E£ 16,500,000

3 Bedrooms **3 Bathrooms** **198 m²**

PRIME 198M² BUA ULTRA-LUXURY RESIDENTIAL APARTMENT DELIVERED TURNKEY FULLY FINISHED WITH CENTRAL AIR CONDITIONING (3 BEDROOMS AND 3 BATHROOMS) SCHEDULED FOR 2027 DELIVERY, AVAILABLE FOR DIRECT CASH PURCHASE IN THE VIEW BY THE WATERWAY DEVELOPMENTS, 5TH SE

Fully Finished 3-Bedroom Apartment with ACs for Cash Sale 2027 The View Waterway New Cairo 198m² BUA

Category: Residential Ultra-Luxury Apartment for Sale

BUA: 198 m²

Garden: 0 m²

Delivery Date: 2027

Layout: Expansive Family-Scale Luxury Floorplan

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

Bathrooms: 3 Contemporary Fully Equipped Bathrooms (Master En-Suite, Central Family Bathroom, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazed Facades Opening onto a Breezy Scenic Terrace Overlooking Lush Lagoons & Botanical Gardens + Sizable Enclosed Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision

Finishing: Fully Finished with A/C's (Turnkey Ultra-Luxury Specifications featuring Imported Marble & Porcelain Flooring, Modern Gypsum Ceilings with Integrated Ambient LED Lighting, High-End Designer Sanitary Ware, Double-Glazed Soundproof Windows, and Concealed Central Air Conditioning)

Ready to Move: No (Handover scheduled for 2027)

Status: Available for Direct Cash Purchase & Ownership Transfer

Location

Strategically situated within The View developed by The Waterway Developments, commanding one of the most prestigious residential addresses in the 5th Settlement, New Cairo. Ideally positioned directly along the Middle Ring Road and steps away from South 90th Street and Mohamed Naguib Axis, the community ensures seamless connectivity across Greater Cairo and the New Administrative Capital. It lies just 3 minutes from the American University in Cairo (AUC), adjacent to Golden Square, 12 minutes from Cairo Festival City (CFC) and the New Administrative Capital, and 18 minutes from Cairo International Airport.

About the Project

The View by The Waterway is a signature 45-acre ultra-luxury residential master community crafted by The Waterway Developments, featuring contemporary low-rise architectural buildings surrounded by cascading water features, tranquil lagoons, and manicured botanical gardens. Over 80% of the compound footprint is dedicated to greenery, water elements, and open spaces. Premium resident amenities include an exclusive social clubhouse, infinity swimming pools, a state-of-the-art spa and fitness center, a luxury boutique hotel, an upscale commercial and fine dining promenade, underground parking facilities, smart home infrastructure, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 198 m² build-up area configured with 3 bedrooms and 3 bathrooms and delivered turnkey with signature Waterway ultra-luxury finishes and concealed air conditioning in 2027, this residence offers effortless sophistication in one of New Cairo's most coveted addresses. Eliminating post-handover renovation delays and fit-out management, it guarantees a seamless move-in experience upon delivery. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in The View, it represents an elite primary home and a high-appreciation capital asset in the 5th Settlement.

Classification	Delivery date
Cash	**2027**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Fully Finished With A/C'S**
Developer	**The Waterway**
Project	**Water Way**
Build Up Area	**198 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

Floor
2
Parking
With Parking
View
Prime Location, Garden View, Landscape View, Open View, Lagoon View, Bahry

Location

5th Settlement, New Cairo
Water Way