





E£ 19,900,000

3 Bedrooms **4 Bathrooms** **335 m²**

PRIME READY-TO-MOVE 335M² BUA LUXURY GARDEN DUPLEX WITH A 60M² PRIVATE LANDSCAPED GARDEN DELIVERED FLEXI-FINISHED (3 BEDROOMS AND 4 BATHROOMS) AVAILABLE ON FLEXIBLE INSTALLMENTS IN TRIO GARDENS BY M SQUARED, GOLDEN SQUARE EXTENSION, 5TH SETTLEMENT, NEW CA

Garden Duplex with 60m² Garden on Installments Trio Gardens M Squared 5th Settlement New Cairo 335m² BUA

Category: Residential Luxury Garden Duplex for Sale

BUA: 335 m²

Garden Area: 60 m² Private Landscaped Garden

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

Bedrooms: 3 Expansive Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom)

Bathrooms: 4 Well-Appointed Bathrooms (Master En-Suite, Secondary En-Suite / Family Bathrooms, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Expansive Floor-to-Ceiling Glazing Opening Directly onto the 60m² Private Garden + Upper Family Living Lounge + Sizable Modern Kitchen Space + Maid's Quarters with Private Bathroom + Dedicated Storage and Laundry Nooks + Shaded Outdoor Patio for Al Fresco Dining

Finishing: Flexi-Finished (Advanced Semi-Finished with Premium Flexible Tailoring Options for Final Wall, Flooring, and Sanitary Selections)

Ready to Move: Yes

Status: Available for Immediate Delivery & Contract Signing

Location

Strategically situated within Trio Gardens developed by M Squared, commanding a prime residential position in the 5th Settlement, New Cairo, along the extension of the Golden Square directly adjacent to the Middle Ring Road and Regional Ring Road. The compound lies just 5 minutes from the American University in Cairo (AUC), 8 minutes from Suez Road and Ain Sokhna Road, 10 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, ensuring seamless access across Greater Cairo.

About the Project

Trio Gardens is an innovative European-inspired master-planned community spanning 35.5 acres, recognized for introducing the proprietary "Trio Villas" architectural concept where three independent duplex homes share one vertical structure with total visual and acoustic privacy. The development dedicates over 75% of its total footprint to manicured green spaces, cascading water features, and tranquil walking trails. Community features include an upscale resident clubhouse, swimming pools, multi-sport courts, children's commercial play areas, underground parking garages, smart waste management, and 24/7 gated security with biometric and CCTV access controls.

Concept

Spanning an expansive 335 m² build-up area paired with a private 60 m² landscaped garden, this duplex delivers the private lifestyle, spatial volume, and outdoor serenity of a standalone villa alongside the efficiency and community security of a modern duplex. Delivered flexi-finished with immediate move-in readiness, it allows buyers to customize high-touch interior materials and smart-home automation to their personal aesthetic without enduring structural construction delays. Paired with convenient installment financing, it provides an exceptional family home and a high-yield asset in New Cairo's fastest-growing corridor.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Duplex Garden**
Category	**Residential**
Finishing	**Flexi**
Developer	**M squared**
Project	**Trio Gardens**
Build Up Area	**335 m²**
Bedrooms	**3**
Bathrooms	**4**
Garden	**60 m²**

Additional Details

Floor
Ground
Parking
With Parking
View
Prime Location, Clubhouse View, Bahry
Other Rooms
Living Room

Location

5th Settlement, New Cairo
Trio Gardens


TRIO
M squared.


TRIO
M squared.






