





E£ 90,000

90 m²

HIGH-VISIBILITY READY-TO-MOVE 90M² BUA PRIME COMMERCIAL RETAIL SHOP DELIVERED CORE AND SHELL WITH WIDE DOUBLE-GLAZED FRONTAGE, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN ONE SEVEN MALL, EL NARGES DISTRICT, 5TH SETTLEMENT, NEW CAIRO.

Prime Core & Shell Retail Shop for Rent One Seven Mall El Narges New Cairo 90m² BUA

Category: Prime Commercial Retail Shop for Rent

BUA: 90 m²

Layout: Highly Adaptable Open-Plan Commercial Retail Floorplan

Retail Showroom: Expansive Open-Plan Ground Retail Display Footprint Engineered for High Visibility, Direct Customer Flow, and Flexible Merchandise Zoning (Configurable for Specialty Boutiques, F&B Concepts, Pharmacies, Tech Showrooms, or Daily Service Brands)

Restrooms & Utilities: Direct Core Rough-Ins for In-Unit Restroom Installation, Primary Fresh Water Supply, and High-Capacity Commercial Drainage Lines

Frontage & Facade: Broad Floor-to-Ceiling High-Grade Glass Display Facade Offering Prominent Brand Signage Visibility Across the Main Plaza and Thoroughfare

Finishing: Core & Shell (Structural concrete floors, perimeter masonry walls, high slab clearance, soundproof glazed frontage, with primary entry points for electrical loads, water supply, drainage, and dedicated HVAC ducting provisions ready for bespoke corporate branding and custom interior fit-out)

Ready to Move: Yes

Status: Available for Immediate Commercial Lease & Fast-Track Retail Operations

Location

Strategically situated within One Seven Mall, commanding an exceptional frontline commercial address in the bustling El Narges district of the 5th Settlement, New Cairo. Surrounded by high-density upscale residential neighborhoods (El Narges Villas and Buildings) and positioned steps away from the German University in Cairo (GUC), Talaat Harb Axis, and Gamal Abdel Nasser Axis, the project enjoys continuous daily pedestrian and vehicular traffic. It lies just 2 minutes from GUC, 5 minutes from South 90th Street and the American University in Cairo (AUC), 10 minutes from the Ring Road, and 18 minutes from Cairo International Airport.

About the Project

One Seven Mall is a modern neighborhood commercial and service destination engineered to serve the daily shopping, dining, and lifestyle needs of El Narges and surrounding 5th Settlement communities. Featuring contemporary curtain-wall glass facades, open-air plazas, and convenient visitor access, the mall attracts steady, high-income local footfall. Project amenities include smart elevators, escalators, underground parking facilities, automated building management systems (BMS), centralized emergency power backup generators, fire-fighting and alarm systems, professional facility management, and 24/7 smart gated security with comprehensive CCTV surveillance.

Concept

Spanning an optimized 90 m² build-up area delivered core and shell with immediate handover readiness, this retail shop provides a premier commercial footprint for retail brands, pharmacies, gourmet cafes, and service providers seeking a thriving residential catchment in El Narges. Immediate operational availability eliminates development waiting periods and allows brands to tailor internal layouts, acoustic ambiance, and visual merchandising precisely to corporate standards. Backed by One Seven Mall's strategic neighborhood positioning, it offers strong brand visibility, consistent footfall, and high turnover potential.

Classification
Rent

Delivery date
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Property details

Property Type	**Retail**
Category	**Commercial**
Finishing	**Core & Shell**
Developer	**District / Separate**
Project	**One seven mall**
Build Up Area	**90 m²**

Additional Details

Floor
Ground
Parking
With Parking
View
Prime Location, Main Street, Open View, Bahry

Location

El Narges, New Cairo
One seven mall










ONE
SEVEN
New Cairo
مول إداري
و تجاري


ONE SEVEN
BOSPORUS
ONE7
MALL


ONE PLACE SEVEN DAYS
تصميمات عصرية باعلي جودة
Cafe
Cafe
ONE
SEVEN
16 3 57