



**E£ 16,000,000**

**3 Bedrooms** **3 Bathrooms** **350 m²**

PRIME READY-TO-MOVE 350M² BUA STANDALONE VILLA ON A 325M² PRIVATE PLOT (3 MASTER SUITES AND 3 BATHROOMS) AVAILABLE FOR UPFRONT CASH PURCHASE IN MIDTOWN SOLO BY BETTER HOME DEVELOPMENTS, R7 DISTRICT, NEW ADMINISTRATIVE CAPITAL.

# Standalone Villa for Cash Sale Midtown Solo Better Home R7 New Administrative Capital 350m² BUA

Category: Residential Standalone Villa for Sale

Land Area: 325 m²

BUA: 350 m²

Layout: Ground Floor + First Floor + Penthouse / Roof Terrace

Bedrooms: 3 Spacious Master Suites with Walk-in Closet Provisions

Bathrooms: 3 Well-Appointed Bathrooms + Guest Powder Room

Living Areas: Expansive Double-Height Reception & Formal Dining + Family Living Hall + Open Rooftop Terrace + Private Landscaped Garden Zone

Finishing: Semi Finished (Core & Shell / Plastered with Primary Plumbing and Electrical Conduits Ready for Custom Interior Design)

Ready to Move: Yes

Status: Available for Immediate Delivery and Transfer

Location

Strategically situated within Midtown Solo in the prestigious R7 Residential District of the New Administrative Capital, positioned directly along the central ring road of the capital and facing the Green River and the Diplomatic District (Embassy Quarter). The property lies just 5 minutes from the Cathedral of the Nativity, Al Fattah Al Aleem Mosque, and the Regional Ring Road, 10 minutes from the Financial & Government Districts, and 20 minutes from New Cairo.

About the Project

Midtown Solo is the New Capital's premier standalone-villas-only gated community, developed by Better Home Developments across 66 acres. Featuring low building density, the compound prioritizes nature and privacy, with over 80% of its footprint dedicated to lush landscaped parks, water features, and tranquil pedestrian paths. Amenities include a private clubhouse, swimming pools, health and wellness club, an integrated commercial mall hosting retail brands and dining options, underground parking provisions, and 24/7 guarded security.

Concept

Offering a balanced 350 m² build-up area set on a 325 m² private plot, this ready-to-deliver standalone home provides complete residential privacy with no shared walls. Handed over semi-finished, it allows purchasers total design freedom to curate bespoke luxury interiors, private garden landscaping, and swimming pool additions, presenting an immediate move-in opportunity for families or an asset with capital appreciation potential in the New Administrative Capital.

| Classification | Delivery date |
|---|---|
| **Cash** | **--** |

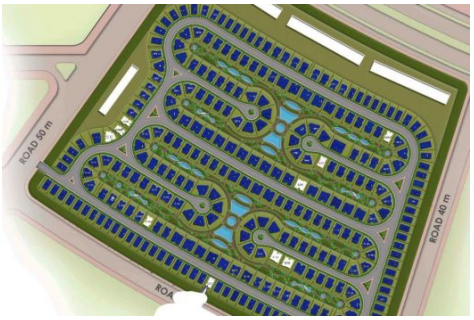
## Property details

| | |
|---|---|
| Property Type | **Villa** |
| Category | **Residential** |
| Finishing | **Semi Finished** |
| Developer | **Better Home** |
| Project | **MIdtown Solo** |
| Build Up Area | **350 m²** |
| Bedrooms | **3** |
| Bathrooms | **3** |

## Location

R7, New Capital
MIdtown Solo


MIDTOWN SOLO
VILLA S-29


ROAD 50 m
ROAD 40 m


NEXTHOME
Real Estate
dubizzle


NEXTHOME
Real Estate









