





E£ 35,000,000

6 Bedrooms **5 Bathrooms** **294 m²**

PRIME READY-TO-MOVE 294M² BUA LUXURY FULLY FINISHED RESIDENTIAL STANDALONE VILLA (6 BEDROOMS, 5 BATHROOMS) SET ON A 414M² PRIVATE PLOT FOR CASH SALE IN CELIA BY TALAAT MOUSTAFA GROUP (TMG), GREEN RIVER AREA, NEW CAPITAL.

Fully Finished Standalone Villa for Sale Cash Celia TMG New Capital 294m² BUA

Type: Residential Standalone Villa for Sale

BUA: 294 m²

Land Area: 414 m²

Bedrooms: 6 (Including Master Suites)

Bathrooms: 5

Finishing: Fully Finished

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within Celia by Talaat Moustafa Group (TMG), occupying an ultra-prime central location directly overlooking the Green River in the New Administrative Capital, positioned between the Government District, the Diplomatic District, and the Central Business District (CBD), with seamless connectivity via Mohamed Bin Zayed Axis, the Regional Ring Road, and Cairo–Suez Road.

About the Project

Celia is Talaat Moustafa Group's flagship 500-acre master-planned green city within the New Capital, engineered to deliver an integrated, sustainable luxury lifestyle. The development features multi-tiered botanical gardens, scenic open waterways, international schools, sports and social clubhouses, a central Roman theater, upscale commercial and entertainment zones (The Village), and 24/7 smart city infrastructure, security, and facility management.

Concept

Spanning an efficiently planned 294 m² build-up area set on a spacious 414 m² private plot, delivered fully finished to modern luxury turnkey standards, featuring 6 bedrooms, generous multi-level living and reception layouts, and 5 bathrooms wrapped by a large private garden, this ready-to-move standalone villa offers families total independence, open scenic surroundings, and immediate move-in readiness, paired with strong long-term capital preservation for a cash purchase along the New Capital's Green River.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**TMG**
Project	**Celia**
Build Up Area	**294 m²**
Bedrooms	**6**
Bathrooms	**5**

Location

Green River Area, New Capital
Celia



