





E£ 25,644,869

4 Bedrooms **1 Bathrooms** **140 m²**

PRIME 140M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (ADAPTABLE LAYOUT FOR UP TO 4 PRIVATE SUITES AND 1 BATHROOM) SCHEDULED FOR 2028 DELIVERY, AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN ONE NINETY BY LMD (LANDMARK SABBOUR), SOUTH

Core & Shell Corporate Office on Installments One Ninety LMD South 90th St New Cairo 140m² BUA

Category: Corporate Administrative Office for Sale

BUA: 140 m²

Land Area: 140 m²

Garden: No

Delivery Date: 2028

Layout: Highly Flexible Multi-Zone Corporate Floorplan

Offices & Workspaces: Flexible Open-Plan Layout Engineered to Accommodate up to 4 Private Executive Director Suites / Glass-Partitioned Conference Rooms + Central Collaborative Workstation Wing for Operations Teams

Bathrooms: Core Fresh Water & Drainage Rough-Ins for 1 Contemporary Fully Finished Private Restroom

Reception & Services: Dedicated Corporate Reception Foyer & Client Greeting Lounge + Utility Rough-Ins for Fitted Service Pantry / Coffee Station + Expansive Double-Glazed Curtain-Wall Glass Facade Providing Abundant Natural Daylight and Inspiring Views

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, double-glazed soundproof glass facade, and primary entry points for electrical, HVAC ducting, and plumbing connections, ready for bespoke corporate interior architecture and branded luxury fit-out)

Ready to Move: No (Handover scheduled for 2028)

Status: Available for Advance Developer Booking & Flexible Installment Contract Signing

Location

Strategically situated within One Ninety developed by LMD (Landmark Sabbour), commanding a prominent gateway address directly at the intersection of South 90th Street and the Ring Road in the 5th Settlement, New Cairo. The development occupies the most strategic entry point to New Cairo, offering direct transit connectivity across Greater Cairo via the Ring Road, NA Corridor, and the Monorail network (with an on-site station). It lies just 3 minutes from Downtown Katameya Mall and Cairo Festival City (CFC), 10 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

One Ninety is an internationally acclaimed 82-acre multi-billion-pound mixed-use master development engineered to global LEED certification benchmarks. Developed by LMD, the destination integrates Grade-A corporate business parks, the luxury retail and entertainment boulevard "U Walk", world-class 5-star hospitality headlined by the W Cairo Hotel & Residences and Aloft Hotel, and the expansive 6-acre Urban Park. Corporate infrastructure includes state-of-the-art smart building management systems (BMS), high-speed smart passenger elevators, multi-level underground parking facilities with automated access and EV charging stations, centralized emergency power backups, optical fiber connectivity, and 24/7 smart gated security with comprehensive CCTV surveillance.

Concept

Spanning an optimized 140 m² build-up area delivered core and shell with a scheduled 2028 delivery, this corporate office offers businesses and institutional investors total architectural freedom to customize internal partitions, acoustic glass dividers, and smart IT infrastructure to exact corporate standards. Backed by structured developer installment terms and LMD's proven development prestige within the premier business address of One Ninety, this asset delivers unmatched brand positioning, high long-term capital appreciation, and strong projected rental yields.

Classification	Delivery date
Installment	**2028**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**LMD**
Project	**One Ninity**
Build Up Area	**140 m²**
Bedrooms	**4**
Bathrooms	**1**

Additional Details

Floor
1
Parking
With Parking
View
Prime Location, Main Street, Open View, Bahry, Double View

Location

5th Settlement, New Cairo
One Ninity


Luxury, hotel-inspired living.











