





E£ 25,000,000

3 Bedrooms **3 Bathrooms** **260 m²**

PRIME READY-TO-MOVE 260M² BUA LUXURY MULTI-LEVEL MIDDLE TOWNHOUSE SET ON A 270M² PLOT DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN CITY GATE BY QATARI DIAR, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Middle Townhouse for Cash Sale City Gate Qatari Diar New Cairo 260m² BUA

Category: Residential Luxury Multi-Level Middle Townhouse for Sale

BUA: 260 m²

Land Area: 270 m²

Garden: 0 m²

Roof: 0 m²

Layout: Multi-Level Townhouse Architecture (Ground Floor + First Floor)

Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Dedicated Walk-In Dressing Wing & Private En-Suite Bathroom + 2 Generous Family Bedrooms)

Bathrooms: 3 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite, Family Bathroom, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazed Facades Overlooking Lush Community Greenery + Upper Family Living Lounge + Sizable Enclosed Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid’s Quarters with Private Bath

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed architectural exterior facades, and primary entry points for electrical, HVAC ducting, and plumbing connections, ready for bespoke interior architecture and branded luxury fit-out)

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within City Gate developed by Qatari Diar, commanding an exceptional residential address in the 5th Settlement, New Cairo. Ideally positioned at the direct junction of South 90th Street extension, Middle Ring Road, and Cairo–Suez Road, the project provides seamless transit between New Cairo and the New Administrative Capital. It lies just 5 minutes from the American University in Cairo (AUC) and Golden Square, adjacent to Hyde Park and Mivida, 10 minutes from Cairo International Airport, and 10 minutes from the Government and Financial Districts in the New Capital.

About the Project

City Gate is an internationally acclaimed 2,020-acre self-sustaining smart mega-city master-planned around an 18-hole championship golf course designed to world-class tournament standards. Over 80% of the community footprint is dedicated to lush green fairways, botanical parks, tranquil water features, and open spaces. Premium amenities include multiple world-class sports and social clubhouses, a prestigious golf academy, international schools, a community medical center, luxury 5-star hospitality hotels, a vibrant mixed-use business park, an open-air retail and gourmet dining promenade, dedicated pedestrian and cycling trails, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 260 m² build-up area across a 270 m² plot, this middle townhouse delivers generous multi-level indoor space and family privacy within a world-class golf community. Delivered core and shell with immediate handover readiness, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and tailored smart-home automations without construction delays. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in City Gate, it represents a premier family residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Qatari Diar**
Project	**City Gate**
Build Up Area	**260 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

View
Prime Location, Bahry
Other Rooms
Nanny Room, Living Room

Location

5th Settlement, New Cairo
City Gate






