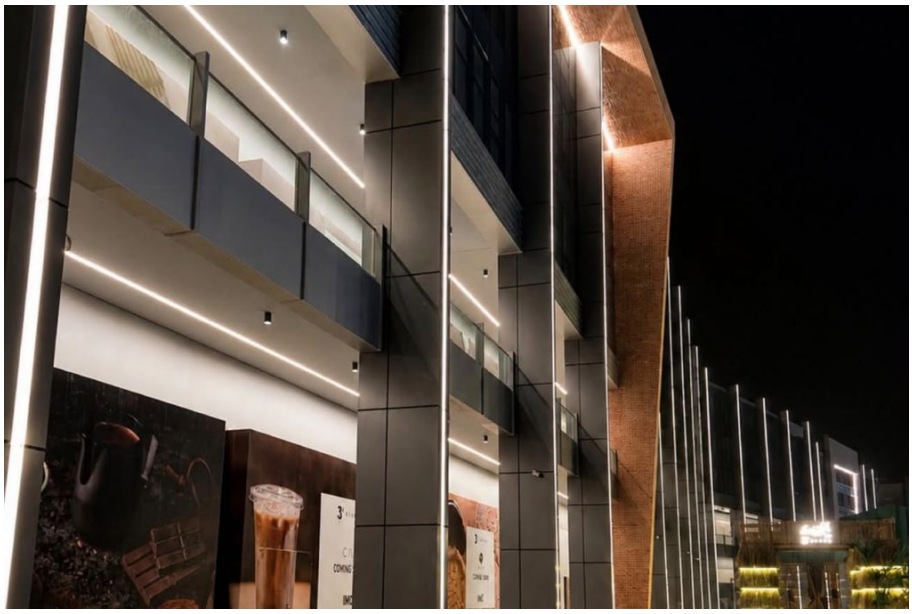






E£ 7,500,000

2 Bedrooms **1 Bathrooms** **75 m²**

PRIME 75M² BUA BOUTIQUE CORPORATE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (CONFIGURED WITH 2 EXECUTIVE OFFICES AND 1 BATHROOM) SCHEDULED FOR 2027 DELIVERY, AVAILABLE FOR DIRECT CASH PURCHASE IN THREE SIXTY BY LMD (LANDMARK SABBOUR), GOLDEN SQUARE,

Core & Shell Boutique Office for Cash Sale 2027 Three Sixty LMD Golden Square New Cairo 75m² BUA

Category: Corporate Administrative Office for Sale

BUA: 75 m²

Land Area: 75 m²

Delivery Date: 2027

Layout: Smart Multi-Zone Boutique Corporate Floorplan

Executive Suites & Workspaces: 2 Private Enclosed Executive Director Offices / Glass-Partitioned Meeting Rooms + Central Collaborative Workstation Wing for Operations Teams

Bathrooms: 1 Contemporary Restroom (Core Plumbing Rough-Ins for Modern Sanitary Ware & Utility Conduits)

Reception & Services: Dedicated Client Greeting & Reception Foyer + Kitchenette & Coffee Bar Station Nook + Floor-to-Ceiling Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed modern curtain-wall glass exterior facades, and primary entry points for electrical, HVAC ducting, and plumbing connections, ready for bespoke corporate branding and custom interior fit-out)

Ready to Move: No (Handover scheduled for 2027)

Status: Available for Direct Cash Purchase & Ownership Transfer

Location

Strategically situated within Three Sixty (3 Sixty) developed by LMD (Landmark Sabbour), commanding one of the most prestigious commercial and administrative addresses in the Golden Square of the 5th Settlement, New Cairo. Positioned directly along Bin Zayed Axis and steps away from North 90th Street, South 90th Street, and the Middle Ring Road, the complex ensures seamless transit connectivity between New Cairo and the New Administrative Capital. It lies just 3 minutes from the American University in Cairo (AUC), adjacent to Mivida and Palm Hills Katameya, 12 minutes from the New Administrative Capital, and 18 minutes from Cairo International Airport.

About the Project

Three Sixty (3 Sixty) is an iconic 12.5-acre mixed-use commercial, administrative, and medical landmark crafted by LMD to serve multinational corporations, financial institutions, and upscale retail brands. Designed with sleek contemporary glass facades and open-air landscaped plazas, the complex integrates high-tech workspaces with vibrant dining and retail experiences. Building amenities include smart high-speed passenger elevators, automated building management systems (BMS), multi-level underground parking facilities, central fire suppression and alarm systems, backup power generators, high-speed fiber-optic infrastructure, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an efficient 75 m² build-up area configured with 2 private office rooms and 1 bathroom, scheduled for 2027 delivery, this boutique administrative unit offers a prime corporate footprint in Golden Square. Delivered core and shell, it affords business owners and corporate tenants total architectural freedom to execute bespoke interior partitions, acoustic treatments, and branded finishes tailored precisely to company identity. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in Three Sixty by LMD, it stands as an elite operational office and a high-appreciation commercial asset in New Cairo.

Classification	Delivery date
Cash	**2027**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**LMD**
Project	**3 SIXTY**
Build Up Area	**75 m²**
Bedrooms	**2**
Bathrooms	**1**

Additional Details

Floor
1
Parking
With Parking
View
Prime Location, Open View, Bahry, Double View

Location

5th Settlement, New Cairo
3 SIXTY






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