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85 m²

PRIME READY-TO-MOVE 85M² BUA ADMINISTRATIVE OFFICE SPACE SEMI-FINISHED FOR CASH SALE IN MARQUEE MALL BY WARREN DEVELOPMENTS, CENTRAL BUSINESS DISTRICT (CBD) / FINANCIAL DISTRICT, NEW ADMINISTRATIVE CAPITAL.

Semi Finished Office for Sale Cash Marquee Mall Waren CBD New Capital 85m² BUA

Category: Administrative Office Space for Sale

BUA: 85 m²

Layout: Open-Plan Workspace + Potential for Executive Office & Meeting Room + Restroom Provision + Dedicated Pantry / Coffee Station

Finishing: Semi Finished (Core & Shell / Primary Utilities & Plastering Ready for Custom Fit-Out)

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within Marquee Mall by Warren Developments, occupying a prime commercial and business address in the Financial & Government District / Central Business District corridor of the New Administrative Capital, positioned directly adjacent to the Central Bank of Egypt, the Stock Exchange, and ministerial headquarters, just minutes from the Iconic Tower, the Green River, and the Central Monorail Station, with swift connectivity via the Regional Ring Road and the Bin Zayed Axis.

About the Project

Marquee Mall is an integrated commercial, medical, and administrative complex developed by Warren Developments, designed to provide an elevated corporate environment tailored for leading businesses, banking entities, and professional consultancies. The building features an elegant modern architectural facade, multi-level underground parking facilities, central high-speed elevators, backup power generators, fiber-optic telecommunications infrastructure, round-the-clock facility maintenance, advanced fire detection and suppression systems, and 24/7 smart security.

Concept

Spanning an efficiently configured 85 m² build-up area delivered semi-finished and ready for immediate possession, this office space grants corporate investors and business owners complete flexibility to design and fit out their workspace according to their specific brand identity and operational requirements. It provides an immediate move-in opportunity within the New Capital's most dynamic financial hub, offering solid capital preservation, high rental yield potential, and long-term asset value via a direct cash acquisition.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Semi Finished**
Developer	**Waren Developments**
Project	**Marquee Mall**
Build Up Area	**85 m²**

Additional Details

Floor
3

Location

Central Business District, New Capital
Marquee Mall