





**E£ 14,700,000**

**5 Bedrooms** **5 Bathrooms** **239 m²**

PRIME 239M² BUA STANDALONE-STYLE S-VILLA FEATURING AN EXPANSIVE 337M² PRIVATE GARDEN (5 BEDROOMS AND 5 BATHROOMS) DELIVERED CORE AND SHELL WITH FLEXIBLE INSTALLMENT OPTIONS (DELIVERY 2027) IN RAI, SARAI BY MADINET MASR, MOSTAKBAL CITY / NEW CAIRO OUTSKIRT

# S-Villa with 337m² Garden for Sale on Installments Rai Sarai Madinet Masr Mostakbal City 239m² BUA

Category: Residential S-Villa with Private Garden for Sale

BUA: 239 m²

Private Garden: 337 m²

Delivery Date: 2027

Layout: Multi-Level Villa Layout

Bedrooms: 5 Spacious Bedrooms (Including Master Suites with En-Suite Bathrooms and Walk-In Dressing Closets)

Bathrooms: 5 Well-Appointed Bathrooms (Including Guest Powder Room)

Living Areas: Expansive Open-Plan Reception & Formal Dining Hall Opening Directly onto the Massive 337m² Private Garden + Dedicated Upper-Level Family Living Lounge + Sizable Modern Kitchen Space + Maid's Room with Private Bathroom Provision

Finishing: Core & Shell (Raw Structural Finish with Primary Conduit Provisions Ready for Bespoke Interior and Landscape Architecture)

Status: Available for Sale on Installments

Location

Strategically situated within Rai, an exclusive residential phase of Sarai developed by Madinet Masr, positioned directly along the Cairo-Suez Road and adjacent to Mostakbal City and the New Administrative Capital. The master community lies just 5 minutes from the New Capital's Iconic Tower and Financial District, 10 minutes from the American University in Cairo (AUC) and 5th Settlement, and 15 minutes from Cairo International Airport via the Ring Road and Regional Ring Road.

About the Project

Sarai is a premier 5.5-million-square-meter integrated mixed-use master development designed around Cairo’s largest swimmable crystal lagoons and equestrian facilities. The gated community features lush botanical parks, community clubhouses, outdoor sports courts, signature waterside dining promenades, boutique retail boulevards, international schooling, round-the-clock medical facilities, dedicated private parking bays, and 24/7 smart gated security.

Concept

Spanning 239 m² of build-up area seamlessly integrated with a massive 337 m² private garden, the proprietary S-Villa architecture delivers the grandeur, independence, and expansive outdoor setting of a standalone mansion at an accessible suburban footprint. Delivered core and shell ahead of its 2027 handover date, it affords buyers complete creative autonomy to design bespoke luxury interiors, private swimming facilities, and outdoor entertainment pavilions, paired with the long-term capital appreciation of East Cairo's primary growth corridor.

| Classification | Delivery date |
|---|---|
| **Installment** | **2027** |

## Property details

| | |
|---|---|
| Property Type | **S Villa** |
| Category | **Residential** |
| Finishing | **Core & Shell** |
| Developer | **Madinet Masr** |
| Project | **Sarai** |
| Phase | **Rai** |
| Build Up Area | **239 m²** |
| Bedrooms | **5** |
| Bathrooms | **5** |
| Garden | **337 m²** |

## Additional Details

**View**

Prime Location

## Location

Mostakbal City, Mostakbal City

Sarai









