





E£ 24,650,000

4 Bedrooms **5 Bathrooms** **258 m²**

PRIME READY-TO-MOVE 258M² BUA FULLY FINISHED LUXURY MIDDLE TOWNHOUSE FEATURING A 272M² PRIVATE PLOT (4 MASTER BEDROOMS AND 5 BATHROOMS) AVAILABLE FOR DIRECT CASH SALE IN CITY GATE BY QATARI DIAR, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Townhouse Middle for Cash Sale City Gate Qatari Diar New Cairo 258m² BUA 272m² Land

Category: Residential Middle Townhouse for Sale

Land Area: 272 m²

BUA: 258 m²

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

Bedrooms: 4 Spacious Bedrooms (Including Master Suites with En-Suite Bathrooms and Dressing Room Allocations)

Bathrooms: 5 Fully Fitted Modern Bathrooms (Including Guest Powder Room)

Living Areas: Expansive Open Reception & Formal Dining Hall Opening Directly to Private Garden + Upper Family Living Lounge + Fully Equipped Contemporary Kitchen + Dedicated Maid's Room with En-Suite Bathroom + Rooftop Terrace Lounge

Finishing: Fully Finished (Turnkey High-Specification Luxury Residential Standards)

Ready to Move: Yes

Status: Available for Immediate Delivery and Transfer

Location

Strategically situated within City Gate developed by Qatari Diar, commanding an ultra-prime gateway position connecting New Cairo and the New Administrative Capital. Bordering the Ring Road and South 90th Street directly adjacent to Hyde Park, the development lies just 5 minutes from the American University in Cairo (AUC), 10 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport via the Middle Ring Road and Ain Sokhna Road.

About the Project

City Gate is an expansive, self-sustaining 8.5-million-square-meter master-planned green city delivered by Qatari Diar. Designed around an international 18-hole championship golf course, the community features expansive lush parklands, world-class community clubhouses, outdoor sports complexes, swimming pools, children's adventure play zones, international schools, medical and wellness facilities, a high-end commercial boulevard with upscale retail and dining venues, dedicated covered parking, and 24/7 smart gated security.

Concept

Spanning an expansive 258 m² build-up area on a 272 m² private plot, delivered turnkey fully finished with high-specification materials, this middle townhouse eliminates renovation downtime and fit-out capital expenditure. Featuring 4 private bedroom suites, a maid's room, 5 bathrooms, and a scenic roof terrace alongside private landscaped outdoor grounds, it delivers an optimal blend of low-maintenance family comfort and villa-style outdoor living within one of East Cairo's most distinguished golf communities.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**Qatari Diar**
Project	**City Gate**
Build Up Area	**258 m²**
Bedrooms	**4**
Bathrooms	**5**

Additional Details

View
Prime Location, Garden View
Other Rooms
Nanny Room, Living Room, Dressing Room

Location

5th Settlement, New Cairo
City Gate






