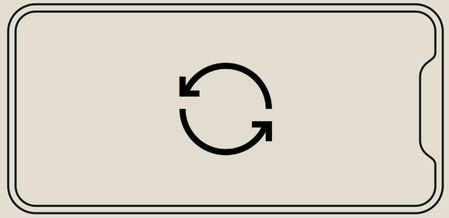
hills *of* one

SPHINX CITY



ROTATE YOUR PHONE FOR
A BETTER EXPERIENCE

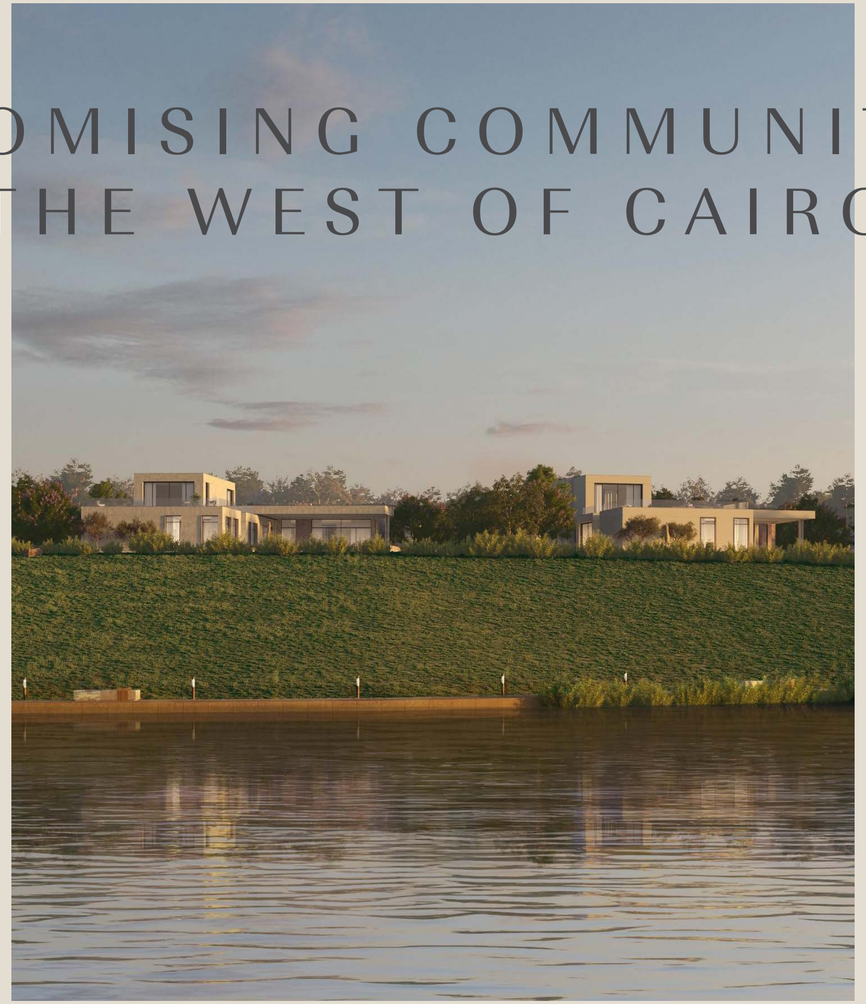
THE ONE-STOREY UNFOLDING...

The very essence of Hills of One are the beautifully designed contemporary one-storey homes, of which make up most of the project.

A LIFE OF TIMELESS ELEGANCE

A story unfolding in the West of Cairo, beautifully set amidst landscape, spanning across 168 acres of land. Hills of One is meticulously crafted with an unwavering focus on design, where each home is an architectural masterpiece, offering a one of a kind living experience.

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.

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
26th July Corridor	20 mins	40 KM
Smart Village	18 mins	18 KM

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

BESPOKE EXPERIENCES BEYOND YOUR FRONT DOOR

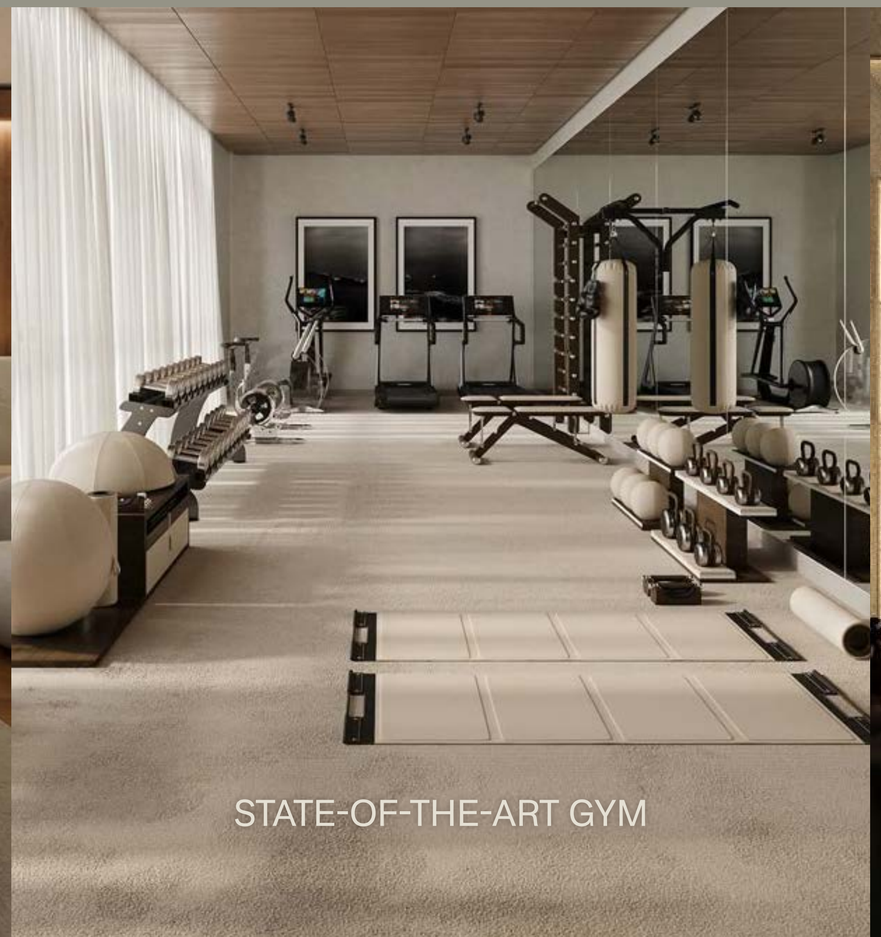
SPHINX PLAZA

A WORLD WITHIN REACH

Perfectly positioned at the frontline, facing Cairo Alex Road. Families and guests are welcomed to experience

FOR THOSE WHO ADMIRE ART, MUSIC & REFINED HOSPITALITY

TWO INTERNATIONAL BOUTIQUE HOTELS



STATE-OF-THE-ART GYM

MUSIC & ENTERTAINMENT HUB

NATURE-CENTRIC SURROUNDINGS

SCENIC BOULEVARD

Edged by elevated landscape

TRIATHLON TRACK & FITNESS AREA

To swim, cycle & run

TRANQUIL LAKES

Designed in the center of the community.

LAKESIDE CLUB

CAMPBELL GRAY
HOSPITALITY

LA7

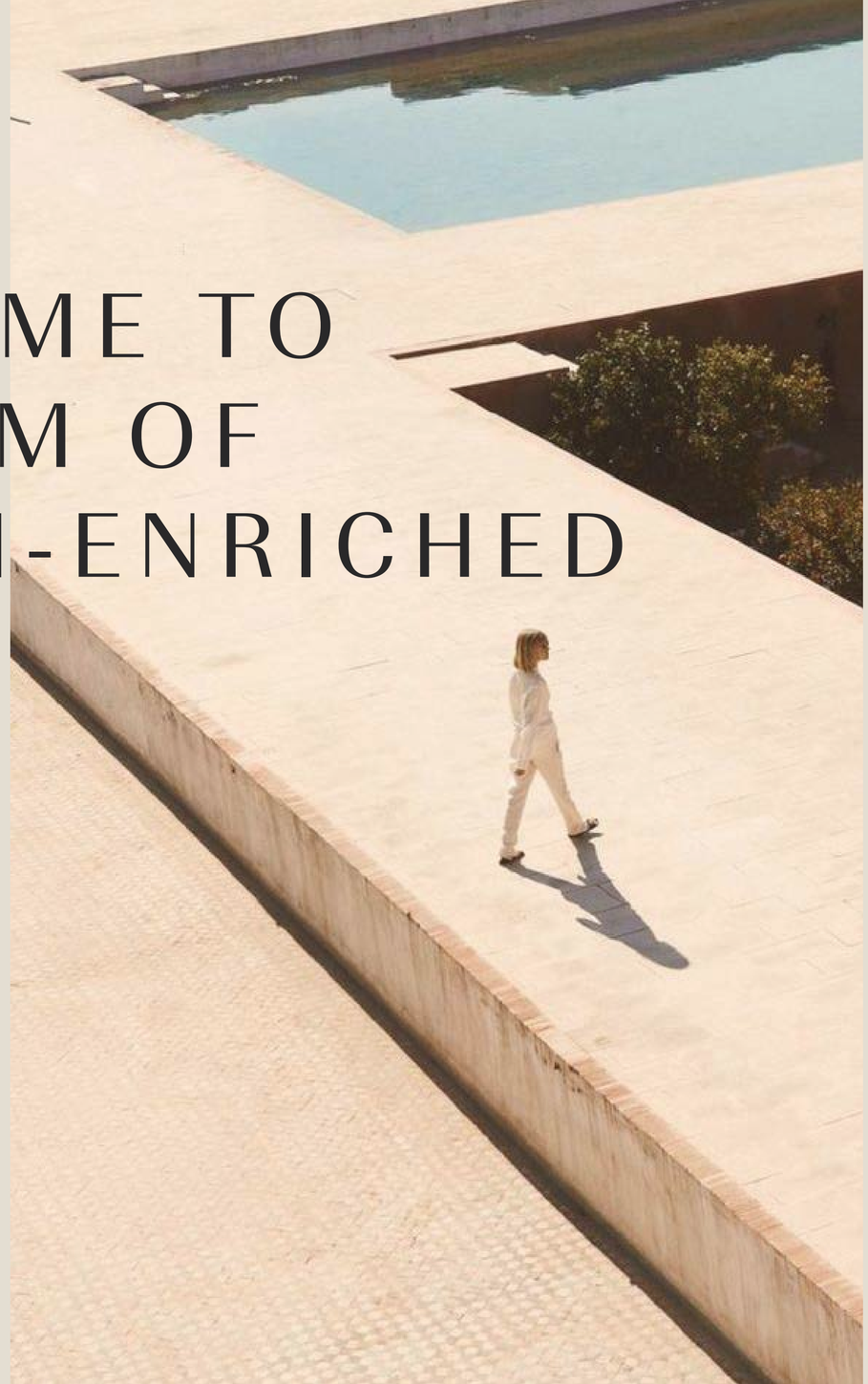
LAKESIDE CLUB

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.

WELCOME TO A REALM OF DESIGN-ENRICHED LIVING.



Our curated design philosophy brings together elegance, comfort and functionality.

We passionately traced the living experience of each family member, and designed every moment to enhance their refined lifestyle. Unique design features, those only found in mansions are embedded in every corner of our units.

INDOORS & OUTDOORS
BLEND TOGETHER IN HARMONY

RECEPTION EXTENSION

Enjoy a seamless indoor-outdoor experience in the spacious shaded outdoor terrace that extends from the interior setting of your living & dining areas. Your Reception Extension will expand your home and create more space for entertaining and gatherings.

COMPLEMENTING YOUR STYLE

YOUR SHADED PERGOLA

Our villas are delivered with pergola structures in the outdoor terraces, ready to be fitted with your preferred shading material.

MASTERSUITE BEDROOM

The spacious master suite bedrooms are designed for the sole purpose of pampering, providing privacy and comfort to our homeowners, featuring:

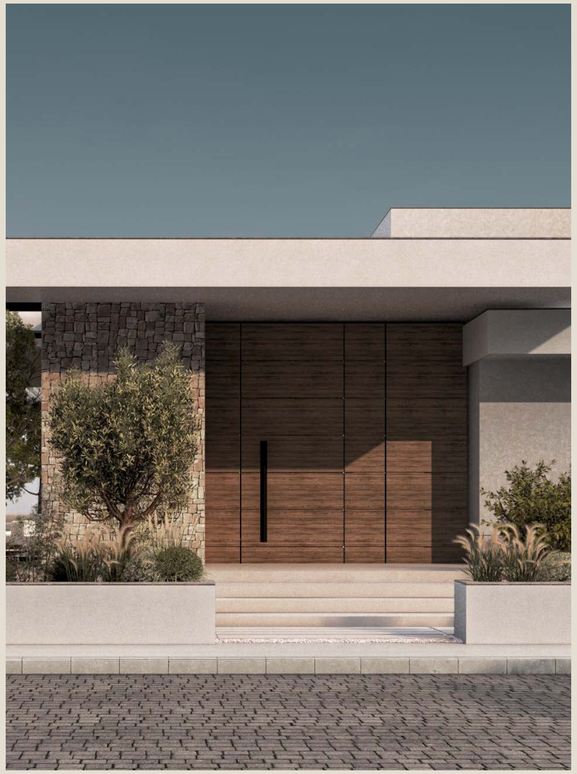
A Private Living Area
His & Hers Dressing Rooms
Sky-Lit Bathtub
Private Garden Terrace

UNIQUE DESIGN FEATURES

Every corner is an unravelling experience

LARGE MODERN GLASS WINDOWS

SKYLIGHTS IN SIGNATURE SPACES



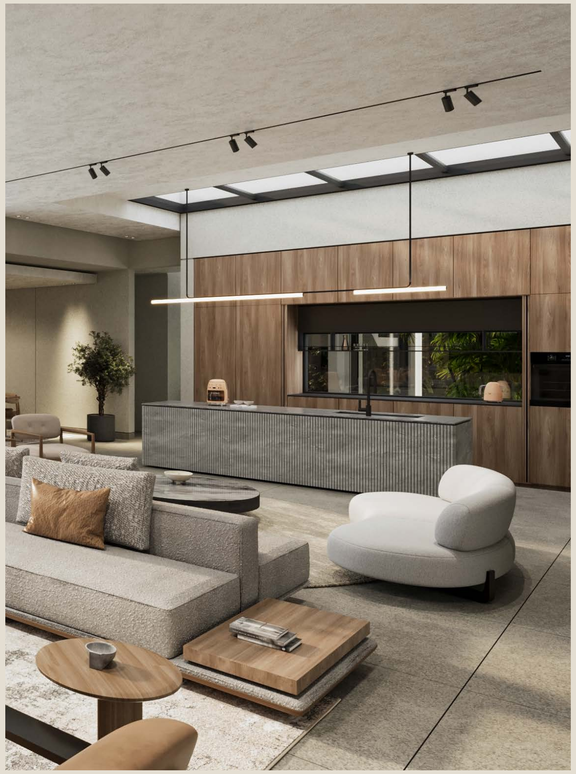
GRAND ENTRANCES

INDOOR & OUTDOOR FIREPLACES

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

UNIQUE DESIGN FEATURES

Every corner is an unravelling experience



DOUBLE KITCHEN

SPACIOUS LIVING AREA WITH HIGH CEILINGS

UNDERGROUND GARAGES & BASEMENT FACILITIES

GREENERY FILLED COURTYARDS

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

boulevard hill

A truly elegant village designed with land elevations, offering an opulent selection of one-storey and two-storey villas, surrounding the tranquil central lake.

INTRODUCING

ONE-STOREY HOMES

VILLA GRAND

6BR

Villa Grand stands as the epitome of sophistication, boasting 6 en-suite bed-rooms, and integrated indoor and outdoor living spaces. The penthouse is designed with a spacious roof terrace, and the underground garage offers utmost convenience.

FEATURES

- Grand Entrances
- High Ceilings & Skylights
- Spacious Living Areas & Dining Areas – Indoors & Outdoors
- Reception Extension
- Fireplaces - Indoor & Outdoor
- 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

DA X 953

A SPACIOUS & SHADED OUTDOOR AREA

Designed for serene moments & intimate gatherings.

OUTDOOR DINING AREA

Enjoy a wholesome meal while overlooking a picturesque view.

RECEPTION EXTENSION

Blending indoor & outdoor living spaces within the home.

INDOOR & OUTDOOR FIREPLACES

Setting the mood during the winter season.

A lifestyle open kitchen is designed near the dining area, encouraging more family moments.
The closed kitchen provides more privacy.

The Master Suite has full height windows for maximized daylight.

MODERN
VOGUE

MODERN

His & Hers dressing room designated area.

VILLA GRAND

6 BR

Total Unit Area	1274 sqm
Ground Floor	370 sqm
Terraces	107 sqm

All ground floor terraces shown are for illustrative purposes.

VILLA GRAND

6 BR

Penthouse	60 sqm
Roof Terrace	300 sqm

VILLA GRAND

6 BR

Basement 437 sqm

VILLA HILL

5BR

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

FEATURES

- Grand Entrances
- High Ceilings & Skylights
- Spacious Living Areas & Dining Areas – Indoors & Outdoors
- Reception Extension
- Fireplaces - Indoor & Outdoor
- 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

VILLA HILL

5 BR

Total Unit Area	662 sqm
Ground Floor	304 sqm
Terrace Area	71 sqm

All ground floor terraces shown are for illustrative purposes.

VILLA HILL

5 BR

Penthouse	53 sqm
Roof Terrace	234 sqm

VILLA PALM

4BR

A contemporary stand-alone one-storey home, featuring 4 en-suite bedrooms and an array of unique design features, enriching the family's lifestyle. Its spacious outdoor living area & roof terrace are perfect for gatherings.

FEATURES

- Grand Entrances
- High ceilings & Skylights
- Spacious Living Areas– indoors & outdoors
- Reception Extension
- Dining Areas – indoors & outdoors
- Fireplaces - Indoor & outdoor
- Open & Closed kitchens
- 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

CG 632SR

TERRACES STAIRCASE

Direct access from the ground outdoor area to the roof terrace

INDOOR & OUTDOOR FIREPLACES

For a cozy setting during the winter

RECEPTION EXTENSION

Indoor & outdoor living spaces are seamlessly connected together.

VILLA PALM

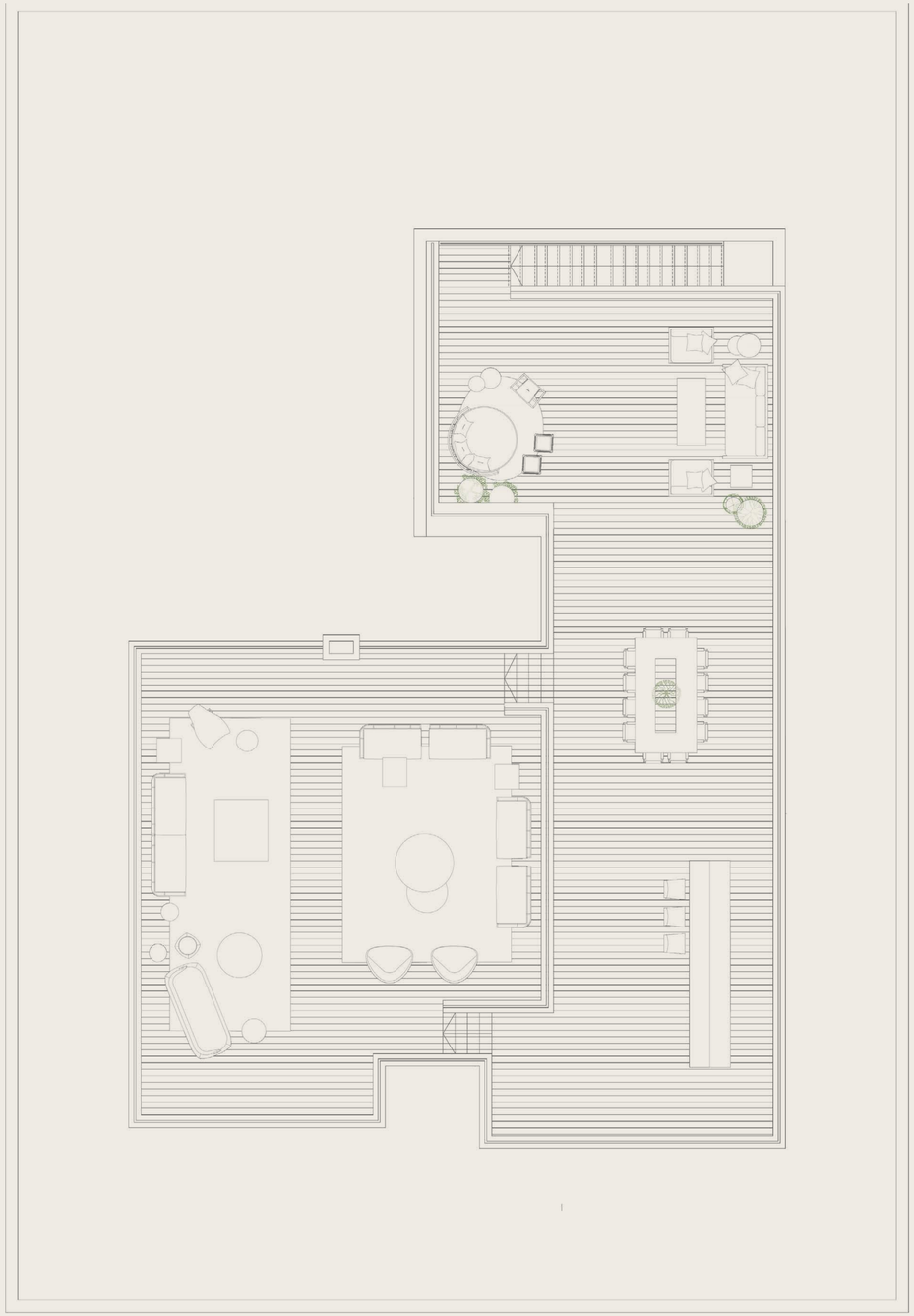
4 BR

Total Unit Area	576 sqm
Ground Floor	264 sqm
Terraces	51 sqm

All ground floor terraces shown are for illustrative purposes.

VILLA PALM

4 BR



Roof Terrace 261 sqm

VILLA U

4BR

An innovative design, offering an elegant living experience, where the indoors and outdoors harmoniously blend together, offering a perfect setting for gatherings and relaxation.

FEATURES

- Grand Entrances
- High Ceilings
- Skylights
- Reception Extension
- Spacious Living areas & Dining Areas – indoors & outdoors
- Indoor Fireplace
- Open & Closed kitchens
- Mastersuite Bedroom with dressing room
- Maid’s Room

** 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

Invite your guests for a soothing outdoor experience overlooking the pool.

RECEPTION EXTENSION

Blending indoors & outdoors together, allowing for plenty of space within the home.

MODERN LARGE GLASS WINDOWS

offering plenty of natural light & a scenic view

DOUBLE KITCHEN & DINING AREA

Lifestyle open kitchens complementing the dining area, and a closed kitchen for home staff.

SMEG
SMEG
MAKE STYLE STORIES

A SPACIOUS MASTER SUITE

Bedroom designed with a His & Hers dressing room & seating area

The Waking Dream

Skylights designed for a bath-tub lit experience

VILLA U

4 BR

Total Unit Area	281 sqm
Ground Floor	228 sqm
Terraces	53 sqm

All ground floor terraces shown are for illustrative purposes.

VILLA U

3BR

An innovative design, offering an elegant living experience, where the indoors and outdoors harmoniously blend together, offering a perfect setting for gatherings and relaxation.

FEATURES

- Grand Entrances
- High Ceilings
- Skylights
- Reception Extension
- Spacious Living areas & Dining Areas – indoors & outdoors
- Indoor Fireplace
- Open & Closed kitchens
- Mastersuite Bedroom with dressing room
- Maid’s Room

** some features might not be available with standard options

AN IMPRESSIVE GRAND ENTRANCE

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

RECEPTION EXTENSION

Enjoy seamless indoor-outdoor living in the spacious and shaded terrace.

VILLA U

3 BR

Total Unit Area	240 sqm
Ground Floor	189 sqm
Terraces	51 sqm

All ground floor terraces shown are for illustrative purposes.

INTRODUCING

TWO-STOREY HOMES

VILLA COURT

4BR + (PENTHOUSE BEDROOM / LIVING ROOM)

This stand-alone 4 Bedroom Villa is designed tastefully, featuring spacious indoor and outdoor living spaces, an outdoor greenery-filled courtyard and an elegant master suite bedroom.
The penthouse features a roof terrace, allowing for intimate gatherings.

FEATURES

- Entrance Lobby
- Outdoor courtyard
- Double Kitchen
  - Open & Closed Double Kitchen
  - Maids Room
  - Laundry Room
- Master Suite Bedroom
  - featuring a dressing room & a seating area
- Penthouse
- Roof Terrace

** some features might not be available with standard options

SPACIOUS & PRIVATE ENTRANCE

Ensuring privacy for homeowners when entering the house

CG 632SR

SPACIOUS & SHADED TERRACE

Allowing for gatherings & serene moments

VILLA COURT

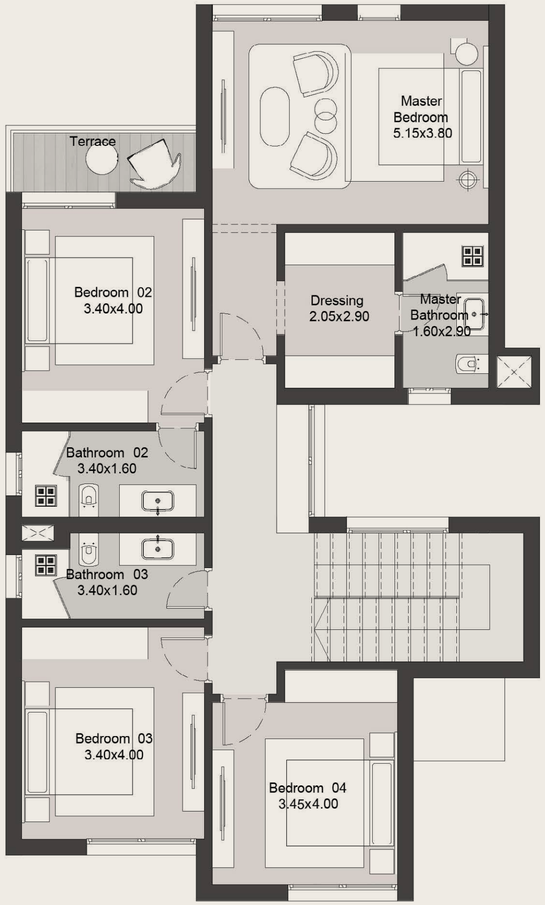
4 BR + (PENTHOUSE LIVING ROOM / BEDROOM)

Total Unit Area	411 sqm
Ground Floor	122 sqm
Terraces	33 sqm (including 1st floor terrace)

All ground floor terraces shown are for illustrative purposes.

VILLA COURT

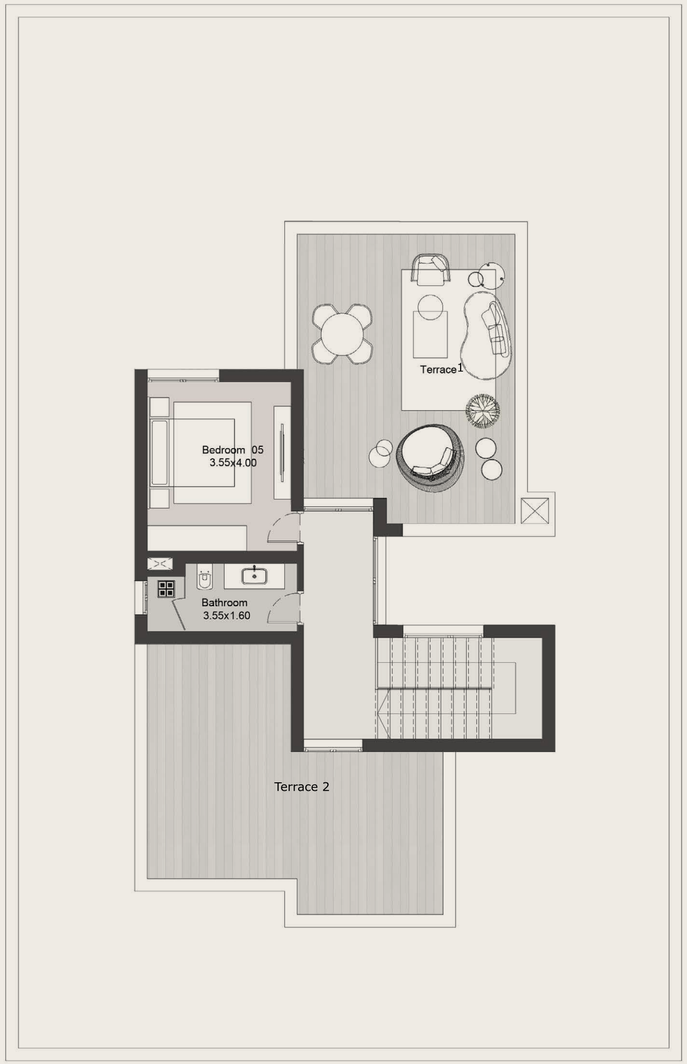
4 BR + (PENTHOUSE LIVING ROOM / BEDROOM)



First Floor 128 sqm

VILLA COURT

4 BR + (PENTHOUSE LIVING ROOM / BEDROOM)



Penthouse	49 sqm
Roof Terrace	79 sqm

VILLA GARDEN
SIDED

3BR + (PENTHOUSE BEDROOM / LIVING ROOM)

Villa Garden is designed to have the side yard and back yard entwined together, to offer spacious outdoor living. Gatherings can be hosted at the outdoor terrace and roof terrace. 3 elegant bedrooms are featured including a master suite bedroom that comes with a dressing room and private terrace.

FEATURES

- Entrance Lobby
- Outdoor Terrace
- Spacious outdoor & indoor living spaces
- Dining Area
- Maids Room
- Mastersuite featuring dressing room & terrace
- Penthouse
- Roof Terrace

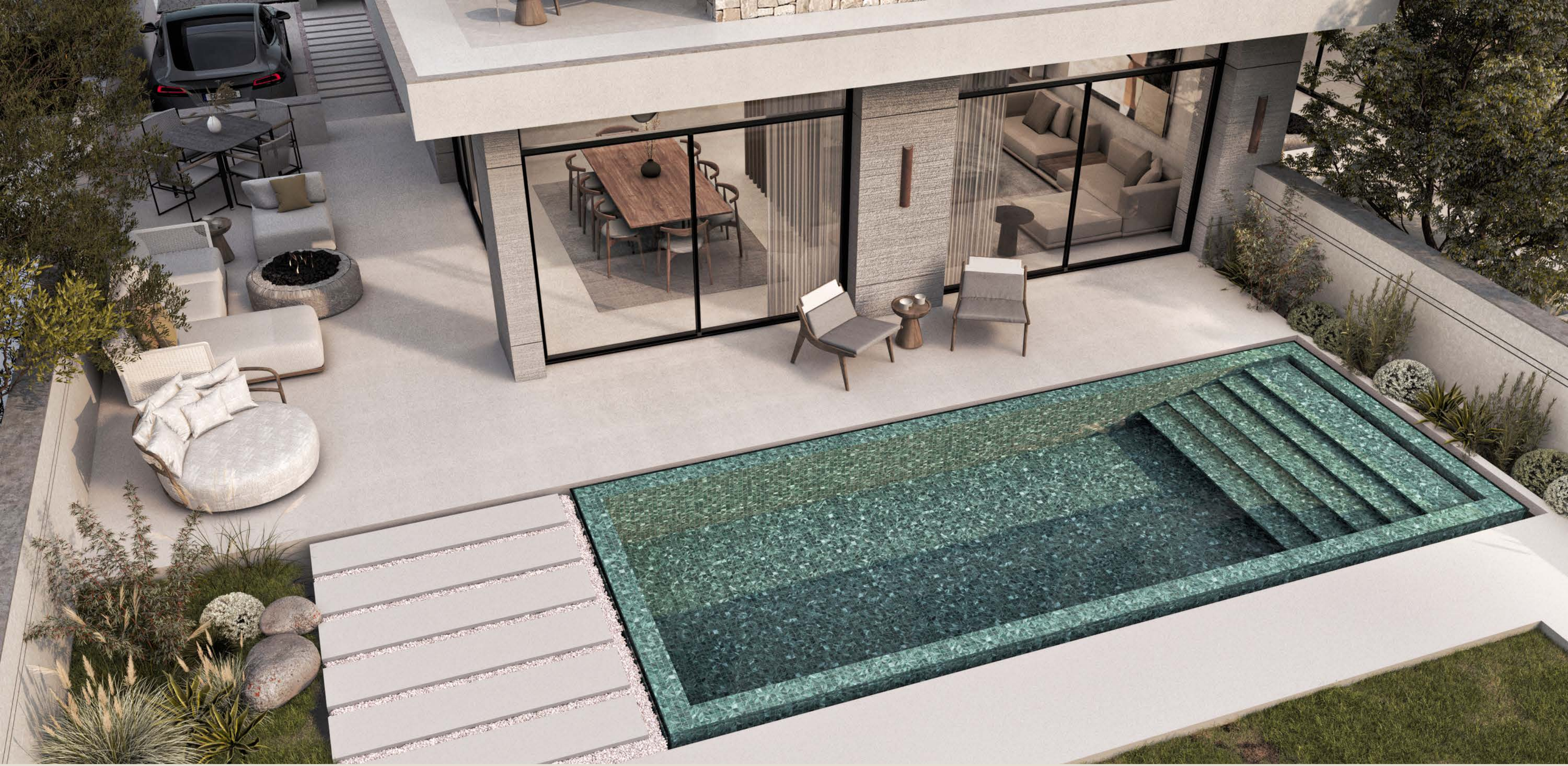
** some features might not be available with standard options

132

134
132
CG 632SR

134

132



SPACIOUS SIDE YARD

The Villa is designed on one side of the land to offer more outdoor space

VILLA GARDEN SIDED

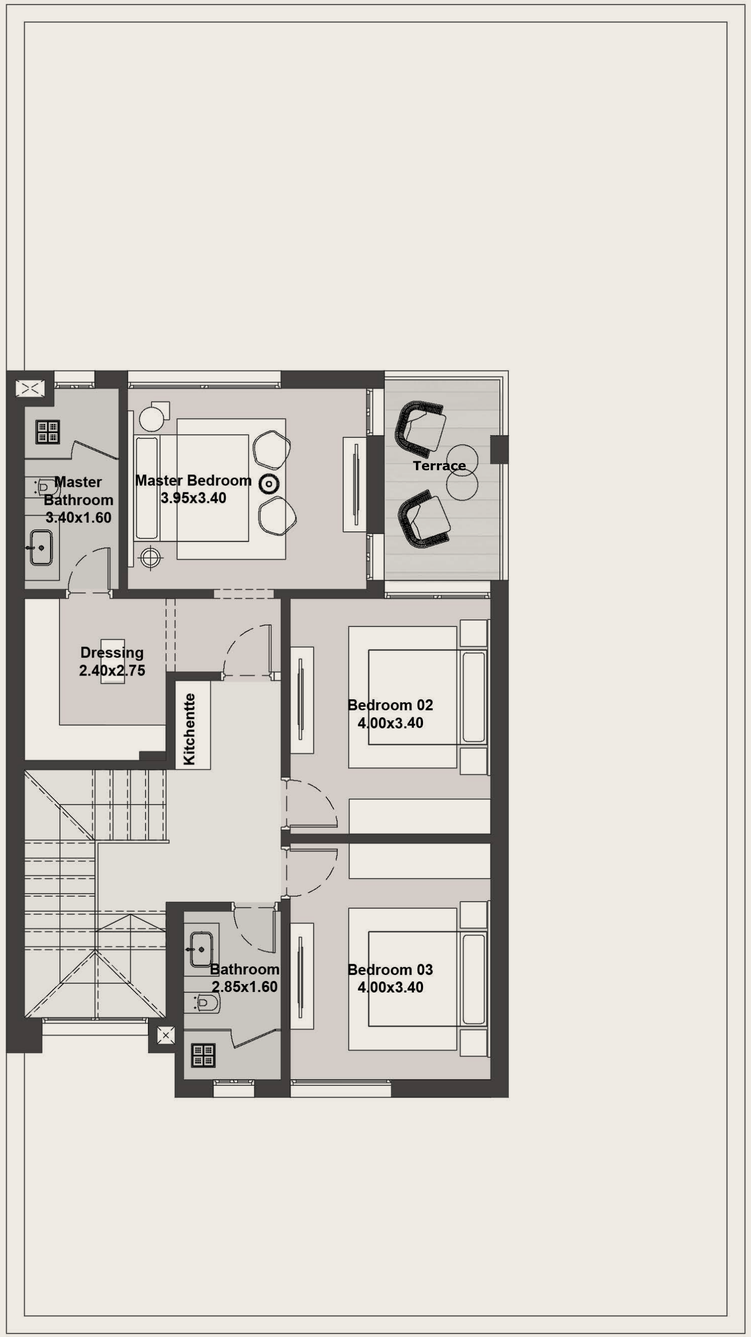
3BR + (PENTHOUSE LIVING ROOM / BEDROOM)

Total Unit Area	342 sqm
Ground Floor	98 sqm
Terraces	56 sqm (including 1st floor terrace)

All ground floor terraces shown are for illustrative purposes.

VILLA GARDEN SIDED

3BR + (PENTHOUSE LIVING ROOM / BEDROOM)



First Floor 95 sqm

VILLA GARDEN SIDED

3BR + (PENTHOUSE LIVING ROOM / BEDROOM)

Penthouse	47 sqm
Roof Terrace	46 sqm

VILLA URBAN

3BR

Villa Urban offers flexibility of design, where you have the option of expanding your indoor living space by 30% or have a covered outdoor terrace as a continuation of the outdoors reception extension.

Its spacious Master suite bedroom includes a living area, dressing room & a private terrace.

FEATURES

- Reception Extension
- Spacious outdoor terrace
- Outdoor dining court
- 3 elegant bedrooms
- Master Suite Bedroom
  - Living Area
  - Dressing Room
  - Private Terrace
- Maid’s Room

** some features might not be available with standard options

First floor terrace shading is customizable, ready to be fitted with your preferred style.

First floor terrace shading is customizable, ready to be fitted with your preferred style.

Indoor & outdoor spacious living areas and dining areas, granting you a sense of space.

ENJOY OUTDOOR LIVING AT THE RECEPTION EXTENSION

You can choose between having an extended covered terrace or an expanded indoor living area.

Expand your indoor reception by 30%.

COVERED OUTDOOR TERRACE

EXPANDABLE INDOOR RECEPTION

FLEXIBILITY OF DESIGN

Your covered terrace is designed to expand your indoor living space.

Expand your indoor reception by 30%.

COVERED OUTDOOR TERRACE

EXPANDABLE INDOOR RECEPTION

VILLA URBAN

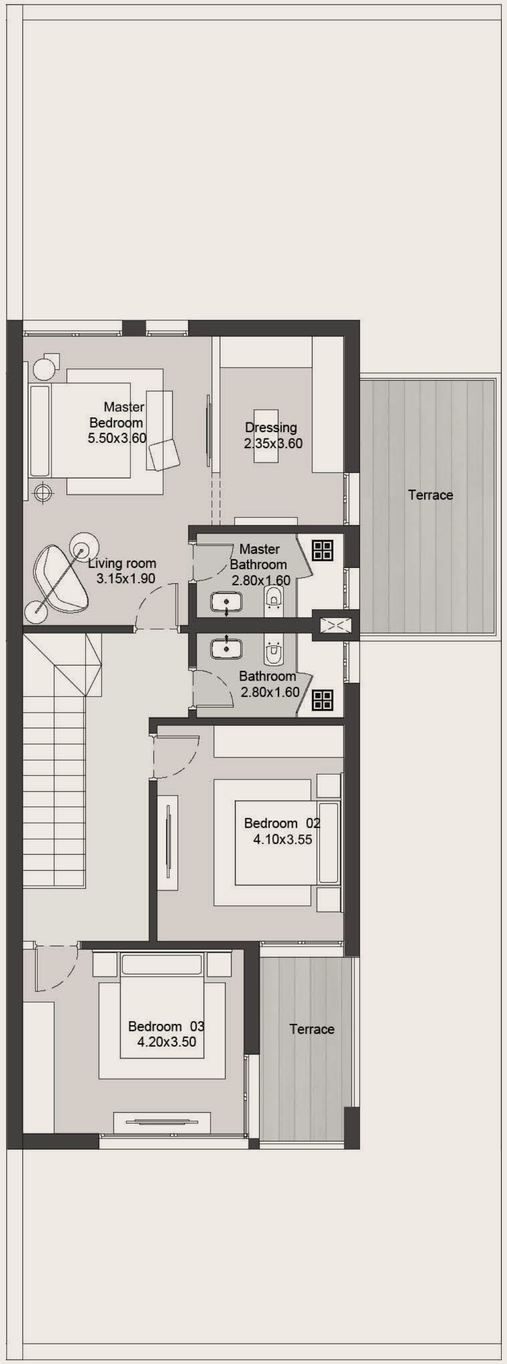
3BR

Total Unit Area	265 sqm
Ground Floor	95 sqm
Terraces	71 sqm (including 1st floor terrace)

All ground floor terraces shown are for illustrative purposes.

VILLA URBAN

3BR



First Floor 99 sqm

TOWNHOUSE CORNER

3BR + (PENTHOUSE BEDROOM / LIVING ROOM)

Your townhouse at Hills of One offers a refined living experience, featuring 3 bedrooms and spacious indoor & outdoor living areas. The penthouse and roof terrace provide utmost comfort and allow for intimate gatherings.

FEATURES

- Outdoor Terrace
- Spacious Living Area
- Double kitchen - open & closed
- Maids Room
- Penthouse
- Roof Terrace
- Master Suite
  - featuring a dressing room & a terrace with a view

** some features might not be available with standard options

DA X 953

CG 632SR

CG 632SR

SPACIOUS OUTDOOR TERRACES

Enjoy outdoor living at the ground & roof terraces, whereas privacy is provided at the master suite terrace.

OUTDOOR TERRACE

Indoor & outdoor living spaces are designed to blend together in harmony.

Indoor & outdoor living spaces are designed to blend together in harmony.

TOWNHOUSE CORNER

3BR+ (PENTHOUSE LIVING ROOM / BEDROOM)

All ground floor terraces shown are for illustrative purposes.

TOWNHOUSE CORNER

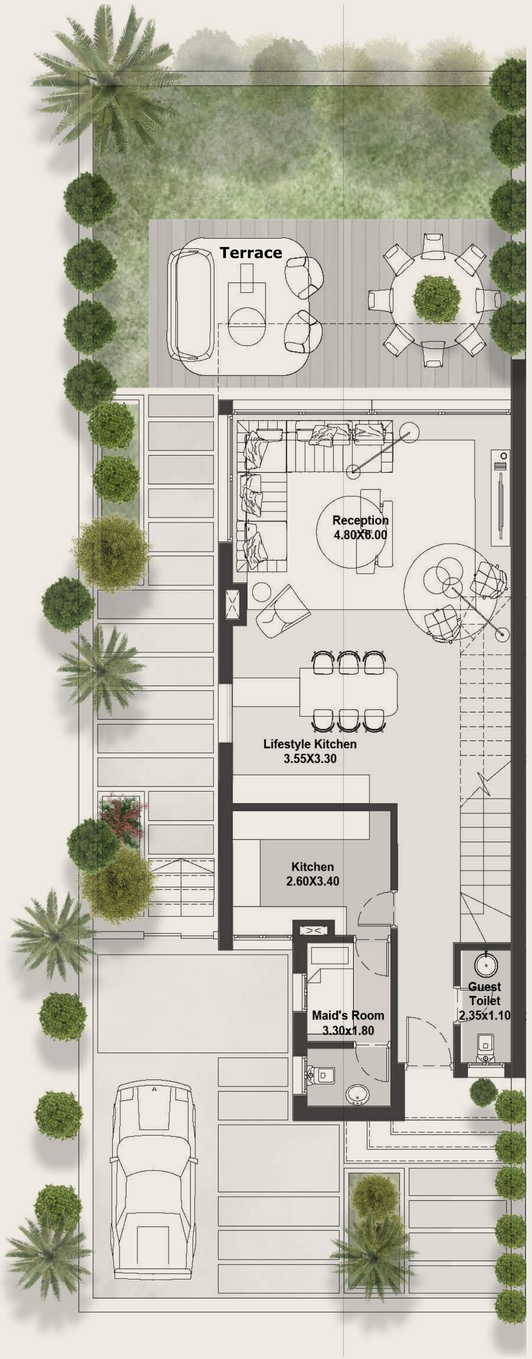
3BR+ (PENTHOUSE LIVING ROOM / BEDROOM)

TOWNHOUSE CORNER

3BR+ (PENTHOUSE LIVING ROOM / BEDROOM)

TOWNHOUSE CORNER

3BR+ (PENTHOUSE LIVING ROOM / BEDROOM)

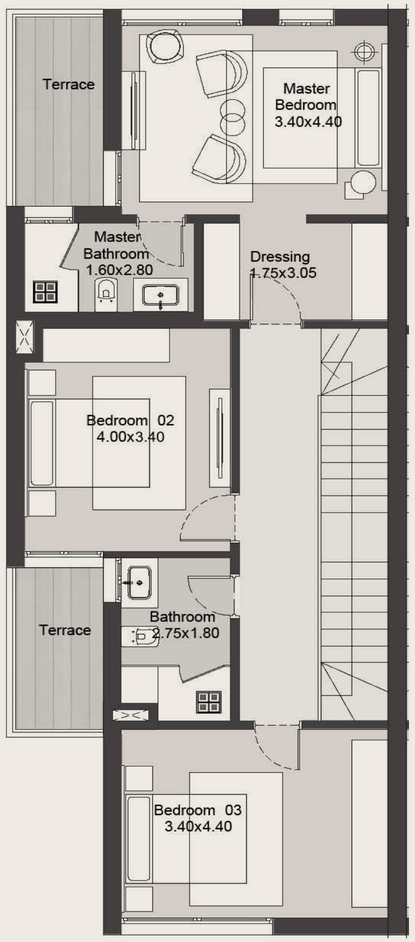


Total Unit Area	313 sqm
Ground Floor	89 sqm
Terraces	39 sqm (including 1st floor terrace)

All ground floor terraces shown are for illustrative purposes.

TOWNHOUSE CORNER

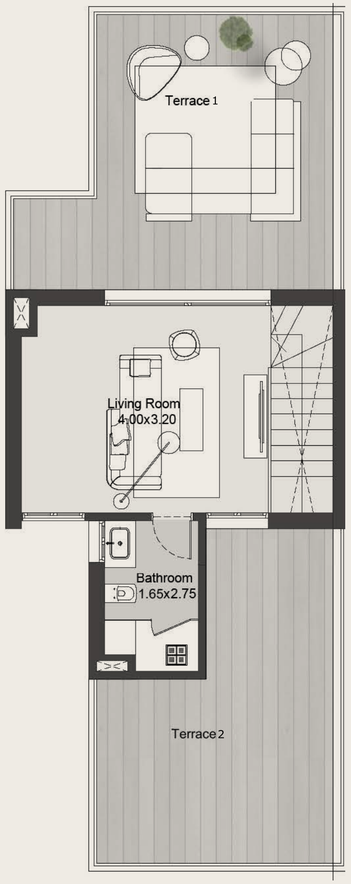
3BR+ (PENTHOUSE LIVING ROOM / BEDROOM)



First Floor 91 sqm

TOWNHOUSE CORNER

3BR+ (PENTHOUSE LIVING ROOM / BEDROOM)



Penthouse	35 sqm
Roof terrace	59 sqm

TOWNHOUSE MIDDLE

3BR

Your townhouse at Hills of One offers a refined living experience, featuring 3 bedrooms and a spacious outdoor living space extending from the reception. An outdoor greenery-filled courtyard is designed within the home offering maximized daylight and a soothing mood.

FEATURES

- Reception Extension
- Spacious Living Area - Indoors & Outdoors
- Internal courtyard
- Double Kitchen – Open & Closed
- Maids Room
- Master Suite
  - featuring a dressing room & a terrace with a view

** some features might not be available with standard options

CG 632SR

OUTDOOR TERRACE

The indoor living area seamlessly connects to the outdoor terrace.

TOWNHOUSE MIDDLE

3BR

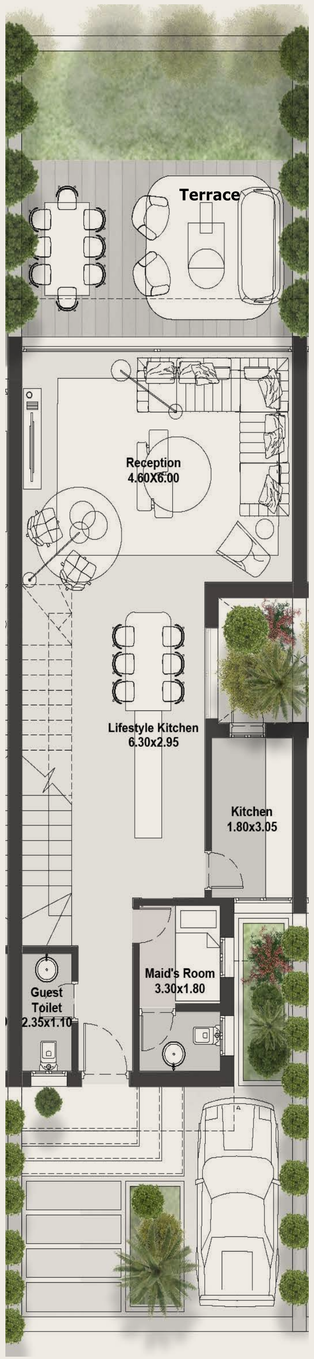
All ground floor terraces shown are for illustrative purposes.

TOWNHOUSE MIDDLE

3BR

TOWNHOUSE MIDDLE

3BR

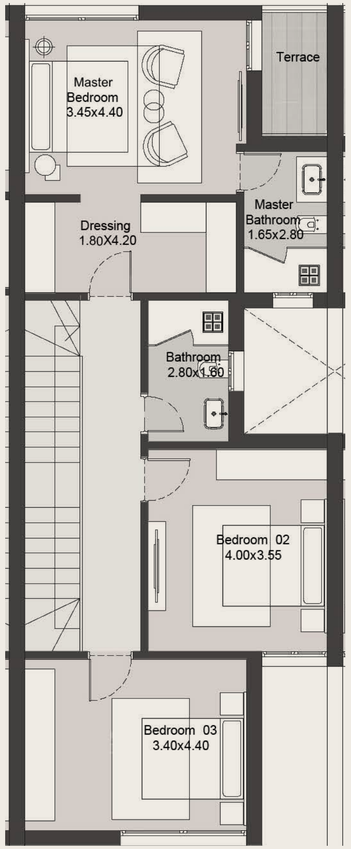


Total Unit Area	200 sqm
Ground Floor	83 sqm
Terraces	26 sqm (including 1st floor terrace)

All ground floor terraces shown are for illustrative purposes.

TOWNHOUSE MIDDLE

3BR



First Floor 91 sqm

FINISHING SPECIFICATIONS

1. FOYER, RECEPTION, AND LIFESTYLE KITCHEN

• Foyer (Entry Lobby floors): High quality local marble (included only in one storey units)
• Floors: High grade porcelain tiles
• Walls & Ceiling: Paint on plaster
• Kitchen Cabinets & Appliances: Not included
• Fireplace: (included only in the one-storey units) wood burning-traditional fireplace

2. BEDROOMS

• Floors: HDF
• Walls & Ceiling: Paint on plaster
• Wardrobes, Vanities & Closets: Not included

3. SANITARY WARE & BATHROOM

• Floors: high grade Ceramic tiles
• Walls: high grade ceramic/ paint on plaster
• Ceiling :paint on plaster
• Vanity Countertop: high quality marble
• Vanity wooden cabinet: Not Included
• Water Heater: Not Included
• Bathroom Accessories: Not Included

4. INDOOR & OUTDOOR TERRACES

• Accessible Terraces: Ceramic tiles
• Outdoor kitchenette: Not Included
• Pool, plantation, & furniture: Not Included

5. MAID'S ROOM

• Floors: Ceramic Tiles
• Walls & Ceilings: Paint on plaster

6. DOORS

• Entrance Main Door: Wooden door
• Internal Doors: Hollow core wooden door with veneer

7. AIR CONDITIONING UNITS

• AC units: not included

8. ALUMINUM AND GLAZING

• High grade coated aluminum profiles
• External shutters: Not included

9. ELECTRICAL WORKS

• Panel board, Switches & Covers: reputable accredited brand panel and switches.
• Internal lighting fixtures: Not Included

10. PERGOLAS

• Pergolas: Only the main structure is included, secondary rips/beams are not included
• Wooden Pergolas: not included

11. SKYLIGHT

• Ceiling or Side Skylight (included only in one-storey units)

12. BASEMENT

• Walls & Ceiling: Paint on plaster
• Services Quarters & Kitchen: Ceramic tiles
• Cars underground flooring: grey colored concrete finished flooring

DESIGNS BY

Alchemy architecture

people® COMMUNITY MAKERS. & places.

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.

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 rips/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 rips/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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Building (A12) Cairo Business Park project,
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Zayed Showroom
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Sheikh Zayed - 6th of October

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