



## Luxury 3 Bed Apartment for Sale In Alexandria Egypt



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 136,954.21

### Elhelyezkedés

Ország:	Egypt
Irányítószám:	5452056
Feladta:	2026. 05. 19.

Leírás:

Luxury 3 Bed Apartment for Sale In Alexandria Egypt

Esales Property ID: es5555048

425 Al Geish Road  
12th Floor #36  
Alexandria  
5452056  
Egypt

Exquisite Coastal Living: Luxury 3-Bedroom Apartment Overlooking the Mediterranean

Experience the pinnacle of Mediterranean elegance in this stunning three-bedroom luxury apartment, perfectly positioned along the prestigious coastline of Alexandria, Egypt. Offering a rare combination of panoramic sea views, expansive living spaces, and modern convenience, this property represents a premier opportunity for those seeking a sophisticated primary residence or a high-end vacation retreat in Egypt's historic 'Bride of the Mediterranean.'



## Breathtaking Views and Elevated Design

Perched on the 12th floor, this residence offers an unrivaled vantage point directly in front of the Mediterranean Sea. From this elevation, the horizon stretches endlessly, providing a daily spectacle of sunrise and sunset over the azure waters. The apartment spans a generous 165 square meters, meticulously designed to maximize both its footprint and its connection to the coastal scenery.

The heart of the home is the expansive reception area, a bright and airy space that serves as the perfect canvas for both relaxation and high-end entertaining. Large windows invite the coastal light to flood the interior, creating a seamless transition between the indoor luxury and the outdoor beauty of the Alexandrian shore.

## Sophisticated Interiors and Modern Amenities

This property is offered fully furnished, curated with a blend of comfort and style that complements its seaside location. The layout is intelligently divided to ensure privacy and functionality:

- \* **Social Spaces:** A dedicated dining area sits adjacent to the reception, providing a formal space for family meals and guest hosting.
- \* **The Kitchen:** A chef's delight, the kitchen comes fully equipped with modern appliances and a high-quality water filter system, ensuring the home is ready for immediate use.
- \* **Private Quarters:** The apartment features three spacious bedrooms, each designed as a sanctuary of rest. To serve these rooms, there are two full bathrooms finished with premium fixtures.
- \* **Climate Control:** To ensure year-round comfort against the Egyptian sun, the unit is equipped with two high-performance air conditioning units.

## Infrastructure and Security

Living in this exclusive building means enjoying peace of mind and effortless accessibility. The property is serviced by two high-speed Otis elevators, known for their world-class reliability and smooth performance, ensuring that access to the 12th floor is always quick and convenient.

Safety and privacy are paramount. Residents benefit from 24-hour security, with professional staff present around the clock to monitor the premises. Whether you are using the apartment as a permanent home or a seasonal getaway, you can rest assured that your investment is secure.

## The Charm of Alexandria

Located in a prime sector of the city, this apartment places you in the center of Alexandria's vibrant lifestyle. From the historic Corniche to world-class seafood restaurants and the modern Bibliotheca Alexandrina, the best of the city is just minutes away. The area offers a unique blend of Greco-Roman history and modern cosmopolitan flair, all while maintaining the refreshing breeze of the Mediterranean.

For international travelers and residents, the property is highly accessible. The nearest airport is Borg El Arab International Airport (HBE), located approximately 40 kilometers away, serving as the main



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international gateway to the region. Additionally, Alexandria International Airport (ALY) is situated even closer to the city center for regional connections.

## Your Mediterranean Legacy

This 165m<sup>2</sup> gem is more than just an apartment; it is a lifestyle statement. With its 'turnkey' readiness, premium furnishings, and an unbeatable location in front of the sea, it stands as one of the most desirable properties currently available in Alexandria.

Discover luxury by the sea. Contact us today to arrange a private viewing of this exceptional 12th-floor residence.

## ABOUT THE AREA

Founded in 331 BCE by Alexander the Great, Alexandria is Egypt's second-largest city and a legendary Mediterranean powerhouse. Once the intellectual heart of the ancient world, it was home to the Great Library and the Pharos Lighthouse, one of the Seven Wonders of the Ancient World. Today, the city maintains a distinct cosmopolitan flair, blending its storied Greco-Roman past with a relaxed seaside atmosphere that feels significantly different from the frantic energy of Cairo.

The city's coastline is dominated by the Corniche, a sweeping waterfront promenade that stretches for miles and is lined with 19th-century architecture, old-world cafes, and sandy beaches. Key historical landmarks include the Citadel of Qaitbay, a 15th-century fortress built on the site of the ancient lighthouse, and the Bibliotheca Alexandrina, a stunning modern tribute to the original library. Below the surface, the Roman Catacombs of Kom El Shoqafa offer a fascinating look into the city's ancient burial traditions and multicultural heritage.

Modern Alexandria is a vital economic hub, serving as Egypt's main port and a favorite summer destination for locals seeking the Mediterranean breeze. It offers a unique mix of traditional souks and upscale shopping malls, alongside a vibrant culinary scene famous for its fresh seafood. The city's trams, some of the oldest in the world, still rattle through the streets, providing a nostalgic way to navigate between the bustling city center and the tranquil gardens of the Montaza Palace.

Travelers can access the city through two primary gateways. The nearest airport is Borg El Arab International Airport (HBE), located approximately 40 kilometers (about 45 minutes by car) southwest of the city center; it serves as the main international hub for the region. Additionally, while Alexandria International Airport (ALY)—also known as El Nouzha—is located much closer to the heart of the city (about 7 kilometers), it has historically seen limited commercial use compared to Borg El Arab. For those coming from the capital, Cairo International Airport (CAI) is about a three-hour drive away.

## MAiN FEATURES:

- \* 165m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 2 Bathrooms



- \* Stunning Views
- \* 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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## Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	165 nm
Telekméret:	165 nm

## Building details

Building Amenities:	Elevator
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## Rental details

Furnished:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.476.265
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