





E£ 50,000,000

380 m²

PRIME READY-TO-MOVE 380M² BUA LUXURY STANDALONE VILLA SET ON AN EXPANSIVE 504M² PRIVATE LAND PLOT DELIVERED TURNKEY FULLY FINISHED FOR DIRECT CASH PURCHASE IN MOON VALLEY 1 BY ARABIA HOLDING, DIRECTLY ON NORTH 90TH STREET, GOLDEN SQUARE, 5TH SETTLEMENT, N

Fully Finished Standalone Villa for Cash Sale Moon Valley 1 Arabia Holding New Cairo 380m² BUA on 504m² Land

Category: Residential Luxury Standalone Villa for Sale

BUA: 380 m²

Land Area: 504 m² Private Plot with Landscaped Wrap-Around Garden

Layout: Expansive Multi-Level Standalone Villa Architecture (Ground Floor + First Floor + Penthouse / Roof Terrace)

Bedrooms: Grand Master-Scale Suites & Family Bedrooms (Designed for 4 to 5 Spacious Bedrooms Including a Lavish Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom + En-Suite Family Bedrooms)

Bathrooms: Multiple Contemporary Fully Equipped Bathrooms (Master En-Suite, Family Bathrooms, and Dedicated Ground Floor Guest Powder Room with Designer Sanitary Ware)

Living Areas: Sun-Drenched Grand Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazed Facades Opening onto the Lush Private Landscaped Garden & Outdoor Terrace + Upper Family Living Lounge + Sizable Enclosed Gourmet Kitchen with Complete Utility Conduits + Dedicated Maid's & Driver's Quarters with Private Baths

Finishing: Fully Finished (Turnkey Ultra-Luxury Specifications featuring Imported Marble & Porcelain Flooring, Modern Gypsum Ceilings with Integrated Ambient LED Lighting, High-Grade Sanitary Fixtures, Double-Glazed Soundproof Windows, and Designer Wall Finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within Moon Valley 1 developed by Arabia Holding, commanding one of the most prestigious standalone villa addresses directly along North 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned at the prime axis connecting North 90th Street, the Ring Road, and Suez Road, the community ensures effortless connectivity across Greater Cairo. It lies just 3 minutes from Waterway 1 & 2, 5 minutes from the American University in Cairo (AUC), 8 minutes from Cairo Festival City (CFC) and Downtown Mall, and approximately 15 minutes from Cairo International Airport.

About the Project

Moon Valley 1 is an exclusive, established, low-density all-villa gated residential compound crafted by Arabia Holding to provide serene privacy and refined community living in the heart of New Cairo. Over 80% of the compound footprint is dedicated to manicured botanical parks, tree-lined boulevards, and tranquil water features. Premium resident amenities include a vibrant social clubhouse, swimming pools, dedicated pedestrian and cycling paths, children's play areas, private covered parking, proximity to premier retail and dining hubs along North 90th Street, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an impressive 380 m² build-up area set on a generous 504 m² private land plot and delivered turnkey with ultra-luxury finishes and immediate move-in readiness, this standalone villa offers complete architectural independence and outdoor sanctuary right on North 90th Street. Immediate occupancy eliminates construction delays, contractor management, and renovation expenses. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in Moon Valley 1, it represents a rare trophy family estate and a premier capital asset in the 5th Settlement.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**Arabia Holding**
Project	**Moon Valley 1**
Build Up Area	**380 m²**

Location

5th Settlement, New Cairo
Moon Valley 1



