





E£ 21,500,000

4 Bedrooms **5 Bathrooms** **255 m²**

PRIME 255M² 4BR CORE & SHELL QUATRO VILLA ON A 230M² PLOT FOR CASH RESALE IN OBAL PHASE - CITY GATE, 5TH SETTLEMENT.

Quatro Core & Shell RTM Cash City Gate Qatari Diar New Cairo

Type: Residential Quatro Villa

BUA: 255 m²

Land Area: 230 m²

Bedrooms: 4

Bathrooms: 5

Finishing: Core & Shell

Status: READY TO MOVE

Location

Situated in OBAL phase within City Gate by Qatari Diar, strategically located in the 5th Settlement, New Cairo, positioning you directly on the South 90th Street extension and Ring Road, offering seamless connectivity to the New Administrative Capital and AUC.

About the Project

City Gate is a self-contained 8.5 million m² master-planned community in New Cairo. Developed by Qatari Diar, the mega-project features an 18-hole championship golf course, sprawling green parks, luxury shopping centers, international schools, world-class hotels, and 24/7 top-tier gated security.

Concept

Spanning a 255 m² built-up area on a 230 m² plot with 4 bedrooms and 5 bathrooms, this core & shell Quatro villa offers complete creative layout freedom for your luxury finishing, combined with immediate delivery and a prime cash resale opportunity in OBAL at City Gate.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Quatro**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Qatari Diar**
Project	**City Gate**
Phase	**OBAL**
Build Up Area	**255 m²**
Bedrooms	**4**
Bathrooms	**5**

Location

5th Settlement, New Cairo

City Gate






