





E£ 15,000,000

1,200 m²

EXCEPTIONAL READY-TO-MOVE 1,200M² BUA STANDALONE FLAGSHIP FOOD AND BEVERAGE (F&B) COMMERCIAL HOSPITALITY COMPLEX DELIVERED TURNKEY FULLY FINISHED WITH INDUSTRIAL CENTRAL AIR CONDITIONING AND FITTED COMMERCIAL KITCHENS FOR LEASE DIRECTLY ON NORTH 90TH STRE

Fully Finished Flagship F&B Restaurant Complex with ACs & Kitchens for Rent Direct North 90th St New Cairo 1,200m² BUA

Category: Commercial Retail Food & Beverage (F&B) Mega Complex for Rent

BUA: 1,200 m²

Land / Footprint Area: 1,200 m²

Layout: Multi-Section Flagship Culinary & Dining Layout

Indoor Dining Halls: Expansive Ground and Upper Level Dining Salons with Double-Volume Ceilings and Panoramic Curtain-Wall Facades

Outdoor Terraces: Extensive Landscaped Open-Air Al Fresco Seating Areas and Promenade Frontage

Kitchen & Operations: Industrial Heavy-Duty Central Kitchen Facilities Fully Fitted with Commercial Ventilation Hoods, Extraction Ducts, Cold Storage / Walk-In Chillers, and Grease Traps

Facilities & Amenities: Grand Guest Reception & Maitre D' Station + Dedicated VIP Dining Lounges + Multi-Stall Customer Restrooms + Staff Changing Rooms & Back-of-House Administration Suites + Dedicated Delivery & Logistics Loading Bay

Finishing: Fully Finished with Central Industrial Air Conditioners & Commercial Kitchens (Turnkey International Hospitality Standards)

Ready to Move: Yes

Status: Available for Immediate Commercial Master Lease

Location

Strategically situated commanding direct, high-impact commercial frontage along North 90th Street, the primary commercial, business, and entertainment artery of the 5th Settlement, New Cairo. Positioned with seamless connectivity to the Mohamed Naguib Axis, Sadat Axis, Suez Road, and the Ring Road, the property lies just 3 minutes from Al Rehab City, 5 minutes from the American University in Cairo (AUC), 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital, surrounded by dense high-net-worth residential compounds and active corporate districts.

About the Project

Located within a prominent standalone commercial development directly on North 90th Street, engineered specifically to host international hospitality brands, mega restaurant concepts, and fine-dining franchises. The property features expansive architectural glass elevations offering maximum billboard-level visibility, designated surface and underground valet parking areas, high-capacity industrial emergency backup power generators, high-volume dedicated water storage and grease interception infrastructure, advanced fire detection and suppression systems, and 24/7 security and facility maintenance.

Concept

Spanning an impressive 1,200 m² build-up area delivered turnkey with luxury commercial dining finishes, acoustic management, heavy-duty industrial HVAC, and professionally equipped kitchens, this property completely eliminates multi-million-pound fit-out overheads and lengthy construction delays. Engineered to accommodate high customer volumes and multi-concept culinary experiences, it offers international restaurant groups, hospitality operators, and premium franchise chains an unmatched turnkey flagship headquarters directly along Cairo's most coveted commercial boulevard.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Food & Beverage**
Category	**Commercial**
Finishing	**Fully Finished With A/c's & Kitchen**
Developer	**District / Separate**
Project	**North 90th St.**
Build Up Area	**1,200 m²**

Location

North 90 st., New Cairo

North 90th St.



