E£ 3,200,000

2 Bedrooms **2 Bathrooms** **145 m²**

PRIME READY-TO-MOVE 145M² BUA RESIDENTIAL APARTMENT DELIVERED SEMI-FINISHED (2 BEDROOMS AND 2 BATHROOMS) AVAILABLE ON FLEXIBLE INSTALLMENT PAYMENT TERMS IN BUSINESS HUB, EL ANDALUS, NEW CAIRO.

Semi-Finished Apartment on Installments Business Hub El Andalus New Cairo 145m² BUA

Category: Residential Apartment for Sale

BUA: 145 m²

Garden: 0 m²

Layout: Well-Proportioned Residential Floorplan

Bedrooms: 2 Spacious Master-Scale Bedrooms (Including Primary Bedroom with Dedicated Dressing Nook + Generous Secondary Bedroom)

Bathrooms: 2 Modern Fully Plumbed Bathrooms (Primary Family Bathroom + Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Wide Double-Glazed Facades Opening onto Breezy Scenic Balconies + Sizable Enclosed Kitchen Space with Complete Utility Conduits & Storage Provision

Finishing: Semi-Finished (Core masonry, plastering, modern exterior facade, double-glazed window frames, and primary electrical and plumbing rough-ins installed, ready for custom interior architecture and personalized finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Flexible Installment Booking

Location

Strategically situated within El Andalus, one of the most established and sought-after residential enclaves in New Cairo. Positioned directly between the Middle Ring Road, South 90th Street, and the Gamal Abdel Nasser Axis, the property offers seamless connectivity across Greater Cairo. It lies just 5 minutes from the American University in Cairo (AUC), 3 minutes from the Golden Square, adjacent to premier compounds like Katameya Dunes and Mountain View, and approximately 20 minutes from the New Administrative Capital.

About the Project / Area

El Andalus is an upscale, low-density residential district known for its quiet ambiance, wide paved avenues, and proximity to major commercial, educational, and recreational landmarks. The building features classic-modern architectural facades, an elegant entrance lobby, modern passenger elevators, secure intercom systems, dedicated basement/ground parking, and localized neighborhood security.

Concept

Spanning an optimized 145 m² build-up area with an efficient 2-bedroom and 2-bathroom layout, this apartment combines generous spatial comfort with immediate move-in readiness. Delivered semi-finished, it affords buyers total architectural freedom to tailor interior flooring, lighting schemes, and smart-home installations to their exact taste without construction waiting periods. Coupled with convenient installment payment terms in a fully serviced neighborhood, it represents a compelling primary home and a solid long-term real estate investment in New Cairo.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**District / Separate**
Project	**Business Hub**
Build Up Area	**145 m²**
Bedrooms	**2**
Bathrooms	**2**

Additional Details

Floor
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Location

El Andalus, New Cairo
Business Hub