



**E£ 70,000,000**

**1,050 m²**

PRIME READY-TO-MOVE 1,050M² BUA SEMI-FINISHED LUXURY STANDALONE VILLA FOR CASH RESALE IN KATAMEYA DUNES GOLF RESORT BY STARLIGHT DEVELOPMENTS, 5TH SETTLEMENT, NEW CAIRO.

# Semi-Finished Palace Standalone Villa Cash Resale Katameya Dunes New Cairo 1050m² BUA

Type: Residential Standalone Villa

BUA: 1,050 m²

Finishing: Semi Finished

Ready to Move: Yes

Status: Available for Cash Resale

Location

Strategically situated in Katameya Dunes by Starlight Developments, located directly on Gamal Abdel Nasser Axis and Southern 90th Street in the heart of the 5th Settlement, New Cairo, minutes away from the American University in Cairo (AUC), Middle Ring Road, Regional Ring Road, and Cairo-Suez Road.

About the Project

Katameya Dunes is an ultra-exclusive, world-class gated golf resort community spanning 1.5 million square meters in New Cairo. Developed by Starlight Developments, the compound features a 27-hole Sir Nick Faldo championship golf course, the Westin Cairo Golf Resort & Spa, crystal water lagoons, an international golf academy, luxury clubhouses, and 24/7 top-tier gated security and hospitality-level management.

Concept

Spanning a monumental 1,050 m² build-up area, delivered semi-finished with ready-to-move status, this palatial standalone villa provides infinite architectural freedom to execute tailored world-class luxury finishes, unmatched private estate living overlooking serene golf landscapes, and prestigious cash investment value in Katameya Dunes.

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

## Property details

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|---|---|
| Property Type | **Villa** |
| Category | **Residential** |
| Finishing | **Semi Finished** |
| Developer | **Starlight** |
| Project | **Katameya Dunes** |
| Build Up Area | **1,050 m²** |

## Location

5th Settlement, New Cairo
Katameya Dunes






