



E£ 31,000,000

3 Bedrooms **3 Bathrooms** **320 m²**

PRIME READY-TO-MOVE 320M² BUA LUXURY DUPLEX WITH A 112M² PRIVATE ROOFTOP TERRACE DELIVERED FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN SELINA PHASE, SWAN LAKE RESIDENCES BY HASSAN ALLAM P

Fully Finished Roof Duplex with 112m² Terrace & ACs for Cash Sale Selina Swan Lake Residence New Cairo 320m² BUA

Category: Residential Luxury Roof Duplex for Sale

BUA: 320 m²

Garden: No

Roof Terrace: 112 m² Private Panoramic Sky Terrace

Basement: No

Layout: Multi-Level Luxury Duplex Architecture

Bedrooms: 3 Expansive Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom)

Bathrooms: 3 Contemporary Fully Equipped Bathrooms (Master En-Suite, Second Full Bathroom, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Floor-to-Ceiling Glazing + Upper Family Living Lounge + Sizable Modern Kitchen with Premium Utility Provisions + Maid's Quarters with Private Bathroom + Expansive 112m² Private Rooftop Terrace overlooking Lush Greenery & Serene Water Features

Finishing: Fully Finished with Central Air Conditioners (Turnkey Ultra Super Lux Hassan Allam Standards)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within the elite Selina phase inside Swan Lake Residences developed by Hassan Allam Properties (HAP), commanding a premier address in New Cairo directly along the primary axis connecting the 1st and 5th Settlements, moments from North and South 90th Streets. The community lies just 5 minutes from the American University in Cairo (AUC) and Al Rehab City, 6 minutes from Cairo International Airport, 10 minutes from Cairo Festival City (CFC), and 18 minutes from the New Administrative Capital.

About the Project

Swan Lake Residences is an iconic 438-acre master-planned gated sanctuary engineered around natural landscape architecture and pedestrian connectivity. The community features expansive swimmable crystal lagoons, lush linear parks, a world-class resident clubhouse with athletic courts and heated pools, dedicated cycling and jogging trails, upscale dining and retail boutiques along The Hub, secured underground resident parking, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 320 m² build-up area paired with a private 112 m² sky roof terrace, this residence captures the grandeur, elevation, and privacy of a standalone villa combined with the refined convenience of an upscale duplex. Delivered turnkey with premium imported porcelain flooring, concealed air conditioning, and designer interior detailing, it completely eliminates renovation downtime and fit-out overheads. Backed by immediate move-in readiness and an unencumbered direct cash acquisition, it stands as an exceptional family sanctuary and a prestigious long-term asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Duplex Roof**
Category	**Residential**
Finishing	**Fully Finished With A/C'S**
Developer	**Hassan Allam**
Project	**Swan Lake Residence**
Phase	**Selina**
Build Up Area	**320 m²**
Bedrooms	**3**
Bathrooms	**3**
Roof Area	**112 m²**

Location

5th Settlement, New Cairo
Swan Lake Residence










