





E£ 23,500,000

6 Bedrooms **8 Bathrooms** **484 m²**

PRIME READY-TO-MOVE 484M² BUA SIGNATURE STANDALONE LUXURY VILLA SET ON A 521M² PRIVATE PLOT DELIVERED CORE AND SHELL (6 BEDROOMS AND 8 BATHROOMS) AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN STEI8HT BY LMD (LANDMARK SABBOUR), CAIRO–SUEZ ROAD, NEW CAIRO

Core & Shell Standalone Villa on Installments Stei8ht LMD Suez Road New Cairo 484m² BUA

Category: Residential Signature Standalone Villa for Sale

BUA: 484 m²

Land Area: 521 m²

Garden: 0 m²

Roof: 0 m²

Layout: Multi-Level Villa Architecture (Ground Floor + First Floor + Penthouse Level)

Bedrooms: 6 Grand Master-Scale Bedrooms (Including Primary Presidential Master Suite with Walk-In Dressing Wing & Luxury En-Suite Bathroom + Multiple Junior En-Suite Bedrooms)

Bathrooms: 8 Contemporary Fully Plumbed Bathrooms (Master En-Suites, Family Bathrooms, and Dedicated Ground Floor Guest Powder Rooms)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Hall with Panoramic Floor-to-Ceiling Glazed Facades Opening onto the Surrounding Private Outdoor Plot & Swimming Pool Deck Area + Upper Family Living Lounge + Sizable Enclosed Modern Gourmet Kitchen with Full Utility Rough-Ins + Dedicated Maid’s Quarters with Private Bath + Driver/Service Suite + Multi-Functional Ground Study/Guest Bedroom

Finishing: Core & Shell (Raw structural finish with solid masonry, modern architectural facades, soundproof double-glazed window frames, and primary electrical and plumbing conduits installed, ready for custom interior architecture and personalized luxury finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Flexible Installment Booking

Location

Strategically situated within Stei8ht developed by LMD (Landmark Sabbour), commanding a prominent residential address directly on the Cairo–Suez Road in New Cairo. Positioned directly opposite Al Rehab City (Gates 17 & 19) and bordered by the Youssef El-Sebai Axis and Mohamed Naguib Axis, the compound offers direct connectivity across Greater Cairo. It lies just 2 minutes from Al Rehab, 10 minutes from the American University in Cairo (AUC) and Golden Square, 10 minutes from Cairo International Airport, and 15 minutes from the New Administrative Capital.

About the Project

Stei8ht is an ultra-prime, low-density residential master community spanning over 500 acres, engineered with an uncompromising focus on green living and privacy. Over 85% of the total project area is dedicated to continuous botanical corridors, swimmable lagoons, and multi-themed linear parks. World-class community amenities include multiple state-of-the-art clubhouses, indoor and outdoor swimming pools, international sports courts, specialized wellness and spa centers, boutique retail and organic dining promenades, shaded cycling and jogging trails, children's play parks, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 484 m² build-up area set upon a substantial 521 m² private plot, this standalone villa combines monumental interior volume with generous outdoor space suitable for private infinity pools and curated landscape architecture. Delivered core and shell with immediate handover readiness, it affords homeowners total freedom to execute bespoke interior partitions, luxury smart home automation, and tailored finishes without waiting for construction timelines. Coupled with structured developer installment facilities in one of New Cairo’s most prestigious villa-only addresses, it represents an exceptional primary family estate and an appreciating capital asset.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**LMD**
Project	**Stei8ht**
Build Up Area	**484 m²**
Bedrooms	**6**
Bathrooms	**8**

Additional Details

View

Prime Location, Lake View, Garden View, Landscape View, Open View, Lagoon View, Bahry

Other Rooms

Nanny Room, Living Room, Driver Room, Storage Room, Laundry Room, Dressing Room

Location

5th Settlement, New Cairo

Stei8ht



