





E£ 18,630,000

4 Bedrooms **5 Bathrooms** **225 m²**

PRIME READY-TO-MOVE 225M² BUA LUXURY MULTI-LEVEL MIDDLE TOWNHOUSE SET ON A 190M² PLOT FEATURING A 90M² PRIVATE LANDSCAPED GARDEN AND AN 80M² OPEN ROOF TERRACE DELIVERED CORE AND SHELL (4 BEDROOMS AND 5 BATHROOMS), AVAILABLE ON FLEXIBLE INSTALLMENTS IN AZZ

Core & Shell Middle Townhouse with 90m² Garden & 80m² Roof on Installments Azzar 2 Reedy Group 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 Area: 80 m² Open Penthouse Sky Terrace

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 Wing & Private En-Suite Bathroom + 2 Generous Secondary Family Bedrooms + Upper Penthouse Suite)

Bathrooms: 5 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite, Family Bathrooms, Penthouse 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 90m² Private Garden & Patio Area + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid's Quarters with Private Bath + 80m² Private Roof Terrace for Outdoor Entertaining

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed California-inspired 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: Yes

Status: Available for Immediate Delivery & Flexible Installment Booking

Location

Strategically situated within Azzar 2 developed by Reedy Group, commanding a prime residential address in the prestigious Golden Square of the 5th Settlement, New Cairo. Ideally positioned along El Nawadi Street and directly linked to North 90th Street, South 90th Street, and the Middle Ring Road, the community offers effortless connectivity across East Cairo. It lies just 3 minutes from the American University in Cairo (AUC), adjacent to Palm Hills Katameya and Mountain View 2, 12 minutes from the New Administrative Capital, and 18 minutes from Cairo International Airport.

About the Project

Azzar 2 is an exclusive, low-density all-villa gated community engineered by Reedy Group and inspired by contemporary Californian coastal architecture. Spanning lush botanical parks, tranquil lagoons, and cascading water features, over 82% of the compound footprint is dedicated to greenery and open recreational spaces. Community amenities include an upscale social clubhouse, infinity swimming pools, outdoor fitness and yoga zones, dedicated cycling and jogging tracks, an open-air cinema, a boutique commercial promenade with gourmet dining, children's play areas, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning a well-balanced 225 m² build-up area across a 190 m² land footprint, enhanced by both a 90 m² private garden and an 80 m² open roof terrace, this middle townhouse delivers generous multi-level indoor-outdoor living in the heart of Golden Square. Delivered core and shell with immediate handover readiness, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and smart-home automations without construction delays. Coupled with flexible extended installment terms in Azzar 2, it stands as an elite family residence and a high-appreciation capital asset in New Cairo.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Reedy group**
Project	**Azzar 2**
Build Up Area	**225 m²**
Bedrooms	**4**
Bathrooms	**5**
Garden	**90 m²**
Roof Area	**80 m²**

Additional Details

View
Prime Location, Pool View
Other Rooms
Living Room

Location

5th Settlement, New Cairo
Azzar 2





