**E£ 35,000,000**

**6 Bedrooms** **5 Bathrooms** **430 m²**

PRIME READY-TO-MOVE 430M² BUA SEMI-FINISHED STANDALONE VILLA (6 BEDROOMS & 5 BATHROOMS) FOR CASH RESALE IN DYAR COMPOUND BY AL AHLY SABBOUR, 5TH SETTLEMENT, NEW CAIRO.

# Semi-Finished 6-Bedroom Standalone Villa Cash Resale Dyar Sabbour 5th Settlement New Cairo 430m² BUA

Type: Residential Standalone Villa

BUA: 430 m²

Bedrooms: 6

Bathrooms: 5

Finishing: Semi Finished

Ready to Move: Yes

Status: Available for Cash Resale

Location

Strategically situated in Dyar Compound by Al Ahly Sabbour, located directly on Northern 90th Street in the heart of the 5th Settlement, New Cairo, right next to Al Rehab City, minutes away from the American University in Cairo (AUC), Middle Ring Road, and Cairo-Suez Road.

About the Project

Dyar is an established, prestigious gated residential community spanning 54 acres in New Cairo. Developed by Al Ahly Sabbour, the development features elegant architectural design, expansive landscaped green spaces, walking tracks, private clubhouses, dedicated parking, and 24/7 top-tier gated security and community management.

Concept

Spanning an expansive 430 m² build-up area featuring 6 bedrooms and 5 bathrooms, delivered semi-finished with ready-to-move status, this standalone villa provides complete architectural and interior design freedom to execute tailored luxury finishes, spacious multi-level family living, unmatched privacy, and exceptional cash investment value in Dyar Sabbour.

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

## Property details

| | |
|---|---|
| Property Type | **Villa** |
| Category | **Residential** |
| Finishing | **Semi Finished** |
| Developer | **Sabbour** |
| Project | **Dyar** |
| Build Up Area | **430 m²** |
| Bedrooms | **6** |
| Bathrooms | **5** |

## Location

5th Settlement, New Cairo
Dyar