

E£ 7,500,000

3 Bedrooms **2 Bathrooms** **200 m²**

PRIME READY-TO-MOVE 200M² BUA LUXURY FULLY FINISHED RESIDENTIAL APARTMENT (3 BEDROOMS, 2 BATHROOMS) FOR CASH SALE IN AN UPSCALE STANDALONE BUILDING IN AL NARGES VILLAS, DIRECTLY OFF SOUTHERN 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Apartment for Sale Cash Narges Villas New Cairo 200m² BUA

Type: Residential Apartment for Sale

BUA: 200 m²

Bedrooms: 3 (Including Master Suite)

Bathrooms: 2

Finishing: Fully Finished

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within the exclusive Narges Villas district in the 5th Settlement, New Cairo, occupying an ultra-prime residential setting moments from Southern 90th Street, Gamal Abdel Nasser Axis, Mohamed Naguib Axis, and the Ring Road, positioned just 5 minutes from the American University in Cairo (AUC), German University in Cairo (GUC), and premier shopping and dining destinations like Point 90, Concord Plaza, and Downtown Katameya.

About the Area

Al Narges Villas is recognized as one of the most mature, prestigious, and peaceful villa districts in New Cairo. Renowned for its low-density residential architecture, wide tree-lined avenues, and lush local green squares, the neighborhood offers direct access to top international schools, specialized medical centers, commercial plazas, and private sporting clubs, delivering a serene and self-sustained community atmosphere.

Concept

Spanning an expansive 200 m² build-up area delivered fully finished to modern luxury turnkey standards, featuring 3 spacious bedrooms, generous multi-piece reception and dining salons, and 2 bathrooms, this ready-to-move apartment offers families total privacy, generous interior living proportions, and immediate occupancy, paired with solid capital preservation and high rental appeal for a cash purchase in prime New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**District / Separate**
Project	**Al- Narges**
Build Up Area	**200 m²**
Bedrooms	**3**
Bathrooms	**2**

Location

5th Settlement, New Cairo
Al- Narges