





E£ 33,000,000

4 Bedrooms **5 Bathrooms** **334 m²**

PRIME READY-TO-MOVE 334M² BUA LUXURY MULTI-LEVEL STANDALONE VILLA SET ON A 460M² PLOT FEATURING AN EXPANSIVE 300M² PRIVATE LANDSCAPED GARDEN DELIVERED SEMI-FINISHED (4 BEDROOMS AND 5 BATHROOMS) FOR DIRECT CASH PURCHASE IN CITY GATE BY QATARI DIAR, 5TH SET

Semi-Finished Standalone Villa with 300m² Garden for Cash Sale City Gate Qatari Diar New Cairo 334m² BUA

Category: Residential Luxury Standalone Villa for Sale

BUA: 334 m²

Land Area: 460 m²

Garden Area: 300 m² Private Landscaped Garden

Roof: 1 m² (Service Access / Upper Roof Level)

Layout: Multi-Level Standalone Villa Architecture (Ground Floor + First Floor + Upper Roof Service Access)

Bedrooms: 4 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Wing & Private En-Suite Bathroom + 3 Generous Family Bedrooms)

Bathrooms: 5 Contemporary Fully Plumbed Bathrooms (Master En-Suites, Central Family Bathrooms, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazed Facades Opening Directly onto the 300m² Private Garden & Patio Area + Upper Family Living Lounge + Sizable Enclosed Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid’s Quarters with Private Bath

Finishing: Semi-Finished (Core masonry, internal wall plastering, completed architectural exterior facades, double-glazed window frames, and primary electrical and plumbing rough-ins installed, ready for bespoke interior flooring, lighting, and custom finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within City Gate developed by Qatari Diar, commanding an exceptional residential address in the 5th Settlement, New Cairo. Ideally positioned at the direct junction of South 90th Street extension, Middle Ring Road, and Cairo–Suez Road, the project provides seamless transit between New Cairo and the New Administrative Capital. It lies just 5 minutes from the American University in Cairo (AUC) and Golden Square, adjacent to Hyde Park and Mivida, 10 minutes from Cairo International Airport, and 10 minutes from the Government and Financial Districts in the New Capital.

About the Project

City Gate is an internationally acclaimed 2,020-acre self-sustaining smart mega-city master-planned around an 18-hole championship golf course designed to world-class tournament standards. Over 80% of the community footprint is dedicated to lush green fairways, botanical parks, tranquil water features, and open spaces. Premium amenities include multiple world-class sports and social clubhouses, a prestigious golf academy, international schools, a community medical center, luxury 5-star hospitality hotels, a vibrant mixed-use business park, an open-air retail and gourmet dining promenade, dedicated pedestrian and cycling trails, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 334 m² build-up area across a 460 m² land plot, reinforced by a substantial 300 m² private garden, this standalone villa delivers the complete privacy, four-sided exposure, and generous outdoor living space expected of a premier estate. Delivered semi-finished with immediate handover readiness, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and tailored smart-home automations without construction delays. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in City Gate, it represents an elite primary residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**Qatari Diar**
Project	**City Gate**
Build Up Area	**334 m²**
Bedrooms	**4**
Bathrooms	**5**
Garden	**300 m²**
Roof Area	**1 m²**
Basement	**1 m²**

Location

5th Settlement, New Cairo

City Gate






