





E£ 25,859,931

3 Bedrooms **5 Bathrooms** **215 m²**

PRIME 215M² BUA (265M² LAND, 176M² GARDEN) LUXURY FULLY FINISHED 3-BEDROOM TWIN HOUSE WITH INSTALLED AIR CONDITIONING AND FITTED KITCHEN CABINETS (DELIVERY 2026) FOR SALE ON FLEXIBLE INSTALLMENT PLANS IN LEONIS PHASE, AZHA NORTH COAST BY MADAAR DEVELOPMEN

Finished Twin House with ACs & Kitchen Sale Installments Leonis Azha North Coast 215m² BUA

Type: Coastal Twin House for Sale

Land Area: 265 m²

BUA: 215 m²

Private Garden: 176 m²

Layout: 3 Bedrooms (Including Master Suites) + 5 Bathrooms + Spacious Reception & Dining Hall + Fitted Kitchen Cabinets + Maid's Room with En-Suite Bath + Expansive Terraces + Private Landscaped Garden

Finishing: Fully Finished with Air Conditioners & Fitted Kitchen Cabinets

Delivery Date: 2026

Status: Available for Sale with Installments / Resale

Location

Strategically situated within the exclusive Leonis Phase of Azha North Coast by Madaar Developments, occupying an ultra-prime beachfront position at Kilometer 214 on the Alexandria–Marsa Matrouh Coastal Road in Ras El Hekma / Sidi Abdel Rahman Bay, North Coast, positioned right off the New Fouka Road exit, just 15 minutes from New Alamein City, adjacent to Caesar Bay and Swan Lake, and approximately 2 hours from Cairo.

About the Project

Azha North Coast is a premier 250-acre master-planned luxury coastal resort developed by Madaar Developments, distinguished by having over 45 acres of crystalline swimmable lagoons and open water features. The Leonis Phase offers sophisticated coastal architecture with generous green buffer zones and uninterrupted lagoon views. The gated resort features direct access to an 800-meter pristine sandy beach, infinity-edge swimming pools, boutique waterfront beach clubhouses, an active commercial strip with signature dining and retail promenades, sports clubs, kids' play areas, structured parking, and 24/7 smart security and facility management.

Concept

Spanning an expansive 215 m² build-up area set on a 265 m² private land plot with a spacious 176 m² landscaped private garden, this twin house comes delivered turnkey fully finished with installed air conditioners and designer kitchen cabinets. Featuring 3 private bedrooms, 5 bathrooms, and dedicated maid's quarters with 2026 handover alignment, it provides families an elevated seaside lifestyle paired with flexible long-term installment structures, strong capital appreciation, and premier rental yield potential in one of the North Coast's most vibrant resort destinations.

Classification	Delivery date
Installment	**2026**

Property details

Property Type	**Twin house**
Category	**Coastal**
Finishing	**Fully Finished With A/c's & Kitchen**
Developer	**MADAAR**
Project	**Azha North**
Phase	**LEONIS**
Build Up Area	**215 m²**
Bedrooms	**3**
Bathrooms	**5**
Garden	**176 m²**

Additional Details

Other Rooms

Nanny Room

Location

Sidi Abd El-Rahman, North Coast

Azha North


Azha
north


Azha
north


Azha
north


Azha
north