

E£ 21,500,000

3 Bedrooms **4 Bathrooms** **175 m²**

PRIME 175M² BUA LUXURY STANDALONE FAMILY VILLA SET ON A 267M² LAND PLOT FEATURING A 180M² PRIVATE LANDSCAPED GARDEN DELIVERED CORE AND SHELL (3 BEDROOMS AND 4 BATHROOMS) SCHEDULED FOR 2028 DELIVERY, AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN THE BUTT

Core & Shell Standalone Villa with 180m² Garden on Installments 2028 The Butterfly Madinet Masr New Cairo 175m² BUA

Category: Residential Luxury Standalone Villa for Sale

BUA: 175 m²

Land Area: 267 m²

Garden Area: 180 m² Private Landscaped Garden

Roof: 0 m²

Delivery Date: 2028

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

Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 2 Generous Secondary Family Bedrooms)

Bathrooms: 4 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite, 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 180m² Private Garden & Outdoor Lounge Area + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid’s Quarters with Private Bath

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed architectural exterior facades, and primary entry points for electrical, HVAC ducting, and plumbing connections, ready for bespoke interior design and tailored finishes)

Ready to Move: No (Handover scheduled for 2028)

Status: Available for Advance Developer Booking & Flexible Installment Contract Signing

Location

Strategically situated within The Butterfly developed by Madinet Masr, commanding a prime residential address in New Cairo / Mostakbal City along the 5th Settlement corridor. Positioned directly along the Amal Axis with seamless links to Suez Road, the Middle Ring Road, and Bin Zayed Axis, the community ensures rapid connectivity between New Cairo and the New Administrative Capital. It lies just 5 minutes from the New Administrative Capital, 10 minutes from Madinaty, 15 minutes from the American University in Cairo (AUC) and Golden Square, and 20 minutes from Cairo International Airport.

About the Project

The Butterfly is a visionary 238-acre flagship residential master community by Madinet Masr designed around biophilic architecture, vast green valleys, and low-density living. Over 80% of the compound footprint is dedicated to lush landscaped parks, botanical gardens, tranquil water features, and open spaces. Premium community amenities include modern sports and social clubhouses, swimming pools, dedicated pedestrian and cycling boulevards, children’s play zones, commercial and retail plazas, international educational facilities, underground parking, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning a well-proportioned 175 m² build-up area across a 267 m² land plot, reinforced by an expansive 180 m² private garden, this standalone villa delivers the complete privacy, four-sided exposure, and outdoor freedom of an independent estate at an accessible villa footprint. Delivered core and shell with a scheduled 2028 delivery, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and smart-home automations. Backed by Madinet Masr's decades-long real estate legacy and flexible extended installment terms in The Butterfly, it represents an exceptional family residence and an appreciating capital asset in East Cairo.

Classification	Delivery date
Installment	**2028**

Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Madinet Masr**
Project	**The Butterfly**
Build Up Area	**175 m²**
Bedrooms	**3**
Bathrooms	**4**
Garden	**180 m²**

Additional Details

Type
Middle
View
Prime Location, Lake View, Garden View, Pool View, Lagoon View, Bahry, Double View

Location

5th Settlement, New Cairo
The Butterfly