



E£ 18,000,000

63 m²

PRIME READY-TO-MOVE 63M² BUA CORE AND SHELL COMMERCIAL FOOD & BEVERAGE (F&B) UNIT ON A 63M² PLOT FOR CASH SALE IN THE HUB MALL BY THE WATERWAY DEVELOPMENTS, NORTHERN 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell F&B Retail Unit for Sale Cash The Hub Mall The Waterway New Cairo 63m² BUA

Type: Commercial Retail / Food & Beverage (F&B) Unit for Sale

BUA: 63 m²

Land Area: 63 m²

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within The Hub Mall by The Waterway Developments, occupying a prime commercial corridor directly fronting Northern 90th Street in the heart of the 5th Settlement, New Cairo, seamlessly linked to Mohamed Naguib Axis, Sadat Axis, the Ring Road, and Cairo–Suez Road, located just minutes from the American University in Cairo (AUC), Waterway 1 & 2, and premier high-density residential enclaves.

About the Project

The Hub Mall is an exclusive boutique commercial strip crafted by The Waterway Developments to serve as a vibrant lifestyle and culinary destination. Designed with contemporary open-air architectural lines and expansive double-height shopfronts, the complex features integrated outdoor dining plazas, pedestrian walkways, high-speed elevators and escalators, multi-level visitor parking facilities, high-capacity utility and ventilation infrastructure tailored for dining concepts, and 24/7 smart security and facility management.

Concept

Spanning an efficiently planned 63 m² build-up area delivered core and shell with specialized provisions for commercial kitchen installations and ventilation ducts, this ground-level F&B retail space offers restaurant chains, specialty cafes, and retail investors prime frontage, massive foot traffic, and exceptional rental yield potential for a cash acquisition along East Cairo’s most affluent retail corridor.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Food & Beverage**
Category	**Commercial**
Finishing	**Core & Shell**
Developer	**The Waterway**
Project	**The Hub Mall**
Build Up Area	**63 m²**

Location

5th Settlement, New Cairo
The Hub Mall