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## Luxury 10 Bed Villa for Sale In New Cairo



### Emlakçı Bilgisi

İsim: Niall Madden  
Şirket Adı: Esales Property Limited  
Ülke: United Kingdom  
Experience since: 2002  
Hizmet tipi: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefon:  
Languages: English  
Web sitesi: <https://esalesinternational.com>

### İlan Detayları

İçin mülk: Satılık  
Fiyat: EUR 800,000

#### Konum

Ülke: Egypt  
Eyalet/Bölge/ Şehir: Cairo Governorate  
Şehir/İlçe: New Cairo  
Adres: Axis, New Cairo 1  
Posta kodu: 4722510  
Yayınlandı: 05.08.2025  
Açıklama:  
Luxury 10 Bed Villa for Sale In New Cairo Egypt

Esales Property ID: es5554716

Villa No. (14) – Area (4 – A) – District No. 3

New Cairo

Cairo Governorate  
Egypt

Discover Grandeur: Your Luxury Villa in New Cairo

Prepare to be captivated by an extraordinary opportunity in the heart of New Cairo, Egypt. We're presenting a truly magnificent luxury villa, a sprawling residence designed for sophisticated living and unparalleled comfort. This is more than just a home; it's a statement, offering an expansive canvas for



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your dream lifestyle in one of Cairo's most desirable districts.

## Prime Location in a Thriving Metropolis

This exceptional villa holds a coveted address within Area (4 – A), District No. 3, New Cairo, Cairo Governorate. This is a location synonymous with prestige, convenience, and a vibrant community. New Cairo is a meticulously planned urban development, renowned for its wide, tree-lined avenues, modern infrastructure, and an abundance of amenities. Residents here enjoy proximity to top-tier international schools, world-class hospitals, exclusive shopping malls featuring renowned global brands, and a diverse array of fine dining establishments. The area also boasts beautifully landscaped parks, sports clubs, and various recreational facilities, ensuring a well-rounded and fulfilling lifestyle for individuals and families alike. Living in District No. 3 means you're at the nexus of urban sophistication and serene residential tranquility, providing the perfect balance for discerning homeowners.

## Expansive Design Across Multiple Levels

This grand villa is thoughtfully designed across three distinct levels: a basement, a ground floor, and a first floor. This multi-story configuration allows for incredible versatility and spaciousness, catering to a wide range of needs, whether you envision a sprawling family home, a prestigious executive residence, or a property with substantial income-generating potential. The sheer scale of the property is impressive, with a total building area measuring approximately 890 square meters. This generous footprint ensures ample room for numerous bedrooms, expansive living areas, and dedicated spaces for entertainment, work, or relaxation.

The villa is situated on a substantial land area of 539.5 square meters, with a construction ratio of 55%. This generous plot size not only accommodates the impressive structure but also provides potential for private outdoor spaces, such as gardens or seating areas, allowing you to create your own personal oasis.

## Unveiling the Basement: Practicality Meets Luxury

The basement floor of this villa is a testament to meticulous planning, blending practical utility with touches of luxury. Primarily functioning as a spacious garage, it offers secure and convenient parking for multiple vehicles, a highly sought-after feature in urban living. The underground (garage area) is the same size of the villa which can part used as a garage, storage area, play room or any other usage ensuring privacy and convenience for both residents and service personnel. Adding to its thoughtful design, the basement features a luxury finished bathroom, a detail that elevates its functionality and comfort. This well-appointed space demonstrates the commitment to quality even in the more utilitarian areas of the property.

## Duplex Living: Ground and First Floors

The ground and first floors of the villa are configured as a spectacular duplex, offering a unique and highly desirable living arrangement. This design creates a seamless flow between the two levels, connected by an elegant internal staircase. The duplex also boasts its own separate gate on the façade of the villa, providing an exclusive and private entrance for residents. Additionally, a side door from the



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property's private staircase offers another convenient access point, enhancing privacy and flexibility.

Currently, the finishing of the ground and first floors is semi-finished. This presents an incredible advantage for the discerning buyer. It provides the perfect opportunity to customize the interiors precisely to your taste, allowing you to select all materials, fixtures, and fittings to create your dream aesthetic. Whether your vision is contemporary minimalist, classic opulent, or something entirely unique, this semi-finished state offers the ultimate blank canvas to bring your interior design aspirations to life. Imagine designing your dream kitchen, selecting the perfect tiling for your bathrooms, and choosing the exact flooring that complements your style – all tailored to your personal preferences.

## Thoughtful Access and Exterior Appeal

The villa's design incorporates excellent access points, catering to both convenience and security. It features private garage doors, ensuring ample and secure parking within the property itself. Furthermore, the private gate specifically for the duplex underscores the sense of exclusivity and provides a distinct entrance for residents occupying these two levels.

While the interiors await your personal touch, the façade of the villa is already fully finished. This means the external appearance of the property is complete and impressive, showcasing its architectural grandeur from the moment you arrive. This exterior completion provides immediate curb appeal and ensures the villa makes a striking statement within its prestigious neighborhood.

## A Home Ready for Life: Current Use and Facilities

The current usage of the property, which formed the basis of its appraisal, is as a Residential Villa. This confirms its suitability and design for high-end residential living.

Regarding facilities, it's important to note that the immediate area surrounding the villa is equipped with full municipal facilities, ensuring access to essential services like electricity, water, and sewage infrastructure. Within the villa itself, while the internal finishing is semi-finished, there is already a construction water meter in place. This signifies that the necessary utility connections are being established, facilitating the completion of the interior works and connection of other services. While the villa itself awaits final internal connections for full operation, the readiness for a construction water meter indicates a smooth path to establishing all necessary utilities for a fully functional luxury home.

This luxury villa in New Cairo represents a rare opportunity to acquire a substantial, well-located property with immense potential. It's an invitation to craft a bespoke living experience in one of Egypt's most sought-after urban developments, offering a blend of spaciousness, flexibility, and a prestigious address.

## 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:

- \* 890m2 of living space
- \* 539m2 plot
- \* 10 Bedrooms
- \* 5 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
- \* The land has a licence to build another floor ( 2 units) and roof above the villa and this floor and roof has it is own external stairs away from villa main entrance.



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## Genel Bilgiler

Yatak odası:	10
Banyo:	5
Bitmiş metrekare:	890 m2
Arazi Büyüklüğü:	539 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.391.301

