





E£ 19,740,000

3 Bedrooms **3 Bathrooms** **225 m²**

PRIME READY-TO-MOVE 225M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED TURNKEY FULLY FINISHED (3 BEDROOMS AND 3 BATHROOMS) AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN PHASE OBAL, CITY GATE BY QATARI DIAR, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Apartment on Installments OBAL City Gate Qatari Diar New Cairo 225m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 225 m²

Garden: 0 m²

Roof: 0 m²

Layout: Expansive Family-Scale Floorplan

Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 2 Generous 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 Breezy Scenic Terraces Overlooking Lush Golf Fairways & Gardens + Sizable Enclosed Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid’s Quarters with Private Bath

Finishing: Fully Finished (Turnkey High-End Specifications featuring Premium Imported Porcelain & Marble Flooring, Modern Gypsum Ceilings with Integrated Ambient LED Lighting, High-Grade Sanitary Fixtures, and Designer Wall Finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Flexible Installment Booking

Location

Strategically situated within the exclusive OBAL phase of City Gate developed by Qatari Diar, commanding an exceptional residential address in the 5th Settlement, New Cairo. Ideally positioned at the direct junction of South 90th Street extension, Middle Ring Road, and Cairo–Suez Road, the project provides seamless transit between New Cairo and the New Administrative Capital. It lies just 5 minutes from the American University in Cairo (AUC) and Golden Square, adjacent to Hyde Park and Mivida, 10 minutes from Cairo International Airport, and 10 minutes from the Government and Financial Districts in the New Capital.

About the Project

City Gate is an internationally acclaimed 2,020-acre self-sustaining smart mega-city master-planned around an 18-hole championship golf course designed to world-class tournament standards. Over 80% of the community footprint is dedicated to lush green fairways, botanical parks, tranquil water features, and open spaces. Premium amenities include multiple world-class sports and social clubhouses, a prestigious golf academy, international schools, a community medical center, luxury 5-star hospitality hotels, a vibrant mixed-use business park, an open-air retail and gourmet dining promenade, dedicated pedestrian and cycling trails, underground parking, modern elevators, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 225 m² build-up area delivered turnkey with world-class luxury finishes and immediate move-in readiness, this residence offers the spatial volume, privacy, and everyday comfort suited for discerning families. Eliminating renovation delays, contractor management, and fit-out expenses, it ensures an effortless transition into a prestigious golf community. Coupled with flexible developer installment terms in City Gate's OBAL phase, it stands as an elite primary home and an appreciating capital asset in New Cairo.

Classification
Installment

Delivery date
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Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**Qatari Diar**
Project	**City Gate**
Phase	**OBAL**
Build Up Area	**225 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

Floor
1
Parking
With Parking
View
Landscape View

Location

5th Settlement, New Cairo
City Gate






