





E£ 14,700,000

4 Bedrooms **5 Bathrooms** **265 m²**

PRIME READY-TO-MOVE 265M² BUA MULTI-LEVEL CORNER TOWNHOUSE SET ON AN EXPANSIVE 380M² PLOT DELIVERED SEMI-FINISHED (4 BEDROOMS AND 5 BATHROOMS) FOR DIRECT CASH PURCHASE IN GREEN SQUARE BY AL AHLY SABBOUR, MOSTAKBAL CITY.

Semi Finished Corner Townhouse on 380m² Plot for Cash Sale Green Square Sabbour Mostakbal City 265m² BUA

Category: Residential Luxury Corner Townhouse for Sale

BUA: 265 m²

Land Area: 380 m²

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

Bedrooms: 4 Well-Appointed Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom)

Bathrooms: 5 Contemporary Fully Plumbed Bathrooms (Master En-Suite, Secondary Family Bathrooms, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Wide Corner Glazing Opening onto the Wrap-Around Private Garden + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen Space with Complete Utility Conduits + Dedicated Maid's Quarters with Private Bath + Expansive Private Rooftop Sky Terrace overlooking Manicured Parks and Open Green Vistas

Finishing: Semi Finished (Core masonry, plastering, premium double-glazed exterior facades, and primary electrical and plumbing conduits installed, ready for custom interior architecture and tailored finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Green Square developed by Al Ahly Sabbour, commanding an exceptional corner address in the heart of Mostakbal City. Perfectly nestled between New Cairo and the New Administrative Capital, the compound connects seamlessly to the Middle Ring Road, Regional Ring Road, and Suez Road. It lies just 10 minutes from the American University in Cairo (AUC) and Golden Square, 10 minutes from the New Capital's Governmental and Diplomatic Districts, 15 minutes from Madinaty, and 25 minutes from Cairo International Airport.

About the Project

Green Square is an Italian-inspired gated residential sanctuary spanning 80 acres, designed around low-density Mediterranean architecture and vast emerald landscapes. The community offers a tranquil resort-style living experience featuring a resident clubhouse, heated and recreational swimming pools, multi-sport courts, fully equipped fitness and wellness centers, jogging and cycling paths, a curated commercial and retail promenade with dining options, dedicated private parking, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 265 m² build-up area on a substantial 380 m² corner plot, this townhouse provides the superior outdoor space, unhindered corner views, and total privacy of a standalone villa. Delivered semi-finished with immediate move-in readiness, it provides homeowners complete architectural flexibility to select bespoke interior finishes, smart-home automation, and custom landscape installations without construction waiting periods. Coupled with the clear pricing advantage of an unencumbered direct cash acquisition, it represents an outstanding private family sanctuary and a rapidly appreciating capital asset in Mostakbal City.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Town Corner**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**Al Ahly Sabbour**
Project	**Green Square**
Build Up Area	**265 m²**
Bedrooms	**4**
Bathrooms	**5**

Additional Details

View

Prime Location, Garden View, Landscape View, Open View

Other Rooms

Nanny Room, Living Room

Location

Mostakbal City, Mostakbal City

Green Square




GreenSquare





