





E£ 45,000

1 Bedrooms **1 Bathrooms** **42 m²**

PRIME READY-TO-MOVE 42M² BUA TURNKEY CORPORATE BOUTIQUE OFFICE DELIVERED FULLY FINISHED WITH PRE-INSTALLED CENTRAL AIR CONDITIONING (1 EXECUTIVE ROOM AND 1 BATHROOM) AVAILABLE FOR COMMERCIAL LEASE IN 3 SIXTY BY LMD (LANDMARK SABBOUR), GOLDEN SQUARE, SOUTH

Fully Finished Corporate Office with ACs for Rent 3 SIXTY LMD Golden Square New Cairo 42m² BUA

Category: Corporate Administrative Boutique Office for Rent

BUA: 42 m²

Land Area: 42 m²

Garden: No

Layout: Efficient Open-Flow Corporate Floorplan

Offices & Workspaces: 1 Private Executive Director Room / Multi-Desk Collaborative Team Workspace

Bathrooms: 1 Contemporary Fully Finished Private Restroom with High-End Sanitary Ware

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

Finishing: Fully Finished with A/C's (Turnkey Corporate Specifications featuring High-Grade Porcelain Tiling, Suspended Acoustic Ceilings with Integrated LED Lighting, Complete Electrical/Data Network Cabling, and Pre-Installed Central Climate Control)

Ready to Move: Yes

Status: Available for Immediate Commercial Lease & Fast-Track Business Operations

Location

Strategically situated within 3 SIXTY Business Park developed by LMD (Landmark Sabbour), commanding a prominent frontline commercial address directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned at the core intersection connecting New Cairo’s prime gated villa communities to the New Administrative Capital, the project enjoys seamless access to the Bin Zayed Axis, Middle Ring Road, and Suez Road. It lies just 3 minutes from the American University in Cairo (AUC), 5 minutes from Point 90 Mall and Maxim Mall, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

3 SIXTY Business Park is a flagship 12.5-acre mixed-use administrative, commercial, and healthcare development master-planned to international corporate benchmarks. Designed to deliver a sustainable, tech-enabled enterprise environment, the park features LEED-inspired architecture, striking modern glass facades, opulent triple-height hotel-grade entrance lobbies, smart high-speed elevators, automated building management systems (BMS), multi-level basement parking facilities with valet services, round-the-clock facility maintenance, backup electrical power generators, high-speed fiber optics, and 24/7 smart gated security with access control.

Concept

Spanning an optimized 42 m² build-up area delivered turnkey with modern business finishes and central climate control, this boutique office provides the ideal plug-and-play operational base for regional consulting firms, private wealth practices, legal attorneys, creative agencies, and specialized enterprises seeking a prestigious corporate presence on South 90th Street. Immediate move-in readiness eliminates fit-out expenses, contractor delays, and setup friction, while LMD's distinguished property management ensures an executive work environment backed by high footfall and prominent brand visibility.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**LMD**
Project	**3 SIXTY**
Build Up Area	**42 m²**
Bedrooms	**1**
Bathrooms	**1**

Additional Details

Parking
With Parking
View
Prime Location

Location

5th Settlement, New Cairo
3 SIXTY



