





E£ 28,500,000

2 Bedrooms **2 Bathrooms** **190 m²**

PRIME READY-TO-MOVE 190M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (PARTITIONED INTO 2 EXECUTIVE SUITES, OPEN WORKSPACE, AND 2 BATHROOMS) FOR DIRECT CASH SALE IN HEARTWORK BY MOUNTAIN VIEW (DMG), 5TH SETTLEMENT / MOSTAKBAL CITY AXIS, N

Core & Shell Corporate Office for Cash Sale Heartwork Mountain View New Cairo 190m² BUA

Category: Corporate Administrative Office Space for Sale

BUA: 190 m²

Garden: No

Layout: 2 Private Partitioned Executive Director Suites + Generous Open-Plan Workstation Floorplate + Welcoming Client Reception & Waiting Area + 2 Fully Plumbed Restrooms + Dedicated Service Pantry / Coffee Bar Nook

Finishing: Core & Shell (Raw Structural Finish with Primary Utility Conduits Ready for Custom Corporate Fit-Out)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Heartwork developed by Mountain View (DMG), commanding a prominent corporate address in New Cairo directly along the Middle Ring Road and adjacent to the Suez Road and the entrance of Mostakbal City. The business park lies just 5 minutes from Madinaty, 10 minutes from the American University in Cairo (AUC), 12 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, ensuring seamless regional connectivity for employees and visiting clients.

About the Project

Heartwork is Egypt’s first international business park built around the Science of Happiness in partnership with Delivering Happiness (DH) and CallisonRTKL. Spanning 38 acres, the campus is master-planned into four holistic wellbeing pillars (Heart, Mind, Body, and Soul). The development features striking contemporary glass curtain-wall facades, dedicated double-height administrative entrance lobbies, high-speed passenger elevators, multi-level secured underground parking facilities, central emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, outdoor meeting pods, landscaped zen gardens, a dedicated fitness hub, dynamic retail and dining plazas, advanced fire safety systems, and 24/7 smart security and facility management.

Concept

Spanning an expansive 190 m² build-up area delivered core and shell with immediate handover readiness, this corporate office provides investors and businesses complete freedom to tailor internal partitions, IT server rooms, and branded corporate aesthetics to their exact operational requirements. Offering a balanced layout of 2 executive management suites, 2 private restrooms, and a large collaborative open workspace, combined with the pricing leverage of a direct cash sale, it stands as an exceptional income-generating commercial asset and corporate headquarters in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**MOUNTAIN VIEW HEART WORK**
Build Up Area	**190 m²**
Bedrooms	**2**
Bathrooms	**2**

Additional Details

Floor
2

Location

5th Settlement, New Cairo
MOUNTAIN VIEW HEART WORK


Built for
Businesses,
Designd
for people.




Heartwork