





E£ 29,500,000

4 Bedrooms **4 Bathrooms** **285 m²**

PRIME READY-TO-MOVE 285M² BUA (400M² LAND) LUXURY FULLY FINISHED 4-BEDROOM FRENCH-STYLE TWIN HOUSE (4 BATHROOMS) WITH PRIVATE GARDEN AREA FOR CASH SALE IN LAYAN BY LANDMARK SABBOUR (LMD), GOLDEN SQUARE, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Twin House for Sale Cash Layan Sabbour 5th Settlement New Cairo 285m² BUA

Type: Residential Twin House for Sale

Land Area: 400 m²

BUA: 285 m²

Layout: 4 Bedrooms (Including Master Suites) + 4 Bathrooms + Spacious Multi-Living Reception & Dining Salon + Modern Fitted Kitchen + Maid's Quarters with Private Bath + Expansive Balconies & Terraces + Private Garden Area

Finishing: Fully Finished (Turnkey High-End Specifications)

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within Layan by Landmark Sabbour (LMD), occupying an ultra-prime residential location in the heart of the Golden Square, 5th Settlement, New Cairo, directly along the Bin Zayed Axis and North 90th Street extension, just 5 minutes from the American University in Cairo (AUC), adjacent to Platinum Club and Palm Hills Katameya, 10 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Layan Residence is an elite, fully delivered 233-acre master-planned residential community developed by Landmark Sabbour (LMD). Renowned for its elegant French provincial architecture, the gated development dedicates over 80% of its total area to verdant landscapes, tree-lined boulevards, and water features. The compound features three private resident clubhouses, multiple semi-Olympic swimming pools, tennis and multi-sport courts, an international spa and wellness center, boutique commercial retail and dining avenues, cycling trails, and 24/7 integrated smart security and facility management.

Concept

Spanning an expansive 285 m² build-up area set on a generous 400 m² private land plot delivered turnkey fully finished, this ready-to-move twin house features 4 well-appointed bedrooms, 4 bathrooms, dedicated service quarters, and luminous reception spaces opening onto private outdoor grounds. It offers discerning families an immediate, hassle-free move-in experience within New Cairo's most distinguished enclave, combined with strong capital preservation and exceptional long-term rental appreciation via a direct cash acquisition.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Twin house**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**Sabbour**
Project	**Layan**
Build Up Area	**285 m²**
Bedrooms	**4**
Bathrooms	**4**

Additional Details

View

Prime Location

Location

5th Settlement, New Cairo

Layan









