

E£ 31,500,000

5 Bedrooms **5 Bathrooms** **450 m²**

PRIME READY-TO-MOVE 450M² BUA LUXURY MULTI-LEVEL TWIN HOUSE SET ON A SPACIOUS 510M² PLOT FEATURING A 220M² PRIVATE LANDSCAPED GARDEN AND A 35M² ROOF TERRACE DELIVERED CORE AND SHELL (5 BEDROOMS AND 5 BATHROOMS) FOR DIRECT CASH PURCHASE IN LENA SPRINGS BY

Core & Shell Twin House with 220m² Garden & 35m² Roof for Cash Sale Lena Springs 5th Settlement New Cairo 450m² BUA

Category: Residential Luxury Multi-Level Twin House for Sale

BUA: 450 m²

Land Area: 510 m²

Garden Area: 220 m² Private Landscaped Garden

Roof Area: 35 m² Open Penthouse Sky Terrace

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

Bedrooms: 5 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Wing & Private En-Suite Bathroom + 3 Generous Secondary Family Bedrooms + Upper Penthouse Guest/Family Suite)

Bathrooms: 5 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite, Family Bathrooms, Penthouse Bathroom, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Three-Sided Glazed Facades Opening Directly onto the 220m² Private Garden & Patio Area + Upper Family Living Lounge + Sizable Enclosed Modern Gourmet Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid’s Quarters with Private Bath + 35m² Private Roof Terrace for Outdoor Entertaining

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

Ready to Move: Yes

Status: Available for Immediate Delivery & Direct Ownership Transfer

Location

Strategically situated within Lena Springs developed by Lena Development, commanding a tranquil and upscale residential address in the heart of the 5th Settlement, New Cairo. Ideally positioned with direct access to North 90th Street, South 90th Street, Mohamed Naguib Axis, and the Ring Road, the community ensures effortless transit across Greater Cairo. It lies just 5 minutes from the American University in Cairo (AUC) and Golden Square, 8 minutes from Cairo Festival City (CFC) and Downtown Mall, 15 minutes from Cairo International Airport, and 18 minutes from the New Administrative Capital.

About the Project

Lena Springs is an exclusive boutique residential gated community engineered by Lena Development to offer privacy, low-density living, and lush botanical landscaping. Designed with contemporary architectural lines and abundant green buffers, the compound features landscaped gardens, tranquil water elements, dedicated pedestrian walkways, recreational open spaces, modern infrastructure, private parking spaces, and 24/7 smart gated security with access control and comprehensive CCTV surveillance.

Concept

Spanning an extraordinary 450 m² build-up area across an ample 510 m² land plot, reinforced by a substantial 220 m² private garden and a 35 m² roof terrace, this 5-bedroom twin house delivers the grand spatial scale, triple-aspect exposure, and independence of a standalone estate. Delivered core and shell with immediate handover readiness, it affords homeowners total architectural 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 Lena Springs, it stands as a premier family residence and a solid capital asset in the 5th Settlement.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Twin house**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Lena Dvelopment**
Project	**LENA SPRINGS**
Build Up Area	**450 m²**
Bedrooms	**5**
Bathrooms	**5**
Garden	**220 m²**
Roof Area	**35 m²**

Additional Details

View

Prime Location, Clubhouse View, Lake View, Garden View, Landscape View

Other Rooms

Nanny Room, Storage Room, Laundry Room, Dressing Room

Location

5th Settlement, New Cairo

LENA SPRINGS