



## Luxury 2 Bed Apartment For Sale In Madinaty Cairo



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 88,018.99

### Τοποθεσία

Χώρα:	Egypt
Διεύθυνση:	Madinaty Second New Cairo
Ταχυδρομικός κωδικός:	4771601
Δημοσιεύθηκε:	17/12/2024
Περιγραφή:	Luxury 2 Bed Apartment For Sale In Madinaty Cairo Egypt

Esales Property ID: es5554410

Property Location

Madinaty

Second New Cairo, Cairo Governorate

4771601, Egypt

Property Details

Introducing a Charming 2-Bedroom Apartment in Madinaty, Cairo



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This inviting 2-bedroom, 1-bathroom apartment is nestled within the serene and vibrant community of Madinaty, Cairo. Located in B7 group 73, this unfurnished unit offers a blank canvas for you to personalize and create your dream home.

#### Key Features:

- \* **Prime Location:** Situated in Madinaty, a sought-after residential community known for its lush greenery, world-class amenities, and a strong sense of community.
- \* **Spacious and Bright:** With a generous 96 square meters of living space, this apartment offers ample room for comfortable living and entertaining.
- \* **Convenient Location:** Situated on the first floor, providing easy access to the building and surrounding areas.
- \* **Investment Potential:** Madinaty offers a thriving rental market, making this apartment an attractive investment opportunity.

#### Apartment Highlights:

- \* **Unfurnished:** Allows for complete customization and the freedom to choose your own unique style and furnishings.
- \* **Two Bedrooms:** Provides flexibility for couples, small families, or those seeking a comfortable space for guests.
- \* **Two Bathrooms:** Equipped with modern fixtures for your convenience.
- \* **Dedicated Parking:** Ensures secure and hassle-free parking for your vehicle.

#### Pricing and Payment Options:

- \* **EGP Price:** 4,000,000 EGP (Egyptian Pounds)
- \* **USD Price:** 3,500,000 – 3,400,000 USD (United States Dollars) – Negotiable for buyers interested in USD transactions.

#### Experience the Madinaty Lifestyle:

Madinaty offers a unique blend of urban living and natural beauty. Residents enjoy access to a wide range of amenities, including:

- \* **Extensive Green Spaces:** Lush parks, walking trails, and open spaces provide a peaceful and relaxing environment.
- \* **Community Centers:** Offering recreational facilities, sports courts, and social events for residents of all ages.
- \* **Shopping and Dining:** A variety of restaurants, cafes, and shops within the community cater to all your needs.
- \* **International Schools:** Providing quality education for children.
- \* **Healthcare Facilities:** Ensuring easy access to medical services.
- \* **24/7 Security:** Providing a safe and secure living environment for residents.



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Don't miss this opportunity to own a piece of paradise in Madinaty!

Contact us today to schedule a viewing and discover the potential of this charming apartment.

## ABOUT THE AREA

Madinaty, meaning 'The City' in Arabic, is a planned community located on the outskirts of Cairo, Egypt. Developed by Madinet Nasr Housing and Development, it's a sprawling development designed to provide a modern and comfortable lifestyle for its residents. Madinaty encompasses a vast area, featuring a mix of residential, commercial, and recreational zones.

The community boasts a wide range of housing options, from luxurious villas and townhouses to modern apartments. Extensive green spaces, parks, and walking trails are integrated throughout the development, creating a serene and family-friendly environment. Madinaty also offers a variety of amenities, including international schools, healthcare facilities, shopping centers, restaurants, and recreational clubs.

One of the key features of Madinaty is its focus on creating a sustainable and environmentally friendly community. The development incorporates eco-friendly practices, such as water conservation measures and the use of renewable energy sources.

Madinaty has become a popular choice for residents seeking a modern and comfortable lifestyle within easy reach of Cairo. Its well-planned infrastructure, abundant amenities, and focus on sustainability make it a desirable destination for families and individuals alike.

## MAiN FEATURES:

- \* 96m<sup>2</sup> of living space
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Communal Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* A great base from which to discover other fantastic areas of Egypt
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## **Κοινά**

Κρεβατοκάμαρες:	2
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	96 τ.μ



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## Rental details

Furnished: Οχι

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.142

