





E£ 6,037,500

5 Bedrooms **1 Bathrooms** **1,150 m²**

PRIME READY-TO-MOVE 1,150M² BUA EXPANSIVE ADMINISTRATIVE HEADQUARTERS OFFICE FULLY FINISHED WITH INSTALLED AIR CONDITIONING (5 PARTITIONED EXECUTIVE SUITES AND MODERN AMENITIES) FOR CASH SALE IN SOUTH GATE / BUILDING 335, SECTOR 3, NORTH 90TH STREET, NEW

Fully Finished Corporate Headquarters Office with ACs for Sale Cash South Gate Building 335 North 90th St New Cairo 1,150m² BUA

Category: Corporate Administrative Headquarters / Full-Floor Office Space for Sale

Land Area: 1,150 m²

BUA: 1,150 m²

Layout: 5 Private Executive / Managerial Suites + Expansive Boardroom & Conference Rooms + Massive Open-Plan Team Workstation Halls + Grand Reception & Client Waiting Lounge + Restroom Facilities + Dedicated Service Pantry & Kitchenette Areas

Finishing: Fully Finished with Air Conditioners (Turnkey Grade-A Corporate Standard)

Ready to Move: Yes

Status: Available for Cash Sale / Immediate Handover

Location

Strategically situated within Building 335 / South Gate in the premier business corridor of Sector 3, North 90th Street, New Cairo, occupying an ultra-prime commercial address with immediate accessibility to North and South 90th Streets, the Sadat Axis, and the Ring Road, just 7 minutes from the American University in Cairo (AUC), 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital.

About the Project

Building 335 (South Gate) is an established commercial and administrative destination situated in the core of Sector 3 along the North 90th business spine. Engineered to support high-density corporate operations, the building features contemporary architectural glass facades, dedicated multi-level parking access, high-speed passenger elevators, reliable telecom and fiber-optic networking infrastructure, backup power generators, integrated life-safety and fire suppression systems, and 24/7 building management and security.

Concept

Spanning a massive 1,150 m² build-up area matching its land footprint, delivered turnkey fully finished with high-specification corporate flooring, acoustic false ceilings, and installed air conditioning, this property offers an expansive standalone floorplate. Featuring 5 partitioned executive suites, boardrooms, and massive collaborative workspaces, it represents a turnkey solution for multinational corporations, regional headquarters, banks, or major institutions seeking a landmark corporate presence on North 90th Street with zero fit-out delay and strong capital value preservation via a direct cash acquisition.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**District / Separate**
Project	**Building 335**
Build Up Area	**1,150 m²**
Bedrooms	**5**
Bathrooms	**1**

Additional Details

Floor

4

Location

Sector 3 - North 90 st , New Cairo

Building 335




