



PALENCIA
AL SHOROUK



ABOUT KAYAN

Ten years were enough to establish the name KAYAN with unparalleled passion for real estate, the company quickly made a notable mark with every project it introduced. KAYAN began its journey in the Delta region, expanding its expertise and advancing its performance step by step on the path to success. We're not just constructing buildings, we're crafting communities, paying attention to every detail as if each project were our own home. We pioneered the inclusion of garbage chutes, advanced lighting systems, and are well-recognized for our unique exteriors and premium finishing quality. We used to fully construct our projects before selling them, ensuring the highest standards of quality and attention to detail.

KAYAN then ventured into New Cairo, bringing more creativity and innovation to solidify its market presence with projects distinguished by vitality and sophistication. With over 150 projects and a growing number of satisfied customers, our success continues to flourish.



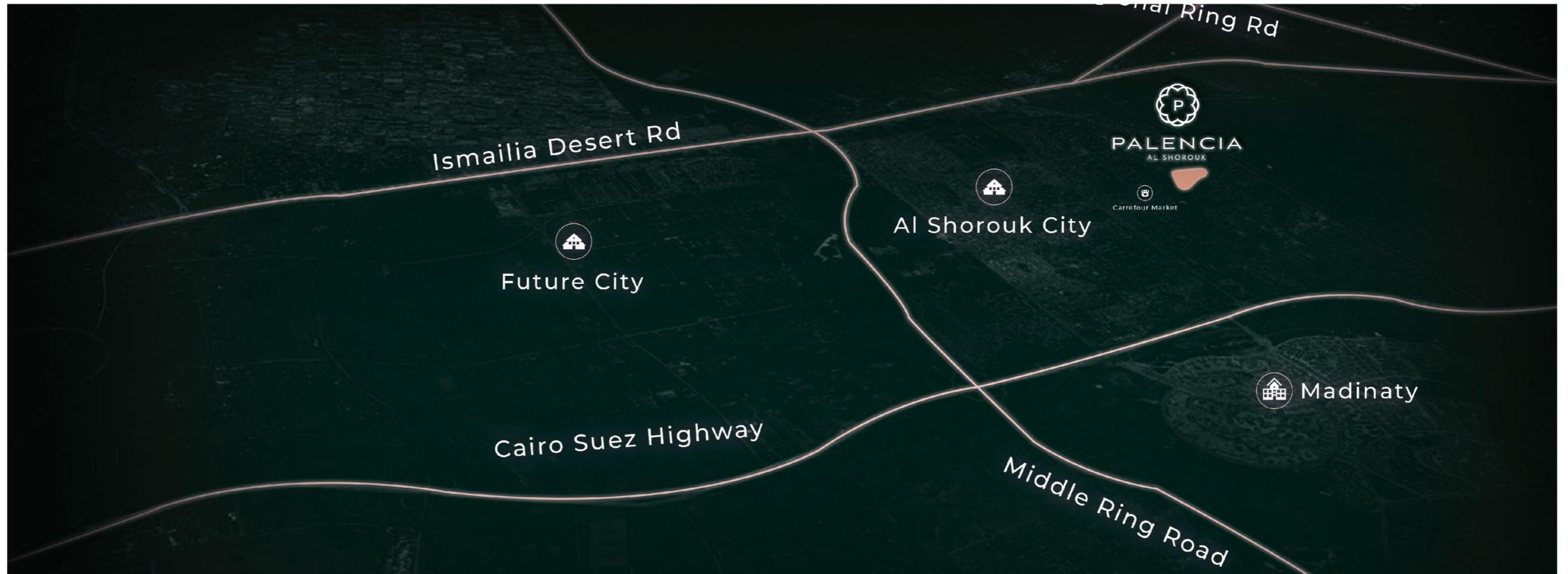


HELLO

01

Introducing Palencia, KAYAN's latest and most ambitious project, located in the premium heart of Shorouk City. This exclusive gated community is crafted with the full passion and dedication that defines Kayan's legacy. As our first gated community, Palencia embodies our commitment to exceeding customer expectations.

Extensive research into the desires and needs of our customers revealed that quality living, smart features, and high standards are paramount. Inspired by the renowned and distinctive Spanish architecture, palencia brings a touch of palencia's elegance and uniqueness to Shorouk City. Every aspect of this project reflects Kayan's expertise, attention to detail, and commitment to excellence. Welcome to Palencia, where quality meets innovation.



02

Palencia is situated in the most premium location of Shorouk City , strategically positioned at the intersection of key main roads:
Regional Ring Road, Suez Road, Ismailia Road and Middle Ring Road.

This prime spot ensures easy access to all vital areas and essential services.

Carrefour directly in front of palencia compound
 Palencia is also a few minutes from the **Open Air Mall, The French University, and The British University.**
 Additionally, it's only **15** minutes to **Sokhna Road**,
 providing unparalleled convenience and connectivity for all your lifestyle needs.



Palencia spans across 10.5 feddans and features seventeen buildings, each consisting of apartments (Ground + 4 floors), ground apartments with private gardens, and Garden Case (Ground + 1 floor + Garden).

Each building includes underground parking to provide residents with convenient and secure parking options.

Product Mix

- 1 Bedroom Apartments*
- 2 Bedroom Apartments*
- 3 Bedroom Apartments*
- Garden Casa's*
"4 bedroom duplex apartments"

This comprehensive mix ensures that Palencia can cater to diverse needs and preferences, offering a home for every lifestyle.

swimming Pool

Triple play services - Spa



Landscaped Gardens



Water Features

*Kids Area
Walking, Running, and Cycling Tracks*

*Barbecue Areas
Free Internet Access in Various Locations*



Gym

Events Zone



Strip Mall



Mosque

EV Charging Station & Slots



Solar Energy

Underground Parking



Security Surveillance



Waste Collection System



Smart Light System



GALLERY











GALLERY



