





E£ 13,400,000

2 Bedrooms **3 Bathrooms** **149 m²**

PRIME READY-TO-MOVE 149M² BUA LUXURY SKY LOFT WITH A 22M² PRIVATE ROOFTOP TERRACE DELIVERED FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING (2 BEDROOMS AND 3 BATHROOMS) AVAILABLE ON FLEXIBLE INSTALLMENTS IN MOON RESIDENCE, FIFTH SQUARE BY AL MARASE

Fully Finished Sky Loft with Roof on Installments Moon Residence Fifth Square Al Marasem Golden Square 149m² BUA

Category: Residential Luxury Sky Loft for Sale

BUA: 149 m²

Garden: 0 m²

Roof Terrace: 22 m² Private Panoramic Sky Roof

Layout:

Bedrooms: 2 Well-Appointed Master-Scale Bedrooms (Including Grand Primary Master Suite with Walk-In Wardrobe and En-Suite Bathroom)

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

Living Areas: Sun-Drenched Multi-Piece Open Reception & Dining Salon with Floor-to-Ceiling Glazing + Modern Designer Kitchen with Complete Utility Outlets + Direct Access to a 22m² Private Rooftop Terrace overlooking Manicured Landscapes & Water Canals

Finishing: Fully Finished with Air Conditioners (Turnkey Ultra Super Lux Al Marasem Standards)

Ready to Move: Yes

Status: Available for Immediate Handover & Installment Contract Signing

Location

Strategically situated within the exclusive Moon Residence phase inside Fifth Square developed by Al Marasem Developments, commanding a premier address directly on North 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. The compound lies just 5 minutes from the American University in Cairo (AUC), 7 minutes from Al Rehab City, 10 minutes from Cairo–Suez Road, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Fifth Square is an elite master-planned gated residential community spanning 158 acres in the Golden Square, renowned for its low building density and pedestrian-first landscape architecture. Community features include two upscale clubhouses (one dedicated for apartments and another for villas), expansive solar-powered illumination, swimming pools, private cycling and jogging tracks, a world-class outdoor retail and dining mall, secured underground basement garages, medical clinics, and 24/7 smart gated security with access control.

Concept

Spanning an efficient 149 m² build-up area paired with a 22 m² open-air private roof, this signature Sky Loft captures the elevation and aesthetic appeal of penthouse living combined with streamlined apartment practicality. Delivered turnkey with high-end porcelain flooring, sleek wall treatments, and pre-installed central ACs, it completely removes interior fit-out delays. Backed by immediate delivery readiness and convenient installment financing, it serves as an exceptional residence and high-appreciation asset in the Golden Square.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Sky Loft**
Category	**Residential**
Finishing	**Fully Finished With A/C'S**
Developer	**AlMarasem**
Project	**Fifth Square**
Phase	**Moon Residence**
Build Up Area	**149 m²**
Bedrooms	**2**
Bathrooms	**3**
Roof Area	**22 m²**

Additional Details

Floor
5

Location
5th Settlement, New Cairo
Fifth Square






