

E£ 9,500,000

4 Bedrooms **4 Bathrooms** **425 m²**

PRIME READY-TO-MOVE 425M² BUA SEMI-FINISHED LUXURY RESIDENTIAL GARDEN DUPLEX (4 BEDROOMS, 4 BATHROOMS) FEATURING A 120M² PRIVATE GARDEN FOR CASH SALE IN AN UPSCALE STANDALONE BUILDING IN AL NARGES 12, DIRECTLY OFF SOUTHERN 90TH STREET, 5TH SETTLEMENT, NEW

Semi Finished Duplex with 120m² Garden for Sale Cash Al Narges 12 New Cairo 425m² BUA

Type: Residential Garden Duplex for Sale

BUA: 425 m²

Garden Area: 120 m²

Bedrooms: 4 (Including Master Suite)

Bathrooms: 4

Finishing: Semi Finished

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within Al Narges 12 in the 5th Settlement, New Cairo, occupying an ultra-prime residential setting nestled 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 and Concord Plaza.

About the Area

Al Narges 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 425 m² build-up area across two integrated levels, complemented by a 120 m² private outdoor garden delivered semi-finished, featuring 4 spacious bedrooms, multiple generous living and reception salons, and 4 bathrooms, this ready-to-move duplex provides families the private villa lifestyle and expansive outdoor entertainment space alongside full freedom to customize luxury interior fit-outs, paired with strong capital preservation for a cash purchase in prime New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Duplex Garden**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**District / Separate**
Project	**Al- Narges**
Build Up Area	**425 m²**
Bedrooms	**4**
Bathrooms	**4**
Garden	**120 m²**

Location

5th Settlement, New Cairo

Al- Narges