



Excellent 6 Bed Villa for Sale In 10th of Ramadan City Egypt



Στοιχεία μεσίτη

Όνομα:	Niall Madden
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Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 296,952.96

Τοποθεσία

Χώρα:	Egypt
Δημοσιεύθηκε:	04/08/2026
Περιγραφή:	Excellent 6 Bed Villa for Sale In 10th of Ramadan City Egypt

Esales Property ID: es5555157

No 3, Mujawiruh, 67 District 9, 10th of Ramadan City,

Al-Sharqia Governorate

Egypt

Outstanding Investment Opportunity: Sprawling 6-Bedroom Villa in 10th of Ramadan City, Egypt

An exceptional real estate opportunity has become available in the vibrant residential heart of 10th of Ramadan City. This standalone six-bedroom villa offers an impressive combination of space, flexibility, and value, making it ideal for large families, multi-generational living, or discerning real estate investors seeking a high-yield asset in one of Egypt's most established planned cities.

Prime Location: District 9



Situated at No. 3, Mujawiruh 67, District 9, this villa enjoys a prime position within one of the city's quietest and most accessible residential neighborhoods. District 9 is well-regarded for its organized layout, proximity to key essential services, local schools, shopping centers, and direct connection to major thoroughfares like the Cairo-Ismailia Desert Highway.

Whether commuting to Cairo, reaching nearby educational institutions, or accessing local commercial hubs, the property offers complete suburban convenience while keeping everyday amenities right on your doorstep.

Explore the Location: View the property location on Google Maps.

Property Specifications & Layout

Set on an expansive total lot area of 725 square meters, the residence features a solid 300-square-meter house footprint. Offered on an unfurnished basis, the interior serves as a blank canvas, allowing the new owner to select custom finishes, flooring, lighting, and furnishings to match personal taste.

The property's interior architecture prioritizes spacious living:

- * Generous Accommodation: Six full-sized bedrooms provide ample personal space for extended family members or dedicated guest rooms, home offices, and recreation lounges.
- * Modern Convenience: Five large bathrooms placed strategically across the floors reduce morning rush hour friction and ensure complete privacy for guests and residents alike.
- * Subterranean Parking: A dedicated drive-under garage built directly beneath the main structure keeps vehicles secure and shaded from the Egyptian sun while freeing up ground-floor yard space.
- * Extensive Outdoor Space: With 425 square meters of remaining plot space surrounding the house footprint, owners have potential to construct lush private gardens, outdoor dining pergolas, or a custom private swimming pool.

Pricing & Unbeatable Valuation Discount

Initially evaluated with an official bank valuation of 20,000,000 Egyptian Pounds, the owner is motivated for a prompt transaction in today's dynamic real estate market.

- * Original Valuation: 20,000,000 EGP
- * Reduced Asking Price: 15,000,000 EGP (approximately £220,000 GBP)

This substantial discount represents immediate equity for the buyer upon acquisition, making it one of the best value-per-square-meter standalone villa deals in Sharqia Governorate.

For prospective buyers seeking photos, floor plans, or booking a private on-site tour, high-resolution media and digital documentation are available directly upon request.

ABOUT THE AREA



10th of Ramadan City is a major planned satellite city located in the Sharqia Governorate of Egypt. Established in 1977 under President Anwar Sadat, it was created as part of a national urban policy aimed at decentralizing population density from Greater Cairo and fostering economic development. Positioned along the strategic Cairo-Ismailia desert highway, the city has evolved into a thriving urban center that combines heavy manufacturing with planned residential neighborhoods.

As one of Egypt's pioneer industrial new towns, 10th of Ramadan City serves as one of the country's main manufacturing powerhouses. It hosts thousands of factories operating across diverse sectors, including textiles, pharmaceuticals, processed foods, building materials, and chemical industries. This massive industrial presence generates hundreds of thousands of jobs, attracting workers from all across Egypt and contributing significantly to national export revenues.

Beyond its industrial complexes, the city is designed to support a growing permanent population with structured residential districts, green spaces, and community facilities. It features public and private universities, technical institutes, hospitals, and commercial centers. Recent infrastructure expansion, including connection to Egypt's regional Light Rail Transit (LRT) system, has further integrated the city with Cairo and the New Administrative Capital.

For international travelers and freight logistics, the city's nearest major commercial facility is Cairo International Airport (CAI), located roughly 40 to 50 kilometers (about a 40- to 50-minute drive) to the southwest. Its close proximity to CAI provides quick access for business leaders, investors, and international air cargo, making 10th of Ramadan City a prime destination for global commerce and industrial investment.

MAiN FEATURES:

- * 300m² of living space
- * 725m² plot
- * 6 Bedrooms
- * 5 Bathrooms
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * 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

Contact us today to buy or sell property in Ramadan City Egypt fast online

Tenanted: Ναι

Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	300 τ.μ



Μέγεθος αυλής: 725 τ.μ

Rental details

Furnished: Οχι

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.792.774

