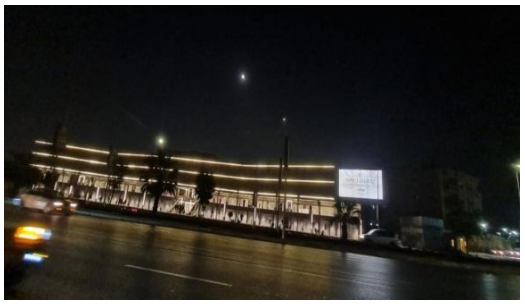






E£ 160,000

89 m²

HIGH-VISIBILITY READY-TO-MOVE 89M² BUA PRIME COMMERCIAL RETAIL SHOP DELIVERED CORE AND SHELL WITH WIDE DOUBLE-GLAZED FRONTAGE, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN SWAY COMPLEX BY AL RABAT PROPERTIES, DIRECTLY ON MOHAMED NAGUIB AXIS, 5TH SETTLEMENT

Prime Core & Shell Retail Shop for Rent Sway Complex Mohamed Naguib Axis New Cairo 89m² BUA

Category: Prime Commercial Retail Shop for Rent

BUA: 89 m²

Land Area: 89 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 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 double-height 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 Sway Complex developed by Al Rabat Properties, commanding an exceptional frontline commercial address directly along Mohamed Naguib Axis in the vibrant heart of the 5th Settlement, New Cairo. Positioned on one of New Cairo's primary vertical arterial spines, the project ensures effortless transit connectivity connecting North 90th Street, South 90th Street, Suez Road, and the Ring Road. It lies just 3 minutes from Al Rehab City, 5 minutes from the American University in Cairo (AUC) and Golden Square, 15 minutes from Cairo International Airport, and 18 minutes from the New Administrative Capital.

About the Project

Sway Complex is a state-of-the-art boutique commercial and administrative destination engineered by Al Rabat Properties to deliver an integrated shopping, dining, and business experience. Characterized by contemporary international architecture with double-glazed curtain walls and dynamic open-air plazas, the complex attracts steady, high-income pedestrian and vehicular traffic from neighboring upscale residential districts. Project amenities include smart high-speed elevators, escalators, multi-level secure underground parking facilities, advanced building management systems (BMS), centralized emergency power backup generators, fire-fighting and alarm systems, dedicated loading bays, professional facility management, and 24/7 smart gated security with comprehensive CCTV surveillance.

Concept

Spanning an optimized 89 m² build-up area delivered core and shell with immediate handover readiness, this retail shop provides a premier commercial footprint for regional brands, trendy specialty retailers, and gourmet food & beverage operators seeking an active presence along Mohamed Naguib Axis. 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 Al Rabat's commercial track record and Sway Complex's strategic location amidst New Cairo's densest residential catchments, it offers unmatched commercial visibility, robust footfall, and high turnover potential

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Retail**
Category	**Commercial**
Finishing	**Core & Shell**
Developer	**Al Rabat**
Project	**Sway Complex**
Build Up Area	**89 m²**

Additional Details

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

Location

Mohamed Nageb Axis, New Cairo
Sway Complex

