



*parkway*  
RESIDENCES

*FULLY FINISHED*  
**APARTMENTS**

 **HYDE PARK**  
DEVELOPMENTS



# *parkway*

RESIDENCES



HYDE PARK  
NEW CAIRO



Places by



HYDE PARK  
DEVELOPMENTS



## USPS:

- Elevated living experience with a neighborhood that harmoniously combines nature, accessibility, and community, offering the best of modern living.
- Gated Community cluster- creating a sense of privacy.
- Last Phase of apartments located in the heart of a livable community
- **Fully Finished** Apartments from 1 to 3 bedrooms starting at 78 SQM

## Outdoors:

- Water features integrated seamlessly into the green spaces. = Tranquility
- Promenade and Green pathways seamlessly connecting the spines to the internal green networks and the sporting club. = Easy Movement
- Continuous path- walkable areas near to all daily services
- Outdoor seating area strategically positioned away from the streets and thoughtfully situated so that it doesn't disturb our residents

## Views:

- Green landscapes and water features right in front of the apartment building, with opened views of Ryze sport club
- Every building in our development offers unique perspectives, views and angles. Some provide captivating views of lush greenspaces, while others grant residents a front-row seat to the exciting sporting complex.
- Each apartment building is strategically positioned to offer residents extensive views.

## Location:

- Convenience meets lifestyle- our masterplan is just a walking distance away from everyday necessities are within reach.
- Essential amenities (school, nursery and supermarket) just a short 150 m walk away, residents can enjoy the convenience of easy access to daily essentials:
  - Walking distance to the park
  - 3 min away from the clubhouse
  - Next to Seoudi super market
  - Next to international school and nursery
  - Next to bank and clinic \* facilities and amenities area \*
  - Gated Community with 2 electronic gates













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# APARTMENT 2

FIFTH FLOOR

Total Area	133 m²
No. of beds	3BR
Living & Dining	5.95 x 4.25 m
Guest toilet	1.00 x 1.80 m
Kitchen	3.00 x 2.40 m
Master bedroom	3.60 x 3.60 m
Master bathroom	1.95 x 2.30 m
Bedroom	3.60 x 3.60 m
Bedroom	3.60 x 3.60 m
Bathroom	1.70 x 1.60 m
Nanny + Bathroom	2.50 x 1.40 m
Terrace	4.75 x 1.00 m



Disclaimer  
All renders and visual materials are for illustrative purposes only. Actual areas may vary from the standard figures.  
All dimensions are measured to structural elements. HPD reserves the right to make minor modifications without notice.



# Modern Finishing : *Finishing Specifications*

## Entrance & Reception (foyer)

- **Floor** High Quality local Ceramic
- **Wall** High quality Paint (Off-white)
- **Ceiling** High quality Paint White
- **Skirting** High Quality local Ceramic

## Kitchen

- **Floor** High Quality local Ceramic
- **Wall** High quality Paint (Off-white)
- **Ceiling** High quality Paint White
- **Skirting** High Quality local Ceramic

## Bedrooms

- **Floor** High Quality local Ceramic
- **Wall** High quality Paint (Off-white)
- **Ceiling** High quality Paint White
- **Skirting** High Quality local Ceramic

## Eelectromechanics

Connecting the main cables to the meter place

Installing Switches, key and covers only  
local high quality materials

## Bathroom

- **Floor** High Quality local Ceramic
- **Wall** High quality Paint (Off-white)
- **Ceiling** High quality Paint White
- **Skirting** High Quality local Ceramic

## Nanny's room (if available)

- **Floor** local ceramic
- **Wall** Paint (Off-white)
- **Ceiling** Paint White
- **Skirting** local Ceramic

## Windows

High quality Aluminum or  
PVC ( single glazing )





8 Years Payment Terms without Interest - Unconstructed

Resr Date :

Unit #

Client Name : Draft

Sales Person : Nouran Farrag

Unit Price	21,170,000.00
COU	1,481,900.00
Club Membership	350,000.00
Total Unit Price	23,001,900.00

Instl	Percent	Amount	COU	Club	Total	Month	Date	
DP	5.00%	1,058,500.00	-	52,500.00	1,111,000.00	0	20/Mar/2025	
I001	5.00%	1,058,500.00	148,190.00	29,750.00	1,236,440.00	3	19/Jun/2025	
I002	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	6	18/Sep/2025	
I003	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	9	18/Dec/2025	
I004	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	12	20/Mar/2026	
I005	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	15	19/Jun/2026	
I006	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	18	18/Sep/2026	
I007	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	21	18/Dec/2026	
I008	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	24	20/Mar/2027	
I009	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	27	19/Jun/2027	
I010	2.91%	616,047.00	148,190.00	29,750.00	793,987.00	30	18/Sep/2027	
39.10% I011	2.91%	616,047.00	-	-	616,047.00	33	18/Dec/2027	
I012	2.91%	616,047.00	-	-	616,047.00	36	19/Mar/2028	
I013	2.91%	616,047.00	-	-	616,047.00	39	18/Jun/2028	
I014	2.91%	616,047.00	-	-	616,047.00	42	17/Sep/2028	
I015	2.91%	616,047.00	-	-	616,047.00	45	17/Dec/2028	
I016	2.91%	616,047.00	-	-	616,047.00	48	19/Mar/2029	
I017	2.91%	616,047.00	-	-	616,047.00	51	18/Jun/2029	
I018	2.91%	616,047.00	-	-	616,047.00	54	17/Sep/2029	
I019	2.91%	616,047.00	-	-	616,047.00	57	17/Dec/2029	
I020	2.91%	616,047.00	-	-	616,047.00	60	19/Mar/2030	
I021	2.91%	616,047.00	-	-	616,047.00	63	18/Jun/2030	
I022	2.91%	616,047.00	-	-	616,047.00	66	17/Sep/2030	
I023	2.91%	616,047.00	-	-	616,047.00	69	17/Dec/2030	
I024	2.91%	616,047.00	-	-	616,047.00	72	19/Mar/2031	
I025	2.91%	616,047.00	-	-	616,047.00	75	18/Jun/2031	
I026	2.91%	616,047.00	-	-	616,047.00	78	17/Sep/2031	
I027	2.91%	616,047.00	-	-	616,047.00	81	17/Dec/2031	
I028	2.91%	616,047.00	-	-	616,047.00	84	18/Mar/2032	
I029	2.91%	616,047.00	-	-	616,047.00	87	17/Jun/2032	
I030	2.91%	616,047.00	-	-	616,047.00	90	16/Sep/2032	
I031	2.91%	616,047.00	-	-	616,047.00	93	16/Dec/2032	
I032	2.70%	571,590.00	-	-	571,590.00	96	18/Mar/2033	
100.00%		21,170,000.00	1,481,900.00	350,000.00	23,001,900.00	1		

8 Years



*parkway*  
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