





E£ 20,000,000

4 Bedrooms **4 Bathrooms** **266 m²**

PRIME READY-TO-MOVE 266M² BUA MULTI-LEVEL MIDDLE TOWNHOUSE ON A 245M² PLOT FEATURING A 160M² PRIVATE GARDEN AND A 100M² PRIVATE ROOF TERRACE DELIVERED CORE AND SHELL (4 BEDROOMS AND 4 BATHROOMS) FOR DIRECT CASH PURCHASE IN LAYAN BY AL AHLY SABBOUR, GOLDEN

Core & Shell Middle Townhouse with Garden & Roof for Cash Sale Layan Sabbour Golden Square New Cairo 266m² BUA

Category: Residential Luxury Middle Townhouse for Sale

BUA: 266 m²

Land Area: 245 m²

Garden Area: 160 m² Private Landscaped Garden

Roof Terrace: 100 m² Private Panoramic Sky Terrace

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

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

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

Living Areas: Expansive Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Glazing Opening Directly onto the 160m² Private Garden + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen Space with Complete Utility Conduits + Dedicated Maid's Quarters with Private Bath + 100m² Private Rooftop Terrace for Outdoor Living and Entertaining

Finishing: Core & Shell (Raw structural finish with masonry, exterior French-style architectural facades, double-glazed windows, 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 Layan developed by Al Ahly Sabbour, commanding an irreplaceable address in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly adjacent to Platinum Club and surrounded by elite master-planned developments, the compound enjoys effortless connectivity to South 90th Street, North 90th Street, and the Middle Ring Road. It lies just 5 minutes from the American University in Cairo (AUC), 7 minutes from Suez Road, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Layan is an upscale, French-inspired gated residential sanctuary spanning 233 acres, engineered with low building density and dedicated largely to lush greenery, manicured French gardens, and expansive water bodies. The community features three state-of-the-art clubhouses, semi-Olympic and recreational swimming pools, athletic courts (tennis, football, basketball), fully equipped fitness and spa centers, jogging and cycling trails, a boutique commercial and retail strip, designated parking spaces, and 24/7 smart gated security with access control.

Concept

Spanning a generous 266 m² build-up area on a 245 m² plot, paired with a substantial 160 m² private garden and a 100 m² open-air rooftop terrace, this townhouse delivers the complete privacy and expansive indoor-outdoor lifestyle of a standalone villa. Delivered core and shell with immediate move-in readiness, it provides homeowners absolute architectural freedom to customize layout partitions, bespoke finishes, and outdoor landscape designs without construction waiting periods. Coupled with the distinct pricing advantage of an unencumbered direct cash acquisition, it stands as an elite family residence and a solid capital asset in the Golden Square.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Sabbour**
Project	**Layan**
Build Up Area	**266 m²**
Bedrooms	**4**
Bathrooms	**4**
Garden	**160 m²**
Roof Area	**100 m²**

Additional Details

Other Rooms
Nanny Room, Living Room

Location

5th Settlement, New Cairo
Layan









