



## Luxury Villa For Sale in Bloomfields compound Mostakbal city New Cairo Egypt



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 515,141.71

### Posizione

Nazione:	Egypt
Indirizzo:	Second New Cairo, Cairo Governorate
Cap:	4770301
Pubblicato:	23/02/2024

Descrizione:

Luxury Villa For Sale in Bloomfields compound Mostakbal city New Cairo Egypt

Esales Property ID: es5554044

Bloomfields compound, Mostakbal city New Cairo

Twin house TW 92-B

Cairo

11431

Egypt

Live Large in Oasis Opulence: Own the Biggest Twin House Villa in Bloomfields, New Cairo



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Imagine owning the grandest twin house villa in New Cairo, nestled amidst verdant landscapes and vibrant buzz of Bloomfields – a 415-acre haven of interconnected living. This imposing 3-story edifice, sprawled across a spacious 512 sqm land, boasts two private gardens and a shimmering private swimming pool. Step into a world where luxury meets convenience, nature embraces innovation, and every whim finds fulfillment.

Why this is a unique investment Opportunity:

- Luxurious Villa with the Biggest land 512 m<sup>2</sup> in the New Cairo district.
- Fastest delivery June 2025.
- Only villa with semi-finished. delivery included in the price.
- Once delivered, with such unique specifications 200% ROI is guaranteed through rent or sales.
- Sales price is 25% less than the official market price.

Bloomfields – Your Gateway to Paradise:

More than just a residential complex, Bloomfields is a canvas painted with experiences. Imagine:

- \* Lush, sun-drenched parks whispering secrets beneath your morning jog.
- \* Open-air galleries sparking your artistic senses with vibrant displays.
- \* Top-notch education nurturing young minds within walking distance.
- \* A burgeoning cultural scene where music and laughter fill the air.
- \* World-class facilities catering to your every need, from fitness centers to retail hubs.
- \* Sustainable living practices embracing eco-conscious principles.

This isn't just a home; it's an ecosystem designed for seamless living. Whether you're a budding entrepreneur, a passionate creator, or simply seeking a life well-balanced, Bloomfields offers the perfect environment.

Unveiling Your Private Palace:

Your future abode transcends the ordinary. This expansive twin house villa offers:

- \* Spacious interiors bathed in natural light, perfect for entertaining or unwinding in grand style.
- \* Three luxurious floors brimming with possibilities, each designed to meet your unique needs.
- \* Two private gardens where you can cultivate your own oasis of tranquility.
- \* A mesmerizing private swimming pool inviting year-round enjoyment and relaxation.

Live Connected, Live Convenient:

Bloomfields sits at the heart of convenience, with:



- \* Proximity to Cairo's New Administrative Capital and New Cairo, opening doors to endless opportunities.
- \* Direct access to the New Capital's fast train station and international airport, ensuring seamless travel connections.
- \* Just 45 minutes from Ain El Sokhna, offering the perfect escape to pristine beaches and turquoise waters.
- \* Effortless accessibility via the city's major ring roads, putting the entire city within reach.

Don't just dream it, own it. This magnificent twin house villa is your gateway to a life extraordinary. Contact us today and discover the Bloomfields experience.

## ABOUT THE AREA

New Cairo, Egypt, is a sprawling satellite city located on the outskirts of Cairo. Established in 2000, it has grown rapidly to become a major residential, commercial, and administrative hub, offering a modern and contemporary living experience.

Here are some key highlights of New Cairo:

### Modern Infrastructure:

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Wide, well-maintained roads: Navigating New Cairo is a breeze thanks to its extensive network of modern roads and highways.

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State-of-the-art facilities: From hospitals and schools to shopping malls and entertainment venues, New Cairo boasts top-notch amenities that cater to every need.

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Green spaces and parks: Despite its urban setting, New Cairo offers residents ample green spaces and parks for relaxation and recreation.

### Diverse Neighborhoods:

\* Fifth Settlement: Home to upscale villas and gated communities, the Fifth Settlement is a popular choice for families and professionals seeking a luxurious lifestyle.

\* First Settlement: Offering a mix of apartments, townhouses, and villas, the First Settlement is a vibrant and diverse neighborhood suitable for various budgets and preferences.



\* **New Zayed:** Known for its family-friendly atmosphere and abundance of amenities, New Zayed is a popular choice for those seeking a suburban lifestyle.

#### Thriving Business & Economy:

- \* **Growing job market:** With its numerous multinational companies and business parks, New Cairo is a hub for job seekers and entrepreneurs.
- \* **Investment opportunities:** The city's booming economy presents attractive investment opportunities in various sectors like real estate, retail, and tourism.
- \* **Modern infrastructure:** New Cairo's modern infrastructure and facilities support businesses and entrepreneurs to thrive.

#### Cultural & Leisure Activities:

- \* **American University in Cairo New Cairo campus:** Offers educational and cultural events open to the public.
- \* **Cairo Festival City:** A major entertainment destination featuring amusement parks, cinemas, and shopping malls.
- \* **Open-air museums and art galleries:** Showcasing contemporary Egyptian and international art.

#### Accessibility:

- \* **Located near Cairo International Airport:** Convenient for both domestic and international travel.
- \* **Well-connected by public transportation:** Buses, taxis, and ride-sharing services are readily available.
- \* **Proximity to major highways:** Easy access to other parts of Cairo and surrounding areas.
- \*

Overall, New Cairo offers a unique blend of modern living, diverse neighborhoods, a thriving economy, and exciting leisure activities. Whether you're seeking a luxurious villa, a family-friendly community, or a vibrant business environment, New Cairo has something to offer everyone.

#### MAiN FEATURES:

- \* 260m<sup>2</sup> of living space
- \* 512m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* 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
- \* Delivery June 2025
- \* Semi Finished

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## Comune

Camere da letto:	6
Bagni:	5
Finito piedi quadrati:	260 mq
Dimensione del lotto:	512 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://www.youtube.com/embed/Tlq9amr-jP0?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/Tlq9amr-jP0?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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