



E£ 18,000,000

63 m²

PRIME READY-TO-MOVE 63M² BUA CORE AND SHELL COMMERCIAL FOOD & BEVERAGE (F&B) UNIT ON A 63M² PLOT FOR CASH SALE IN THE HUB MALL BY THE WATERWAY DEVELOPMENTS, NORTHERN 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell F&B Retail Unit for Sale Cash
The Hub Mall The Waterway New Cairo 63m²
BUA

Type: Commercial Retail / Food & Beverage (F&B) Unit for Sale

BUA: 63 m²

Land Area: 63 m²

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within The Hub Mall by The Waterway Developments, occupying a prime commercial corridor directly fronting Northern 90th Street in the heart of the 5th Settlement, New Cairo, seamlessly linked to Mohamed Naguib Axis, Sadat Axis, the Ring Road, and Cairo-Suez Road, located just minutes from the American University in Cairo (AUC), Waterway 1 & 2, and premier high-density residential enclaves.

About the Project

The Hub Mall is an exclusive boutique commercial strip crafted by The Waterway Developments to serve as a vibrant lifestyle and culinary destination. Designed with contemporary open-air architectural lines and expansive double-height shopfronts, the complex features integrated outdoor dining plazas, pedestrian walkways, high-speed elevators and escalators, multi-level visitor parking facilities, high-capacity utility and ventilation infrastructure tailored for dining concepts, and 24/7 smart security and facility management.

Concept

Spanning an efficiently planned 63 m² build-up area delivered core and shell with specialized provisions for commercial kitchen installations and ventilation ducts, this ground-level F&B retail space offers restaurant chains, specialty cafes, and retail investors prime frontage, massive foot traffic, and exceptional rental yield potential for a cash acquisition along East Cairo's most affluent retail corridor.

Classification

Cash

Delivery date

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Property details

Property Type	Food & Beverage
Category	Commercial
Finishing	Core & Shell
Developer	The Waterway
Project	The Hub Mall
Build Up Area	63 m²

Location

5th Settlement, New Cairo
The Hub Mall