





E£ 33,500,000

4 Bedrooms **5 Bathrooms** **305 m²**

PRIME READY-TO-MOVE 305M² BUA LUXURY STANDALONE VILLA FEATURING AN EXPANSIVE 300M² PRIVATE GARDEN, 150M² ROOFTOP TERRACE, AND 500M² PLOT (4 BEDROOMS AND 5 BATHROOMS) DELIVERED CORE AND SHELL ON FLEXIBLE INSTALLMENTS IN CREEK TOWN BY IL CAZAR DEVELOPMENTS,

Core & Shell Standalone Villa with 300m² Garden & 150m² Roof on Installments Creek Town IL Cazar New Cairo 305m² BUA

Category: Residential Standalone Villa for Sale

Land Area: 500 m²

BUA: 305 m²

Private Garden: 300 m²

Private Roof Terrace: 150 m²

Layout: Multi-Level Independent Layout (Ground Floor + First Floor + Penthouse Roof)

Bedrooms: 4 Generous Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom)

Bathrooms: 5 Fully Plumbed Bathrooms (Including En-Suites and Guest Powder Room)

Living Areas: Expansive Open-Plan Reception & Formal Dining Hall with Panoramic Floor-to-Ceiling Glazing Opening onto the 300m² Garden + Upper Family Living Lounge + Sizable Modern Kitchen Space + Maid's Room with Private Restroom + 150m² Private Open-Sky Rooftop Terrace

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

Ready to Move: Yes

Status: Available for Sale on Installments

Location

Strategically situated within Creek Town developed by IL Cazar Developments, commanding an exceptional location directly along the Suez Road at the primary entrance of New Cairo, right across from Al Rehab City and the North 90th Street axis. The development lies just 2 minutes from Al Rehab City, 5 minutes from Cairo International Airport, 7 minutes from the American University in Cairo (AUC), 12 minutes from Heliopolis and Nasr City, and 15 minutes from the New Administrative Capital via the Ring Road and Regional Ring Road.

About the Project

Creek Town is a flagship 100-acre master-planned residential community masterminded by renowned architect Hany Saad (Hany Saad Innovations - HSI). Dedicated predominantly to lush landscaping, artificial water streams, and tranquil lagoons, the gated compound features two private clubhouses, multiple swimming pools, a state-of-the-art gym and spa, dedicated cycling and jogging tracks, children's adventure playgrounds, a standalone commercial and business strip hosting international retail, dining, and cafes, dedicated private parking bays, and 24/7 smart gated security.

Concept

Occupying a premier 500 m² plot with 305 m² of built-up area, a massive 300 m² private garden, and a 150 m² open rooftop terrace, this standalone villa provides unmatched architectural privacy, generous multi-generational space, and limitless possibilities for bespoke outdoor living, from private infinity swimming pools to open-air entertainment lounges. Delivered core and shell with immediate handover readiness, it affords homeowners complete freedom to configure luxury bespoke interiors without renovation compromises. Coupled with flexible installment financing on Suez Road, it stands as an exceptional family estate and a solid capital-growth asset in East Cairo.

Classification
Installment

Delivery date
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Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**IL Cazar**
Project	**Creek Town**
Build Up Area	**305 m²**
Bedrooms	**4**
Bathrooms	**5**
Garden	**300 m²**
Roof Area	**150 m²**

Additional Details

View
Lake View, Lagoon View
Other Rooms
Nanny Room, Living Room

Location

5th Settlement, New Cairo
Creek Town







