





E£ 162,000,000

6 Bedrooms **6 Bathrooms** **754 m²**

ULTRA-LUXURY 754M² BUA CORE AND SHELL STANDALONE MANSION VILLA (6 MASTER BEDROOMS, 6 BATHROOMS) SET ON A MASSIVE 1,400M² PRIVATE PLOT FOR SALE ON FLEXIBLE INSTALLMENT PLANS (DELIVERY 2028) IN CITY GATE BY QATARI DIAR, MIDDLE RING ROAD, 5TH SETTLEMENT, NEW

Palatial Core & Shell Standalone Villa for Sale Installments City Gate Qatari Diar New Cairo 754m² BUA

Type: Standalone Palace Villa for Sale

BUA: 754 m²

Land Area: 1,400 m²

Bedrooms: 6 (Grand Master Suites)

Bathrooms: 6

Finishing: Core & Shell

Delivery Date: 2028

Status: Available for Sale on Installments / Resale

Location

Strategically situated within City Gate by Qatari Diar, fronting directly along the Middle Ring Road and Cairo–Ain Sokhna Road in New Cairo, serving as the prime geographical gateway connecting the 5th Settlement to the New Administrative Capital, positioned just 10 minutes from the American University in Cairo (AUC) and 15 minutes from Cairo International Airport.

About the Project

City Gate is an iconic, self-sustaining master-planned mega-community spanning over 8.5 million square meters (approx. 2,020 acres) developed by Qatari Diar. Built around lush green expanses and world-class infrastructure, the project features an 18-hole championship golf course, luxury sports and social clubhouses, top international schools, specialized medical complexes, landscaped linear parks, high-end retail boulevards, and 24/7 smart security and community management.

Concept

Spanning an impressive 754 m² build-up area set upon a sprawling 1,400 m² private land parcel delivered core and shell, featuring 6 grand master bedrooms, expansive palatial reception halls, double-height foyers, and 6 bathrooms wrapped by an immense private garden ideal for an infinity pool and outdoor entertaining pavilions, this signature estate delivers supreme privacy and complete architectural freedom, paired with exceptional capital appreciation and long-term installment flexibility in East Cairo's most prestigious gated development.

Classification
Installment

Delivery date
2028

Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Qatari Diar**
Project	**City Gate**
Build Up Area	**754 m²**
Bedrooms	**6**
Bathrooms	**6**

Location

5th Settlement, New Cairo
City Gate






