



THE EDGE

Medical & Retail



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Payless SHOES

OVERVIEW

A new entertainment and organizational medical & retail center located in Al Shorouk, of a total area of **4,364** square meters, providing new possibilities with a variety of clinics and retail stores. Consisting of Three floors, The Fount is a strategic building with basement floor; The basement is allocated for parking with total area of **2728** square meters which can comprehend up to **108** vehicles. The Fount's ground floor is a commercial area with a total space of **1,304** square meters. It encompasses **13** retail shops with an area that varies from **39m²** to **160m²**. The shops; each has a separate entrance from the main road and another from the service road overlooking the back area. The Fount's first and second floors will be medical clinics, with a total number of **62** fully finished clinics starting from **30m²** up to **88m²**. The interiors of The Edge Al Shorouk are inspired with the idea of building a whole community, not just another building but a unique atmosphere of hospitality and professionalism.



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Location – Architecture – Design...

A fully finished clinics with these qualifications in Al Shorouk. The Edge is designed to give a bright atmosphere to every side of the building, a glass façade with a fascinating panoramic view, through which the daylight passes, supporting the cheerful scheme and atmosphere. The whole building's interiors are made of porcelain tiles with a touch of elegance upon every corner. Assuring a very distinctive standard in presenting the businesses that will take part in The Fount through unrivaled facilities and amenities.

- Electric gates to ensure safety and security.
- Three elevators serving the building with three staircases; one of which is for fire emergencies.
- Central air conditioning to maintain a comfortable temperature inside the building throughout the year.
- Electric generators & a water reserve tank available for emergency use.
- Public washrooms.
- Wi-Fi.
- Parking Spaces.
- Fire System





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LOCATION

THE EDGE is located strategically at the heart of Al Shorouk in the fifth area, one minute from Suez road. The Fount has two entrances, one from inside Granda Al Shorouk compound, and the other could be accessed from Al Shorouk 1 & Al Shorouk 2 entrances.





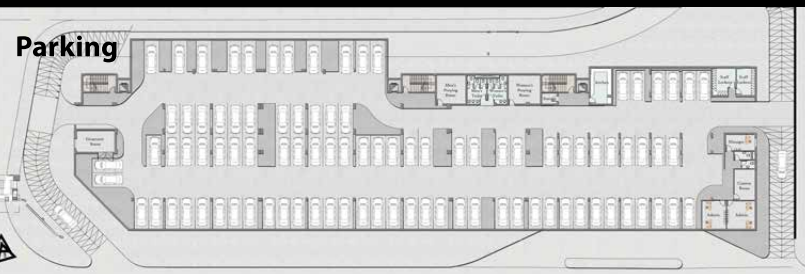
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DRAWING THE FUTURE

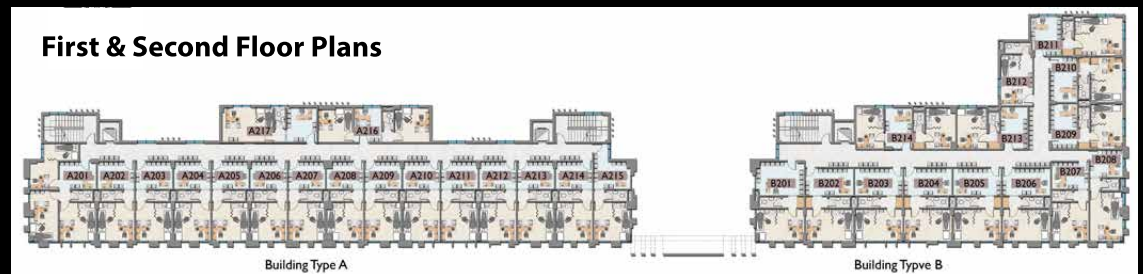
THE EDGE is so well planned, so well applied and will present businesses exceptionally. Various spaces with super lux finishing for medium and standalone clinics.

- * 62 Fully-Finished Clinics
- * 13 Retail Stores
- * 108 Parking Slots

Ground Floor Plan



First & Second Floor Plans





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NOW LAUNCHING PHASE TWO

FULLY FINISHED CLINICS

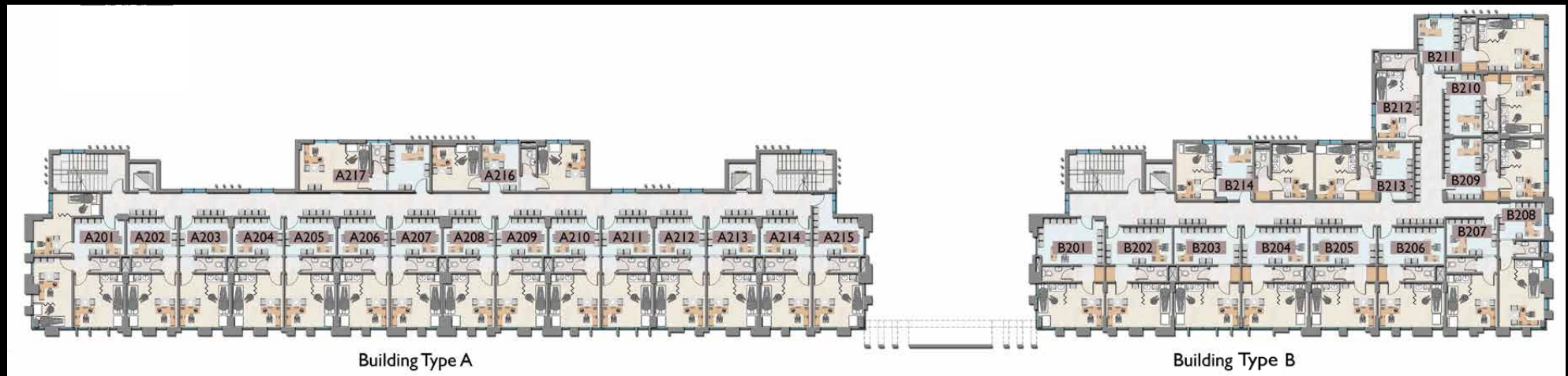

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SECOND FLOOR PLAN

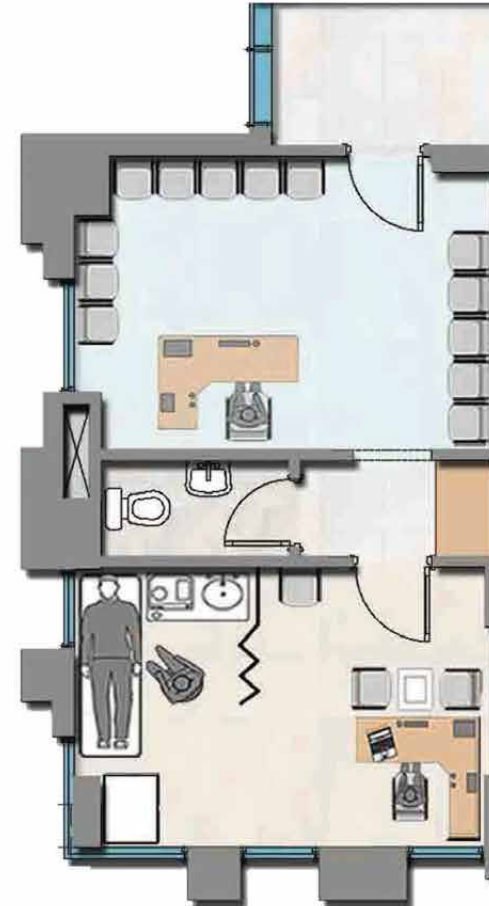
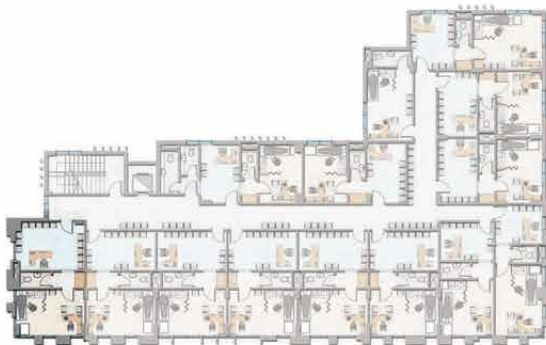




UNIT TYPES

Building B
First & Second Floor - Unit 101
58.4 m²

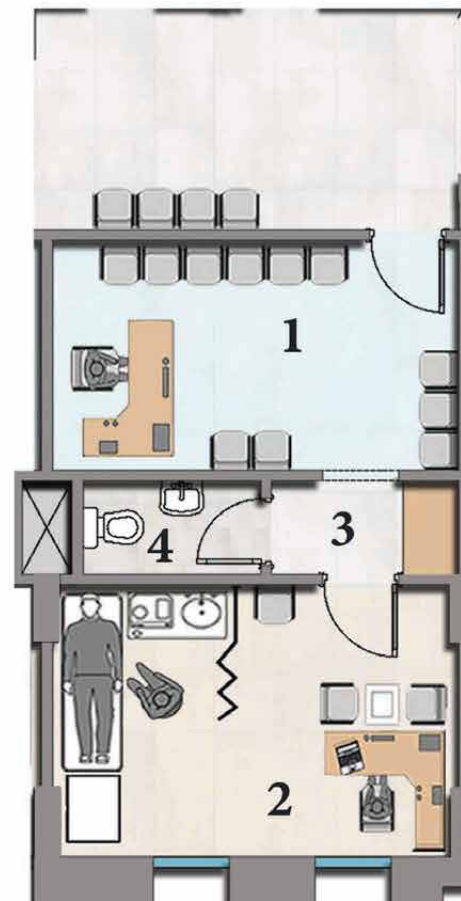
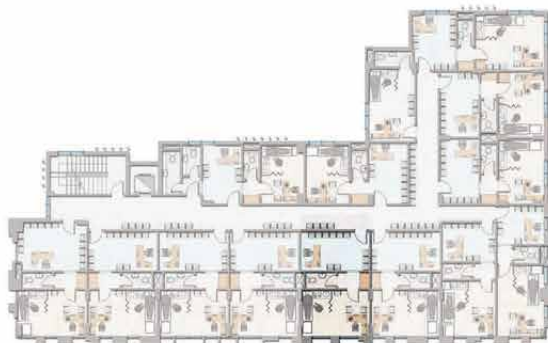
| | | |
|---|--------------|-------------|
| 1 | Waiting Area | 4.90 x 2.82 |
| 2 | Doctor Room | 3.51 x 4.90 |
| 3 | Lobby | 1.22 x 2.32 |
| 4 | Toilet | 1.22 x 2.28 |





Building B
First & Second Floor - Unit B105
51.38 m²

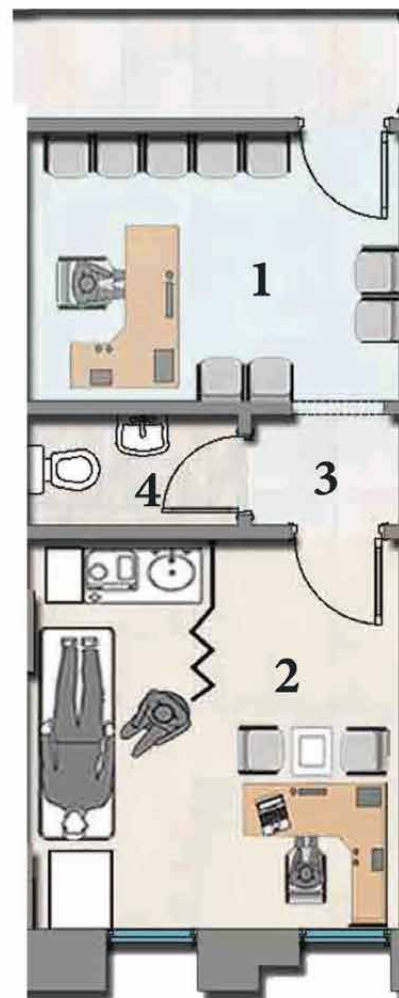
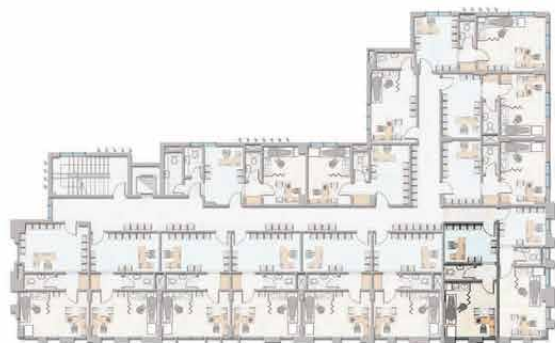
| | | |
|---|--------------|-------------|
| 1 | Waiting Area | 4.90 x 2.82 |
| 2 | Doctor Room | 3.51 x 4.90 |
| 3 | Lobby | 1.22 x 2.32 |
| 4 | Toilet | 1.22 x 2.28 |





Building B
First & Second Floor - Unit B107
43.4 m²

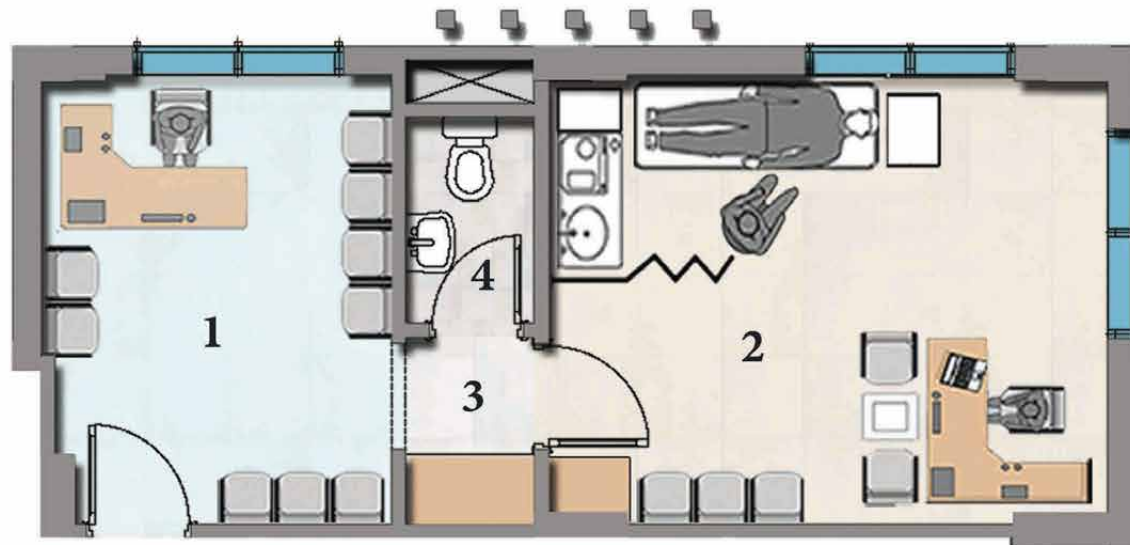
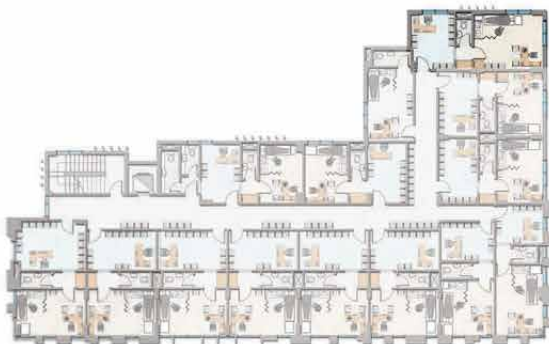
| | | |
|---|--------------|-------------|
| 1 | Waiting Area | 2.77 x 3.80 |
| 2 | Doctor Room | 3.80 x 4.16 |
| 3 | Lobby | 1.22 x 1.58 |
| 4 | Toilet | 1.22 x 2.22 |





Building B
First & Second Floor - Unit B111
Area = 55.58 m²

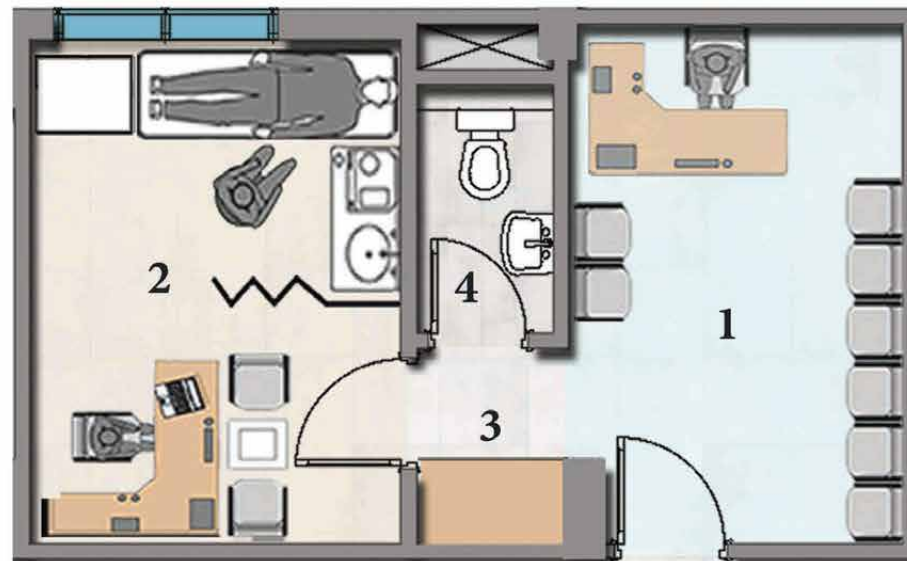
| | | |
|---|--------------|-------------|
| 1 | Waiting Area | 4.16 x 3.32 |
| 2 | Doctor Room | 4.16 x 5.12 |
| 3 | Lobby | 1.72 x 1.22 |
| 4 | Toilet | 1.22 x 1.95 |





Building B
First & Second Floor - Unit B113
Area = 43 m²

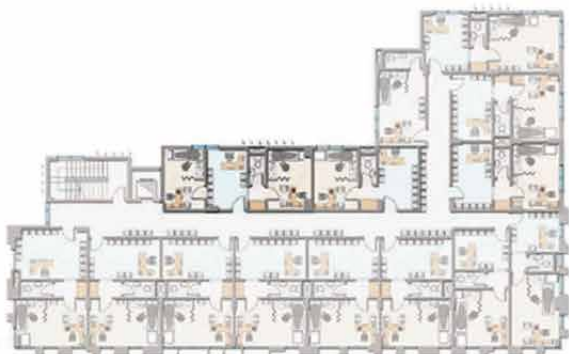
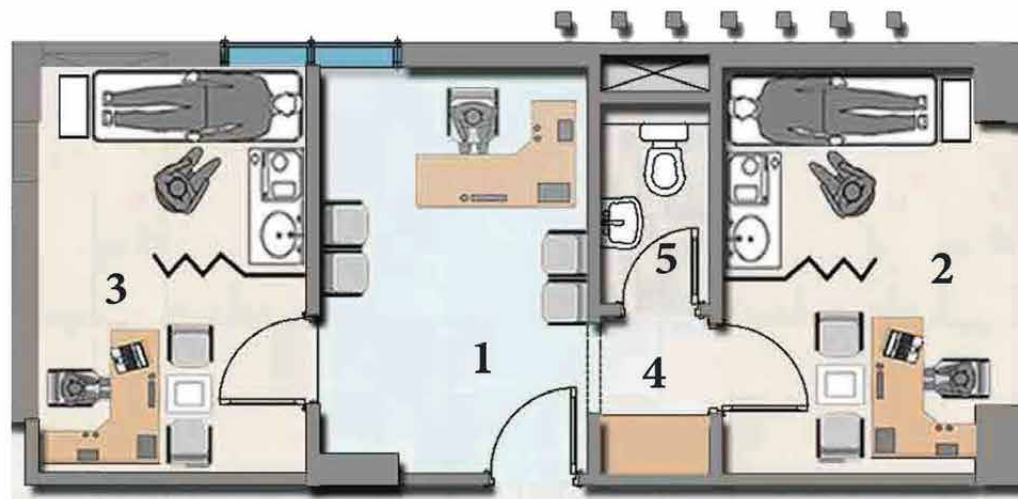
| | | |
|---|--------------|-------------|
| 1 | Waiting Area | 4.30 x 2.82 |
| 2 | Doctor Room | 4.30 x 3.12 |
| 3 | Lobby | 1.69 x 1.22 |
| 4 | Toilet | 1.22 x 2.18 |





Building B
Second Floor - Unit B 214
Area = 61 m²

| | | |
|---|-----------------|-------------|
| 1 | Waiting Area | 4.35 x 2.80 |
| 2 | Doctor Room (1) | 4.35 x 3.10 |
| 3 | Doctor Room (2) | 4.35 x 2.90 |
| 4 | Lobby | 1.75 x 1.20 |
| 5 | Toilet | 1.20 x 2.20 |





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DEVELOPER

EGYGAB Hodling is the substantial and profound group behind The Fount. EgyGab was founded since 1977 with a history of building communities, working in a huge variety of fields and developing the community in every way possible. With a very rich record of establishments not only in the construction business, but also in the educational, the agricultural, the trade and the industry business. Serving various sectors that include architectural design, contracting, construction management, civil planning and construction. EgyGab has a clear vision, to build more communities that would reflect its professionalism in its market and get involved in the social progress Egypt is seeking.