E£ 546,000

5 Bedrooms **1 Bathrooms** **390 m²**

PRIME EXPANSIVE 390M² BUA READY-TO-MOVE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (PARTITIONED INTO 5 EXECUTIVE SUITES AND 1 BATHROOM) FOR LEASE IN LAKE VIEW BOUTIQUE BY EL HAZEK CONSTRUCTION, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Corporate Office for Rent Lake View Boutique El Hazek 5th Settlement New Cairo 390m² BUA

Category: Corporate Administrative Office Space for Rent

Land Area: 390 m²

BUA: 390 m²

Layout: 5 Partitioned Executive / Managerial Suites + Vast Central Open-Plan Team Workstation Floorplate + Welcoming Client Reception & Lounge + 1 Restroom Allocation + Dedicated Service Pantry / Kitchenette Area

Finishing: Core & Shell (Raw Structural Finish with Primary Utility Connections Ready for Custom Corporate Fit-Out)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Lake View Boutique developed by El Hazek Construction, occupying an address in the heart of the 5th Settlement, New Cairo, within the Lake View destination. Positioned directly off the Bin Zayed and Gamal Abdel Nasser axes, the complex lies just 3 minutes from South 90th Street, 5 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 Middle Ring Road.

About the Project

Lake View Boutique is an exclusive, low-density administrative and commercial development delivered by El Hazek Construction, renowned for its construction and architectural engineering standards. Featuring sleek double-glazed glass facades overlooking serene landscaped greenery and water elements, the boutique complex offers multi-level secured underground parking facilities, high-speed passenger elevators, reliable backup power generators, ultra-fast fiber-optic telecommunications infrastructure, advanced fire alarm and suppression systems, and 24/7 security and facility management.

Concept

Spanning an expansive 390 m² build-up area matching its land footprint, delivered core and shell, this office allows corporate tenants complete freedom to engineer customized architectural partitions, executive boardrooms, specialized collaboration zones, and branded corporate interiors. With an established layout accommodating 5 private offices and an extensive central hall, it offers a functional workspace for multinational corporations, regional financial institutions, engineering consultancies, or major enterprise branches seeking a prestigious address in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**El Hazek**
Project	**Lake View Boutique**
Build Up Area	**390 m²**
Bedrooms	**5**
Bathrooms	**1**

Additional Details

Floor
4

Location

5th Settlement, New Cairo
Lake View Boutique