





E£ 7,000,000

2 Bedrooms **2 Bathrooms** **140 m²**

PRIME READY-TO-MOVE 140M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED TURNKEY FULLY FINISHED (2 BEDROOMS AND 2 BATHROOMS) FOR DIRECT CASH PURCHASE IN STONE RESIDENCE BY PRE DEVELOPMENTS (PIONEERS REAL ESTATE), KATAMEYA / RING ROAD ENTRANCE, 5TH SETTLEMENT,

Fully Finished 2-Bedroom Apartment for Cash Sale Stone Residence PRE Developments New Cairo 140m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 140 m²

Garden: 0 m²

Layout: Balanced Contemporary Floorplan

Bedrooms: 2 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 1 Generous Secondary Family Bedroom)

Bathrooms: 2 Contemporary Fully Equipped Bathrooms (Master En-Suite Bathroom and Central Family/Guest Bathroom with Modern Designer Sanitary Ware)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazed Facades Opening onto a Breezy Scenic Balcony Overlooking Lush Landscaped Gardens & Swimming Pools + 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 Contemporary Wall Finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within Stone Residence developed by PRE Developments (Pioneers Real Estate), commanding a prime gateway address directly along the Ring Road at the entrance of the 5th Settlement, New Cairo. Positioned at the vital crossroads connecting New Cairo, Maadi, Nasr City, and Cairo International Airport, the community ensures unmatched transit convenience across Greater Cairo. It lies just 5 minutes from Cairo Festival City (CFC) and Downtown Katameya, 10 minutes from the American University in Cairo (AUC) and Maadi, and approximately 15 minutes from Cairo International Airport and Heliopolis.

About the Project

Stone Residence is an iconic 142-acre upscale residential master community crafted by PRE Developments with sleek contemporary architecture, cascading water features, and lush botanical parks. Over 80% of the compound footprint is dedicated to manicured green landscapes, tranquil lagoons, and open recreational spaces. Premium resident amenities include a vibrant social and sporting clubhouse, multiple swimming pools, a state-of-the-art gym and spa, dedicated jogging and cycling tracks, children’s play areas, the adjacent Stone Street commercial and fine dining hub, underground parking facilities, modern building elevators, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning a well-proportioned 140 m² build-up area configured with 2 bedrooms and 2 bathrooms and delivered turnkey with modern luxury finishes and immediate move-in readiness, this apartment offers effortless everyday comfort at New Cairo's most accessible gateway. Eliminating renovation delays, contractor management, and fit-out expenses, it ensures an immediate transition into an established, fully operational community. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in Stone Residence by PRE, it represents a premier primary residence and a high-yield rental or capital asset in the 5th Settlement.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**PRE**
Project	**Stone Residence**
Build Up Area	**140 m²**
Bedrooms	**2**
Bathrooms	**2**

Additional Details

Floor
1
Parking
With Parking

Location

5th Settlement, New Cairo
Stone Residence










