









E£ 32,800,000

4 Bedrooms **4 Bathrooms** **280 m²**

PRIME READY-TO-MOVE 280M² BUA LUXURY MULTI-LEVEL TWIN HOUSE SET ON A 430M² PLOT FEATURING A 150M² PRIVATE LANDSCAPED GARDEN DELIVERED IN FLEXI FINISHING (4 BEDROOMS AND 4 BATHROOMS) FOR DIRECT CASH PURCHASE IN PHASE OBAL, CITY GATE BY QATARI DIAR, 5TH SET

Flexi Finished Twin House with 150m² Garden for Cash Sale OBAL City Gate Qatari Diar New Cairo 280m² BUA

Category: Residential Luxury Multi-Level Twin House for Sale

BUA: 280 m²

Land Area: 430 m²

Garden Area: 150 m² Private Landscaped Garden

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

Bedrooms: 4 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Wing & Private En-Suite Bathroom + 3 Generous Family Bedrooms)

Bathrooms: 4 Contemporary Fully Plumbed Bathrooms (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 Floor-to-Ceiling Glazed Facades Opening Directly onto the 150m² Private Garden & Deck Area + Upper Family Living Lounge + Sizable Enclosed Modern Gourmet Kitchen with Full Utility Rough-Ins + Dedicated Maid's Quarters with Private Bath + Direct Staircase Access to Private Penthouse Sky Terrace for Open-Air Entertaining

Finishing: Flexi Finishing (Advanced semi-custom structural and MEP finishing package featuring completed primary plumbing, electrical installations, premium architectural facades, and soundproof double-glazed window frames, ready for tailored flooring and interior design)

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within the exclusive OBAL phase of City Gate developed by Qatari Diar, commanding an exceptional residential address in the 5th Settlement, New Cairo. Ideally positioned at the direct junction of South 90th Street extension, Middle Ring Road, and Cairo–Suez Road, the project provides seamless transit between New Cairo and the New Administrative Capital. It lies just 5 minutes from the American University in Cairo (AUC) and Golden Square, adjacent to Hyde Park and Mivida, 10 minutes from Cairo International Airport, and 10 minutes from the Government and Financial Districts in the New Capital.

About the Project

City Gate is an internationally acclaimed 2,020-acre self-sustaining smart mega-city master-planned around an 18-hole championship golf course designed to world-class tournament standards. Over 80% of the community footprint is dedicated to lush green fairways, botanical parks, tranquil water features, and open spaces. Premium amenities include multiple world-class sports and social clubhouses, a prestigious golf academy, international schools, a community medical center, luxury 5-star hospitality hotels, a vibrant mixed-use business park, an open-air retail and gourmet dining promenade, dedicated pedestrian and cycling trails, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 280 m² build-up area across a generous 430 m² plot, reinforced by a 150 m² private garden, this twin house delivers the generous spatial volume, privacy, and exterior freedom of a standalone estate. Delivered in flexi finishing 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 distinct pricing advantage of an unencumbered direct cash acquisition in City Gate's OBAL phase, it stands as an elite primary residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Twin house**
Category	**Residential**
Finishing	**Flexi**
Developer	**Qatari Diar**
Project	**City Gate**
Phase	**OBAL**
Build Up Area	**280 m²**
Bedrooms	**4**
Bathrooms	**4**
Garden	**150 m²**

Additional Details

Parking
With Parking
View
Prime Location, Open View, Bahry, Double View
Other Rooms
Nanny Room, Living Room, Storage Room, Laundry Room, Dressing Room

Location

5th Settlement, New Cairo
City Gate








