





E£ 9,600,000

2 Bedrooms **3 Bathrooms** **156 m²**

PRIME READY-TO-MOVE 156M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED SEMI-FINISHED (2 BEDROOMS AND 3 BATHROOMS) AVAILABLE ON FLEXIBLE INSTALLMENTS IN THE PLATEAU, DISTRICT 5 BY MARAKEZ, AIN SOKHNA ROAD / 5TH SETTLEMENT, NEW CAIRO.

Semi Finished Apartment on Installments The Plateau District 5 Marakez New Cairo 156m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 156 m²

Layout:

Bedrooms: 2 Well-Appointed Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom)

Bathrooms: 3 Contemporary Fully Plumbed Bathrooms (Master En-Suite, Second Family Bathroom, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazing + Sizable Enclosed Kitchen Space with Complete Utility Conduits + Maid's Quarters Provision with Private Bath + Private Panoramic Balcony overlooking Elevated Landscaped Terraces & Serene Water Features

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

Ready to Move: Yes

Status: Available for Immediate Delivery & Contract Signing

Location

Strategically situated within The Plateau phase inside the integrated master-planned development District 5 by Marakez, commanding a prime residential position connecting the 5th Settlement, New Cairo to the Cairo–Ain Sokhna Road and the Middle Ring Road. Directly accessible via the dedicated Marakez-engineered bridge, the community lies just 7 minutes from South 90th Street, 8 minutes from the American University in Cairo (AUC), 13 minutes from Maadi, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

District 5 is an elite 200-acre mixed-use lifestyle destination by Marakez, blending residential luxury with Grade-A corporate hubs and open-air retail avenues. Its exclusive residential sector, The Plateau, is designed across naturally elevated topography ensuring unhindered views, expansive green spines, and pedestrian-safe communal parks. Community amenities include a multi-purpose resident clubhouse, swimming pools, fitness centers, cycling and jogging trails, Mall of Katameya retail and dining promenades, secured underground parking facilities, and 24/7 smart gated security with access control.

Concept

Spanning an optimized 156 m² build-up area delivered semi-finished with immediate move-in readiness, this apartment provides an adaptable 2-bedroom, 3-bathroom layout that balances spatial generosity with everyday functionality. Delivered semi-finished, it allows homeowners complete creative freedom to select high-end flooring, lighting, and bespoke interior finishes without construction waiting periods. Combined with flexible long-term installment structures, it represents an outstanding private family sanctuary and a high-performing capital asset in New Cairo’s fastest-growing lifestyle master community.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**Marakez**
Project	**District 5**
Phase	**The Plateau**
Build Up Area	**156 m²**
Bedrooms	**2**
Bathrooms	**3**

Location

5th Settlement, New Cairo
District 5


DISTRICT 5







Mindhaus




