



E£ 47,000,000

4 Bedrooms **4 Bathrooms** **380 m²**

SPACIOUS 380M LUXURY TWIN HOUSE FOR SALE CASH IN PK1 NEAR AUC.

Twin House Core & Shell 2026 Delivery | PK1

Type: Twin House with Roof

BUA: 380 m2 (Land: 701 m2 | Roof: 90 m2)

Rooms: 4 Bedrooms | 4 Bathrooms

Finishing: Core & Shell

Status: Delivery 2026

Transaction: Resale / Cash

Location
PK1 (Palm Hills Katameya 1) enjoys an elite, highly strategic location in the heart of the 5th Settlement, New Cairo. Positioned within close proximity to the American University in Cairo (AUC), the compound provides immediate connectivity to Golden Square, the Ring Road, and is only minutes away from the New Administrative Capital.

About the Project
Developed by the prestigious master-developer Palm Hills Developments, PK1 is a premier, highly exclusive residential community. The project is renowned for its sprawling green landscapes, premium clubhouses, strict 24/7 security systems, and an upscale, tranquil family environment designed for elite privacy.

Concept
This magnificent Twin House stands out with an expansive 380 m2 built-up area and a massive 701 m2 land plot, offering space comparable to standalone villas. Delivered at the Core & Shell stage with a 90 m2 private roof, it gives you the ultimate freedom to customize your luxury interiors. Available via a direct Cash transaction with immediate 2026 delivery, it ensures prime investment value.

Classification	Delivery date
Cash	**2026**

Property details

Property Type	**Twin house**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Palm Hills**
Project	**PK1**
Build Up Area	**380 m²**
Bedrooms	**4**
Bathrooms	**4**
Roof Area	**90 m²**

Location

5th Settlement, New Cairo
PK1








