






**E£ 270,000**

**2 Bedrooms** **1 Bathrooms** **57 m²**

PRIME READY-TO-MOVE 57M² BUA EXECUTIVE CORPORATE OFFICE FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING (PARTITIONED INTO 2 PRIVATE OFFICE SUITES AND 1 BATHROOM) FOR DIRECT CASH SALE IN SIDEWALK MALL, GOLDEN SQUARE, 5TH SETTLEMENT, NEW CAIRO.

## Fully Finished Corporate Office with ACs for Cash Sale Sidewalk Golden Square New Cairo 57m² BUA

Category: Corporate Administrative Office Space for Sale

BUA: 57 m²

Land Area: 57 m²

Layout:

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

Bathrooms: 1 Fully Equipped Contemporary Restroom

Workspaces & Amenities: Welcoming Client Reception & Waiting Area + Integrated Storage & Workstation Nook + Dedicated Service Pantry / Coffee Station Provision

Finishing: Fully Finished with Central Air Conditioners (Turnkey Grade-A Commercial Specifications)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Sidewalk Mall, commanding a premier address in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly along the central thoroughfares connecting North and South 90th Streets, Bin Zayed Axis, and the Middle Ring Road, the development lies just 4 minutes from the American University in Cairo (AUC), 8 minutes from Suez Road, 12 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, surrounded by high-end residential compounds and premier commercial districts.

About the Project

Sidewalk is a boutique mixed-use commercial and administrative destination designed to international Grade-A corporate standards. The project features contemporary architectural curtain-wall glass facades offering sound and heat insulation, an elegant double-height administrative entrance lobby, high-speed passenger elevators, multi-level secured underground parking facilities, central emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, an open-air retail promenade with dining options, certified fire suppression systems, and 24/7 smart security and facility maintenance.

Concept

Spanning an efficient 57 m² build-up area delivered turnkey with premium porcelain commercial flooring, acoustic ceilings, and pre-installed central air conditioning, this corporate office eliminates fit-out delays, contractor management, and initial capital expenditure. Its smart partition into 2 private rooms and a private restroom makes it an optimal plug-and-play solution for specialized consulting firms, legal advisories, clinics/medical offices, financial practices, or tech startups seeking a prestigious Golden Square commercial asset with strong capital appreciation and high immediate rental yields via a direct cash acquisition.

| Classification | Delivery date |
|---|---|
| **Cash** | **--** |

### Property details

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|---|---|
| Property Type | **Office** |
| Category | **Adminstration** |
| Finishing | **Fully Finished With A/C'S** |
| Developer | **District / Separate** |
| Project | **Side walk** |
| Build Up Area | **57 m²** |
| Bedrooms | **2** |
| Bathrooms | **1** |

### Additional Details

**Floor**
1

### Location

Golden sqaure, New Cairo
Side walk


EXOTIC CARS


SIDEWALKS
LEASING


LEASING


EXOTIC CARS


LEASING
NOW
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