





E£ 19,270,000

3 Bedrooms **3 Bathrooms** **212 m²**

EXCLUSIVE 212M² BUA MULTI-LEVEL LUXURY S-VILLA (3 BEDROOMS AND 3 BATHROOMS) DELIVERED CORE AND SHELL WITH FLEXIBLE LONG-TERM INSTALLMENTS (HANDOVER 2028) IN CLUB VIEW PHASE, SARAI BY MADINET MASR (MNHD), MOSTAKBAL CITY / SUEZ ROAD.

Core & Shell S-Villa on Installments Club View Sarai Madinet Masr Mostakbal City 212m² BUA

Category: Residential Multi-Level S-Villa for Sale

BUA: 212 m²

Garden: 0 m²

Roof: 0 m²

Basement: No

Layout: Duplex Multi-Level S-Villa Floorplate

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

Bathrooms: 3 Well-Appointed Bathrooms (Master En-Suite, Secondary Family Bathroom, and Guest Powder Room)

Living Areas: Sunlit Open-Plan Double Reception & Dining Salon + Upper Family Living Lounge + Sizable Kitchen Space + Maid's Room Provision with Private Bath + Private Terraces overlooking Open Sports Club Greenery and Water Lagoons

Finishing: Core & Shell (Raw Structural Finish with Primary Utility Conduits Ready for Custom Interior Architecture)

Ready to Move: No (Handover Date: 2028)

Status: Available for Sale on Installments

Location

Strategically situated within the Club View phase of Sarai developed by Madinet Masr, commanding a prime residential position in Mostakbal City directly along the Cairo–Suez Road and the Hope Axis (Al Amal Axis). The master community lies just 5 minutes from the New Administrative Capital, 10 minutes from the American University in Cairo (AUC) and the 5th Settlement, 15 minutes from the Middle Ring Road, and 20 minutes from Cairo International Airport.

About the Project

Sarai is a flagship 5.5-million-square-meter (approx. 1,300 acres) master-planned mega community engineered around expansive swimmable crystal lagoons spanning over 50,000 square meters. The development features an international horse riding club (equestrian academy), a luxury signature hotel, multi-sport athletic club facilities, premier educational institutions, a vast commercial promenade with dining venues and retail boutiques, scenic running and cycling trails, secured parking garages, and 24/7 smart gated security with access control.

Concept

Spanning an adaptable 212 m² build-up area across a signature two-level S-Villa design, this home combines the spatial grandeur and privacy of a standalone villa with the practicality and efficiency of a luxury duplex. Delivered core and shell with delivery slated for 2028, it gives homeowners total design freedom to curate bespoke interiors, lighting schemes, and smart-home infrastructure. Positioned overlooking the sports club grounds with extended installment financing, it provides an exceptional family residence and an inflation-hedged capital growth investment along the East Cairo growth corridor.

Classification
Installment

Delivery date
2028

Property details

Property Type	**S Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Madinet Masr**
Project	**Sarai**
Phase	**Club View**
Build Up Area	**212 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

Other Rooms
Living Room

Location

Mostakbal City, Mostakbal City
Sarai









