

E£ 5,500,000

3 Bedrooms **2 Bathrooms** **170 m²**

PRIME READY-TO-MOVE 170M² BUA GROUND-LEVEL RESIDENTIAL APARTMENT FEATURING AN EXPANSIVE 100M² PRIVATE LANDSCAPED GARDEN DELIVERED SEMI-FINISHED (3 BEDROOMS AND 2 BATHROOMS) FOR DIRECT CASH PURCHASE IN NEW NARGES (AL-NARGES), 5TH SETTLEMENT, NEW CAIRO.

Semi Finished Ground Apartment with 100m² Garden for Cash Sale New Narges 5th Settlement New Cairo 170m² BUA

Category: Residential Luxury Ground Apartment with Private Garden for Sale

BUA: 170 m²

Land Area: 170 m²

Garden Area: 100 m² Private Landscaped Garden

Roof Terrace: 0 m²

Layout: Ground-Level Functional Residential Architecture

Bedrooms: 3 Well-Proportioned Master-Scale Bedrooms (Including Grand Master Suite with Private Walk-In Dressing Nook)

Bathrooms: 2 Contemporary Fully Plumbed Bathrooms (Primary Family Bathroom with Dedicated Fixture Rough-Ins + Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Double-Glazed Glass Facades Opening Directly onto the 100m² Private Garden + Sizable Enclosed Modern Kitchen Space with Complete Utility Connections + Covered Veranda Patio for Open-Air Lounging and Private Gatherings

Finishing: Semi Finished (Core masonry, high-grade plastering, soundproof double-glazed exterior facades, armored entrance door, and primary electrical and plumbing conduits installed, ready for custom interior architecture and tailored finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within New Narges (النرجس الجديدة), one of the most prominent, rapidly evolving, and prime residential sectors in the 5th Settlement, New Cairo. Ideally positioned directly bordered by Gamal Abdel Nasser Axis to the north, Mohamed Naguib Axis to the west, Talaat Harb Axis, and the Ring Road to the south. The residence lies just 3 minutes from South 90th Street and Fatima Al-Sharbatly Mosque, 4 minutes from the German University in Cairo (GUC) and Arabella, 8 minutes from the American University in Cairo (AUC), and 20 minutes from Cairo International Airport.

About the Project / Area

New Narges is an elite, low-density modern residential district planned exclusively for luxury standalone buildings (ground floor + 3 typical floors), providing exceptional privacy, spacious landscaped streets, and an open community ambiance. Positioned near key entertainment zones, commercial malls, and international schools, the building features an elegant modern stone-clad facade, a hotel-grade marble entrance lobby, a high-speed passenger elevator, dedicated secure underground parking garages, intercom systems, and 24/7 neighborhood security surveillance.

Concept

Spanning a generous 170 m² build-up area paired with an expansive 100 m² private garden, this ground-floor residence delivers the spatial independence and open-air lifestyle of a standalone villa alongside the practical convenience of an upscale apartment. Delivered semi-finished with immediate move-in readiness, it allows homeowners complete freedom to curate bespoke interior decor, luxury finishes, and outdoor landscape features without construction waiting periods. Coupled with the clear pricing advantage of an unencumbered direct cash acquisition in New Narges, it stands as an outstanding family residence and a solid appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**District / Separate**
Project	**Al- Narges**
Phase	**New Narges**
Build Up Area	**170 m²**
Bedrooms	**3**
Bathrooms	**2**
Garden	**100 m²**

Additional Details

Floor
Ground
Parking
With Parking
View
Prime Location, Garden View, Main Street, Landscape View, Open View, Bahry
Other Rooms
Living Room, Dressing Room

Location

5th Settlement, New Cairo
Al- Narges