



## Luxury 3 Bed Apartment for Sale In New Cairo Egypt



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 171,713.9

### Местоположение

Страна:	Египет
Область:	Cairo Governorate
Город:	New Cairo
Адрес:	1 Cairo New, الشيخ / حسن مأمون,
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Egypt, Governorate Cairo, 1 Cairo New, الشيخ / حسن مأمون,

A Spacious 3-Bedroom Apartment in New Cairo's Al-Yasmine (7)

This detailed presentation outlines the exceptional opportunity to acquire a spacious, high-quality residential apartment located in the sought-after, prestigious area of New Cairo, Egypt. Specifically, the property is situated within the esteemed Al-Yasmine (7) district, a sector highly valued for its tranquility, organized layout, and convenient access to the myriad of modern amenities that define life in New Cairo. This apartment represents a blank canvas for a discerning buyer looking to establish a personalized, high-end residence in one of the city's most respected suburban communities.

Prime Location and Exclusive Address



The apartment is located in Plot No. (313) in the First Gathering area of Al-Yasmine (7), New Cairo. This designation immediately places the property within a well-established and highly desirable residential enclave known for its appealing low-rise architecture, well-maintained streets, and excellent planning. New Cairo itself has rapidly evolved into a self-sufficient, upscale extension of the Egyptian capital, offering superior infrastructure, educational institutions, commercial centers, and recreational facilities that attract both local families and expatriates seeking a higher quality of life away from the city center's bustle.

The apartment itself, designated as Apartment No. 4, is strategically positioned on the first floor. Crucially, it is situated to the right of the property entrance and enjoys a highly attractive orientation, overlooking the main street. This positioning offers residents both ease of access—being just one flight up—and a vibrant view of the community streetscape, which adds to the sense of connectivity within the neighborhood. The property's excellent documentation confirms its full ownership and rights, including its clearly defined share in the land and common parts of the plot, providing legal security and value in the investment.

### Generous Dimensions and Thoughtful Layout

The primary appeal of this offering lies in its generous scale. The apartment boasts an expansive area of approximately 220 square meters (220 sqm). This substantial size is exceptionally desirable in the New Cairo market, providing ample room that far exceeds typical urban apartment dimensions. The large footprint allows for voluminous rooms, broad hallways, and flexible spaces, enabling the new owner to configure the interiors to suit a luxury lifestyle, whether that involves creating a formal reception area, a spacious family room, or a gourmet chef's kitchen.

The apartment's design incorporates a highly practical and comfortable configuration of essential rooms:

- \* **Three Bedrooms:** The property includes three well-sized bedrooms, a perfect setup for a growing family or for utilizing one room as a home office, a guest suite, or a private study. The separation of the main living areas from the sleeping quarters ensures privacy and tranquility within the home.
- \* **Three Bathrooms/Facilities:** The comfort and convenience of the residents are prioritized with the inclusion of two full bathrooms and an extra toilet room. This configuration, totaling three toilet facilities, eliminates congestion and ensures that guests and family members are comfortably catered for.
- \* **Total Number of Rooms:** Beyond the dedicated bedrooms and bathrooms, the 220 sqm is distributed across a comprehensive number of total rooms, which typically include spacious reception areas, dining rooms, and service spaces (such as a laundry or maid's area), reflecting the luxury standard of the Al-Yasmine (7) community.

### Unfurnished Status: The Ultimate Customization Opportunity

A defining feature of this sale is that the property is being offered unfurnished. While some buyers seek a turnkey furnished option, the unfurnished status of this 220 sqm apartment is a significant advantage for those who wish to personalize their home from the ground up. The sheer size and layout provide a superb blank canvas, allowing the new owner complete creative freedom to:



- \* Interior Design: Select every piece of furniture, art, and decor to precisely match their personal aesthetic, whether modern, classic, or contemporary Egyptian style.
- \* Finishes and Fittings: Install bespoke built-in cabinetry, choose specific flooring materials (marble, hardwood, porcelain), and select high-end kitchen appliances and sanitary ware to meet their exact specifications for a truly custom luxury home.
- \* Technological Integration: Plan and install personalized smart home technology, advanced security systems, and high-fidelity audio-visual setups without the need to modify or remove existing installations.

The opportunity to design a personalized environment of this scale is a rare and valuable asset in the premium real estate market of New Cairo.

## Community Context and Lifestyle Amenities

While the apartment itself does not feature a private or communal pool, its location within Al-Yasmine (7) and the broader New Cairo area means residents have easy access to a wealth of external recreational amenities. The community is strategically situated near several major clubs, sports facilities, and commercial hubs that offer fitness centers, swimming pools, and extensive recreational programs.

Living in Al-Yasmine (7) means enjoying an organized, secure, and prestigious suburban lifestyle. The district is known for its green spaces, wide roads, and overall calm ambiance, offering a high quality of daily life. The proximity to New Cairo's key destinations—such as the American University in Cairo (AUC), Point 90 Mall, and the numerous administrative and commercial services on Road 90—underscores the exceptional convenience of this address. The investment in this apartment is not just in 220 sqm of space, but in an established, high-status New Cairo lifestyle.

This 220 sqm, three-bedroom, three-facility apartment in Plot No. (313), Al-Yasmine (7), New Cairo, represents a prime investment in Egyptian luxury real estate. Its first-floor location, main street view, and unfurnished status distinguish it as a highly desirable property ready for immediate customization. For the buyer seeking to design their dream home in a premier location, this spacious apartment offers the perfect foundation. The documented share in the land and common parts further solidifies the value and security of the investment.

Prospective buyers are invited to consider this rare opportunity to acquire a substantial and exceptionally located apartment in one of New Cairo's most esteemed residential areas, prepared for its next owner to imprint their vision of modern luxury.

## ABOUT THE AREA

New Cairo, known in Arabic as El-Qāhera el-Gedīda, is a meticulously planned satellite city and one of Egypt's most prominent urban developments, forming a vital part of the Greater Cairo metropolitan area. Established in 2000, it was a strategic initiative by the Egyptian government to decentralize population and economic activity from the congested core of old Cairo. Built on the eastern desert plateau, its design emphasizes wide avenues, green spaces, and modern infrastructure, providing a stark contrast to the historic and often densely packed districts of central Cairo. This modern urban planning reflects a



broader vision for Egypt's future, aiming to attract private investment and promote a contemporary, high-quality lifestyle.

The city comprises several distinct settlements, including the First, Third, and Fifth Settlements, along with popular areas like Al Rehab and Madinaty. It has rapidly evolved into a self-sufficient hub, boasting a mix of upscale residential compounds, thriving commercial centers, and institutional zones. New Cairo is particularly favored by upper and elite classes, offering an abundance of amenities that cater to a luxurious and convenient lifestyle. These include a wide array of international schools, prestigious universities such as the American University in Cairo (AUC) and the German University in Cairo (GUC), state-of-the-art hospitals, and expansive shopping malls like Cairo Festival City, which features global brands, diverse dining options, and entertainment venues.

Beyond its modern amenities, New Cairo offers a balanced environment for residents. Its well-maintained parks, dedicated cycling and jogging tracks, and various sports clubs provide ample opportunities for outdoor activities and a healthy lifestyle. The city's strategic location, east of the Cairo Ring Road and easily accessible via major highways like the Cairo-Suez Road and Ain Sokhna Road, ensures seamless connectivity to other parts of Greater Cairo and beyond. This connectivity is further enhanced by an evolving public transportation network, including bus lines and ongoing monorail construction set to link New Cairo with Nasr City and the New Administrative Capital.

For international travelers and residents, New Cairo is well-served by two primary airports. The Cairo International Airport (CAI) is Egypt's largest and busiest airport, serving as the main hub for both international and domestic flights. Located approximately 22 kilometers northeast of downtown Cairo and easily accessible from New Cairo, it offers extensive connections to major global destinations. A newer and increasingly popular option is Capital International Airport (CCE), strategically located within the New Administrative Capital, just east of New Cairo. While CAI offers a broader range of flight options and is closer to central Cairo attractions, CCE provides a convenient and often less congested alternative for those based in or frequently traveling to New Cairo and the New Administrative Capital.

#### MAiN FEATURES:

- \* 220m<sup>2</sup> of living space
- \* 3Bedrooms
- \* 3 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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#### **Общие**

Спальни:

3



Ванные комнаты: 3  
Готовые кв.м.: 220 кв м  
Площадь участка: 220 кв м

### **Rental details**

Furnished: нет

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.712.716

