E£ 15,000,000

4 Bedrooms **3 Bathrooms** **400 m²**

EXPANSIVE READY-TO-MOVE 400M² BUA LUXURY RESIDENTIAL GARDEN DUPLEX FEATURING A 160M² PRIVATE LANDSCAPED GARDEN DELIVERED TURNKEY ULTRA SUPER LUX (4 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN AL NARGES (NEAR BLUE MALL), 5TH SETTLEMENT, NEW CAIRO

Ultra Super Lux 4-Bedroom Garden Duplex for Cash Sale Al Narges New Cairo 400m² BUA + 160m² Garden

Category: Residential Luxury Garden Duplex for Sale
BUA: 400 m²
Garden Area: 160 m² Private Landscaped Garden with Dedicated Outdoor Seating & BBQ Area
Layout: Expansive Two-Level Villa-Style Duplex Floorplan (Ground Floor + First Floor) with Private Entrance Provision
Bedrooms: 4 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 3 Generous Family Bedrooms)
Bathrooms: 3 Contemporary Fully Equipped Bathrooms (Master En-Suite, Upper Family Bathroom, and Dedicated Ground Floor Guest Powder Room with Designer Sanitary Ware)
Living Areas: Sun-Drenched Grand Multi-Piece Reception & Formal Dining Salon with Wide Glazed Facades Opening Directly onto the Lush 160m² Private Garden & Outdoor Lounge Patio + Upper Family Living Lounge + Sizable Enclosed Gourmet Kitchen with Complete Utility Conduits & Storage Provision
Finishing: Ultra Super Lux (Turnkey Bespoke Luxury Specifications featuring Imported Marble & Porcelain Flooring, Designer Gypsum Ceilings with Integrated Ambient LED Lighting, High-Grade Sanitary Fixtures, Double-Glazed Soundproof Windows, and Contemporary Decorative Wall Finishes)
Ready to Move: Yes
Status: Available for Immediate Delivery & Direct Ownership Transfer
Location
Strategically situated within the prestigious Al Narges district (steps from Blue Mall) in the heart of New Cairo. Ideally positioned directly off South 90th Street, Gamal Abdel Nasser Axis, and Talaat Harb Axis, the address ensures rapid connectivity across the 5th Settlement, Ring Road, and Katameya. It lies just 3 minutes from South 90th Street and the German University in Cairo (GUC), 5 minutes from Cairo Festival City (CFC) and Downtown Mall, 8 minutes from the American University in Cairo (AUC), and approximately 15 minutes from Cairo International Airport.
About the Neighborhood & Property
Al Narges is one of New Cairo’s most established, serene, and highly sought-after residential neighborhoods, renowned for its low-density villas and upscale boutique buildings, wide tree-lined streets, and proximity to premier schools, mosques, and vibrant service hubs like Blue Mall. The property features a distinguished architectural facade, secure gated entry, modern elevator access, dedicated garage parking spaces, and full utility infrastructure.
Concept
Spanning a massive 400 m² build-up area paired with a 160 m² private garden, configured with 4 bedrooms and 3 bathrooms, and delivered turnkey in Ultra Super Lux condition with immediate move-in readiness, this duplex offers the spatial grandeur and outdoor sanctuary of a standalone villa in the heart of Al Narges. Immediate occupancy completely eliminates construction delays, contractor management, and costly fit-out expenses. Coupled with the clear financial advantage of an unencumbered direct cash acquisition, it represents a rare trophy family home and a high-value real estate asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Duplex Garden**
Category	**Residential**
Finishing	**Ultra Super Lux**
Developer	**District / Separate**
Project	**Blue mall**
Build Up Area	**400 m²**
Bedrooms	**4**
Bathrooms	**3**
Garden	**160 m²**

Additional Details

Floor
Ground
View
Prime Location
Other Rooms
Living Room

Location

El Narges, New Cairo
Blue mall