

E£ 6,637,147

2 Bedrooms **2 Bathrooms** **103 m²**

PRIME 103M² BUA MODERN RESIDENTIAL APARTMENT DELIVERED CORE AND SHELL (2 BEDROOMS AND 2 BATHROOMS) AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN THE BUTTERFLY BY MADINET MASR, MOSTAKBAL CITY / 5TH SETTLEMENT EXTENSION, NEW CAIRO.

Core & Shell 2-Bedroom Apartment on Installments The Butterfly Madinet Masr New Cairo 103m² BUA

Category: Residential Modern Apartment for Sale

BUA: 103 m²

Garden: 0 m²

Layout: Smart Contemporary Family Floorplan

Bedrooms: 2 Spacious Bedrooms (Including Grand Master Suite with Walk-In Closet Space & Private En-Suite Bathroom + 1 Generous Secondary Bedroom)

Bathrooms: 2 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite and Central Family/Guest Bathroom)

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

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed 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

Status: Available for Advance Developer Booking & Flexible Installment Contract Signing

Location

Strategically situated within The Butterfly developed by Madinet Masr, commanding a prime residential address in New Cairo / Mostakbal City along the 5th Settlement corridor. Positioned directly along the Amal Axis with seamless links to Suez Road, the Middle Ring Road, and Bin Zayed Axis, the community ensures rapid connectivity between New Cairo and the New Administrative Capital. It lies just 5 minutes from the New Administrative Capital, 10 minutes from Madinaty, 15 minutes from the American University in Cairo (AUC) and Golden Square, and 20 minutes from Cairo International Airport.

About the Project

The Butterfly is a visionary 238-acre flagship residential master community by Madinet Masr designed around biophilic architecture, vast green valleys, and low-density living. Over 80% of the compound footprint is dedicated to lush landscaped parks, botanical gardens, tranquil water features, and open spaces. Premium community amenities include modern sports and social clubhouses, swimming pools, dedicated pedestrian and cycling boulevards, children’s play zones, commercial and retail plazas, international educational facilities, underground parking, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an efficiently planned 103 m² build-up area configured with 2 bedrooms and 2 bathrooms, this apartment offers an ideal modern layout for young families, professionals, and investors seeking high-growth property in East Cairo. Delivered core and shell, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and tailored finishes. Backed by Madinet Masr's decades-long real estate legacy and flexible extended installment terms in The Butterfly, it stands as an accessible entry point and a high-potential capital asset in New Cairo.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Madinet Masr**
Project	**The Butterfly**
Build Up Area	**103 m²**
Bedrooms	**2**
Bathrooms	**2**

Location

5th Settlement, New Cairo
The Butterfly