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4 Bedrooms **5 Bathrooms** **290 m²**

LUXURY 290M² BUA RESIDENTIAL APARTMENT DELIVERED SEMI-FINISHED (4 BEDROOMS AND 5 BATHROOMS) WITH DELIVERY SCHEDULED FOR 2027, AVAILABLE ON FLEXIBLE INSTALLMENTS IN BLUE TREE BY SKY ABU DHABI DEVELOPMENTS, GOLDEN SQUARE, 5TH SETTLEMENT, NEW CAIRO.

Semi Finished Apartment on Installments Blue Tree Sky Abu Dhabi Golden Square New Cairo 290m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 290 m²

Delivery Date: 2027

Layout:

Bedrooms: 4 Generous Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom + Junior En-Suite Bedrooms)

Bathrooms: 5 Contemporary Fully Plumbed Bathrooms (Master En-Suites, Secondary Family Bathrooms, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Hall with Panoramic Floor-to-Ceiling Glazing + Independent Family Living Lounge + Gourmet Sizable Enclosed Kitchen Space with Complete Utility Conduits + Dedicated Maid's Quarters with Private Bath + Private Panoramic Balconies overlooking Serene Central Park Greenery & Water Features

Finishing: Semi Finished (Core masonry, plastering, premium double-glazed exterior facades, and primary electrical and plumbing conduits installed, ready for custom interior architecture and tailored finishes)

Ready to Move: No (Handover in 2027)

Status: Available for Advance Installment Reservation & Contract Signing

Location

Strategically situated within Blue Tree developed by Sky Abu Dhabi Developments (the real estate arm of Diamond Group UAE), commanding an irreplaceable address in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly adjacent to Al Ahly Club and overlooking premier luxury developments, the community connects effortlessly to North and South 90th Streets, the Middle Ring Road, and Suez Road. It lies just 5 minutes from the American University in Cairo (AUC), 8 minutes from Point 90 Mall, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Blue Tree New Cairo is an exclusive 50-acre boutique residential sanctuary engineered by international design consultancy JZMK Partners, where built-up footprints cover only 19% of the master plan to preserve open tranquil vistas. The development is organized around a grand 10-acre central park and boasts a state-of-the-art resident clubhouse, recreational swimming pools, indoor/outdoor fitness facilities, dedicated cycling and jogging tracks, botanical relaxation gardens, secure underground parking garages, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 290 m² build-up area, this residence offers the generous spatial volume and layout separation of a private villa while preserving the low-maintenance efficiency of an upscale apartment. Its 4-bedroom, 5-bathroom configuration provides distinct family privacy, expansive entertaining zones, and dedicated staff quarters. Delivered semi-finished with delivery in 2027, it affords homeowners full flexibility to design custom interior finishes, smart automation, and bespoke architectural details, backed by accessible long-term installment structures in New Cairo's premier Golden Square corridor.

Classification	Delivery date
Installment	**2027**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**Sky Abu Dhabi**
Project	**Blue Tree**
Build Up Area	**290 m²**
Bedrooms	**4**
Bathrooms	**5**

Additional Details

Other Rooms

Nanny Room

Location

5th Settlement, New Cairo

Blue Tree