





E£ 51,500,000

5 Bedrooms **4 Bathrooms** **334 m²**

PRIME READY-TO-MOVE 334M² BUA STANDALONE VILLA (5 BEDROOMS & 4 BATHROOMS) SET ON A 458M² PLOT LAND AREA FOR CASH RESALE IN CITY GATE COMPOUND (OBAL PHASE) BY QATARI DIAR, 5TH SETTLEMENT, NEW CAIRO.

5-Bedroom Standalone Villa Core & Shell Cash Resale City Gate OBAL Phase Qatari Diar 334m² BUA 458m² Land

Type: Residential Standalone Villa

BUA: 334 m²

Land Area: 458 m²

Bedrooms: 5

Bathrooms: 4

Finishing: Core & Shell

Ready to Move: Yes

Phase: OBAL Phase

Status: Available for Resale

Location

Strategically situated in City Gate Compound (OBAL Phase) by Qatari Diar, located directly on the Ring Road and Southern 90th Street in the 5th Settlement, New Cairo, offering swift connectivity to the American University in Cairo (AUC), Suez Road, and the New Administrative Capital.

About the Project

City Gate is a premier mega master-planned community in New Cairo. Developed by Qatari Diar, the compound features a world-class 18-hole championship golf course, luxury clubhouse, expansive green landscapes, international schools, high-end commercial plazas, subterranean parking, and 24/7 top-tier gated security and community management.

Concept

Spanning a generous 334 m² build-up area set on a spacious 458 m² plot featuring 5 bedrooms and 4 bathrooms in the OBAL phase, this ready-to-move core & shell villa offers ultimate private luxury family living, total layout 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	**Qatari Diar**
Project	**City Gate**
Phase	**OBAL**
Build Up Area	**334 m²**
Bedrooms	**5**
Bathrooms	**4**

Location

5th Settlement, New Cairo

City Gate






