





E£ 13,325,000

3 Bedrooms **3 Bathrooms** **150 m²**

PRIME 150M² BUA (200M² LAND, 70M² PRIVATE GARDEN) LUXURY 3-BEDROOM MIDDLE TOWNHOUSE (3 BATHROOMS, DELIVERY 2029) FOR SALE ON FLEXIBLE INSTALLMENT PLANS IN SARAI BY MADINET MASR, MOSTAKBAL CITY / NEW CAIRO.

Core & Shell Townhouse Middle for Sale Installments Sarai Madinet Masr Mostakbal City 150m² BUA

Type: Residential Middle Townhouse for Sale

Land Area: 200 m²

BUA: 150 m²

Private Garden: 70 m²

Layout: 3 Bedrooms (Including Master Bedroom Suite) + 3 Bathrooms + Spacious Reception & Dining Lounge + Contemporary Kitchen + Private Terraces + Private Garden

Finishing: Core & Shell (Ready for Custom Interior Fit-Out & Architectural Personalization)

Delivery Date: 2029

Status: Available for Sale with Installments / Resale

Location

Strategically situated within Sarai by Madinet Masr, occupying an ultra-prime residential location directly along the Cairo–Suez Road in Mostakbal City / New Cairo corridor, positioned right adjacent to Madinaty, just 5 minutes from the New Administrative Capital, 10 minutes from the American University in Cairo (AUC), and 15 minutes from Cairo International Airport with direct access via the Ring Road and Middle Ring Road.

About the Project

Sarai is a premier 5.5-million-square-meter (over 1,300 acres) master-planned mega-community developed by Madinet Masr. Centered around expansive natural water features and verdant green belts, the development features the largest swimmable crystal lagoons in Cairo, sprawling international equestrian clubs and stables, luxury boutique hotels, a vibrant commercial downtown hub with open-air dining and retail promenades, sports complexes, jogging and cycling trails, top-tier international schools, and 24/7 smart security and facility management.

Concept

Spanning an efficiently laid out 150 m² build-up area set on a 200 m² private land plot with a dedicated 70 m² private garden delivered core and shell, this middle townhouse features 3 comfortable bedrooms, 3 bathrooms, and open living spaces opening directly onto outdoor greenery. With delivery scheduled for 2029, it grants homeowners total creative freedom to customize interior styling and garden landscaping, paired with convenient long-term installment structures and outstanding capital growth in East Cairo’s fastest-growing residential corridor.

Classification	Delivery date
Installment	**2029**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Madinet Masr**
Project	**Sarai**
Build Up Area	**150 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**70 m²**

Additional Details

View

Garden View

Location

Mostakbal City, Mostakbal City

Sarai









