walk

Water Feature

Swimmable Lagoons
Water Feature





Design Philosophy: Exterior
Blending Wood Effect
with Light-colored Tones



Scandinavian simplicity meets Japanese harmony in every detail. Where light flows through open spaces and greenery softens modern lines.

A design language that feels both refined and welcoming.

Architecture that balances functionality with beauty.











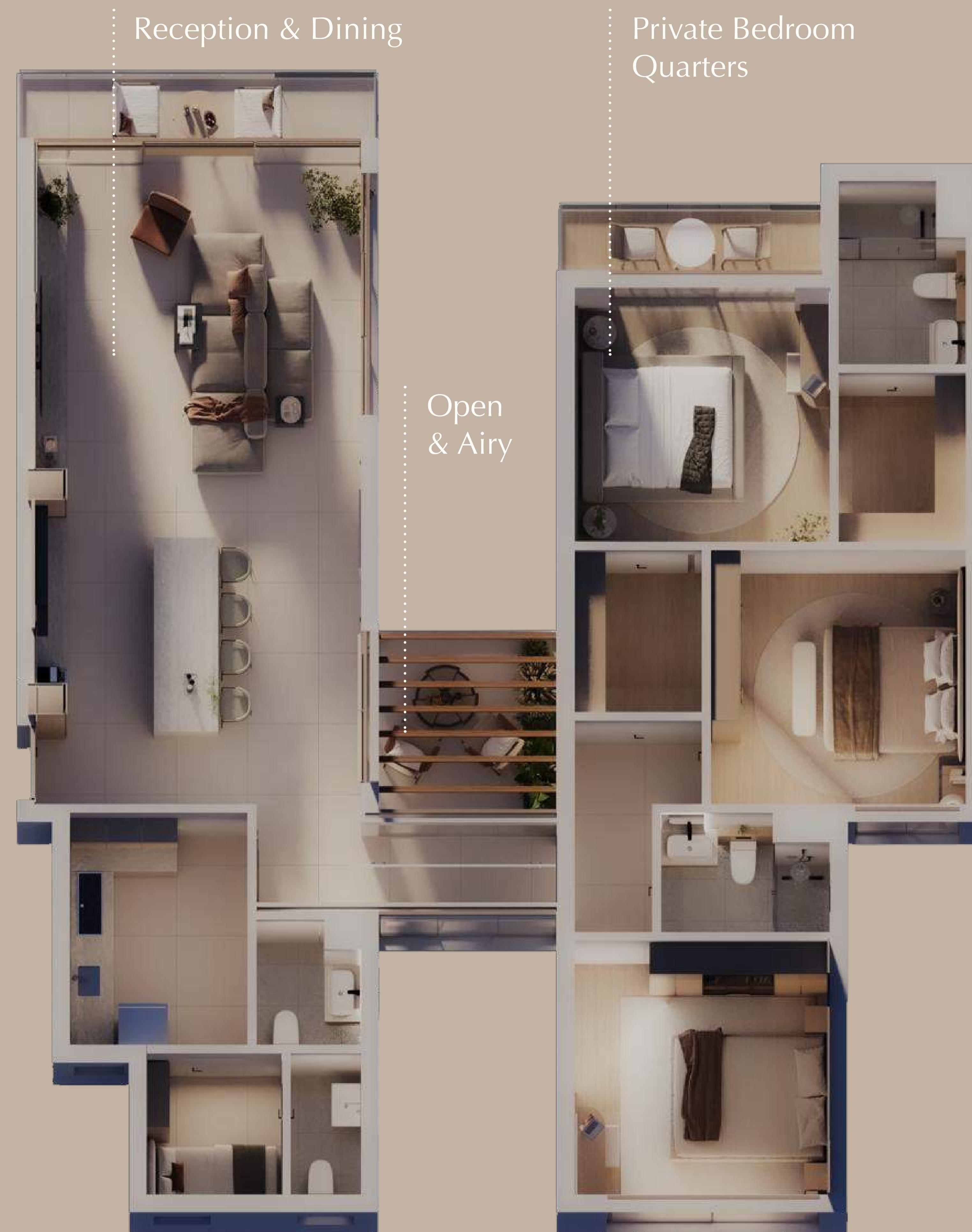


Design Philosophy: Interior

Light, space, and natural textures set the mood for harmonious living.



A layout that separates bedrooms from the reception and dining areas, ensuring privacy where it matters most.



Reception and dining areas open fully to gardens and natural light, creating a constant visual and physical connection to the outdoors, featuring a terrace at every turn.







An elegant entrance welcomes you with sunlit views of trees and leaves, where light is filtered, dappled, and alive.



A hidden kitchen keeps the mess tucked away, while a second open kitchen offers everyday convenience and connection.





Your backdrop is your backyard,
where greenery and light create a
constant, calming presence.

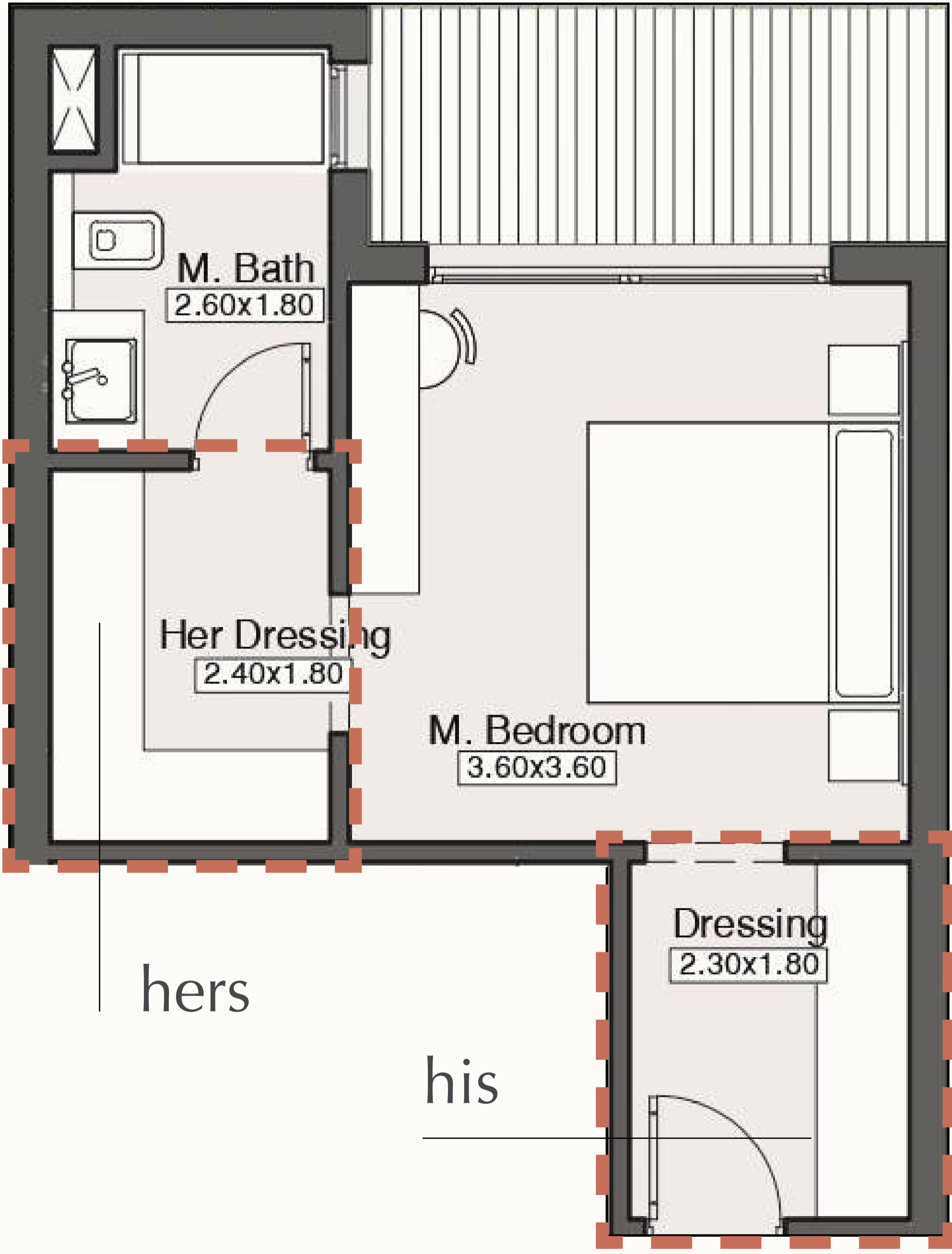


Spaces that protect your privacy
yet remain open and airy.





Spacious suites featuring his and hers dressing rooms and a private terrace.









Introducing New Finishing Packages

Providing you the flexibility to choose your preferred finishing style. Every home is crafted to reflect your personal taste.

Whether you wish to add your own touch through the **Easy Finish**, or move into a fully completed **Prime or Luxury Finish**, each option offers the opportunity to perfect your home with high-quality materials, refined details, and timeless design.



Easy Finish

1

We will deliver your home almost finished, with the following specs leaving you the final touches to personalize your home to your own taste.

Fully Plastered Ceiling
with First Coat of Paint

Frame of the Door only

All Windows are Done

All Conduits are Done

High Quality Cement
Tiles (Mosaico)

Easy Finish

2

This is how it looks once you add your own touch. A low-mess, low-stress process where all you'll need is to add the wall color of your choice, the dry application of flooring, whether HDF or porcelain, using the adhesive method, now commonly used for high-quality flooring finishing.

We believe this entire phase will take no more than one month, after which your home will be fully complete.

Add your own Color of Paint

Add your own Lighting Fixtures

Add the Door

Add the Wiring & Electrical Face Plate

Add your own Wooden/Porcelain/Marble Flooring

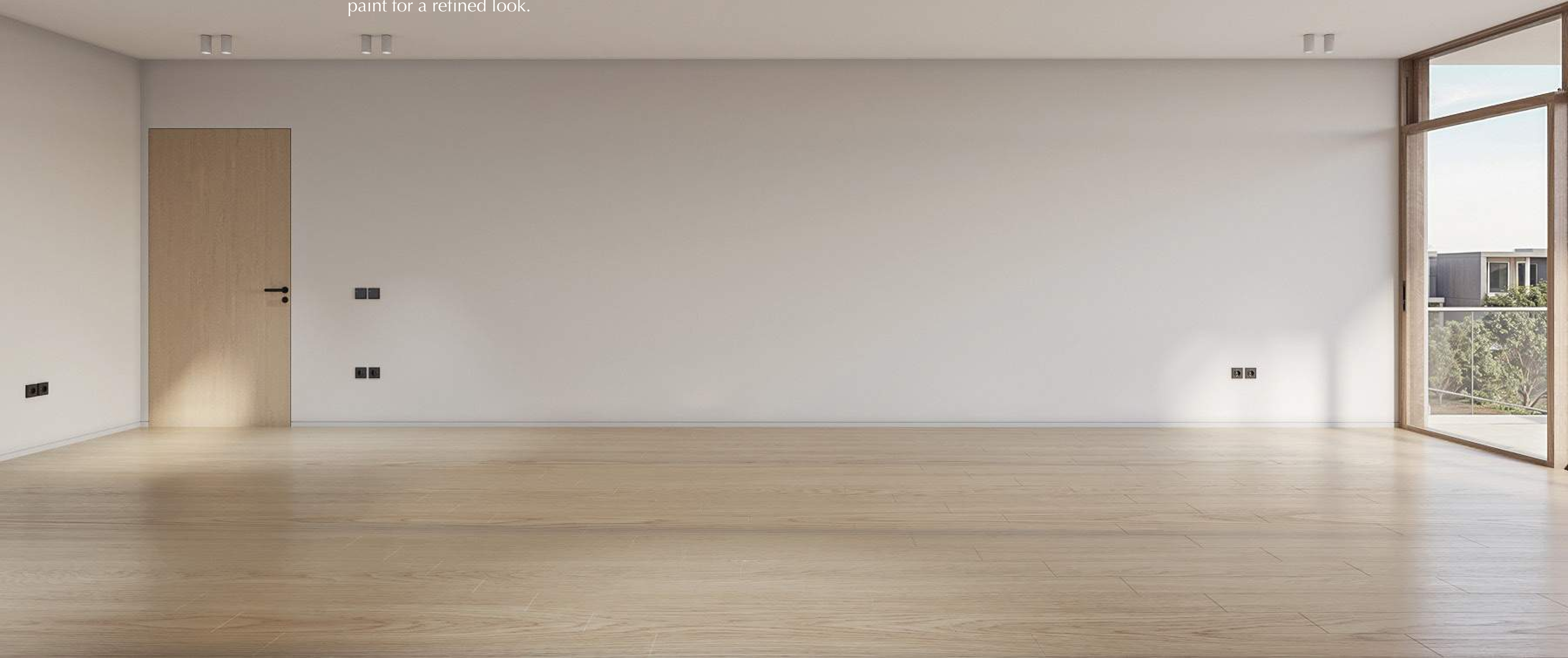
Prime Finish

High-quality porcelain flooring with HDF for bedrooms. Walls finished with premium paint.



Luxury Finish

Elegant marble or engineered wood flooring; walls finished with high-quality paint for a refined look.



	Easy Finish	Prime Finish	Luxury Finish
Wall Finishing	Plastered Ceiling with First Coat of Paint 	High Quality Paint 	High Quality Paint 
Receptions Flooring	High Quality Cement Tiles (Mosaico) Ready to Install Porcelain or 1 cm Marble 	Porcelain Tiles 	Marble Engineered Wood 
Bedrooms Flooring	High Quality Cement Tiles (Mosaico) Ready to Install Porcelain or 1 cm Marble 	HDF 	HDF 
Kitchen Flooring	High Quality Cement Tiles (Mosaico) Ready to Install Porcelain or 1cm Marble	Porcelain Tiles	Porcelain Tiles
Kitchen Walls	Plaster Finishing Ready for Installing Ceramic or Paint	Porcelain Tiles and/or Paint	Porcelain Tiles and/or Paint
Bathroom Flooring	High Quality Cement Tiles (Mosaico) Ready to Install Porcelain or 1 cm Marble 	Porcelain Tiles	Porcelain Tiles
Bathroom Walls	Plaster Finishing Ready for Installing Ceramic	Porcelain Tiles and/or Paint	Porcelain Tiles and/or Paint
Sanitary Fixtures	Not Included	Included	Included
Plumbing Works	Piping & First Fix Ready for Installing the Sanitary Fixtures	Finished	Finished
Electrical Works	First Fix Ready for Installing the Wiring & Electrical Face Plates	Finished	Finished
Terraces Flooring	High Quality Cement Tiles (Mosaico) Ready to Install Porcelain or Marble	Porcelain Tiles	Porcelain Tiles
Terraces Walls	High Quality Outdoor Paint	High Quality Outdoor Paint	High Quality Outdoor Paint
Internal Doors	Wooden Frames Ready for Installing Wooden Doors	Wooden Doors + Accessories	Wooden Doors + Accessories
Ceilings	White Paint	High Quality Paint	High Quality Paint
External Doors	Wooden Door	Wooden Door	Wooden Door
Aluminum Windows	Included	Included	Included

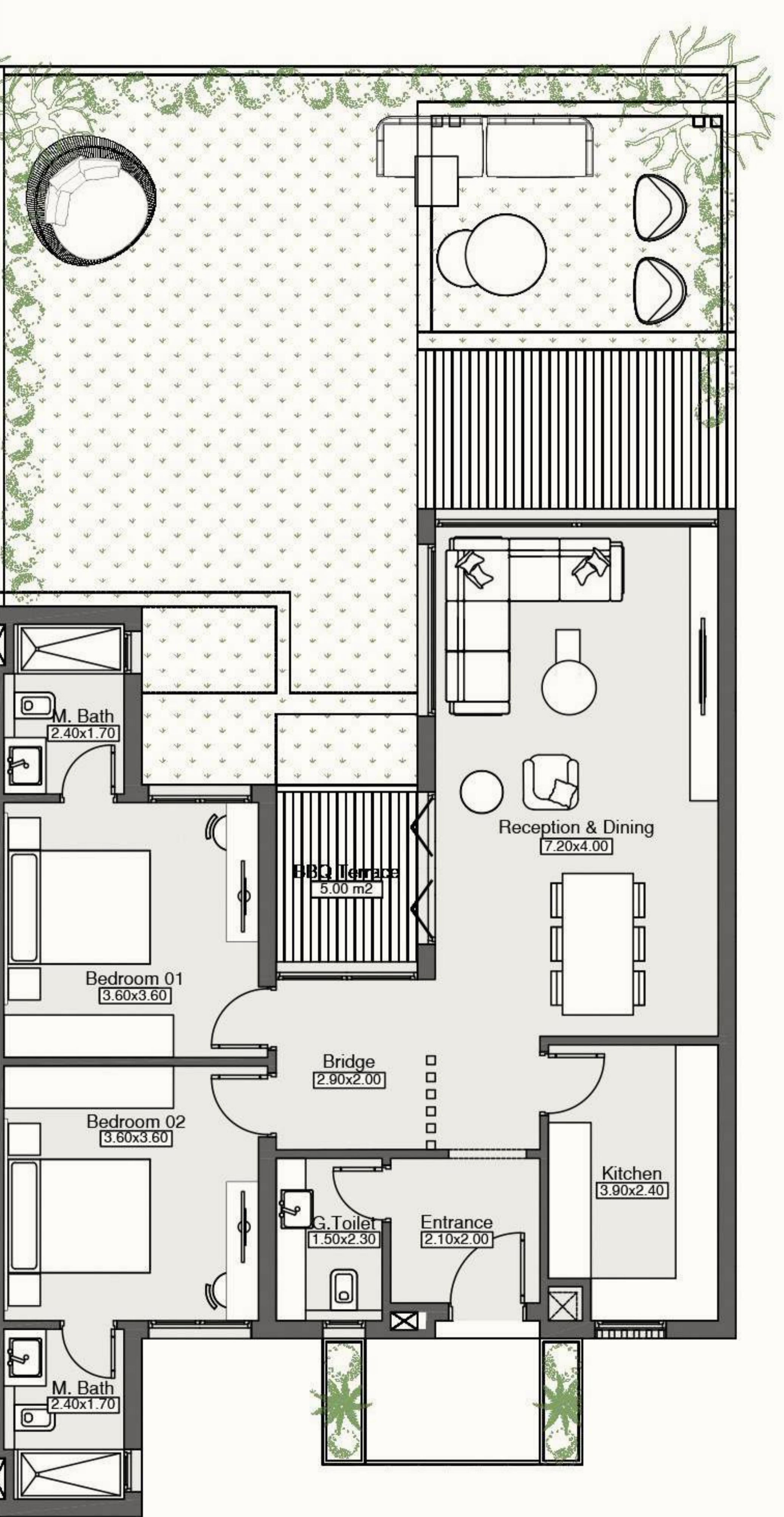


Apartment Buildings

Ground Floor

2BR Apartment

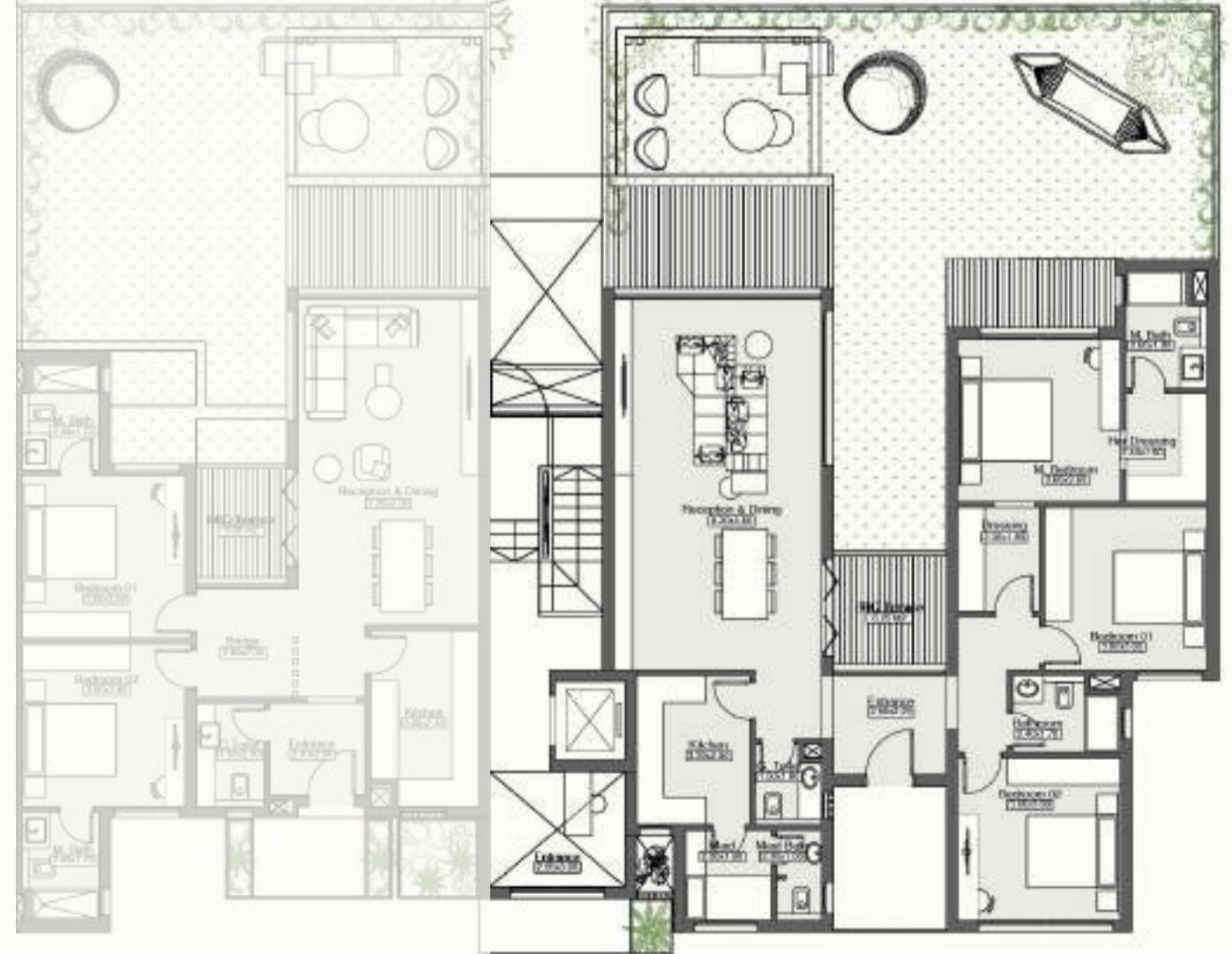
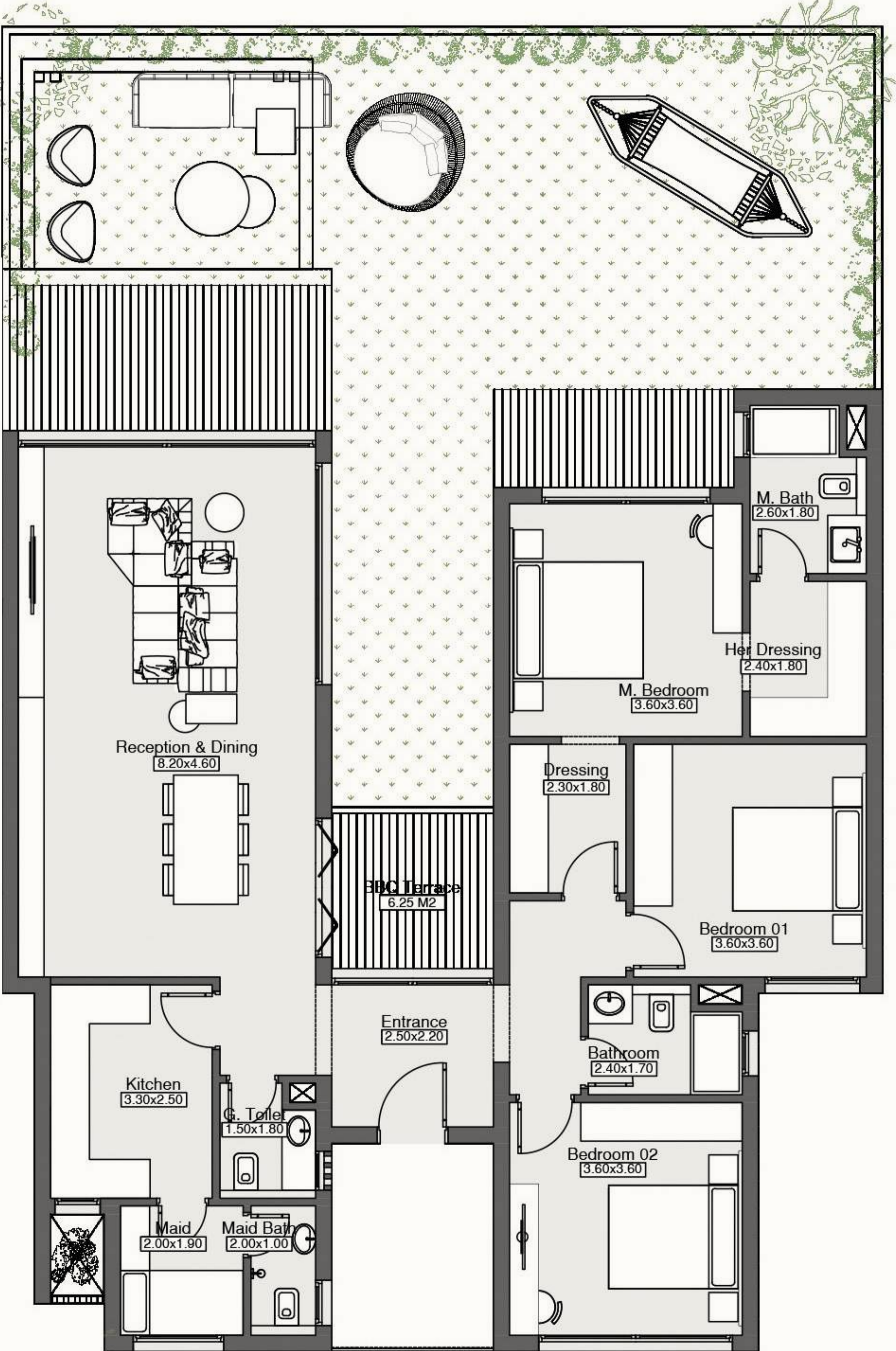
Total Area 133m²
Internal Area 115m²
Terraces Area 18m²



Ground Floor

3BR Apartment

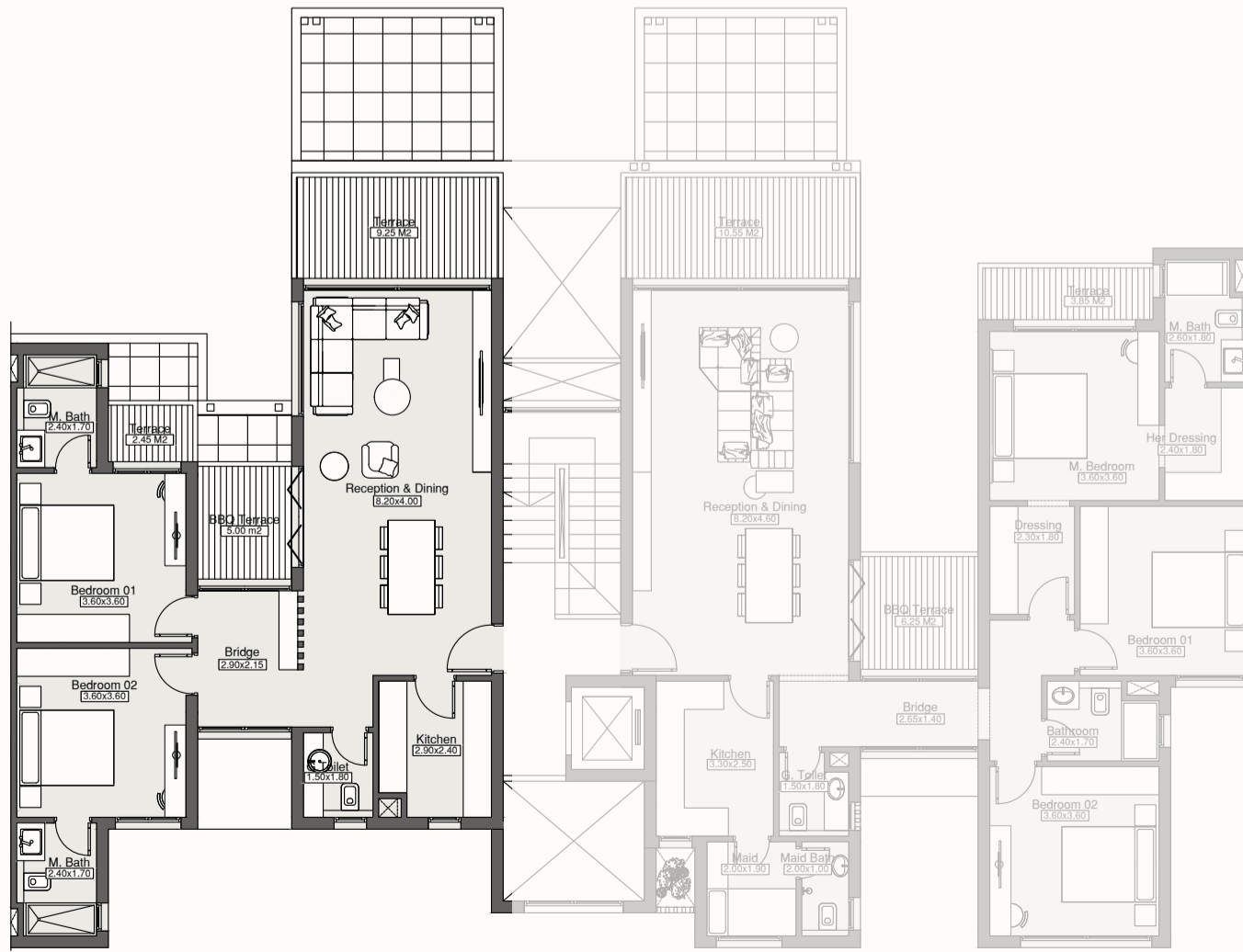
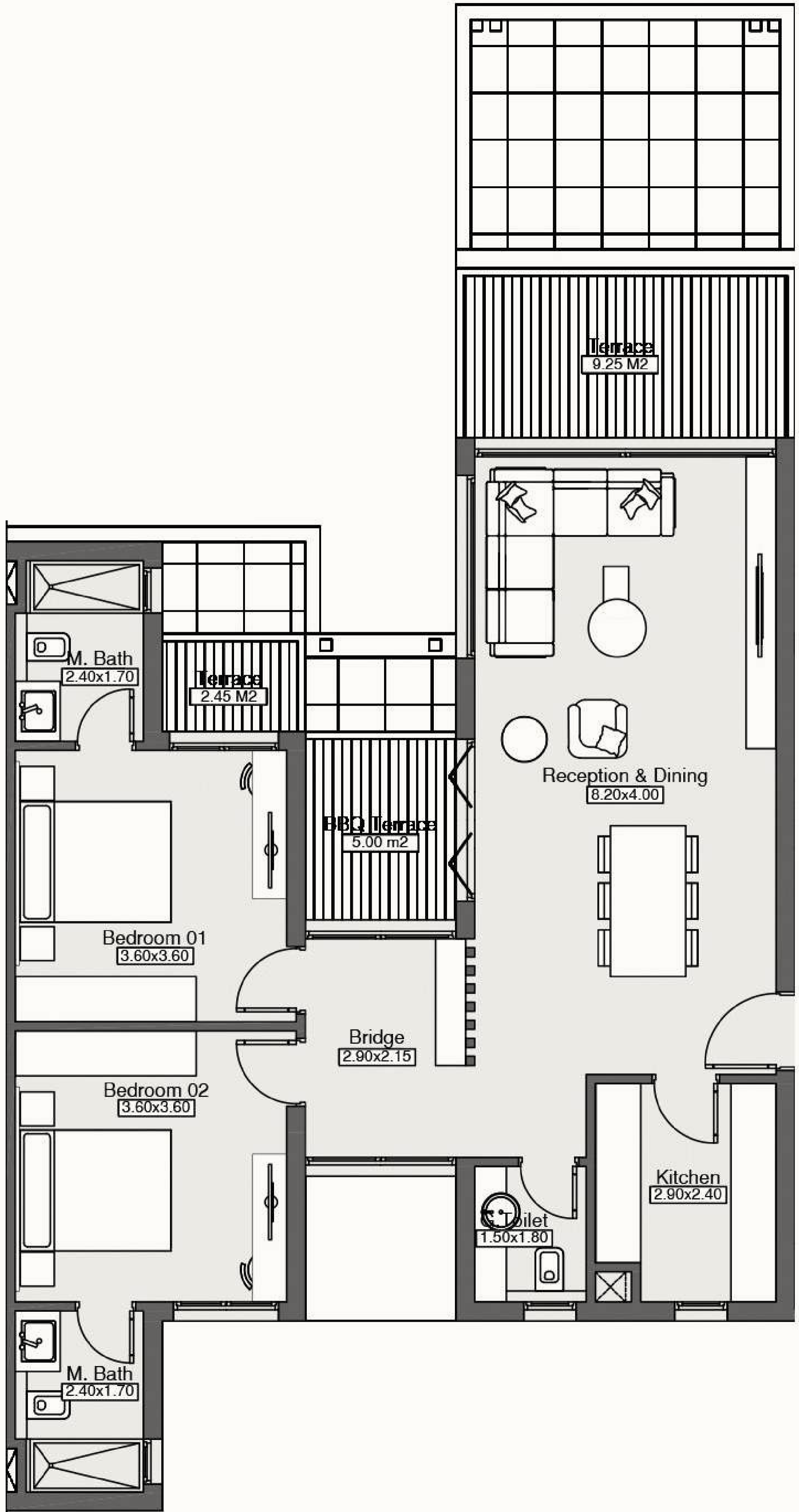
Total Area 185m²
Internal Area 162m²
Terraces Area 23m²



First Floor

2BR Apartment

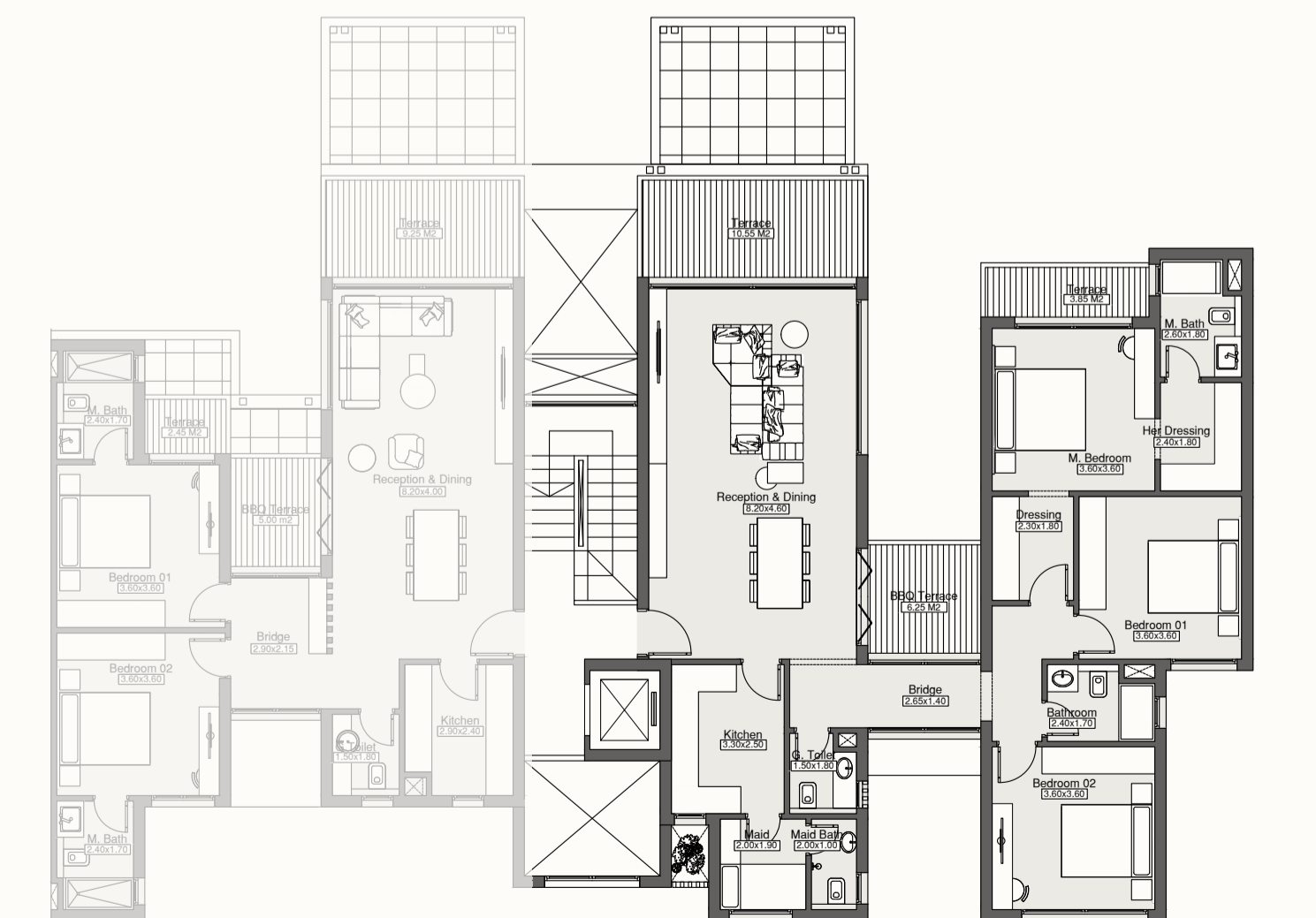
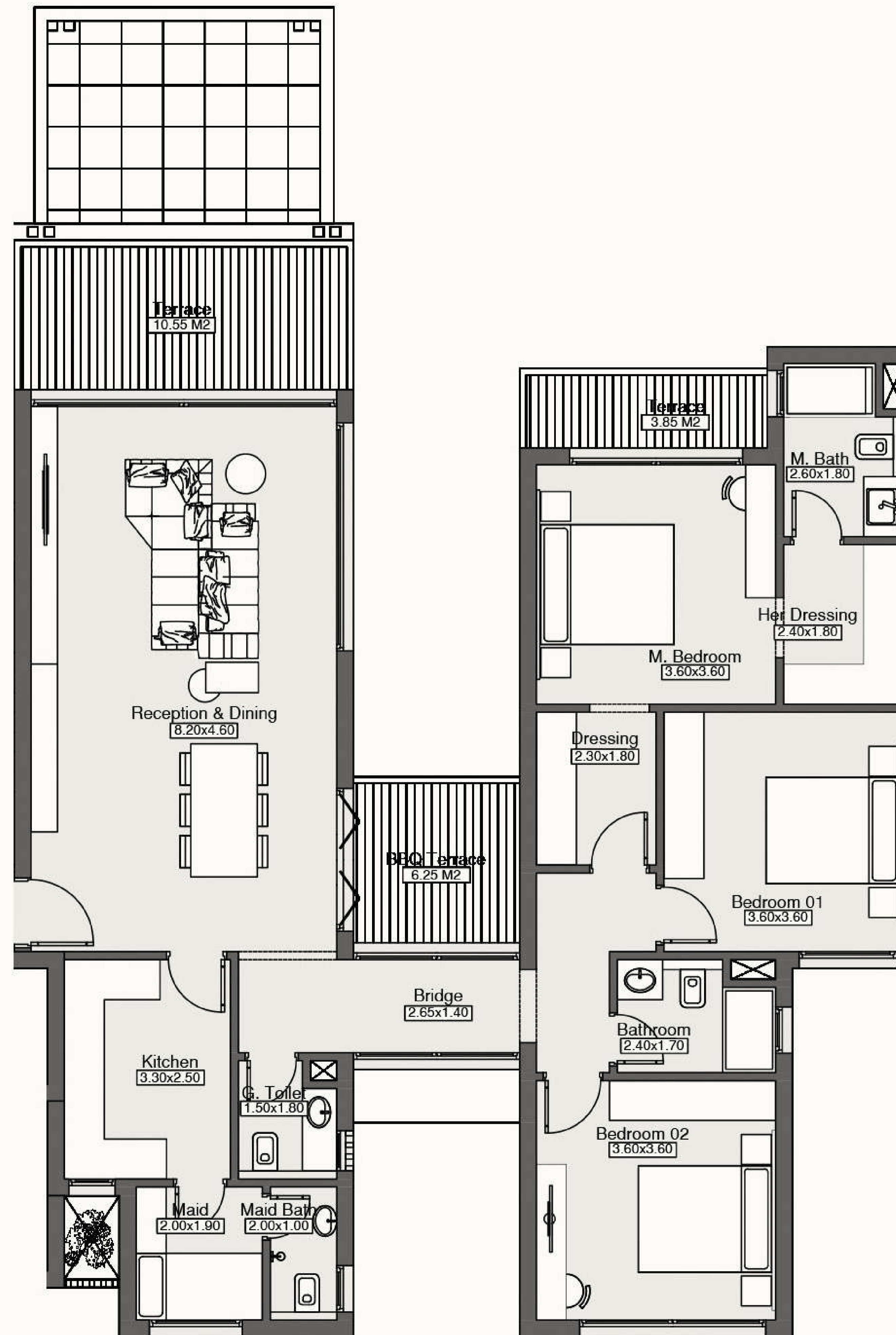
Total Area 129m²
Internal Area 111m²
Terraces Area 18m²



First Floor

3BR Apartment

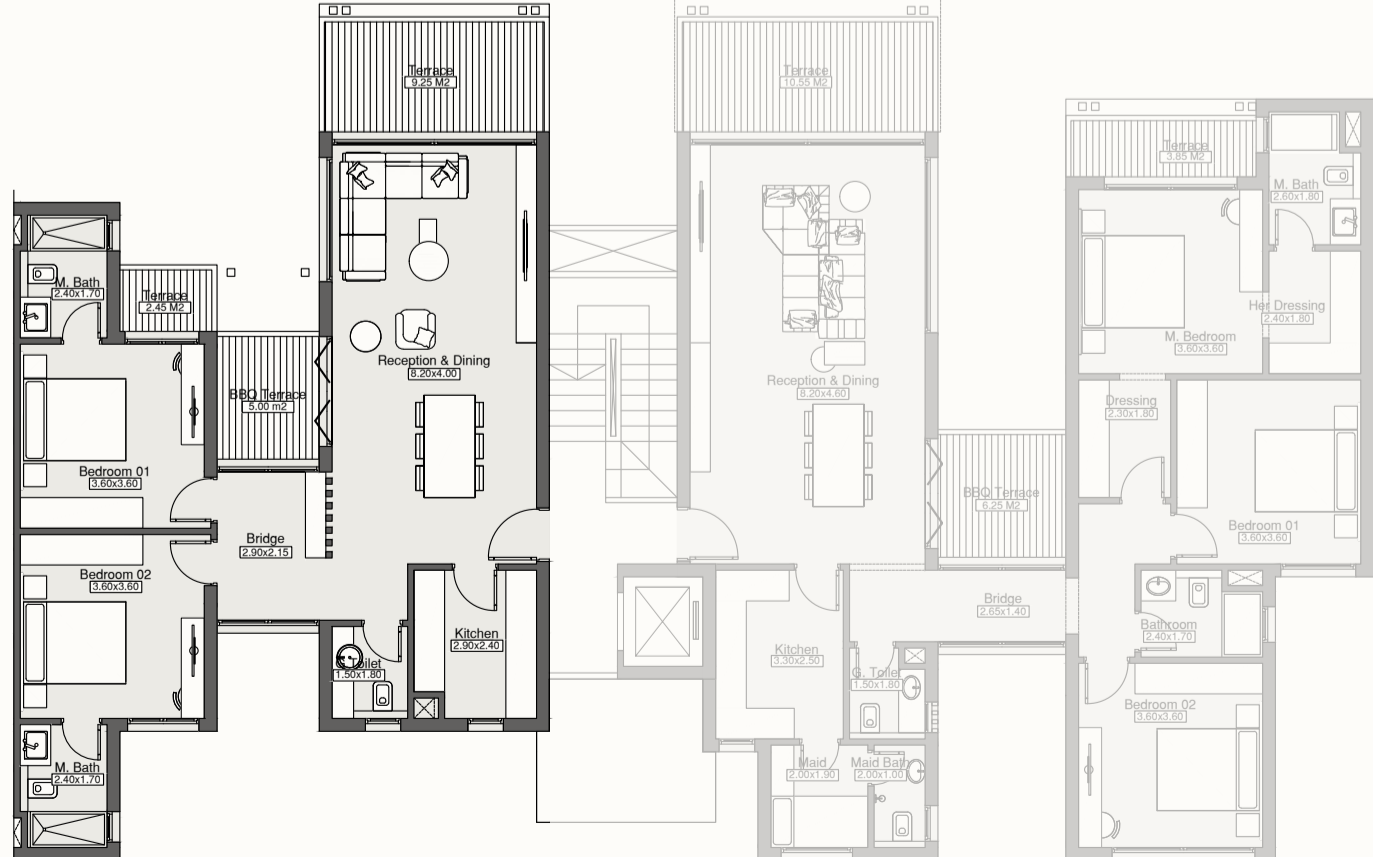
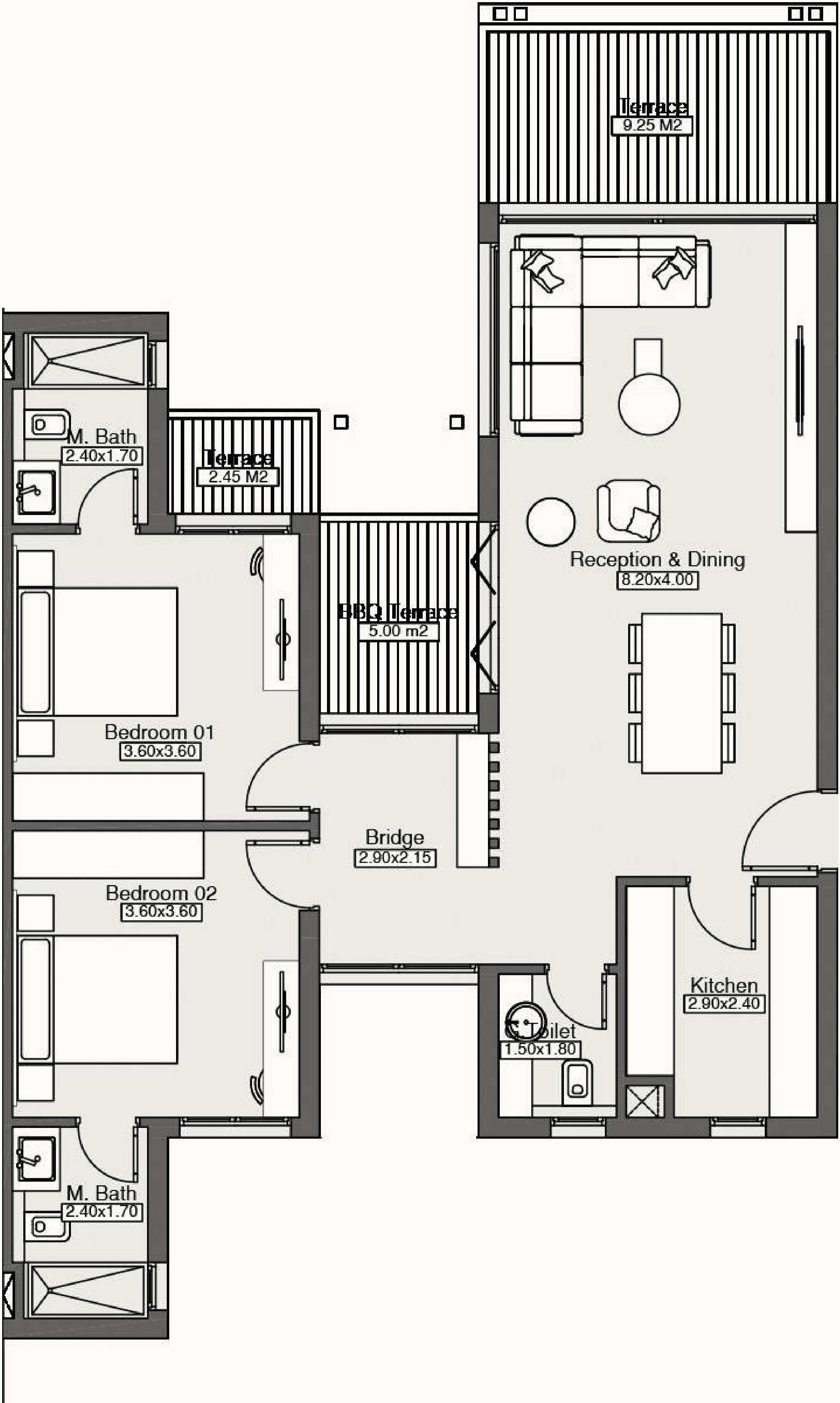
Total Area 182m²
Internal Area 159m²
Terraces Area 23m²



Second Floor

2BR Apartment

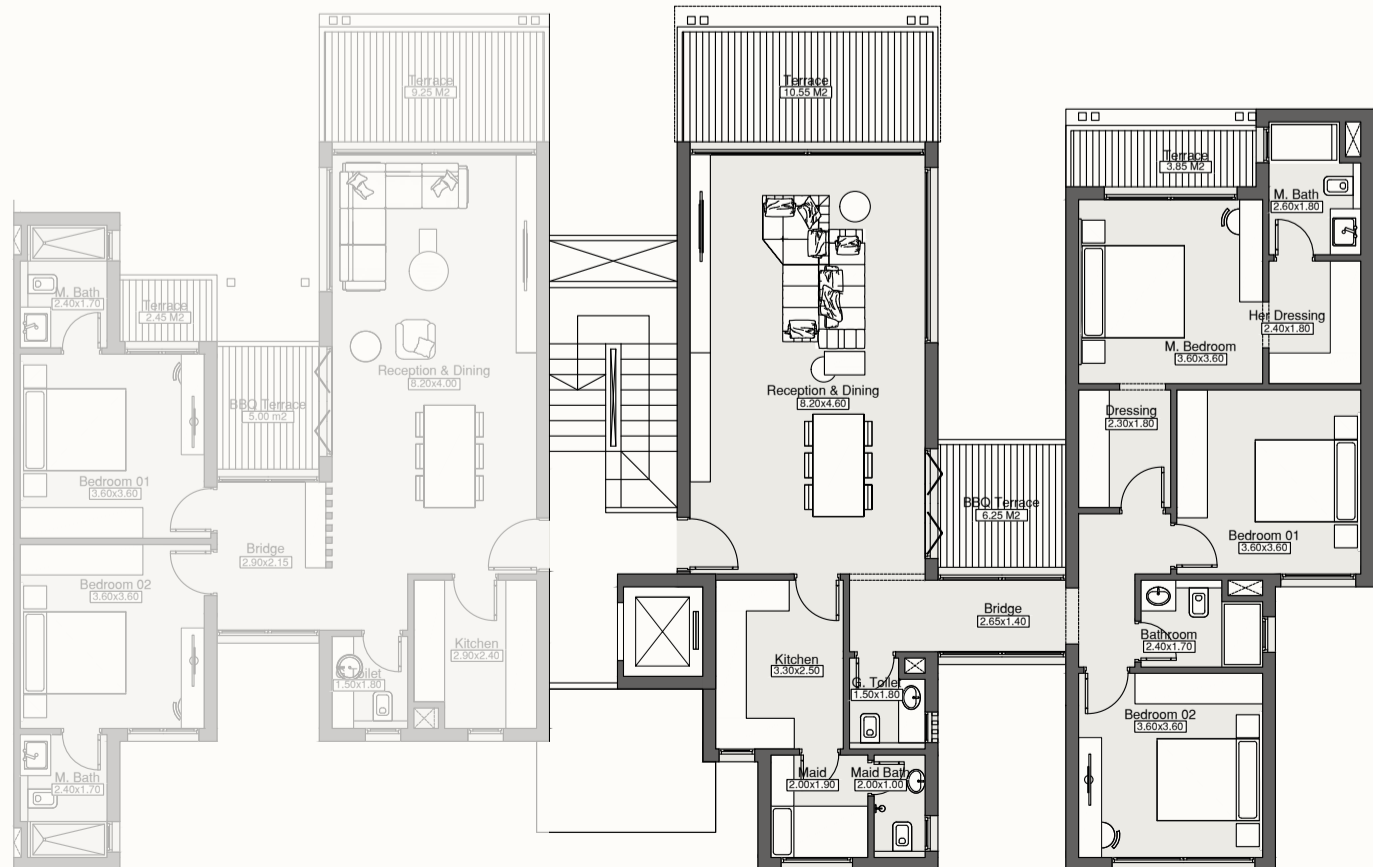
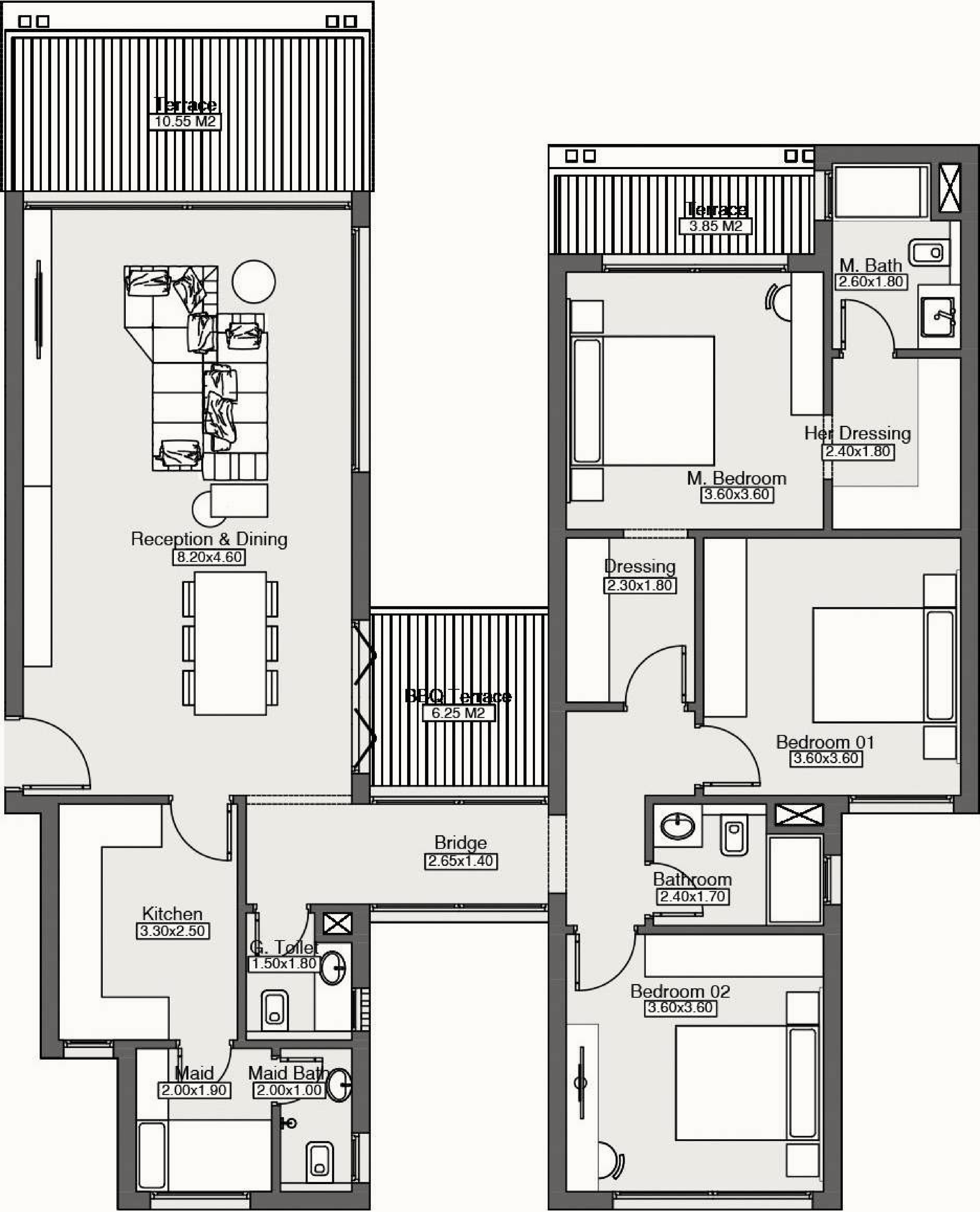
Total Area	129m ²
Internal Area	111m ²
Terraces Area	18m ²



Second Floor

3BR Apartment

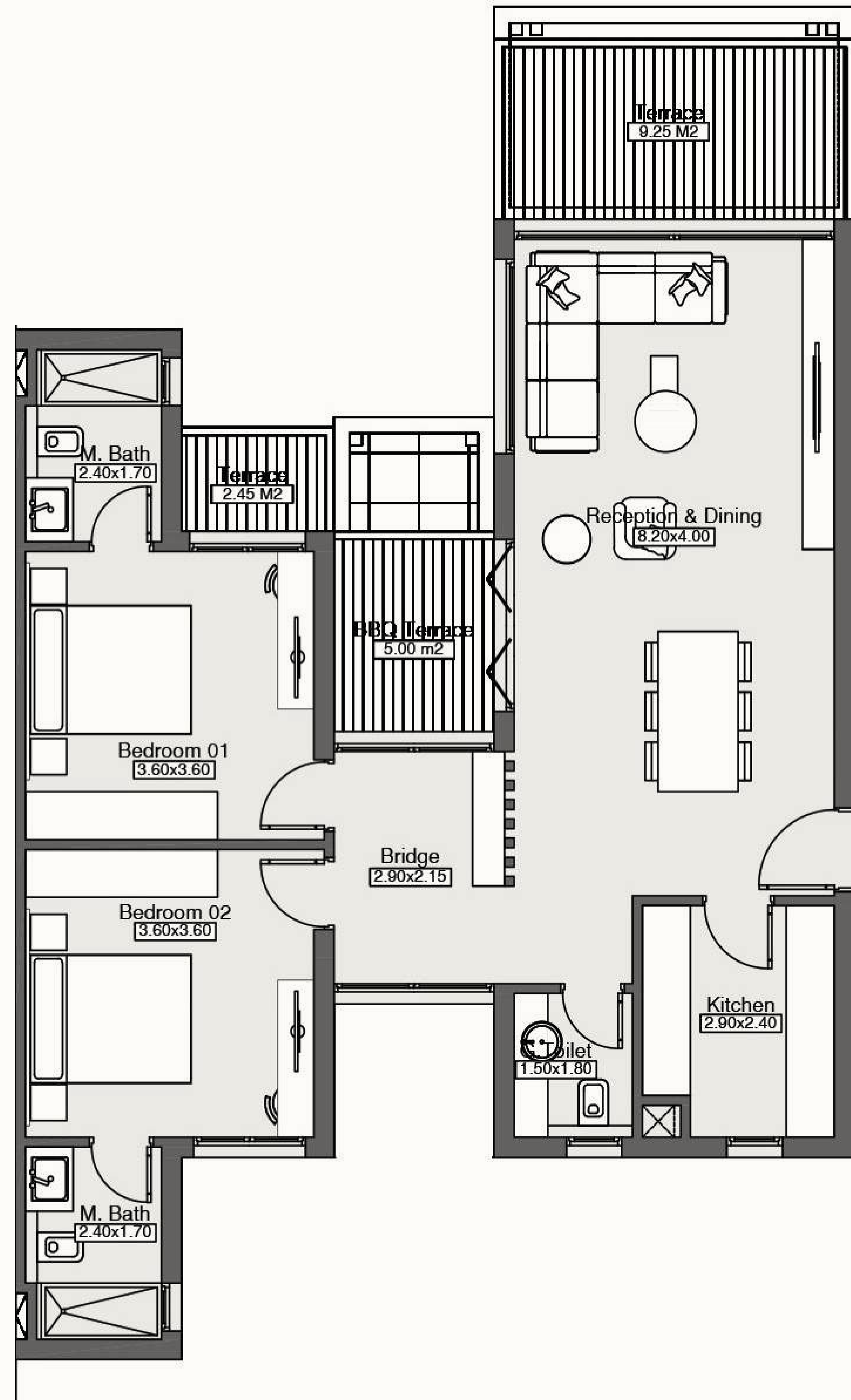
Total Area 182m²
Internal Area 159m²
Terraces Area 23m²



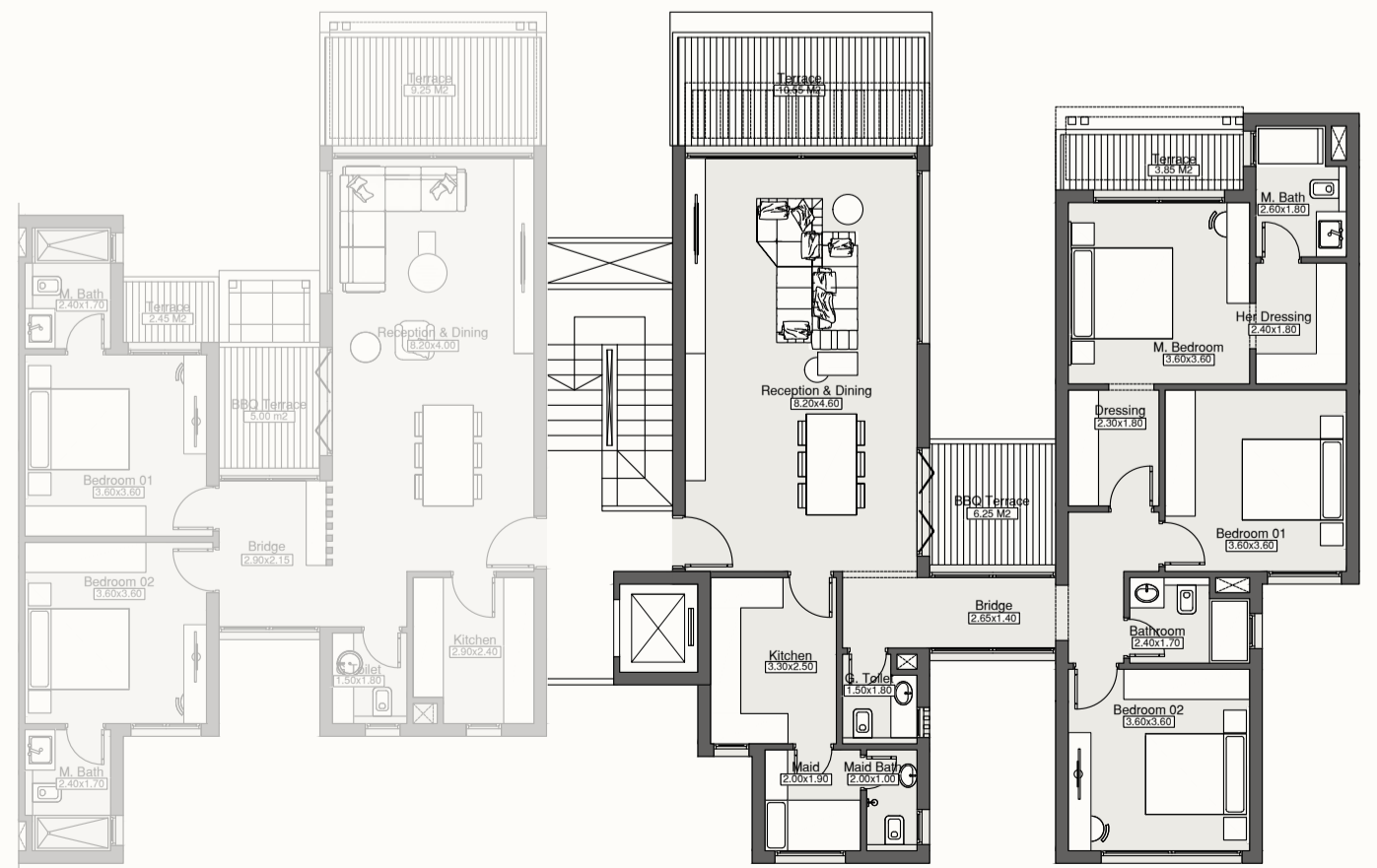
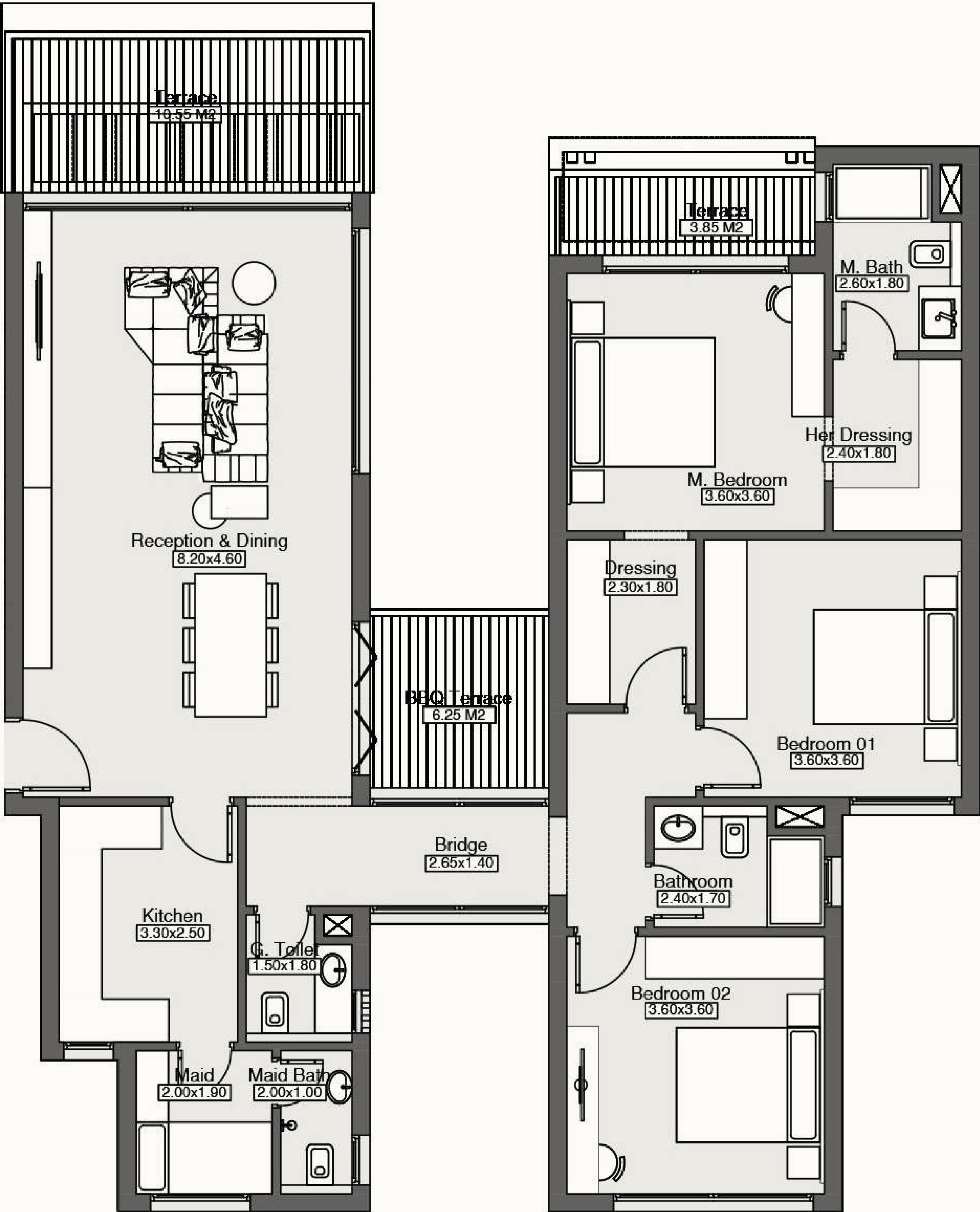
Third Floor

2BR Apartment

Total Area	129m ²
Internal Area	111m ²
Terraces Area	18m ²



Third Floor



3BR Apartment

Total Area 182m²
Internal Area 159m²
Terraces Area 23m²

Disclaimers

FLOORPLAN DISCLAIMER

1. Drawings are not to scale.
2. All rooms dimensions are measured wall to wall excluding wall finishes, structural elements, and construction tolerances. Also, the structural design and permits requirements may have an impact on the plans and dimensions by adding or removing structural elements.
3. All materials, dimensions and drawings might be slightly changed without notice. Actual areas may vary from the-stated area subject to construction or permits.
4. Drawings are not to scale. The developer reserves the right to make revisions throughout the design and construction process.
5. Actual front windows, porches, terraces, loggia, and exterior trim detail may vary due to design functionality, constructability and/or permits requirements.
6. Pools, water features, plantation and indoors and outdoors furniture are not included.
7. Only the Main Structure of Car Parking Canopy and Background Terrace Canopy are included. All canopies secondary ribs/beams as well as shown wooden pergolas structure and cladding are not included. Guidelines for implementing it after delivery will be provided then.
8. Unit orientation as well as layout allocation and mirroring depend on the plot location and urban design parameters. The shown layouts are only for Illustrative Purposes.

MASTERPLAN DISCLAIMER

1. Drawings are not to scale.
2. The developer reserves the right to make technical revisions, without notice.
3. Plot shape and area may vary following the location of the unit and the masterplan authority approvals.

EXTERIOR RENDERS DISCLAIMER

1. The facades may be subject to minor amendments without prior notice.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia, and exterior trims may vary by elevation styles and floor level.
3. The facades surroundings and effects are for illustrative purposes.
4. Pools, water features, plantation and indoors and outdoors furniture are not included.
5. Only the Main Structure of Car Parking Canopy and Background Terrace Canopy are included. All canopies secondary ribs/beams as well as shown wooden pergolas structure and cladding are not included. Guidelines for implementing the pergolas after delivery will be provided by then.

INTERIOR RENDERS DISCLAIMER

1. All materials, specifications, colors, and furniture layouts are provided as a design alternative and may be subject to change and alteration without notice depending on availability of specified materials, specification and/or colors.
2. Finishing will follow the specs clarified in Contract Annexes. The shown look and feel are only for Illustrative Purposes and does not include additional finishing materials, furniture, paintings, and accessories that are not included in the deliverables.
3. Skylight feature design details may be subject to change without notice depending on design intent, functionality constructability and permits approvals. The features shown are only for Illustrative Purposes.

people[®] & places.

Our Philosophy & Core Values

We believe real estate today and, in the future, derives value from an emotional human connection between people and the places they visit or live in. Our purpose is to design and build places that create value through enhancing and sustaining these everlasting connections through innovation and original thinking.

Authenticity

We are committed to originality, staying true to our identity by expressing authentic ideas that are reflected in our unique designs. Each project features meaningful design elements that foster human connections, transforming spaces into homes with character. Our focus ensures that we match our clients with homes that express their individuality.



Youth-Inspired

We acknowledge the shift, where the older generation now looks to the younger for inspiration. Their lifestyles, behaviors, and vision inspire us, as they are the driving force behind emerging trends. This influence enriches our designs, living experiences, and the way we communicate, as we are dedicated to catering to their needs and aspirations.

Sustainability Focused

We are passionate about changing the way we live, caring for both the environment and our community. Through thoughtful design, responsible construction and a focus on energy conservation we will create communities that prioritize environmental responsibility.

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people[®]
& *places.*

@peopleandplacesint

HQ Building (A12) Cairo Business Park project, plot No. 1
at El- Koronfel Service Center - New Cairo - Cairo.

Zayed Showroom Showroom # 2002 - Ground Floor - Park St. -
Sheikh Zayed - 6th of October

www.peopleandplacesint.com