





E£ 14,154,000

3 Bedrooms **3 Bathrooms** **160 m²**

PRIME READY-TO-MOVE 160M² BUA LUXURY RESIDENTIAL GROUND-FLOOR APARTMENT FEATURING AN EXPANSIVE 120M² PRIVATE GARDEN DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN PHASE 3, PALM HILLS NEW CAIRO, MIDDLE

Core & Shell 3-Bedroom Garden Apartment on Installments Phase 3 Palm Hills New Cairo 160m² BUA + 120m² Garden

Category: Residential Luxury Garden Apartment for Sale
BUA: 160 m²
Garden Area: 120 m² Private Landscaped Wrap-Around Garden
Roof: 0 m²
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 120m² 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 & Flexible Installment Booking
Location
Strategically situated within Phase 3 of Palm Hills New Cairo developed by Palm Hills Developments, commanding one of the most prestigious residential addresses along the Middle Ring Road and Bin Zayed Axis in the 5th Settlement, New Cairo. Positioned adjacent to Mountain View iCity and Madinaty, the community ensures rapid connectivity across East Cairo and the New Administrative Capital. It lies just 5 minutes from the New Administrative Capital and Suez Road, 10 minutes from the American University in Cairo (AUC) and Golden Square, and approximately 20 minutes from Cairo International Airport.
About the Project
Palm Hills New Cairo is an internationally acclaimed 500-acre self-sustaining master-planned community crafted by Palm Hills Developments to merge lush botanical living with modern urban convenience. Over 80% of the compound footprint is dedicated to manicured green parks, serene water features, and pedestrian trails. Premium resident amenities include a flagship sporting and social clubhouse, swimming pools, international schools, a boutique commercial and gourmet dining hub, a specialized wellness center and spa, underground parking facilities, modern building elevators, and 24/7 smart gated security with access control and CCTV surveillance.
Concept
Spanning a well-proportioned 160 m² build-up area paired with an expansive 120 m² private garden, configured with 3 bedrooms and 3 bathrooms, and ready for immediate handover, this ground-floor apartment in Phase 3 offers the indoor-outdoor lifestyle of a villa inside Palm Hills' flagship East Cairo community. 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 flexible extended installment terms in Palm Hills New Cairo, it represents a premier primary residence and a high-appreciation capital asset.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Palm Hills**
Project	**Palm Hills New Cairo**
Phase	**3**
Build Up Area	**160 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**120 m²**

Additional Details

Floor
3

Location

5th Settlement, New Cairo
Palm Hills New Cairo


PALM HILLS
NEW CAIRO
PALM HILLS
DEVELOPMENTS


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