E£ 4,218,327

1 Bedrooms **1 Bathrooms** **97 m²**

PRIME 97M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED SEMI-FINISHED (PARTITIONED INTO 1 EXECUTIVE DIRECTOR SUITE, COLLABORATIVE WORKSPACE, AND 1 BATHROOM) FOR DIRECT CASH SALE IN YELLOW LANE BY URBNLANES DEVELOPMENTS, NORTH 90TH STREET / SUEZ ROAD CORR

Semi Finished Corporate Office for Cash Sale Yellow Lane Urbnlanes New Cairo 97m² BUA

Category: Corporate Administrative Office Space for Sale

BUA: 97 m²

Land Area: 97 m²

Layout: 1 Private Partitioned Executive Director Suite + Open-Plan Team Workstation Floorplate + Welcoming Client Reception & Waiting Lobby + 1 Plumbed Restroom Allocation + Dedicated Service Pantry / Coffee Station Nook

Finishing: Semi Finished (Core structural plastering, masonry, exterior double-glazed facade installations, and primary electrical and plumbing conduits in place, ready for bespoke corporate flooring, ceilings, and final fit-out)

Ready to Move: No (Contact for Delivery Timeline & Handover Milestones)

Status: Available for Direct Cash Sale & Commercial Contract Signing

Location

Strategically situated within Yellow Lane developed by Urbnlanes Developments, occupying a prime commercial address in the 5th Settlement, New Cairo, directly accessible from North 90th Street, Suez Road, and the Mohamed Naguib Axis. The project lies just 3 minutes from Al Rehab City, 7 minutes from the American University in Cairo (AUC), 10 minutes from Cairo International Airport, and 18 minutes from the New Administrative Capital, ensuring effortless commuting for executives and clients.

About the Project

Yellow Lane is an upscale, boutique mixed-use commercial and administrative destination designed to international Grade-A standards by Urbnlanes Developments. The complex features contemporary curtain-wall double-glazed glass elevations with optimal solar and sound insulation, dedicated administrative entrance lobbies, multi-level secured underground parking facilities, high-speed passenger elevators, central emergency backup generators, ultra-fast fiber-optic internet infrastructure, integrated retail and dining promenades, certified fire suppression systems, and 24/7 smart security and facility management.

Concept

Spanning an efficient 97 m² build-up area delivered semi-finished, this corporate workspace offers organizations the optimal balance between fast-track fit-out execution and complete creative control over internal branding, flooring, and lighting designs. Configured with a private executive management office, collaborative desk space, and dedicated restroom facilities, it represents an outstanding corporate headquarters or regional branch office, complemented by the significant pricing leverage and equity protection of an unencumbered direct cash acquisition.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Semi Finished**
Developer	**Urbnlanes**
Project	**Yellow Lane**
Build Up Area	**97 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

5th Settlement, New Cairo
Yellow Lane