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4 Bedrooms **4 Bathrooms** **350 m²**

PRIME READY-TO-MOVE 350M² BUA LUXURY MULTI-LEVEL MIDDLE TOWNHOUSE ON A 200M² PLOT DELIVERED CORE AND SHELL (4 BEDROOMS AND 4 BATHROOMS) AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN MIDTOWN SKY BY BETTER HOME GROUP, RESIDENTIAL DISTRICT R7, NEW ADMINIST

Core & Shell Middle Townhouse on Installments Midtown Sky Better Home R7 New Capital 350m² BUA

Category: Residential Luxury Multi-Level Middle Townhouse for Sale

BUA: 350 m²

Land Area: 200 m²

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

Bedrooms: 4 Generous Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Wing & Private En-Suite Bathroom + 3 Spacious Secondary Bedrooms)

Bathrooms: 4 Contemporary Fully Plumbed Bathrooms (Master En-Suite, Multi-Level Family Bathrooms, and Dedicated Ground-Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Double-Glazed Facades Opening Directly onto the Private Rear Garden Plot + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid’s Room with Private Bath + Expansive Rooftop Sky Terrace for Open-Air Relaxation and Panoramic Views

Finishing: Core & Shell (Raw structural finish with solid masonry, modern architectural stone-and-glass exterior facades, soundproof double-glazed window frames, and primary electrical and plumbing conduits installed, ready for custom interior architecture and personalized finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Flexible Installment Booking

Location

Strategically situated within Midtown Sky developed by Better Home Group, commanding a prime residential address in the heart of Residential District 7 (R7), plot G3, in the New Administrative Capital. Elevated along the central axis of R7 directly facing the British University in Egypt (BUE) and Expo City, the community enjoys seamless connectivity to the Regional Ring Road, Middle Ring Road, and the southern Bin Zayed Axis. It lies just 5 minutes from the Green River, the Cathedral of the Nativity, and the Diplomatic Quarter, 10 minutes from the Government District, Central Business District (CBD), and Financial District, and approximately 20 minutes from New Cairo.

About the Project

Midtown Sky is a prestigious 122-acre gated master community developed by Better Home, engineered with an emphasis on low-density, sustainable suburban living. Over 80% of the total project area is dedicated to lush green landscapes, tranquil water bodies, and botanical parks. Community amenities include multiple multi-functional sports and social clubhouses, swimming pools, athletic courts, specialized fitness and wellness zones, children’s play parks, Midtown Sky Mall featuring premier retail and dining promenades, jogging and cycling tracks, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 350 m² build-up area across a 200 m² plot, this multi-level middle townhouse delivers the spatial volume, privacy, and outdoor entertaining capacity of a standalone villa combined with the functional efficiency of a modern family estate. Delivered core and shell with immediate handover readiness, it affords homeowners total freedom to execute bespoke interior partitions, luxury smart home installations, and tailored finishes without waiting for construction timelines. Coupled with flexible developer installment facilities in the New Administrative Capital's most established residential district, it represents an exceptional primary family residence and an appreciating capital asset.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Better Home**
Project	**Midtown Sky**
Build Up Area	**350 m²**
Bedrooms	**4**
Bathrooms	**4**

Additional Details

View

Prime Location, Lake View, Garden View, Landscape View, Open View, Bahry

Other Rooms

Nanny Room, Living Room, Storage Room, Dressing Room

Location

R7, New Capital

Midtown Sky


أهل العاصمة
MIDTOWN
VILLA

