



E£ 7,690,000

2 Bedrooms **2 Bathrooms** **119 m²**

PRIME 119M² BUA RESIDENTIAL APARTMENT DELIVERED CORE AND SHELL (2 BEDROOMS AND 2 BATHROOMS) FOR DIRECT CASH SALE IN GALLERIA MOON VALLEY BY ARABIA HOLDING, GOLDEN SQUARE, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Apartment for Cash Sale Galleria Moon Valley Arabia Holding Golden Square New Cairo 119m² BUA

Category: Residential Apartment for Sale

BUA: 119 m²

Layout:

Bedrooms: 2 Spacious Bedrooms (Including Master Bedroom Suite with Walk-In Dressing Provision)

Bathrooms: 2 Well-Appointed Bathrooms (Including Guest Powder Room Provision)

Living Areas: Welcoming Open-Plan Reception & Dining Hall + Contemporary Kitchen Space + Scenic Balcony / Terrace overlooking Landscaped Gardens and Water Features

Finishing: Core & Shell (Raw Structural Finish with Primary Utility Conduits Ready for Custom Interior Architecture)

Status: Available for Cash Sale and Ownership Transfer

Location

Strategically situated within Galleria Moon Valley developed by Arabia Holding, occupying an exclusive address in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly adjacent to prestigious residential developments such as Mivida, Katameya Dunes, and Mountain View Square, the compound lies just 5 minutes from the American University in Cairo (AUC), 7 minutes from Suez Road and Al Rehab City, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Galleria Moon Valley is an upscale 71-acre modern art-inspired master-planned residential community where over 80% of the total footprint is dedicated to lush green open spaces, water fountains, and swimmable lagoon features. The gated community features six clubhouse facilities, swimming pools, private cinema halls, dedicated cycling and jogging trails, children's adventure play areas, an open-air art gallery and museum, a vibrant commercial strip with upscale retail and dining venues, secure underground parking garages, and 24/7 smart security with gated access control.

Concept

Spanning an efficiently partitioned 119 m² build-up area delivered core and shell, this apartment provides homeowners complete design freedom to engineer bespoke luxury interiors, choose premium finishes, and configure custom electrical and lighting setups according to their exact preferences. Offering an optimal 2-bedroom, 2-bathroom layout that balances functionality with comfort, paired with the value advantages of an immediate cash acquisition, it represents a premier residential lifestyle and an exceptional capital-preservation investment in New Cairo's Golden Square.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Arabia Holding**
Project	**Galleria Moon Valley**
Build Up Area	**119 m²**
Bedrooms	**2**
Bathrooms	**2**

Additional Details

Floor
2

Location

5th Settlement, New Cairo
Galleria Moon Valley






