



LARIA

Egypt's leading real estate Developer

It has long been our corporate culture to stay true to the land in which we enhance. Our livable communities, our operating construction sites and upcoming planned projects, along with our ongoing social responsibility, is testament to this fact.

We pride ourselves on being the leading developers to the marvel, that is Egypt. We have gone beyond boundaries and raised the benchmark through all aspects of our industry, from residential to social-responsibility and everything in between. Listed on both the Cairo-Alexandria and London Stock Exchanges, Palm Hills Developments was founded in 2005 by Mansour and Maghraby Investment and Development Company (MMID) from a vision to develop well-integrated, self-sustainable, mixed-use, residential communities and resorts. Palm Hills Developments continues to this day to set benchmarks in real estate construction, betterment and innovation, spanning East & West Cairo, the North Coast and the Red Sea.

A Word From The Chairman

"As the Egyptian real estate market continues to flourish, the need for true added value, integrated communities has never been greater.

Recognizing this early on, Palm Hills Developments was fortunately able to take part of this exciting change in the real estate investment climate, to contribute in driving the country's economy forward".

Capitalizing on market opportunities by acquiring land in strategic locations and developing communities for a rapidly growing demand, Palm Hills Developments became a trend-setter for innovative, fully integrated communities, as an Egyptian developer.

With one of the largest land banks in Egypt and a multitude of projects in residential, commercial and tourism destination resorts under its helm, Palm Hills Developments is growing with strong momentum; offering high standards of quality and a seamless livable experience.

As the result of a dynamic market, we are able to push our boundaries, develop and recreate better livable communities, and as a result, better living conditions for all. What has long set us apart is a deep commitment to innovation and an innate ability to tap into the needs and aspirations of our clients, offering the highest value and return on their properties.

At Palm Hills Developments, we believe that the core of our success stems from the belief that, by setting standards in quality, price and delivery, we will turn every integrated community into a success story; your success story".



Cultivating New Worlds

Badya surpasses being a mere relocation, but is rather a cultural transformation for its residents, marking Palm Hills Developments' most ambitious endeavor to date. At its core, Badya was created as a brand-new start, offering residents and developers alike an opportunity for renewal.

This expansive gated community transcends the traditional compound model; it is a city of new worlds where residents are transported to a new normal. Within its innovative and fully integrated locale, Badya pioneers contemporary history, providing residents with a diverse array of experiences. From sports and leisure to shopping and education, Badya offers a distinctive blend of activities, fostering a profound connection and a unique living experience for all who call it home .



A Strategic Location

Ideally situated in the heart of New October, Badya is 3000 acres of prime gateway between the East and the West of Cairo, serving as the focal point for all future extensions. Badya is a well-connected city, within a city, giving you unprecedented access from 5 major routes across Cairo; 26th of July corridor, Al Wahat Road, Zowail Road, Al Daery Al Awsaty, and The Ring Road.



Badya's Masterplan

Badya's award-winning city masterplan was created by an expert team of master-planners, architects, transport planners and landscape architects coming together to develop a unique, multifunctional design -minded approach. Badya is a self-sustaining, less vehicular reliant city.



The 6+1 Concept

It is founded on having 6 independent residential districts, with a non-residential district center where everything comes together.

Badya is also founded with 3 major concepts in mind, making it the inclusive, smart, and green city that it is.

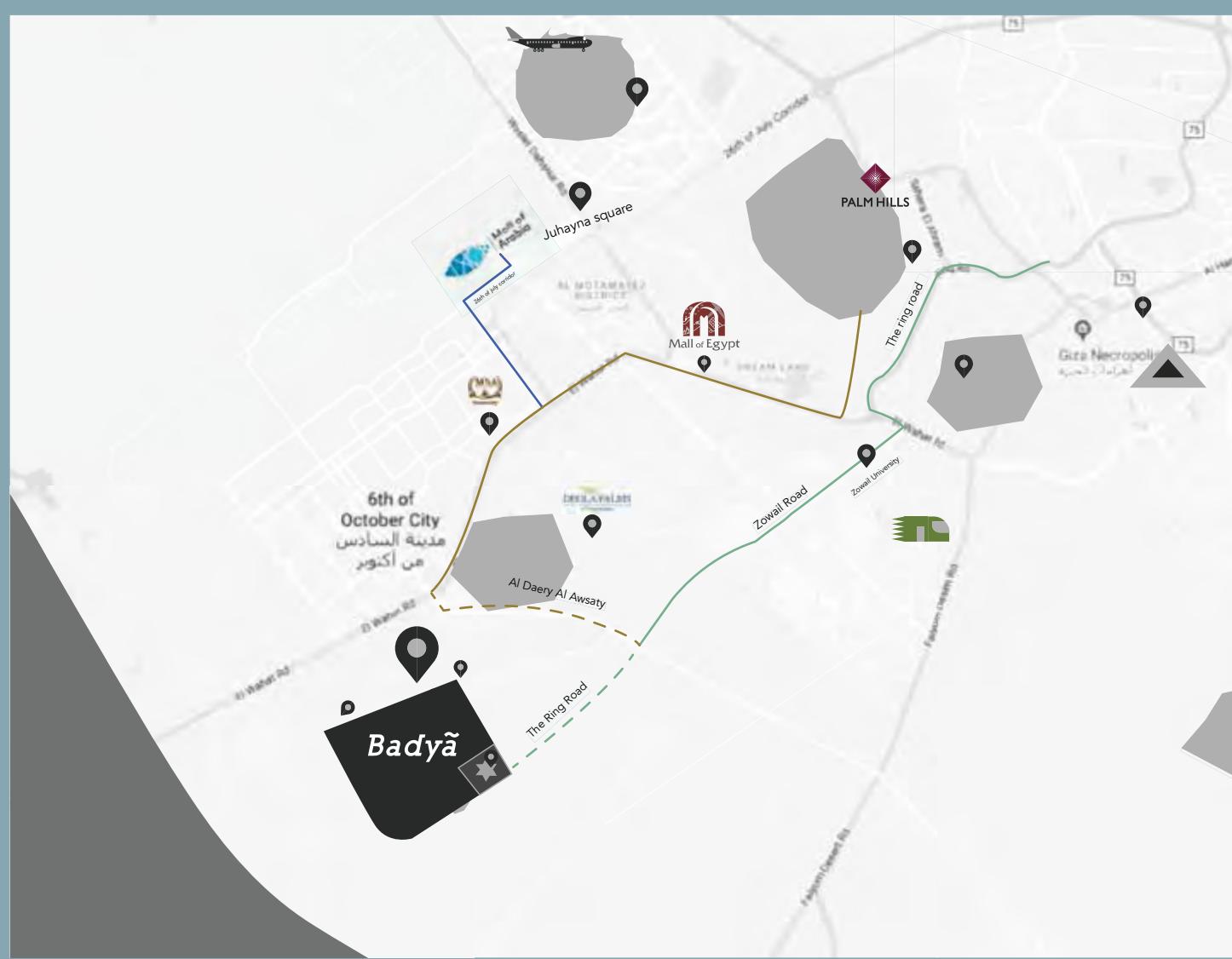
The 3 CS



Connected



Convenience is one of Badyā's key elements as it is connected to history by being only a few minutes away from the Giza pyramids, connected to the world by being close to the new Sphinx international airport, and just a few minutes away from the New Capital. Convenience isn't just with the places around the city but also from within it as Badyā utilizes the most intuitive urban planning concept, where you are 5 minutes away from your daily needs, 10 minutes away from your weekly needs and 15 minutes away from your monthly needs.



— 26th of July corridor
 — Al Wahat Road
 — Zowail Road
 - - - Al Daery Al Awsat
 - - - The Ring Road



25 min mins to Mall of Egypt
 25 min mins to Palm Hills October
 25 min mins to The Great Pyramids
 25 min mins to the Grand Egyptian Museum
 35 min mins to The Sphinx Airport
 45 min mins to New Cairo
 50 min mins to The New Capital

— High Speed Train
 - - - Metro Line
 - - - Monorail

Cognitive



A HIGH-TECH GATED COMMUNITY *Y*

Badya has evolved the smart technology by ushering its cognitive system, which processes your usage habits, giving you resource efficiency. The high-tech gated community has facial recognition, artificial intelligence and many more smart features that ensure a higher sense of security.

Conscious



By Going Green,

Badya promises to reduce 30% of water and electricity consumption, reducing your operational costs by 20%, and producing 30% of its energy needs from renewable resources.

Badya has been created with the premise of enriching culture and exposing us to a more art-of-lifestyle mode of living. One where dreamers may dream, achievers may achieve, and realizers may realize. Open-air venues for retail, art, theatre, cinema, and performance will be designated, as well galleries, cafes, restaurants, and a booming nightlife. It will be a first of its kind in many more ways than one:

The Core

Academia

The West's Biggest Club

The Medical Means

The District Center

The Business Aspect

The Farm

The Parks

Academia



Academia

Badya's commitment to knowledge represents a new chapter in the city's ever-growing innovative compendium and reinforces Badya's unique position as the first connected, mixed-use smart city in the region.

From Nurseries to 4 schools to Badya University in partnership with University of Texas Medical Branch (UTMB), and affiliated Taaleem Management services, all horizons will be broadened.

The West Biggest



The West Biggest

Palm Hills Sports Club in Badya, founded in 2006, is now the largest of its kind in West Cairo. Built on 100 acres in the heart of Badya is your health and wellbeing.

So, whether you are a seasoned athlete or a weekend warrior aiming to shed some stones, we have the facilities and the professional trainers to put you on the right path.

Another new world to delve into comes from the world-renowned 'Rob Ehrens' who will bring his expertise to run and manage the horse-riding facilities and provide impeccable care to the horses housed there.

The Core



The Core

The Core is where to be and be seen
in the heart of downtown Badya.

Enjoy the hustle and bustle or
entertaining vibes.

There are shopping malls, office
spaces, cinemas, theaters, mixed-use
units, events grounds, a cultural hub,
a spa, hotels, boutique shops and
restaurants to satisfy just about every
craving you could possibly have.

The Medical Means



The Medical Means

Badya provides a 24-hours, always on-call, fully-functional medical clinic with experienced Doctors and Nurses to tend to your every need.

Armed with the latest equipment and analysis in the field of medicine, you can rest assured, you are in the safest hands.

The Business Aspect



The Business Aspect

Badya's Business Park is designed to run businesses without running the environment to the ground.

Its innovative, cutting-edge, future-forward design caters to all businesses, whether start-ups or companies with the Fortune 500 accolade

The District Center



The District Center

Within Badya, you are 10 minutes away from your weekly needs being so close to the District center.

This is where to be and be seen in the heart of each district in Badya. There are office spaces, mixed-use units, a hotel, a mall, clinics, schools and restaurants to satisfy just about every craving you could possibly have.

The Farm



The Farm

At Badya, we want to make sure
we eat right.

So, we have created a means of
providing our own for our own
through Aquaponics which is a
sustainable method of raising fish
and growing vegetables.

Badya is a proud organic, 100%
naturally committed community!

The Parks



The Parks

There are 3 distinctly different parks around Badya, Linear, Sports, and Community parks.

The community parks will include a vast space of greenery, creating a place for the neighbors to meet to create one community, and will include your daily needs from a small mart, laundry pick-up to ATMs. Each apartment and villa cluster will be home to its own a community park.

The Linear Parks promote less motorized transport and will be the highlighting center, of each residential block, interlocked with scenic bike lanes and footpaths to the many others throughout the vast, natural splendor, of Badya.

The Sport Parks will feature in every district and offer a gym, swimming pool, multi-purpose courts and a clubhouse for residents to enjoy. After all, at the heart of Badya is your health and wellbeing.

For a healthy community cannot thrive without its healthy folk. There is something for everyone from a professional to an amateur.



LARIA

Rationale

Laria, Italian for “melody” and meaning “air”, clearly exhibits a harmony between nature and the melodious beauty that Laria’s residents get to live within. This apartment-based neighborhood creates a harmonious blend between the tranquility of music and the breathability of the Life District in Badya.

Laria means “song” or “melody” in Italian. Its literal translation is “air,” and it is a musical term that refers to an elaborate vocal solo usually found within a larger piece of music, generally an opera. The name carries a sense of harmony and beauty, like a melodious tune floating through the air.

Concept

Inspired by the essence of Life, captured in Badya's district, Laria's name conveys openness and harmony, like a melodious tune floating through the air. At Laria, providing the life of freedom, expansiveness, and accessibility for its residences is a priority implemented through the conclusive amenities and living opportunities present.

LARIA'S NEIGHBORHOOD

The Laria neighborhood is Badya's seamless fusion of tranquil living and a dynamic lifestyle.

The neighborhood transcends mere habitation, but rather fosters inspiration from its awe-inspiring architecture, amenities, and views.

The lifestyle offered at the Laria neighborhood encourages residents to embrace life's endless opportunities.

This residential complex is meticulously planned to achieve a harmonious equilibrium between tranquil living and the vibrance of communal living, factored within its parks, cycling lanes, open landscapes, and clubhouse.



LARIA'S AMENITIES

Laria is adorned with a variety of amenities, ensuring an enriched lifestyle for its residents including;

- Clubhouse
- Outdoor Gym
- Padel Court
- Community Park
- Day Care
- Kids Playground



LARIA

The
Melodious
Breeze

A Masterplan Of Expansiveness

Inspired by the freeing air and the liveliness of the District of Life at Badya, Laria's masterplan is uniquely designed to cater for its residences thriving lifestyle. The design of the residence ensures a smooth transition and connection between the indoor living areas and the outdoor spaces, creating a harmonious flow between the two environments. To further extenuate the attributes of life, Laria is enriched with water features flowing from within its heart and surrounding its corners.

Masterplan



CORNER C

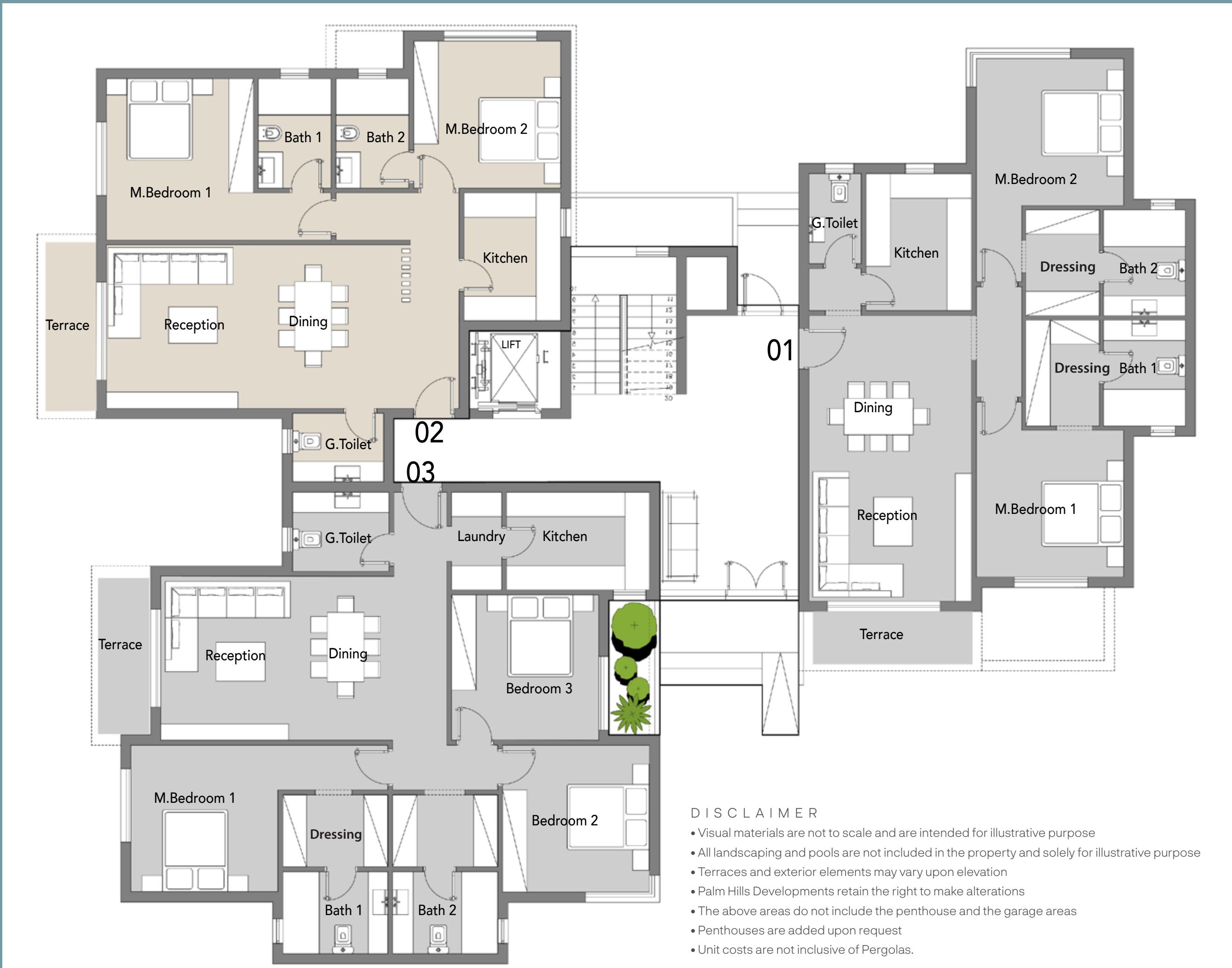


DISCLAIMER

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CORNER C

GROUND FLOOR



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Apartment 01 - BUA: 131.32 m²

Reception - Dining	4.00 m x 7.00 m
Terrace	4.45 m x 1.45 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

Apartment 02 - BUA: 125.10 m²

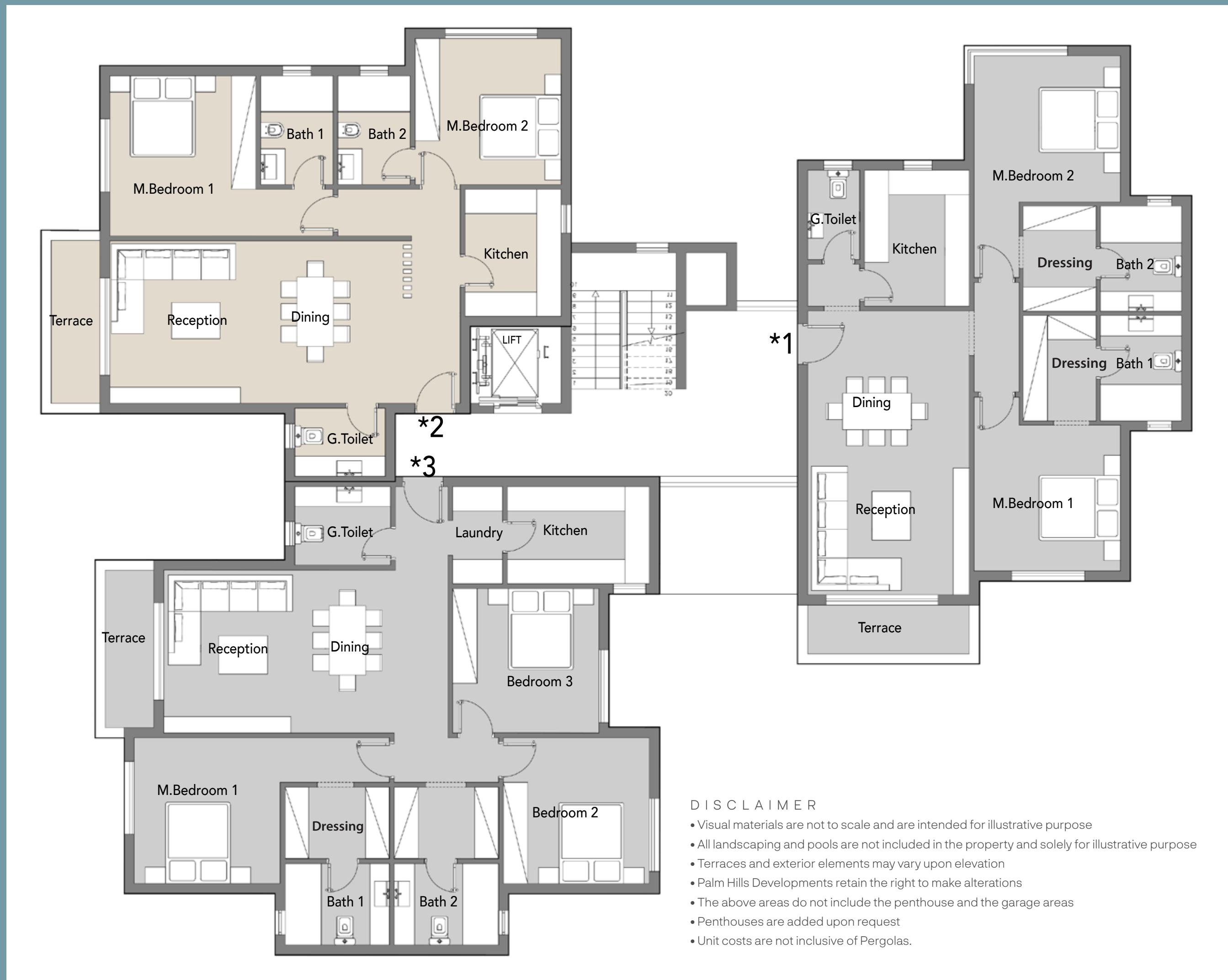
Lobby	4.00 m x 1.20 m
Reception - Dining	4.00 m x 7.25 m
Terrace	4.50 m x 1.40 m
Guest Toilet	2.50 m x 1.70 m
Kitchen	2.35 m x 3.15 m
Master Bedroom 1 - Bathroom	(3.60 m x 3.95 m) - (1.80 m x 2.70 m)
Master Bedroom 2 - Bathroom	(3.60 m x 3.60 m) - (1.80 m x 2.70 m)

Apartment 03 - BUA: 154.67 m²

Reception - Dining	7.00 m x 4.00 m
Terrace	4.40 m x 1.45 m
Guest Toilet	2.35 m x 1.95 m
Kitchen - Laundry	3.50 m x 2.40 m - 1.25 m x 2.40 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.55 m x 2.00 m) - (2.55 m x 1.75 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 3.55 m
Bathroom 2	2.55 m x 2.00 m
Dressing 2	2.55 m x 1.75 m

CORNER C

TYPICAL FLOOR (1 - 4)



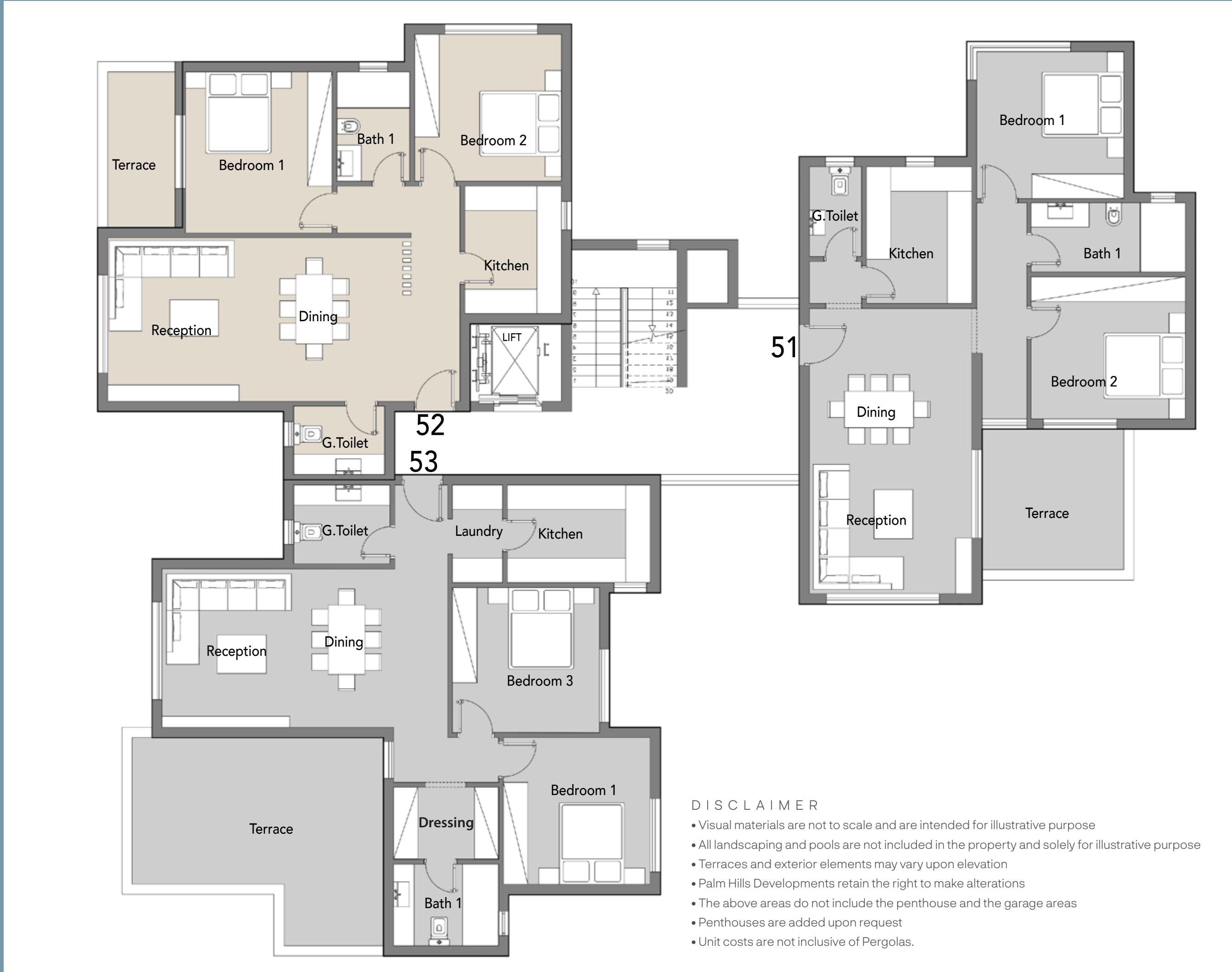
Apartment *1 - BUA: 131.32 m²

Apartment *2 - BUA: 125.10 m²

Apartment *3 - BUA: 154.67 m²

CORNER C

PENTHOUSE



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Apartment 51 - BUA: 108.11 m²

Reception - Dining	4.00 m x 7.00 m
Roof Terrace	3.45 m x 3.45 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.80 m x 3.50 m
Bathroom 1	3.80 m x 1.70 m

Apartment 52 - 107.91 m²

Lobby	1.20 m x 4.10 m
Reception - Dining	4.00 m x 7.25 m
Roof Terrace	1.65 m x 3.80 m
Guest Toilet	2.50 m x 1.70 m
Kitchen	2.35 m x 3.15 m
Bedroom 1	3.60 m x 3.95 m
Bedroom 2	3.60 m x 3.60 m
Bathroom 1	1.80 m x 2.70 m

Apartment 53 - BUA: 114.56 m²

Reception - Dining	7.00 m x 3.85 m
Roof Terrace	6.15 m x 3.60 m
Guest Toilet	2.35 m x 1.95 m
Kitchen - Laundry	3.50 m x 2.40 m - 1.25 m x 2.40 m
Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 3.55 m
Bathroom 1	2.55 m x 1.95 m
Dressing	2.55 m x 1.75 m

DUO C-M

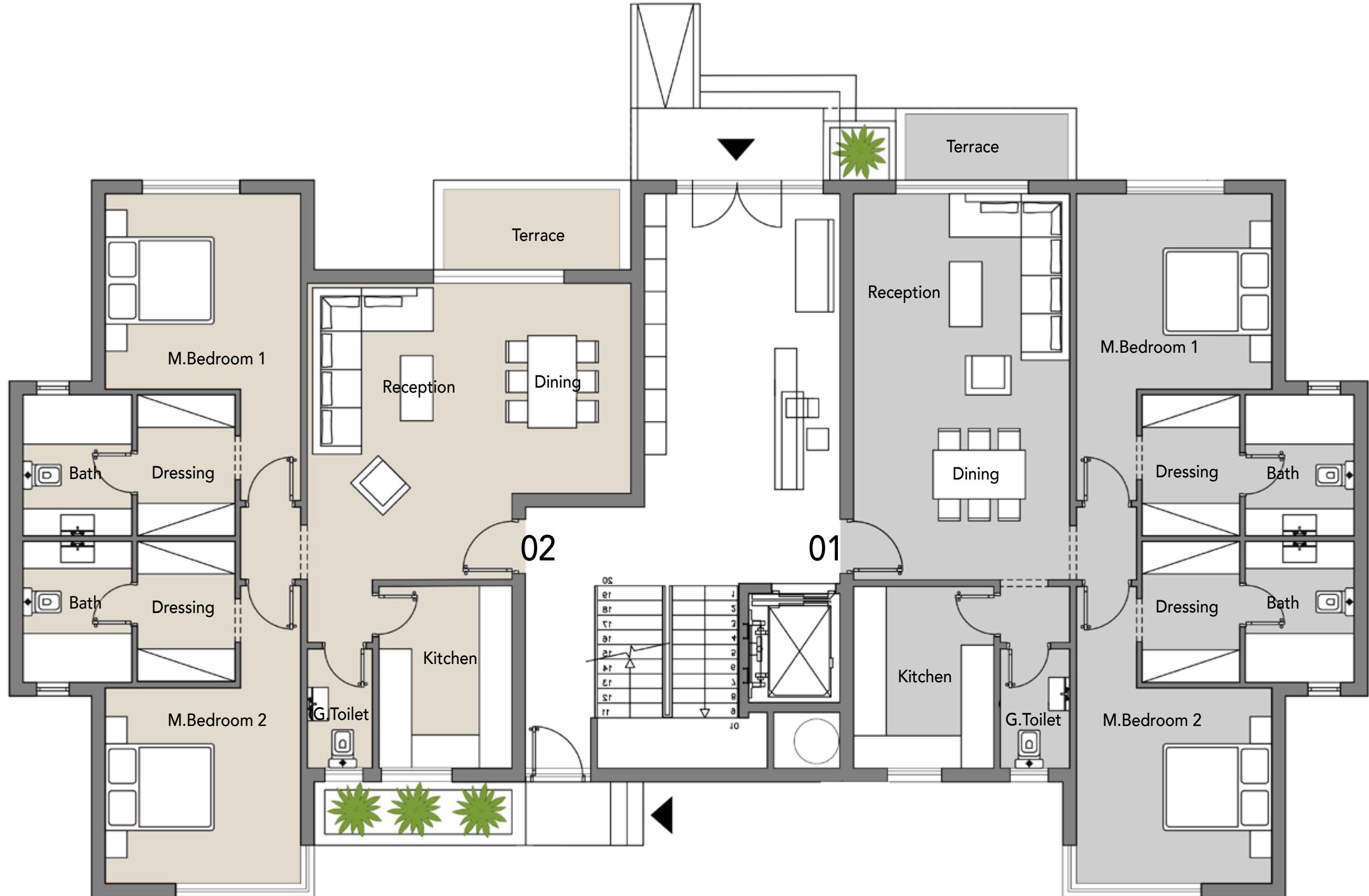


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DUO C-M

GROUND FLOOR



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Apartment 01 - BUA: 133.03 m²

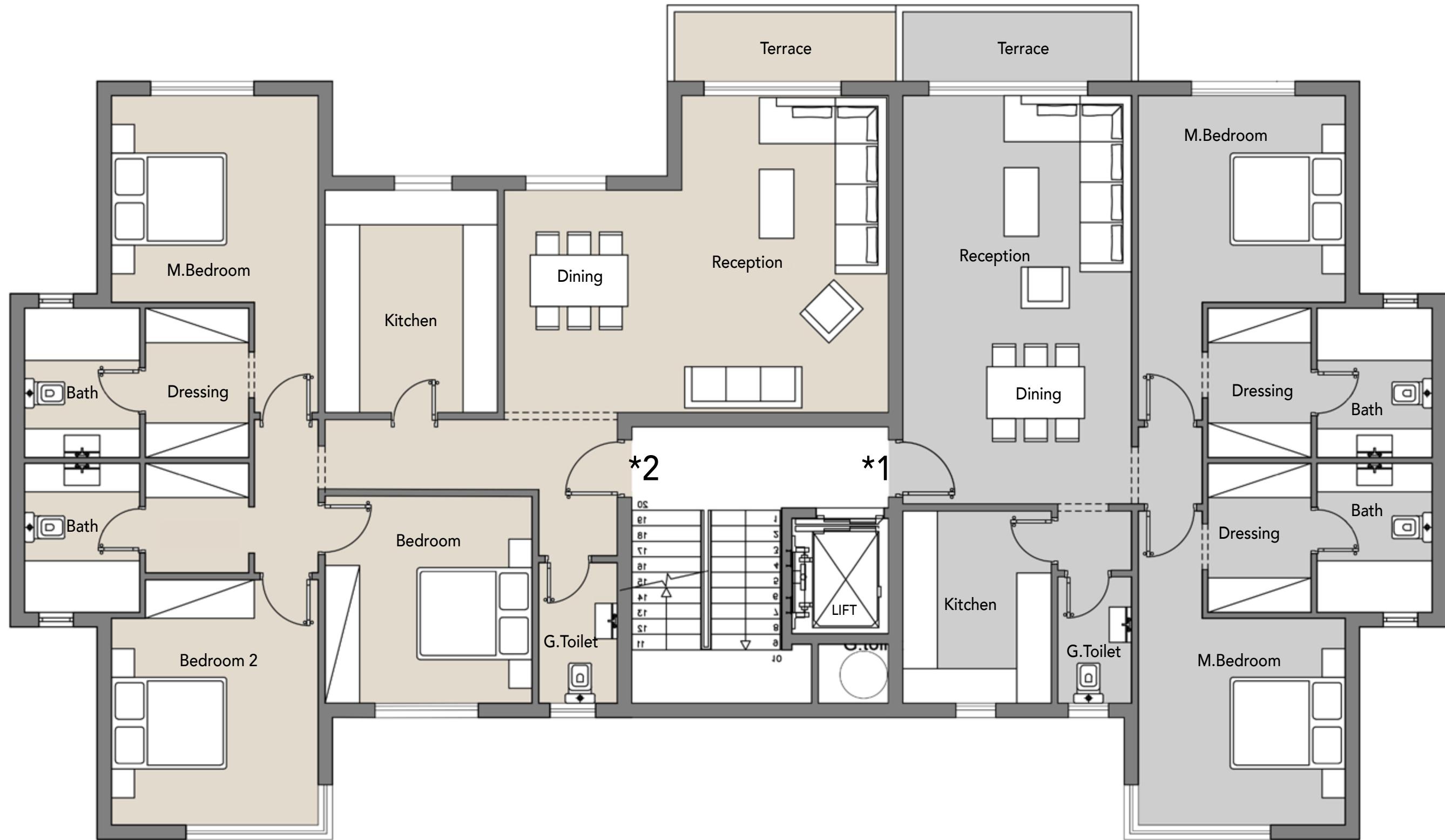
Lobby	4.00 m x 1.10 m
Reception - Dining - Terrace	4.00 m x 6.00 m - 3.35 m x 1.35 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

Apartment 02 - BUA: 134.66 m²

Lobby	3.75 m x 1.60 m
Reception - Dining - Terrace	6.00 m x 3.85 m + 3.65 m x 1.65 m
Guest Toilet	1.20 m x 2.20 m
Kitchen	2.45 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

DUO C-M

TYPICAL FLOOR (1 - 4)



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Apartment *1 - 131.87 m²

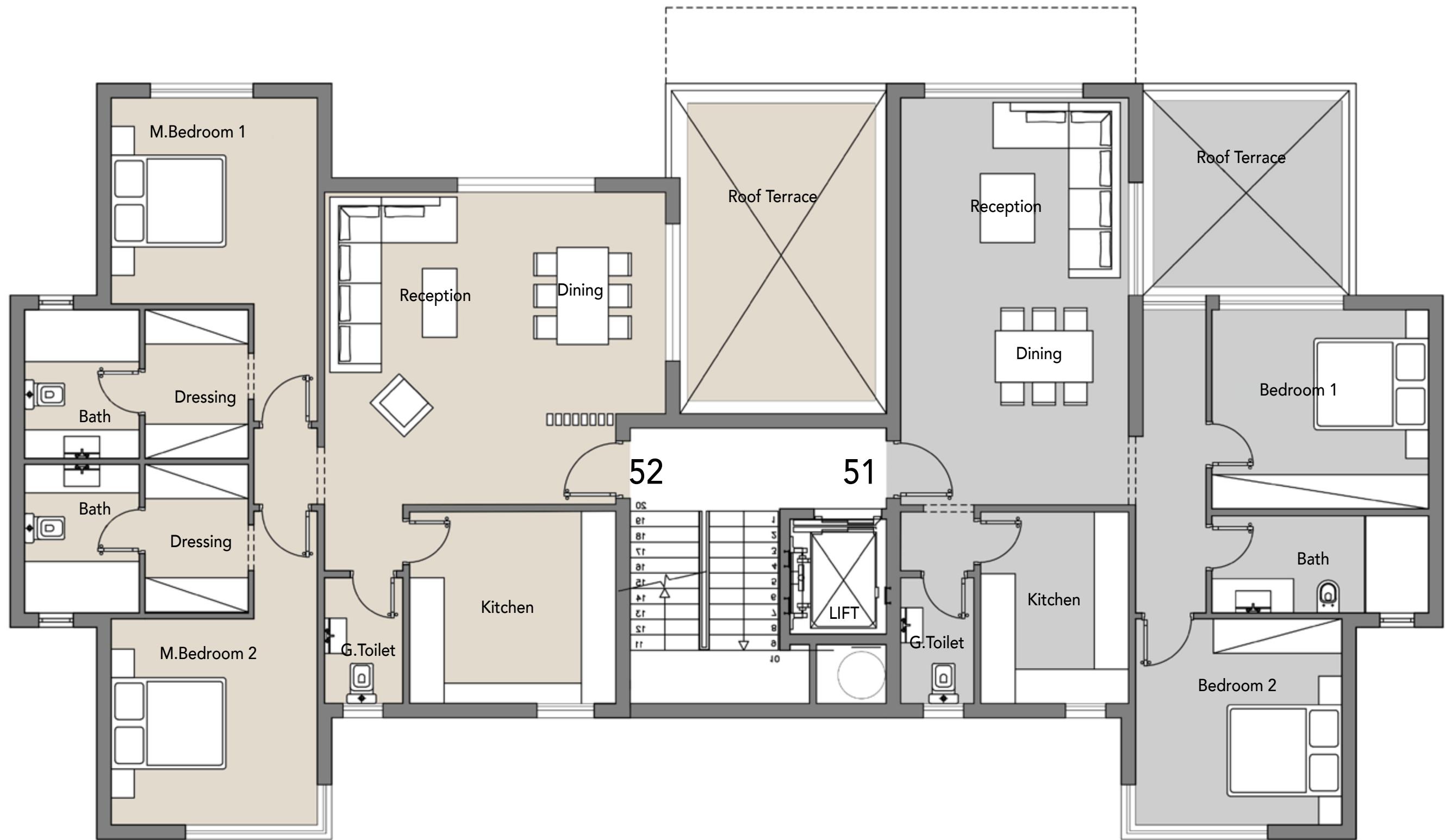
Lobby	4.00 m 1.10 m
Reception - Dining - Terrace	4.00 m x 6.00 m - (4.00 m x 1.20 m)
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

Apartment *2 - 167.94 m²

Lobby	1.35 m 2.50 m
Reception - Dining - Terrace	3.60 m x 5.50 m - 3.10 m x 3.85 m - (3.85 m x 1.20 m)
Guest Toilet	1.35 m x 2.45 m
Kitchen	3.00 m x 3.85 m
M. Bedroom 1	3.60 m x 3.60 m
Bedroom 2	3.60 m x 4.25 m
Bathroom - Dressing	2.00 m x 2.60 m - 1.80 m x 1.90 m
Master Bedroom - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

DUO C-M

PENTHOUSE



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Apartment 51 - BUA: 110.25 m²

Lobby	4.00 m x 1.10 m
Reception - Dining - Roof Terrace	4.00 m x 6.00 m - 3.60 m x 3.60 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Bedroom 1	3.80 m x 3.50m
Bedroom 2	3.60 m x 3.60m
Corridor	1.10 m x 5.30 m
Bathroom	3.80 m x 1.70 m

Apartment 52 - 135.02 m²

Lobby	5.10 m x 1.60 m
Reception - Dining - Roof Terrace	6.00 m x 3.85 m - 3.60 m x 5.65 m
Guest Toilet	1.35 m x 2.20 m
Kitchen	3.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

TRIO D

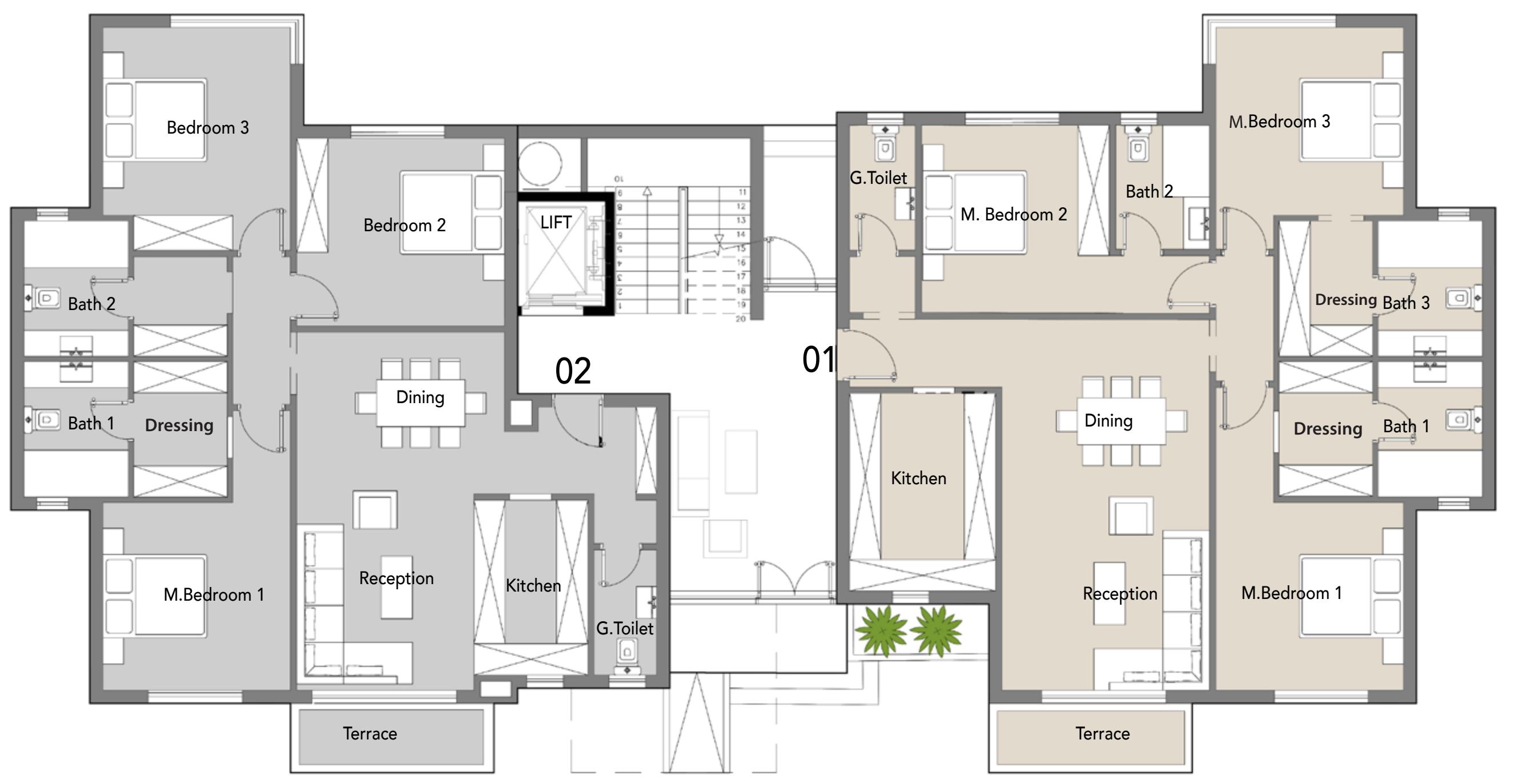


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TRIO D

GROUND FLOOR



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Apartment 01 - BUA: 160.02 m²

Lobby	1.30 m x 6.90 m
Reception - Dining	4.00 m x 5.80 m
Terrace	3.90 m x 1.45 m
Guest Toilet	1.25 m x 2.40 m
Kitchen	2.80 m x 3.80 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom	(3.60 m x 3.60 m) - (1.80 m x 2.40 m)
Master Bedroom 3 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

Apartment 02 - BUA: 147.12 m²

Lobby	2.90 m x 1.70 m
Reception - Dining	4.00 m x 3.10 m + 3.40 m x 3.75 m
Terrace	3.90 m x 1.45 m
Guest Toilet	1.20 m x 2.40 m
Kitchen	2.20 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Bedroom 2	4.00 m x 3.60 m
Bedroom 3	3.60 m x 4.25 m
Bathroom 2 - Storage	2.00 m x 2.60 m - 1.80 m x 1.90 m

TRIO D

TYPICAL FLOOR (1 - 4)



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Apartment *1 - 152.05 m²

Lobby	1.30 m x 5.95 m
Reception - Dining	4.00 m x 5.80 m
Terrace	3.40 m x 1.20 m
Guest Toilet	1.40 m x 2.45 m
Kitchen	3.30 m x 3.60 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 4.25 m
Bathroom 2 - Storage	2.00 m x 2.60 m - 1.80 m x 1.90 m

Apartment *2 - 127.14 m²

Reception - Dining	4.00 m x 7.10 m
Terrace	3.40 m x 1.20 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

Apartment *3 - 60.00 m²

Reception - Dining	3.40 m x 4.15 m
Terrace	3.45 m x 1.50 m + 1.30 m x 1.60 m
Bathroom	1.80 m x 2.45 m
Kitchen	2.25 m x 1.10 m
Bedroom	3.60 m x 3.65 m

TRIO D

PENTHOUSE



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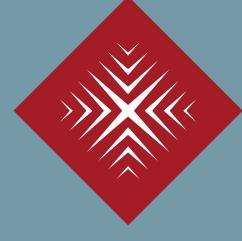
Apartment 51 - BUA: 151.07 m²

Lobby	8.55 m x 1.30 m
Reception - Dining	4.00 m x 5.80 m
Roof Terrace	5.40 m x 3.80 m
Guest Toilet	1.40 m x 2.45 m
Kitchen	3.30 m x 3.60 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Bedroom 2	3.60 m x 3.60 m
Bedroom 3	3.60 m x 4.25 m
Bathroom 2 - Storage	2.00 m x 2.60 m - 1.80 m x 1.90 m

Apartment 52 - 121.85 m²

Reception - Dining	4.00 m x 7.10 m
Roof Terrace	3.55 m x 5.40 m
Guest Toilet	1.30 m x 2.20 m
Kitchen	2.60 m x 3.35 m
Master Bedroom 1 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)
Master Bedroom 2 - Bathroom - Dressing	(3.60 m x 3.60 m) - (2.00 m x 2.60 m) - (1.80 m x 2.60 m)

PALM HILLS



| *Badyā* |

A CITY OF NEW WORLDS

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