



# OZONE

Healthcare District

NEW CAIRO

LARGEST  
INTEGRATED  
MEDICAL HUB

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**Catalyst**  
Developments

OZONE  
Healthcare District  
new cairo



OZONE  
Healthcare District  
New Cairo



**OZONE**  
Healthcare District  
NEW CAIRO

WELCOME TO  
**OZONE**

Ozone is the largest integrated healthcare district in Fifth Settlement, with **17828.9 m<sup>2</sup>** total land area.

It includes clinics, specialized medical centers, laboratories, and radiology centers. These medical services are complemented by vast array of pharmacies and medical support services.



# OZONE LOCATION

» Ozone is located in the services area of **Al-Narges Buildings** ( Fifth Settlement ) and close to **Masjed Fatma El-Sharbtly**, which is the most vital spot in New Cairo.

- **25 mins** away from **Heliopolis and Nasr City**.
- **10 mins** away from **AUC**.
- **15 mins** away from **Rehab City**.

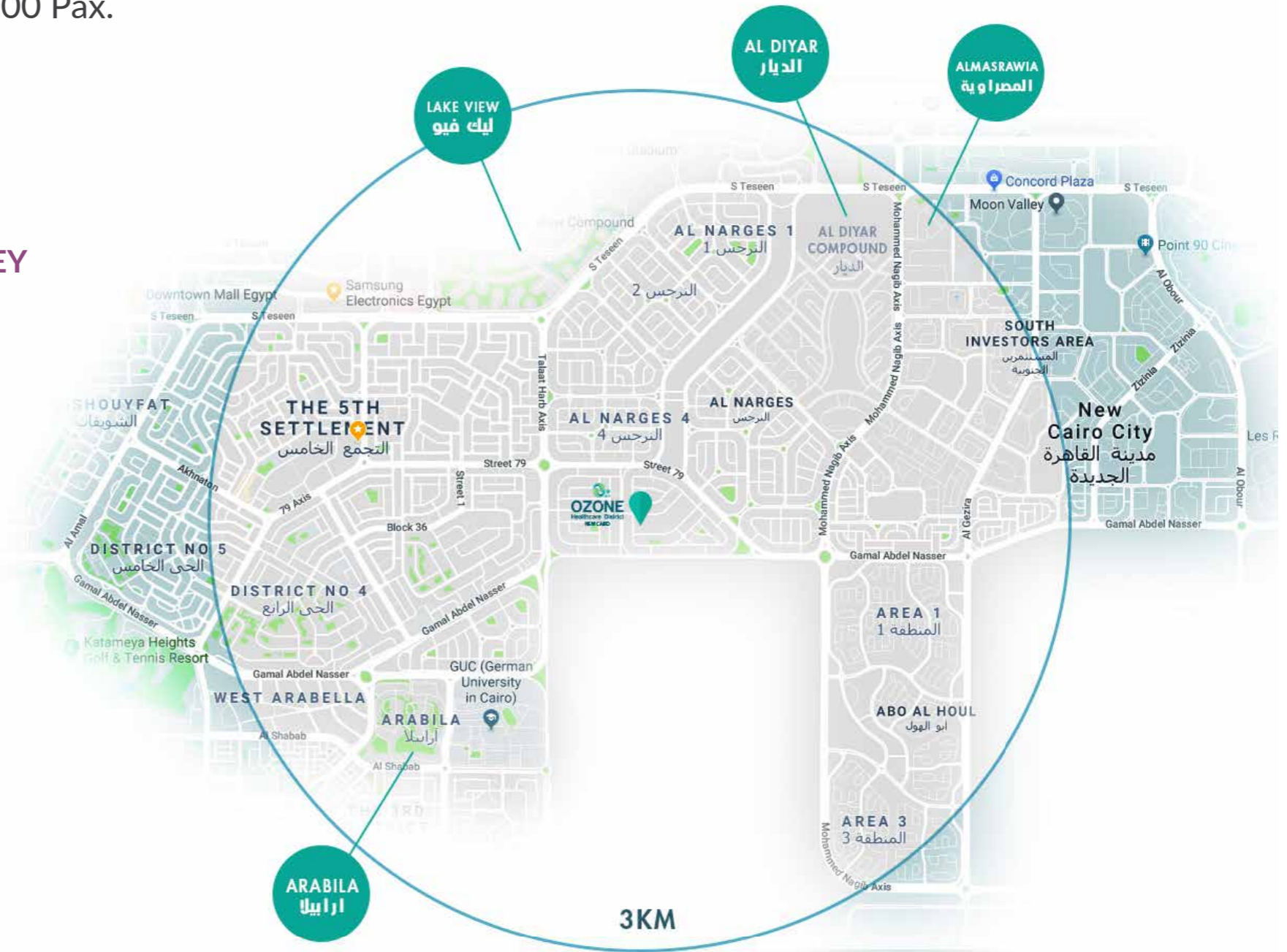


# OZONE

## NEIGHBOURHOOD

Ozone will serve more than 60,000 Pax.

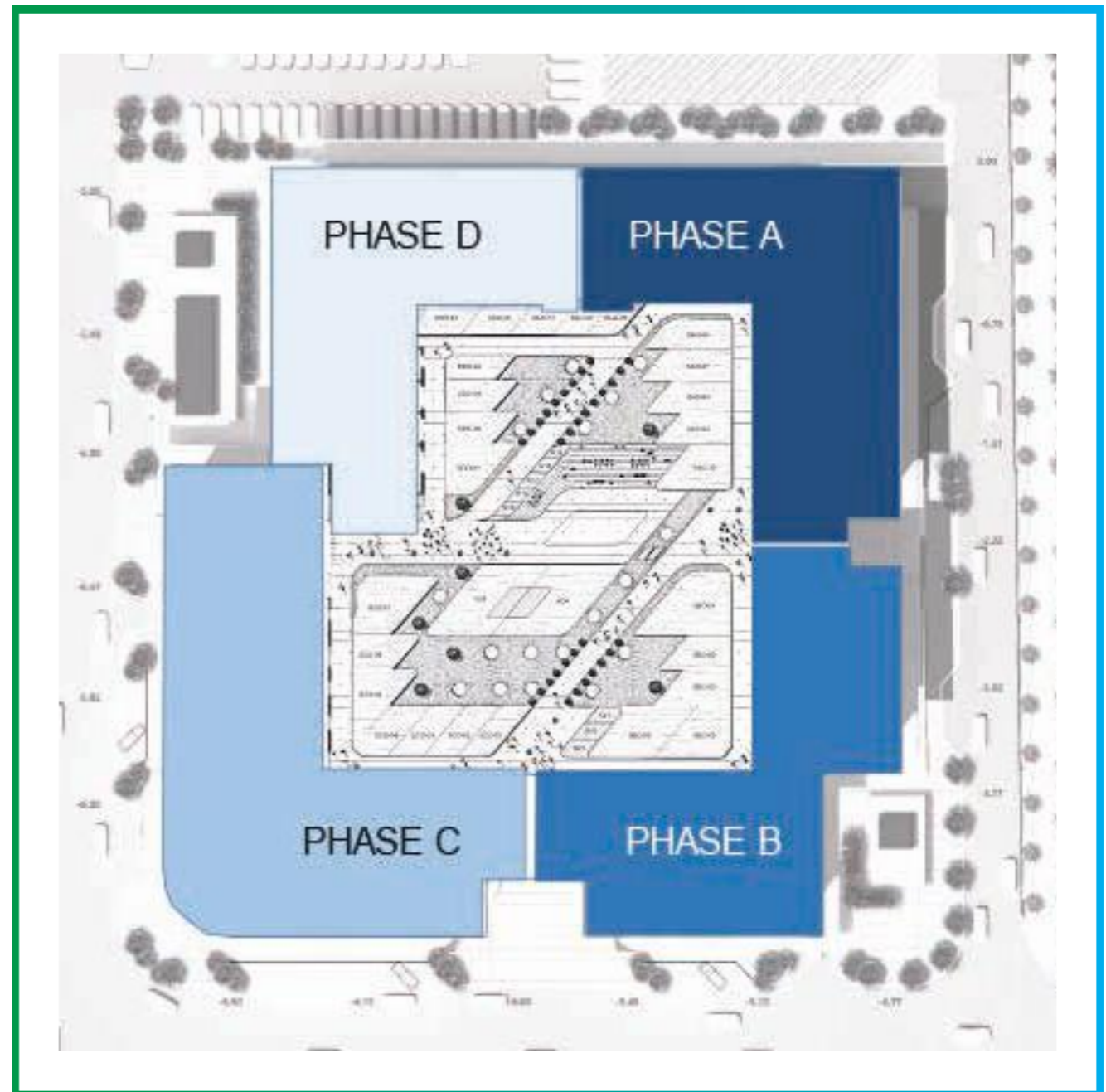
- 7 mins away from LAKE VIEW
- 10 mins away from ARABILA
- 6 mins away from GUC
- 11 mins away from MOON VALLEY



# ABOUT OZONE

## THE PROJECT CONSISTS OF 4 MEDICAL BUILDINGS

- 4 Buildings ( PHASE A, PHASE B, PHASE C , PHASE D ) for medical clinics, specialized medical centers, laboratories, radiology centers and a pharmacy.
- Clinics areas starting from 38m<sup>2</sup>.



# OZONE FACILITIES



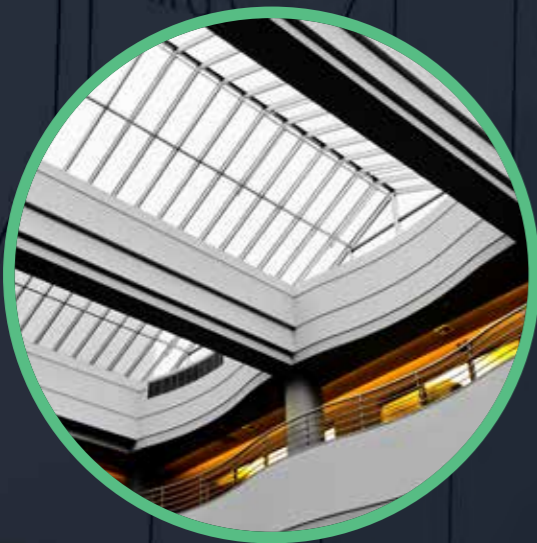
✓ Fully Finished Clinics



👤 Kids Area



🔔 Fire Alarm System



⚙️ Facility Management



🪑 Public Waiting Areas



🌐 Online Reservation

# OZONE FACILITIES



**P** Private Parking



**WI-FI**



**24/7 Security System**



**Visitor Management**



**Medical Elevators**



**Cafes & Restaurants**



OZONE  
**CLINICS**





## **OZONE CLINICS**

- Specialized medical centers
- Radiology centers
- Laboratories

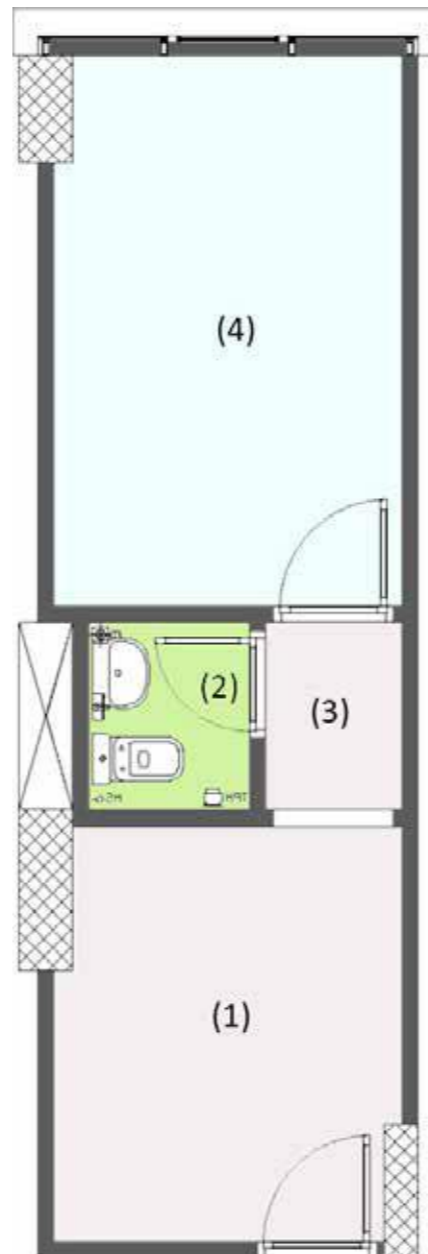
# OZONE CLINICS

- Ozone's clinics are located in the 1st and 2nd floor with a total area of 7548.8m<sup>2</sup>
- Clinics are delivered fully finished with areas starting from 38m<sup>2</sup> up to 134m<sup>2</sup>



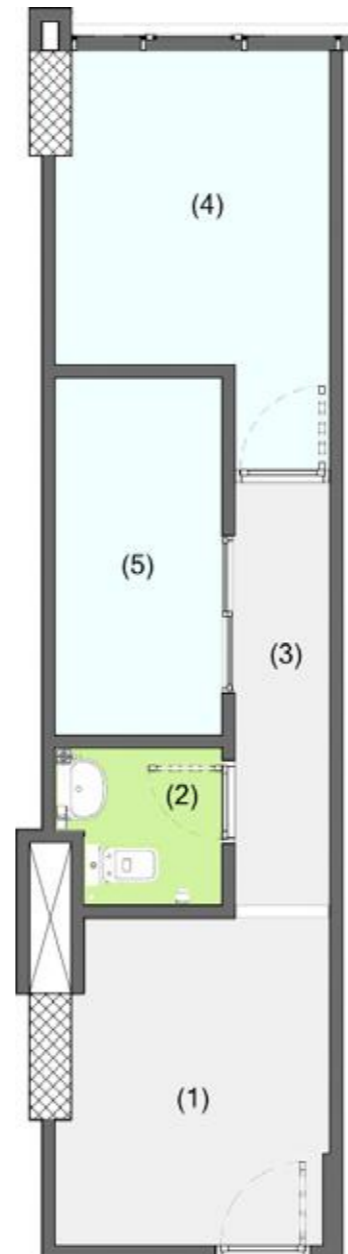
OZONE  
**UNIT TYPES**

**TYPE-Q | Total Area 38m<sup>2</sup>**



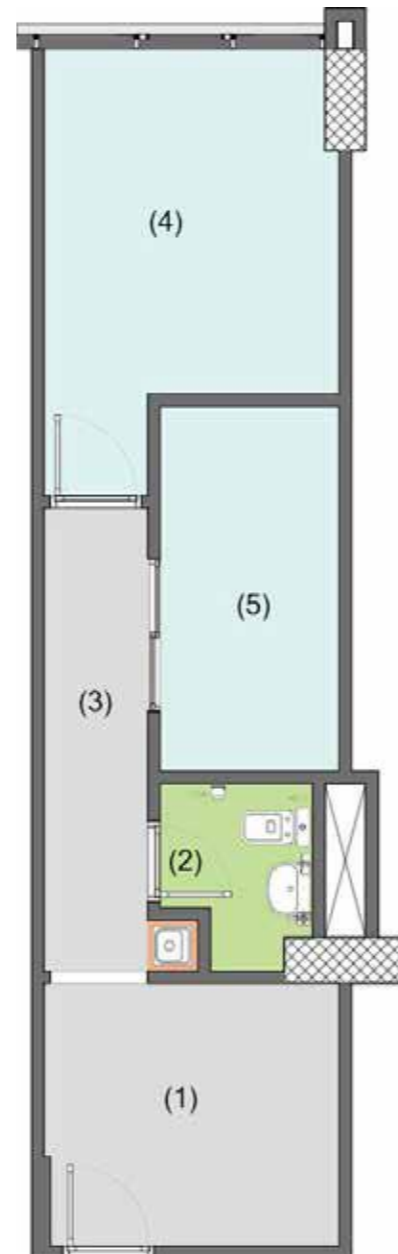
OZONE  
**UNIT TYPES**

**TYPE-H** | Total Area 48m<sup>2</sup>



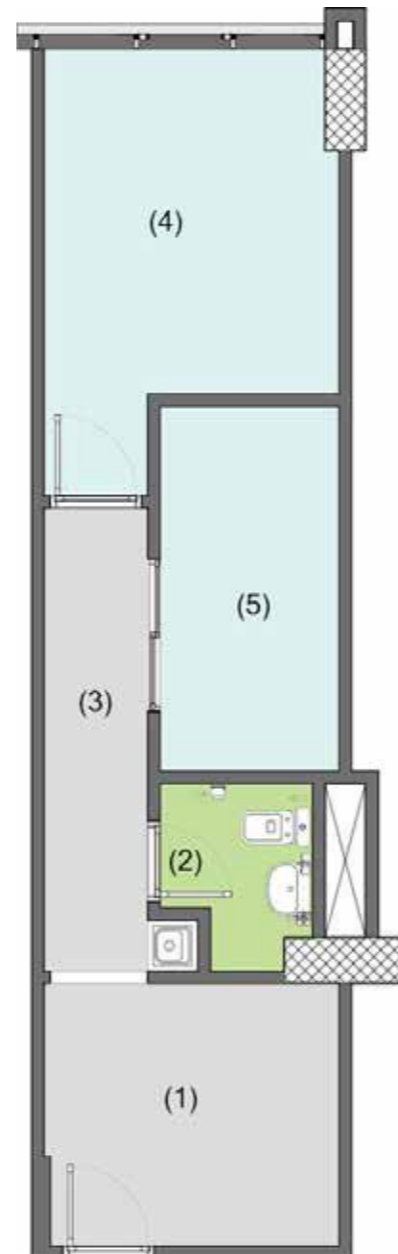
OZONE  
**UNIT TYPES**

**TYPE-N | Total Area 51m<sup>2</sup>**



OZONE  
**UNIT TYPES**

**TYPE-A | Total Area 59m<sup>2</sup>**



# OZONE

## FINISHING SCHEME

### 1. For Units and Corridors:

- Flooring: 60 x 60 cm Porcelain tiles
- Walls and ceiling: Jotun paints or equivalent + gypsum board (entrance of unit only)
- Secured glass door
- Bathroom flooring: 20 x 20 cm ceramic
- Bathroom walls: 20 x 20 cm ceramic
- Sanitary ware: Ideal Standard or equivalent to level 1.20
- Air Conditioner: Piping only (as per MEP design)

### 2. For Entrance:

- Flooring: 60x60 cm Marble or Granit tiles
- Walls and ceiling: Jotun paints or equivalent + gypsum board
- Automatic Secured glass doors
- Air Conditioner: Concealed unit (as per MEP design)
- Otis or Kone or equivalent elevators and escalators

### 3. For Public Bathrooms:

- Bathroom flooring: 20 x 20 cm ceramic
- Bathroom walls: 20 x 20 cm ceramic to level 1.20
- Sanitary ware: Ideal Standard or equivalent
- Granite counter top

### 4. For Parking Basement:

- Flooring: Epoxy painted concrete flooring or equivalent





# OZONE

# FACILITY MANAGEMENT

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- Electricity maintenance.
- Exterior and interior lighting
- Housekeeping service
- Main building security
- External facade cleaning services
- Firefighting and fire alarm maintenance for the service area
- Continuous maintenance for the landscapes, ramps, and parking areas
- Periodic maintenance for electromechanical utilities, heating, ventilation, and air conditioning systems.
- Maintenance for the elevators and electricity generators



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