

hills of one

SPHINX CITY

people[®]
& places.

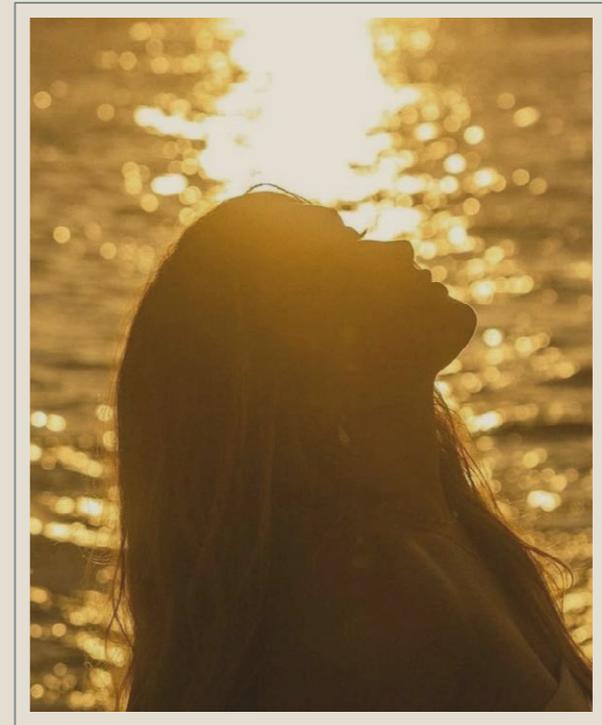
LAKE- FRONT VILLAS





LAKE-FRONT VILLAS

One-storey homes with serene lake views



Perched along the tranquil lakes, the Lake-Front Villas are an elegant selection of one-storey homes located within **Hills of One**, a gated community in Sphinx City. With the lakeside clubhouse just moments away, residents enjoy a unique blend of exclusivity and leisure.

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.

hills of one
SPHINX CITY



A PROMISING COMMUNITY
IN THE WEST OF CAIRO.



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

hills of one

SPHINX INTERNATIONAL AIRPORT

ROD EL FARAG CORRIDOR

ALDABAA CORRIDOR

CAIRO-ALEX DESERT ROAD

MIDDLE RING ROAD

WASLET DAIFSHUR ROAD

26TH OF JULY CORRIDOR

- Main Roads
- Secondary Roads
- Future Roads

REDEFINING THE LANDSCAPE WITH VISIONARY DESIGNS



Set amidst an elegant landscape, Hills of One spans **168 acres** and introduces vibrant residential and commercial neighborhoods, fostering a refined and dynamic community.

Hills of One is defined by its unmatched designs and architectural excellence.

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

PINE · LANES

8

Beige
RESIDENCE



INSPIRED LIVING

RESIDENTIAL NEIGHBORHOODS



BOULEVARD HILL & NORTH VILLAS
Refined One-Storey & Two-Storey Villas



THE GRAY RESIDENCES
Serviced apartments by Campbell Gray Hospitality



PINE.LANES
A selection of innovative homes



LAKE-FRONT VILLAS
One-storey homes with serene lake views



BEIGE
A neighborhood for your every side

COMMERCIAL NEIGHBORHOODS



THE LAKESIDE CLUB
By Campbell Gray Hospitality & LA7



SPHINX PLAZA
Hospitality, office spaces, retail & more

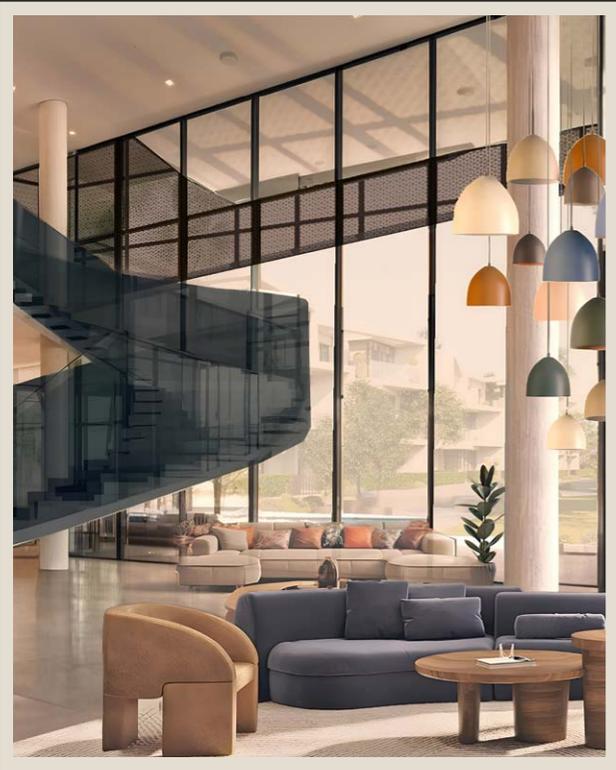
SPHINX PLAZA



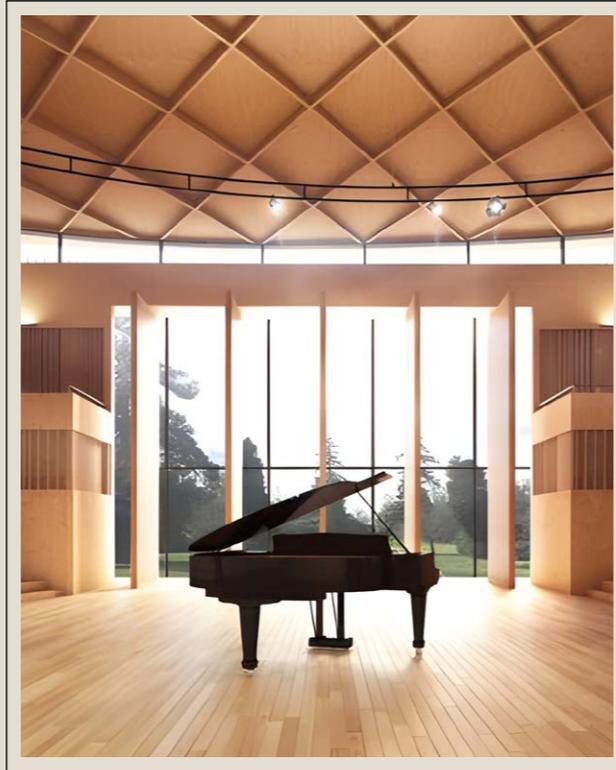
Ideally located along Cairo-Alex Road; Sphinx Plaza is a vibrant hub for hospitality, dining, and retail, offering a lively destination for families to gather and explore.

SPHINX PLAZA

The hub of all lively activities.



HOSPITALITY
An International Boutique Hotel



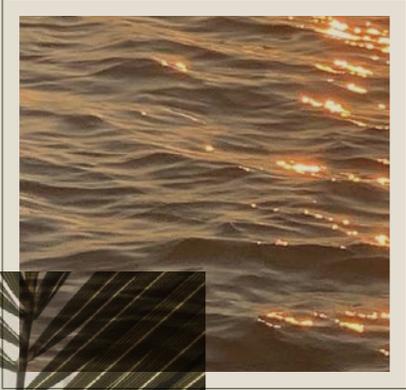
MUSIC & ENTERTAINMENT
HUB



GOURMET RESTAURANTS
& HIGH-END RETAIL



OFFICE SPACES



NATURE-CENTRIC SURROUNDINGS

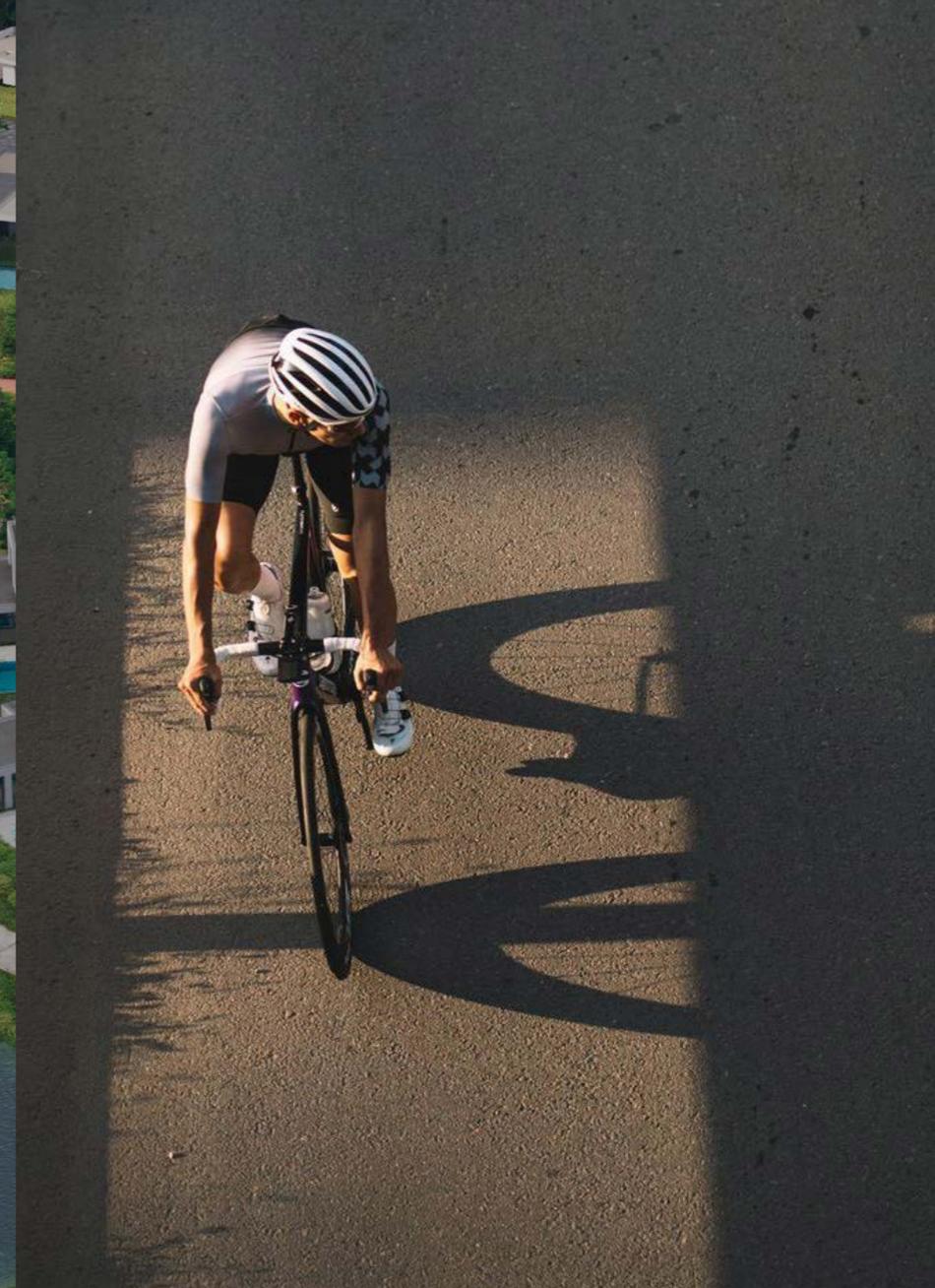




SCENIC BOULEVARD
Edged by elevated landscape



LAKESIDE CLUB
Hospitality by Campbell Gray
Fitness & Wellness programs by LA7



TRIATHLON TRACK & FITNESS AREA
To swim, cycle & run

LAKE SIDE CLUB


CAMPBELL GRAY
HOSPITALITY

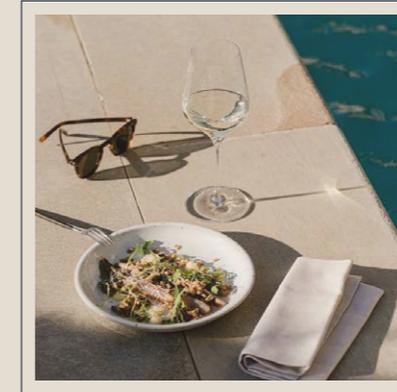
LA7



LAKE SIDE
COMMUNITY CLUB


CAMPBELL GRAY
HOSPITALITY

LAKESIDE CLUB



The Lakeside Club is an exclusive destination for wellness and leisure, fully operated by Campbell Gray Hospitality and LA7.

Located just minutes away from the Lake-front villas, residents can experience exceptional hospitality while being surrounded by breathtaking lake views.

For fitness enthusiasts, Lakeside Club offers a spacious, state-of-the-art gym managed by LA7. The floating lap pool is ideal for swimming as part of a triathlon inspired fitness routine.

LAKE SIDE CLUB



LAKE SIDE CLUB



ONE-STOREY HOMES GRACING THE HORIZON



The majority of the project is made up of elegantly designed contemporary single-story homes, which capture the true essence of Hills of One.

LAKE- FRONT

VILLAS





LAKE-FRONT VILLAS SITEPLAN



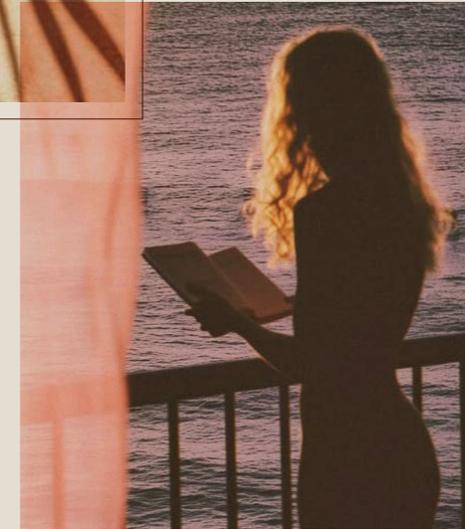
DESIGN PHILOSOPHY



Spacious living & *breathtaking* lake views...



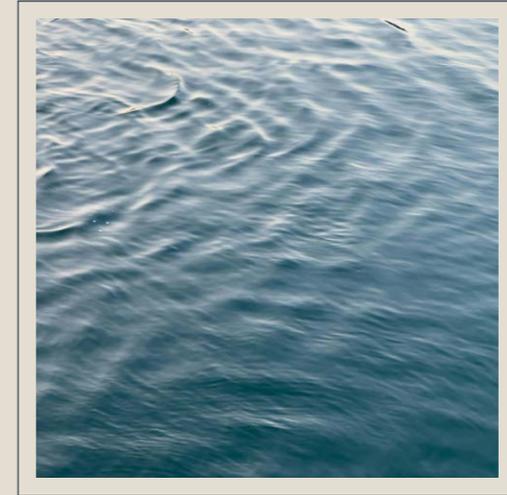
CONTEMPORARY ARCHITECTURAL ELEGANCE...



Designed with refined contemporary architecture and elegant stone cladding, these one-storey villas redefine modern living with a reception extension, seamlessly blending indoor and outdoor living spaces. Each villa is a masterpiece, offering breathtaking views of the tranquil lake.

Ideally located near the exclusive Lakeside Club, families can unwind, enjoy a meal, and stay active at the LA7 Gym.

THE LAKE JETTY



Perfectly situated by the lake, just minutes from your backyard, your private jetty provides a tranquil spot to unwind. Take in breathtaking sunsets and savor your morning coffee while enjoying stunning lake views.

This optional feature can be added upon request.

THE LAKE JETTY

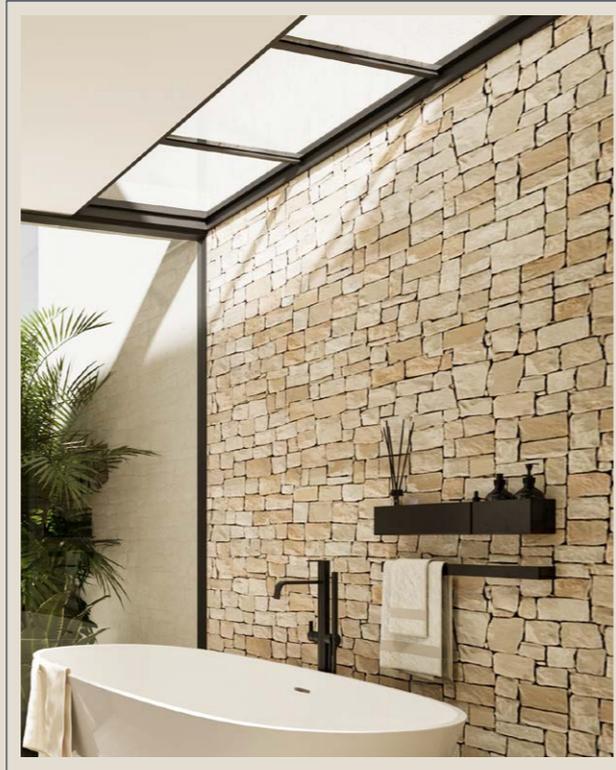


UNIQUE DESIGN FEATURES

Every corner is an unravelling experience.



LARGE MODERN GLASS
WINDOWS



SKYLIGHTS IN SIGNATURE
SPACES



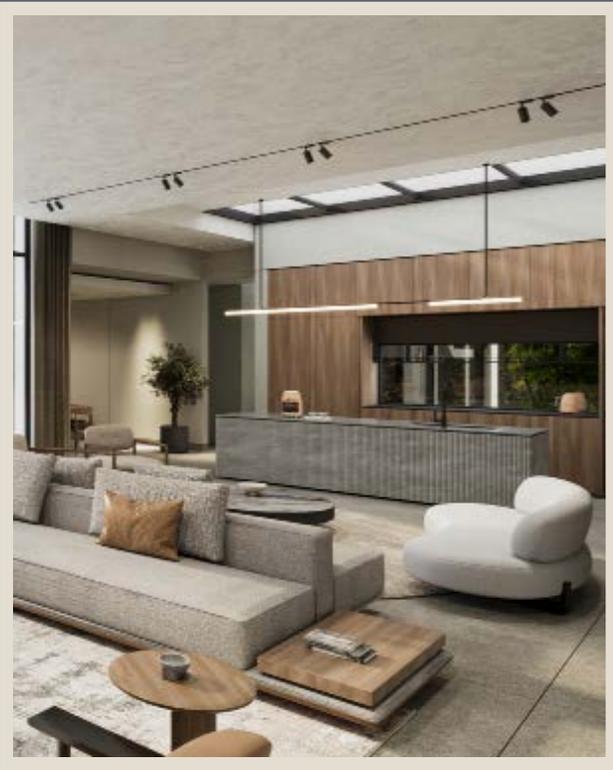
GRAND ENTRANCES



INDOOR & OUTDOOR
FIREPLACES

UNIQUE DESIGN FEATURES

Every corner is an unravelling experience.



DOUBLE KITCHEN



SPACIOUS LIVING AREA WITH
HIGH CEILINGS



UNDERGROUND GARAGES
& BASEMENT FACILITIES



GREENERY FILLED
COURTYARD

**Features are offered with select units & finishing types.*

LAKE- FRONT

VILLAS

SIGNATURE TYPES



VILLA GRAND

SIGNATURE



VILLA GRAND

S I G N A T U R E

7BR



Villa Grand embodies sophistication with 6 en-suite bedrooms, unique features, seamless indoor-outdoor living, a spacious penthouse and ground terraces, perfect for hosting guests.



SIGNATURE FEATURES



Grand Entrances



High Ceilings & Skylights



Spacious Living Areas & Dining Areas – Indoors & Outdoors



Reception Extension



Fireplace Corner



Internal Courtyards



Open & Closed Kitchens



Master Suite Bedroom with Dressing Room



Penthouse & Roof Terrace



Basement & Home Theatre



Spacious Underground Garage



Home Staff Quarter

**some features might not be available with standard options*



AN IMPRESSIVE GRAND ENTRANCE

Designed with signature doors & adorned by stone cladding & artistic landscaping



A SPACIOUS & SHADED OUTDOOR AREA

Designed for serene moments & intimate gatherings







RECEPTION EXTENSION
Blending indoor & outdoor living spaces within the home



FIREPLACE CORNER
Setting the mood during the winter season



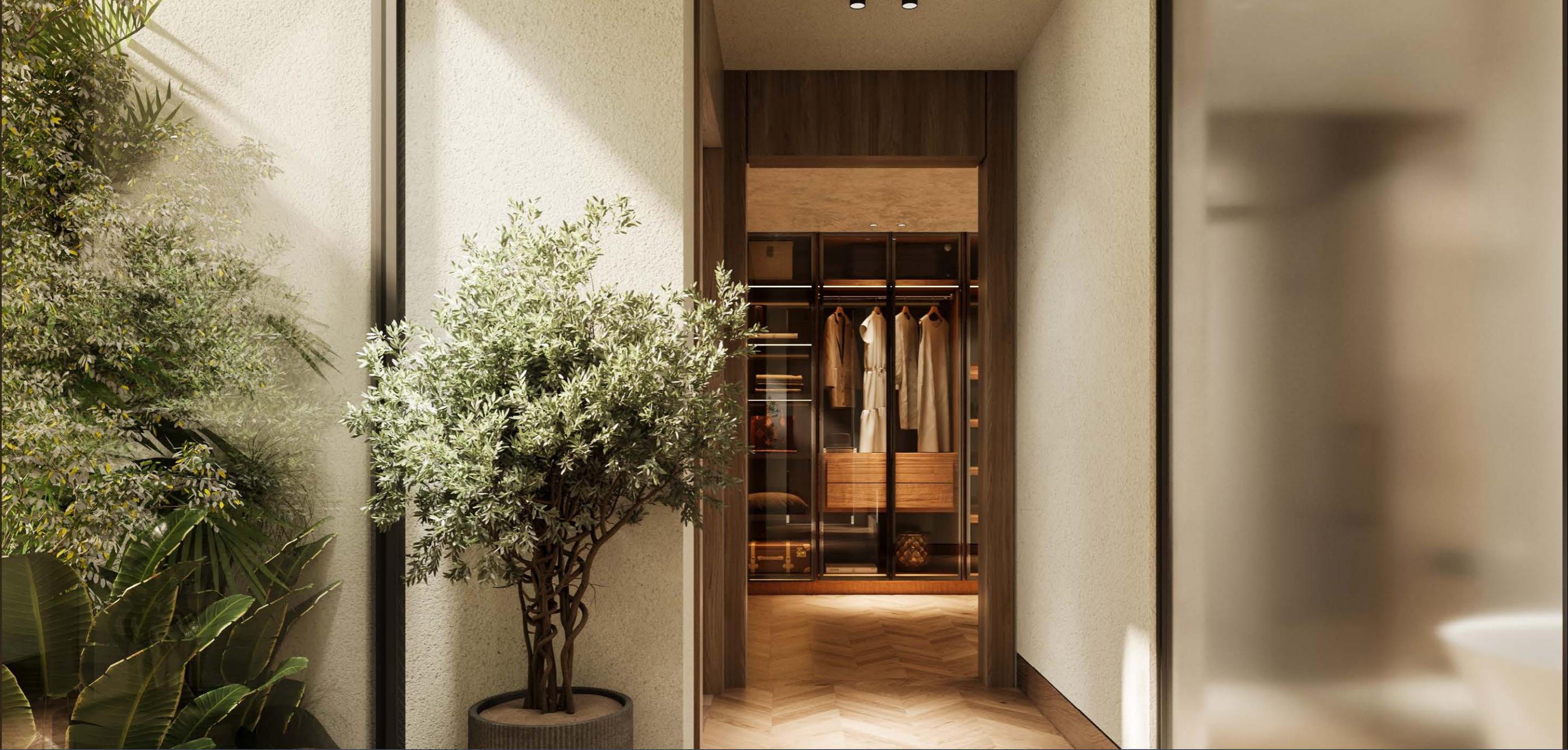


LIFESTYLE OPEN KITCHEN

Designed near the dining area, encouraging more family moments. The closed kitchen provides practicality for cooking.



MASTER SUITE WITH A VIEW
The Master Suite has full height windows for maximized daylight.



HIS & HERS DRESSING ROOM DESIGNATED AREA



LUXURIOUS BATHROOM WITH A SKY-LIT BATHTUB

VILLA GRAND

SIGNATURE

7BR

Total Unit Area 1274 sqm

Ground Floor 370 sqm

Terraces 107 sqm

All ground floor terraces shown are for illustrative purposes.



VILLA GRAND

SIGNATURE

7BR

Penthouse 94 sqm
Roof Terrace 266 sqm



VILLA GRAND

SIGNATURE

7BR

Basement

437 sqm



VILLA HILL

SIGNATURE



VILLA HILL

S I G N A T U R E

6BR



Villa Hill is architecturally designed with refined elegance, featuring 5 en-suite bedrooms, spacious outdoor and indoor living spaces, a penthouse with a roof terrace and many unique design features.



SIGNATURE FEATURES



Grand Entrances



Spacious Living Areas & Dining Areas – Indoors & Outdoors



Reception Extension



Fireplace Corner



Internal Courtyards



Open & Closed Kitchens



Master Suite Bedroom with Dressing Room



Penthouse & Roof Terrace



Home Staff Quarter

**some features might not be available with standard options*



AN IMPRESSIVE GRAND ENTRANCE

Designed with signature doors & adorned by stone cladding & artistic landscaping





VILLA HILL

SIGNATURE

6BR

Total Unit Area 662 sqm

Ground Floor 304 sqm

Terrace Area 71 sqm

All ground floor terraces shown are for illustrative purposes.



VILLA HILL

SIGNATURE

6BR

Penthouse 80 sqm
Roof Terrace 207 sqm



VILLA PALM

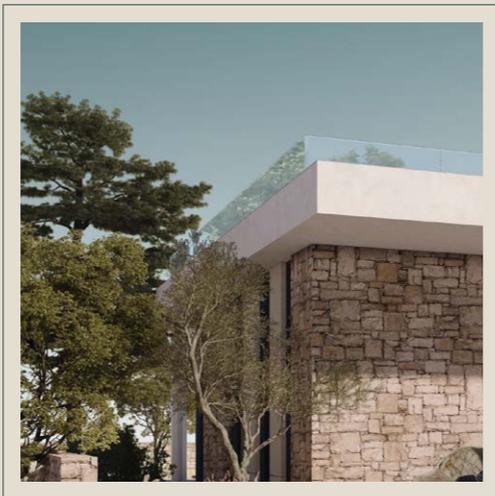
SIGNATURE



VILLA PALM

SIGNATURE

5BR



A contemporary stand-alone one-storey home, featuring 5 en-suite bedrooms and an array of unique design features, enriching the family's lifestyle. Its spacious outdoor living area and roof terrace are perfect for gatherings.



SIGNATURE FEATURES



Grand Entrances



Spacious Living Areas – Indoors & Outdoors



Reception Extension



Dining Areas – Indoors & Outdoors



Fireplace Corner



Open & Closed Kitchens



Terrace & Bedroom Kitchenettes



Mastersuite Bedroom with Dressing Room



Home Staff Quarter



Spacious Roof Terrace

**some features might not be available with standard options*



AN IMPRESSIVE GRAND ENTRANCE

Designed with signature doors & adorned by stone cladding & artistic landscaping



VILLA PALM

SIGNATURE

5BR

Total Unit Area 576 sqm

Ground Floor 264 sqm

Terraces 51 sqm

All ground floor terraces shown are for illustrative purposes.



VILLA PALM

SIGNATURE

5BR

Penthouse 56 sqm
Roof Terrace 205 sqm

All ground floor terraces shown are for illustrative purposes.





people[®]
COMMUNITY
MAKERS.
& *places.*

OUR PURPOSE

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.

OUR VALUES

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.

OUR VALUES

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.

OUR VALUES

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.

DISCLAIMERS

GENERAL DISCLAIMER

· All plans, information, drawings, and dimensions herein in this brochure are intended to give a general indication of the proposed layout only and do not constitute any representation, warranty or guarantee by the Developer.

· Changes may be made by the developer during the further planning or development stages of any dimensions, fittings, finishes, ongoing costs and specifications and representations are subject to change without obligation to give prior notices.

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

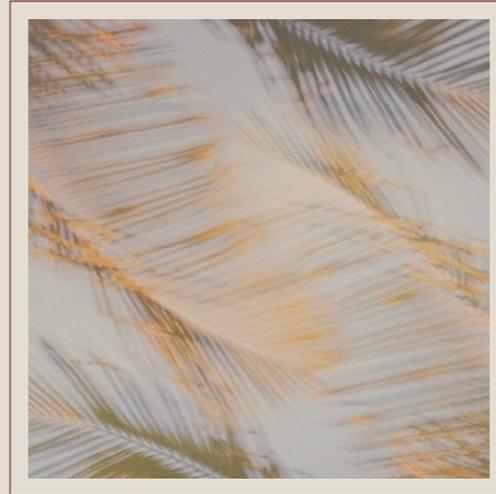
1. All materials, specifications, colors, and furniture layouts are provided as a design alternative and may be subject to change and alteration without notice depending on availability of specified materials, specification and/or colors.

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.



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New Cairo Showroom 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