E£ 4,700,000

4 Bedrooms **4 Bathrooms** **220 m²**

PRIME READY-TO-MOVE 220M² BUA LUXURY CORE AND SHELL RESIDENTIAL APARTMENT (4 BEDROOMS, 4 BATHROOMS) FOR CASH SALE IN AN UPSCALE STANDALONE BUILDING IN BEIT EL WATAN, DIRECTLY CONNECTING NORTHERN 90TH STREET AND THE MIDDLE RING ROAD, 5TH SETTLEMENT, NEW CA

Core & Shell Apartment for Sale Cash Beit El Watan New Cairo 220m² BUA

Type: Residential Apartment for Sale

BUA: 220 m²

Bedrooms: 4 (Including Master Suite)

Bathrooms: 4

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within the high-potential Beit El Watan district in the 5th Settlement, New Cairo, occupying a prime setting between Northern 90th Street, Clubs Axis, Cairo–Suez Road, and the Middle Ring Road, positioned just moments from the New Administrative Capital, Al Rehab City, Madinaty, and the American University in Cairo (AUC), with immediate access to Platinum Club and Al Ahly SC.

About the Area

Beit El Watan is recognized as one of the fastest-growing and strategically positioned modern urban sectors in East Cairo. Planned with a low-density villa and boutique residential framework (ground plus three floors), wide boulevards, and dedicated central green corridors (View Zone), the neighborhood provides seamless accessibility to premier sports clubs, reputable educational institutions, and emerging lifestyle and entertainment complexes.

Concept

Spanning an expansive 220 m² build-up area delivered core and shell, featuring 4 spacious bedrooms, generous multi-aspect reception salons, and 4 bathrooms, this ready-to-move apartment offers homeowners complete architectural freedom to tailor interior fit-outs and modern finishes to personal taste, paired with immediate occupancy, family-oriented layout efficiency, and strong capital preservation for a cash purchase in prime New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**District / Separate**
Project	**Bait El-watan**
Build Up Area	**220 m²**
Bedrooms	**4**
Bathrooms	**4**

Location

5th Settlement, New Cairo
Bait El-watan