



## Luxury 3 Bed Apartment For Sale In New Capital City Egypt



### Agent Info

Name:	Niall Madden
Company Name:	Esales Property Limited
Country:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Listing details

Property for:	Sale
Price:	USD 293,372.02

### Location

Country:	Egypt
Address:	La Rousseliere
ZIP code:	79420
Posted:	Jul 28, 2023

### Description:

Luxury 3 Bed Apartment For Sale In New Capital City Egypt

Esales Property ID: es5554323

Apartment Unit number S1-B24-24  
New Capital City, Egypt

Nestled amidst the grandeur of Egypt's New Capital, Scenario by Akam Developments emerges as a beacon of opulence and sophistication. The splendor of Scenario, from its meticulously designed unit types and enhanced amenities to its strategic location that places it at the heart of convenience and connectivity. We'll delve into the intricacies that make Scenario a true masterpiece and an investment opportunity like no other.

Elevating Lifestyle with Enriched Amenities:

Scenario goes beyond expectations by offering a curated collection of amenities that redefine luxury living:



- Club House
- Central Kitchen
- Outdoor Cinema
- Private Cinema
- Indoor Swimming Pool
- Gym connected to Nursery
- Central Services Area
- Commercial Area
- Yoga Area
- Reading Area
- BBQ Area
- Amphitheatre
- Kids Area
- 24/7 Security
- Solar Energy

#### The Allure of Location and Connectivity:

Scenario's strategic location places it at the heart of Egypt's New Capital, ensuring proximity to key landmarks:

- The British University of Egypt: A hub of education excellence.
- The Green River: A scenic recreational area that enhances the surroundings.
- Expo City: A venue for exhibitions, events, and cultural activities.
- The Medical City: Ensuring healthcare accessibility for residents.
- Governmental Complex: Central to administrative and governmental activities.



Investment Opportunity Like No Other:

Investing in Scenario offers numerous advantages, including:

- Strategic Location: Scenario’s prime position assures future appreciation.
- Luxurious Amenities: A wide array of amenities adds substantial value to residents’ lives.
- Proximity to Landmarks: Major landmarks are within easy reach, enhancing convenience.
- Reputed Developer: Akam Developments’ credibility assures trust and reliability.
- Sustainability: The integration of solar energy reflects commitment to a greener future.

Convenient Distances to Key Landmarks:

- Cairo International Airport: Approximately 43 km
- Pyramids of Giza: Approximately 46 km
- Al Masa Hotel: Approximately 8 km
- Central Business District: Approximately 10 km
- Iconic Tower: Approximately 11 km
- Expo City: Approximately 12 km

Scenario in New Capital isn’t just a residential project; it’s an invitation to a life of luxury, connectivity, and unparalleled experiences. With its meticulously crafted unit types, enriched amenities, and strategic location, Scenario offers a lifestyle beyond compare.

## ABOUT THE AREA

New Capital City, also known as Al-Administrative Capital, is a rapidly developing city located east of Cairo, Egypt. This ambitious project aims to create a new administrative and commercial hub for the country, relieving the pressure on the overcrowded capital city.

The New Capital City boasts a modern and sustainable design, with wide streets, green spaces, and state-of-the-art infrastructure. The city is being built around a central business district, which will house government offices, corporate headquarters, and international organizations.



One of the key attractions of the New Capital City is its cultural and entertainment offerings. The city will feature a grand opera house, a museum complex, and a variety of parks and recreational facilities. Residents and visitors can also enjoy shopping at the luxurious malls and dining at the diverse range of restaurants.

The New Capital City is strategically located near Cairo International Airport, making it easily accessible for both domestic and international travelers. The city is also connected to Cairo by a new high-speed rail line, providing a convenient transportation option for commuters.

## MAiN FEATURES:

- \* 194m2 of living space
- \* 3 Bedrooms
- \* 3 Bathroom
- \* Stunning Views
- \* Private 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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### **Common**

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	194 sq m
Lot Size:	194 sq m

### **Room details**

Indoor Features:	Fitted kitchen
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### **Utility details**

Heating:	Yes
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### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL:	<a href="https://www.youtube.com/embed/r9qq0GHJeUc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/r9qq0GHJeUc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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**Contact information**

IMLIX ID:

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