





E£ 13,500,000

5 Bedrooms **5 Bathrooms** **295 m²**

PRIME READY-TO-MOVE 295M² BUA LUXURY MULTI-LEVEL S-VILLA WITH A 153M² PRIVATE GARDEN DELIVERED CORE AND SHELL (5 BEDROOMS AND 5 BATHROOMS) FOR DIRECT CASH SALE IN SARAI BY MADINET MASR (MNHD), MOSTAKBAL CITY / SUEZ ROAD.

Core & Shell S-Villa with 153m² Garden for Cash Sale Sarai Madinet Masr Mostakbal City 295m² BUA

Category: Residential Luxury Multi-Level S-Villa for Sale

BUA: 295 m²

Garden Area: 153 m² Private Garden

Layout: Multi-Level S-Villa Architecture (Duplex / Multi-Floor Floorplate)

Bedrooms: 5 Expansive Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom, plus Additional En-Suite Suites)

Bathrooms: 5 Fully Plumbed Contemporary Bathrooms (Master En-Suites, Secondary Family Bathrooms, and Dedicated Ground Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Hall with Panoramic Glazing Opening onto the 153m² Private Garden + Upper Family Living Lounge + Sizable Enclosed Kitchen Space + Maid's Quarters with Private Bath + Dedicated Storage & Laundry Areas + Private Terraces overlooking Manicured Greenery and Water Lagoons

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

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Sarai developed by Madinet Masr (MNHD), commanding a prime residential position in Mostakbal City directly along the Cairo–Suez Road and 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 expansive 295 m² build-up area paired with a private 153 m² landscaped garden, this signature S-Villa combines the spatial grandeur, privacy, and outdoor entertaining lifestyle of a standalone villa with the functional layout of a luxury duplex. Delivered core and shell with immediate handover readiness, it allows homeowners complete creative freedom to tailor architectural partitions, interior materials, smart-home automation, and private outdoor living zones. Supported by the pricing advantage and unencumbered equity of a direct cash sale, it represents an outstanding private family residence and an inflation-hedged capital asset along the East Cairo growth corridor.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**S Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Madinet Masr**
Project	**Sarai**
Build Up Area	**295 m²**
Bedrooms	**5**
Bathrooms	**5**
Garden	**153 m²**

Location

Mostakbal City, Mostakbal City

Sarai









