





E£ 20

4 Bedrooms **5 Bathrooms** **255 m²**

PRIME READY-TO-MOVE 255M² BUA CORE & SHELL QUATRO VILLA (4 BEDROOMS & 5 BATHROOMS) SET ON A 240M² PLOT LAND AREA FOR CASH RESALE IN OPAL PHASE, CITY GATE COMPOUND BY QATARI DIAR, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell 4-Bedroom Quatro Villa Cash Resale Opal City Gate Qatari Diar New Cairo 255m² BUA 240m² Land

Price: Contact for Cash Price

Type: Residential Quatro Villa (Core & Shell)

BUA: 255 m²

Land Area: 240 m²

Bedrooms: 4

Bathrooms: 5

Finishing: Core & Shell

Phase: Opal

Ready to Move: Yes

Status: Available for Cash Resale

Location

Strategically situated in Opal Phase within City Gate Compound by Qatari Diar, located directly on Southern 90th Street in the 5th Settlement, New Cairo, right next to Hyde Park, minutes away from the American University in Cairo (AUC), Middle Ring Road, Regional Ring Road, and Cairo-Suez Road, bridging New Cairo and the New Administrative Capital.

About the Project

City Gate is an iconic, 8.5-million-square-meter self-sustainable mega master community in New Cairo. Developed by Qatari Diar, the development features an 18-hole championship golf course, sprawling green landscapes, private clubhouses, international schools, premium commercial and business districts, dedicated parking, and 24/7 top-tier gated security and community management.

Concept

Spanning an expansive 255 m² build-up area set on a 240 m² land plot, featuring 4 bedrooms and 5 bathrooms in the exclusive Opal phase, delivered core & shell with ready-to-move status, this quatro villa provides complete freedom to design bespoke interior finishes, tranquil multi-level family living, and exceptional cash investment value in 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






