

E£ 85,000

1 Bedrooms **1 Bathrooms** **85 m²**

PRIME READY-TO-MOVE 85M² BUA CORPORATE ADMINISTRATIVE OFFICE FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING (1 EXECUTIVE DIRECTOR SUITE, COLLABORATIVE WORKSPACE, AND 1 BATHROOM) FOR LEASE IN HEARTWORK BY MOUNTAIN VIEW (DMG), 5TH SETTLEMENT / MOSTA

Fully Finished Corporate Office with ACs for Rent Heartwork Mountain View New Cairo 85m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 85 m²

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

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 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 efficient 85 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 upfront capital expenditure. Featuring a practical partition of 1 executive office, an open workspace, and private restroom amenities, it provides an immediate plug-and-play solution for specialized consultancies, financial and legal advisories, creative agencies, or tech startups seeking an inspiring work 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	**85 m²**
Bedrooms	**1**
Bathrooms	**1**

Additional Details

Floor
2

Location

5th Settlement, New Cairo
MOUNTAIN VIEW HEART WORK