





E£ 9,200,000

3 Bedrooms **3 Bathrooms** **173 m²**

PRIME READY-TO-MOVE 173M² BUA LUXURY RESIDENTIAL GROUND-FLOOR APARTMENT FEATURING AN EXPANSIVE 82M² PRIVATE GARDEN DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN TAJ CITY BY MADINET MASR, RING ROAD & SUEZ ROAD JUNCTION,

Core & Shell 3-Bedroom Garden Apartment for Cash Sale Taj City Madinet Masr New Cairo 173m² BUA + 82m² Garden

Category: Residential Luxury Garden Apartment for Sale
BUA: 173 m²
Garden Area: 82 m² Private Landscaped Wrap-Around Garden
Roof: No
Layout: Expansive Ground-Floor Family Floorplan + Private Outdoor Garden Sanctuary
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 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 Directly onto the Lush 82m² Private Garden & Outdoor Lounge Patio + 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: Yes
Status: Available for Immediate Delivery & Direct Ownership Transfer
Location
Strategically situated within Taj City developed by Madinet Masr, commanding an unrivaled gateway address directly at the vital junction of the Ring Road and Cairo – Suez Road in New Cairo. Positioned directly across from JW Marriott and Kempinski Royal Maxim, the community serves as the premier link between East Cairo, Heliopolis, Nasr City, and the 5th Settlement. It lies just 5 minutes from Cairo International Airport and Cairo Festival City (CFC), 10 minutes from Heliopolis and Nasr City, and 15 minutes from the American University in Cairo (AUC) and Golden Square.
About the Project
Taj City is an iconic 960-acre self-sustaining mixed-use master community crafted by Madinet Masr to merge contemporary luxury living with vibrant retail, cultural, and business hubs. Over 80% of the compound footprint is dedicated to lush landscaped parks, botanical walkways, and serene water features. Premium resident amenities include multiple social and sporting clubhouses, swimming pools, international schools, a specialized medical complex, a bustling commercial and gourmet dining promenade, underground parking facilities, modern building elevators, and 24/7 smart gated security with access control and CCTV surveillance.
Concept
Spanning a generous 173 m² build-up area paired with an 82 m² private garden, configured with 3 bedrooms and 3 bathrooms, and ready for immediate handover, this ground-floor residence offers the indoor-outdoor freedom of a villa at New Cairo's most accessible gateway. Delivered core and shell, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and tailored finishes immediately without waiting for construction. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in Taj City by Madinet Masr, it stands as a premier primary home and a high-liquidity capital asset in East Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment With Garden**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Madinet Masr**
Project	**Taj City**
Build Up Area	**173 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**82 m²**

Additional Details

View
Garden View, Main Street

Location

5th Settlement, New Cairo
Taj City









