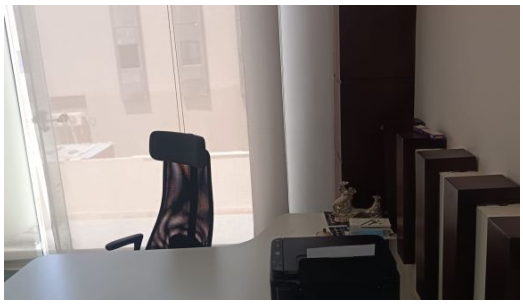
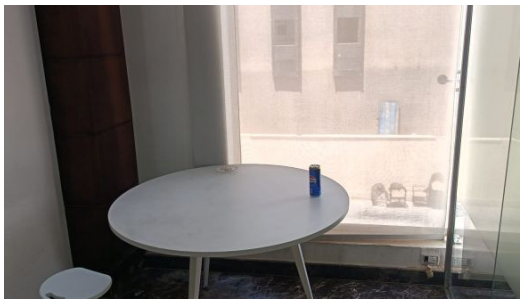






E£ 65,000

75 m²

PRIME READY-TO-MOVE 75M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH INTEGRATED FACILITIES, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN TOP 90 MALL BY AMER GROUP, NORTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office for Rent Top 90 Mall Amer Group North 90th St New Cairo 75m² BUA

Category: Corporate Administrative Office for Rent

BUA: 75 m²

Layout: Functional Multi-Zone Corporate Floorplan

Offices & Workspaces: Flexible Open-Plan Collaborative Workstation Area for Team Desks + Private Executive Director Suite / Glass-Partitioned Meeting Space

Bathrooms: Modern Fully Finished Restroom with Contemporary Sanitary Ware and Complete Utility Lines

Reception & Services: Dedicated Client Greeting & Reception Foyer + Integrated Service Pantry / Coffee Bar Station Nook + Floor-to-Ceiling Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Fully Finished (Turnkey High-End Commercial Specifications featuring Premium Porcelain Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Complete Electrical/Data Network Cabling, and Climate Control Provisions)

Ready to Move: Yes

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

Location

Strategically situated within Top 90 Mall developed by Amer Group, commanding an exceptional commercial frontline address directly along North 90th Street in the heart of the 5th Settlement, New Cairo. Positioned on New Cairo's primary commercial spine, the development ensures seamless connectivity to the Ring Road, Suez Road, and Mohamed Naguib Axis. It lies just 5 minutes from Cairo Festival City (CFC) and Downtown Mall, 7 minutes from the American University in Cairo (AUC), 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital.

About the Project

Top 90 Mall is a premier commercial and administrative complex engineered to cater to modern corporate enterprises and regional business branches. Designed with sleek double-glazed curtain-wall glass facades, the project features expansive multi-height entrance lobbies, smart high-speed elevators, automated building management systems (BMS), secure multi-level underground parking facilities, central fire suppression and alarm systems, backup power generators, high-speed fiber optics, professional facility management, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an optimized 75 m² build-up area delivered turnkey with modern business finishes and immediate move-in readiness, this corporate office provides an efficient operational headquarters for consultancy firms, marketing agencies, law practices, and corporate branches seeking a prestigious North 90th Street address. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime. Coupled with the distinct advantage of a prime position in Top 90 Mall, it offers exceptional visibility, seamless accessibility, and an elevated corporate image in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

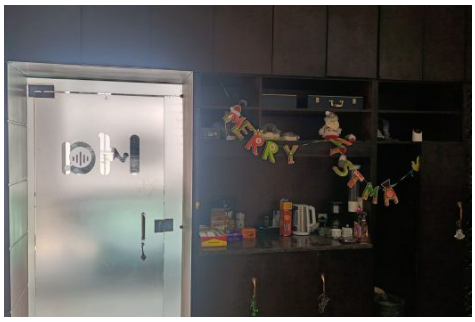
Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**AMER GROUP**
Project	**Top 90**
Build Up Area	**75 m²**

Additional Details

Floor
3

Location

5th Settlement, New Cairo
Top 90


MERRY

