**roject Overview**

**Crescent Walk South**, developed by **Marakez Developments**, is a luxury mixed-use compound located in New Cairo’s 6th Settlement:

* Covers **118 feddans** (~497,000 m²), with around **100 feddans** dedicated to residential use and **18 feddans** for commercial and amenity spaces [iproperties.com.eg+11developers-eg.com+11propertyfinder.eg+11](https://developers-eg.com/en/project/crescent-walk-new-cairo/?utm_source=chatgpt.com)[propertyfinder.eg+2diamondgroup-eg.com+2iproperties.com.eg+2](https://www.diamondgroup-eg.com/en/content/386/marakez-company-presents-the-crescent-walk-compound%2C-which-is-considered-a-qualitative-leap-in-the-heart-of-new-cairo?utm_source=chatgpt.com).
* Features **6 residential unit types**: Apartments, Duplexes, Penthouses, Townhouses, Twin Houses, and Stand-Alone Villas [iproperties.com.eg+2diamondgroup-eg.com+2sadaninvestment.com.eg+2](https://www.diamondgroup-eg.com/en/content/386/marakez-company-presents-the-crescent-walk-compound%2C-which-is-considered-a-qualitative-leap-in-the-heart-of-new-cairo?utm_source=chatgpt.com).
* **Unit size ranges & starting prices**:
  + Apartment: from 135 m² at EGP 19,500,000
  + Penthouse: from 186 m² at EGP 26,500,000
  + Townhouse: from 186 m² at EGP 28,000,000
  + Duplex: from 205 m² at EGP 29,000,000
  + Twin House: from 235 m² at EGP 36,000,000
  + Stand-Alone villa: from 197 m² (exact starting price not specified, but resale starts ~EGP 37.4 M) [developers-eg.com+2developers-eg.com+2sadaninvestment.com.eg+2](https://developers-eg.com/en/project/crescent-walk-new-cairo/?utm_source=chatgpt.com).

**Location benefits**:

* Central position with easy access to Cairo's main roads and landmarks—12 minutes from AUC, 10 minutes from Cairo Airport, and adjacent to Golden Square and Zed East [iproperties.com.eg+2developers-eg.com+2diamondgroup-eg.com+2](https://developers-eg.com/en/project/crescent-walk-new-cairo/?utm_source=chatgpt.com).

**💰 Price & Payment Plan**

* 🔹 **Down payment**: 8% of the total unit price
* 🔹 **Installments**: Equal payments over **8 years** (i.e., 96 monthly payments) [developers-eg.com+11nawy.com+11shary.com.eg+11](https://www.nawy.com/compound/1576-crescent-walk-south?utm_source=chatgpt.com)[developers-eg.com](https://developers-eg.com/en/project/crescent-walk-new-cairo/?utm_source=chatgpt.com)
* 🏗️ **Delivery timeframe**: Roughly **3.5 years** (completion by late 2028) [propertyfinder.eg+1diamondgroup-eg.com+1](https://www.propertyfinder.eg/en/new-projects/marakez/crescent-walk?utm_source=chatgpt.com)

**✨ Amenities & Facilities**

* **Green spaces**: 70–85% of the compound is landscape with artificial lakes and jogging tracks [diamondgroup-eg.com+1iproperties.com.eg+1](https://www.diamondgroup-eg.com/en/content/386/marakez-company-presents-the-crescent-walk-compound%2C-which-is-considered-a-qualitative-leap-in-the-heart-of-new-cairo?utm_source=chatgpt.com)
* **Clubhouse & sports**: Includes gym, pools, sports courts, squash, indoor heated pool, sauna, steam room, and jacuzzi
* **Family-friendly areas**: Kids’ zones, communal lounges, dog park
* **Commercial strip**: Restaurants, cafés, shops
* **Security & services**: 24/7 security, CCTV, maintenance, cleaning, underground parking, valet, backup generators, smart access, garbage chute, intercom/IPTV

**🏘️ Delivery & Financing Options**

* **Delivery**:
  + Villas & townhouses: approx. **3.5 years**
  + Apartments: approx. **4 years** from agreement date
* **Maintenance/club fees**: Not explicitly provided—likely apply upon delivery/resale.