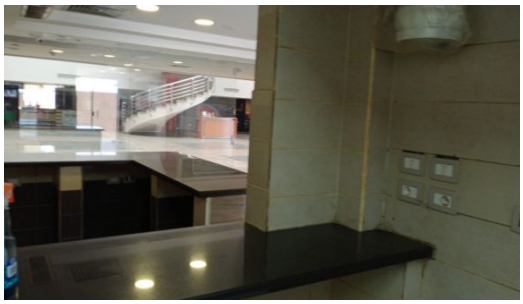






**E£ 135,000**

**61 m²**

PRIME READY-TO-MOVE 61M² BUA COMMERCIAL RETAIL SHOP DELIVERED TURNKEY FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING FOR LEASE IN 3 SKIES PLAZA, SECTOR 4, SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

# Fully Finished Commercial Retail Shop with ACs for Rent 3 Skies Plaza South 90th St Sector 4 New Cairo 61m² BUA

Category: Commercial Retail Store / Shop for Rent

BUA: 61 m²

Land Area: 61 m²

Layout: High-Visibility Open-Plan Retail Floorplate + Modern Full-Glass Display Storefront + Integrated Internal Merchandise & Service Circulation Area + Dedicated Storage / Back-Office Corner + Complete Commercial Utility & Restroom Plumbing Connections

Finishing: Fully Finished with Central Air Conditioners (Turnkey Ultra Super Lux Commercial Retail Specifications)

Ready to Move: Yes

Status: Available for Immediate Commercial Lease

Location

Strategically situated within 3 Skies Plaza, occupying a commanding commercial position in Sector 4 directly along South 90th Street, in the bustling heart of the 5th Settlement, New Cairo. Positioned with seamless connectivity between South 90th and the Middle Ring Road, the plaza 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 dynamic corporate headquarters.

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 shoppers, 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 an efficient 61 m² commercial build-up area delivered turnkey with premium durable commercial flooring, modern lighting, and pre-installed central air conditioning, this retail shop completely eliminates fit-out delays and initial capital expenditure. Offering an eye-catching glass storefront along an active retail corridor, it provides an immediate, plug-and-play platform for boutique fashion brands, specialized retail concepts, tech outlets, cosmetics, or premium service studios seeking prime visibility and high footfall along South 90th Street.

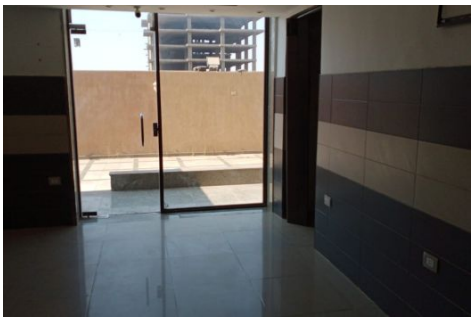
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| **Rent** | **--** |

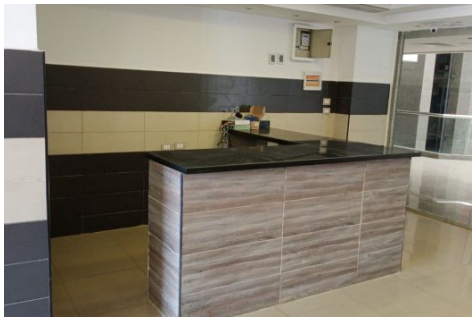
## Property details

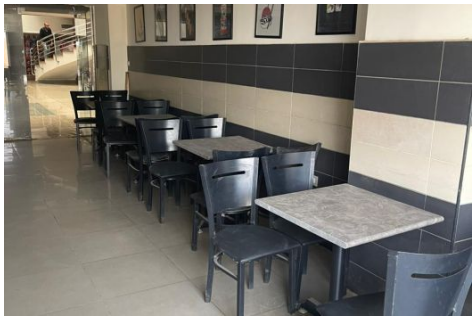
| | |
|---|---|
| Property Type | **Retail** |
| Category | **Commercial** |
| Finishing | **Fully Finished With A/C'S** |
| Developer | **District / Separate** |
| Project | **3 Skies Plaza** |
| Build Up Area | **61 m²** |

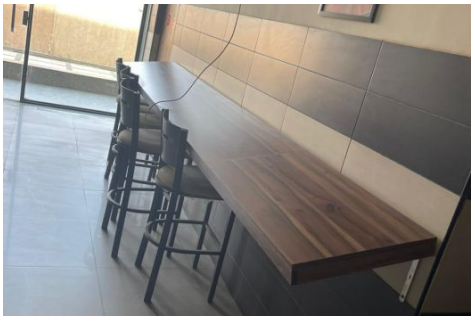
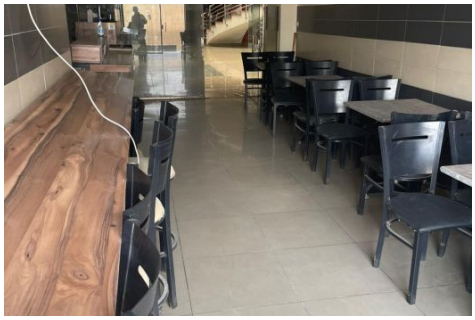
## Location

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




BON SUSHI


BON SUSHI



SKIES