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147 m²

PRIME 147M² BUA COMMERCIAL FOOD AND BEVERAGE (F&B) RESTAURANT/CAFE UNIT DELIVERED FULLY FINISHED FOR COMMERCIAL LEASE IN 3 SKIES PLAZA, SECTOR 4, SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished F&B Commercial Unit for Rent 3 Skies Plaza South 90th St Sector 4 New Cairo 147m² BUA

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

BUA: 147 m²

Land Area: 147 m²

Layout: Prime Promenade-Facing F&B Architectural Layout

Dining & Customer Hall: Expansive Open-Plan Indoor Customer Seating Salon with Double-Volume Ceilings and Panoramic Glass Facades

Outdoor Provision: Integrated Exterior Patio & Promenade Frontage Provision for Al Fresco Guest Seating

Kitchen & Operations: Sizable Preparation & Commercial Kitchen Zone Fitted with Heavy-Duty Utility Outlets, Exhaust Shaft Conduits, and Grease Trap Plumbing Infrastructure

Service Amenities: Dedicated Order Counter / Barista Bar Space + Customer Restroom Provisions + Staff Storage & Back-of-House Station

Finishing: Fully Finished (Turnkey Commercial F&B Hospitality Specifications)

Ready to Move: No (Contact for Delivery Timeline & Handover Milestones)

Status: Available for Advance Commercial Lease Reservation

Location

Strategically situated within 3 Skies Plaza, commanding prominent commercial visibility in Sector 4 directly along South 90th Street, in the bustling heart of the 5th Settlement, New Cairo. Positioned with effortless connectivity between South 90th and the Middle Ring Road, the development lies just 4 minutes from the American University in Cairo (AUC), 8 minutes from the Ring Road, 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital, surrounded by dense high-end residential compounds and active corporate towers.

About the Project

3 Skies Plaza is a contemporary mixed-use commercial and administrative destination engineered to Grade-A corporate and retail standards. The development features striking architectural curtain-wall glass elevations, vibrant pedestrian shopping promenades, multi-level secured underground parking facilities for tenants and visitors, high-speed elevators and escalators, central emergency backup power generators, ultra-fast fiber-optic telecommunications infrastructure, advanced fire alarm and suppression systems, and 24/7 smart security and facility management.

Concept

Spanning a well-proportioned 147 m² commercial build-up area delivered turnkey fully finished with high-durability surfaces and specialized culinary infrastructure, this property streamlines operational setup and significantly mitigates upfront capital expense. Designed to maximize footfall along an active retail strip, it provides an ideal culinary venue for specialty cafes, gourmet bakeries, casual dining bistros, or international franchised eateries seeking an established, high-traffic address on South 90th Street.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Food & Beverage**
Category	**Commercial**
Finishing	**Fully Finished**
Developer	**District / Separate**
Project	**3 Skies Plaza**
Build Up Area	**147 m²**

Location

Sector 4 - South 90 st , New Cairo
3 Skies Plaza