





## E£ 22,000,000

**3 Bedrooms** **3 Bathrooms** **185 m²**

PRIME READY-TO-MOVE 185M² BUA LUXURY CORNER TOWNHOUSE WITH AN EXPANSIVE 200M² PRIVATE GARDEN ON A 315M² LAND PLOT DELIVERED SEMI-FINISHED (3 BEDROOMS AND 3 BATHROOMS) AVAILABLE ON FLEXIBLE INSTALLMENTS IN SAADA COMPOUND BY HORIZON EGYPT DEVELOPMENTS, 5TH

# Semi Finished Corner Townhouse with 200m² Garden on Installments Saada Horizon New Cairo 185m² BUA

Category: Residential Luxury Corner Townhouse for Sale

BUA: 185 m²

Land Area: 315 m²

Garden Area: 200 m² Expansive Private Corner Garden

Layout: Multi-Level Corner Townhouse Architecture (Ground Floor + First Floor + Penthouse / Roof Level)

Bedrooms: 3 Expansive Bedrooms (Including Grand Master Bedroom Suite with Walk-In Dressing Area & Private En-Suite Bathroom)

Bathrooms: 3 Well-Appointed Contemporary Bathrooms (Master En-Suite, Second Family Bathroom, and Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Floor-to-Ceiling Panoramic Glazing Opening Directly onto the 200m² Private Wrap-Around Garden + Upper Family Living Lounge + Sizable Kitchen Space with Complete Utility Connections + Maid's Quarters Provision with Private Bathroom + Private Rooftop Terrace overlooking Manicured Landscaping & Serene Water Features

Finishing: Semi Finished (Core structural plastering, masonry, premium double-glazed exterior facades, and primary electrical and plumbing conduits installed, ready for bespoke interior decor and custom finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Contract Signing

Location

Strategically situated within Saada Compound developed by Horizon Egypt Developments, commanding a prominent residential address in the 5th Settlement, New Cairo, directly along the Cairo–Suez Road and adjacent to South and North 90th Streets. The community lies just 3 minutes from Al Rehab City, 5 minutes from the American University in Cairo (AUC), 10 minutes from Cairo International Airport, 12 minutes from the New Administrative Capital, and 15 minutes from Cairo Festival City (CFC), ensuring unmatched regional connectivity.

About the Project

Saada New Cairo is an elite master-planned villa-only sanctuary spanning 371 acres, engineered by Horizon Egypt Developments under world-class architectural guidelines to deliver an ultra-private community experience. The development is master-planned around expansive swimmable crystal lagoons spanning over 2 kilometers, extensive verdant green spines, and open pedestrian parklands. Features include two world-class resident clubhouses, multi-sport athletic courts, luxury boutique hotels, a sprawling commercial strip with fine-dining restaurants and high-end retail, dedicated jogging and cycling trails, and 24/7 smart gated security with comprehensive CCTV and access control.

Concept

Spanning 185 m² of efficient built-up area situated on a substantial 315 m² land plot with a private 200 m² wrap-around garden, this corner townhouse provides the heightened privacy, natural cross-ventilation, and outdoor entertaining potential of a standalone villa. Delivered semi-finished with immediate move-in readiness, it eliminates the wait for building completion while leaving all cosmetic selections, flooring, and interior aesthetic treatments entirely to the owner's personal taste. Combined with flexible long-term installment structures, it represents an outstanding private family estate and a secure capital growth asset along New Cairo’s prime northern axis.

| Classification | Delivery date |
|---|---|
| **Installment** | **--** |

### Property details

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|---|---|
| Property Type | **Town Corner** |
| Category | **Residential** |
| Finishing | **Semi Finished** |
| Developer | **Horizon** |
| Project | **Saada** |
| Build Up Area | **185 m²** |
| Bedrooms | **3** |
| Bathrooms | **3** |
| Garden | **200 m²** |

### Location

5th Settlement, New Cairo
Saada







