**E£ 27,620,000**

**5 Bedrooms** **4 Bathrooms** **255 m²**

LUXURY 255M² BUA SEMI-FINISHED RESIDENTIAL MIDDLE TOWNHOUSE (5 BEDROOMS, 4 BATHROOMS) ON A 270M² PLOT FOR SALE ON FLEXIBLE INSTALLMENT PLANS (DELIVERY 2027) IN CITY GATE BY QATARI DIAR, STRATEGICALLY LOCATED ON THE MIDDLE RING ROAD, 5TH SETTLEMENT, NEW CA

# Semi Finished Townhouse Middle for Sale Installments City Gate Qatari Diar New Cairo 255m² BUA

Type: Residential Townhouse Middle for Sale

BUA: 255 m²

Land Area: 270 m²

Bedrooms: 5 (Including Master Suite)

Bathrooms: 4

Finishing: Semi Finished

Delivery Date: 2027

Status: Available for Sale on Installments / Resale

Location

Strategically situated within City Gate by Qatari Diar, fronting directly along the Middle Ring Road and Cairo–Ain Sokhna Road in New Cairo, serving as the prime geographical gateway connecting the 5th Settlement to the New Administrative Capital, positioned just 10 minutes from the American University in Cairo (AUC) and 15 minutes from Cairo International Airport.

About the Project

City Gate is an iconic, self-sustaining master-planned mega-community spanning over 8.5 million square meters (approx. 2,020 acres) developed by Qatari Diar. Built around lush green expanses and world-class infrastructure, the project features an 18-hole championship golf course, luxury sports and social clubhouses, top international schools, specialized medical complexes, landscaped linear parks, high-end retail boulevards, and 24/7 smart security and community management.

Concept

Spanning a generous 255 m² build-up area on a 270 m² private land parcel delivered semi-finished, featuring 5 well-appointed bedrooms, expansive multi-level living and reception areas, and 4 bathrooms, this family townhouse provides the ideal balance of outdoor private garden living and personalized interior customizability, paired with solid long-term capital appreciation and convenient installment flexibility in one of East Cairo's flagship gated cities.

| Classification | Delivery date |
|---|---|
| **Installment** | **2027** |

## Property details

| | |
|---|---|
| Property Type | **Town Middle** |
| Category | **Residential** |
| Finishing | **Semi Finished** |
| Developer | **Qatari Diar** |
| Project | **City Gate** |
| Build Up Area | **255 m²** |
| Bedrooms | **5** |
| Bathrooms | **4** |

## Location

5th Settlement, New Cairo
City Gate