



E£ 28,000,000

3 Bedrooms **3 Bathrooms** **275 m²**

PRIME 275M² BUA FULLY FINISHED DUPLEX WITH ACS (3 BEDROOMS & 3 BATHROOMS) AND A PRIVATE 98M² GARDEN WITH 2026 DELIVERY FOR RESALE WITH INSTALLMENTS IN SWAN LAKE RESIDENCE BY HASSAN ALLAM PROPERTIES, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished with ACs 3-Bedroom Duplex with 98m² Garden Resale Installments Swan Lake Residence Hassan Allam New Cairo 275m² BUA

Type: Residential Duplex with Garden

BUA: 275 m²

Garden Area: 98 m²

Bedrooms: 3

Bathrooms: 3

Finishing: Fully Finished with A/Cs

Delivery Date: 2026

Status: Available for Resale with Installments

Location

Strategically situated in Swan Lake Residence by Hassan Allam Properties, located directly on Northern 90th Street in the premier heart of the 5th Settlement, New Cairo, just minutes away from the American University in Cairo (AUC), Cairo Festival City, Suez Road, and the Middle Ring Road.

About the Project

Swan Lake Residence is an ultra-prime, world-class gated residential master community in New Cairo. Developed by Hassan Allam Properties, the project features lush botanical landscapes, expansive swimmable crystal lagoons, upscale clubhouses, international dining and retail promenades, sports complexes, subterranean parking, and 24/7 top-tier gated security and community management.

Concept

Spanning an expansive 275 m² build-up area paired with a private 98 m² garden, featuring 3 bedrooms and 3 bathrooms, delivered fully finished with installed air conditioning and 2026 delivery, this garden duplex offers villa-like outdoor comfort, seamless turn-key luxury, and outstanding long-term capital appreciation on flexible resale installments in New Cairo.

Classification	Delivery date
Installment	**2026**

Property details

Property Type	**Duplex Garden**
Category	**Residential**
Finishing	**Fully Finished With A/C'S**
Developer	**Hassan Allam**
Project	**Swan Lake Residence**
Build Up Area	**275 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**98 m²**

Location

5th Settlement, New Cairo
Swan Lake Residence










