



## 3 Bed Apartment For sale in New Cairo Egypt



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 163,119.81

#### Location

Pays:	Égypte
Adresse:	Second New Cairo
Indicatif régional:	4771503
Soumis:	31/05/2024

Description:

3 Bed Apartment For sale in New Cairo Egypt

Esales Property ID: es5554160

B 3, Second New Cairo,

Cairo Governorate

4771503,

Egypt

Secure Your Investment in New Cairo: Spacious Tenanted Apartment in Madinaty

Are you seeking a lucrative investment opportunity in the heart of New Cairo? Look no further than this well-maintained 3-bedroom apartment in Madinaty, offering a guaranteed income stream with a current



tenant in place.

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### A Vibrant Location: Madinaty Beckons

Madinaty is a burgeoning new city within New Cairo, renowned for its upscale living and exceptional amenities. Nestled amidst lush greenery and well-planned neighborhoods, this vibrant community offers a perfect balance between modern convenience and a tranquil environment.

### Prime Location within Madinaty:

This apartment enjoys a coveted location within Group 31, Building 7, Flat 12 (Upper Ground Floor). The Model 200 layout ensures spacious living areas and comfortable accommodation for families or professionals. Proximity to the esteemed Madinaty Club provides residents with access to a wealth of recreational facilities, including swimming pools, sporting courts, and fitness centers.

### A Smart Investment: Guaranteed Rental Income

This apartment is currently tenanted with a two-year lease agreement in place, starting from January 1st, 2024, and running until December 31st, 2025. The current monthly rent stands at EGP 10,000, offering a steady and reliable income stream from the moment you acquire the property. This established tenancy provides peace of mind and immediate financial returns, allowing you to focus on long-term investment strategies.

### Beyond the Investment: A Home with Potential

This spacious apartment boasts 3 bedrooms and 2 bathrooms, providing ample living space for families or those seeking a comfortable home office environment. The upper ground floor location offers a sense of privacy while ensuring easy access to the building and surrounding amenities. With some potential renovations and updates, you can further enhance the value of this property, maximizing your return on investment in the future.

### Embrace the Madinaty Lifestyle:

Residents of this apartment enjoy a plethora of benefits synonymous with living in Madinaty. The well-maintained infrastructure ensures a comfortable and convenient lifestyle. A network of schools, healthcare facilities, and shopping centers cater to all daily needs. For those seeking leisure activities, numerous parks, playgrounds, and recreational facilities offer endless opportunities for relaxation and entertainment.

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### ABOUT THE AREA



New Cairo, a meticulously planned metropolis east of Cairo, Egypt, offers a haven of modern living amidst the wonders of a historic nation. Imagine escaping the bustling energy of central Cairo and entering a world of wide avenues, landscaped gardens, and contemporary architecture. New Cairo boasts a variety of residential areas, each catering to a specific lifestyle. Upscale gated communities offer luxurious villas and apartments, ideal for families seeking a secure and comfortable environment. For young professionals, modern apartment complexes provide a vibrant and convenient living experience.

Beyond its residential offerings, New Cairo is a hub for business and commerce. Modern office buildings house multinational companies and local enterprises, fostering a dynamic and innovative atmosphere. High-end shopping malls cater to discerning tastes, while a network of restaurants offers a diverse culinary scene. For those seeking a taste of Egyptian culture, traditional bazaars and local markets provide a unique shopping experience.

New Cairo prioritizes leisure and recreation. Expansive parks and gardens offer a tranquil escape from the urban environment, while world-class sports facilities cater to fitness enthusiasts. Art galleries, museums, and cultural centers showcase the rich heritage of Egypt, while a variety of entertainment options ensure there's something for everyone. Whether you're seeking a luxurious retreat, a vibrant community, or a convenient base for exploring the wonders of Egypt, New Cairo offers a compelling blend of modern amenities and timeless charm.

## MAiN FEATURES:

- \* 138m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Street Parking
- \* 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

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Tenanted:  Oui

### **Commun**

Chambres:	3
Salle de bains:	2
Pied carré fini:	138 m <sup>2</sup>
Dimesions du lot:	138 m <sup>2</sup>

### **Lease terms**

Date Available:



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### Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/d9mt8Iv\\_Z9E](https://www.youtube.com/embed/d9mt8Iv_Z9E)

### Contact information

IMLIX ID: IX5.798.063

