



E£ 16,868,482

3 Bedrooms 3 Bathrooms 168 m²

LUXURY LIVING IN FIFTH SQUARE BY ALMARASEM, LOCATED DIRECTLY ON NORTH 90TH STREET, MINUTES FROM AUC.  
**Apartment for Sale | Fully Finished with A/Cs | Installments in Fifth Square**  
Price: E£ 16,868,482

Down Payment: E£ 4,825,000  
Remaining: E£ 12,043,057 (Installments)  
Type: Apartment  
BUA: 168 m²  
Rooms: 3 Bedrooms  
Bathrooms: 3 Bathrooms  
Finishing: Fully Finished with A/C's  
Delivery: READY TO MOVE (2026)

Location:  
Fifth Square boasts a strategic location in the heart of the 5th Settlement, situated directly on the North 90th Street. It offers unparalleled accessibility, being only 5 minutes away from the American University in Cairo (AUC) and 20 minutes from Cairo International Airport.

About the Project:  
Developed by Al Marasem Development, this project is a benchmark for luxury in New Cairo. The compound features world-class amenities including a massive clubhouse, lush green landscapes, solar-powered lighting, and 24/7 high-end security, ensuring a premium lifestyle for residents.

Concept:  
The "Al Marasem Way" focuses on delivering immediate luxury and comfort. This unit combines functional architectural design with high-end finishing and air conditioning, specifically tailored for families seeking a sophisticated residence in a vibrant, ready-to-move-in community.

Classification

Resale/Installments

Delivery date

2026

|                  |                           |
|------------------|---------------------------|
| Property details |                           |
| Property Type    | Apartment                 |
| Category         | Residential               |
| Finishing        | Fully Finished With A/C'S |
| Developer        | AlMarasem                 |
| Project          | Fifth Square              |
| Build Up Area    | 168 m²                    |
| Bedrooms         | 3                         |
| Bathrooms        | 3                         |

**Location**  
5th Settlement, New Cairo  
Fifth Square



