

A Distinctive Destination for Healthcare

Operator-Led Opportunity



Developed by Alawali Properties



VISION & COMMITMENT

Redefining the Art of Ambulatory Centers

Alawali Properties is delivering a next-generation ambulatory medical destination designed to meet the expectations of the world's leading Ambulatory Medical Centers. Integrating international-grade design, advanced medical infrastructure, and operational efficiency, the center is conceived to support scalable, high-performance outpatient care.

Located on South 90th Street in New Cairo, Alawali Ambulatory Medical Center offers a future-ready platform that enables medical excellence, brand distinction, and sustainable growth, positioning Egypt as a regional leader in advanced ambulatory care serving Africa and the Middle East.



ALAWALI
PROPERTIES



THE MEDICAL BUILDING

Optimized for Medical Performance and Patient Comfort

Strategically located in the heart of New Cairo's ***Class A district***, it benefits from high visibility and steady foot traffic within a vibrant business, medical, and residential hub—making it an ***ideal destination*** for outpatient healthcare providers.

Finished to ***top grade standards***, the center features modern architecture, a patient-centric environment, and a full curtain wall façade that maximizes natural light through sustainable low-E glass, supported by environmentally responsible design and full compliance with international ambulatory medical codes.



AMBULATORY MEDICAL CENTER

Open for Operators

We are offering exclusive opportunities for leading ambulatory center operators to establish and run their practices in this purpose-built, world-class medical center at the best location in Cairo.

A PREMIUM DESTINATION FOR EVERY SPECIALITY

Designed for Operator-Led Excellence

Units are delivered as core and shell allowing full customization, while dedicated areas for commercial units & offices provide additional convenience and services, enabling tailored, world-class spaces.

“A signature of elegance, a home for excellence in care.”

BUILDING OVERVIEW

AREA MEASUREMENTS

Basement 2	3,710 M²
Basement 1	3,730 M²
Ground Floor	2,020 M²
First To Fourth Floors	1,610 M² Each

Total Built-Up Area
15,900 M²

LUXURY SPECIFICATIONS



Expansive Curtain Wall



Grand Column Spaces
and Widespans



High Ceiling



Premiumly Finished



Advanced International
Spec Systems



Effortless Accessibility
Paired with Multi-Storey
Parking

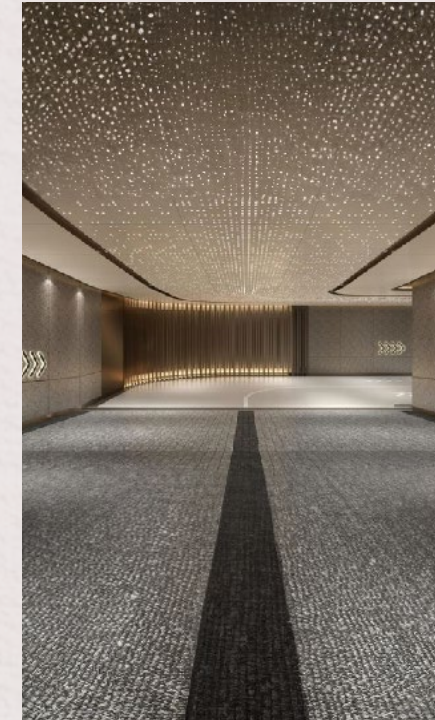
DESIGN

INTERIOR EXPERIENCE

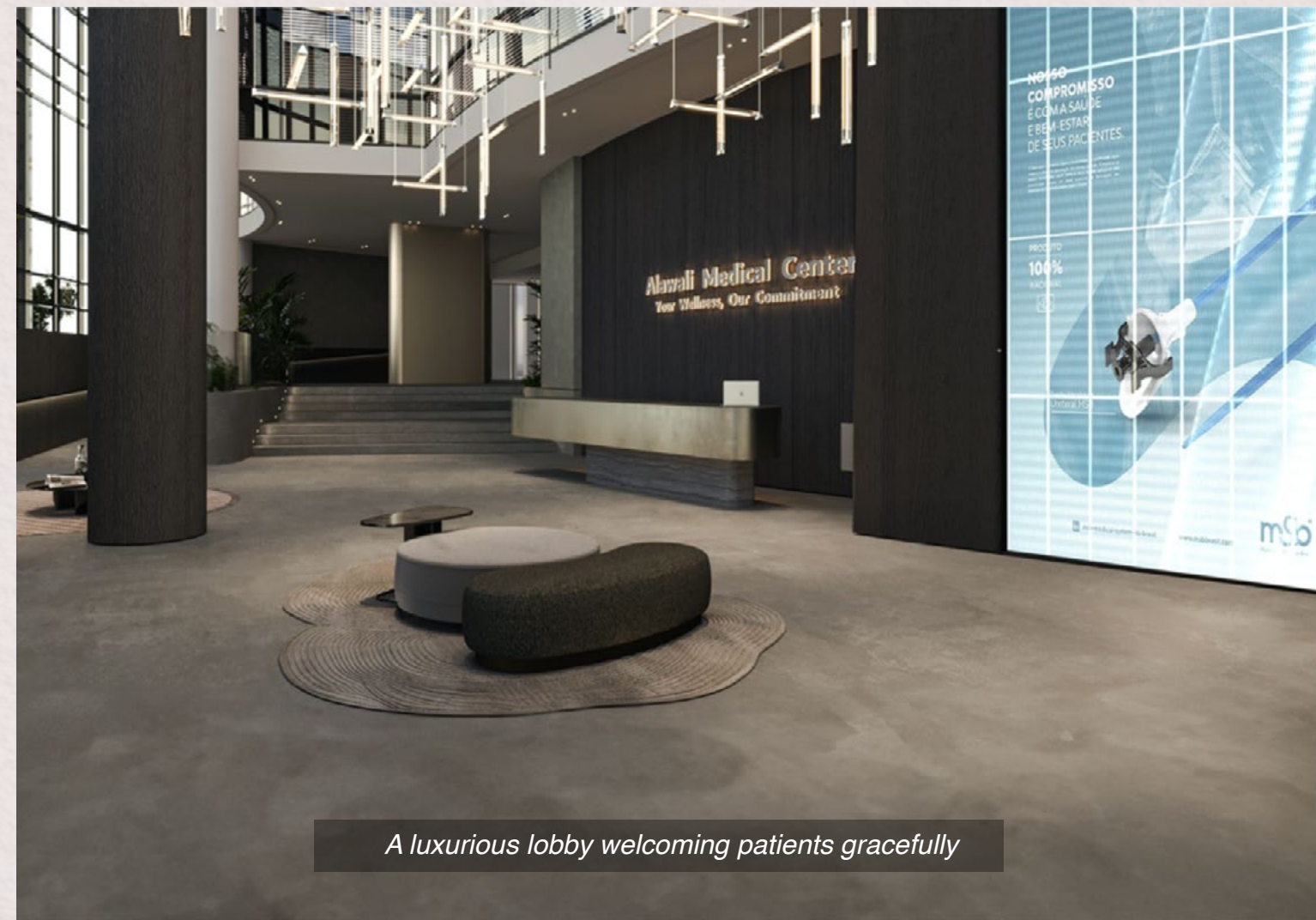
Calm, refined environment designed for efficient medical flow and patient comfort. Streamlined architecture, premium materials, and gentle curves are complemented by a full-height curtain wall that floods the interior with natural light, enhancing openness, giving a sense of quiet luxury. Glare-free lighting completes a serene interior experience.

EXTERIOR EXPERIENCE - LANDSCAPE&

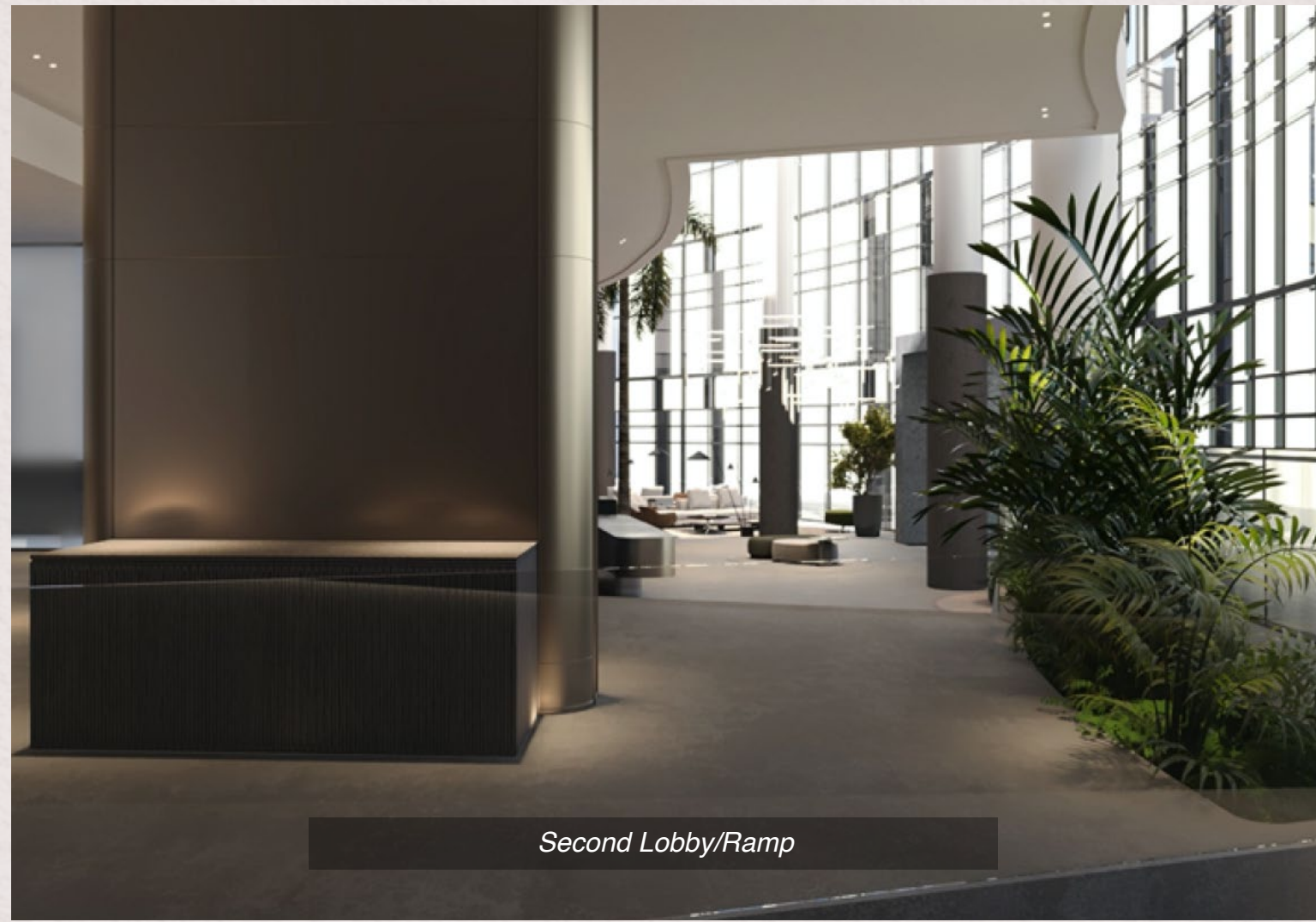
The experience extends seamlessly outdoors through a refined landscape that inspires comfort and quiet joy on arrival. Palms, evergreens, and soft ornamental planting create year-round serenity. Gentle level changes, raised planters, and warm integrated lighting enhance accessibility, safety, and a premium sense of order

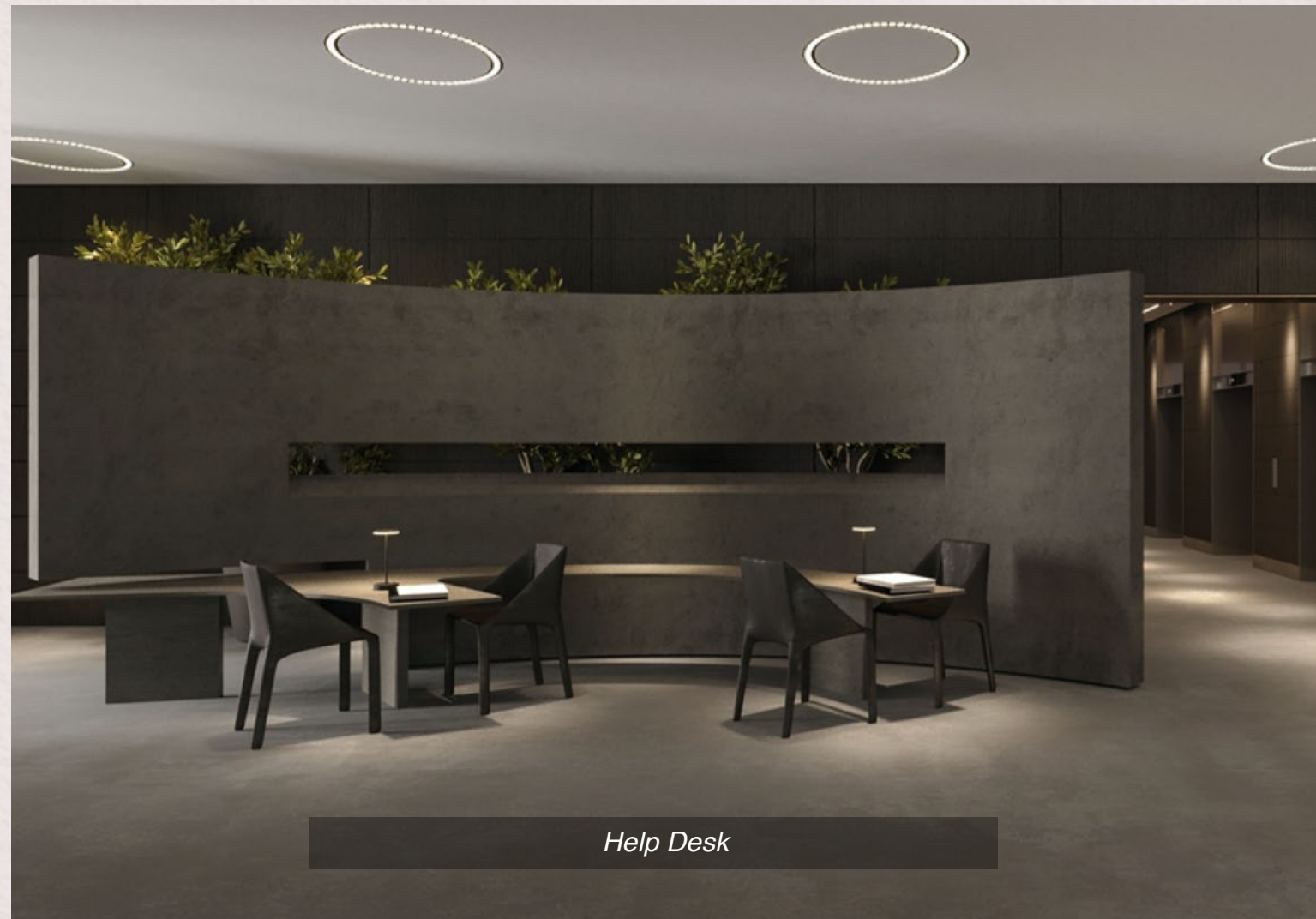


THE INTERIOR EXPERIENCE



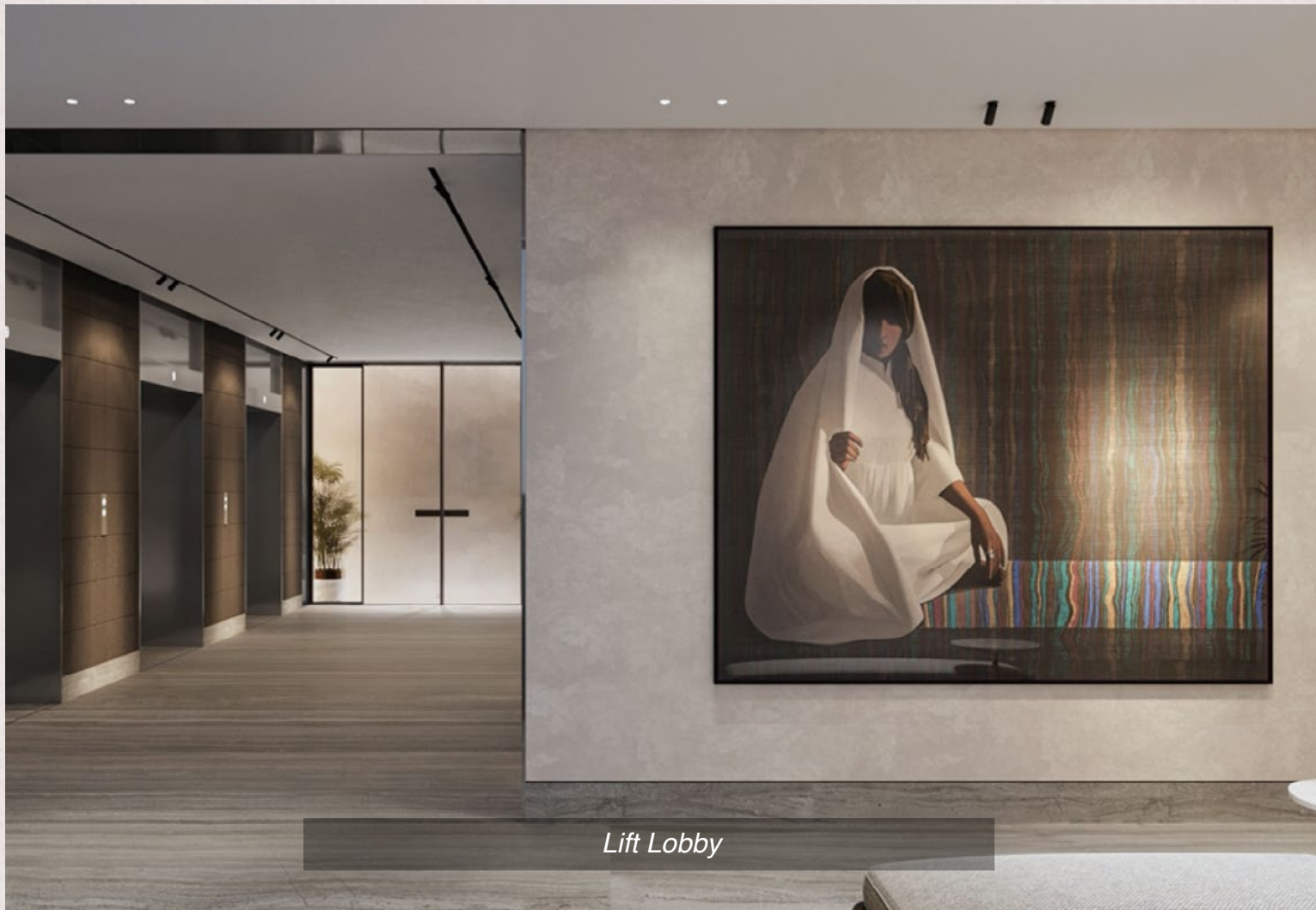
A luxurious lobby welcoming patients gracefully







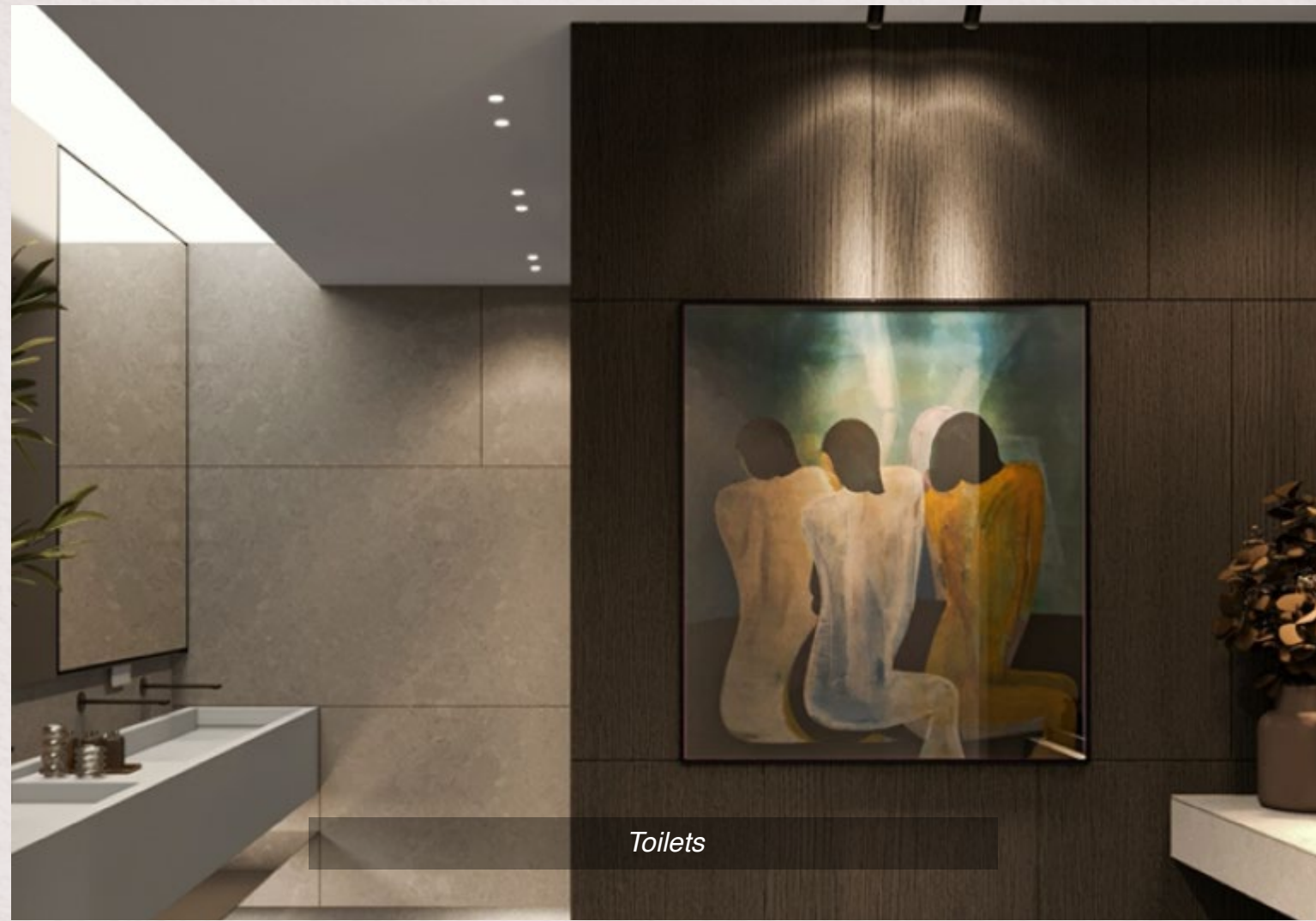
Lift Lobby



Lift Lobby

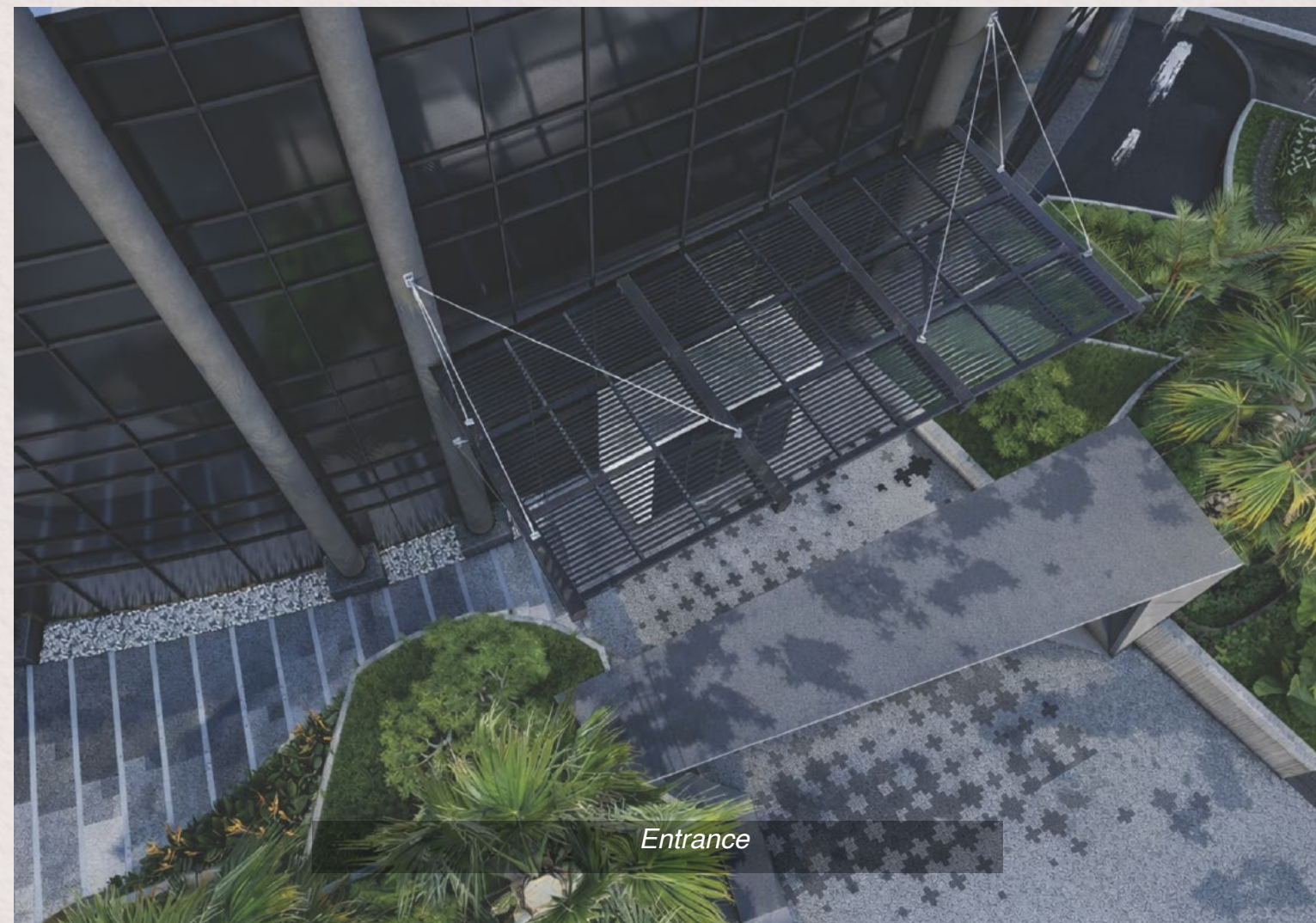


Toilets



Toilets

THE EXTERIOR EXPERIENCE



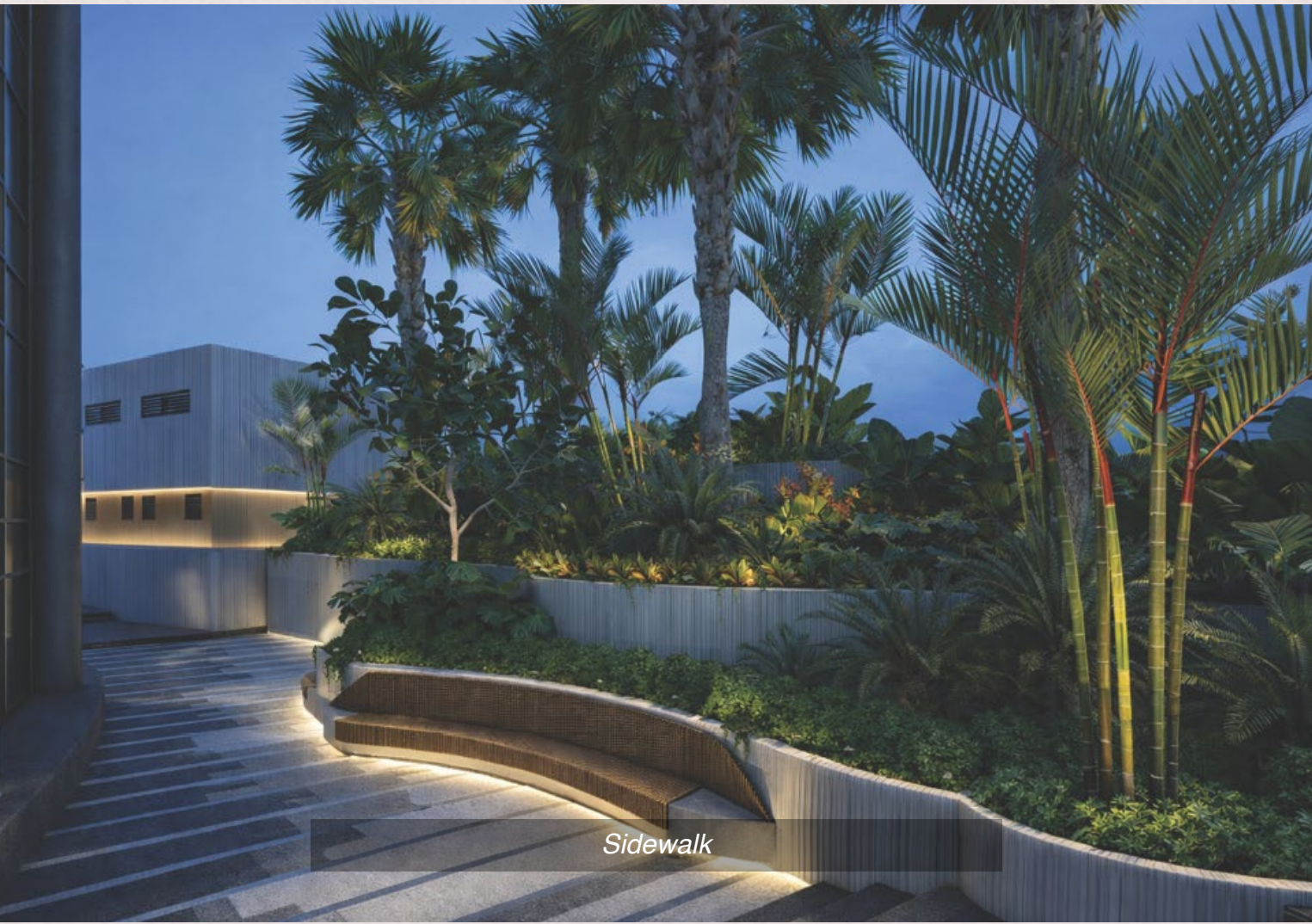
Entrance



Second Entrance (Optional)



Sidewalk



Sidewalk



View from the Inside

TECHNICAL SPECIFICATIONS



ELECTRICAL

International standard electrical infrastructure, re-inforced with two power sources, and a powerful generator that ensures continuous medical performance.



BUILDING MANAGEMENT SYSTEM

Fully integrated BMS designed to optimize sustainability, intelligently controlling core building sectors and perfectly suitable for advanced ambulatory procedures.



ELEVATORS

KONE Elevators

- Four (4) 1000 Kg Capacity
- One (1) 1600 Kg Capacity (Service & Patient transport).



HVAC

Advanced HVAC system designed to meet the critical requirements of a medical facility, ensuring optimal air quality and enhanced ventilation.

SUSTAINABILITY INITIATIVES

Environmental Commitment

We are committed to sustainable operations, minimizing our carbon footprint and preserving local ecosystems. The project is pursuing both the EDGE certification accredited by the “International Finance Corporation” (IFC), a member of the World Bank Group.

In addition to LEED, a globally recognized U.S.green-building standard that promotes energy efficiency, environmental responsibility, and healthier spaces.



International
Sustainability
Standard

ACCESSIBILITY AND LOCATION

Strategically located in the heart of New Cairo's most prestigious and high-traffic district, the medical center offers seamless access within a major international business and commercial hub, with close proximity to key strategic destinations.

24 min
New Capital

22 min
Cairo International Airport

Plot 2/167- First Sector - Downtown - Fifth Settlement - New Cairo



Press to view location



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A Purpose-Built Destination for Ambulatory Excellence



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