





E£ 501,400

2 Bedrooms **1 Bathrooms** **218 m²**

PRIME READY-TO-MOVE 218M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH CENTRAL AIR CONDITIONING (CONFIGURED WITH 2 PRIVATE EXECUTIVE SUITES AND 1 BATHROOM), AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN THE WATERWAY 2 BY THE WAT

Fully Finished Corporate Office with ACs for Rent The Waterway 2 New Cairo 218m² BUA

Category: Corporate Administrative Office for Rent

BUA: 218 m²

Land Area: 218 m²

Layout: Functional Multi-Zone Corporate Floorplan

Executive Suites & Workspaces: 2 Private Enclosed Executive Director Suites / Glass-Partitioned Conference & Meeting Rooms + Expansive Open-Plan Collaborative Workstation Wing for Operations Teams

Bathrooms: 1 Contemporary Fully Finished Restroom Fitted with High-Grade Sanitary Ware & Complete Utility Conduits

Reception & Services: Dedicated Corporate Reception Foyer & Client Greeting Lounge + Fitted Kitchenette & Coffee Bar Station 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, Structured Telecom/Data Cabling, and Concealed Central Climate Control)

Ready to Move: Yes

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

Location

Strategically situated within The Waterway 2 developed by The Waterway Developments, commanding a prestigious frontline business address in the heart of the 5th Settlement, New Cairo. Positioned directly along North 90th Street and the Mohamed Naguib Axis corridor, the complex offers direct connectivity across Greater Cairo. It lies just 3 minutes from Al Rehab City, 7 minutes from the American University in Cairo (AUC) and Golden Square, 12 minutes from Cairo International Airport, and 18 minutes from the New Administrative Capital.

About the Project

The Waterway 2 is an ultra-prime mixed-use commercial and administrative destination master-planned to international architectural standards. Characterized by signature modern glass-and-steel architecture surrounded by soothing water features and curated botanical greenery, the project hosts multinational corporate headquarters and premium dining venues. Amenities include smart high-speed passenger elevators, advanced building management systems (BMS), secure multi-level underground parking facilities with valet services, backup power generators, fiber-optic infrastructure, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 218 m² build-up area delivered turnkey with modern business finishes and pre-installed air conditioning systems, this corporate office provides an immediate operational headquarters for regional firms, legal practices, marketing agencies, and software enterprises. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while The Waterway’s distinguished brand equity and high-profile tenant mix ensure an inspiring working environment 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	**The Waterway**
Project	**Water Way 2**
Build Up Area	**218 m²**
Bedrooms	**2**
Bathrooms	**1**

Location

5th Settlement, New Cairo

Water Way 2















