





E£ 15,400,000

4 Bedrooms **4 Bathrooms** **239 m²**

PRIME 239M² BUA LUXURY RESIDENTIAL VILLA FEATURING A 108M² PRIVATE GARDEN AND 75M² ROOFTOP TERRACE (4 BEDROOMS AND 4 BATHROOMS) DELIVERED CORE AND SHELL ON FLEXIBLE INSTALLMENTS (DELIVERY 2028) IN SARAI BY MADINET MASR, MOSTAKBAL CITY / CAIRO-SUEZ ROAD.

Core & Shell Standalone Villa with 108m² Garden & 75m² Roof on Installments Sarai Madinet Masr Mostakbal City 239m² BUA

Category: Residential Standalone Villa for Sale

BUA: 239 m²

Private Garden: 108 m²

Private Roof Terrace: 75 m²

Delivery Date: 2028

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

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

Bathrooms: 4 Well-Appointed Bathrooms (Including Guest Powder Room)

Living Areas: Expansive Open-Plan Reception & Formal Dining Hall Opening Directly to the 108m² Private Garden + Dedicated Upper Family Living Lounge + Sizable Kitchen Space + Maid's Room with Private Restroom Provision + 75m² Panoramic Rooftop Terrace

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

Status: Available for Sale on Installments

Location

Strategically situated within Sarai developed by Madinet Masr, positioned directly along the Cairo-Suez Road on the direct axis of Mostakbal City and adjacent to 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 the 5th Settlement, and 15 minutes from Cairo International Airport via the Ring Road and Regional Ring Road.

About the Project

Sarai is a flagship 5.5-million-square-meter integrated mixed-use master development celebrated for its swimmable crystal lagoons and equestrian facilities. The gated community features lush botanical parks, multiple community clubhouses, outdoor sports courts, signature waterside dining promenades, boutique retail boulevards, international schools, round-the-clock medical centers, dedicated private parking, and 24/7 smart gated security.

Concept

Spanning 239 m² of build-up area seamlessly integrated with a 108 m² private garden and a 75 m² rooftop terrace, this villa delivers independence, privacy, and expansive indoor-outdoor living. Delivered core and shell ahead of its 2028 delivery date, it affords homeowners complete creative autonomy to design bespoke luxury interiors, outdoor entertainment zones, and a personalized rooftop lounge. Paired with flexible long-term installment structures, it represents an outstanding family home and a high-appreciation asset in East Cairo's primary growth corridor.

Classification
Installment

Delivery date
2028

Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Madinet Masr**
Project	**Sarai**
Build Up Area	**239 m²**
Bedrooms	**4**
Bathrooms	**4**
Garden	**108 m²**
Roof Area	**75 m²**

Additional Details

Type
Corner
View
Prime Location, Garden View, Landscape View
Other Rooms
Living Room, Storage Room, Dressing Room

Location

Mostakbal City, Mostakbal City
Sarai









