





E£ 8,500,000

4 Bedrooms **3 Bathrooms** **206 m²**

PRIME READY-TO-MOVE 206M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED TURNKEY FULLY FINISHED FOR DIRECT CASH PURCHASE IN AL NARGES, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Family Apartment for Cash Sale Al Narges 5th Settlement New Cairo 206m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 206 m²

Garden: 0 m²

Roof: 0 m²

Basement: No

Layout: Expansive Family-Scale Floorplan

Bedrooms: Spacious Master-Scale Bedrooms (Designed for 3 Generous Bedrooms Including a Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 2 Family Bedrooms)

Bathrooms: Contemporary Fully Equipped Bathrooms (Master En-Suite, Central Family Bathroom, and Dedicated Guest Powder Room with Modern Sanitary Ware)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Wide Glazed Facades Opening onto a Breezy Scenic Balcony Overlooking Tranquil Tree-Lined Streets + Sizable Enclosed Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision

Finishing: Fully Finished (Turnkey High-End Specifications featuring Premium Porcelain & Ceramic Flooring, Modern Gypsum Ceilings with Integrated Ambient LED Lighting, High-Grade Sanitary Fixtures, and Designer Wall Finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within Al Narges, one of the most established and sought-after residential neighborhoods in the heart of the 5th Settlement, New Cairo. Positioned directly between South 90th Street and Gamal Abdel Nasser Axis, and steps away from the Talaat Harb Axis and Al Narges Buildings, the neighborhood ensures effortless transit connectivity across Greater Cairo. It lies just 3 minutes from the German University in Cairo (GUC), 5 minutes from the American University in Cairo (AUC) and South 90th Street, 8 minutes from Cairo Festival City (CFC) and Downtown Mall, and approximately 18 minutes from Cairo International Airport.

About the Project

Al Narges (5th Settlement) is a prestigious, low-density residential district renowned for its wide tree-lined avenues, tranquil villas and boutique residential buildings, lush public parks, and proximity to top-tier educational, medical, and commercial hubs. Residents benefit from immediate access to vibrant everyday services, commercial centers, international schools, mosques, private parking facilities, modern building elevators, and well-maintained neighborhood infrastructure.

Concept

Spanning an expansive 206 m² build-up area delivered turnkey with modern luxury finishes and immediate move-in readiness, this apartment offers generous family living space in one of the 5th Settlement's highest-demand neighborhoods. Eliminating renovation delays, contractor management, and fit-out expenses, it ensures a seamless transition into an established, fully serviced community. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in Al Narges, it represents an ideal primary family home and a solid, liquid real estate asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**District / Separate**
Project	**Al- Narges**
Build Up Area	**206 m²**
Bedrooms	**4**
Bathrooms	**3**

Location

5th Settlement, New Cairo
Al- Narges
















