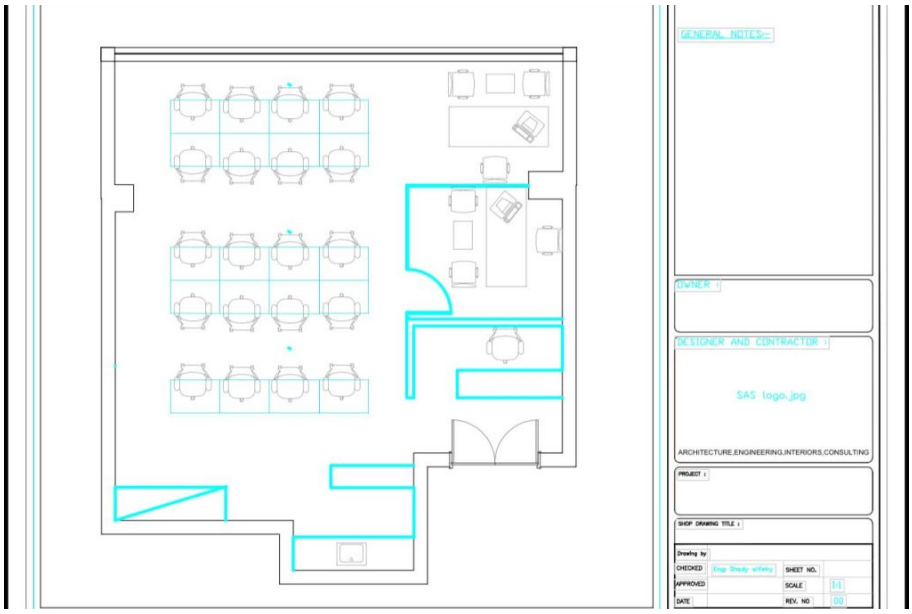






E£ 182,000

3 Bedrooms **1 Bathrooms** **91 m²**

PRIME READY-TO-MOVE 91M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH CENTRAL AIR CONDITIONING (CONFIGURED WITH 3 EXECUTIVE SUITES AND 1 BATHROOM), AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN GOLDEN GATE MALL BY REDCON, SOUTH

Fully Finished Corporate Office with ACs for Rent Golden Gate Mall Redcon South 90th St New Cairo 91m² BUA

Category: Corporate Administrative Office for Rent

BUA: 91 m²

Land Area: 91 m²

Garden: No

Layout: Functional Multi-Zone Corporate Floorplan

Executive Suites & Workspaces: 3 Private Enclosed Executive Offices / Glass-Partitioned Meeting & Focus Suites + Collaborative Open Workstation Area for Team Operations

Bathrooms: 1 Contemporary Fully Finished Restroom Fitted with Modern Sanitary Ware & Complete Utility Conduits

Reception & Services: Dedicated Client Greeting & Reception Foyer + Fully Fitted Service Pantry / Coffee Bar 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-End Commercial Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Complete Structured Data/Telecom Cabling, and Concealed Central Climate Control)

Ready to Move: Yes

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

Location

Strategically situated within Golden Gate developed by Redcon for Offices and Commercial Centers (ROCC), commanding an iconic frontline commercial address directly along South 90th Street in the heart of the 5th Settlement, New Cairo. Positioned across a continuous 1.25-kilometer frontage directly opposite the American University in Cairo (AUC), the complex ensures seamless transit across Greater Cairo via the Middle Ring Road, Mohamed Naguib Axis, and the Monorail network. It lies just 1 minute from AUC, 5 minutes from the Golden Square, 15 minutes from Cairo International Airport, and 15 minutes from the New Administrative Capital.

About the Project

Golden Gate is Egypt’s premier sustainable mixed-use commercial and administrative landmark spanning over 160,000 m², engineered in accordance with global green architecture and LEED environmental certification standards. The complex features contemporary international architecture connected through pedestrian boulevards, outdoor social plazas, and lush green open spaces. World-class infrastructure includes high-speed smart elevators, automated building management systems (BMS), expansive multi-level underground parking facilities with automated guidance, centralized fire suppression systems, backup power generators, fiber-optic telecommunications, and 24/7 smart gated security with comprehensive CCTV surveillance.

Concept

Spanning an optimized 91 m² build-up area delivered turnkey with modern business finishes and pre-installed air conditioning systems, this corporate office provides an efficient operational headquarters for consultancy firms, marketing agencies, law practices, and technology enterprises seeking an elite South 90th Street address. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while Redcon’s recognized sustainability focus and Golden Gate’s prominent location opposite AUC guarantee maximum corporate visibility, effortless client access, and an inspiring working environment in New Cairo.

Classification	Delivery date
Rent	--

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**Redcon**
Project	**Golden Gate Mall**
Build Up Area	**91 m²**
Bedrooms	**3**
Bathrooms	**1**

Location

5th Settlement, New Cairo
Golden Gate Mall


A02

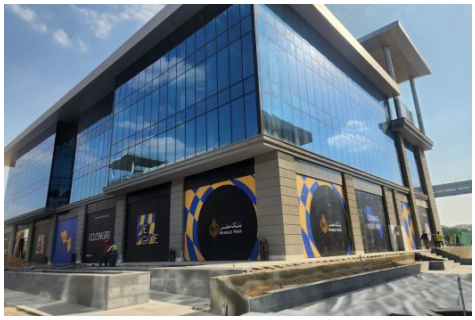

FOOD
FOOD
FOOD






Coffee shop


GOLDENGATE




GOLDENGATE
redcon


GOLDENGATE
redcon


CHUB.
ecru


GOLDENGATE
redcon