





**E£ 19,000,000**

**4 Bedrooms** **4 Bathrooms** **225 m²**

PRIME READY-TO-MOVE 225M² BUA MULTI-LEVEL MIDDLE TOWNHOUSE ON A 190M² PLOT FEATURING A 90M² PRIVATE GARDEN AND AN 80M² ROOFTOP TERRACE DELIVERED CORE AND SHELL (4 BEDROOMS AND 4 BATHROOMS) FOR DIRECT CASH PURCHASE IN AZZAR 2 BY REEDY GROUP, GOLDEN SQUARE,

# Core & Shell Middle Townhouse with Garden & Roof for Cash Sale Azzar 2 Reedy Group Golden Square New Cairo 225m² BUA

Category: Residential Luxury Multi-Level Middle Townhouse for Sale

BUA: 225 m²

Land Area: 190 m²

Garden Area: 90 m² Private Landscaped Garden

Roof Terrace: 80 m² Private Panoramic Sky Terrace

Basement: 0 m²

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

Bedrooms: 4 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom + Junior Suite Bedrooms)

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

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Wide Floor-to-Ceiling Glazed Facades Opening Directly onto the 90m² Private Garden + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen Space with Complete Utility Conduits + Dedicated Maid’s Quarters with Private Bath + Direct Staircase Access to 80m² Rooftop Sky Terrace for Open-Air Entertaining & BBQ Evenings

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

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Azzar 2 (Azzar Islands) developed by Reedy Group, commanding a prime residential address in the heart of the prestigious Golden Square, 5th Settlement, New Cairo. Positioned directly along key arterial corridors, the boutique compound enjoys immediate connectivity to South 90th Street, North 90th Street, the Middle Ring Road, and Suez Road. It is located just 3 minutes from the American University in Cairo (AUC), adjacent to premier communities such as Palm Hills New Cairo, Mountain View 2, and Villette by SODIC, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Azzar 2 is an ultra-exclusive standalone-and-townhouse-only boutique residential enclave master-planned around a distinctive Californian living aesthetic. Designed to maximize tranquility and privacy, the community dedicates over 80% of its footprint to swimmable crystal lagoons, tranquil reflection water bodies, and verdant botanical gardens. Amenities include private sandy lagoon beaches, a state-of-the-art community clubhouse, fully equipped fitness and spa centers, outdoor cinema and social lounges, dedicated sports courts, pedestrian and cycling avenues, children's play zones, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 225 m² build-up area across a 190 m² plot, reinforced by a 90 m² private garden and an 80 m² private rooftop terrace, this middle townhouse blends generous multi-level indoor space with two distinct open-air retreat zones. Delivered core and shell with immediate handover readiness, it affords homeowners total freedom to execute bespoke interior layouts, smart automation systems, and personalized finishes without construction delays. Coupled with the clear pricing advantage of an unencumbered direct cash acquisition in the Golden Square, it stands as an exceptional family residence and an appreciating capital asset in New Cairo.

| Classification | Delivery date |
|---|---|
| **Cash** | **--** |

## Property details

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|---|---|
| Property Type | **Town Middle** |
| Category | **Residential** |
| Finishing | **Core & Shell** |
| Developer | **Reedy group** |
| Project | **Azzar 2** |
| Build Up Area | **225 m²** |
| Bedrooms | **4** |
| Bathrooms | **4** |
| Garden | **90 m²** |
| Roof Area | **80 m²** |

## Additional Details

**Other Rooms**

Nanny Room, Living Room

## Location

5th Settlement, New Cairo

Azzar 2





