

E£ 6,000,000

1 Bedrooms **1 Bathrooms** **40 m²**

PRIME READY-TO-MOVE 40M² BUA BRANDED CORPORATE BOUTIQUE OFFICE DELIVERED CORE AND SHELL (1 EXECUTIVE OFFICE ROOM AND 1 BATHROOM) FOR DIRECT CASH PURCHASE IN AL JAZI MARRIOTT BY ALJAZI DEVELOPMENTS, NORTH 90TH STREET CORRIDOR, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Boutique Office for Cash Sale Al Jazi Marriott New Cairo 40m² BUA

Category: Corporate Administrative Boutique Office for Sale

BUA: 40 m²

Garden: No

Layout:

Offices: 1 Private Executive Director Room / Multi-Desk Team Workstation

Bathrooms: 1 Contemporary Fully Plumbed Restroom

Workspaces & Amenities: Welcoming Client Reception & Greeting Foyer + Integrated Service Pantry / Coffee Station Nook + Floor-to-Ceiling Panoramic Double-Glazed Soundproof Glass Facade

Finishing: Core & Shell (Raw structural concrete, perimeter masonry, primary electrical conduits, and water/drainage connections installed, ready for custom corporate fit-out and branded interior design)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Al Jazi Marriott developed by AlJazi Developments (a subsidiary of Seldar Egypt), commanding an ultra-exclusive commercial address along the North 90th Street corridor in the 5th Settlement, New Cairo. Positioned with immediate connectivity to the Ring Road, Suez Road, and the Waterway axis, the business destination lies just 5 minutes from Cairo Festival City (CFC) and Downtown Mall, 8 minutes from the American University in Cairo (AUC), 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital.

About the Project

Al Jazi is Egypt's first pedestrian-oriented branded mixed-use master development, operating under the international hospitality and facility management standards of Marriott International. The commercial and administrative sectors feature LEED-certified energy-efficient architecture, striking double-glazed glass facades, opulent hotel-grade grand entrance lobbies, smart high-speed elevators, multi-level underground parking facilities, advanced HVAC provisions, redundant backup power generators, ultra-fast fiber optics, certified life-safety systems, and 24/7 concierge security and facility maintenance.

Concept

Spanning an optimized 40 m² build-up area delivered core and shell with immediate handover readiness, this boutique office provides the ideal compact footprint for high-profile consultants, private wealth managers, legal advisors, and specialized agencies seeking a globally recognized corporate address. Delivered without finishing constraints, it allows full architectural customization to reflect bespoke brand identities. Combined with the pricing advantage of an unencumbered direct cash acquisition in a Marriott-serviced landmark, it serves as a high-liquidity asset with premium capital preservation and strong rental yield potential.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**Al Jazi Development**
Project	**Al Jazi Marriott**
Build Up Area	**40 m²**
Bedrooms	**1**
Bathrooms	**1**

Additional Details

Floor
4

Location

5th Settlement, New Cairo
Al Jazi Marriott