



## 3 luxury villas right next to The Grand Egyptian Museum and The Pyramids of



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
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Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 12,000,000

#### Location

Pays:	Égypte
Adresse:	Kirdasah
Indicatif régional:	12879
Soumis:	28/07/2023

#### Description:

3 luxury villas right next to The Grand Egyptian Museum and The Pyramids of Giza

Esales Property ID: es5553746

#### Property Location

Alex desert road  
Villas  
Giza  
Sahrawi  
Egypt

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Egypt is quickly gaining a reputation as one of the most desirable places across the world to live or visit.



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On offer here is a chance to make a smart financial investment in this magnificent part of the world.

The plot of land is approximately 20,000 square meters in size. Currently, 4,200 square meters are in use, which consists of three stand-alone villas, a pool house, a pool, two guard rooms, a storage area, and a 350 kVA generator. This occupied area seems to be well-developed and suitable for residential or commercial purposes.

However, there is still a significant portion of the land, approximately 15,800 square meters, that remains unused. This unused land can be utilized for various purposes.

Considering the prime location of the plot, it offers excellent proximity to several notable attractions. It is just an 8-minute drive from the new Grand Egyptian Museum, which showcases ancient Egyptian artifacts and history. Additionally, the famous Pyramids of Giza are approximately 15 minutes away, offering a remarkable cultural and historical experience.

Moreover, the land is conveniently located 25 minutes from the heart of Cairo, providing easy access to the bustling city center. Furthermore, the new Sphinx International Airport is approximately 35 minutes away, ensuring convenient travel connections for residents or visitors.

Overall, this plot of land presents an attractive opportunity for development, with its current facilities and the potential to utilize the remaining space for activities endeavors based on your preferences and requirements.

## ABOUT THE AREA

Giza is an Egyptian city on the west bank of the Nile, near Cairo. The Giza Plateau is home to iconic Egyptian monuments, including 3 tall pyramids built as royal mausoleums around the 26th century B.C. The largest, the Great Pyramid, is King Khufu's tomb. The Great Sphinx is a vast sculpture of a man's head on a lion's body. The Solar Boat Museum displays a restored cedar barge found buried near the Great Pyramid.

The instantly recognised tableau of the Great Pyramid of Cheops, the Pyramid of Chephren, and the smaller, flanking Pyramid of Mycerinus dominates the Giza skyline, sitting on the fringes of the ever-expanding city, facing urban streets to the north and east, and staring south and west over the endless desert sands.

The Sphinx – Sentinel to the pyramids, the Sphinx sits in enigmatic splendour, nursing a beard trimmed by Mamluke and Napoleonic target practice. Beyond Giza lie the pyramid fields of Saqqara and Dahshur where the development of pyramid building can be traced through early attempts at their construction, and the ancient city of Memphis, the first capital of a unified Egypt.

## MAiN FEATURES:

- 1300m<sup>2</sup> of living space
- 20000m<sup>2</sup> plot
- 17 Bedrooms between all villas



- 10 Bathrooms between all villas
- Balcony
- Terrace
- Pool
- Private parking
- Stunning Views
- Close to essential amenities like 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 Giza Egypt fast online

## Commun

Chambres:	17
Salle de bains:	10
Pied carré fini:	1300 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/7CcvEEAQARY?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/7CcvEEAQARY?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

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