





E£ 40,000,000

4 Bedrooms **6 Bathrooms** **515 m²**

PRIME READY-TO-MOVE 515M² BUA CORE & SHELL STANDALONE VILLA (4 BEDROOMS & 6 BATHROOMS) WITH A PRIVATE 226M² GARDEN AND 124M² ROOF SET ON A 700M² PLOT LAND AREA FOR CASH RESALE IN LES ROIS COMPOUND BY HOUSING AND DEVELOPMENT PROPERTIES (HDP), 5TH SETTLEMEN

4-Bedroom Core & Shell Standalone Villa with 226m² Garden & 124m² Roof Cash Resale Les Rois 5th Settlement 515m² BUA 700m² Land

Type: Residential Standalone Villa with Garden & Roof

BUA: 515 m²

Land Area: 700 m²

Garden Area: 226 m²

Roof Area: 124 m²

Bedrooms: 4

Bathrooms: 6

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Resale

Location

Strategically situated in Les Rois Compound by Housing and Development Properties (HDP), located directly in the heart of the 5th Settlement, New Cairo, right next to the American University in Cairo (AUC), Katameya Dunes, and minutes away from Southern 90th Street and the Middle Ring Road.

About the Project

Les Rois is an exclusive, low-density luxury residential villa community in New Cairo. Developed by Housing and Development Properties (HDP / HDB), the compound features expansive green spaces, tranquil lakes, Smash Les Rois Sports Club, dedicated resident parking, and 24/7 top-tier gated security and community management.

Concept

Spanning an expansive 515 m² build-up area set on a 700 m² land plot paired with a 226 m² private garden and a 124 m² roof terrace, featuring 4 bedrooms and 6 bathrooms with ready-to-move status, this core & shell standalone villa offers palatial living space, ultimate privacy, complete customization freedom, and exceptional cash investment value in 5th Settlement.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Housing and Development Bank**
Project	**Les Rois**
Build Up Area	**515 m²**
Bedrooms	**4**
Bathrooms	**6**
Garden	**226 m²**
Roof Area	**124 m²**

Location

5th Settlement, New Cairo
Les Rois







Les Rois