



PAIM
ISLAND



Your Gateway
To serene living



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BOUT

TG DEVELOPEMENTS

TG Developments is an esteemed Egyptian joint stock company with over 20 years of extensive experience in the field of real estate development and investment owned by Mr. Ashraf Tahooun.

TG Developments has invested about 8 Billion EGP in various locations all over Egypt.

With a primary focus on delivering high-quality developments, TG Developments has successfully managed a vast portfolio of projects throughout Egypt. These projects encompass various sectors including residential properties, commercial complexes and other destinations. By offering diverse real estate options, TG Developments aims to provide individuals and businesses with exceptional spaces that meet their specific requirements.

With its long standing presence in the market and its commitment to excellence, TG Developments has established itself as a trusted and reliable entity in the Egyptian real estate industry.

The company's extensive experience and focus on quality and innovation, position it as a leading player in the development and investment sector.

With a primary focus on delivering high-quality developments, TG Developments has successfully managed a vast portfolio of projects throughout Egypt.

These projects encompass various sectors including residential properties, commercial complexes and resort destinations.

TG Developments previous projects:

- Fouka Bay
- Towers in Kattameya
- 17+ Buildings in Nasr City & Heliopolis
- 23 Tower in Zahraa City
- 8 Villas in Obour
- Palm Capital



PALM
ISLAND

A

BOUT

PALM ISLAND

Palm Island is a residential compound built on an area of 12 acres in prime location in El Shorouk City **directly on Suez Road** between gates two & three, Palm Island boasts a truly exceptional location in front of **Madinty Gate three and Open Air Mall**, featuring a magnificent view of the **Iconic Tower**.

The compound consists of **6 blocks** of buildings with spectacular designs (Ground + 4 floors) Apartments start from **1 bedroom** with an area of 80m2 extending to **4 bedrooms** with an area of 190m2.

Palm Island not only offers luxurious residences but also features **Garden Villas** units starting from a spacious 245m².

A BOUT PALM ISLAND

Palm Island's Commercial Mall Palm Square is a remarkable architectural masterpiece built on a vast expanse of **10,000 m²** with a vast areas of retail shops.

Palm Square destination is on full view of the compound and all shops have a **direct and full view of Suez Road** truly exceptional location in front of **Madinty Gate three** and **Open Air Mall**, featuring a magnificent view of the **Iconic Tower**.



LOCATION

A prime location in El Shorouk City directly on Suez Road between gates two & three, Palm Island boasts a truly exceptional location in front of Madinty gate three and Open Air Mall.

Situated directly in the neighborhood of Madinty and La Vista compound along with NHMC Medical and Educational centers, it offers residents a remarkable vantage point to admire the iconic landmarks of the New Capital, including the magnificent view of Iconic Tower.

The clear sightlines from Palm Island provide a captivating and picturesque panorama, making it a truly remarkable and sought-after destination.



LAYOUT



PALM ISLAND

DESIGN *Perspective*



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R Compound ACILITIES

R Compound ACILITIES



COMMERCIAL MALL



CLUB HOUSE



LAGOONS



RUNNER TRACK



WATER FEATURES



CROSSFIT ZONES



PARKING



KIDS AREA



SECURITY



HYPER MARKETS



BANKS



RESTURANTS

COMMERCIAL *Mall*



COMMERCIAL *Mall*

Palm Square is an expansive and uniquely designed commercial destination, occupying a sprawling **10,000m²** across ground and two typical floors with areas starting from **45m²**.

The first floor boasts a vibrant food court, while the second floor offers a diverse array of attractions including retail shops, a kids' area, and a thrilling 9D cinema experience, among other amenities.

PALM ISLAND

C LUB *House*



PALM ISLAND

C LUB *House*

Palm Island features a clubhouse with a view of Suez Road, offering residents a haven of relaxation, entertainment and exclusivity.

The compound also includes a restaurant with an open-air terrace, swimming pool, gym, spa, meditation/yoga zones, and padel courts, providing a comprehensive luxury lifestyle experience.



RUNNING *Track*

Immerse yourself in the serenity of Palm Island as you embark on a refreshing run along our meticulously crafted running tracks.

With breathtaking views and a gentle breeze, each step becomes an invigorating journey.



CrossFit

Unleash your inner athlete at our cutting-edge CrossFit facility.

Our expert trainers will guide you through intense and dynamic workouts, ensuring that you push your limits and achieve your fitness goals while enjoying the stunning surroundings of Palm Island.



LAGOONS

L LAGOONS

Indulge in pure bliss as you immerse yourself in the tranquil lagoons of Palm Island.

With their crystal-clear waters and lush surroundings, these enchanting oases provide the perfect sanctuary for relaxation.

Whether you choose to take a leisurely swim or simply lounge by the water's edge, the lagoons offer a serene escape from the everyday hustle and bustle.

PALM ISLAND

COMPOUND *Community*



PALM ISLAND

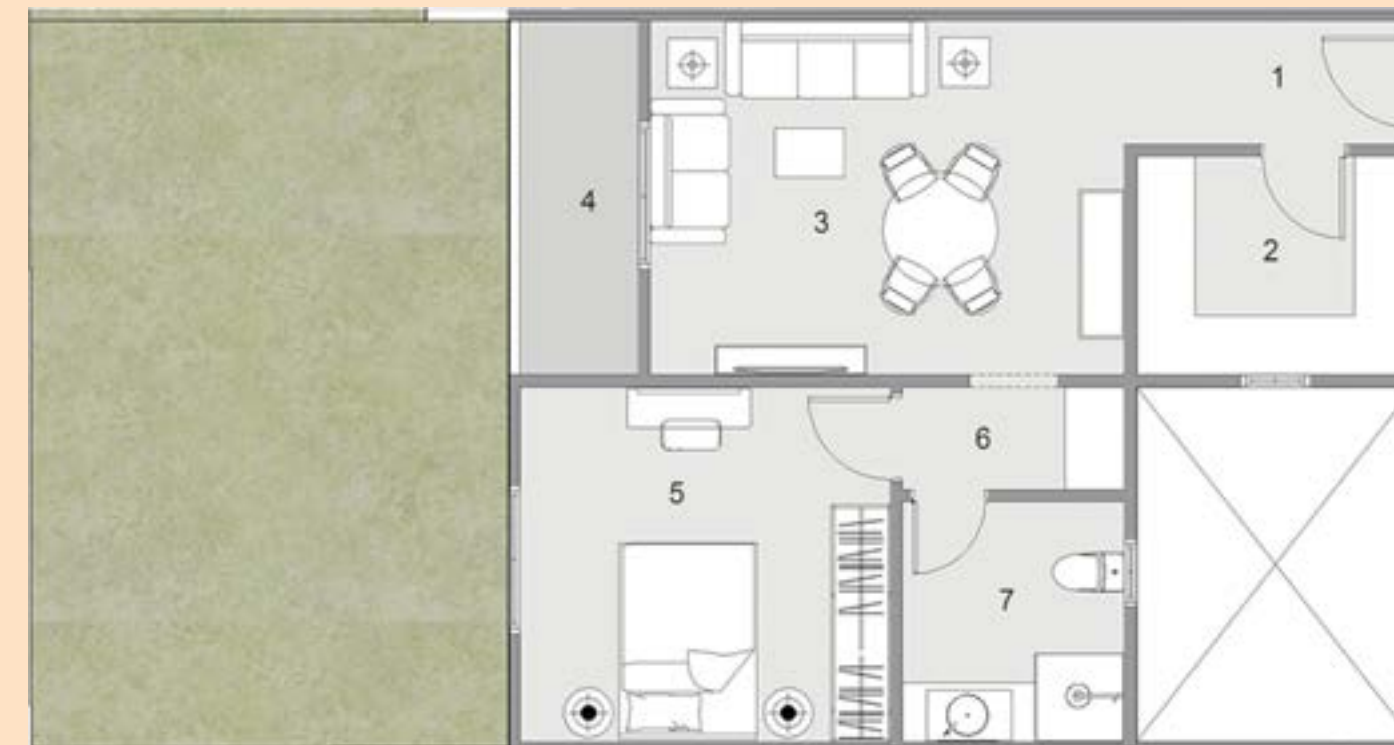
COMPOUND *Community*

Palm Island offers a wide range of services, amenities, and activities to provide residents with a luxurious and comfortable lifestyle.

With flexible payment options, convenient accessibility, and round-the-clock security, Palm Island ensures a fulfilling and secure living experience.

Enjoy exceptional amenities, tailored offerings, and a focus on your well-being in this extraordinary community.

Floor Plans



TOTAL AREA:82M2

DIMENSIONS

ROOM NAME	DIMENSION
- Kitchen	3.00m *2.40m
- Living & Dinning	7.95m *3.95m
- Bedroom	3.95m*3.75m
- toilet	2.55m * 2.45m

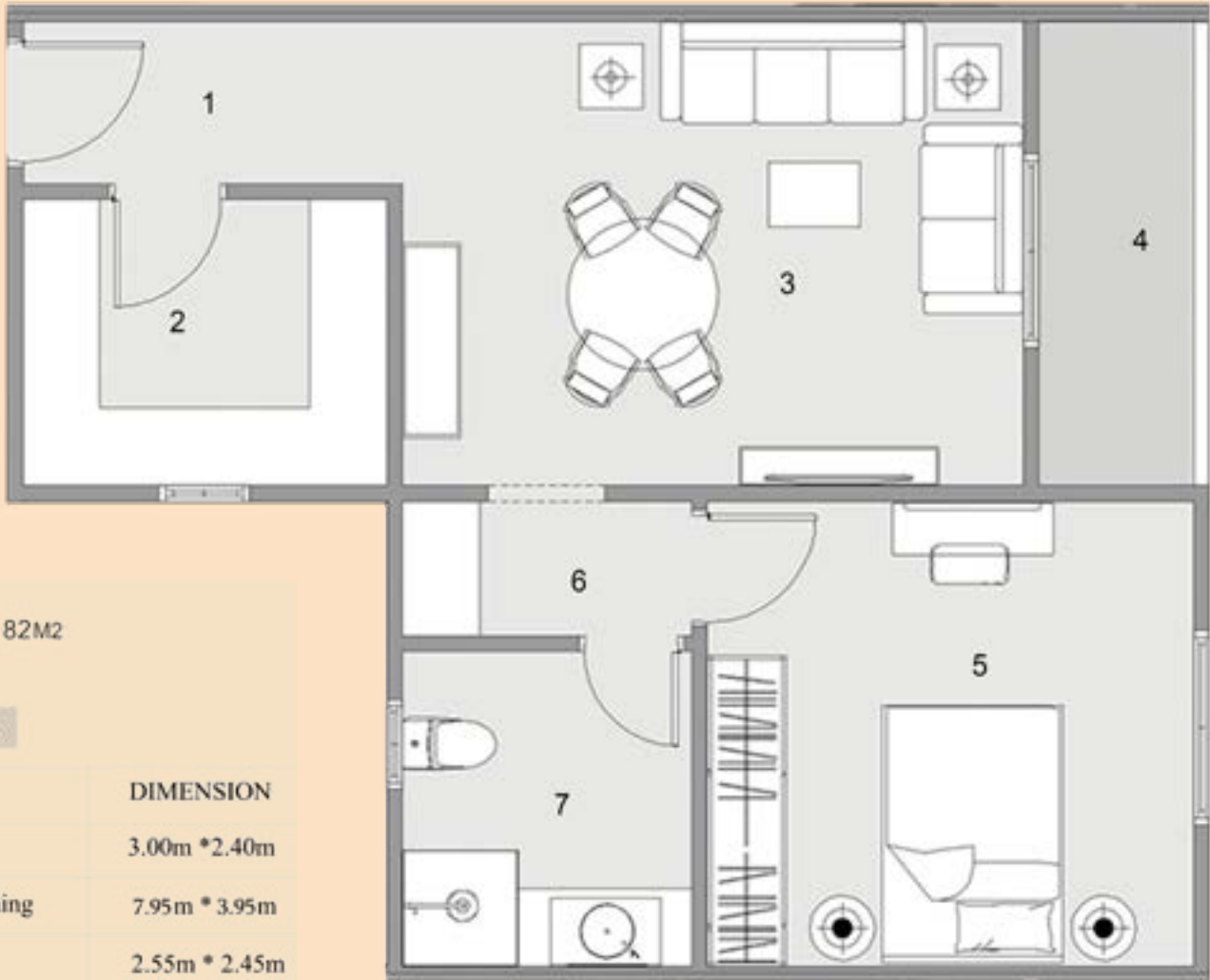
One Bedroom
Ground Floor

TOTAL AREA: 77 M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Dinning & Living	4.95m *4.75m
-Toilet	2.65m *1.95m
-Kitchen	2.80m *2.65 m
-Master Bedroom	3.85m *3.85m
-Toilet	2.15m * 1.75m
-Dressing room	1.75m * 1.70m



TOTAL AREA: 68 M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Dinning & Living	4.95m *4.75m
-Toilet	2.60m *1.90m
-Kitchen	2.80m *2.60 m
-Master Bedroom	3.80m *3.80m

One Bedroom
Ground Floor



TOTAL AREA: 82 M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Kitchen	3.00m *2.40m
- Living & Dinning	7.95m * 3.95m
- toilet	2.55m * 2.45m
-Bedroom	3.95m*3.75m

One Bedroom
Typical



Two Bedrooms
Ground Floor

Two Bedrooms
Ground Floor



TOTAL AREA: 97M2	
DIMENSIONS	
ROOM NAME	DIMENSION
- Living & Dinning	6.25m *3.70m
- Kitchen	2.90m *2.25m
- Bedroom	3.80m*3.40m
- toilet	1.85m * 1.70m
- Bedroom	3.85m * 3.80m

Two Bedrooms
Ground Floor



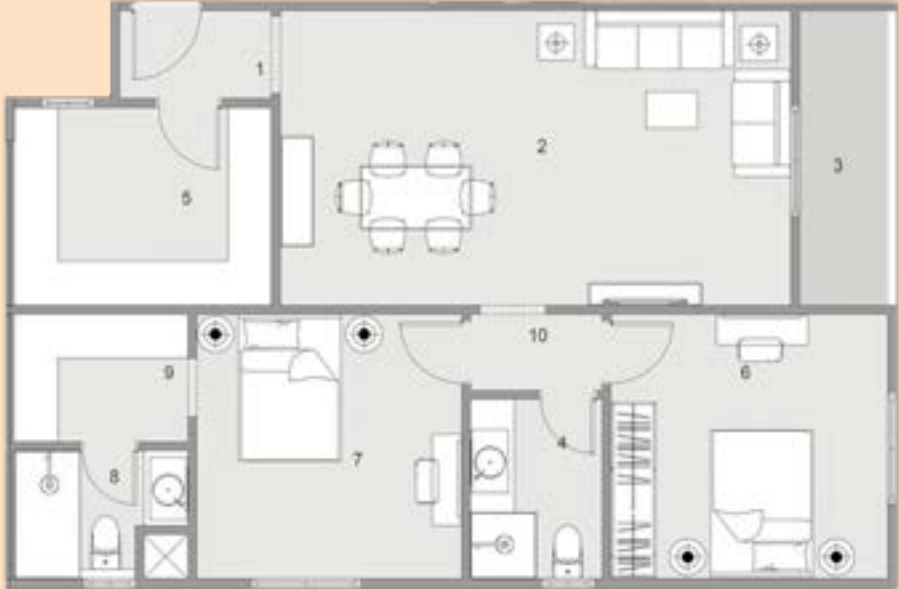
TOTAL AREA: 115M2	
DIMENSIONS	
ROOM NAME	DIMENSION
- Dinning	3.70m *2.60m
- Living	5.60m *3.25m
- Toilet	2.60m *1.90m
- Kitchen	3.70m *2.60 m
- Bedroom	3.80m *3.80m
- Bedroom	3.80m *3.75m

TOTAL AREA: 123M2	
DIMENSIONS	
ROOM NAME	DIMENSION
- Dinning	3.75m *3.30tr
- Living	5.60m *2.50tr
- Toilet	2.65m *1.95n
- Kitchen	3.70m *2.65 n
- Bedroom	3.80m *3.80tr
- Master Bedroom	3.80m *3.80tr
- Toilet	2.15m * 1.75r
- Dressing room	1.75m * 1.70n



Two Bedrooms
Typical

TOTAL AREA: 131 M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Living & Dinning	8.25 m *4.20m
-Toilet	2.65m *2.00m
-Kitchen	3.65m *2.80 m
-Bedroom	3.95m*3.80m
-Master Bedroom	3.85 m *3.85m
-Toilet	2.50m * 1.95m
-Dressing room	2.50m * 1.85m

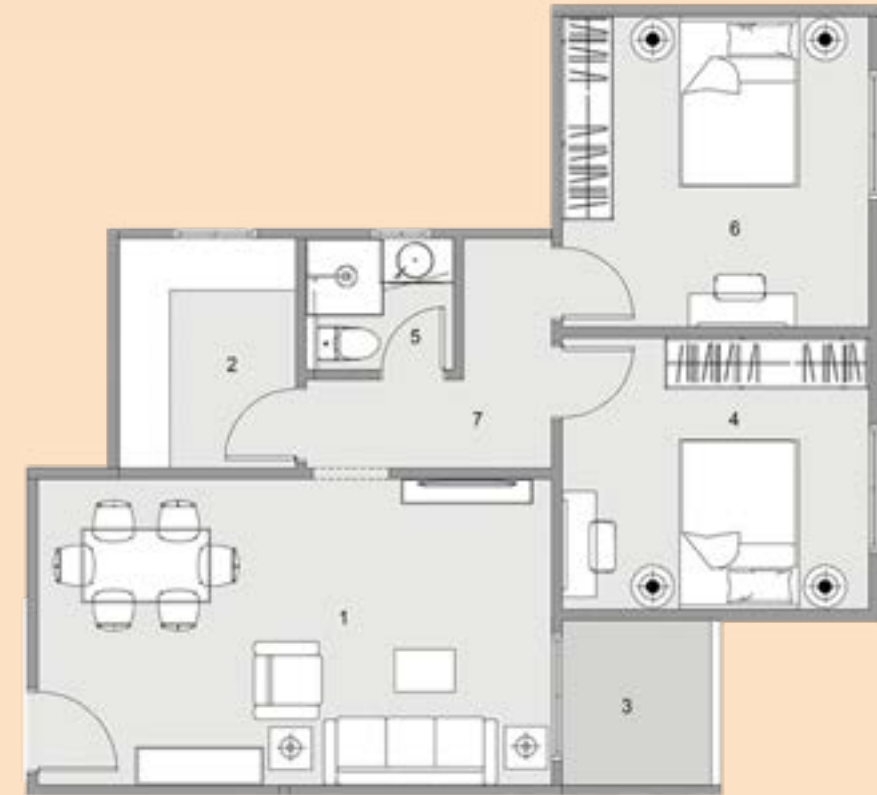


TOTAL AREA: 109M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Dinning	3.85m *3.15m
-Living	3.80m *3.25m
-Toilet	2.65m *1.95m
-Kitchen	2.70m *2.65 m
-Bedroom	3.80m *3.80m
-Master Bedroom	3.90m *3.80m
-Toilet	2.15m * 1.75m
-Dressing room	1.80m * 1.70 m



TOTAL AREA: 131M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Living & Dinning	9.00 m *3.85m
-Toilet	2.65m *2.50 m
-Kitchen	3.40m*3.15m
-Bedroom	3.90m *3.80m
-Master Bedroom	4.50m * 3.80m
-Toilet	2.45m * 1.85m

TOTAL AREA: 97M2	
DIMENSIONS	
ROOM NAME	DIMENSION
- Living & Dinning	6.25m *3.70m
- Kitchen	2.90m *2.25m
-Bedroom	3.80m*3.40m
- toilet	1.85m * 1.70m
- Bedroom	3.85m * 3.80m



Two Bedrooms
Typical

Two Bedrooms
Typical

TOTAL AREA:138M2	
DIMENSIONS	
ROOM NAME	DIMENSION
- Living & Dinning	6.00m *3.85m
-Toilet	2.65m *1.95m
-Kitchen	3.70m *2.65 m
-Bedroom	3.80m*3.75m
-Bedroom	3.80m *3.80m
-Master Bedroom	3.90m *3.90m
-Toilet	2.15m * 1.75m
-Dressing room	1.75m * 1.70m



TOTAL AREA:162 M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Dining	3.75m *3.60m
-Living	5.85m *4.15m
-Kitchen	2.65m *2.60m
-Toilet	2.60m *1.25m
-Toilet	2.65m *1.85 m
- Bedroom	3.75m *3.75m
- Bedroom	3.80m*3.80m
- Master Bedroom	3.90m*3.80m
-Toilet	2.15m*1.90m
-Dressing room	1.90m *1.70m



TOTAL AREA:167M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Dining	3.25m *3.20m
-Reception	4.20m *3.50m
-Toilet	2.65m *1.30m
-Kitchen	3.20m *2.60 m
-Toilet	2.15m *1.85m
-Maid room	2.55m*2.15m
-Toilet maid room	1.80m*1.15m
-Bedroom	3.80m*3.75m
-Bedroom	3.80m *3.80m
-Master Bedroom	4.30m *3.90m
-Toilet	2.65m * 2.00 m
-Dressing room	2.75m * 1.85m

TOTAL AREA: 143M2	
DIMENSIONS	
ROOM NAME	DIMENSION
- Living & Dinning	6.70 m *3.70 m
- Toilet	2.70m *1.30m
- Kitchen	3.60m *2.85 m
- Bedroom	3.80m*3.65m
- Bedroom	3.80m *3.60m
- Toilet	2.65m * 2.20m
- Master Bedroom	3.90m *3.80m
- Toilet	2.65m * 1.95m
-Dressing room	2.75m * 1.85m



Three Bedrooms
Ground Floor

Three Bedrooms
Ground Floor



TOTAL AREA: 160 M2

DIMENSIONS

ROOM NAME	DIMENSION
- Dining	4.15m *3.80m
-Living	4.45m *4.15m
-Kitchen	3.30m *2.65m
-Toilet	2.00m *1.25m
-Toilet	2.65m *1.95 m
- Bedroom	3.80m *3.75m
- Bedroom	3.80m*3.80m
- Master Bedroom	3.90m* 3.80m
-Toilet	2.15m*1.75m
-Dressing room	1.75m *1.70m

Three Bedrooms

Ground Floor

TOTAL AREA: 167 M2

DIMENSIONS

ROOM NAME	DIMENSION
-Dining	3.25m *3.20m
-Reception	4.20m *3.50m
-Toilet	2.65m *1.30m
-Kitchen	3.20m *2.60 m
-Toilet	2.15m *1.85m
-Maid room	2.55m*2.15m
-Toilet maid room	1.80m*1.15m
-Bedroom	3.80m*3.75m
-Bedroom	3.80m *3.80m
-Master Bedroom	4.30m *3.90m
-Toilet	2.65m *2.00m
-Dressing room	2.75m * 1.85m



TOTAL AREA: 138M2

DIMENSIONS

ROOM NAME	DIMENSION
-Living & Dinning	6.00m *3.85m
-Toilet	2.65m *1.95m
-Kitchen	3.70m *2.65 m
-Bedroom	3.80m*3.75m
-Bedroom	3.80m *3.80m
-Master Bedroom	3.90m *3.90m
-Toilet	2.15m * 1.75m
-Dressing room	1.75m * 1.70m

Three Bedrooms

Typical

TOTAL AREA: 162 M2	
DIMENSIONS	
ROOM NAME	DIMENSION
- Dining	3.75m *3.60m
-Living	5.85m *4.15m
-Kitchen	2.65m *2.60m
- Toilet	2.60m *1.25m
- Toilet	2.65m *1.85 m
- Bedroom	3.75m *3.75m
- Bedroom	3.80m*3.80m
- Master Bedroom	3.90m*3.80m
-Toilet	2.15m*1.90m
-Dressing room	1.90m *1.70m



TOTAL AREA: 160 M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-Dining	4.15m *3.80m
-Living	4.45m *4.15m
-Kitchen	3.30m *2.65m
-Toilet	2.00m *1.25m
- Toilet	2.65m *1.95 m
- Bedroom	3.80m *3.75m
- Bedroom	3.80m*3.80m
- Master Bedroom	3.90m*3.80m
-Toilet	2.15m*1.75m
-Dressing room	1.75m *1.70m

Three Bedrooms

Typical



TOTAL AREA: 191 M2	
DIMENSIONS	
ROOM NAME	DIMENSION
-DINING	3.65m *3.15m
-RECEPTION	4.20m *3.65m
- Toilet	2.65m *1.30m
-Kitchen	3.60m *2.95 m
-LIVING	3.55m *2.90 m
- Toilet	2.65m *1.20m
- Bedroom	3.80m*3.65m
-Bedroom	3.80m *3.65m
-Bedroom	3.75m *3.60m
-Master Bedroom	3.90m *3.85m
-Toilet	2.65m * 2.00m
-Dressing room	2.65m * 1.90m

Four Bedrooms

Ground Floor

TOTAL AREA: 191M2

DIMENSIONS

ROOM NAME	DIMENSION
- DINING	3.65m *3.15m
-RECEPTION	4.20m *3.65m
-Toilet	2.65m *1.30m
-Kitchen	3.60m *2.95 m
-LIVING	3.55m *2.90 m
-Toilet	2.65m *1.20m
-Bedroom	3.80m*3.65m
-Bedroom	3.80m *3.65m
-Bedroom	3.75m *3.60m
-Master Bedroom	3.90m *3.85m
-Toilet	2.65m * 2.00m
-Dressing room	2.65m * 1.90m



Four Bedrooms

Typical



Our Partner in success



Our Consultants





@T&developments

