





E£ 27,200,000

4 Bedrooms **5 Bathrooms** **225 m²**

PRIME READY-TO-MOVE 225M² BUA LUXURY RESIDENTIAL CORNER TOWNHOUSE SET ON A 190M² PRIVATE PLOT FEATURING AN EXPANSIVE 90M² GARDEN AND 90M² OPEN ROOF TERRACE DELIVERED CORE AND SHELL (4 BEDROOMS AND 5 BATHROOMS), AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS

Core & Shell 4-Bedroom Corner Townhouse with 90m² Garden & 90m² Roof on Installments Azzar 2 Reedy Group New Cairo 225m² BUA

Category: Residential Luxury Corner Townhouse for Sale
BUA: 225 m²
Land Area: 190 m²
Garden Area: 90 m² Private Landscaped Corner Garden
Roof Area: 90 m² Open Penthouse Sky Terrace
Layout: Expansive Multi-Level Corner Townhouse Architecture (Ground Floor + First Floor + Penthouse / Roof Terrace)
Bedrooms: 4 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 3 Generous Family/Guest Bedrooms)
Bathrooms: 5 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite, Secondary En-Suite Bathrooms, Upper Family Bath, and Dedicated Ground Floor Guest Powder Room)
Living Areas: Sun-Drenched Grand Multi-Piece Reception & Formal Dining Salon with Panoramic Corner Glazed Facades Opening Directly onto the Lush 90m² Private Garden & Patio + 90m² Private Open Roof Terrace Overlooking Cascading Lagoons & California-Style Greenery + Upper Family Living Lounge + Sizable Modern Gourmet Kitchen with Complete Utility Conduits
Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed California-inspired 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 Azzar 2 developed by Reedy Group, commanding one of the most prestigious residential addresses in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly along El Nawadi Street and steps away from Bin Zayed Axis, North 90th Street, and the Middle Ring Road, the community sits right next to Azzar 1, Mountain View iCity, and Palm Hills Katameya. It lies just 3 minutes from the American University in Cairo (AUC), 5 minutes from Al Ahly Sporting Club and Platinum Club, 10 minutes from the New Administrative Capital, and approximately 20 minutes from Cairo International Airport.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Town Corner**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Reedy group**
Project	**Azzar 2**
Build Up Area	**225 m²**
Bedrooms	**4**
Bathrooms	**5**
Garden	**90 m²**
Roof Area	**90 m²**

Additional Details

View
Prime Location, Pool View, Landscape View
Other Rooms
Living Room

Location

5th Settlement, New Cairo
Azzar 2





