





E£ 13,000,000

3 Bedrooms **3 Bathrooms** **211 m²**

PRIME READY-TO-MOVE 211M² BUA LUXURY DUPLEX WITH A 50M² PRIVATE LANDSCAPED GARDEN DELIVERED FULLY FURNISHED (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN AMORADA COMPOUND BY AFAAQ DEVELOPMENTS, 5TH SETTLEMENT, NEW CAIRO.

Fully Furnished Duplex with 50m² Garden for Cash Sale Amorada Afaaq 5th Settlement New Cairo 211m² BUA

Category: Residential Luxury Garden Duplex for Sale

BUA: 211 m²

Garden Area: 50 m² Private Landscaped Garden

Layout: Multi-Level Garden Duplex (Ground Floor + Lower Garden Level / First Floor)

Bedrooms: 3 Expansive Fully Furnished Bedrooms (Including Master Bedroom Suite with Walk-In Dressing Area & Private En-Suite Bathroom)

Bathrooms: 3 Contemporary Fully Equipped Bathrooms (Master En-Suite, Second Family Bathroom, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Hall with Floor-to-Ceiling Glazing Opening onto the Private 50m² Garden + Upper Family Living Lounge + Gourmet Designer Kitchen Fully Fitted with Appliances and Custom Cabinetry + Shaded Outdoor Terrace overlooking Manicured Landscaping

Finishing: Fully Furnished & Equipped (Turnkey Ultra Super Lux High-End Residential Specifications)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Amorada Compound developed by Afaaq Developments, commanding a prime residential position at the entrance of the 5th Settlement, New Cairo, directly accessible from the Middle Ring Road, South 90th Street, and the Mohamed Naguib Axis. The community lies just 3 minutes from the American University in Cairo (AUC), 5 minutes from the Suez Road, 10 minutes from the New Administrative Capital, and 15 minutes from Cairo International Airport.

About the Project

Amorada is a boutique Greek-inspired luxury gated compound spanning 7 acres with an ultra-low building footprint of just 22%, dedicating 78% of the total land area to open landscapes, water features, and tranquil pedestrian paths. The development features classic Greek contemporary architecture, hotel-style entrance lobbies, high-speed elevators, secured underground parking garages, a resident clubhouse with swimming pools, an outdoor cinema, children's play areas, commercial retail outlets, and 24/7 smart gated security with access control.

Concept

Spanning 211 m² of well-planned duplex built-up area paired with a private 50 m² landscaped garden, this home combines the spatial grandeur and outdoor lifestyle of an independent villa with the security and convenience of a luxury apartment. Delivered fully furnished with premium contemporary furniture, appliances, and high-end finishes, it eliminates all fit-out downtime and moving stress. Its immediate move-in readiness and direct cash acquisition provide an effortless luxury living experience and strong capital appreciation in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Duplex Garden**
Category	**Residential**
Finishing	**Furnished**
Developer	**Afaaq**
Project	**Amorada**
Build Up Area	**211 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**50 m²**

Location

5th Settlement, New Cairo
Amorada



