





E£ 24,000,000

4 Bedrooms **5 Bathrooms** **300 m²**

PRIME READY-TO-MOVE 300M² BUA CORE & SHELL TOWNHOUSE CORNER (4 BEDROOMS & 5 BATHROOMS) WITH A 300M² PRIVATE GARDEN AND 80M² ROOF SET ON A 560M² PLOT LAND AREA FOR CASH RESALE IN LAYAN RESIDENCE BY LMD (SABBOUR), 5TH SETTLEMENT, NEW CAIRO.

Core & Shell 4-Bedroom Townhouse Corner with 300m² Garden & Roof Cash Resale Layan Sabbour New Cairo 300m² BUA 560m² Land

Type: Residential Townhouse Corner (Core & Shell)

BUA: 300 m²

Land Area: 560 m²

Garden Area: 300 m²

Roof Area: 80 m²

Bedrooms: 4

Bathrooms: 5

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Cash Resale

Location

Strategically situated in Layan Residence by LMD (Sabbour), located in the prestigious Golden Square within the 5th Settlement, New Cairo, just minutes away from the American University in Cairo (AUC), Point 90 Mall, Southern and Northern 90th Streets, and easily accessible via the Middle Ring Road and Suez Road.

About the Project

Layan is an upscale, French-inspired gated residential master community in New Cairo. Developed by LMD (Sabbour), the compound features elegant French architecture, expansive landscaped greenery, tranquil water features, private clubhouses, swimming pools, athletic facilities, retail promenades, dedicated parking, and 24/7 top-tier gated security and community management.

Concept

Spanning an expansive 300 m² build-up area set on a 560 m² land plot with a 300 m² private garden and an 80 m² roof terrace, featuring 4 bedrooms and 5 bathrooms with ready-to-move status, this core & shell townhouse corner provides generous multi-level living spaces, complete freedom to design tailored interior finishes, sprawling outdoor spaces, and exceptional cash investment value in Layan.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Town Corner**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Sabbour**
Project	**Layan**
Build Up Area	**300 m²**
Bedrooms	**4**
Bathrooms	**5**
Garden	**300 m²**
Roof Area	**80 m²**

Additional Details

Other Rooms

Nanny Room, Living Room

Location

5th Settlement, New Cairo

Layan









