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5 Bedrooms **6 Bathrooms** **385 m²**

PRIME READY-TO-MOVE 385M² BUA LUXURY MULTI-LEVEL TWIN HOUSE ON A 322M² PLOT FEATURING A 230M² PRIVATE LANDSCAPED GARDEN DELIVERED CORE AND SHELL (5 BEDROOMS AND 6 BATHROOMS) FOR DIRECT CASH PURCHASE IN PHASE 4A, PALM HILLS NEW CAIRO BY PALM HILLS DEVELOPM

Core & Shell Twin House with 230m² Garden for Cash Sale Phase 4A Palm Hills New Cairo 385m² BUA

Category: Residential Luxury Multi-Level Twin House for Sale

BUA: 385 m²

Land Area: 322 m²

Garden Area: 230 m² Private Landscaped Garden

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

Bedrooms: 5 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom + Junior En-Suite Bedrooms)

Bathrooms: 6 Contemporary Fully Plumbed Bathrooms (Master En-Suites, Secondary Family Bathrooms, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazing Opening onto the 230m² Private Garden + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen Space with Complete Utility Conduits + Dedicated Maid’s Quarters with Private Bath + Driver/Service Quarters + Multipurpose Lower Living / Entertainment Suite + Private Rooftop Sky Terrace overlooking Serene Botanical Landscapes

Finishing: Core & Shell (Raw structural finish with masonry, modern architectural facades, double-glazed windows, and primary electrical and plumbing conduits installed, ready for custom interior architecture and tailored finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Phase 4A inside the flagship community Palm Hills New Cairo developed by Palm Hills Developments, commanding an exceptional residential address in the 5th Settlement, New Cairo. Positioned directly adjacent to Mountain View iCity and bordered by key arterial roads, the compound offers seamless access to the Middle Ring Road and Suez Road. It lies just 10 minutes from the American University in Cairo (AUC) and Golden Square, 5 minutes from the New Administrative Capital, 15 minutes from Madinaty, and 20 minutes from Cairo International Airport.

About the Project

Palm Hills New Cairo is an integrated eco-friendly master development spanning 500 acres, master-planned by international architectural firm Sasaki. The community is built around low-density sustainable living, dedicating over 80% of its total footprint to verdant central parks, botanical gardens, and linear green corridors. Amenities include a world-class sports and social clubhouse, heated and recreational swimming pools, multi-purpose athletic courts, boutique lifestyle hotels, an expansive open-air commercial and dining promenade (Street 88), international schools, dedicated cycling and jogging tracks, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 385 m² build-up area on a 322 m² plot, paired with a substantial 230 m² private wrap-around garden, this twin house delivers the generous spatial volume, privacy, and outdoor entertaining capacity of a standalone villa. Delivered core and shell with immediate handover readiness, it affords homeowners total freedom to execute bespoke interior partitions, luxury smart home installations, and private landscape designs without construction waiting periods. Coupled with the clear pricing advantage of an unencumbered direct cash acquisition in Phase 4A, it stands as an elite family residence and a commanding capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Twin house**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Palm Hills**
Project	**Palm Hills New Cairo**
Phase	**4A**
Build Up Area	**385 m²**
Bedrooms	**5**
Bathrooms	**6**
Garden	**230 m²**
Roof Area	**1 m²**
Basement	**1 m²**

Additional Details

View
Garden View
Other Rooms
Nanny Room, Living Room

Location

5th Settlement, New Cairo
Palm Hills New Cairo


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NEW CAIRO
PALM HILLS
DEVELOPMENTS


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