





E£ 12,000,000

3 Bedrooms **3 Bathrooms** **200 m²**

PRIME READY-TO-MOVE 200M² BUA LUXURY RESIDENTIAL GARDEN DUPLEX FEATURING AN EXPANSIVE 200M² PRIVATE LANDSCAPED GARDEN DELIVERED TURNKEY ULTRA SUPER LUX (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN GREEN SQUARE BY AL AHLY SABBOUR, MOSTAKBAL CIT

Ultra Super Lux 3-Bedroom Garden Duplex for Cash Sale Green Square Al Ahly Sabbour Mostakbal City 200m² BUA + 200m² Garden

Category: Residential Luxury Garden Duplex for Sale
BUA: 200 m²
Garden Area: 200 m² Private Landscaped Wrap-Around Garden
Layout: Expansive Two-Level Villa-Style Duplex Floorplan (Ground Floor + First Floor)
Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 2 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 Panoramic Floor-to-Ceiling Glazed Facades Opening Directly onto the Lush 200m² Private Garden & Outdoor Lounge Patio + Upper Family Living Room + Sizable Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision
Finishing: Ultra Super Lux (Turnkey Bespoke Luxury Specifications featuring Imported Porcelain & Marble 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 Green Square developed by Al Ahly Sabbour, commanding a prime, established residential address in the heart of Mostakbal City, East Cairo. Positioned along the Amal Axis and bordered by Suez Road, the Middle Ring Road, and the Bin Zayed Axis, the community ensures effortless transit connectivity between New Cairo and the New Administrative Capital. It lies just 5 minutes from the New Administrative Capital and Madinaty, 10 minutes from Al Rehab City, 15 minutes from the American University in Cairo (AUC) and Golden Square, and approximately 20 minutes from Cairo International Airport.
About the Project
Green Square is an iconic 80-acre Italian-inspired Tuscan residential master community crafted by Al Ahly Sabbour to deliver serene, low-density living surrounded by rolling botanical landscapes. Over 80% of the compound footprint is dedicated to lush gardens, tranquil water features, and pedestrian walkways. Premium resident amenities include a vibrant social and sporting clubhouse, multiple swimming pools, a state-of-the-art gym and spa, dedicated jogging and cycling tracks, children’s play areas, a boutique commercial promenade, underground parking, and 24/7 smart gated security with access control and CCTV surveillance.
Concept
Spanning an expansive 200 m² build-up area paired with a massive 200 m² private garden, configured with 3 bedrooms and 3 bathrooms, and delivered turnkey in Ultra Super Lux condition with immediate move-in readiness, this duplex offers the spatial comfort and outdoor freedom of a private villa in Mostakbal City. Immediate occupancy completely eliminates renovation delays, contractor management, and fit-out expenses. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in Green Square by Al Ahly Sabbour, it represents an exceptional primary family home and a high-appreciation capital asset in East Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Duplex Garden**
Category	**Residential**
Finishing	**Ultra Super Lux**
Developer	**Al Ahly Sabbour**
Project	**Green Square**
Build Up Area	**200 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**200 m²**

Additional Details

Parking
With Parking
View
Garden View, Main Street

Location

Mostakbal City, Mostakbal City
Green Square




GreenSquare





