



E£ 12,794,000

4 Bedrooms **4 Bathrooms** **290 m²**

PRIME 290M² BUA LUXURY MULTI-LEVEL PENTHOUSE WITH A 70M² PRIVATE ROOFTOP TERRACE DELIVERED CORE AND SHELL (4 BEDROOMS AND 4 BATHROOMS) SLATED FOR 2027 DELIVERY ON FLEXIBLE INSTALLMENTS IN BLUE TREE BY SKY ABU DHABI DEVELOPMENTS, GOLDEN SQUARE, 5TH SETTLEM

Core & Shell Penthouse with 70m² Roof on Installments Blue Tree Sky Abu Dhabi Golden Square New Cairo 290m² BUA

Category: Residential Luxury Penthouse for Sale

BUA: 290 m²

Garden: No

Roof Terrace: 70 m² Private Panoramic Sky Terrace

Layout: Multi-Level Penthouse Architecture

Bedrooms: 4 Well-Proportioned Master-Scale Bedrooms (Including Grand Master Suite with Dressing Room Nook & Private En-Suite Bathroom)

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

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Floor-to-Ceiling Panoramic Glazing + Upper Family Living Lounge + Sizable Enclosed Kitchen Space with Complete Utility Conduits + Maid's Quarters with Private Bath + Expansive 70m² Private Rooftop Terrace overlooking Manicured Central Landscaping & Serene Water Features

Finishing: Core & Shell (Raw structural finish with masonry, exterior facades, and primary electrical and plumbing conduits installed, ready for custom interior architecture and tailored finishes)

Ready to Move: No

Receive Date: 2027

Status: Available for Advance Installment Contract Signing

Location

Strategically situated within Blue Tree developed by Sky Abu Dhabi Developments, commanding a premier address in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly adjacent to Al Ahly Club and moments from North and South 90th Streets, the compound lies just 5 minutes from the American University in Cairo (AUC), 8 minutes from Suez Road, 12 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Blue Tree New Cairo is an exclusive boutique residential community spanning 50 acres, master-planned by JZMK Partners with over 80% of its footprint dedicated to lush green parks, open botanical spaces, and tranquil water elements. Community amenities include a modern resident clubhouse, swimming pools, multi-sport courts, dedicated running and cycling tracks, an integrated commercial and lifestyle retail strip, secured underground basement garages, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 290 m² build-up area paired with an open-air 70 m² private roof terrace, this penthouse captures the elevated privacy and entertaining capacity of a standalone villa combined with the functional efficiency of an upscale apartment. Delivered core and shell with a scheduled 2027 handover, it grants homeowners complete creative freedom to tailor architectural partitions, interior materials, smart-home automation, and outdoor lounge areas without preexisting design constraints. Supported by extended installment financing in the Golden Square, it represents an outstanding future family residence and an appreciating capital asset.

Classification	Delivery date
Installment	**2027**

Property details

Property Type	**Penthouse**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Sky Abu Dhabi**
Project	**Blue Tree**
Build Up Area	**290 m²**
Bedrooms	**4**
Bathrooms	**4**
Roof Area	**70 m²**

Additional Details

Floor
5
View
Open View
Other Rooms
Living Room

Location

5th Settlement, New Cairo
Blue Tree