

**E£ 25,000,000**

**3 Bedrooms** **3 Bathrooms** **141 m²**

PRIME 141M² BUA SEMI-FINISHED TOWNHOUSE CORNER (3 BEDROOMS & 3 BATHROOMS) SET ON A 226M² PLOT LAND AREA FOR RESALE WITH INSTALLMENTS IN THE MARQ GARDENS COMPOUND BY THE MARQ COMMUNITIES, 5TH SETTLEMENT, NEW CAIRO.

## Semi-Finished 3-Bedroom Townhouse Corner Resale Installments The Marq Gardens New Cairo 141m² BUA 226m² Land

Type: Residential Townhouse Corner

BUA: 141 m²

Land Area: 226 m²

Bedrooms: 3

Bathrooms: 3

Finishing: Semi Finished

Status: Available for Resale with Installments

Location

Strategically situated in The Marq Gardens Compound by The MarQ Communities, located in the heart of the Golden Square within the 5th Settlement, New Cairo, offering close proximity to the American University in Cairo (AUC), Southern 90th Street, and easy access via the Middle Ring Road and Suez Road.

About the Project

The Marq Gardens is an exclusive, American-villa-inspired gated residential boutique community in New Cairo. Developed by The MarQ Communities, the project features picturesque themed gardens, elegant modern architectural designs, tranquil water bodies, luxury clubhouses, wellness facilities, dedicated parking, and 24/7 top-tier gated security and community management.

Concept

Spanning an optimized 141 m² build-up area set on a 226 m² land plot, featuring 3 bedrooms and 3 bathrooms, delivered semi-finished, this townhouse corner provides complete freedom to design bespoke interior finishes, enhanced corner privacy, outdoor living space, and outstanding long-term capital appreciation on flexible resale installments in The Marq Gardens.

| Classification | Delivery date |
|---|---|
| **Installment** | **--** |

### Property details

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|---|---|
| Property Type | **Town Corner** |
| Category | **Residential** |
| Finishing | **Semi Finished** |
| Developer | **The Marq Communities** |
| Project | **The Marq Gardens** |
| Build Up Area | **141 m²** |
| Bedrooms | **3** |
| Bathrooms | **3** |

### Location

5th Settlement, New Cairo
The Marq Gardens