





E£ 20,000,000

4 Bedrooms **5 Bathrooms** **255 m²**

PREMIUM 255M READY TO MOVE QUATRO VILLA FOR SALE CASH IN CITY GATE NEAR AUC.

Quatro Core & Shell Cash RTM | City Gate

Type: Quatro Villa

BUA: 255 m2 (Land Area: 240 m2)

Rooms: 4 Bedrooms | 5 Bathrooms

Finishing: Core & Shell

Status: READY TO MOVE

Transaction: Resale / Cash

Location

City Gate occupies an ultra-strategic, highly prestigious location in the 5th Settlement, New Cairo. Positioned directly on the Middle Ring Road, the compound serves as a seamless gateway connecting New Cairo with the New Administrative Capital, sitting just 10 minutes away from the American University in Cairo (AUC).

About the Project

Developed by the world-class master-developer Qatari Diar, City Gate is a massive, fully integrated self-sufficient community spanning over 2,000 acres. The OBAL phase offers an elite, low-density residential lifestyle featuring a world-class 18-hole golf course, a premium clubhouse, international schools, high-end medical facilities, and expansive green spaces.

Concept

This premium Quatro villa features a spacious 255 m2 built-up area and a private 240 m2 land plot in the prestigious OBAL phase, delivering the perfect balance of cozy indoor privacy and outdoor garden potential. Delivered at the Core & Shell stage, it gives you the ultimate creative freedom to customize your luxury interiors. Available as a rare READY TO MOVE residence secured via a direct Cash transaction, it represents an elite lifestyle and a highly secure asset.

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






