

E£ 23,575,000

3 Bedrooms **2 Bathrooms** **200 m²**

PRIME 200M² BUA LUXURY RESIDENTIAL CORNER TOWNHOUSE SET ON A 261M² PRIVATE PLOT FEATURING A 100M² BASEMENT, 58M² GARDEN, AND 58M² ROOF TERRACE DELIVERED CORE AND SHELL (3 BEDROOMS AND 2 BATHROOMS), AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN EASTSHIRE

Core & Shell 3-Bedroom Corner Townhouse with Basement, Garden & Roof on Installments Eastshire Al Qamzi New Cairo 200m² BUA

Category: Residential Luxury Corner Townhouse for Sale
BUA: 200 m²
Land Area: 261 m²
Garden Area: 58 m² Private Landscaped Corner Garden
Roof Area: 58 m² Open Penthouse Sky Terrace
Basement Area: 100 m² Multi-Purpose Lower Level (Ideal for Home Cinema, Private Gym, Entertainment Lounge, Storage, and Staff Quarters)
Layout: Expansive Four-Level Corner Townhouse Architecture (Basement + Ground Floor + First Floor + Penthouse / Roof)
Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 2 Generous Family Bedrooms)
Bathrooms: 2 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite and Central Family/Guest Bathroom)
Living Areas: Sun-Drenched Grand Multi-Piece Reception & Formal Dining Salon with Wide Corner Glazed Facades Opening Directly onto the 58m² Private Garden & Patio + 100m² Versatile Basement Level + Upper Family Living Area + Sizable Modern Gourmet Kitchen with Complete Utility Conduits
Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed modern Mediterranean-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: No
Status: Available for Direct Booking & Flexible Installment Contract Signing
Location
Strategically situated within Eastshire developed by Al Qamzi Developments, commanding a prime residential address in the heart of the 5th Settlement, New Cairo. Ideally positioned along the Middle Ring Road and steps away from South 90th Street and the American University in Cairo (AUC), the community ensures rapid connectivity across East Cairo and the New Administrative Capital. It lies just 3 minutes from AUC, 5 minutes from Golden Square, 10 minutes from the New Administrative Capital, and approximately 20 minutes from Cairo International Airport.
About the Project
Eastshire New Cairo is an exclusive, low-density all-villa residential boutique community crafted by Emirati developer Al Qamzi Developments, featuring contemporary Mediterranean architecture, lush botanical gardens, and serene water features. Over 80% of the compound footprint is dedicated to green open spaces, cascading lagoons, and pedestrian-friendly parks. Premium resident amenities include a luxury social and sporting clubhouse, swimming pools, state-of-the-art fitness and wellness centers, dedicated jogging and cycling tracks, children’s play areas, a boutique commercial and fine dining hub, private covered parking, and 24/7 smart gated security with access control and CCTV surveillance.
Concept
Spanning a generous 200 m² build-up area set on a 261 m² corner plot—and further enhanced by an expansive 100 m² basement, 58 m² private garden, and 58 m² roof terrace—this 3-bedroom corner townhouse delivers exceptional spatial versatility and triple-aspect privacy. Delivered core and shell, it affords homeowners total architectural freedom to customize every floor, including designing a bespoke entertainment or wellness suite in the 100 m² basement. Backed by Al Qamzi's Emirati quality standards and flexible extended installment terms, it represents an elite family residence and a high-appreciation capital asset in New Cairo.

Classification
Installment

Delivery date
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Property details

Property Type	**Town Corner**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Al QAMZI**
Project	**Eastshire**
Build Up Area	**200 m²**
Bedrooms	**3**
Bathrooms	**2**
Garden	**58 m²**
Roof Area	**58 m²**
Basement	**100 m²**

Location

5th Settlement, New Cairo
Eastshire