





E£ 35,700,000

102 m²

PRIME READY-TO-MOVE 102M² BUA COMMERCIAL RETAIL UNIT DELIVERED CORE AND SHELL FOR DIRECT CASH PURCHASE IN 3SIXTY BUSINESS DISTRICT BY LMD (LANDMARK SABBOUR), GOLDEN SQUARE, SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Commercial Retail Space for Cash Sale 3SIXTY LMD Golden Square New Cairo 102m² BUA

Category: Commercial Retail Store / Shop for Sale

BUA: 102 m²

Layout: High-Visibility Open-Plan Retail Floorplate + Expansive Modern Glass Storefront Display Provision + Internal Customer Circulation Area + Dedicated Storage / Operations Allocation + Utility & Restroom Plumbing Connections

Finishing: Core & Shell (Raw Structural Finish with Commercial Heavy-Duty Electrical and Plumbing Conduits Ready for Custom Retail Fit-Out)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within 3SIXTY developed by LMD (Landmark Sabbour), commanding a premier commercial address directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly adjacent to the Middle Ring Road and Bin Zayed Axis, the complex lies just 3 minutes from the American University in Cairo (AUC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport via the Ring Road and Suez Road, surrounded by affluent residential communities and high-density corporate zones.

About the Project

3SIXTY is a signature 55,000-square-meter integrated mixed-use commercial, administrative, and medical business destination engineered to world-class architectural and sustainability standards. The complex features contemporary curtain-wall glass elevations, vibrant open-air pedestrian retail promenades, multi-level secured underground parking facilities for visitors and tenants, high-speed passenger elevators, central emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, advanced building management systems (BMS), certified fire protection networks, and 24/7 smart security and facility maintenance.

Concept

Spanning an efficient 102 m² commercial build-up area delivered core and shell with immediate handover readiness, this retail unit empowers business owners and international brands to execute bespoke architectural fit-outs, customized visual merchandising, and distinctive brand aesthetics from scratch. Boasting excellent pedestrian frontage within the retail promenade, combined with the pricing leverage of a direct cash sale, it represents an outstanding high-footfall commercial venue and a solid income-generating real estate investment in New Cairo's Golden Square.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Retail**
Category	**Commercial**
Finishing	**Core & Shell**
Developer	**LMD**
Project	**3 SIXTY**
Build Up Area	**102 m²**

Additional Details

Floor
1

Location

5th Settlement, New Cairo
3 SIXTY



