

E£ 18,200,000

140 m²

PRIME READY-TO-MOVE 140M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH INTEGRATED COMMERCIAL FACILITIES, AVAILABLE FOR DIRECT CASH PURCHASE IN TOP 90 MALL BY AMER GROUP, NORTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office for Cash Sale Top 90 Mall Amer Group North 90th St New Cairo 140m² BUA

Category: Corporate Administrative Office for Sale

BUA: 140 m²

Layout: Functional Multi-Zone Corporate Floorplan

Offices & Workspaces: Expansive Open-Plan Collaborative Workstation Area for Multi-Department Teams + 2 Private Executive Director Suites / Glass-Partitioned Conference & Meeting Spaces

Bathrooms: Modern Fully Finished Restroom with Contemporary Sanitary Ware and Complete Utility Lines

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

Finishing: Fully Finished (Turnkey High-End Commercial Specifications featuring Premium Porcelain Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Complete Electrical/Data Network Cabling, and Central Climate Control Provisions)

Ready to Move: Yes

Status: Available for Immediate Delivery, Fast-Track Business Operations & Ownership Transfer

Location

Strategically situated within Top 90 Mall developed by Amer Group, commanding an exceptional commercial frontline address directly along North 90th Street in the heart of the 5th Settlement, New Cairo. Positioned on New Cairo’s primary commercial spine, the development ensures seamless connectivity to the Ring Road, Suez Road, and Mohamed Naguib Axis. It lies just 5 minutes from Cairo Festival City (CFC) and Downtown Mall, 7 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

Top 90 Mall is a premier commercial and administrative complex engineered to cater to modern corporate enterprises and regional business headquarters. Designed with sleek double-glazed curtain-wall glass facades, the project features expansive multi-height entrance lobbies, smart high-speed elevators, automated building management systems (BMS), secure multi-level underground parking facilities, central fire suppression and alarm systems, backup power generators, high-speed fiber optics, professional facility management, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 140 m² build-up area delivered turnkey with modern business finishes and immediate move-in readiness, this corporate office provides an efficient operational headquarters for mid-to-large consultancy firms, marketing agencies, law practices, and tech enterprises seeking a prestigious North 90th Street address. Immediate availability eliminates fit-out expenses, contractor delays, and setup downtime. Coupled with the distinct financial advantage of an unencumbered direct cash acquisition, it stands as an exceptional primary business asset and an appreciating real estate investment in New Cairo's primary commercial corridor.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**AMER GROUP**
Project	**Top 90**
Build Up Area	**140 m²**

Location

5th Settlement, New Cairo

Top 90