






**E£ 9,500,000**

**3 Bedrooms** **3 Bathrooms** **160 m²**

PRIME 160M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) AVAILABLE ON FLEXIBLE INSTALLMENTS IN HYDE PARK NEW CAIRO, GOLDEN SQUARE / SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

## Core & Shell 3-Bedroom Apartment on Installments Hyde Park New Cairo 160m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 160 m²

Garden: 0 m²

Delivery Date: 2022

Layout: Balanced Family-Scale 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 Bathrooms (Core Plumbing Rough-Ins for 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 Parkland & Botanical Gardens + Sizable Modern Kitchen with Complete Utility Conduits & Storage Provision

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed modern architectural exterior facades, and primary entry points for electrical, HVAC ducting, and plumbing connections, ready for bespoke interior design and tailored finishes)

Ready to Move: No (Delivered Phase / Handover Status 2022)

Status: Available for Direct Booking & Flexible Installment Contract Transfer

Location

Strategically situated within Hyde Park New Cairo developed by Hyde Park Developments, commanding one of the most iconic residential addresses directly along South 90th Street in the prestigious Golden Square of the 5th Settlement, New Cairo. Ideally positioned at the direct nexus of South 90th Street, the Middle Ring Road, and Suez Road, the community ensures rapid connectivity across Greater Cairo and the New Administrative Capital. It lies just 3 minutes from the American University in Cairo (AUC), adjacent to Mivida and City Gate, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Hyde Park New Cairo is an internationally acclaimed 1,500-acre self-sustaining master-planned community centered around the largest landscaped park in Greater Cairo—a 141-acre lush green sanctuary. Over 80% of the compound footprint is dedicated to botanical gardens, jogging and cycling trails, and open recreational spaces. Premium resident amenities include a world-class 168,000 m² sporting and social clubhouse, international schools, a specialized medical center, a 5-star business district and boutique hotel, a bustling commercial and gourmet dining strip, underground parking facilities, modern elevators, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning a well-proportioned 160 m² build-up area configured with 3 bedrooms and 3 bathrooms, this apartment delivers an ideal everyday layout for families seeking modern living inside New Cairo's premier parkside community. Delivered core and shell, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and tailored finishes. Backed by Hyde Park's landmark scale and flexible installment terms, it stands as an elite primary residence and a high-liquidity capital asset on South 90th Street.

| Classification | Delivery date |
|---|---|
| **Installment** | **2022** |

### Property details

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|---|---|
| Property Type | **Apartment** |
| Category | **Residential** |
| Finishing | **Core & Shell** |
| Developer | **Hyde Park** |
| Project | **Hyde Park** |
| Build Up Area | **160 m²** |
| Bedrooms | **3** |
| Bathrooms | **3** |

### Additional Details

**View**

Prime Location, Landscape View, Open View

### Location

5th Settlement, New Cairo

Hyde Park




HYDE PARK


