

E£ 70,000

1 Bedrooms **1 Bathrooms** **65 m²**

PRIME READY-TO-MOVE 65M² BUA ADMINISTRATIVE CORPORATE OFFICE FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING (1 EXECUTIVE DIRECTOR SUITE, COLLABORATIVE WORKSPACE, AND 1 BATHROOM) FOR LEASE IN HEARTWORK BUSINESS PARK BY MOUNTAIN VIEW (DMG), 5TH SETT

Fully Finished Corporate Office with ACs for Rent Heartwork Mountain View 5th Settlement New Cairo 65m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 65 m²

Layout: 1 Private Executive / Director Suite + Open-Plan Collaborative Team Workstation Zone + Client Reception & Waiting Area + 1 Fully Equipped Modern Bathroom + Dedicated Coffee Bar / Service Pantry

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

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Heartwork Business Park inside the flagship iCity New Cairo community developed by Mountain View (DMG), in the 5th Settlement, New Cairo. Positioned directly adjacent to the Middle Ring Road and Ring Road, the business park lies just 7 minutes from Suez Road, 10 minutes from the American University in Cairo (AUC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, ensuring swift accessibility for regional teams and executive clientele.

About the Project

Heartwork is Egypt’s and the Middle East’s first international business park built around the science of happiness and productivity, designed in strategic partnership with "Delivering Happiness" (DH) and CallisonRTKL. Spread across extensive landscaped grounds, the hub features standalone corporate headquarters, tech-enabled open-air plazas, a dedicated DH Hub clubhouse, state-of-the-art shared conference facilities, tranquil Zen gardens, outdoor fitness and jogging tracks, multi-level secured underground parking, high-speed passenger elevators, reliable backup power generators, ultra-fast fiber-optic telecommunications infrastructure, lifestyle dining options, advanced fire suppression systems, and 24/7 smart security and facility management.

Concept

Spanning an efficiently partitioned 65 m² build-up area delivered turnkey fully finished with premium commercial flooring, acoustic ceilings, and installed central air conditioning, this office space eliminates fit-out downtime and upfront capital expenditure. Featuring an independent executive director office alongside an adaptable collaborative work area and private restroom amenities, it provides an optimal plug-and-play workspace for boutique consulting practices, tech startups, legal and financial advisory firms, or regional corporate branches seeking an address 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	**65 m²**
Bedrooms	**1**
Bathrooms	**1**

Additional Details

Floor
1

Location

5th Settlement, New Cairo
MOUNTAIN VIEW HEART WORK