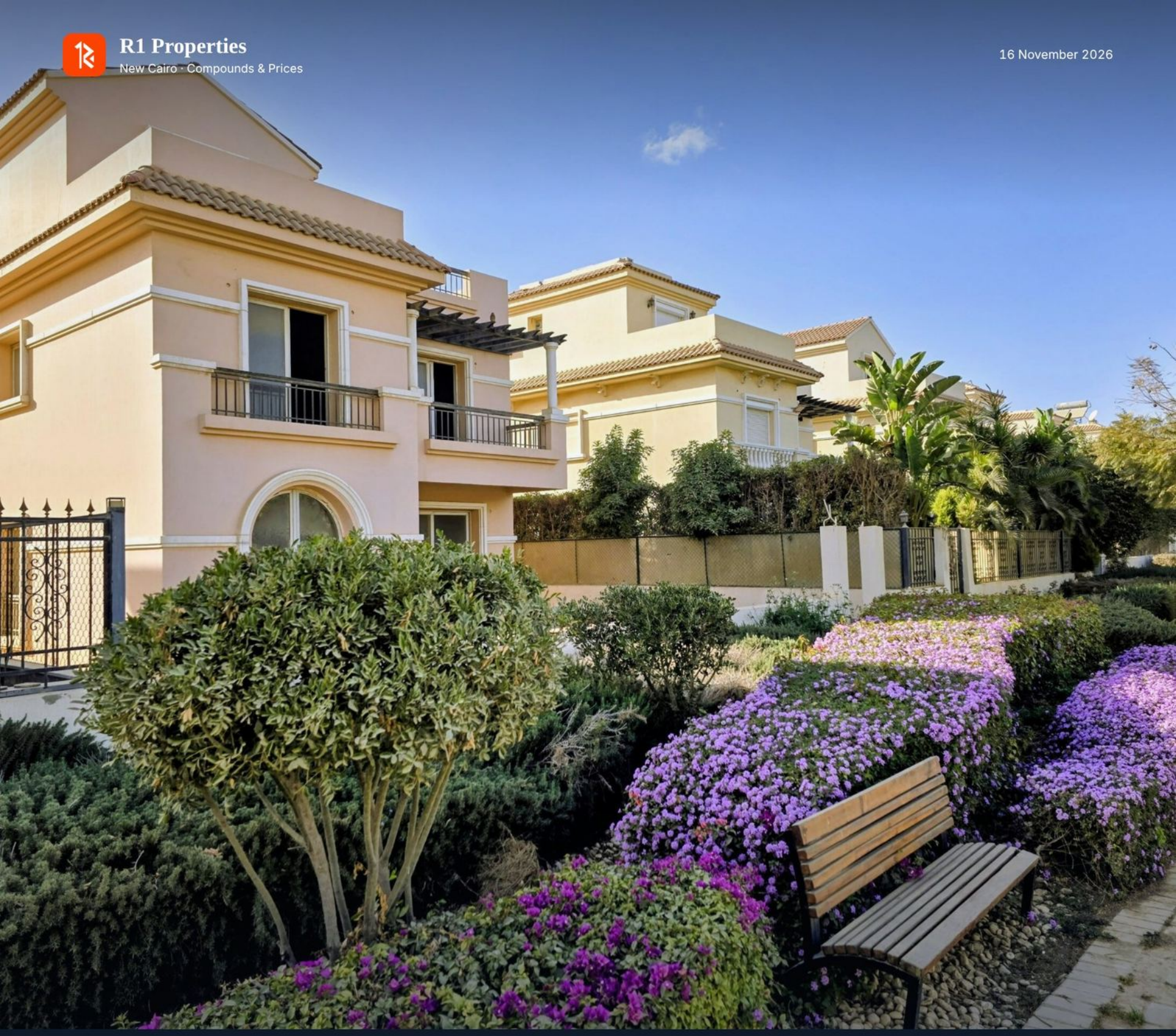


BUYER'S GUIDE · NOVEMBER 2026

New Cairo

Compounds, prices & payment plans

Apartments and villas in six of New Cairo's leading compounds — total prices, down payments, quarterly instalments and delivery dates, side by side.

LOWEST 3-BEDROOM PRICE
8.60 M
Creekview · 130 m²

LOWEST QUARTERLY INSTALMENT
204,250
Creekview · 5% down · 10 years

EARLIEST DELIVERY
2027
Mountain View iCity

COMPOUNDS COMPARED
6
from 4 developers



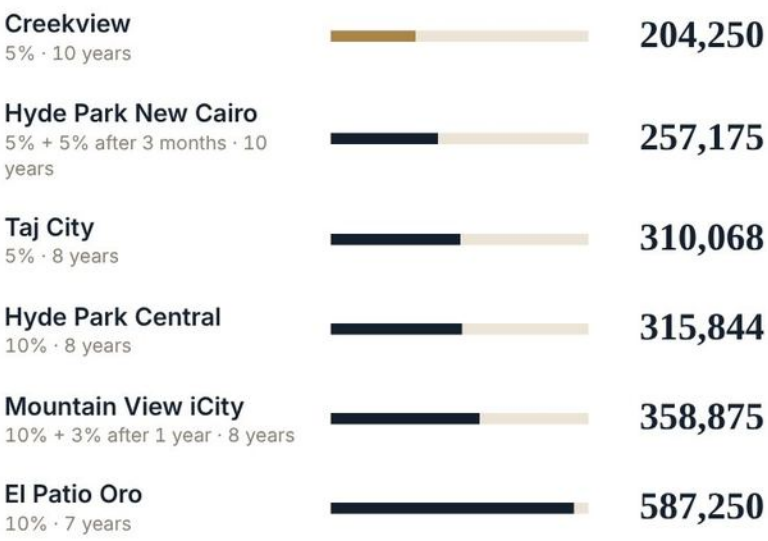
APARTMENTS

Three-bedroom apartments, *side by side*

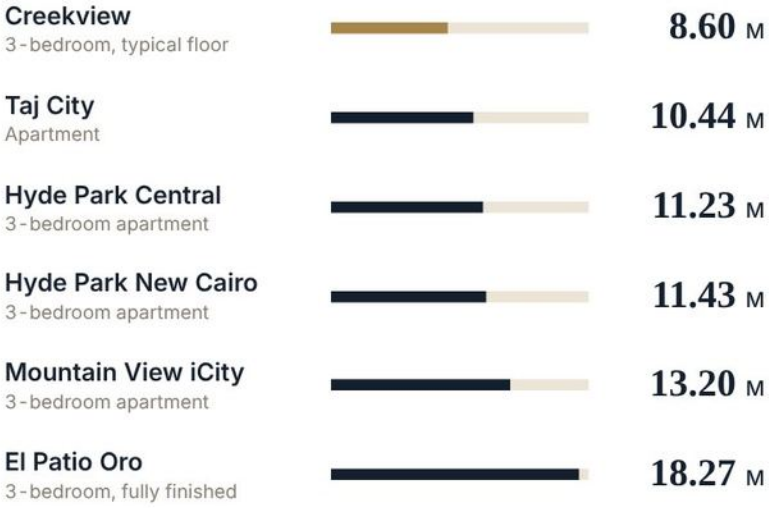
Sorted by price. Total unit price in Egyptian pounds; instalment is per quarter.

COMPOUND	UNIT	AREA	PRICE FROM	DOWN PAYMENT	PLAN	QUARTERLY INSTALMENT	DELIVERY
Creekview July 2026	3-bedroom, typical floor	130 m²	**8.60** M	430,000	5% · 10 years	**204,250**	4 years
Taj City July 2026	Apartment	115–129 m²	**10.44** M	522,220	5% · 8 years	**310,068**	Not stated
Hyde Park Central 15 Nov 2026	3-bedroom apartment	—	**11.23** M	1,123,000	10% · 8 years	**315,844**	2029
Hyde Park New Cairo June 2026	3-bedroom apartment	130 m²	**11.43** M	1,143,000	5% + 5% after 3 months · 10 years	**257,175**	2029
Mountain View iCity July 2026	3-bedroom apartment	—	**13.20** M	1,716,000	10% + 3% after 1 year · 8 years	**358,875**	2027
El Patio Oro July 2026	3-bedroom, fully finished	164–220 m²	**18.27** M	1,827,000	10% · 7 years	**587,250**	2028

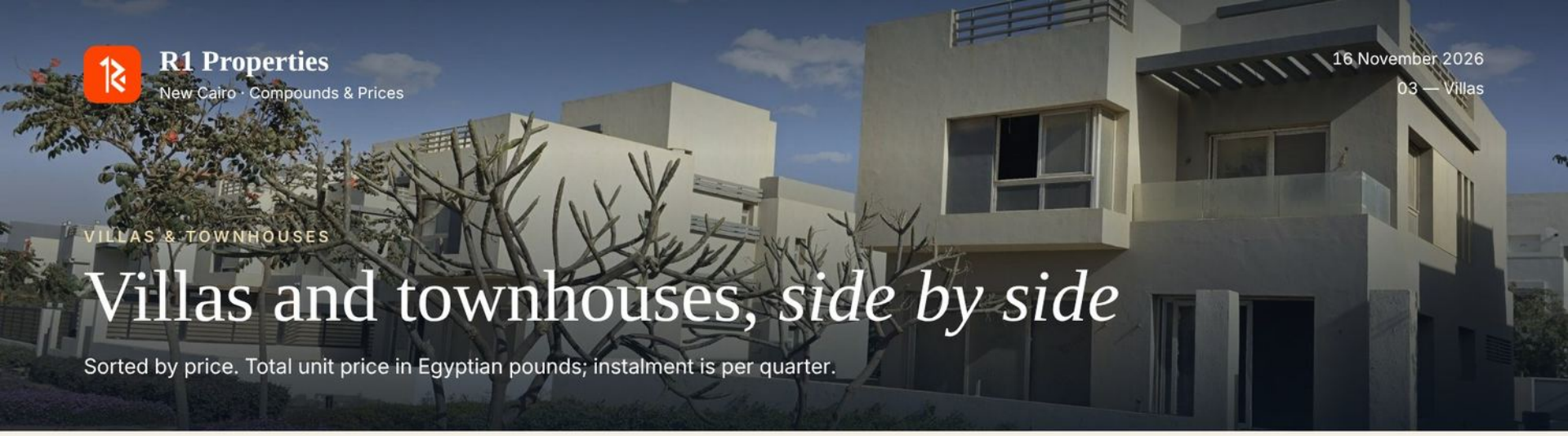
Quarterly instalment compared (EGP per quarter, on the starting price)



Starting price compared (EGP million)



How the instalment is calculated: (price − down payment) ÷ number of quarters, in equal instalments. It is an estimate for comparison and excludes maintenance and other fees; each developer's contract sets the exact schedule. Prices are starting prices from the R1 market database and developer price lists on the date shown; they change with floor, view and availability.



VILLAS & TOWNHOUSES

Villas and townhouses, *side by side*

Sorted by price. Total unit price in Egyptian pounds; instalment is per quarter.

COMPOUND	UNIT	AREA	PRICE FROM	DOWN PAYMENT	PLAN	QUARTERLY INSTALMENT	DELIVERY
Creekview July 2026	Sky villa, 3-bedroom	160 m²	**11.50** M	575,000	5% · 10 years	**273,125**	4 years
Creekview July 2026	iVilla Garden, 3-bedroom	180–205 m²	**12.90** M	645,000	5% · 10 years	**306,375**	4 years
El Patio Town July 2026	Townhouse / twin house	221+ m²	**22.50** M	2,250,000	5% + 5% after 1 month · 7 years	**723,214**	2028
Hyde Park New Cairo June 2026	Townhouse	212 m²	**25.50** M	2,550,000	5% + 5% after 3 months · 10 years	**573,750**	2029
Hyde Park Central 15 Nov 2026	Townhouse	—	**25.58** M	2,558,000	10% · 8 years	**719,438**	2029
Hyde Park Central 15 Nov 2026	Quad villa	—	**26.79** M	2,679,000	10% · 8 years	**753,469**	2029
El Patio Town July 2026	Villa, 4-bedroom	215–341 m²	**30.00** M	3,000,000	5% + 5% after 1 month · 7 years	**964,286**	2028
Mountain View iCity July 2026	Villa	280+ m²	**47.00** M	2,350,000	5% · 9 years	**1,240,278**	2027
Hyde Park New Cairo June 2026	Standalone villa	265 m²	**50.00** M	5,000,000	5% + 5% after 3 months · 10 years	**1,125,000**	2029
Hyde Park Central 15 Nov 2026	Standalone villa	—	**50.14** M	5,014,000	10% · 8 years	**1,410,188**	2029
Taj City July 2026	Villa	392–460 m²	**53.03** M	2,651,421	5% · 8 years	**1,574,281**	Not stated

How the instalment is calculated: (price − down payment) ÷ number of quarters, in equal instalments. It is an estimate for comparison and excludes maintenance and other fees; each developer's contract sets the exact schedule. Prices are starting prices from the R1 market database and developer price lists on the date shown; they change with floor, view and availability.



NEW CAIRO

Hyde Park

DEVELOPER	DELIVERY	PAYMENT PLAN	PRICES DATED
Hyde Park Developments	2029	10% · 8 years	15 Nov 2026

Hyde Park Central — price list of 15 November 2026

UNIT	AREA	PRICE FROM	DOWN PAYMENT	QUARTERLY INSTALMENT
1-bedroom	—	6.41 M	641,000	180,281
2-bedroom	—	9.11 M	911,000	256,219
3-bedroom apartment	—	11.23 M	1,123,000	315,844
4-bedroom	—	15.68 M	1,568,000	441,000
Duplex, 3-bedroom	—	16.48 M	1,648,000	463,500
Townhouse	—	25.58 M	2,558,000	719,438
Quad villa	—	26.79 M	2,679,000	753,469
Standalone villa	—	50.14 M	5,014,000	1,410,188

Hyde Park New Cairo

June 2026 · 5% + 5% after 3 months · 10 years

UNIT	AREA	PRICE FROM	DOWN PAYMENT	QUARTERLY INSTALMENT
3-bedroom apartment	130 m²	11.43 M	1,143,000	257,175
3-bedroom apartment	150 m²	13.09 M	1,309,000	294,525
3-bedroom, fully finished	161 m²	19.69 M	1,969,000	443,025
Townhouse	212 m²	25.50 M	2,550,000	573,750
Standalone villa	265 m²	50.00 M	5,000,000	1,125,000

Hyde Park Central's list gives starting prices only; areas are not shown. Instalment uses the developer's standard plan of 10% down over 8 years.

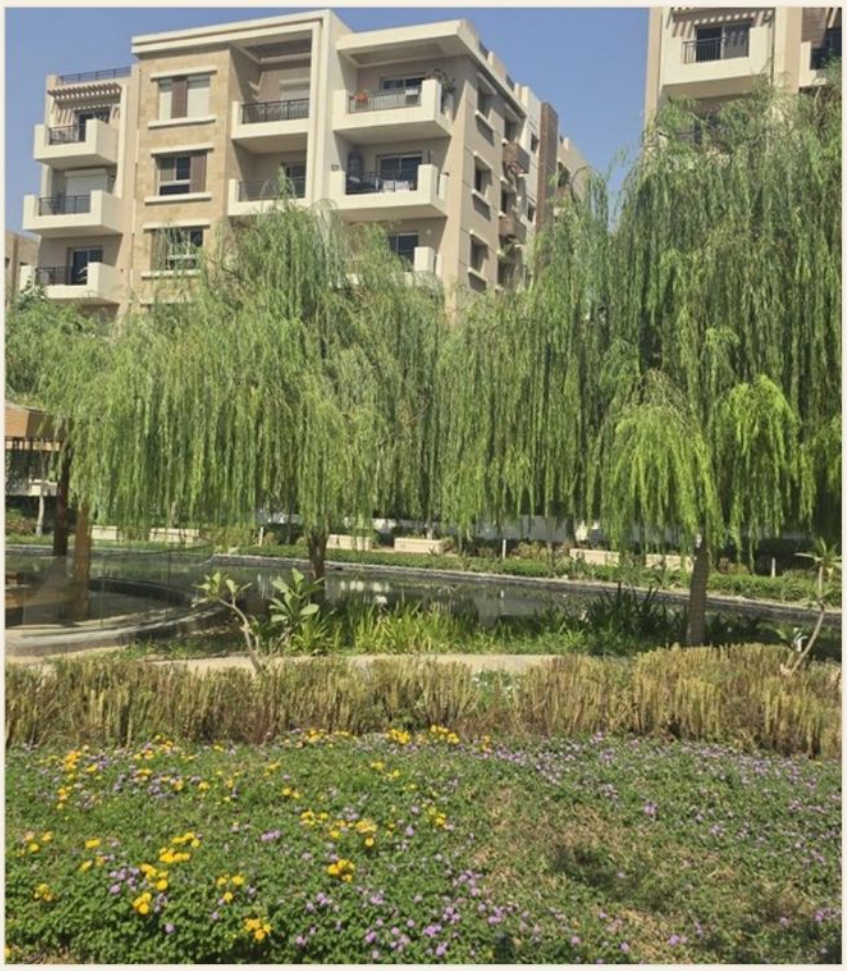


NEW CAIRO

Taj City

DEVELOPER	DELIVERY	PAYMENT PLAN	PRICES DATED
Madinet Masr (MMHD)	Not stated	5% · 8 years	July 2026

UNIT	AREA	PRICE FROM	DOWN PAYMENT	QUARTERLY INSTALMENT
Apartment	115–129 m²	10.44 M	522,220	310,068
Villa	392–460 m²	53.03 M	2,651,421	1,574,281





Apartments 72–162 m² are listed from EGP 7.38 M. Bedroom counts are not shown in the developer’s availability sheet.



NEW CAIRO

Mountain View iCity

DEVELOPER	DELIVERY	PAYMENT PLAN	PRICES DATED
Mountain View (DMG)	2027	10% + 3% after 1 year · 8 years	July 2026

UNIT	AREA	PRICE FROM	DOWN PAYMENT	QUARTERLY INSTALMENT
3-bedroom apartment	—	**13.20** M	1,716,000	**358,875**

Villa 5% · 9 years

UNIT	AREA	PRICE FROM	DOWN PAYMENT	QUARTERLY INSTALMENT
Villa	280+ m²	**47.00** M	2,350,000	**1,240,278**





Villas are listed between EGP 47 M and 52 M.

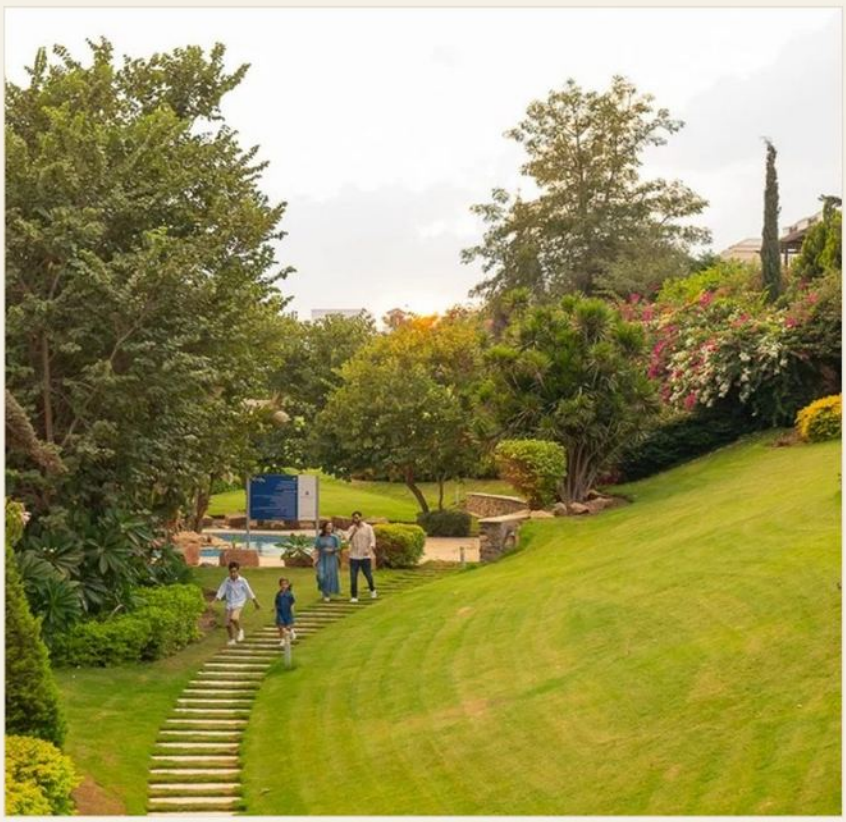


NEW CAIRO

Creekview

DEVELOPER	DELIVERY	PAYMENT PLAN	PRICES DATED
Mountain View (DMG)	4 years	5% · 10 years	July 2026

UNIT	AREA	PRICE FROM	DOWN PAYMENT	QUARTERLY INSTALMENT
3-bedroom, typical floor	130 m²	8.60 M	430,000	204,250
3-bedroom, garden	130 m²	9.80 M	490,000	232,750
Sky villa, 3-bedroom	160 m²	11.50 M	575,000	273,125
iVilla Garden, 3-bedroom	180–205 m²	12.90 M	645,000	306,375





Launch prices. A second plan is offered: 5% down over 6 years, half-yearly, with delivery in 2.5 years.



NEW CAIRO

El Patio

DEVELOPER	DELIVERY	PAYMENT PLAN	PRICES DATED
La Vista Developments	2028	10% · 7 years	July 2026

El Patio Oro — apartments

10% · 7 years · 2028

UNIT	AREA	PRICE FROM	DOWN PAYMENT	QUARTERLY INSTALMENT
3-bedroom, semi-finished	164–230 m²	14.58 M	—	—
3-bedroom, fully finished	164–220 m²	18.27 M	1,827,000	587,250
4-bedroom, finished	220 m²	26.57 M	2,656,500	853,875

El Patio Town — villas & townhouses

5% + 5% after 1 month · 7 years · 2028

UNIT	AREA	PRICE FROM	DOWN PAYMENT	QUARTERLY INSTALMENT
Townhouse / twin house	221+ m²	22.50 M	2,250,000	723,214
Villa, 4-bedroom	215–341 m²	30.00 M	3,000,000	964,286





El Patio Oro plans vary by cluster and delivery date; the instalment shown uses 10% down over 7 years (delivery 2028). El Patio Town villas are delivered unfinished.