





E£ 9,225,000

3 Bedrooms **2 Bathrooms** **140 m²**

PRIME READY-TO-MOVE 140M² BUA LUXURY RESIDENTIAL GROUND-FLOOR APARTMENT FEATURING AN EXPANSIVE 120M² PRIVATE LANDSCAPED GARDEN DELIVERED TURNKEY FULLY FINISHED (3 BEDROOMS AND 2 BATHROOMS) FOR DIRECT CASH PURCHASE IN THE ADDRESS EAST BY DORRA GROUP, SUEZ

Fully Finished 3-Bedroom Garden Apartment for Cash Sale The Address East Dorra New Cairo 140m² BUA + 120m² Garden

Category: Residential Luxury Garden Apartment for Sale
BUA: 140 m²
Garden Area: 120 m² Private Landscaped Wrap-Around Garden
Roof: 0 m²
Basement: No
Layout: Balanced Ground-Floor Family Floorplan + Private Outdoor Garden Sanctuary
Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Provision & Private En-Suite Bathroom + 2 Generous Family Bedrooms)
Bathrooms: 2 Contemporary Fully Equipped Bathrooms (Master En-Suite Bathroom and Central Family/Guest Bathroom with Modern Designer Sanitary Ware)
Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazed Facades Opening Directly onto the Lush 120m² Private Garden & Outdoor Lounge Patio Overlooking Botanical Parks + Sizable Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision
Finishing: Fully Finished (Turnkey Dorra Signature Specifications featuring High-End Porcelain & Wood-Look Flooring, Modern Gypsum Ceilings with Integrated Ambient LED Lighting, High-Grade Sanitary Fixtures, Double-Glazed Soundproof Windows, and Contemporary Wall Finishes)
Ready to Move: Yes
Status: Available for Immediate Delivery & Direct Ownership Transfer
Location
Strategically situated within The Address East developed by Dorra Group, commanding a prime residential address along the Cairo – Suez Road and Middle Ring Road corridor in the 5th Settlement, New Cairo.
Positioned directly adjacent to Mountain View iCity, Palm Hills New Cairo, and Madinaty, the community ensures rapid connectivity across East Cairo and the New Administrative Capital. It lies just 5 minutes from Suez Road and the New Administrative Capital, 10 minutes from the American University in Cairo (AUC) and Golden Square, and approximately 15 minutes from Cairo International Airport.
About the Project
The Address East is an internationally acclaimed 60-acre upscale residential master community crafted by Dorra Group with contemporary European-inspired architecture and lush botanical landscapes. Over 80% of the compound footprint is dedicated to manicured green parks, serene water features, and tree-lined pedestrian promenades. Premium resident amenities include a vibrant social and sporting clubhouse, multiple swimming pools, a state-of-the-art gym and spa, dedicated jogging and cycling tracks, children’s play areas, a boutique commercial and fine dining hub, underground parking facilities, modern building elevators, and 24/7 smart gated security with access control and CCTV surveillance.
Concept
Spanning a smart 140 m² build-up area paired with an expansive 120 m² private garden, configured with 3 bedrooms and 2 bathrooms, and delivered turnkey with Dorra's signature luxury finishes and immediate move-in readiness, this ground-floor apartment offers the indoor-outdoor lifestyle of a villa in New Cairo.
Immediate occupancy completely eliminates renovation delays, contractor management, and fit-out expenses. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in The Address East by Dorra, it stands as a premier primary residence and a high-appreciation capital asset in the 5th Settlement.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**Dorra**
Project	**The Address East**
Build Up Area	**140 m²**
Bedrooms	**3**
Bathrooms	**2**
Garden	**120 m²**

Additional Details

Floor
Ground
View
Prime Location, Garden View, Open View
Other Rooms
Storage Room, Dressing Room

Location

5th Settlement, New Cairo
The Address East










