

**HISTORIC VILLA LOCATED IN THE
HEART OF CAIRO'S DIPLOMATIC AREA,
GARDEN CITY**

AHMED PASHA VILLA

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AN EXCLUSIVE COMMERCIAL PROPOSITION

The historic Ahmed Pasha Villa is suitable for corporate occupiers and investors alike looking for flexible office space in one of the capital's most prominent business districts, Garden City.

KEY FEATURES

- 2,471 sqm freehold villa on a 1,546 sqm plot
- Historic landmark, detailed architecture and marble floors
- Ground and Basement levels: 756 sqm
- Levels 1 to 3: c 572 sqm each
- 18 car park spaces
- CCTV and security system
- Copper leased lines connectivity
- Possibility of further fibre connectivity
- Elevator
- Suitable for banks, corporate headquarters, investors and developers
- Requires external and internal refurbishment

Asking price: EGP 65 million





Impressive Beginnings

The villa, completed in 1925, was designed by the architect Michel (aka Max) Liberman and commissioned by Dr. Yaacoub Sarrouf Pasha (1852-1927).

Dr. Pasha was a writer and Doctor of Philosophy at the University of New York and presided over several professional associations, including, but not limited to, “Literary Flower” and “The Lodge” in Lebanon.

“Al-Muqtataf,” an Arabic monthly review, was founded in 1876 by Dr. Pasha and Faris Nimr. Dr. Pasha became the editor of the publication until his death in 1927. He was also responsible for writing most of the articles.

Max Libermann was an architect responsible for some of the more fashionable 1920’s and 1930’s apartment buildings and villas scattered across Cairo’s neighborhoods. Most of his masterpieces became homes to foreign ambassadors and chancellors, later being used as corporate headquarters as original owners moved into smaller and more affordable premises.





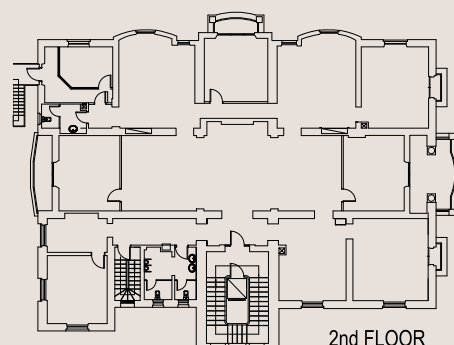
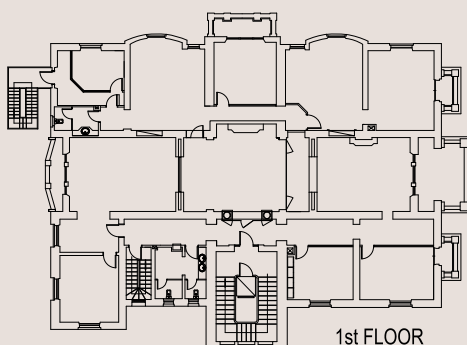
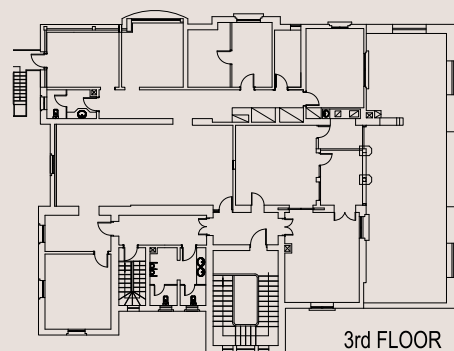
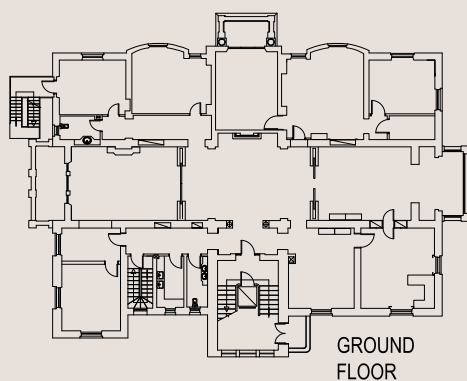


The villa boasts a unique architecture that goes back to the 1920s and is a well-known landmark. The property would benefit from some refurbishment and has the potential to make an incredibly impressive private resident or corporate headquarters.

The quaint exterior structure is decorated with ornamental details and stone finishes. The property has bearing walls reinforced with concrete and columns to support its structure.

The interiors are in very good condition with marble floors and glass-wood partitions.

FLEXIBLE OFFICE SPACE ACROSS 4 LEVELS



A PROMINENT BUSINESS LOCATION

Strategically situated in Cairo's Diplomatic Area in the heart of Garden City, this commercial villa is located in close proximity to government buildings, embassies, ministries and banks.



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