





**E£ 22,700,000**

**3 Bedrooms** **3 Bathrooms** **225 m²**

PRIME READY-TO-MOVE 225M² BUA LUXURY MIDDLE TOWNHOUSE WITH A 180M² PRIVATE GARDEN AND 50M² ROOFTOP TERRACE ON A 280M² LAND PLOT DELIVERED SEMI-FINISHED (3 BEDROOMS AND 3 BATHROOMS) AVAILABLE ON FLEXIBLE INSTALLMENTS IN SAADA COMPOUND BY HORIZON EGYPT DEVE

# Semi Finished Middle Townhouse with 180m² Garden & 50m² Roof on Installments Saada Horizon New Cairo 225m² BUA

Category: Residential Luxury Middle Townhouse for Sale

BUA: 225 m²

Land Area: 280 m²

Garden Area: 180 m² Private Landscaped Garden

Roof Terrace: 50 m² Private Panoramic Sky Terrace

Basement: 0 m²

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

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

Bathrooms: 3 Contemporary Fully Plumbed Bathrooms (Master En-Suite, Second Family Bathroom, and Ground Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazing Opening onto the 180m² Private Garden + Upper Family Living Lounge + Sizable Enclosed Kitchen Space with Complete Utility Connections + Maid's Quarters with Private Bath + Private 50m² Rooftop Terrace overlooking Manicured Greenery and Crystal Lagoons

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

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 North and South 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 225 m² of functional built-up area situated on a 280 m² land plot with a private 180 m² garden and a 50 m² rooftop entertaining terrace, this middle townhouse delivers the spatial grandeur, privacy, and outdoor entertaining lifestyle of an independent 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 Middle** |
| Category | **Residential** |
| Finishing | **Semi Finished** |
| Developer | **Horizon** |
| Project | **Saada** |
| Build Up Area | **225 m²** |
| Bedrooms | **3** |
| Bathrooms | **3** |
| Garden | **180 m²** |
| Roof Area | **50 m²** |

## Location

5th Settlement, New Cairo
Saada







