**E£ 4,500,000**

**3 Bedrooms** **2 Bathrooms** **150 m²**

PRIME READY-TO-MOVE 150M² BUA SEMI-FINISHED MODERN RESIDENTIAL APARTMENT (3 BEDROOMS, 2 BATHROOMS) FOR CASH SALE IN AN UPSCALE STANDALONE BUILDING IN NEW NARGES (EL NARGES EL GEDIDA), 5TH SETTLEMENT, NEW CAIRO.

# Semi Finished Apartment for Sale Cash New Narges New Cairo 150m² BUA

Type: Residential Apartment for Sale

BUA: 150 m²

Bedrooms: 3 (Including Master Suite)

Bathrooms: 2

Finishing: Semi Finished

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within the vibrant New Narges (El Narges El Gedida) enclave in the 5th Settlement, New Cairo, occupying a quiet, highly accessible residential setting framed by Gamal Abdel Nasser Axis, Talaat Harb Axis, Mohamed Naguib Axis, and the Ring Road, positioned just 5 minutes from the German University in Cairo (GUC), 7 minutes from Southern 90th Street and the American University in Cairo (AUC), and moments from Katameya Creeks and Arabella.

About the Area

New Narges is one of the most coveted, rapidly developing low-density residential sectors in New Cairo. Characterized by elegant boutique residential architecture (ground plus three floors), wide tree-lined streets, and dedicated landscaped public parks, the district provides immediate proximity to prominent international universities, premier schools, medical hubs, and shopping plazas, ensuring an upscale and peaceful community lifestyle.

Concept

Spanning an efficiently planned 150 m² build-up area delivered semi-finished, featuring 3 well-proportioned bedrooms, an airy sunlit living and dining reception, and 2 bathrooms, this ready-to-move apartment offers homeowners complete architectural freedom to tailor interior fit-outs and modern finishes to personal taste, paired with immediate occupancy, elevated privacy, and solid capital preservation for a cash purchase in prime New Cairo.

| Classification | Delivery date |
|---|---|
| **Cash** | **--** |

## Property details

| | |
|---|---|
| Property Type | **Apartment** |
| Category | **Residential** |
| Finishing | **Semi Finished** |
| Developer | **District / Separate** |
| Project | **Al- Narges** |
| Build Up Area | **150 m²** |
| Bedrooms | **3** |
| Bathrooms | **2** |

## Additional Details

**Floor**
2

## Location

5th Settlement, New Cairo
Al- Narges