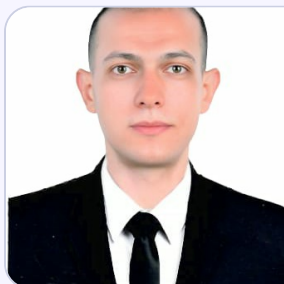




**Private Single Villa**  
**Villa - For Sale - Cairo, Egypt**

**EGP 32,000,000**

Villa with an area of 850 (Sq. ft) in Cairo



**Karim Sabry**

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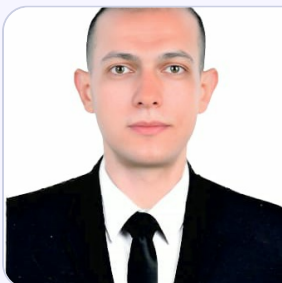
## Property Features

 Villa
  5 Beds
  4 Baths
  850 (Sq. ft)
  Built in
  ID: REMAX-8735

## Property Description

**"Prime Estate : A Rare Single-Family Residence with Significant Expansion Potential" Property Overview:**

Thoughtfully designed as a cohesive Single-Family Home—not a building divided into apartments—offering a rare sense of privacy, seamless flow, and architectural integrity. The property features exceptional, high-end finishing rarely found in the market. Key Metrics: Land Area: 778 m<sup>2</sup> Built-up Area: 850 m<sup>2</sup> Current Layout: Basement + Ground + First Floor + Roof. Interior & Living Space: Accommodation: 4 Master Bedrooms + Maid's Room. Bathrooms: 4 Luxuriously finished bathrooms. Outdoor Living: 3 spacious terraces with open views. Staff Quarters: A fully independent unit in the garage area (Living room, Kitchen, Bedroom, and Bathroom) for a guard or driver, ensuring total privacy for the main residence. Location & Utilities: Prime Location: Situated directly on Al Shohadaa Axis (Al Shorouk's main artery), facing an open garden for unobstructed views. Infrastructure: Connected to Natural Gas + 4 Electricity Meters. Investment Value (The Edge): This property holds a unique asset: A valid construction license to build a complete 2nd Floor plus 75% of the Roof above it. This offers immediate potential to significantly increase the built-up area and asset value.



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## Property Photos

