





**HAM PALM VILLAS** is a luxury satellite city, strategically located in Entebbe 20km from the Entebbe Airport along the Kampala - Entebbe highway & 40km from the Kampala Business District, at Kakungulu - neighbouring Akright City. Ham Palm Villas redefines intelligent Urban Planning, with a total of 500 modern and contemporary homes seated on 200 acres of land, with an impeccable detail to landscaping and ample parking space.

This Premium Lifestyle comes with support amenities such as a Club House with a state of the art Gym, a Wellness Centre with sauna, steam bath, massage and swimming pools for both kids and adults, Basketball Courts, 2 open - play pitches, Volleyball Courts, 2 Badminton Courts, a Netball Court and a Football Pitch.

These luxury villas are complemented with a commercial centre that has a Pharmacy, Barbershops, Supermarket, a conference hall and 40 Hotel Apartments for guests.

Ham Palm Villas is exquisitely designed with meticulous attentive architectural intellect; These contemporary villas are meant for the connoisseurs of the society who deserve nothing less than the very best.

# HAM PALM VILLAS

S  
T  
Z  
U  
T  
Z  
O  
U

<b>INTRODUCTION</b>	2-3
<b>TABLE OF CONTENTS</b>	4-5
<b>SPORTS CENTRE</b>	6-7
<b>CLUB HOUSE</b>	8-9
<b>HOUSE DESIGN OPTIONS</b>	10-15
<b>HOUSE 1</b>	
Floor Plans	18-19
Living Room	20-21
Staircase & Void	22-25
Kitchen/Dining	26-31
Master Bedroom	32-33
<b>HOUSE 2</b>	
Floor Plans	36-37
Living Room	38-43
Kitchen/Dining	44-47
Mezzanine	48-51
Master Bedroom	52-55
<b>HOUSE 3</b>	
Floor Plans	58-59
Living Room	60-63
Kitchen/Dining	64-67
Mezzanine	68-71
Master Bedroom	72-75
<b>NAVIGATION</b>	76-77



# SPORTS CENTRE

**Basketball Courts** 2 open - play pitches  
**Volleyball Courts** 2 Badminton Courts  
**Netball Court** Football Pitch



# CLUB HOUSE

Gym  
Sauna  
Massage  
Steam bath

**Swimming Pools for both kids & adults**



*The*  
**Various**  
HOUSE DESIGN  
**OPTIONS**  
*in*  
**HAM PALM VILLAS**









## KEY SPACE SIZES

SPACE	AREA (Sqm)
Living Room	42.3
Dining	25.5
Kitchen	20.2
Storage	3.5
Laundry	6.5
Maids Room	12.8
Guest Bedroom	32.6
Bedroom 02	22.6
Bedroom 03	22.6



GROUND FLOOR PLAN

# FLOOR PLANS

## KEY SPACE SIZES

SPACE	AREA (Sqm)
Master Suite	44.4
Master Terrace	39.0
Library	19.2
Bedroom 05	22.6
Bedroom 06	22.6



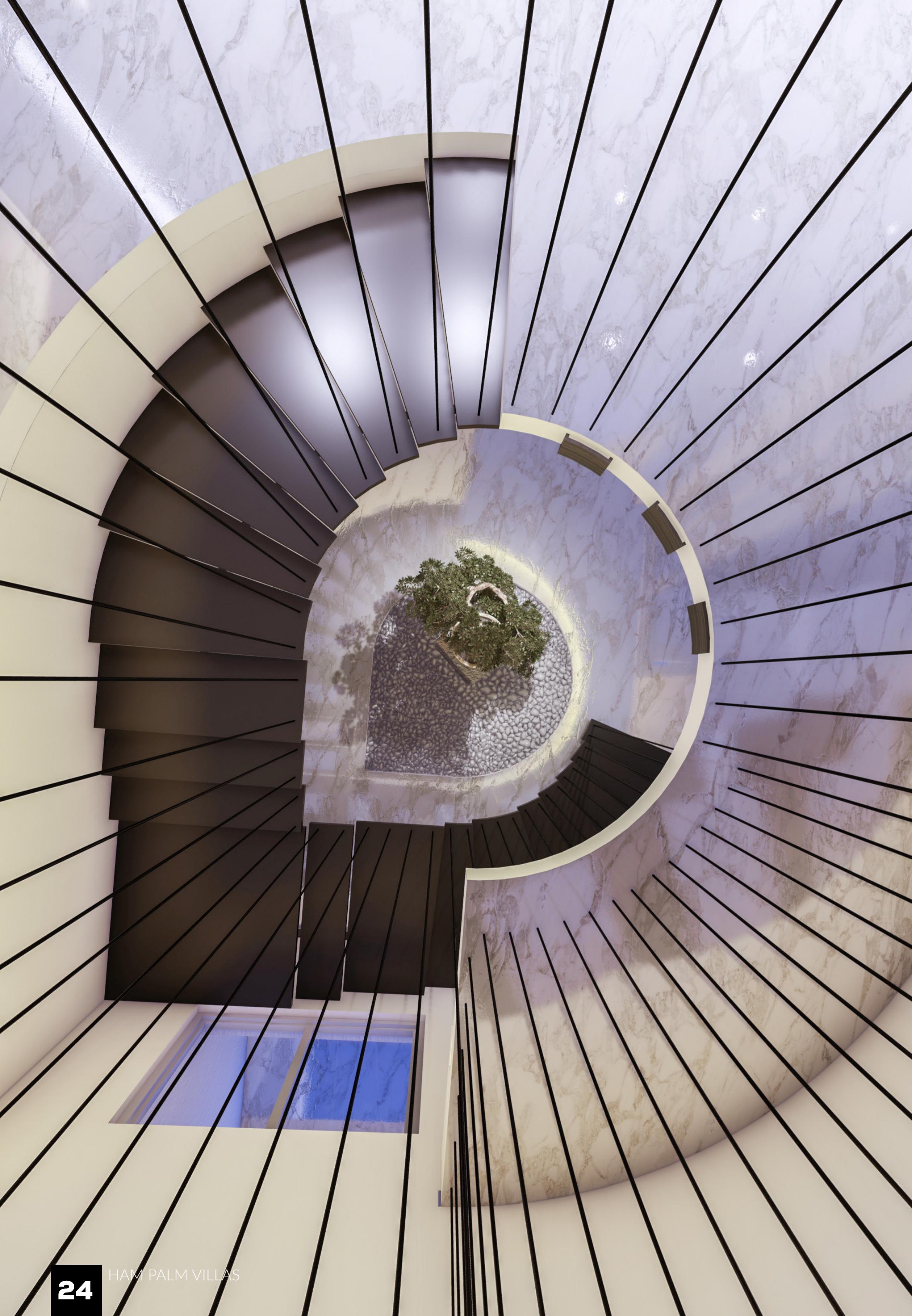
FIRST FLOOR PLAN

# LIVING ROOM KITCHEN MEZZANINE MASTER BEDROOM



# STAIRCASE & VOID





**An idea is salvation  
by imagination.**

*Frank Lloyd Wright*



LIVING ROOM  
**KITCHEN**  
MEZZANINE  
MASTER BEDROOM





- █ Charcoal Grey Acrylic
- █ White Vinyl Matt Emulsion Paint
- █ Light Grey marble Floor Tiles

Clean, bright, white Matte emulsion paint graces the interior walls to highlight a feeling of simplicity. These walls are a spartan background against which every object and detail is defined.

Black and white stainless-steel Pendant lights complement the Kitchen-Dining space, with the charcoal Grey Acrylic Kitchen cabinetry which lies in a contrast with the white walls.



A white light filled background provide a neutral canvas against which Eucalyptus wooden stamps introduce natural materials into the indoors while dining.

The star lighting in the dining recreates the look of dining under the stars.

- █ Wood-Eucalyptus, treated and finished with clear coat.
- █ Black Vinyl Matt Emulsion Paint.

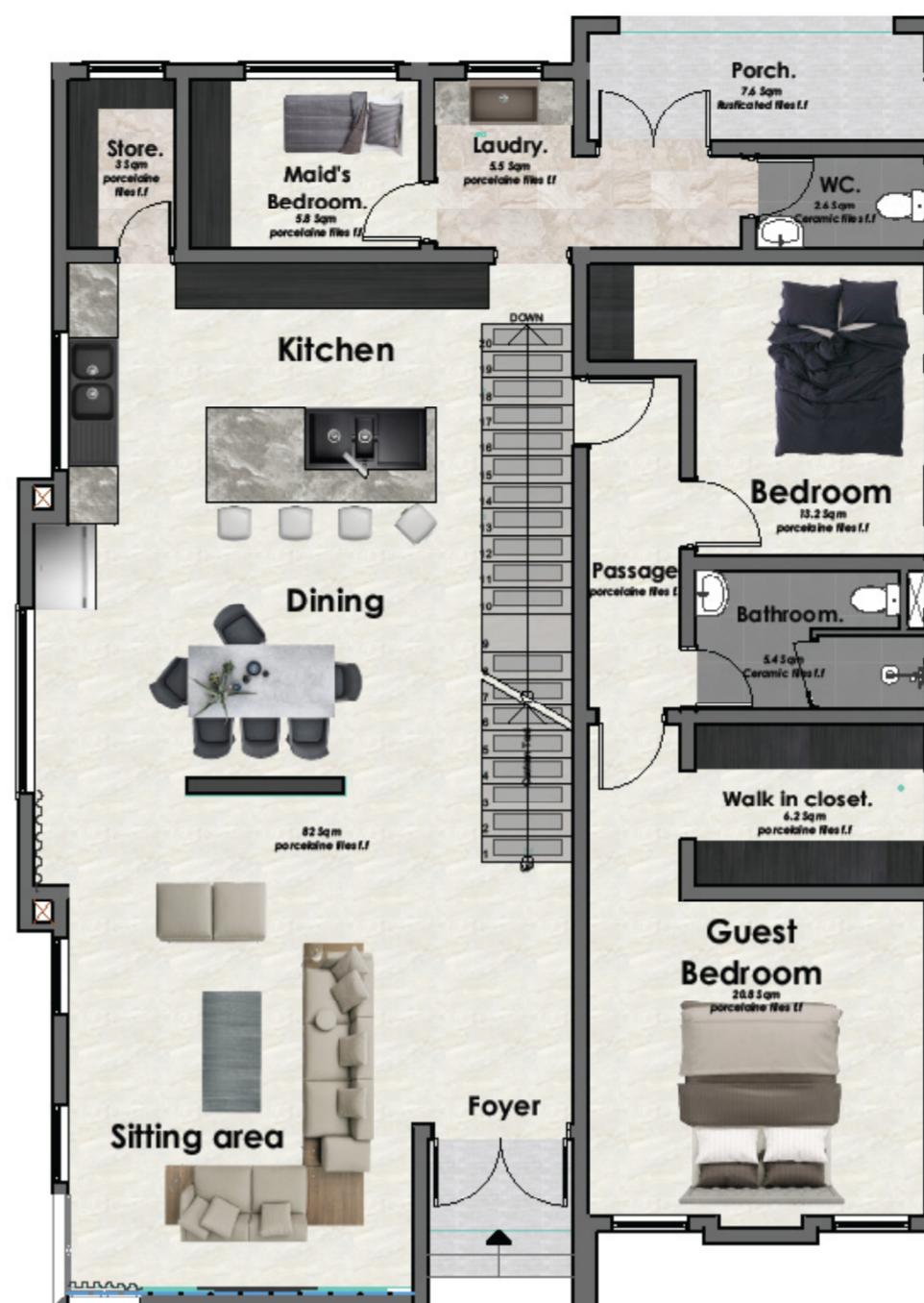


**LIVING ROOM  
KITCHEN  
MEZZANINE  
MASTER BEDROOM**





# FLOOR PLANS



**GROUND FLOOR PLAN**

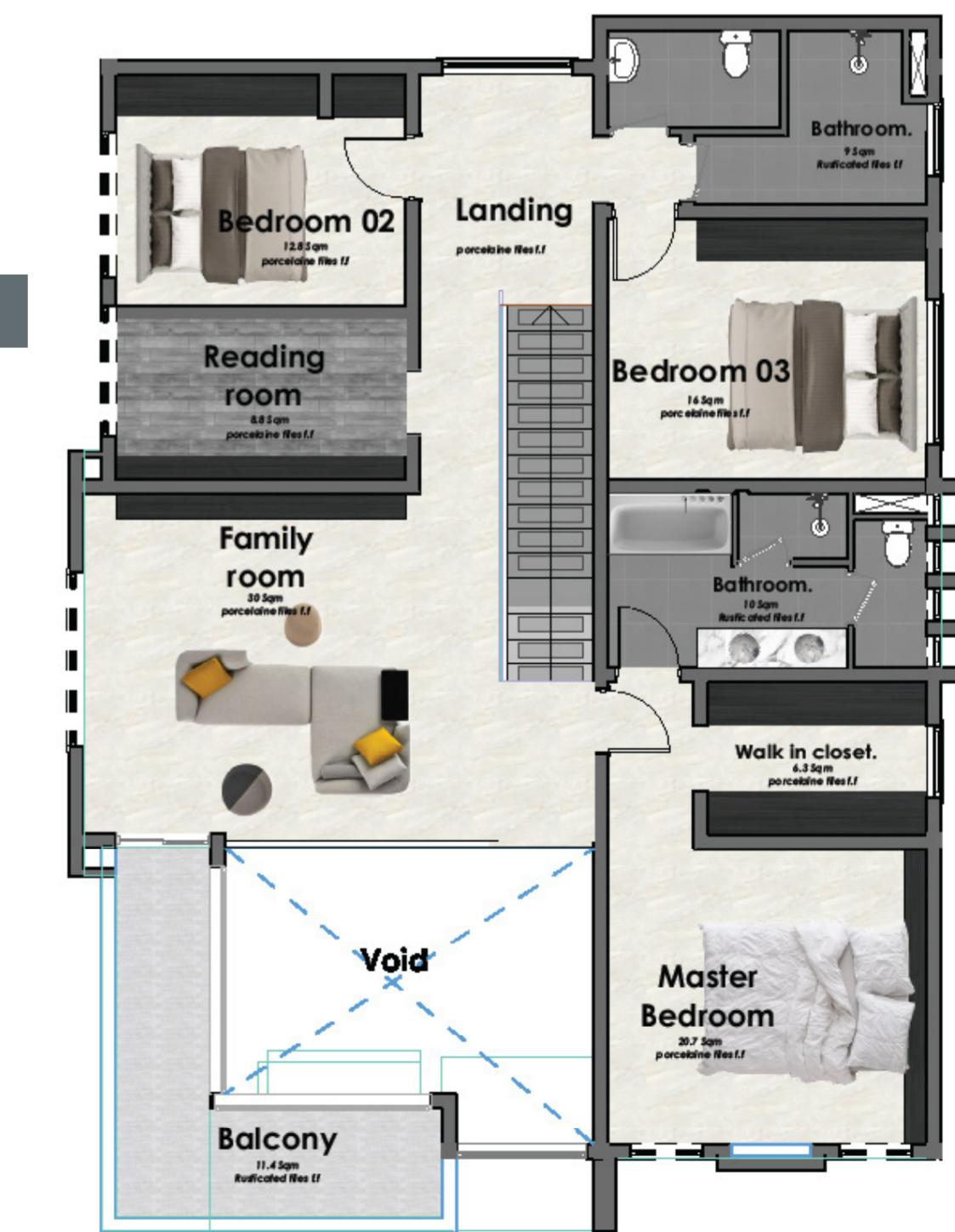
**KEY SPACE SIZES**

SPACE	AREA (Sqm )
Living Room	82.0
Dining	82.0
Kitchen	82.0
Storage	3.1
Laundry	5.5
Maids Wing	5.8
Guest Bedroom	27
Bedroom 01	13.2
Shared Bath	5.4

**FIRST FLOOR PLAN**

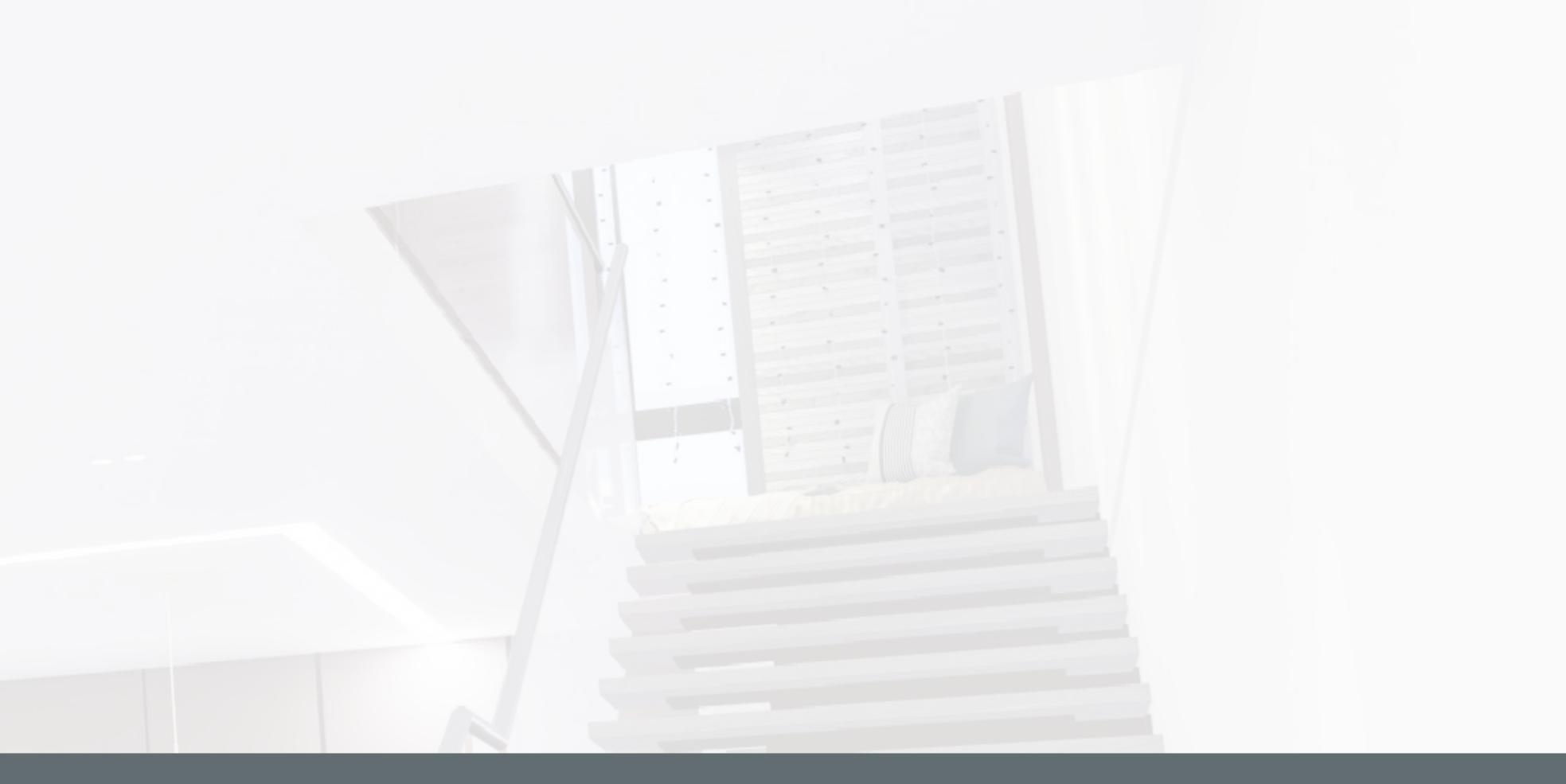
**KEY SPACE SIZES**

SPACE	AREA (Sqm )
Master Suite	37.0
Family Room	30.0
Shared Bath	9.0
Bedroom 02	12.8
Bedroom 03	16.5



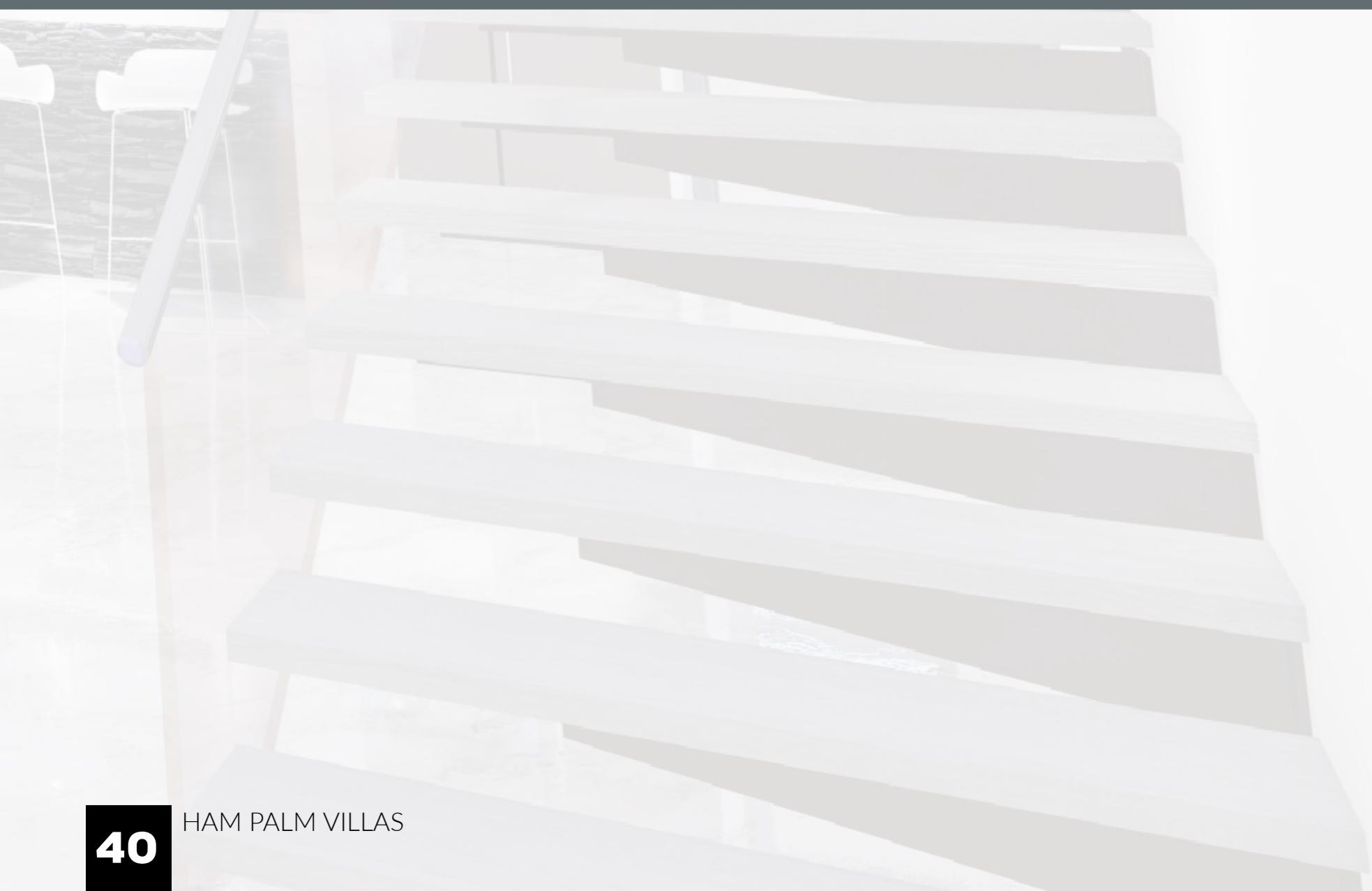
**LIVING ROOM  
KITCHEN  
MEZZANINE  
MASTER BEDROOM**





The concept of simplicity, openness and modernity is emphasized by the straight flight of the open flight staircase which connect the two floor levels with ease.

The modern staircase effortlessly cantilevers off the white neutral wall into space, and its lightness is further complemented by the frameless glass railing at the far end.





LIVING ROOM  
**KITCHEN**  
MEZZANINE  
MASTER BEDROOM



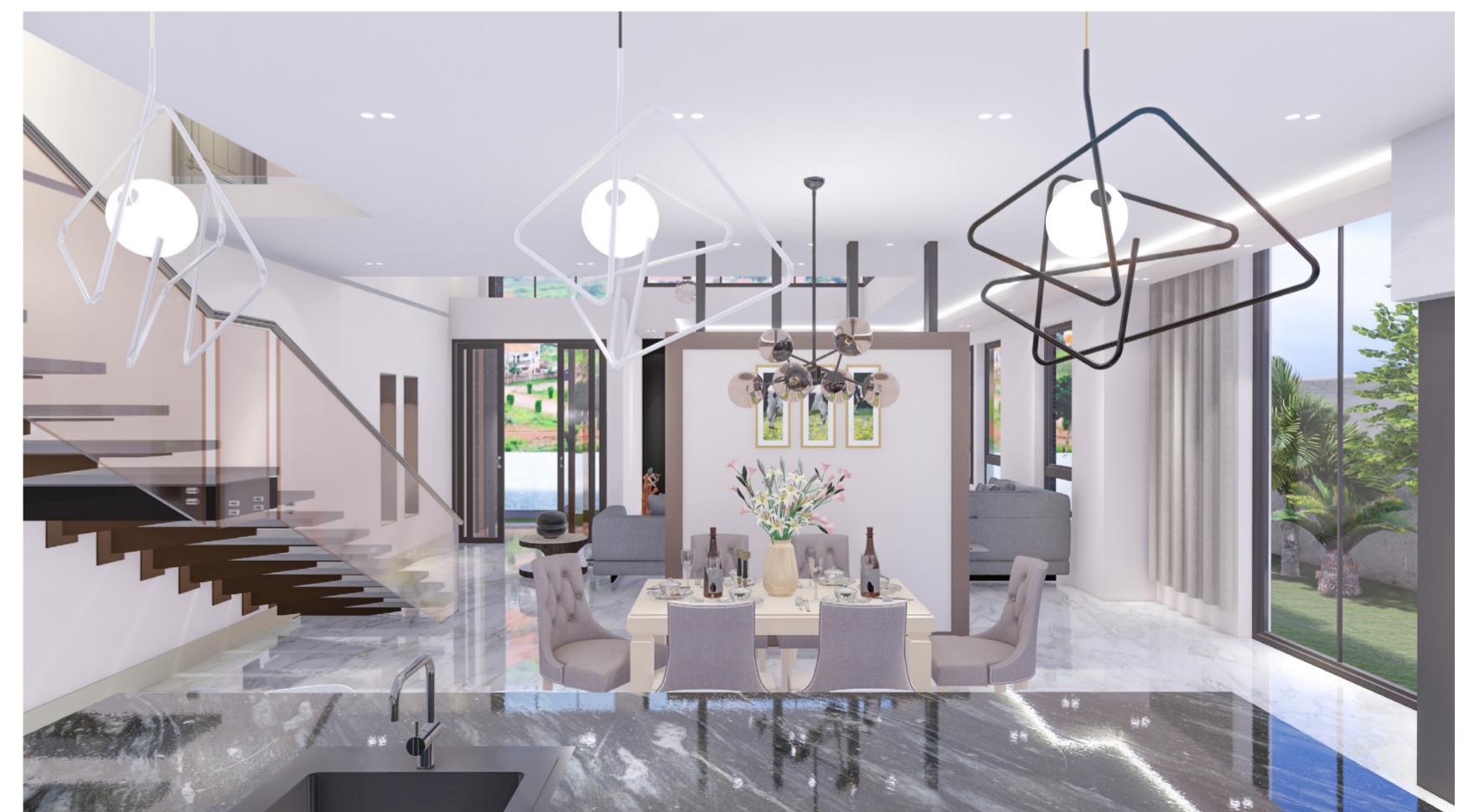
A strip of white light hovers above the grey marble breakfast kitchen counter, washing its soft light over the light charcoal grey Acrylic kitchen Cabinetry.

The coarse stacked black stone introduces natural materials once again in the dining space and it is also complemented by the black and white mosaic tiles in the kitchen background. The Angled Pendant lights are artistic and they are one the main decorative pieces in the Kitchen-Dining space.



The villas were designed with an open-plan concept, it thereby enables the living area spaces for example the dining and Kitchen to communicate effortlessly.

These two spaces are also graced with large, extensive wide openings that let the interior spaces get drenched with the natural light, as well as creating a visual portal to the outdoors.



LIVING ROOM  
KITCHEN  
**MEZZANINE**  
MASTER BEDROOM



**L**ight strips guide your gaze as you step into an austere, simple landing space, with the isle morphing into a window seat. The full height window glazing opens up this window seat to the outdoor environment as well as showering the space with clean pure natural light.

**T**he seating area can act as a little haven for someone looking for a cozy and detached space for some simple reading or stare at the magnificent Ham Palm Villas landscape.



**LIVING ROOM  
KITCHEN  
MEZZANINE  
MASTER BEDROOM**



The bedrooms have been designed with simplicity and lightness. The light and grey color schemes introduce a sense of neutrality, uniqueness and modernity.

It is a space that encourages you to sit back and unwind as you gaze through the full height glazing that opens up the bedroom space to the lush green outdoors.



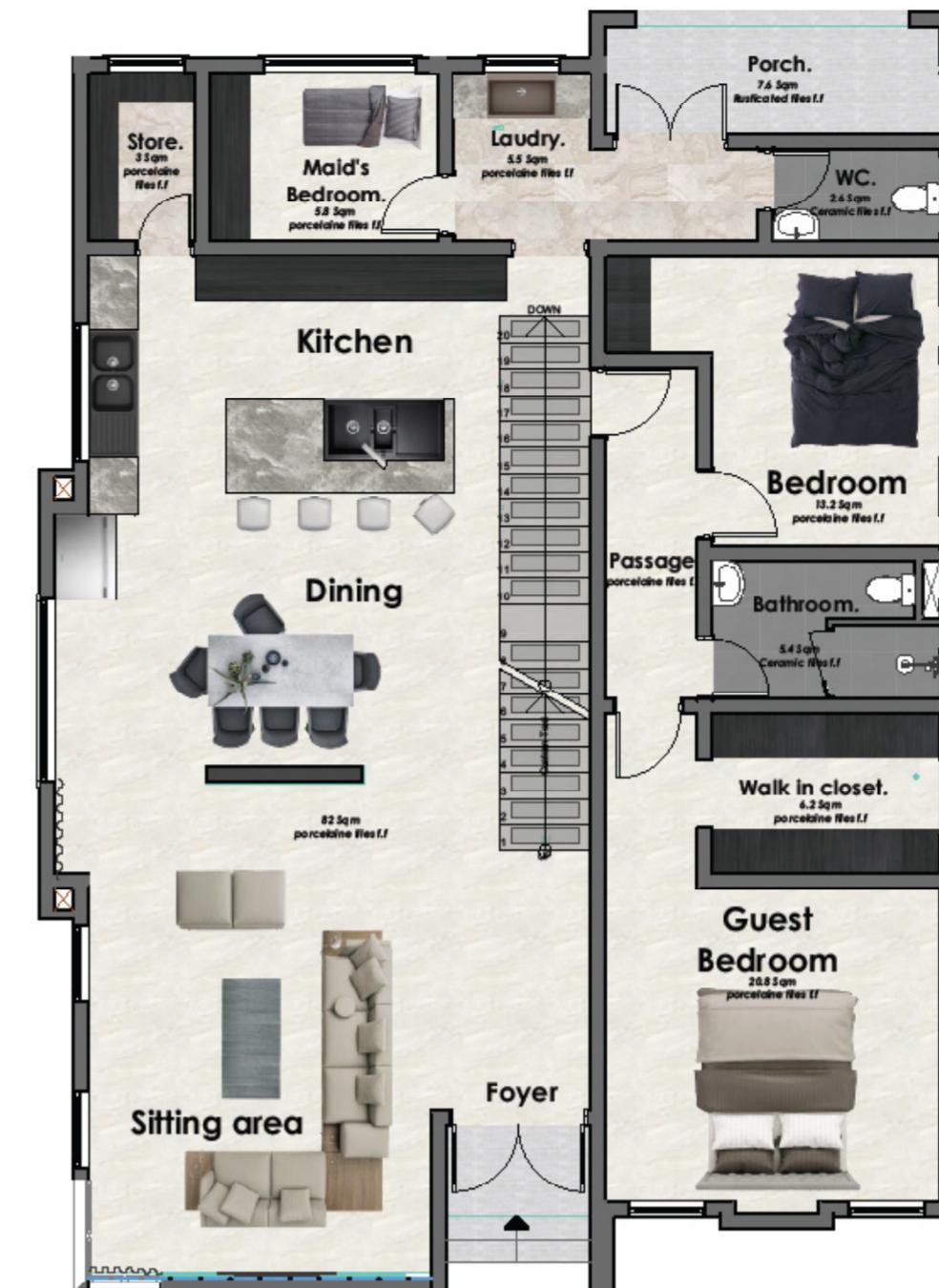


FOUR

# FLOOR PLANS



## GROUND FLOOR PLAN



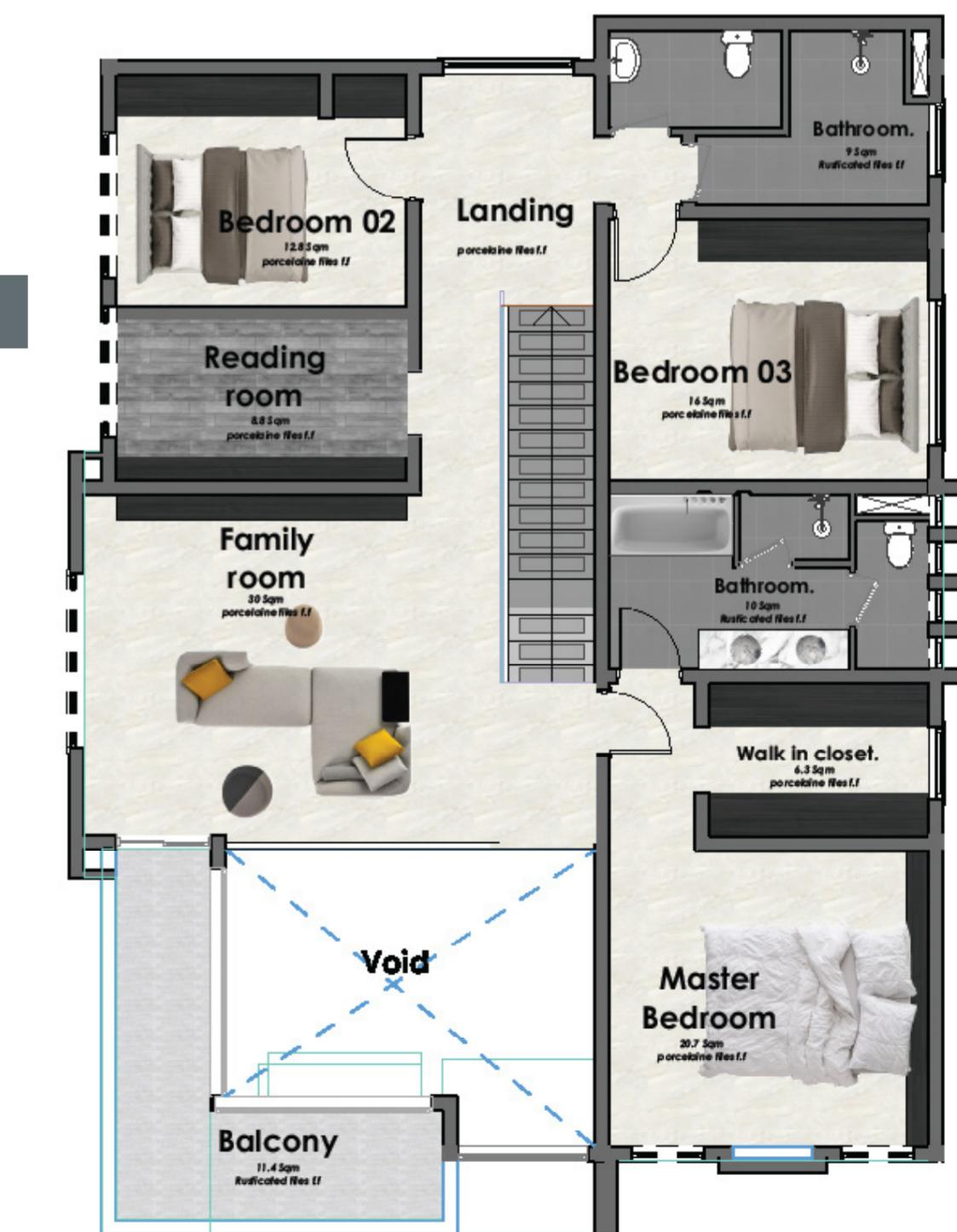
### KEY SPACE SIZES

SPACE	AREA (Sqm )
Living Room	82.0
Dining	82.0
Kitchen	82.0
Storage	3.1
Laundry	5.5
Maid's Wing	5.8
Guest Bedroom	27
Bedroom 01	13.2
Shared Bath	5.4

## FIRST FLOOR PLAN

### KEY SPACE SIZES

SPACE	AREA (Sqm )
Master Suite	37.0
Family Room	30.0
Shared Bath	9.0
Bedroom 02	12.8
Bedroom 03	16.5



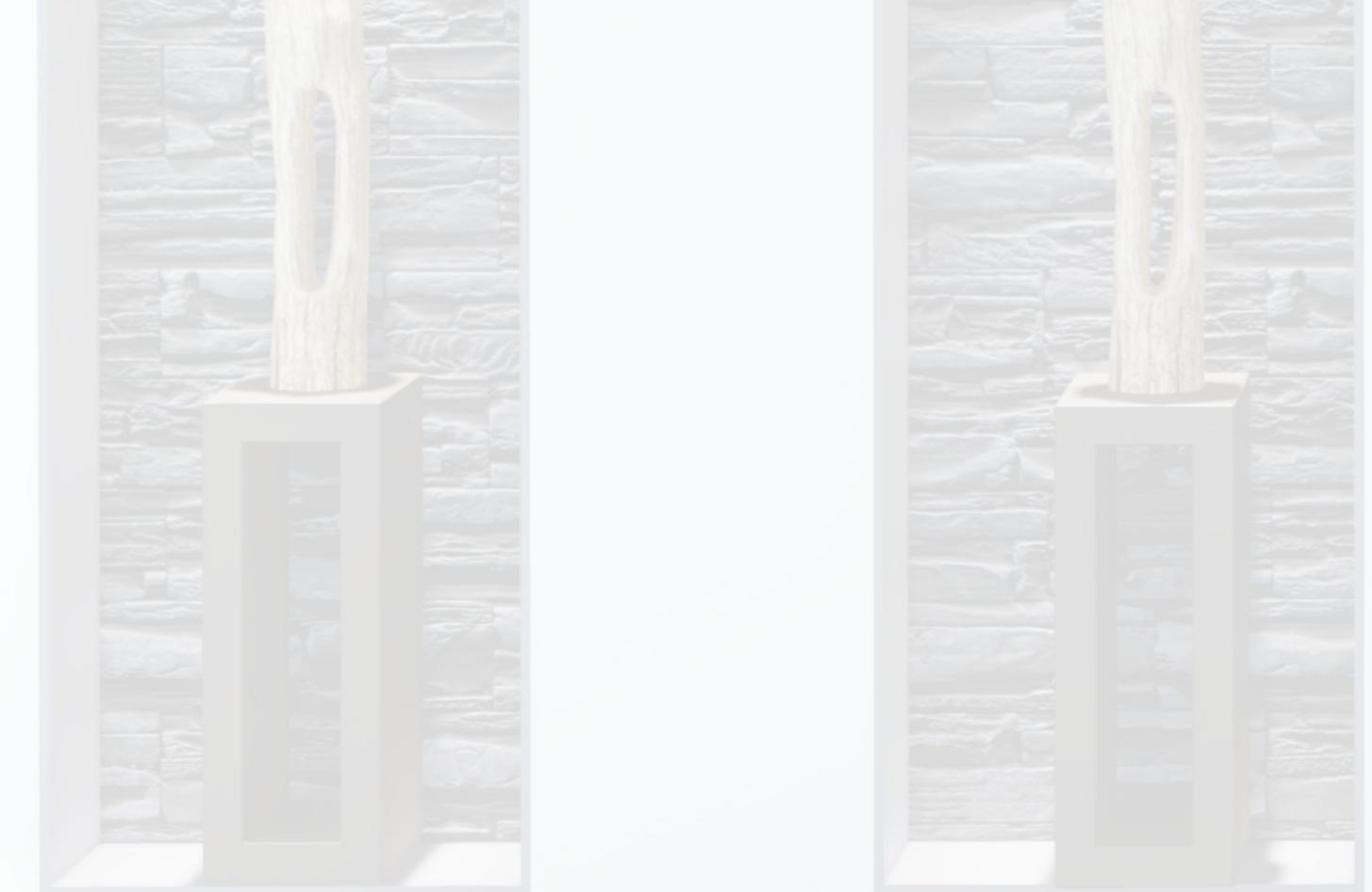
**LIVING ROOM  
KITCHEN  
MEZZANINE  
MASTER BEDROOM**





The pure white light fills the living space and as you walk through the main entrance door, white furniture complements the white light wall background as the charcoal grey acrylic kitchen cabinetry is contrasted and captures your view.

Kudos to the brilliant open plan concept design which lets one visually communicate across the open living floor area plus the mezzanine level just above. The procedural LED lighting along the stairway guide and highlight your next step as you ascend to heights.



LIVING ROOM  
**KITCHEN**  
MEZZANINE  
MASTER BEDROOM





The charcoal grey acrylic cabinetry appear as geometrical patterns painted and perfectly contrasted against a white background that is filled with lightness and openness. The honey-comb pattern in the kitchen backdrop also complements the geometrical hard-edged kitchen cabinetry. The light pendants that float above the Marble topped kitchen island are a sculpture that is intended to capture beauty in simplicity.

Their organic glass lamp-shades soften up the overall hard-edged look of most planes and objects within this open space.

- Dark Grey Marble on Kitchen Island counter top
- Dark charcoal grey acrylic boards
- Light grey marble floor tiles



LIVING ROOM  
KITCHEN  
**MEZZANINE**  
MASTER BEDROOM





**LIVING ROOM  
KITCHEN  
MEZZANINE  
MASTER BEDROOM**





# VISITING THE HAM PALM VILLAS...



## ...FIND YOUR BEARING EASILY

