



*hacienda  
waters*



# WAVES OF FUN,

Get ready to be blown away as Hacienda waters is about to hit the shores of the North Coast. The waves of fun are about endless entertainment from the enjoyable activities at the beach, lagoons and the biggest water park in the North Coast.

Hacienda waters will spread laughter and joy among family and friends, where the kids' minds will be blown away from endless amusement.







# THE STRENGTH OF PALM HILLS IN THE NORTH

As Egypt's premier real estate developer, Palm Hills creates thriving communities that blend homes, businesses, and leisure.

Our diverse Portfolio of projects at Egypt's coastal regions, make us stand out in the North Coast by offering exceptional living and commercial spaces. Leaving our mark along the coastline with the unique Haciendas, each one offering a unique style of living and unparalleled happiness along the North Coast.



## haciendabay

Offers a luxurious escape with stunning golf course, crystal-clear lagoons, and a Mediterranean coastline. Making it the perfect stay for the ones who love to get the best of everything in life.



## Hacienda White

Where luxury meets liveliness, Its sophisticated ambiance and vibrant energy caters to those who crave the extraordinary, and demand experiences.





## HACIENDA WEST

*a boutique*  
DEVELOPMENT

The perfect North Coast escape for individuals who appreciate chilling elegant vibes. They could unwind and enjoy a personalized luxury experience in this boutique destination.

## HACIENDA HENEISH

True magic lies in its crystal-clear waters of the North Coast, a breathtaking masterpiece of nature. Its luxury and blue hues are mind blowing.



Every hacienda whispers its unique tale, a legacy scratched into the sands of time. Yet, a fresh chapter awaits on the pristine canvas of the North Coast. It is a story yearning to be written, a masterpiece seeking its artists.





*hacienda  
waters*

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Hacienda Waters, a dazzling new jewel in the Palm Hills crown, embodies the breathtaking Hacienda spirit while introducing an aquatic wonderland. This unparalleled haven boasts a spectrum of water-based marvels, from an extravagant water park to serene lagoons and a one of a kind beach. Yet, Hacienda Waters is more than just a watery escape. Its allure extends to a myriad of family-friendly amenities, ensuring joy and contentment for all ages.





Hacienda Waters is a pioneering coastal community dedicated to creating unforgettable experiences for the entire family.

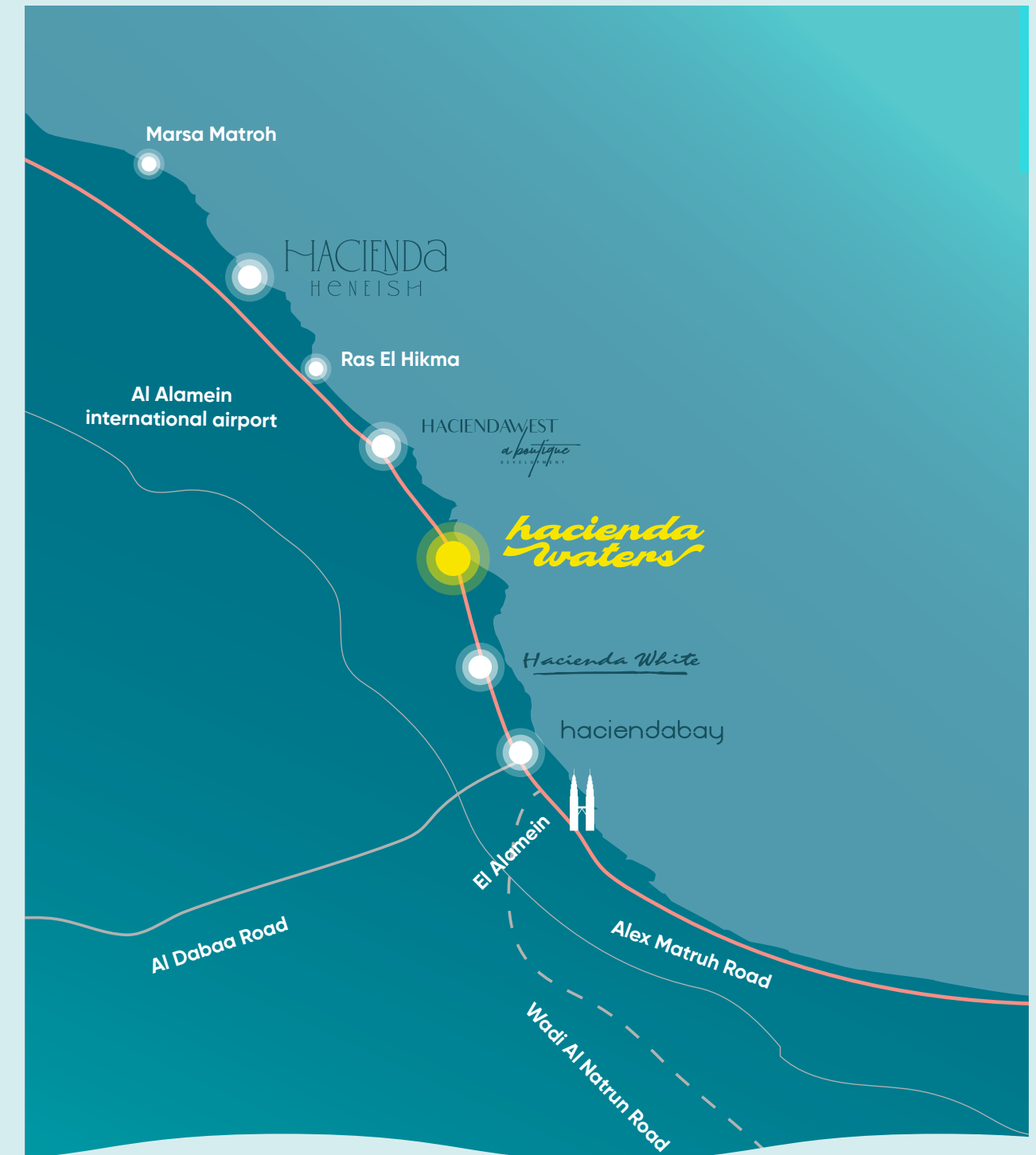
We prioritize child safety and development, offering a unique environment rich in resources to nurture young minds.

While children thrive in our dedicated spaces, parents can relax and enjoy the many amenities. With something for everyone, it's the perfect place to create lasting memories.

# LOCATION

Hacienda Water's location is truly exceptional, since it is 20 kilometers before Hacienda West, and 30 kilometers away from Ras El Hikma. Moreover, its coastal position offers unparalleled advantages, with stunning sea views and the promise of a thriving waterfront lifestyle.

This prime location places Hacienda at the forefront of development, making it an extraordinary opportunity for investors and residents alike.







# HOME DESIGNS

Hacienda Waters' home designs are a testament to modern luxury and spacious living.

These architectural marvels seamlessly blend contemporary design with timeless elegance, creating an atmosphere of refined comfort. With ample room for both relaxation and entertainment, these properties are perfect for hosting family and friends. The homes' beautiful architecture will maximize the Mediterranean vibes, bringing the beauty of the coastal surroundings indoors.

Each detail, from the sleek lines to the carefully curated interiors, reflects a commitment to creating exceptional living spaces.



# CRYSTAL BEACH

Hacienda Waters Beach is a vibrant playground where sun-drenched Shore and crystal-clear waters unite. Its perfect Shore, bejeweled with the softest grains of gold sand, invite endless memories to be built with loved ones.

Envision crafting whimsical sandcastles, dancing in the rhythmic embrace of the waves, and basking in the sun's warm, golden kiss. The North Coast is a summer lover's paradise, and Hacienda Waters promises to be its most captivating gem.





# AMENITIES & FACILITIES



World-class water park



Exciting arcade hub



Palm Hills Sports Club



Innovative kids zone



Kids cinema





# BIGGEST WATERPARK IN THE NORTH COAST

Get ready for the biggest splash in the North Coast as Hacienda Waters is thrilled to announce on the creation of the largest water park in the North Coast. Hacienda Waters' Water Park offers a day of endless fun for the whole family.

Imagine a day filled with laughter, screams of joy, and the refreshing embrace of water. Hacienda Waters' water park fits everyone as it has slides that suits not just kids, but also teenagers and grownups, making sure everyone enjoys their time.



# ARCADE HUB

Our arcade is a hub of excitement for kids. Packed with the latest and greatest games, it's the perfect place to spend a sizzling summer day. From classic favorites to cutting-edge virtual adventures, there's something to thrill everyone.

A day filled with Competition against friends, collecting tickets for awesome prizes, or simply getting lost in the world of interactive fun. Let your kids unleash their competitive spirit and create unforgettable memories in our arcade.



# FOR THE FIRST TIME IN THE NORTH COAST

Palm Hills Sports Club is thrilled to announce for the first time its expansion to the North Coast.

This development brings our exceptional facilities closer to our customers, since the Sports club allows kids to continue their trainings without disruptions.

Additionally, adults can now pursue their sporting passions conveniently within their community.





# INNOVATIVE KIDS AREA

An interactive kids' play area will make the children's imaginations rise and will help them create bonds with family and friends. It's a place where children can break free from everyday life and connect with others through shared fun.







# CULINARY EXPERIENCES

The dining experience at Hacienda Waters is something else, offering a wide variety of F&B outlets that are all going to be child friendly and include kids' menus, even in the high-end restaurants



# KIDS CINEMA

The kids' cinema is a child-friendly space where kids and parents can enjoy a relaxing movie night together on comfortable, colorful seats.



# MASTER PLAN

AREA: 161.7 FDS  
Lagoons: 18 FDS  
Footprint : 12.5%  
Landscape &  
Hardscape: 40.5%  
Commercial &  
Recreational: 15%

PRODUCT MIX:

PDL 2 Beds	Villas & Town Houses	Condos 1,2 & 3 Beds
Cabins 1 & 2 Beds	Senior & Junior Chalets	G+1 & G+5

All renders and plans are for visual purposes & subject to change as per design development



KEY DISTRIBUTION

- Pieds Dans L'Eau
- Lagoon Cabins
- 1st Row Villa
- 2nd Row Villa
- Water Town House
- Water Villa
- Water Senior Chalet
- Water Junior Chalet
- Water Condo 1
- Water Condo 2
- Water Condo 3
- Water Condo 4

PDL  
+4  
CABINS  
+7  
1<sup>ST</sup> ROW  
+11  
2<sup>nd</sup> ROW  
+18





# VILLAS & TOWN H.



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# 1<sup>ST</sup> ROW VILLA



GROUND FLOOR



FIRST FLOOR

AVG. LAND AREA	549 m²
AVG. BUA (Ground +1 <sup>st</sup> )	374 m²
SPECS	6 MASTER BEDS NANNY KITCHENETTE DRIVER

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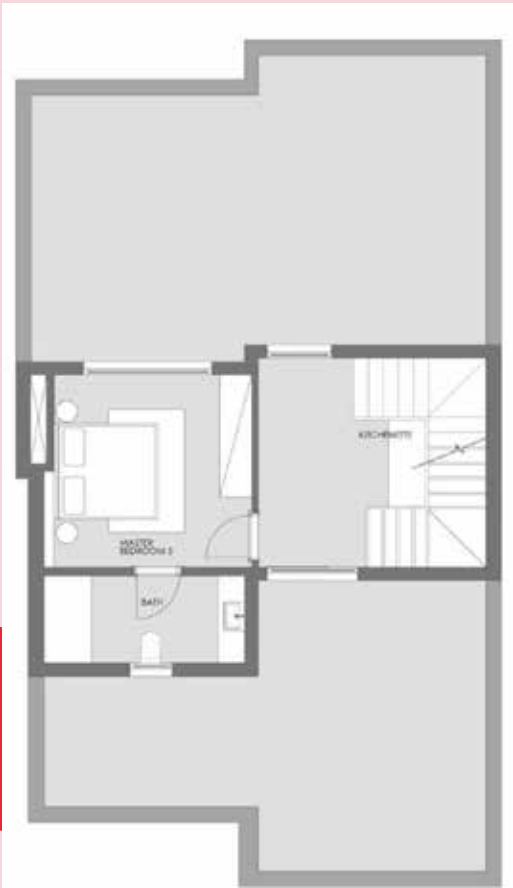
# 2<sup>ND</sup> ROW VILLA



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

AVG. LAND AREA	420.5 m <sup>2</sup>
AVG. BUA (Ground +1st)	278 m <sup>2</sup>
AVG. PENTHOUSE AREA	46 m <sup>2</sup>
AVG. ROOF AREA	88.5 m <sup>2</sup>
SPECS	5 MASTER BEDS NANNY KITCHENETTE DRIVER

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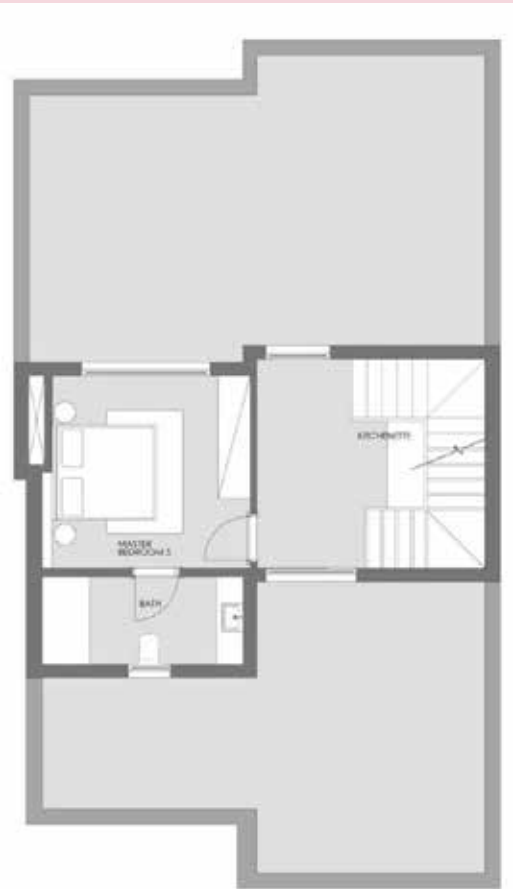
# WATER VILLA



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

AVG. LAND AREA	449 - 452 m <sup>2</sup>
AVG. BUA (Ground +1st)	278 m <sup>2</sup>
AVG. PENTHOUSE AREA	46 m <sup>2</sup>
AVG. ROOF AREA	88.5 m <sup>2</sup>
SPECS	5 MASTER BEDS NANNY KITCHENETTE DRIVER

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# WATER TOWN HOUSE 1



GROUND FLOOR



FIRST FLOOR

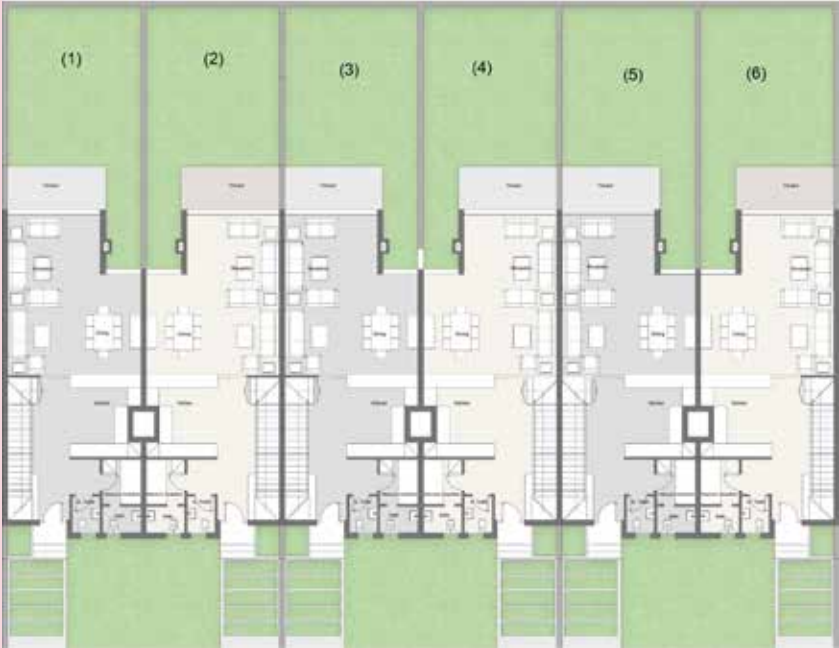


PENTHOUSE FLOOR

	CORNER	MIDDLE
AVG. LAND AREA	190.5 m <sup>2</sup>	187 m <sup>2</sup>
AVG. BUA (Ground +1st)	198.5 m <sup>2</sup>	196 m <sup>2</sup>
AVG. PENTHOUSE AREA	38 m <sup>2</sup>	38 m <sup>2</sup>
AVG. ROOF AREA	57 m <sup>2</sup>	55 m <sup>2</sup>
SPECS	4 BEDS (3 MASTER) NANNY KITCHENETTE	

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# WATER TOWN HOUSE 2



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

	CORNER	MIDDLE
AVG. LAND AREA	190.5 m²	187 m²
AVG. BUA (Ground +1st)	198.5 m²	196 m²
AVG. PENTHOUSE AREA	38 m²	38 m²
AVG. ROOF AREA	57 m²	55 m²
SPECS	4 BEDS (3 MASTER) NANNY KITCHENETTE	

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# WATER CHALETS

SENIOR & JUNIOR

DIRECT DECKS ON LAGOONS



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# WATER SENIOR CHALET



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

GROUND UNIT	
AVG. GARDEN AREA	243.5 m <sup>2</sup>
AVG. BUA Ground	164 m <sup>2</sup>
SPECS	4 BEDS (2 MASTER) NANNY
1 <sup>ST</sup> & PENT UNIT	
AVG. BUA - 1 <sup>ST</sup>	154.5 m <sup>2</sup>
AVG. PENTHOUSE AREA	41 m <sup>2</sup>
AVG. ROOF AREA	104.5 m <sup>2</sup>
SPECS	4 BEDS (3 MASTER) NANNY

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# WATER JUNIOR CHALET



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

GROUND UNIT	
AVG. GARDEN AREA	222.5 m <sup>2</sup>
AVG. BUA Ground	116 m <sup>2</sup>
SPECS	3 BEDS (1 MASTER)
1 <sup>ST</sup> & PENT UNIT	
AVG. BUA - 1 <sup>ST</sup>	114.5 m <sup>2</sup>
AVG. PENTHOUSE AREA	36.5 m <sup>2</sup>
AVG. ROOF AREA	67 m <sup>2</sup>
SPECS	3 BEDS (2 MASTER) NANNY

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# WATER CONDOS

VIEWING CONTINUOUS LAGOONS & SEA HORIZON  
NEXT DOOR TO HOTEL FAMILY FRIENDLY  
DINNING RESTAURANTS & WATER PARK



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# WATER CONDO 1



GROUND FLOOR



TYPICAL FLOOR



PENTHOUSE FLOOR

INDICATIONAL SECTION

G+5				
Penthouse	2 Bed	1 Bed	1 Bed	2 Bed
4 <sup>th</sup>	2 Bed	1 Bed	1 Bed	2 Bed
3 <sup>rd</sup>	2 Bed	1 Bed	1 Bed	2 Bed
2 <sup>nd</sup>	2 Bed	1 Bed	1 Bed	2 Bed
1 <sup>st</sup>	2 Bed	1 Bed	1 Bed	2 Bed
Ground	2 Bed	2 Bed		2 Bed

PRODUCT MIX

Ground	1 Bed: 58.5 - 65.5 M² 2 Beds: 95 - 102.5 M²
Typical	
Penthouse	

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# WATER CONDO 2



GROUND FLOOR



TYPICAL FLOOR



PENTHOUSE FLOOR

INDICATIONAL SECTION

G+5				
Penthouse	3 Bed + N	2 Bed	3 Bed	
4 <sup>th</sup>	3 Bed	2 Bed	2 Bed	3 Bed
3 <sup>rd</sup>	3 Bed	2 Bed	2 Bed	3 Bed
2 <sup>nd</sup>	3 Bed	2 Bed	2 Bed	3 Bed
1 <sup>st</sup>	3 Bed	2 Bed	2 Bed	3 Bed
Ground	3 Bed	2 Bed	2 Bed	3 Bed

## PRODUCT MIX

Ground	2 Bed: 92 - 104.5 M²
Typical	3 Beds: 123 - 146.5 M²
Penthouse	3 Beds + N: 151 M²

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# WATER CONDO 3



GROUND FLOOR



TYPICAL FLOOR



PENTHOUSE FLOOR

INDICATIONAL SECTION

G+5				
Penthouse	2 Bed	1 Bed	1 Bed	2 Bed
4 <sup>th</sup>	2 Bed	1 Bed	1 Bed	2 Bed
3 <sup>rd</sup>	2 Bed	1 Bed	1 Bed	2 Bed
2 <sup>nd</sup>	2 Bed	1 Bed	1 Bed	2 Bed
1 <sup>st</sup>	2 Bed	1 Bed	1 Bed	2 Bed
Ground	2 Bed	1 Bed	1 Bed	2 Bed

PRODUCT MIX

Ground	1 Bed: 65 - 72.5 m <sup>2</sup> 2 Beds: 106 - 114 m <sup>2</sup>
Typical	
Penthouse	

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# WATER CONDO 4



GROUND FLOOR



TYPICAL FLOOR



PENTHOUSE FLOOR

## INDICATIONAL SECTION

G+5						
Penthouse	3 Bed	2 Bed	2 Bed	3 Bed	2 Bed	2 Bed
4 <sup>th</sup>	2 Bed	2 Bed	2 Bed	3 Bed	2 Bed	2 Bed
3 <sup>rd</sup>	2 Bed	2 Bed	2 Bed	3 Bed	2 Bed	2 Bed
2 <sup>nd</sup>	2 Bed	2 Bed	2 Bed	3 Bed	2 Bed	2 Bed
1 <sup>st</sup>	2 Bed	2 Bed	2 Bed	3 Bed	2 Bed	2 Bed
Ground	2 Bed	2 Bed	2 Bed	3 Bed	2 Bed	2 Bed

### PRODUCT MIX

Ground	2 Bed:
Typical	93 - 108.5 m <sup>2</sup>
Penthouse	3 Beds:
	145m <sup>2</sup>

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# PIEDS DANS L'EAU

AVG. GARDEN	54.5 - 55 m²
AVG. BUA	91.5 - 93 m²
SPECS	2 MASTER BEDS Guest Toilet KITCHENETTE Reception & Dining

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# CABANAS

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per design development



1 BED		2 BEDS	
1 BED	41.5 m²	2 BED	84 m²
SPECS	1 Bed 1 Bathroom Kitchenette & Countertop Living	SPECS	2 MASTER BEDS Guest Toilet Kitchenette Living & Dining

# PRODUCT BRIEF

Category	Sub CAT	AVG.BUA /SQM	AVG. PENT /SQM	AVG. Roof Terrace/SQM	Av. Land/Garden Area/M2
Pied Dans L'eau	2 Bed	91.5-93			54.5 - 55
Cabins	1 Bed	41.5			
	2 Bed	84			
Villa First Row		374			549
Villa Second Row		278	46	88.5	420.5
Water Villa		278	46	88.5	449-452
Water Townhouse 1&2	Corner	198.5	38	57	190.5
	Middle	196	38	55	187
Water Senior Chalet	Ground	164			243.5
	First	154.5	41	104.5	
Water Junior Chalet	Ground	116			222.5
	First	114.5	36.5	67	
Water Condo 1 G+1/G+5	Ground	1 Bed: 58.5-65.5 2 Bed: 95-102.5			
	Typical				
	Penthouse				
Water Condo 2 G+1/G+5	Ground	2 Bed: 92-104.5 3 Bed: 123-151			
	Typical				
	Penthouse				
Water Condo 3 G+1/G+5	Ground	1 Bed: 65-72.5 2 Bed: 106-114			
	Typical				
	Penthouse				
Water Condo 4 G+1/G+5	Ground	2 Bed: 93-108.5 3 Bed: 145			
	Typical				
	Penthouse				

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