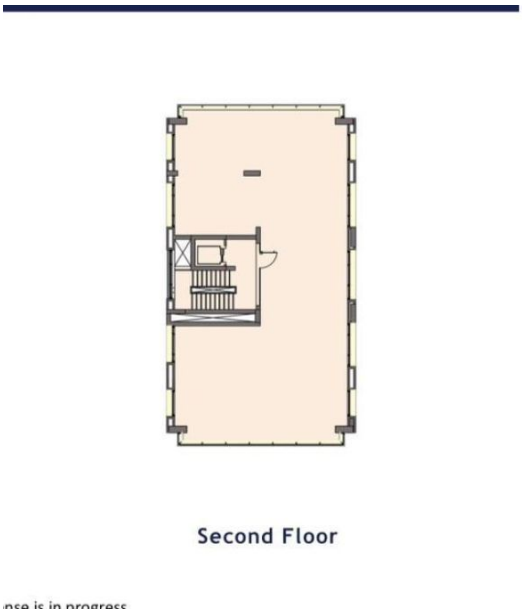
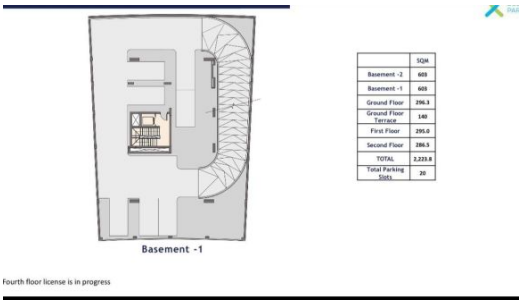
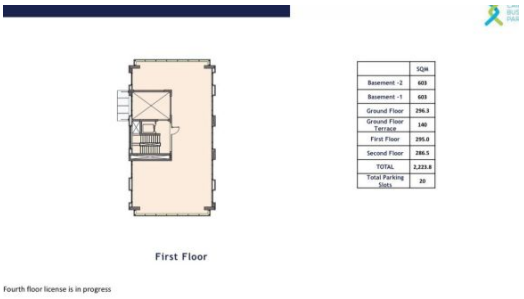


	SQM
Basement -2	603
Basement -1	603
Ground Floor	296.3
Ground Floor Terrace	140
First Floor	295.0
Second Floor	286.5
TOTAL	2,223.8
Total Parking Slots	20





E£ 5,000,000

2,200 m²

PRIME READY-TO-MOVE 2,200M² BUA STANDALONE CORPORATE ADMINISTRATIVE BUILDING ON AN 800M² PRIVATE PLOT DELIVERED CORE AND SHELL FOR CASH SALE IN CAIRO BUSINESS PARK BY MISR ITALIA PROPERTIES, NEW CAIRO.

Core & Shell Standalone Corporate Building for Sale Cash Cairo Business Park Misr Italia New Cairo 2,200m² BUA

Type: Standalone Corporate Headquarters / Administrative Building for Sale

BUA: 2,200 m²

Land Area: 800 m²

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within Cairo Business Park (CBP) by Misr Italia Properties, positioned directly in New Cairo with rapid access to Northern 90th Street, Mohamed Naguib Axis, Cairo–Suez Road, and the Middle Ring Road, located just 7 minutes from Al Rehab City, 10 minutes from the American University in Cairo (AUC), and 15 minutes from Cairo International Airport.

About the Project

Cairo Business Park is East Cairo's premier integrated corporate hub, developed by Misr Italia Properties across 18 acres to emulate international central business districts. Designed as a fully integrated business ecosystem, the park comprises 42 standalone administrative buildings anchored by a 4-star business hotel (Hilton Garden Inn), central landscaped courtyards, an expansive retail and dining spine, high-speed fiber-optic network infrastructure, multi-level underground parking facilities, dedicated access control, and 24/7 smart facility and security management.

Concept

Spanning an expansive 2,200 m² build-up area on an 800 m² private parcel delivered core and shell, this standalone corporate facility offers multinationals, financial institutions, and enterprise headquarters complete architectural independence to design customized floor plans, executive suites, and corporate divisions, paired with exceptional capital preservation and high rental yield potential for a cash acquisition.

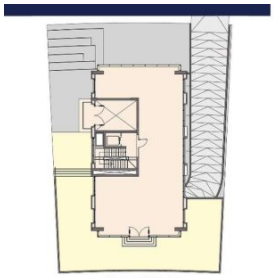
Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**MISR ITALIA**
Project	**Cairo Business Park**
Build Up Area	**2,200 m²**

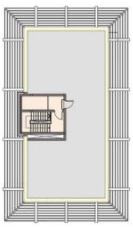
Location

5th Settlement, New Cairo
Cairo Business Park



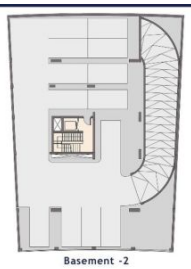
Ground Floor

	SQM
Basement -2	603
Basement -1	603
Ground Floor	296.3
Ground Floor Terrace	140
First Floor	295.0
Second Floor	286.5
TOTAL	2,223.8
Total Parking Slots	20



Third Floor

	SQM
Basement -2	603
Basement -1	603
Ground Floor	296.3
Ground Floor Terrace	140
First Floor	295.0
Second Floor	286.5
TOTAL	2,223.8
Total Parking Slots	20



Basement -2

	SQM
Basement -2	603
Basement -1	603
Ground Floor	296.3
Ground Floor Terrace	140
First Floor	295.0
Second Floor	286.5
TOTAL	2,223.8
Total Parking Slots	20

license is in progress







