

E£ 3,500,000

3 Bedrooms **2 Bathrooms** **189 m²**

PRIME 189M² BUA RESIDENTIAL APARTMENT DELIVERED CORE AND SHELL (3 BEDROOMS AND 2 BATHROOMS) FOR DIRECT CASH SALE IN RHODES COMPOUND BY PLAZA GARDENS DEVELOPMENTS, R7 DISTRICT, NEW ADMINISTRATIVE CAPITAL.

Core & Shell Apartment for Cash Sale Rhodes Plaza Gardens R7 New Capital 189m² BUA

Category: Residential Apartment for Sale

BUA: 189 m²

Land Area: 200 m²

Layout:

Bedrooms: 3 Well-Proportioned Bedrooms (Including Master Bedroom Suite with Walk-In Dressing Area)

Bathrooms: 2 Fully Plumbed Contemporary Bathrooms (Master En-Suite & Guest/Family Bathroom)

Living Areas: Expansive Open-Plan Multi-Piece Reception & Formal Dining Hall with Panoramic Glazing + Family Living Lounge + Sizable Enclosed Kitchen Space + Private Balconies overlooking Landscaped Greenery and Water Canals

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

Ready to Move: No (Contact for Delivery Timeline & Handover Milestones)

Status: Available for Direct Cash Sale & Commercial Contract Signing

Location

Strategically situated within Rhodes Compound developed by Plaza Gardens Developments, occupying an elevated, prime location within the R7 District in the New Administrative Capital. Positioned directly adjacent to the Diplomatic Quarter, the Government District, and the Green River, the development connects seamlessly to the Regional Ring Road, Central Ring Road, and Southern Bin Zayed Axis, lying just 10 minutes from the Financial & Business District, 15 minutes from New Cairo and the American University in Cairo (AUC), and 25 minutes from Cairo International Airport.

About the Project

Rhodes is a fully integrated gated master community spanning approximately 100 acres in R7, distinguished by its unique topography and low residential building density. The development features an expansive network of swimmable crystal lagoons and artificial lakes, scenic walking and cycling paths, an exclusive resident clubhouse with swimming pools and sports courts, an integrated commercial shopping mall, medical clinics, international nursery facilities, secure underground basement garages, and 24/7 smart gated security with access control.

Concept

Spanning an adaptable 189 m² build-up area delivered core and shell, this apartment provides homeowners and investors total design freedom to curate internal partitions, select luxury flooring materials, and install tailored lighting systems to match their individual taste. With an efficient 3-bedroom, 2-bathroom floorplate balancing functional family living and entertainment spaces, paired with the equity protection and upfront pricing advantage of an unencumbered cash acquisition, it represents a high-potential residential property in the heart of the New Capital.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Plaza Gardens**
Project	**Rhodes**
Build Up Area	**189 m²**
Bedrooms	**3**
Bathrooms	**2**

Additional Details

View

Prime Location, Bahry

Location

R7, New Capital

Rhodes