

E£ 1,875,000

2 Bedrooms **1 Bathrooms** **74 m²**

PRIME READY-TO-MOVE 74M² BUA EXECUTIVE CORPORATE OFFICE DELIVERED CORE AND SHELL (PARTITIONED INTO 2 PRIVATE OFFICE SUITES AND 1 BATHROOM) FOR DIRECT CASH PURCHASE IN CAIRO CAPITAL CENTER (CCC) BY CATALYST DEVELOPMENTS, BANKS COMPLEX / SOUTH 90TH STREET,

Core & Shell Corporate Office for Cash Sale Cairo Capital Center Catalyst New Cairo 74m² BUA

Category: Corporate Administrative Office Space for Sale

BUA: 74 m²

Land Area: 74 m²

Layout:

Offices: 2 Private Partitioned Executive Director Suites (or 1 Executive Manager Suite + 1 Meeting / Collaborative Team Room)

Bathrooms: 1 Dedicated Restroom with Primary Plumbing Rough-ins

Workspaces & Amenities: Welcoming Client Reception & Greeting Foyer + Integrated Workstation Nook + Dedicated Service Pantry / Coffee Station Provision

Finishing: Core & Shell (Raw structural finish with masonry, exterior curtain-wall glazing, and primary electrical and plumbing conduits installed, ready for custom corporate fit-out and interior branding)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Cairo Capital Center (CCC) developed by Catalyst Developments, commanding an exceptional corporate address in the Banks Complex directly off South 90th Street in the 5th Settlement, New Cairo. Positioned at the financial core of New Cairo with direct connectivity to North 90th Street, the Ring Road, and the Middle Ring Road, the business center lies just 3 minutes from the American University in Cairo (AUC), 5 minutes from Cairo Festival City (CFC) and Downtown Mall, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Cairo Capital Center (CCC) is a flagship Grade-A corporate complex developed by Catalyst Developments, tailored specifically to financial, legal, and multinational corporate standards. The development features contemporary double-glazed structural curtain-wall glass facades for optimal heat and sound insulation, an impressive multi-height corporate entrance lobby, multiple high-speed passenger elevators, multi-level secured underground parking facilities for tenants and guests, central backup power generators, ultra-fast fiber-optic telecommunications infrastructure, central meeting facilities, certified fire suppression and life safety systems, and 24/7 smart security and facility management.

Concept

Spanning an efficient 74 m² build-up area delivered core and shell with immediate handover readiness, this corporate office provides an adaptable blank-canvas layout that easily accommodates two private executive rooms, client reception, and a dedicated restroom. Delivering complete freedom to tailor interior architecture, corporate branding, flooring, and lighting without structural delays, combined with the pricing advantage of an unencumbered direct cash acquisition, it stands as an outstanding headquarters for consulting firms, legal practices, or tech enterprises, and a high-yield commercial asset in the Banks Complex.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**Catalyst**
Project	**Cairo Capital Center**
Build Up Area	**74 m²**
Bedrooms	**2**
Bathrooms	**1**

Additional Details

Floor
1

Location

5th Settlement, New Cairo
Cairo Capital Center