

# Vert

New Zayed

# Palmier

## DEVELOPMENTS

Palmier Developments, founded in 2016 as an S.A.E. company, aims to redefine luxury living in Egypt through innovative, high-quality real estate developments. From the beginning, it has focused on delivering unique and distinguished properties that stand out in the market. Specializing in boutique compound concepts, Palmier designs exclusive communities that combine privacy, sophistication, and modern living. With a strong commitment to quality, sustainability, and customer satisfaction, the company has built a reputation for excellence, serving a diverse and discerning clientele while steadily establishing itself as an industry leader.



STRATEGIC  
**PARTNERSHIP**  
& ALLIANCES

**Melee** |  **QUEENS  
CLINIC** | **TA**  
DESIGN STUDIO

# Vert

Located in the best area in Sheikh Zayed - New Zayed,  
One minute from Wasit Dhahshour &  
Five minutes from the most Elite Compounds in Sheikh Zayed  
(Emar-Sodic-Beverly Hills-Belle vie) & Ten minutes from  
Sphinx Airport

**Residential Compound - All Villas**  
**Living Compound Built on a High Hills**



Sphinx International Airport



Al Dabaa Road

Solana west  
ORA

Sodic

Bellevie  
Emaar

Vert

Zayard  
Elite

Al Nada  
Hospital

Strip Mall

Ruya  
Club

Jirian  
Palm Hills  
Mountain View  
Sky of Nations

Zayard  
North Strike

Zayard  
Trio

Zayard  
Villa

Zayard  
Avenue

Zayard  
Residence

Boulevard Road

Zayard  
Memora

Mountain  
View-chillout

Neom

*Vert*



Alex-Cairo Road

Alex-Cairo Road

26 July Axis

Alex-Cairo Road

26 July Axis

Wasit Dahshour Road

Wasit Dahshour Road

26 July Axis

Allegria

Al Rabwa

El Sheikh Zayed

Hyper one

Arkan Plaza

Sheikh Zayed Hospital

Cairo University

Nile University

Mall Of Arabia

MUST

Dar Al Fouad

Al-Ahly Club

erly  
lls

Four different types for the standalone villas percentage is 75% from total Residential area.  
Twin villa area percentage is 25% from total Residential area.

# 126,000 SQUARE METER





# 85%

# LANDSCAPE

— WELLNESS LIVING COMPOUNDS —

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EVERY SINGLE VILLA AT VERT HAS A VIEW OF  
LUSH LANDSCAPES OR TRANQUIL WATER FEATURES



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# FACILITIES & LIFESTYLE AMENITIES



## CLUBHOUSE & COMMUNITY HUB

A MODERN SOCIAL CENTER FEATURING LOUNGES, MEETING  
AREAS, AND EVENT SPACES FOR RESIDENTS' GATHERINGS.

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# WELLNESS & FITNESS CENTER

GYM, YOGA STUDIOS, AND SPA FACILITIES PROMOTING A  
HEALTHY, BALANCED LIFESTYLE.

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# SWIMMING POOLS

RESORT-STYLE POOLS DESIGNED  
FOR BOTH RELAXATION AND RECREATION.

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# SPORTS FACILITIES

OUTDOOR COURTS FOR PADEL, TENNIS,  
AND BASKETBALL TO ENCOURAGE ACTIVE LIVING.

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# LANDSCAPED GARDENS & GREEN ZONES

WIDE GREEN AREAS WITH WALKING PATHS AND  
SHADED SEATING FOR RELAXATION.

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# JOGGING & CYCLING TRACKS

DEDICATED OUTDOOR TRACKS FOR FITNESS AND LEISURE.

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# KIDS' PLAY AREAS

SAFE, ENGAGING ZONES FOR CHILDREN WITH CREATIVE AND EDUCATIONAL ELEMENTS.

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A photograph of an outdoor lounge area. In the foreground, a wooden table holds a glass of iced water with a straw and fresh mint leaves, a small glass ashtray with a cigarette, and another glass in the background. The setting is under a covered patio with a view of greenery and a building in the distance.

# OUTDOOR LOUNGE & CAFÉ SPACES

SCENIC SPOTS FOR CASUAL DINING AND SOCIALIZING WITHIN  
THE COMMUNITY.

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# 24/7 SECURITY SYSTEM

GATED ACCESS AND SURVEILLANCE ENSURING PRIVACY AND PEACE OF MIND.

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# THE HIDDEN GARDENS

"À Place That Reveals Itself Slowly."  
Palmier Hidden Gardens Welcome to a world of hidden gardens and shifting paths. Skewed axes and veiled views create a journey of discovery, where nature wraps around walls, rooftops, and silence. Nothing is revealed all at once and that's the magic.

# VERT VIEW

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





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# MASTER PLAN

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# Map key

- 1. Club House 
- 2. Queens Clinic (london) 
- 3. Olivier Villa - BUA = 275 Sqm 
- 4. Acacia Villa - BUA = 314 Sqm 
- 5. Sylva Villa - BUA = 335 Sqm 
- 6. Le Varanda Villa - BUA = 400 Sqm 
- 7. Le Lilas Villa - BUA = 258 Sqm 



# KEY PLAN PHASE 1

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# PROTOTYPES

*Lilas Villa*

**01/** Twin House Royal Villas  
258m<sup>2</sup>

*Varanda - Sylva - Acacia - Olivier*

**02/** Standalone Royal Villas  
Starting from 275m<sup>2</sup> to 400m<sup>2</sup>



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# OLIVIER VILLA

SIDE VILLA

PRONUNCIATION: OH-LIV-YAY VILLA



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# Olivier Villa

Oh-liv-YAY villa

· BUA = 275 Sqm · Land Area Range = 255 : 350 Sqm

OLIVIER VILLA TAKES ITS NAME FROM THE OLIVIER, THE OLIVE TREE, A SYMBOL OF PEACE, NATURE, AND TIMELESS MEDITERRANEAN ELEGANCE. THIS IDENTITY PERFECTLY REFLECTS THE VILLA'S UNIQUE ARCHITECTURAL ADVANTAGE: A GENEROUS SIDE GARDEN THAT DEFINES ITS LIFESTYLE EXPERIENCE. CONCEPT THEME: THE VILLA WITH THE SIG NATURE SIDE GARDEN

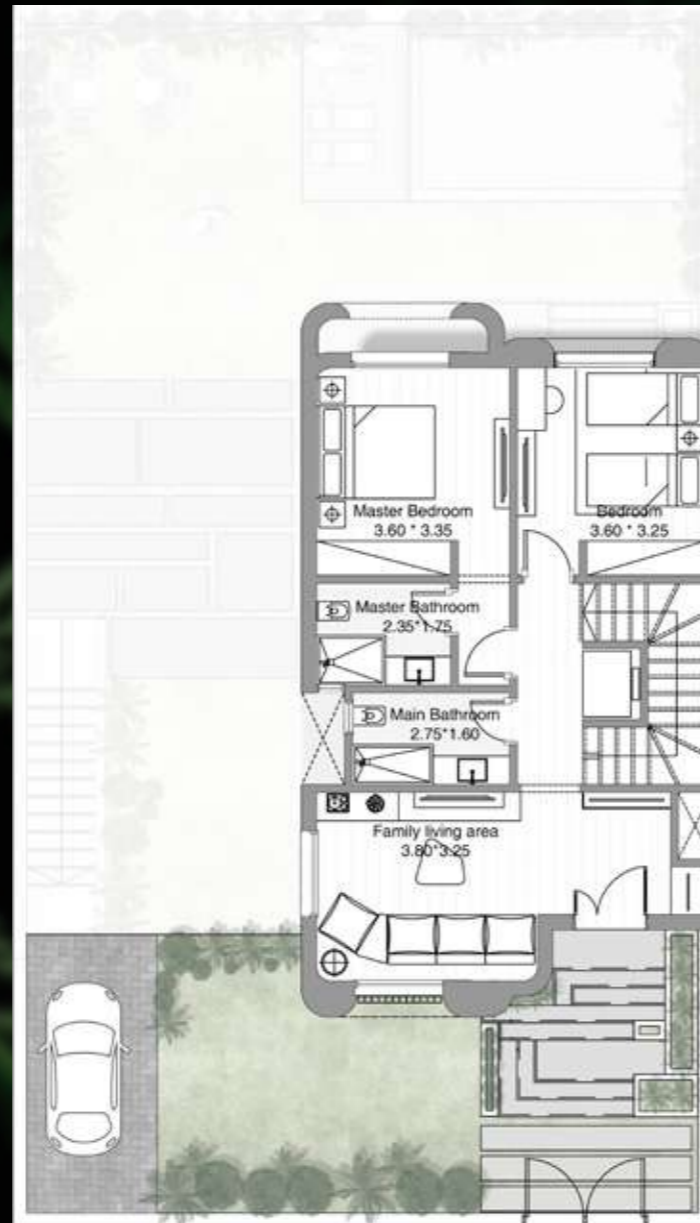
**BRAND PERSONALITY:**

NATURAL · PRIVATE · FAMILY-ORIENTED

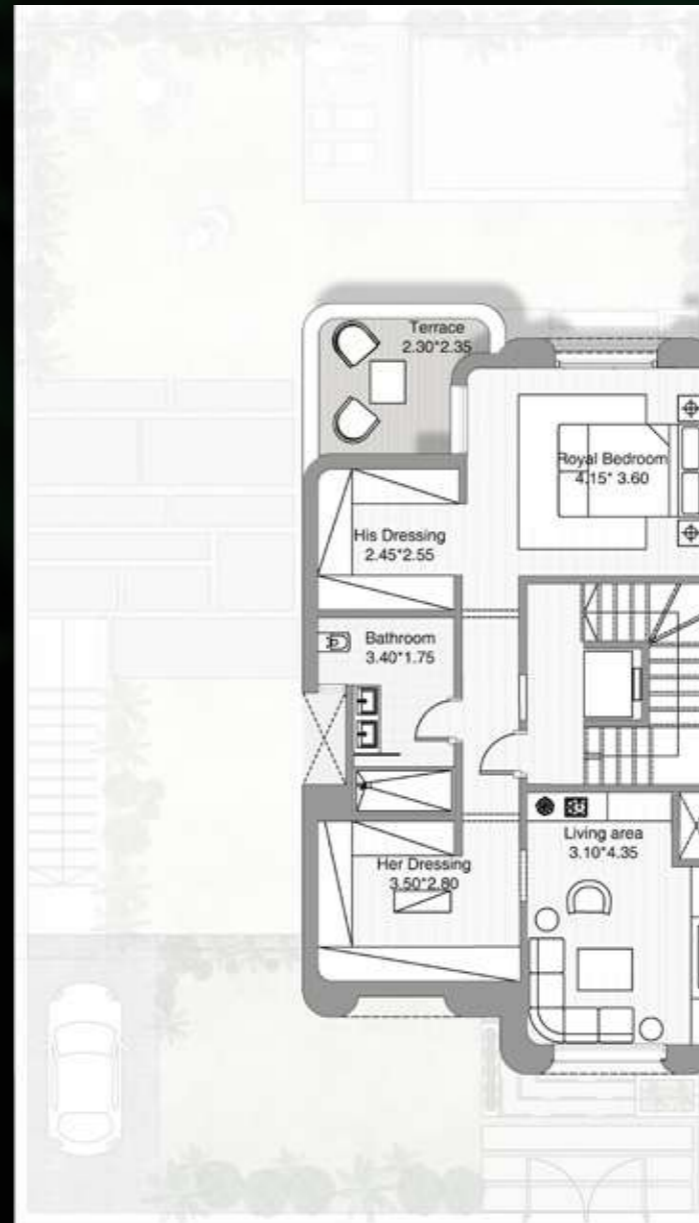
Guest floor



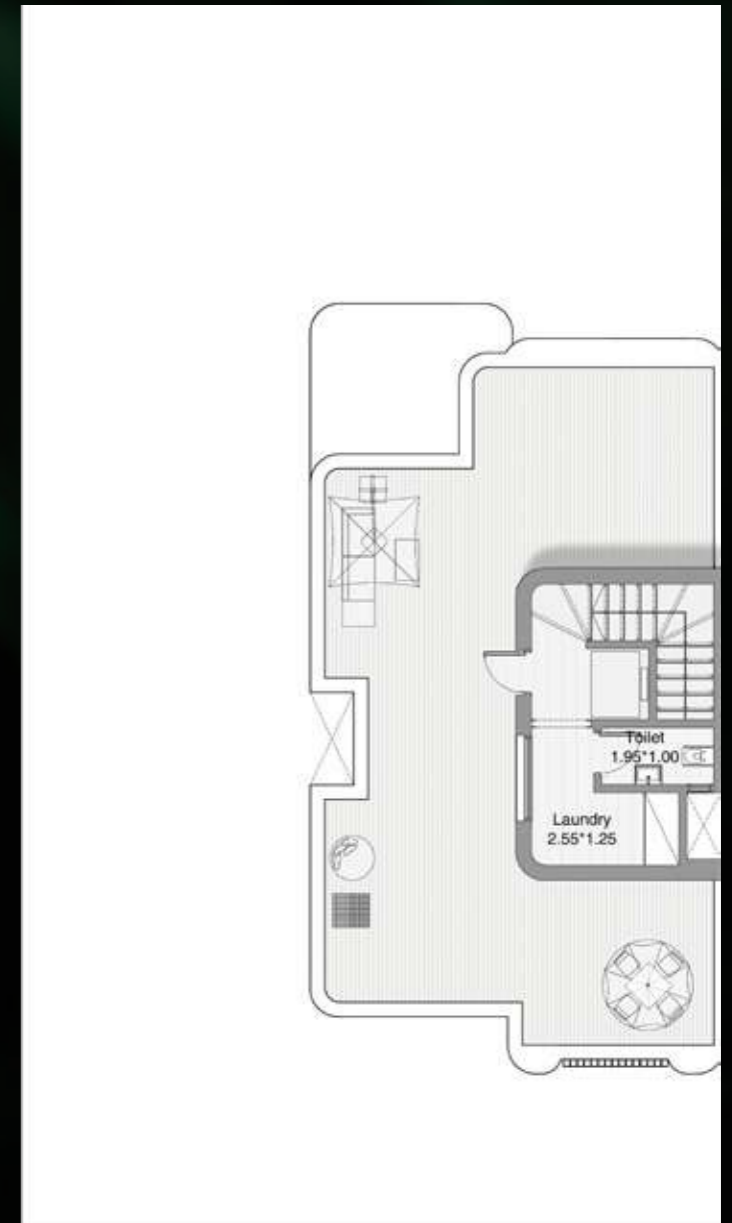
Family floor



Royal floor



Roof floor



# ACACIA VILLA

STANDALONE

PRONUNCIATION: AH-KAH-SEE-AH VILLA





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# *Acacia Villa*

ah-KAH-see-ah villa

• BUA = 314 Sqm • Land Area Range = Sqm 270 : 285

ACACIA VILLA TAKES ITS NAME FROM THE ACACIA TREE, A SYMBOL OF RESILIENCE, ELEGANCE, AND NATURAL BEAUTY. THE VILLA IS DESIGNED AS A LUXURIOUS STANDALONE HOME FULLY INTEGRATED WITH GREENERY, EMPHASIZING WELLNESS, PRIVACY, AND A CONNECTION TO NATURE.

**BRAND PERSONALITY:**

ELEGANT • PRIVATE • NATURE-CONNECTED • WELLNESS-FOCUSED

Guest floor



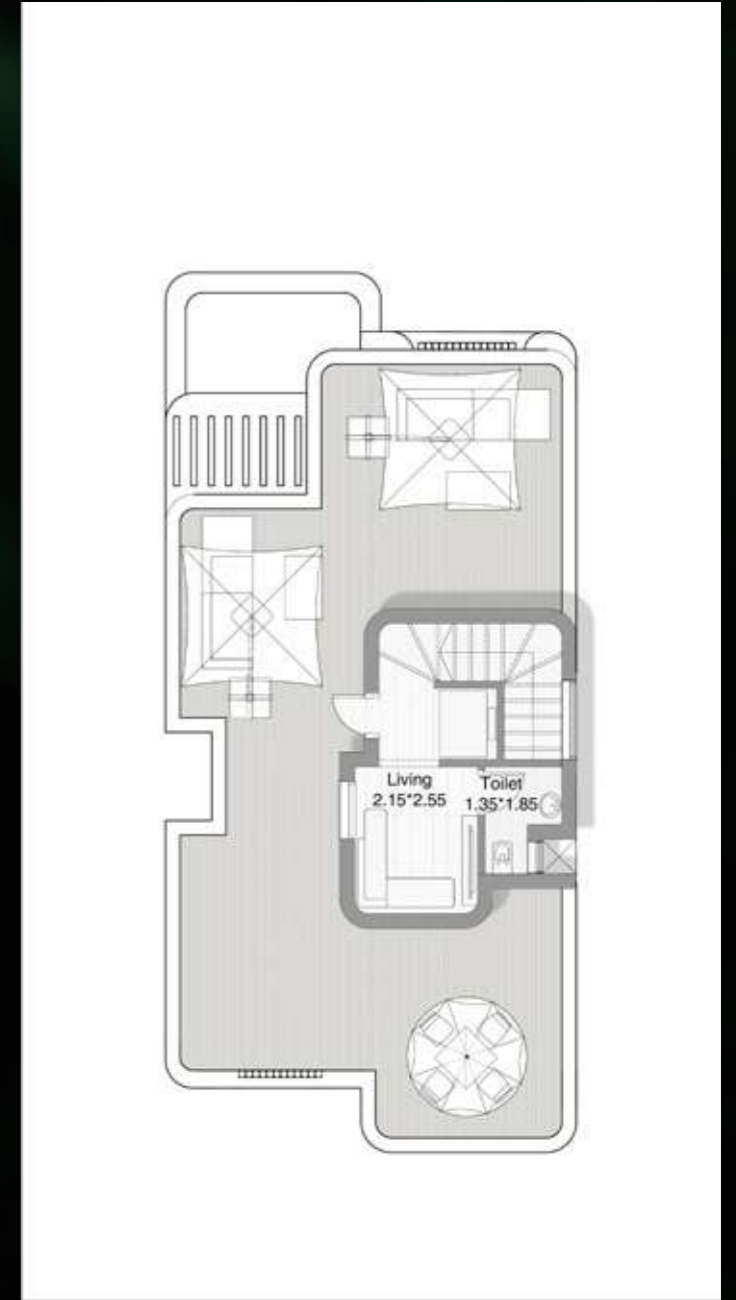
Family floor



Royal floor



Roof floor



# SYLVA VILLA

STANDALONE

PRONUNCIATION: SEEL-VAH VILLA



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# *Sylva Villa*

SEEL-vah villa

· BUA = 335 Sqm · Land Area Range = Sqm 280 : 455

SYLVA COMES FROM THE CLASSICAL FRENCH/ LATIN WORD "SYLVA" MEANING FOREST, WOODLAND, NATURAL SANCTUARY. IT PERFECTLY MATCHES YOUR WELLNESS AND FOREST-THEMED DEVELOPMENT.

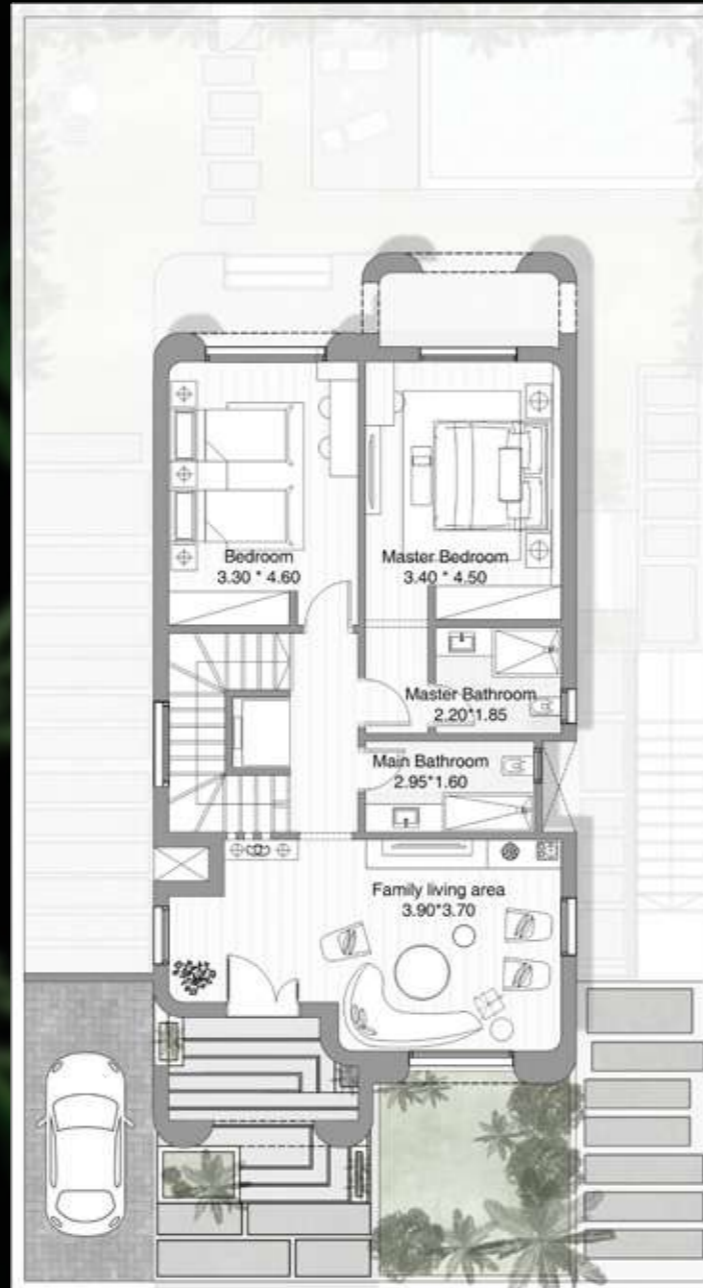
**BRAND PERSONALITY:**

ELEGANT · PRIVATE · NATURE-CONNECTED · WELLNESS-FOCUSED

Guest floor



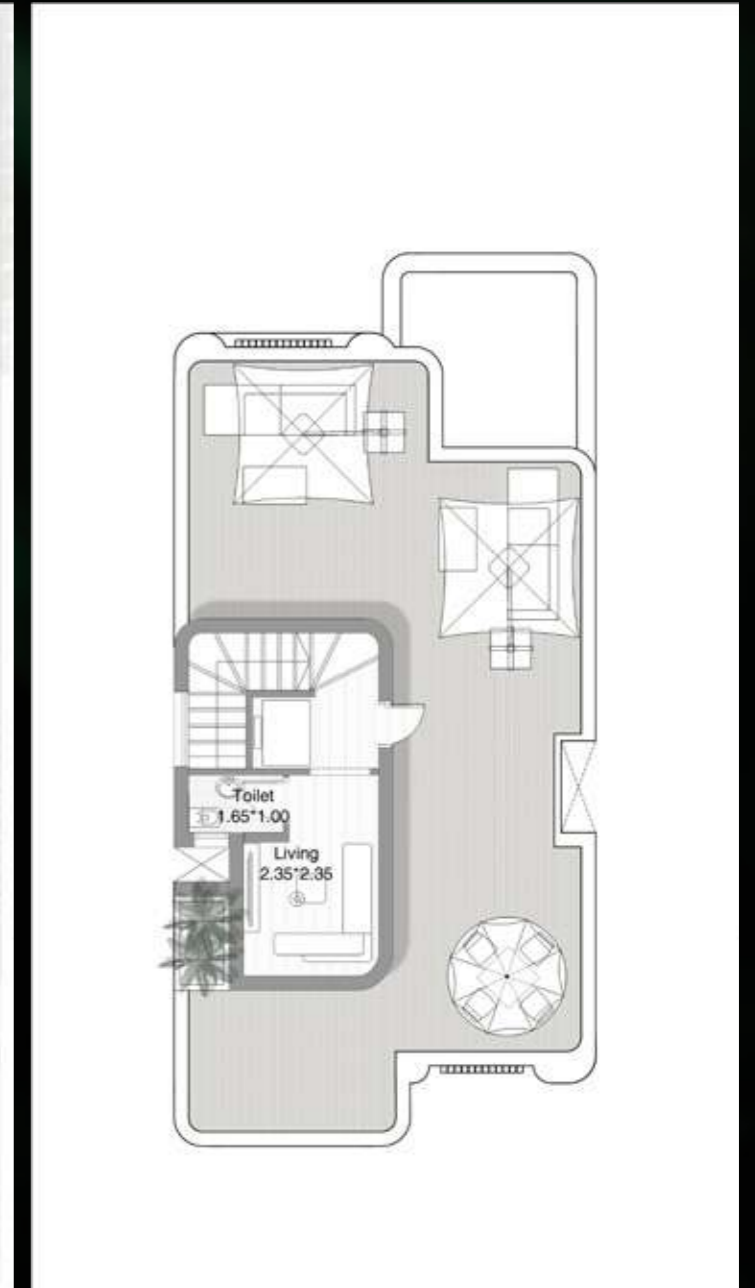
Family floor



Royal floor



Roof floor



# LE VARANDA VILLA

SPECIAL VILLA

PRONUNCIATION: LUH VAH-RAN-DAH



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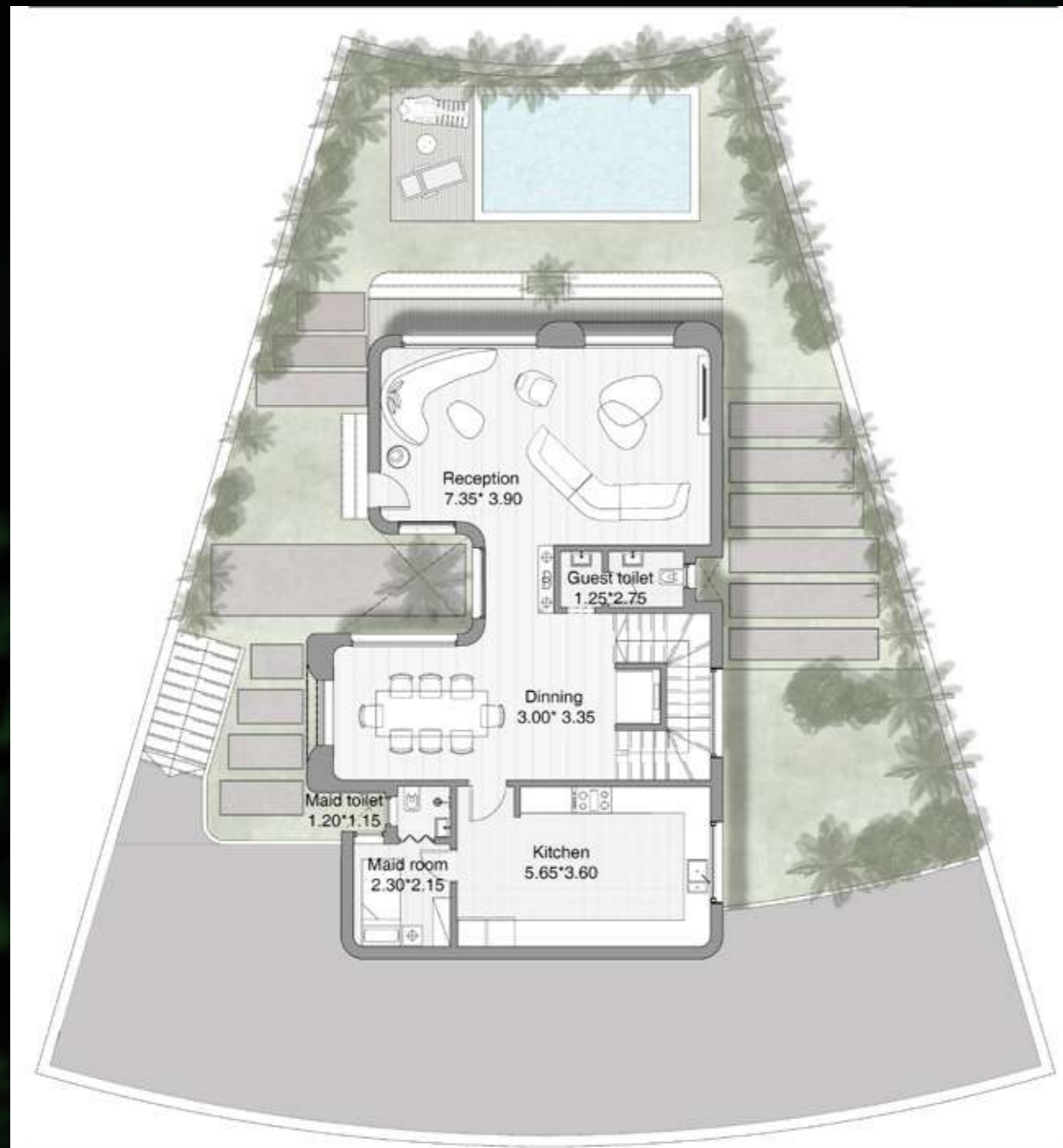
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# Le Varanda Villa

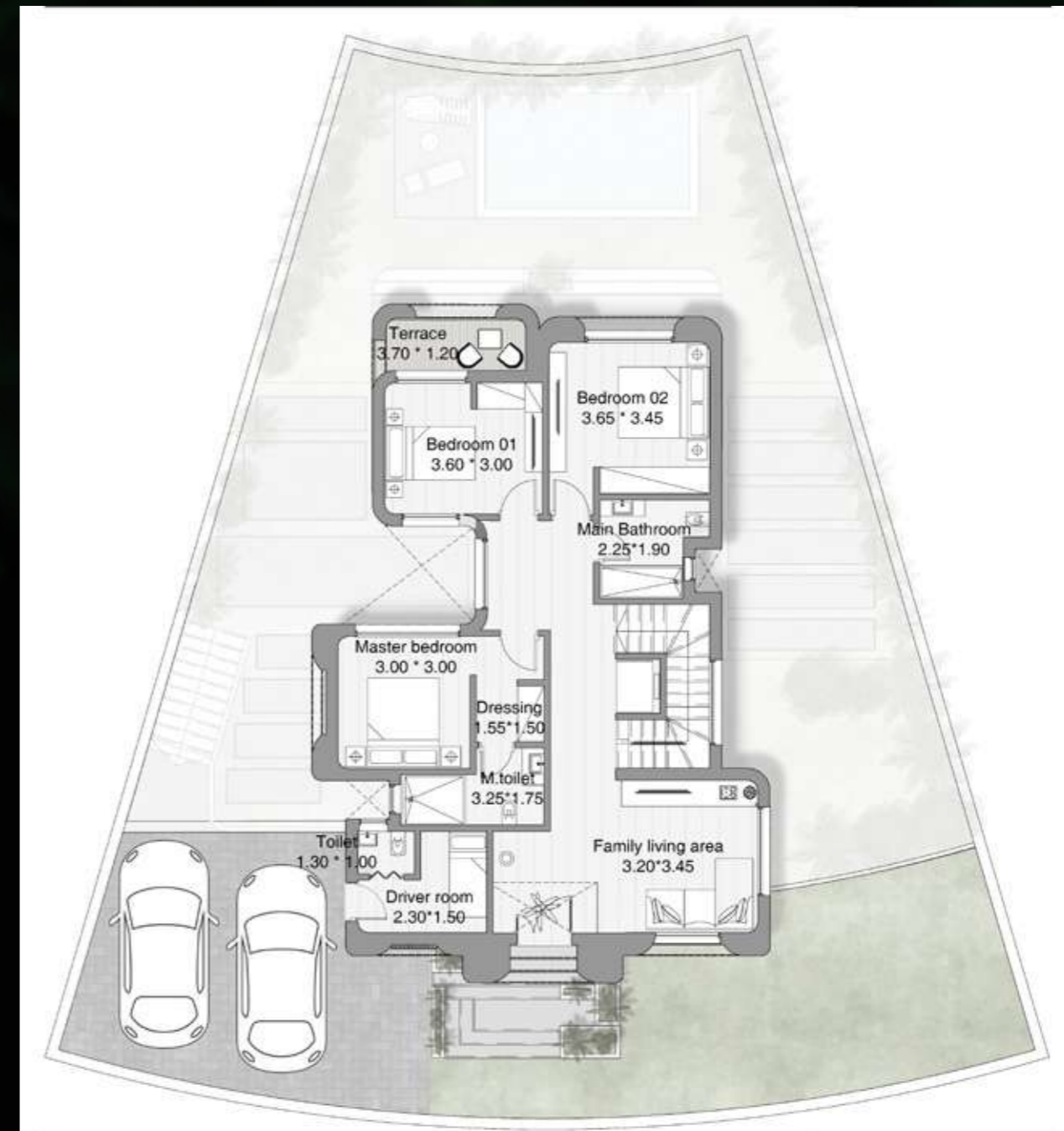
Luh vah-RAN-dah

• BUA = 400 Sqm • Land Area Range = 390 : 456 Sqm

Guest floor



Family floor

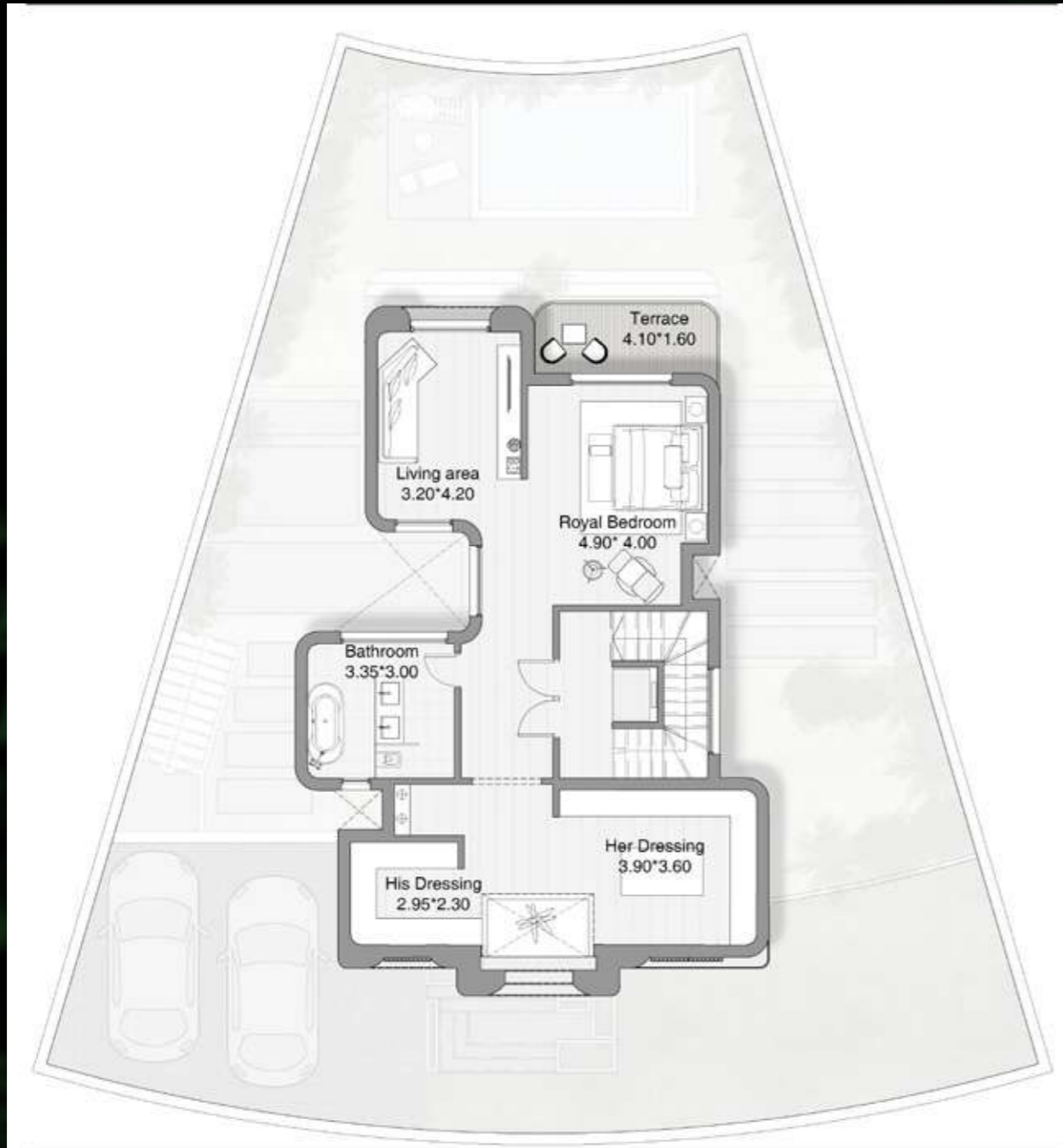


INSPIRED BY THE FRENCH WORD VÉRANDA, LE VARANDA REFLECTS OPENNESS, INDOOR-OUTDOOR HARMONY, AND EXPANSIVE LIVING. THE NAME INSTANTLY COMMUNICATES LIGHT, SPACE, AND UNOBSTRUCTED VIEWS, IDEAL FOR YOUR SPECIAL VILLAS LOCATED ON THE PROJECT'S PRIME SIGHTLINES.

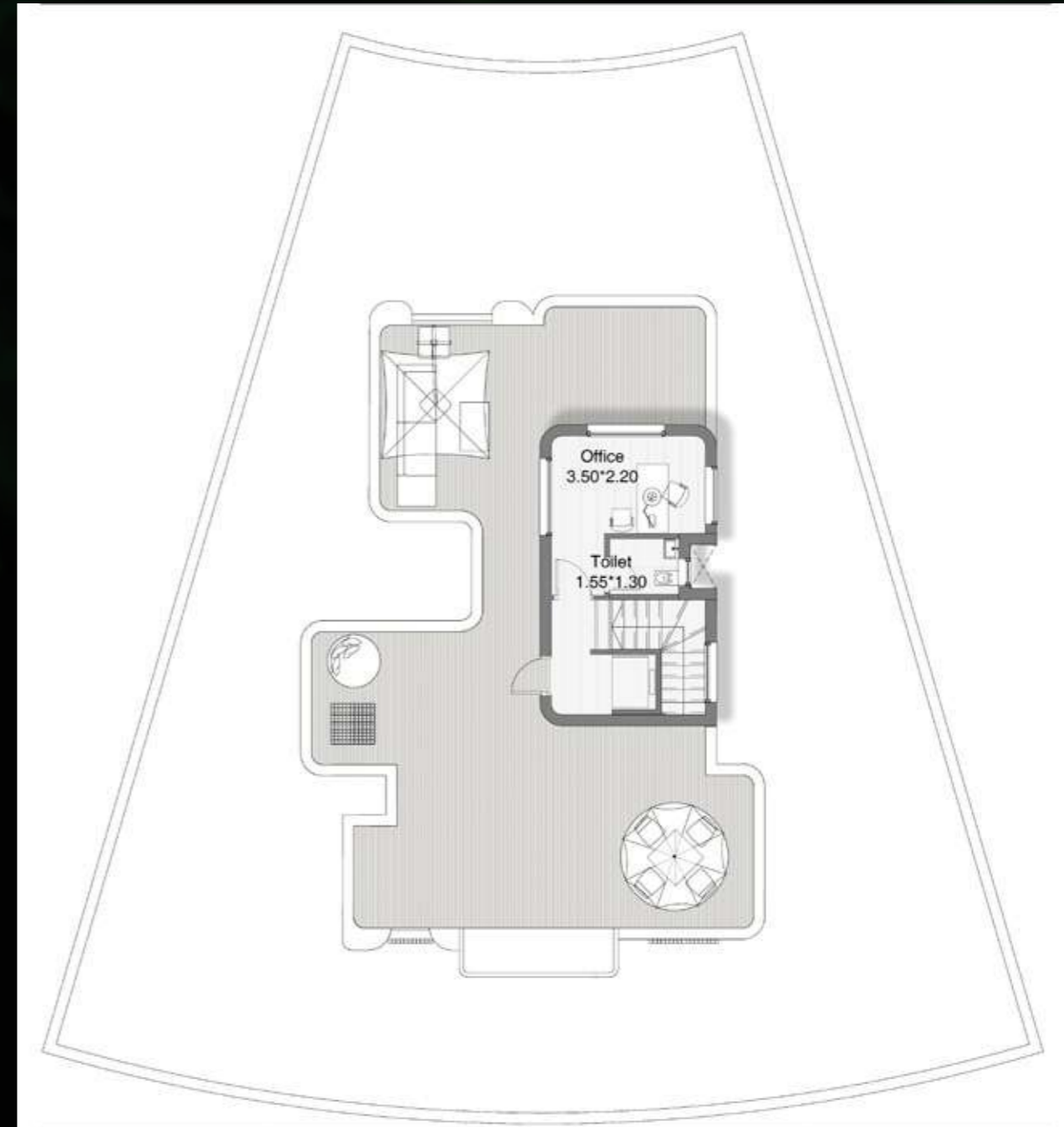
**BRAND PERSONALITY:**

ELEGANT • PRIVATE • NATURE-CONNECTED • WELLNESS-FOCUSED

Royal floor



Roof floor



# LE LILAS VILLA

TWIN VILLA

PRONUNCIATION: LUH LEE-LAH



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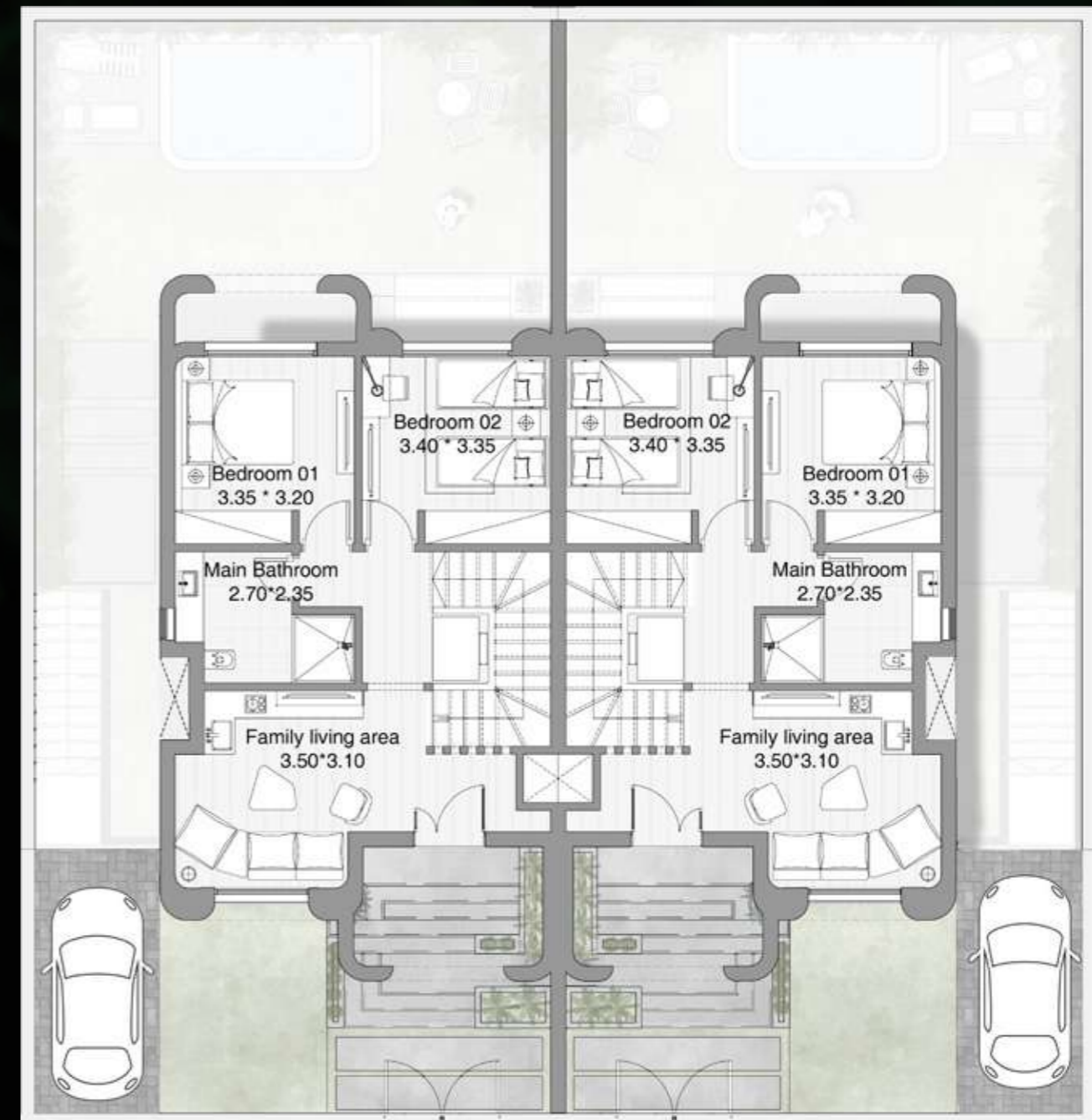
# Le Lilas Villa

Iuh lee-LAH

• BUA = 258 Sqm • Land Area Range = 190 : 285 Sqm

Guest floor

Family floor



LE LILAS IS INSPIRED BY THE LILAC FLOWER, WHICH SYMBOLIZES GRACE, ELEGANCE, AND GENTLE BEAUTY. ITS SOFT PETALS AND DELICATE FRAGRANCE CONVEY A SENSE OF REFINED RICHNESS AND CALM LUXURY, MAKING IT A PERFECT NAME FOR TWIN VILLAS DESIGNED FOR HARMONY AND SERENE LIVING

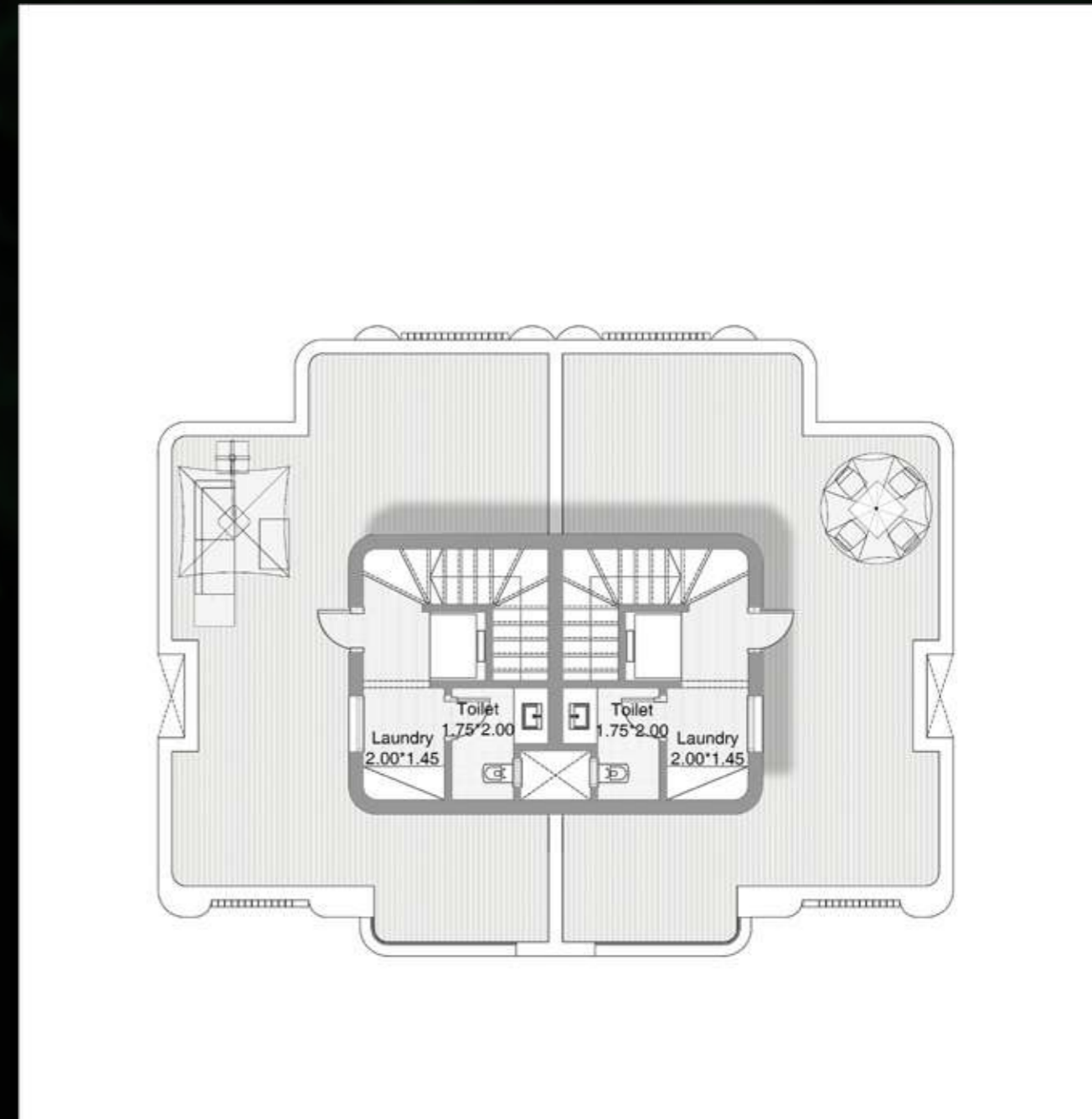
**BRAND PERSONALITY:**

ELEGANT • SOFT • REFINED • NATURE-CONNECTED • HARMONIOUS

Royal floor



Roof floor



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New Zayed

Palmier | Melee |  QUEENS CLINIC |  TA DESIGN STUDIO

# 16831

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