

E£ 15,700,000

4 Bedrooms **4 Bathrooms** **400 m²**

PRIME READY-TO-MOVE 400M² BUA FULLY FINISHED LUXURY GARDEN DUPLEX (4 BEDROOMS & 4 BATHROOMS) WITH AN EXPANSIVE 199M² PRIVATE GARDEN FOR CASH RESALE IN AL-NARGES DISTRICT, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished 4-Bedroom Duplex with 199m² Garden Cash Resale Al-Narges New Cairo 400m² BUA

Type: Ground Duplex with Private Garden

BUA: 400 m²

Garden Area: 199 m²

Bedrooms: 4

Bathrooms: 4

Finishing: Fully Finished

Ready to Move: Yes

Status: Available for Cash Resale

Location

Strategically situated in the established Al-Narges District in the heart of the 5th Settlement, New Cairo, directly accessible via Southern 90th Street, Gamal Abdel Nasser Axis, and Mohamed Naguib Axis, just minutes away from Fatima Al-Sharbatly Mosque, the American University in Cairo (AUC), German University in Cairo (GUC), and the Ring Road.

About the Project

Al-Narges is one of the most prestigious, vibrant, and prime residential sectors in New Cairo. The neighborhood features refined low-density architecture, wide paved boulevards, central landscaped public gardens, immediate proximity to top-tier international schools, commercial centers, medical complexes, private garages, and fully completed municipal infrastructure.

Concept

Spanning an expansive 400 m² build-up area complemented by a substantial 199 m² private garden, featuring 4 spacious master bedrooms and 4 bathrooms, delivered fully finished to modern luxury turnkey standards and ready for immediate possession, this duplex provides the privacy, generous layout, and independence of standalone villa living with effortless move-in convenience and outstanding cash investment value in Al-Narges.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Duplex Garden**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**District / Separate**
Project	**Al- Narges**
Build Up Area	**400 m²**
Bedrooms	**4**
Bathrooms	**4**
Garden	**199 m²**

Location

5th Settlement, New Cairo

Al- Narges