





E£ 27,355,500

3 Bedrooms **3 Bathrooms** **285 m²**

PRIME 285M² BUA LUXURY MULTI-LEVEL MIDDLE TOWNHOUSE SET ON A 300M² LAND PLOT DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) SCHEDULED FOR 2027 DELIVERY, AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN SAADA BY HORIZON EGYPT DEVELOPMENTS, SUEZ ROAD

Core & Shell Middle Townhouse on Installments 2027 Saada Horizon Egypt New Cairo 285m² BUA

Category: Residential Luxury Multi-Level Middle Townhouse for Sale

BUA: 285 m²

Land Area: 300 m²

Garden: 0 m²

Roof: 0 m²

Delivery Date: 2027

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

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

Bathrooms: 3 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite, Central 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: No (Handover scheduled for 2027)

Status: Available for Advance Developer Booking & Flexible Installment Contract Signing

Location

Strategically situated within Saada developed by Horizon Egypt Developments, commanding an exceptional frontline residential address directly along Cairo–Suez Road in the 5th Settlement, New Cairo. Positioned at the nexus of East Cairo's primary arterial highways—including the Ring Road, Mohamed Naguib Axis, and North 90th Street—the compound ensures rapid connectivity across Greater Cairo. It lies just 2 minutes from Mohamed Naguib Axis, 5 minutes from Al Rehab City and Family Park, 10 minutes from the American University in Cairo (AUC) and Cairo International Airport, and 15 minutes from the New Administrative Capital.

About the Project

Saada New Cairo is an ultra-luxury 370-acre flagship residential master community developed by Horizon Egypt Developments (chaired by H.H. Sheikh Dr. Majid Bin Saeed Al Nuaimi) and master-planned by renowned architect Adnan Saffarini. Designed around serene turquoise swimmable lagoons, lush botanical gardens, and low-density villa living, over 84% of the community footprint is dedicated to greenery, water features, and open spaces. Premium amenities include a prestigious social and sporting clubhouse, international schools, a vibrant commercial and fine dining strip directly on Suez Road, jogging and cycling promenades, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 285 m² build-up area across a 300 m² plot, this middle townhouse delivers generous multi-level indoor volume and family privacy within a world-class lagoon community. Delivered core and shell with scheduled 2027 delivery, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and tailored smart-home automations. Backed by Horizon Egypt's architectural excellence and flexible extended installment terms in Saada, it represents an elite primary residence and a high-appreciation capital asset on Suez Road.

Classification	Delivery date
Installment	**2027**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Horizon**
Project	**Saada**
Build Up Area	**285 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

View

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

Other Rooms

Nanny Room, Living Room

Location

5th Settlement, New Cairo

Saada







