

E£ 9,000,000

3 Bedrooms **2 Bathrooms** **230 m²**

PRIME READY-TO-MOVE 230M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED FULLY FINISHED (3 BEDROOMS AND 2 BATHROOMS) FOR DIRECT CASH SALE IN AL NARGES VILLAS & BUILDINGS DISTRICT, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Luxury Apartment for Cash Sale Al Narges 5th Settlement New Cairo 230m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 230 m²

Garden: 0 m²

Roof: 0 m²

Layout:

Bedrooms: 3 Expansive Bedrooms (Including Large Master Bedroom Suite with Built-In Dressing Space)

Bathrooms: 2 Fully Equipped Contemporary Bathrooms (Master Bathroom & Central Guest/Family Bathroom)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Hall with Panoramic Glazing + Family Living Lounge + Sizable Modern Kitchen with Complete Utility Installations + Scenic Private Balconies overlooking Quiet Tree-Lined Residential Streets

Finishing: Fully Finished (Turnkey Ultra Super Lux High-End Residential Specifications)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Al Narges District, one of the most established and prestigious residential neighborhoods in the 5th Settlement, New Cairo. Positioned directly accessible from South 90th Street, Gamal Abdel Nasser Axis, and Talaat Harb Axis, the property lies just 3 minutes from the German University in Cairo (GUC), 5 minutes from the American University in Cairo (AUC), 7 minutes from the Ring Road, 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital.

About the Project

Al Narges is an upscale, low-density residential enclave celebrated for its wide paved avenues, verdant open green spaces, and private architectural charm. The neighborhood features elegant stone facades, upscale hotel-style building entrances, modern passenger elevators, secured basement parking facilities, high-speed fiber-optic telecommunications infrastructure, proximity to premier private international schools, neighborhood retail plazas, and 24/7 localized community security.

Concept

Spanning an expansive 230 m² build-up area delivered turnkey with premium porcelain flooring, modern decorative illumination, and pristine wall finishes, this apartment eliminates renovation downtime, contractor management, and fit-out overheads. Its generous 3-bedroom, 2-bathroom layout provides a spacious, balanced sanctuary for growing families, while the direct cash transaction ensures long-term capital appreciation, immediate physical occupancy, and robust rental yields in the heart of 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	**230 m²**
Bedrooms	**3**
Bathrooms	**2**

Additional Details

Floor
2

Location

5th Settlement, New Cairo
Al- Narges