





E£ 200,000

2 Bedrooms **2 Bathrooms** **190 m²**

PRIME READY-TO-MOVE 190M² BUA CORPORATE ADMINISTRATIVE OFFICE FULLY FINISHED WITH CENTRAL AIR CONDITIONING (PARTITIONED INTO 2 EXECUTIVE SUITES, COLLABORATIVE WORKSPACE, AND 2 BATHROOMS) FOR LEASE IN HEARTWORK BY MOUNTAIN VIEW (DMG), 5TH SETTLEMENT / MOST

Fully Finished Corporate Office with ACs for Rent Heartwork Mountain View New Cairo 190m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 190 m²

Layout: 2 Private Partitioned Executive Director Suites + Generous Open-Plan Team Workstation Floorplate + Formal Client Reception & Waiting Area + 2 Modern Fully Finished Bathrooms + Dedicated Service Pantry / Coffee Station Nook

Finishing: Fully Finished with Air Conditioners (Turnkey Grade-A International Commercial Standards)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Heartwork developed by Mountain View (DMG), commanding a prominent corporate address in New Cairo directly along the Middle Ring Road and adjacent to the Suez Road and the entrance of Mostakbal City. The business park lies just 5 minutes from Madinaty, 10 minutes from the American University in Cairo (AUC), 12 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, ensuring seamless regional connectivity for employees and visiting clients.

About the Project

Heartwork is Egypt’s first international business park built around the Science of Happiness in partnership with Delivering Happiness (DH) and CallisonRTKL. Spanning 38 acres, the campus is master-planned into four holistic wellbeing pillars (Heart, Mind, Body, and Soul). The development features striking contemporary glass curtain-wall facades, dedicated double-height administrative entrance lobbies, high-speed passenger elevators, multi-level secured underground parking facilities, central emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, outdoor meeting pods, landscaped zen gardens, a dedicated fitness hub, dynamic retail and dining plazas, advanced fire safety systems, and 24/7 smart security and facility management.

Concept

Spanning an expansive 190 m² build-up area delivered turnkey fully finished with premium commercial flooring, acoustic ceilings, and pre-installed central air conditioning, this corporate office eliminates fit-out downtime and initial setup capital expenditure. Featuring a balanced layout of 2 private executive suites, 2 fully equipped bathrooms, and a large collaborative open workspace, it provides an immediate plug-and-play headquarters solution for regional enterprises, tech companies, financial advisories, or consulting firms seeking a high-caliber business environment in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**Mountain View**
Project	**MOUNTAIN VIEW HEART WORK**
Build Up Area	**190 m²**
Bedrooms	**2**
Bathrooms	**2**

Additional Details

Floor

2

Location

5th Settlement, New Cairo

MOUNTAIN VIEW HEART WORK


Built for
Businesses,
Designd
for people.




Heartwork