





E£ 600,000

10 Bedrooms **2 Bathrooms** **400 m²**

PRIME READY-TO-MOVE 400M² BUA TURNKEY CORPORATE ADMINISTRATIVE HEADQUARTERS DELIVERED FULLY FINISHED WITH CENTRAL AIR CONDITIONING (CONFIGURED WITH 10 EXECUTIVE SUITES AND 2 BATHROOMS), AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN DOWNTOWN KATAMEYA MALL BY

Fully Finished Corporate Office Headquarters with ACs for Rent Downtown Mall El Hazek New Cairo 400m² BUA

Category: Corporate Administrative Office Headquarters for Rent

BUA: 400 m²

Land Area: 400 m²

Layout: Expansive Multi-Zone Corporate Floorplan

Executive Suites & Workspaces: 10 Private Enclosed Executive Director Suites / Glass-Partitioned Conference & Meeting Rooms + Expansive Central Collaborative Workstation Wing for Operations Teams

Bathrooms: 2 Contemporary Fully Finished Restrooms Fitted with High-Grade Sanitary Ware & Complete Utility Conduits

Reception & Services: Dedicated Grand Corporate Reception Foyer & Client Greeting Lounge + Fitted Kitchenette & Coffee Bar Station Nook + Server/IT Room Provision + Continuous Floor-to-Ceiling Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Fully Finished with A/C's (Turnkey Corporate Specifications featuring High-End Commercial Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Structured Telecom/Data Cabling, and Concealed Central Climate Control)

Ready to Move: Yes

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

Location

Strategically situated within Downtown Katameya Mall developed by El Hazek Construction, commanding a landmark gateway address directly at the entrance of Road 90 and Ring Road in the 5th Settlement, New Cairo. Positioned at the primary gateway to New Cairo, the project ensures effortless connectivity across Greater Cairo via the Ring Road, NA Corridor, and South 90th Street. It lies directly adjacent to Cairo Festival City (CFC), 7 minutes from the American University in Cairo (AUC), 12 minutes from Maadi and Nasr City, 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital.

About the Project

Downtown Katameya Mall is one of New Cairo’s most established and vibrant commercial, administrative, and lifestyle complexes. Known for its open-air pedestrian avenues, European architectural design, and bustling corporate presence, the development hosts regional corporate headquarters, major banks, premium retail brands, and high-end dining venues. Amenities include smart high-speed passenger elevators, advanced building management systems (BMS), expansive multi-level underground parking facilities, central fire suppression and alarm systems, backup power generators, high-speed fiber-optic infrastructure, and 24/7 dedicated security with comprehensive CCTV surveillance.

Concept

Spanning an expansive 400 m² build-up area delivered turnkey with modern corporate finishes and pre-installed air conditioning systems, this headquarters provides a comprehensive operational setup for established corporations, multinational consultancies, legal practices, and software enterprises. Its layout configured with 10 private suites balances executive privacy with productive team workflows. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while the landmark location at the entrance of Road 90 delivers unmatched accessibility and elevated corporate prestige in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**El Hazek**
Project	**Down Town Mall**
Build Up Area	**400 m²**
Bedrooms	**10**
Bathrooms	**2**

Additional Details

Floor
2
Parking
With Parking
View
Prime Location, Main Street, Open View, Bahry, Double View

Location

5th Settlement, New Cairo
Down Town Mall






AVON

AVON





