



E£ 12,000,000

2 Bedrooms **3 Bathrooms** **164 m²**

PRIME READY-TO-MOVE 164M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED TURNKEY FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING (2 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN 90 AVENUE BY TABARAK HOLDING, SOUTH 90TH STREET, 5TH SETTLEMENT, N

Fully Finished Apartment with ACs for Cash Sale 90 Avenue Tabarak New Cairo 164m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 164 m²

Layout:

Bedrooms: 2 Well-Appointed Master-Scale Bedrooms (Including Grand Master Suite with Private Dressing Room & En-Suite Bathroom)

Bathrooms: 3 Contemporary Fully Equipped Bathrooms (Master En-Suite, Second Full Bathroom, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Expansive Double-Glazed Facades + Modern Fitted Kitchen Space with Integrated Appliance Connections + Maid's Room Provision with Private Restroom + Private Scenic Balcony overlooking Water Features & Thematic Gardens

Finishing: Fully Finished with Central Air Conditioners (Turnkey Ultra Super Lux Specifications with Premium Porcelain Flooring and Concealed Duct AC Units)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within 90 Avenue developed by Tabarak Holding, commanding an irreplaceable address directly along South 90th Street in the heart of the 5th Settlement, New Cairo. Positioned directly opposite the American University in Cairo (AUC) and Future University in Egypt (FUE), the development lies within 3 minutes of Point 90 Mall and The Spot, 5 minutes from the Golden Square, 10 minutes from the Ring Road and Suez Road, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

90 Avenue is a flagship 50-acre mixed-use residential sanctuary engineered by Tabarak Holding in collaboration with international design firms WT Partnership and Cracknell. The master plan dedicates over 82% of its footprint to thematic green zones, cascading water elements, and shaded promenades. Residents benefit from dedicated clubhouses, temperature-controlled swimming pools, multi-sport courts, upscale fitness centers, a 60,000 m² integrated commercial and dining boulevard, underground parking garages, and 24/7 smart gated security with access control.

Concept

Spanning an optimized 164 m² build-up area delivered turnkey with pre-installed central air conditioning and immediate move-in readiness, this residence eliminates contractor management, fit-out downtime, and inflationary material costs. Its well-balanced 2-bedroom, 3-bathroom layout offers functional luxury for executives and small families seeking prime walkable convenience directly along South 90th Street. Supported by an unencumbered direct cash acquisition, it represents a high-demand residential haven and an exceptional rental yield generator in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Fully Finished With A/C'S**
Developer	**Tabarak**
Project	**90 Avenue**
Build Up Area	**164 m²**
Bedrooms	**2**
Bathrooms	**3**

Additional Details

Floor
4
Parking
With Parking
View
Prime Location, Lake View, Garden View

Location

5th Settlement, New Cairo
90 Avenue







