

# THE CLINICS

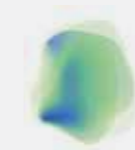
AVENUES DEVELOPMENT

HERE, UNDER ONE ROOF,  
STATE-OF-THE-ART FACILITIES MELD WITH  
INNOVATIVE DESIGN TO DICTATE A PREMIER  
ONE-STOP-HUB OF VARIED HEALTHCARE  
SPECIALIZATIONS, BACKED-UP BY AN  
UNMATCHED BREADTH OF RETAIL LUXURIES  
FOR PATIENTS' DELIGHT.

WHERE MEDICAL EXCELLENCE &  
COMMERCIAL CONVENIENCE SEAMLESSLY  
INTERACT AT EVERY TOUCHPOINT.



AVENUES DEVELOPMENT



THE CLINICS

# ONE MEDICAL HUB WHERE EVERYTHING CONNECTS

04

EXPERTLY MASTERPLANNED BY AVENUES DEVELOPMENT IN COLLABORATION WITH LEADING DESIGN FIRM HANY SAAD INNOVATIONS, THE CLINICS IS A CONTEMPORARY INTERPRETATION OF HEALTHCARE DISTINCTION, CAPTURED IN A UNIQUE TWO-STOREY BUILDING THAT OPENS ONTO A LIVELY COMMERCIAL AREA, AS WELL AS AN ATMOSPHERIC PROMENADE FOR PATIENTS' CONVENIENCE & RECREATION.

05

Crowning a strategic location on North 90th Street, The Clinics is expertly designed with varied needs of medical professionals in mind by introducing a variety of semi-finished clinic spaces, inviting ample sunlight and natural scenery inside. To eliminate long and impersonal waits, a lively commercial area unfolds on 21 meters - overlooking the main street- to accommodate a total of eight pharmacies and medical shops while boasting a thirteen meter deep pedestrian promenade of core and shell retail venues, awaiting to transform into impeccable restaurants and vibrant coffee shops.



06



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# A PROGRESSIVE VISION OF ULTIMATE SAFETY & ACCESSIBILITY

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The Clinics opens investors' eyes on an interconnected world that puts safety and seamless accessibility at its heart. By partnering with world-leading Mitsubishi, The Clinics offers cutting-edge elevators to connect patients & professionals to different floors, hassle-free while accommodating a spacious parking for a worry-free experience, anytime of the day.



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« ALL CLINICS WILL BE POWERED WITH BEST-IN-CLASS TECHNOLOGY, ALLOWING YOUR BUSINESS TO THRIVE WITHOUT INTERRUPTION.»

10

To ensure 7/24 monitoring, surveillance cameras are installed across the building to guarantee safety for both visitors and clinics, in addition to the presence of an attentive security team.

For your investment to stay ahead of the technological game, all clinics will be powered with best-in-class technology, allowing your business to thrive without interruption.



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# DISTINCTIVE MEDICAL EXCELLENCE MINUTES AWAY FROM EVERYWHERE

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Strategically located on North 90th Street, The Clinic is New Cairo's go-to healthcare destination, located halfway between Cairo and the New Administrative Capital. Nestled in the bustling Second sector of the Fifth Settlement, the building benefits from a high traffic zone where life abounds in every direction while enjoying easy accessibility from Cairo's main highways and vital ring roads. The Clinics brings you closer to a world of medical excellence, setting it as a top of mind choice for those seeking leading diagnostics or treatment, without having to worry about proximity.

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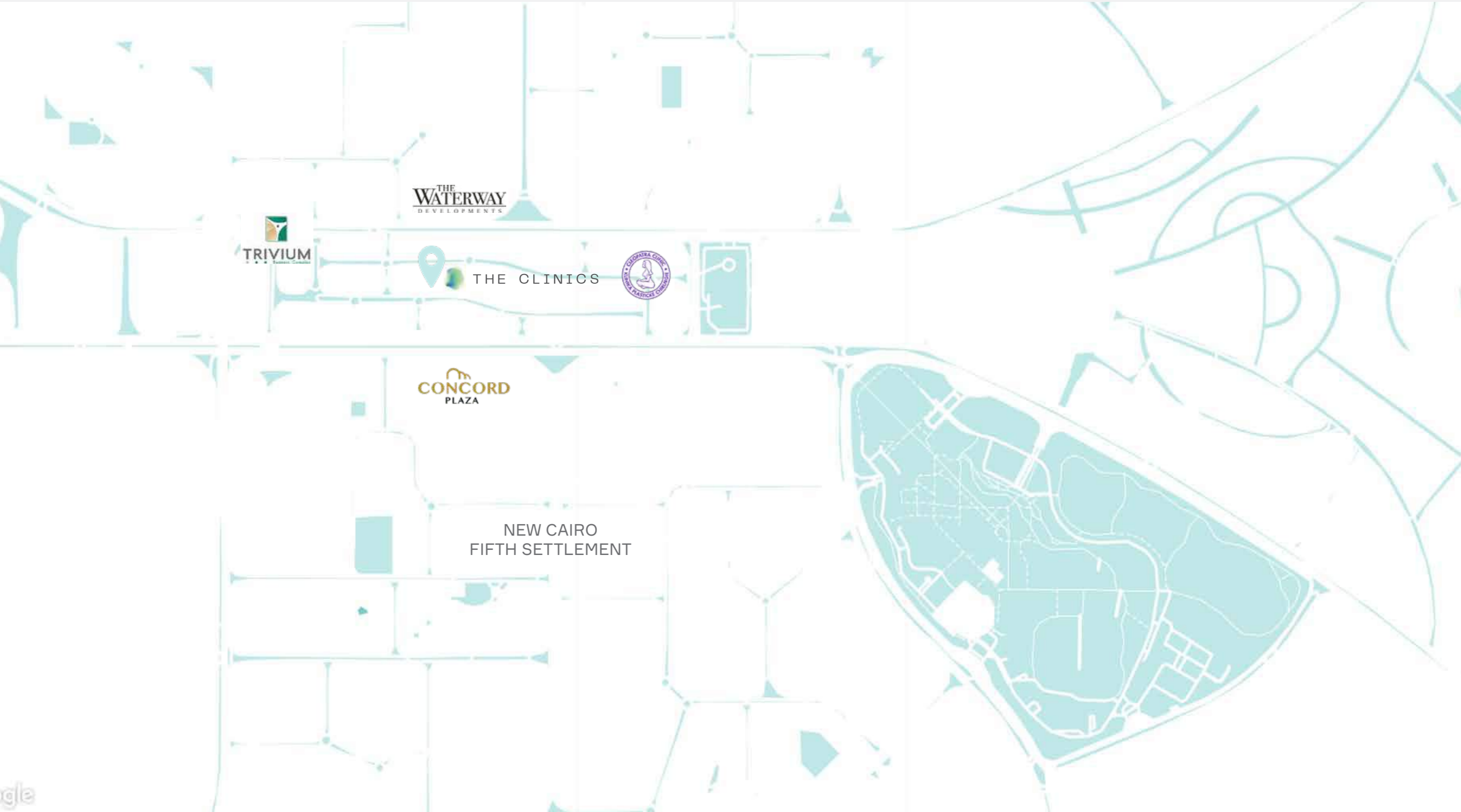




[ MINUTES AWAY FROM EVERYWHERE ]



HELIOPOLIS	25 MINS
CLEOPATRA CLINICS	02 MINS
WATERWAY WHITE	02 MINS
RING ROAD	14 MINS
AIRPORT	20 MINS
MAADI	30 MINS
NASR CITY	20 MINS



# WHY CHOSE THE CLINICS?

AN IDEAL TENANT  
MIX FOR GUARANTEED GROWTH

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- A strategic location in the bustling heart of New Cairo
- 26 Semi-finished Clinics with the highest international standards
- 8 core and shell retail shops
- Clinic spaces range from 17 to 200 SQM
- Retail shops range from 27 to 200 SQM
- 21 Commercial district
- 13 meter deep pedestrian promenade
- Cutting-edge elevators powered by Mitsubishi elevators
- 15 parking space
- Surveillance cameras and 7/24 security
- Cutting-edge design by Hany Saad Innovations
- Robust structure of maximum performance by EXPGIM



*one* BUILDING, A WORLD *of*  
CONVENIENCE. UNPARALLELED PEACE  
*of mind.*

« AN ICONIC LANDMARK THAT CAPTURES THE IMAGINATION OF EVERY PASSERBY, FROM ANY PERSPECTIVE.»

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The Clinics design is the brainchild of Hany Saad Innovations; a modern outlook on streamlined elegance and an iconic landmark that captures the imagination of every passerby, from any perspective.

By seamlessly combining the best in function and form, the building boasts a signature glass facade with a lasting impression; one that not only invites direct sunlight into every corner of your clinic, but also embraces changing views of the external environment, paying tribute to life's natural flow. Mindfully conceived to inspire professionals and patients alike, The Clinics design melds warm metal structures with airy glass to create a strong statement that reflects both serenity and dominance from every touchpoint.

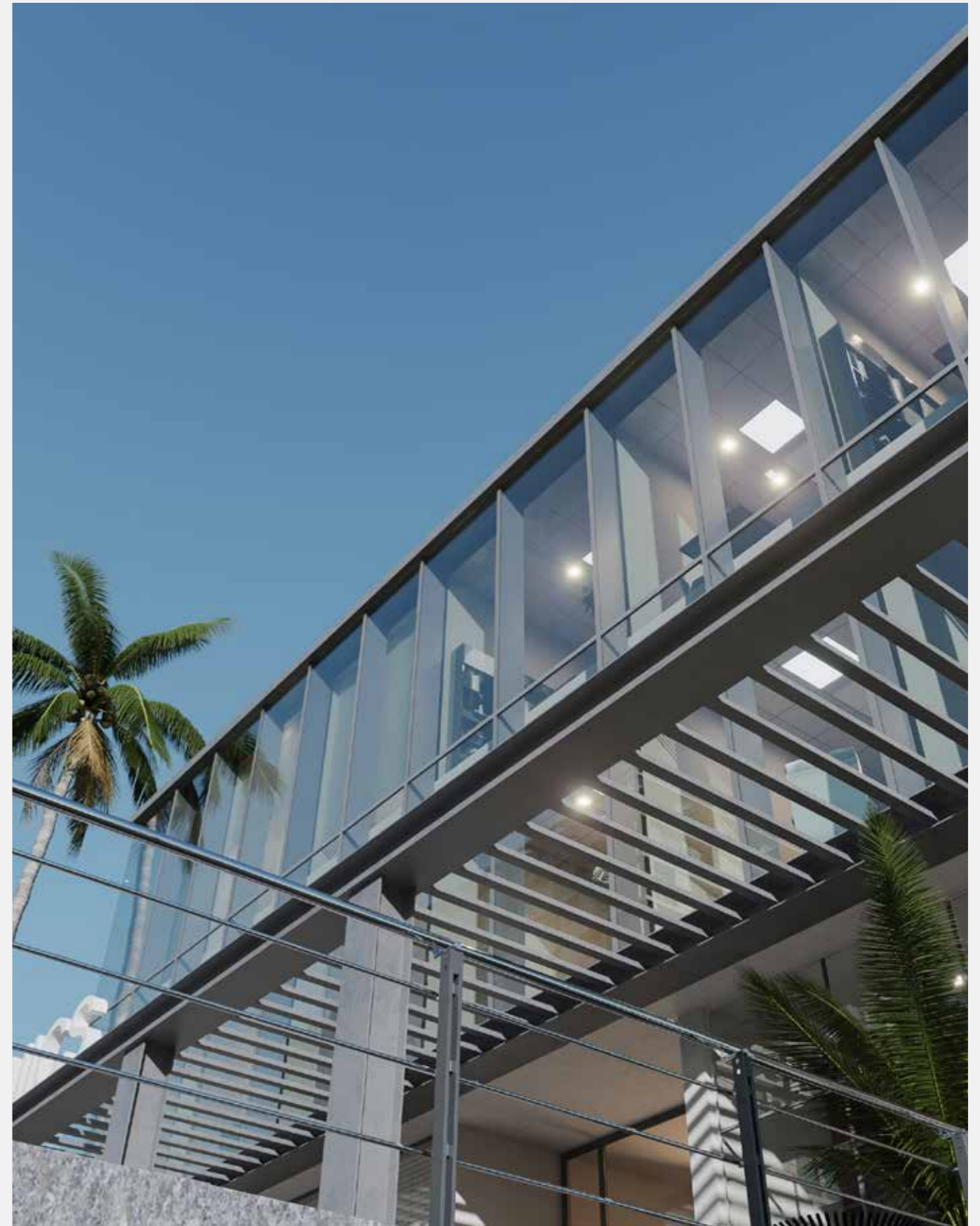


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RENDERS EXTERIOR SHOTS



THE CLINICS



EXTERIOR SHOTS



THE CLINICS

EXTERIOR SHOTS



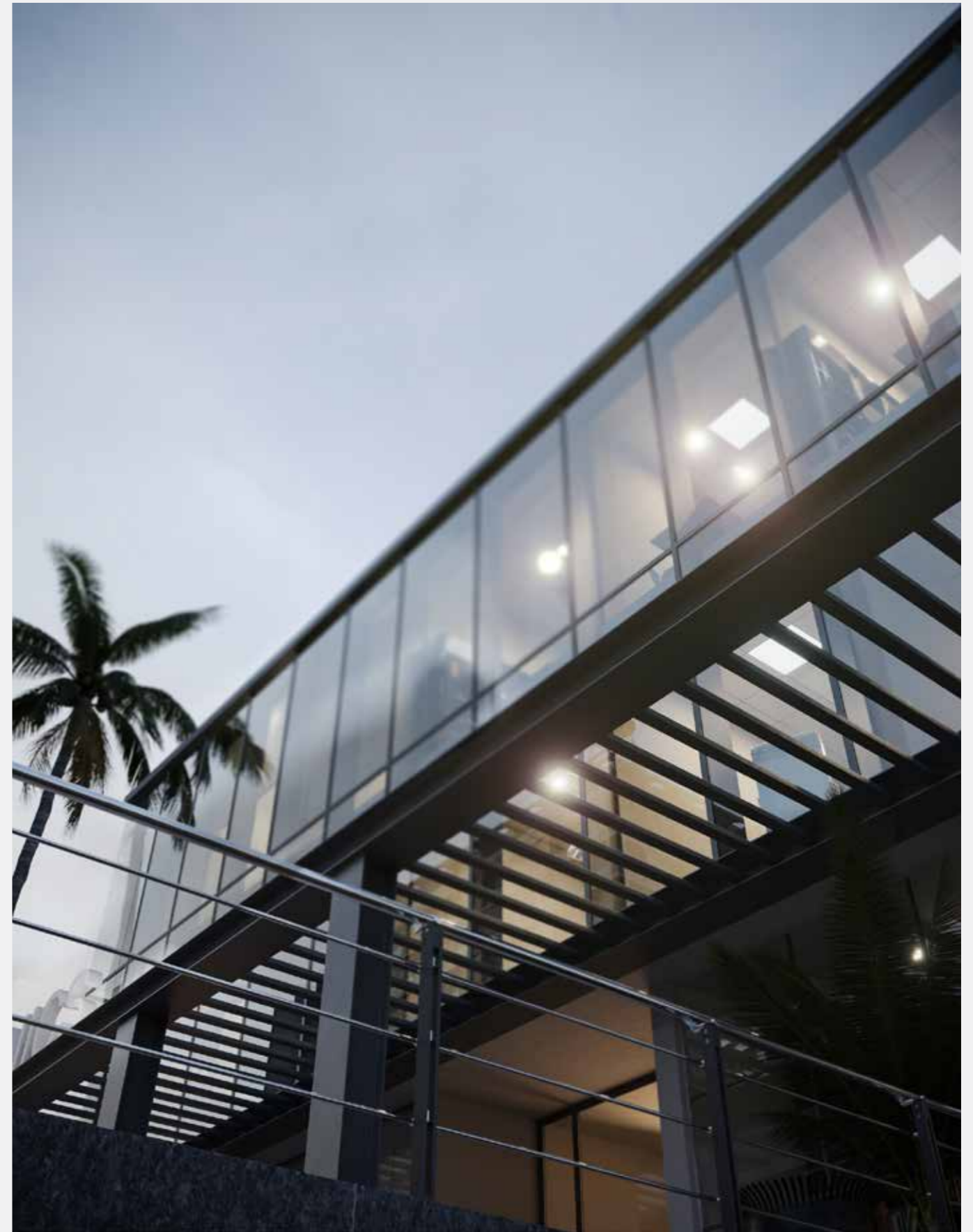
THE CLINICS

EXTERIOR SHOTS





THE CLINICS



EXTERIOR SHOTS



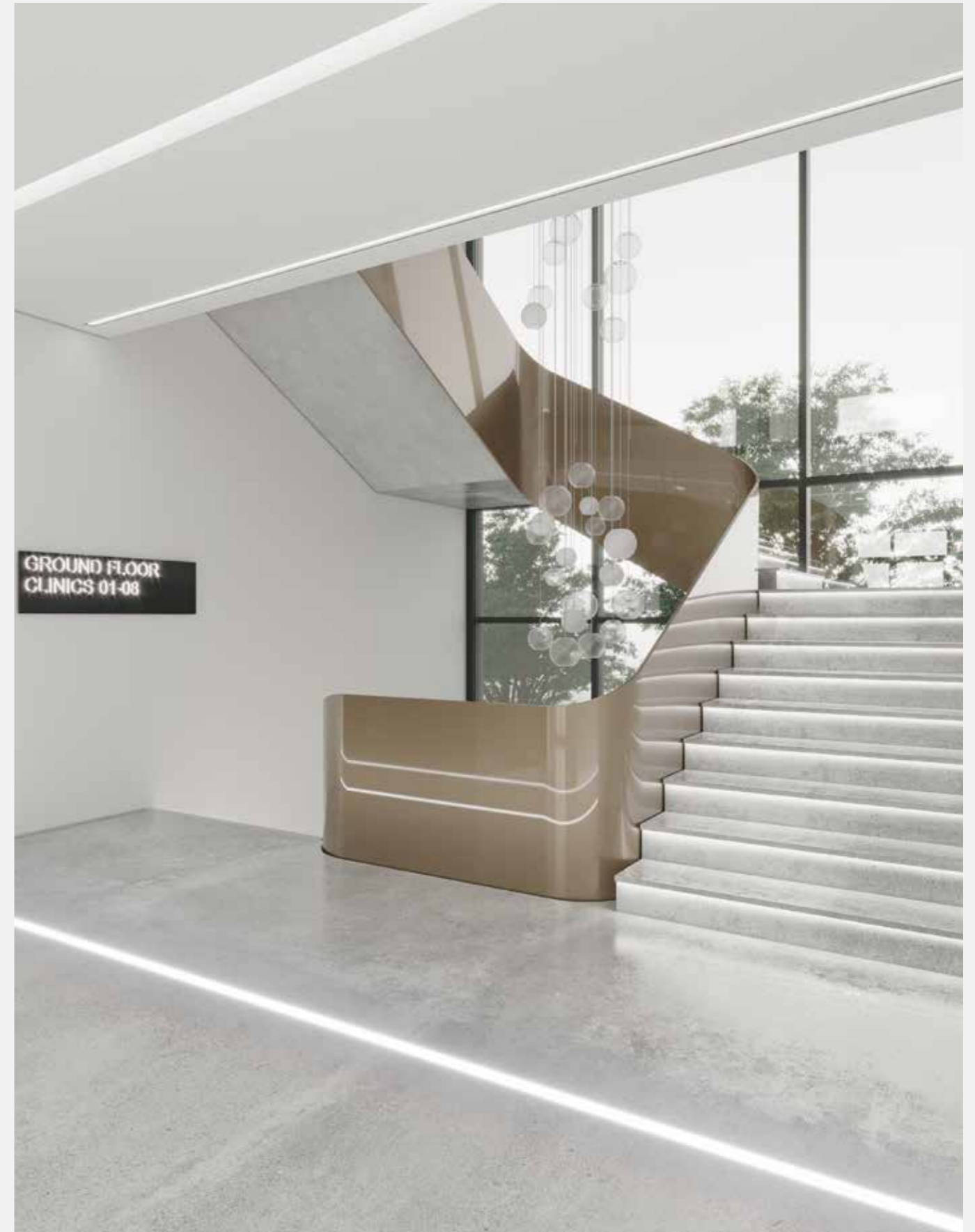
THE CLINICS

EXTERIOR SHOTS

RENDERS INTERIOR SHOTS



THE CLINICS



EXTERIOR SHOTS



THE CLINICS

FLOOR PLANS GROUND FLOOR TO SECOND FLOOR

# THE CLINICS

## TYPICAL FLOOR

TOTAL AREA: 269m<sup>2</sup> SCALE: 1:100

DISCLAIMER: This drawing is property of Wright plan decor works. It is not allowed to proceed with its contents in any form except for the purpose for which it is intended. This drawing is not to be scaled, stated dimensions only are to be considered. Any discrepancies are to be brought to the attention of the engineer and resolved before commencement of any work. It is the responsibility of the contractor or builders to ascertain and confirm that all dimensions shown in these drawings shall comply with the site and levels prior to preparing execution drawings and/or executing the works.

### GROUND FLOOR INDOOR AREA → 269m<sup>2</sup>

01	G-001	area 52 m <sup>2</sup>
02	G-002	area 33 m <sup>2</sup>
03	G-003	area 38 m <sup>2</sup>
04	G-004	area 38 m <sup>2</sup>
05	G-005	area 27 m <sup>2</sup>
06	G-006	area 27 m <sup>2</sup>
07	G-007	area 27 m <sup>2</sup>
08	G-008	area 27 m <sup>2</sup>

### GROUND FLOOR OUTDOOR AREA → 162.40m<sup>2</sup>

02	G-002	area 34 m <sup>2</sup>
03	G-003	area 34 m <sup>2</sup>
05	G-005	area 18.60 m <sup>2</sup>
06	G-006	area 18.60 m <sup>2</sup>
07	G-007	area 18.60 m <sup>2</sup>
08	G-008	area 18.60 m <sup>2</sup>



# THE CLINICS

TYPICAL FLOOR

TOTAL AREA: 298m<sup>2</sup> SCALE: 1:100

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FIRST FLOOR

01	F-101	area 27 m <sup>2</sup>
02	F-102	area 26 m <sup>2</sup>
03	F-103	area 26 m <sup>2</sup>
04	F-104	area 30 m <sup>2</sup>
05	F-105	area 26 m <sup>2</sup>
06	F-106	area 26 m <sup>2</sup>
07	F-107	area 27 m <sup>2</sup>
08	F-108	area 21 m <sup>2</sup>
09	F-109	area 17 m <sup>2</sup>
10	F-110	area 17 m <sup>2</sup>
11	F-111	area 17 m <sup>2</sup>
12	F-112	area 17 m <sup>2</sup>
13	F-113	area 21 m <sup>2</sup>





# THE CLINICS

## TYPICAL FLOOR

TOTAL AREA: 298m<sup>2</sup> SCALE: 1:100

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## SECOND FLOOR

01	S-201	area 27 m <sup>2</sup>
02	S-202	area 26 m <sup>2</sup>
03	S-203	area 26 m <sup>2</sup>
04	S-204	area 30 m <sup>2</sup>
05	S-205	area 26 m <sup>2</sup>
06	S-206	area 26 m <sup>2</sup>
07	S-207	area 27 m <sup>2</sup>
08	S-208	area 21 m <sup>2</sup>
09	S-209	area 17 m <sup>2</sup>
10	S-210	area 17 m <sup>2</sup>
11	S-211	area 17 m <sup>2</sup>
12	S-212	area 17 m <sup>2</sup>
13	S-213	area 21 m <sup>2</sup>



THE CLINICS IS PROUD TO BRING TOGETHER WORLDS OF EXPERTISE IN DIFFERENT FIELDS TO TRANSFORM ITS BREAKTHROUGH VISION INTO A SIGNATURE REALITY.

BY COLLABORATING WITH LEADING PARTNERS IN VARIED DISCIPLINES, WE ENSURE THAT YOUR INVESTMENT IS SAFE & SOUND.



PIONEERS IN SPACE UTILIZATION AND CREATIVE ENGINEERING, HSI ARE ARCHITECTS, BUILDERS AND INTERIOR DESIGNERS WHO SIMULTANEOUSLY BELIEVE IN TRADITION AND IN BREAKING IT. THE FIRM HAS BUILT A SOLID REPUTATION FOR THE HIGHEST STANDARDS IN DESIGN EXCELLENCE, SPACE PLANNING, INTERIOR ARCHITECTURE, AND FUNCTIONAL PRACTICALITY. SOME OF THEIR PROJECTS INCLUDE ICONIC LANDMARKS ACROSS EGYPT SUCH AS PALM HILLS MANSION & ESTATE, LAKE VIEW VILLAS, UPTOWN CAIRO VILLAS, CAIRO FESTIVAL CITY VILLAS AND MARASSI IN THE NORTH COAST.



FOR THREE DECADES THE COMPANY HAS BEEN SUCCESSFULLY MEETING THE DEMANDS OF VARIOUS CONSTRUCTION ASSIGNMENTS IN MOST PARTS OF EGYPT. ITS EXTENDED SERVICE HAS EXPANDED BEYOND THE LOCAL BORDERS TO FOREIGN COUNTRIES LIKE COUNTRIES OF THE MIDDLE EAST, SOMALIA, JAPAN, INDIA AND GERMANY. THE FIRM ACHIEVES AND AVERAGES OF 20 PROJECTS A YEAR, RANGING FROM FEASIBILITY STUDIES TO ENGINEERING & ARCHITECTURAL DESIGN AND FROM PREPARATION TO PROJECT MANAGEMENT AND CONSTRUCTION SUPERVISION.



A MAJOR NAME IN ELEVATORS AND ESCALATORS SINCE THE 1930S, MITSUBISHI ELECTRIC HAS BUILT A REPUTATION FOR CREATING BREAKTHROUGHS THAT MAKE GETTING AROUND MORE COMFORTABLE, SAFE, AND EVEN INSPIRING. THE COMPANY'S SUPER HIGH-SPEED ELEVATOR IS THE CULMINATION OF DECADES OF ENGINEERING EXPERIENCE AND PRECISION CRAFTSMANSHIP. IT PROVIDES AN ULTRA-FAST, RELIABLE RIDING EXPERIENCE WITH IMPERCEPTIBLE VIBRATION AND NOISE. AND THERE'S ARTIFICIAL INTELLIGENCE TECHNOLOGY THAT "LEARNS" A BUILDING'S TRAFFIC PATTERNS TO DELIVER A MORE RESPONSIVE SERVICE.

AVENUES DEVELOPMENT