

E£ 6,000,000

2 Bedrooms **2 Bathrooms** **140 m²**

PRIME READY-TO-MOVE 140M² BUA LUXURY RESIDENTIAL APARTMENT FEATURING A PRIVATE 60M² ROOFTOP TERRACE DELIVERED TURNKEY IN ULTRA SUPER LUX FINISHING (2 BEDROOMS AND 2 BATHROOMS) FOR DIRECT CASH PURCHASE IN AL-NARGES 3, 5TH SETTLEMENT, NEW CAIRO.

Ultra Super Lux Apartment with 60m² Roof for Cash Sale Al Narges 3 New Cairo 140m² BUA

Category: Residential Luxury Apartment with Private Roof Terrace for Sale

BUA: 140 m²

Land Area: 140 m²

Garden Area: 0 m²

Roof Terrace: 60 m² Private Panoramic Sky Terrace

Layout:

Bedrooms: 2 Generous Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Nook)

Bathrooms: 2 Contemporary Fully Equipped Bathrooms (Primary Family Bathroom with Premium Sanitary Fixtures + Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Wide Double-Glazed Facades + Sizable Enclosed Modern Kitchen Space with Complete Utility Conduits + Direct Access to 60m² Private Open-Air Rooftop Terrace for Outdoor Living and Entertaining + Scenic Balconies overlooking Quiet Villa Neighborhood Vistas

Finishing: Ultra Super Lux (Turnkey High-End Specifications featuring Imported Porcelain Flooring, Elegant Modern Gypsum Ceilings with Integrated Ambient Lighting, Premium Sanitary Ware, and Designer Wall Paint)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Al-Narges 3, one of the most prestigious, tranquil, and fully established residential villa communities in the 5th Settlement, New Cairo. Positioned directly between South 90th Street and Gamal Abdel Nasser Axis, with effortless connectivity to Mohamed Naguib Axis and Talaat Harb Axis. The property lies just 3 minutes from South 90th commercial hubs and Fatima Al-Sharbatly Mosque, 5 minutes from the German University in Cairo (GUC) and the Diplomats District, 8 minutes from the American University in Cairo (AUC), and 20 minutes from Cairo International Airport.

About the Project / Area

Al-Narges is an upscale, low-density residential district characterized by refined standalone villas, low-rise private buildings, wide landscaped streets, and quiet residential ambiance. Phase 3 specifically stands out for its high topographical elevation, prime architectural standards, and close proximity to premier commercial centers, prestigious international schools, and sports clubs. The standalone residential building features a classic modern stone-accented facade, an elegant hotel-style marble lobby, a high-speed passenger elevator, dedicated private parking, intercom, and localized 24/7 neighborhood security.

Concept

Spanning an optimized 140 m² build-up area complemented by an expansive 60 m² private open-air rooftop terrace, this residence combines the practical efficiency of an apartment with the open-air entertaining privileges of a penthouse. Delivered fully finished to ultra super lux standards with immediate handover readiness, it eliminates renovation downtime, contractor management, and fit-out expenses. Coupled with the clear pricing advantage of an unencumbered direct cash acquisition in an established prime neighborhood, it represents an outstanding private residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Ultra Super Lux**
Developer	**District / Separate**
Project	**Al- Narges**
Phase	**3**
Build Up Area	**140 m²**
Bedrooms	**2**
Bathrooms	**2**
Roof Area	**60 m²**

Additional Details

Floor
3
Parking
With Parking
View
Prime Location, Garden View, Main Street, Landscape View, Open View, Bahry, Double View
Other Rooms
Living Room, Dressing Room

Location

5th Settlement, New Cairo
Al- Narges