





E£ 23,500,000

4 Bedrooms **4 Bathrooms** **225 m²**

PRIME READY-TO-MOVE 225M² BUA MULTI-LEVEL MIDDLE TOWNHOUSE SET ON A 190M² PLOT FEATURING A 100M² PRIVATE LANDSCAPED GARDEN AND PANORAMIC ROOFTOP TERRACE DELIVERED IN FLEXI FINISHING (4 BEDROOMS AND 4 BATHROOMS) AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS

Flexi Finished Middle Townhouse with 100m² Garden on Installments 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: 100 m² Private Landscaped Garden

Roof Terrace: Private Open-Air Rooftop Sky Terrace with Scenic Panoramic Views

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

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

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 Panoramic Floor-to-Ceiling Glazed Facades Opening Directly onto the 100m² Private Garden + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid's Room with Private Bath + Direct Staircase Access to Private Rooftop Sky Terrace for Outdoor Entertaining and Family Barbecues

Finishing: Flexi Finishing (Advanced semi-custom structural and utility finishing package featuring completed primary plumbing, electrical installations, premium exterior facades, and soundproof double-glazed window frames, providing buyers full flexibility to select and customize final flooring, lighting, and interior paint)

Ready to Move: Yes

Status: Available for Immediate Delivery & Flexible Installment Booking

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 optimized 225 m² build-up area across a 190 m² plot, reinforced by a 100 m² private garden and an open-air rooftop sky terrace, this middle townhouse blends generous multi-level indoor space with expansive outdoor relaxation zones. Delivered in a practical flexi finishing standard with immediate handover readiness, it affords homeowners total freedom to personalize decorative finishes and smart home installations without construction delays. Combined with structured developer installment facilities in the heart of the Golden Square, it represents a distinguished family residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Flexi**
Developer	**Reedy group**
Project	**Azzar 2**
Build Up Area	**225 m²**
Bedrooms	**4**
Bathrooms	**4**
Garden	**100 m²**
Roof Area	**701 m²**

Additional Details

Other Rooms
Living Room

Location

5th Settlement, New Cairo
Azzar 2





