





E£ 30,000,000

290 m²

PRIME READY-TO-MOVE 290M² BUA LUXURY MULTI-LEVEL CORNER TOWNHOUSE SET ON A GENEROUS 394M² PLOT DELIVERED SEMI-FINISHED FOR DIRECT CASH PURCHASE IN CITY GATE BY QATARI DIAR, 5TH SETTLEMENT, NEW CAIRO.

Semi-Finished Corner Townhouse on 394m² Plot for Cash Sale City Gate Qatari Diar New Cairo 290m² BUA

Category: Residential Luxury Multi-Level Corner Townhouse for Sale

BUA: 290 m²

Land Area: 394 m²

Layout: Multi-Level Corner Townhouse Architecture (Ground Floor + First Floor + Penthouse Level)

Bedrooms: Spacious Master-Scale Family Layout (Grand Master Suite with Walk-In Dressing Wing & Private En-Suite Bathroom + Multiple Generous Family Bedrooms)

Bathrooms: Contemporary Fully Plumbed Bathrooms (Master En-Suite, Central Family Bathrooms, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Expansive Three-Sided Glazed Facades Opening Directly onto the Private Corner Garden & Outdoor Wrap-Around Patio + Upper Family Living Lounge + Sizable Enclosed Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid's Quarters with Private Bath + Private Penthouse Sky Terrace for Outdoor Entertaining

Finishing: Semi-Finished (Core masonry, internal wall plastering, completed architectural exterior facades, double-glazed window frames, and primary electrical and plumbing rough-ins installed, ready for bespoke interior flooring, lighting, and custom finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within City Gate developed by Qatari Diar, commanding an exceptional residential address in the 5th Settlement, New Cairo. Ideally positioned at the direct junction of South 90th Street extension, Middle Ring Road, and Cairo–Suez Road, the project provides seamless transit between New Cairo and the New Administrative Capital. It lies just 5 minutes from the American University in Cairo (AUC) and Golden Square, adjacent to Hyde Park and Mivida, 10 minutes from Cairo International Airport, and 10 minutes from the Government and Financial Districts in the New Capital.

About the Project

City Gate is an internationally acclaimed 2,020-acre self-sustaining smart mega-city master-planned around an 18-hole championship golf course designed to world-class tournament standards. Over 80% of the community footprint is dedicated to lush green fairways, botanical parks, tranquil water features, and open spaces. Premium amenities include multiple world-class sports and social clubhouses, a prestigious golf academy, international schools, a community medical center, luxury 5-star hospitality hotels, a vibrant mixed-use business park, an open-air retail and gourmet dining promenade, dedicated pedestrian and cycling trails, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 290 m² build-up area across an ample 394 m² corner plot, this corner townhouse delivers the triple-aspect natural light, wrap-around outdoor setbacks, and heightened privacy typically reserved for standalone villas. Delivered semi-finished with immediate handover readiness, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and tailored smart-home automations without construction delays. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in City Gate, it represents a premier family residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Town Corner**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**Qatari Diar**
Project	**City Gate**
Build Up Area	**290 m²**

Additional Details

Other Rooms
Nanny Room, Living Room

Location

5th Settlement, New Cairo
City Gate






