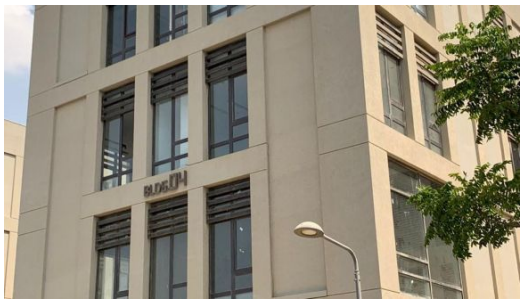






E£ 73,200

1 Bedrooms **1 Bathrooms** **61 m²**

PRIME 61M² BUA TURNKEY BOUTIQUE CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED (CONFIGURED WITH 1 EXECUTIVE OFFICE AND 1 BATHROOM), AVAILABLE FOR COMMERCIAL LEASE IN DISTRICT 5 MALL BY MARAKEZ, NEW KATAMEYA / AIN SOKHNA ROAD SECTOR, 5TH SETTLEME

Fully Finished Boutique Office for Rent District 5 Mall Marakez New Cairo 61m² BUA

Category: Corporate Administrative Office for Rent
BUA: 61 m²
Land Area: 61 m²
Layout: Smart Boutique Corporate Floorplan
Executive Suites & Workspaces: 1 Private Enclosed Executive Manager Office / Glass-Partitioned Meeting Room + Collaborative Open-Plan Workstation Area for Operations Teams
Bathrooms: 1 Contemporary Fully Finished Restroom Fitted with High-Grade Sanitary Ware & Complete Utility Conduits
Reception & Services: Dedicated Client Greeting & Reception Area + Fitted Kitchenette & Coffee Bar Station Nook + Wide Soundproof Double-Glazed Glass Facades Overlooking Landscaped Plazas
Finishing: Fully Finished (Turnkey Corporate Specifications featuring High-End Commercial Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Structured Telecom/Data Cabling, and Modern Wall Finishes)
Ready to Move: No (Scheduled Delivery / Lease Handover)
Status: Available for Commercial Lease Booking & Corporate Contract Signing
Location
Strategically situated within District 5 Mall developed by Marakez, commanding one of the most dynamic commercial and administrative addresses in New Katameya, 5th Settlement, New Cairo. Positioned directly along the Ain Sokhna Road and Middle Ring Road corridor, the community ensures effortless connectivity across New Cairo, Maadi, Nasr City, and the New Administrative Capital. It lies just 5 minutes from Road 90 and the American University in Cairo (AUC), 8 minutes from Maadi, 13 minutes from the New Administrative Capital, and approximately 20 minutes from Cairo International Airport.
About the Project
District 5 by Marakez is an internationally acclaimed 268-acre mixed-use master community that seamlessly blends contemporary office parks (Mindhaus), vibrant retail and gourmet dining promenades, and upscale residential neighborhoods. Designed around open-air pedestrian plazas and lush greenery, the commercial and administrative district features smart high-speed passenger elevators, automated building management systems (BMS), multi-level underground parking facilities, backup power generators, high-speed fiber-optic infrastructure, and 24/7 dedicated security with comprehensive CCTV surveillance.
Concept
Spanning an efficient 61 m² build-up area configured with 1 private executive room and 1 bathroom and delivered turnkey with modern corporate finishes, this boutique office provides an ideal operational footprint for startups, consultancies, regional satellite branches, and legal or tech practices. Eliminating interior fit-out complexity and contractor management, it allows businesses to establish a prestigious corporate presence inside Marakez's premier lifestyle and business hub in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**Marakez**
Project	**District 5 mall**
Build Up Area	**61 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

5th Settlement, New Cairo
District 5 mall







Mindhaus

