





E£ 21,500,000

4 Bedrooms **4 Bathrooms** **225 m²**

PRIME READY-TO-MOVE 225M² BUA LUXURY CORNER TOWNHOUSE FEATURING AN EXPANSIVE 170M² PRIVATE GARDEN AND 274M² PLOT (4 BEDROOMS AND 4 BATHROOMS) DELIVERED CORE AND SHELL ON FLEXIBLE INSTALLMENTS IN AZZAR 2 BY REEDY GROUP, GOLDEN SQUARE, 5TH SETTLEMENT, NEW C

Core & Shell Corner Townhouse with 170m² Garden on Installments Azzar 2 Reedy Group Golden Square New Cairo 225m² BUA

Category: Residential Corner Townhouse for Sale

Land Area: 274 m²

BUA: 225 m²

Private Garden: 170 m²

Layout: Multi-Level Independent Corner Layout (Ground Floor + First Floor + Penthouse Roof)

Bedrooms: 4 Spacious Bedrooms (Including Master Bedroom Suite with Walk-In Dressing Area & Private En-Suite Bathroom)

Bathrooms: 4 Well-Appointed Bathrooms (Including Guest Powder Room)

Living Areas: Expansive Open-Plan Reception & Formal Dining Hall with Wrap-Around Garden Views + Upper Family Living Lounge + Sizable Kitchen Space + Maid's Room with Private Restroom Provision + Scenic Rooftop Terrace

Finishing: Core & Shell (Raw Structural Finish with Primary Utility Conduits Ready for Custom Interior Architecture & Landscape Design)

Ready to Move: Yes

Status: Available for Sale on Installments

Location

Strategically situated within Azzar 2 (Azzar Islands) developed by Reedy Group, occupying an exclusive address in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly off Clubs Street and North 90th Street, adjacent to prestigious compounds such as Palm Hills Katameya, Mountain View 2, and Villette by SODIC, the development lies just 5 minutes from the American University in Cairo (AUC), 7 minutes from Al Rehab City and Suez Road, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Azzar 2 is a California-inspired boutique residential community spanning 72 acres developed by Reedy Group in collaboration with Dorra Group. Designed exclusively for villas, twin houses, and townhouses, the compound is distinguished by its swimmable private lagoons, sandy beaches, extensive green open landscapes, infinity pools, outdoor cinema, children's water park, fully equipped health and fitness club, cycling and jogging tracks, dedicated private parking, and 24/7 smart security with gated access control.

Concept

Occupying a prime corner plot of 274 m² with 225 m² of built-up area and an expansive 170 m² wrap-around private garden, this corner townhouse provides enhanced natural lighting, superior architectural privacy, and the expansive feel of a twin house. Delivered core and shell with immediate handover readiness, it affords homeowners complete creative freedom to tailor bespoke luxury interiors, outdoor swimming or barbecue areas, and personalized living spaces from scratch. Combined with flexible installment financing in New Cairo's Golden Square, it represents an outstanding family residence and a high-appreciation real estate asset.

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	**4**
Garden	**170 m²**

Location

5th Settlement, New Cairo

Azzar 2





