

E£ 32,500,000

250 m²

PRIME READY-TO-MOVE 250M² BUA TURNKEY CORPORATE ADMINISTRATIVE HEADQUARTERS DELIVERED FULLY FINISHED WITH INTEGRATED FACILITIES, AVAILABLE FOR DIRECT CASH PURCHASE IN TOP 90 MALL BY AMER GROUP, NORTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office Headquarters for Cash Sale Top 90 Mall Amer Group North 90th St New Cairo 250m² BUA

Category: Corporate Administrative Office Headquarters for Sale

BUA: 250 m²

Layout: Expansive Multi-Zone Corporate Floorplan

Offices & Workspaces: Large Open-Plan Collaborative Workstation Wing for Multi-Department Teams + Multiple Private Executive Director Suites + Glass-Partitioned Boardroom & Conference Facility + Dedicated Focus / Meeting Pods

Bathrooms: Multiple Contemporary Fully Finished Restrooms Fitted with High-Grade Sanitary Fixtures and Complete Utility Infrastructure

Reception & Services: Grand Corporate Reception & Client Greeting Lounge + Fitted Kitchenette & Employee Breakroom + Dedicated Server / IT Networking Room + File Archive & Storage Provision + Continuous Soundproof Double-Glazed Curtain-Wall Facades Ensuring Maximum Natural Daylight

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

Ready to Move: Yes

Status: Available for Immediate Delivery, Corporate Relocation & Fast-Track 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 250 m² build-up area delivered turnkey with modern business finishes and immediate move-in readiness, this corporate office provides a comprehensive operational headquarters for established corporations, regional branch offices, multinational consultancies, and financial institutions seeking a commanding 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	**250 m²**

Location

5th Settlement, New Cairo

Top 90