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3 Bedrooms **3 Bathrooms** **326 m²**

PRIME READY-TO-MOVE 326M² BUA SEMI-FINISHED LUXURY STANDALONE VILLA (3 BEDROOMS, 3 BATHROOMS) SET ON A 477M² PRIVATE PLOT FOR SALE ON FLEXIBLE INSTALLMENT PLANS IN CITY GATE BY QATARI DIAR, STRATEGICALLY LOCATED ON THE MIDDLE RING ROAD, 5TH SETTLEMENT, NE

Semi Finished Standalone Villa for Sale Installments City Gate Qatari Diar New Cairo 326m² BUA

Type: Standalone Villa for Sale

BUA: 326 m²

Land Area: 477 m²

Bedrooms: 3 (Including Master Suite)

Bathrooms: 3

Finishing: Semi Finished

Ready to Move: Yes

Status: Available for Sale on Installments / Resale

Location

Strategically situated within City Gate by Qatari Diar, fronting directly along the Middle Ring Road and Cairo–Ain Sokhna Road in New Cairo, serving as the premier geographical gateway connecting the 5th Settlement to the New Administrative Capital, positioned just 10 minutes from the American University in Cairo (AUC) and 15 minutes from Cairo International Airport.

About the Project

City Gate is an iconic, self-sustaining master-planned mega-community spanning over 8.5 million square meters (approx. 2,020 acres) developed by Qatari Diar. Built around lush green expanses and world-class infrastructure, the project features an 18-hole championship golf course, luxury sports and social clubhouses, top international schools, specialized medical complexes, landscaped linear parks, high-end retail boulevards, and 24/7 smart security and community management.

Concept

Spanning an expansive 326 m² build-up area set upon a generous 477 m² private land parcel delivered semi-finished, featuring 3 spacious bedrooms, multiple light-filled living and reception areas, and 3 bathrooms enveloped by an expansive private garden with ample space for an outdoor pool and patio, this ready-to-move standalone villa offers maximum privacy, complete interior customization freedom, and strong capital appreciation paired with convenient installment flexibility in East Cairo's flagship gated city.

Classification
Installment

Delivery date
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Property details

Property Type	**Villa**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**Qatari Diar**
Project	**City Gate**
Build Up Area	**326 m²**
Bedrooms	**3**
Bathrooms	**3**

Location

5th Settlement, New Cairo
City Gate






