



E£ 15,410,000

3 Bedrooms **3 Bathrooms** **246 m²**

PRIME 246M² SEMI-FINISHED DUPLEX WITH AN 87M² PRIVATE ROOF (3 BEDROOMS) FOR RESALE WITH FLEXIBLE INSTALLMENTS IN THE BROOKS BY PRE DEVELOPMENTS, 5TH SETTLEMENT, NEW CAIRO.

3-Bedroom Duplex Penthouse with 87m² Roof Resale Installments The Brooks 246m²

Type: Residential Duplex Penthouse with Private Roof

BUA: 246 m²

Roof Area: 87 m²

Bedrooms: 3

Bathrooms: 3

Finishing: Semi Finished

Handover Year: 2027

Status: Available for Resale with Installments

Location

Strategically situated in The Brooks Compound by PRE Developments, located at the entrance of the 5th Settlement in New Cairo, directly on the Ring Road, right next to Katameya Heights, and just minutes away from Maadi, Suez Road, and Cairo International Airport.

About the Project

The Brooks is an exclusive boutique residential development in New Cairo. Developed by PRE Developments, the compound features unique topographical water streams and waterfalls, sprawling natural landscapes, luxury clubhouses, infinity pools, commercial plazas, underground parking, and 24/7 top-tier gated security and community management.

Concept

Spanning a spacious 246 m² layout featuring 3 bedrooms and 3 bathrooms, complimented by a massive 87 m² private roof terrace, this semi-finished duplex offers exceptional architectural flexibility with delivery scheduled for 2027, making it an ideal luxury home investment with flexible installment plans.

Classification	Delivery date
Installment	**2027**

Property details

Property Type	**Duplex Roof**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**PRE**
Project	**The Brooks**
Build Up Area	**246 m²**
Bedrooms	**3**
Bathrooms	**3**
Roof Area	**87 m²**

Additional Details

View

Prime Location, Lake View, Pool View

Other Rooms

Nanny Room

Location

5th Settlement, New Cairo

The Brooks




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