





E£ 35,000,000

3 Bedrooms **4 Bathrooms** **280 m²**

PRIME READY-TO-MOVE 280M² BUA LUXURY MULTI-LEVEL TWIN HOUSE SET ON A 315M² PLOT FEATURING A 190M² PRIVATE LANDSCAPED GARDEN AND 100M² PANORAMIC ROOFTOP TERRACE DELIVERED CORE AND SHELL (3 BEDROOMS AND 4 BATHROOMS) FOR DIRECT CASH PURCHASE IN CLUSTER 17, H

Core & Shell Twin House with 190m² Garden & 100m² Roof for Cash Sale Cluster 17 Hyde Park New Cairo 280m² BUA

Category: Residential Luxury Multi-Level Twin House for Sale

BUA: 280 m²

Land Area: 315 m²

Garden Area: 190 m² Private Landscaped Garden

Roof Terrace: 100 m² Private Open-Air Rooftop Sky Terrace with Scenic Panoramic Views

Basement: 0 m²

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

Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Wing & Private En-Suite Bathroom + 2 Generous Secondary Family Bedrooms)

Bathrooms: 4 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suites, Family Bathroom, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Glazed Openings Direct to the 190m² Private Garden & Deck Area + Upper Family Living Lounge + Sizable Enclosed Modern Gourmet Kitchen with Full Utility Conduits & Storage Provision + Dedicated Maid’s Quarters with Private Bath + Direct Staircase Access to 100m² Rooftop Sky Terrace for Outdoor Entertaining and Family Barbecues

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed architectural exterior facades, and primary entry points for electrical, HVAC ducting, and plumbing connections, ready for customized interior architecture and branded luxury fit-out)

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within Cluster 17 inside the master-planned Hyde Park community, commanding an elite residential address directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly adjacent to the Middle Ring Road and the Ain Sokhna Road junction, the development ensures seamless transit across Greater Cairo. It lies just 3 minutes from the American University in Cairo (AUC), adjacent to Mivida and City Gate, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Hyde Park New Cairo is an iconic 1,200-acre fully integrated flagship master community renowned for housing the largest landscaped central park in Egypt, spanning 141 acres of botanical gardens, walking boulevards, and tranquil lakes. Community amenities include multiple world-class sports and social clubhouses, a prestigious 71-acre sporting club (Hyde Park Club), international schools, modern medical facilities, a vibrant commercial and retail boulevard with fine dining outlets, dedicated pedestrian and jogging avenues, children’s adventure zones, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 280 m² build-up area across a 315 m² plot, reinforced by a 190 m² private garden and a 100 m² open-air rooftop sky terrace, this twin house delivers the generous spatial volume, privacy, and exterior freedom of an independent family villa. Delivered core and shell with immediate handover readiness, it affords homeowners total freedom to execute bespoke interior layouts, custom flooring, and tailored smart-home automations without construction delays. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in Hyde Park's Golden Square, it represents a premier family residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Twin house**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Hyde Park**
Project	**Hyde Park**
Phase	**Cluster 17**
Build Up Area	**280 m²**
Bedrooms	**3**
Bathrooms	**4**
Garden	**190 m²**
Roof Area	**100 m²**

Additional Details

Other Rooms

Nanny Room, Living Room

Location

5th Settlement, New Cairo

Hyde Park




HYDE PARK


