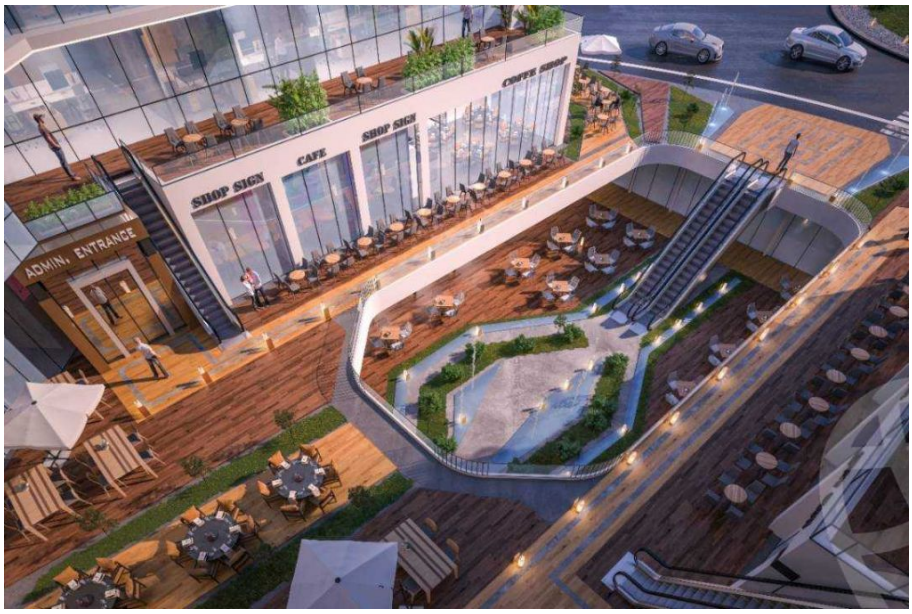






E£ 55,000

49 m²

PRIME 49M² BUA SPECIALIZED MEDICAL CLINIC DELIVERED TURNKEY FULLY FINISHED TO MODERN HEALTHCARE STANDARDS FOR COMMERCIAL LEASE IN KERNEL BUSINESS HUB BY AFFIX DEVELOPMENTS, SECTOR 1, NORTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Medical Clinic for Rent Kernel Business Hub Sector 1 North 90th St New Cairo 49m² BUA

Category: Specialized Healthcare / Medical Clinic for Rent

BUA: 49 m²

Land Area: 49 m²

Layout: Specialized Healthcare Clinic Layout

Consultation & Examination: Dedicated Physician's Consultation Office & Private Clinical Examination Area

Reception & Waiting: Patient Reception Desk & Comfortable Guest Waiting Lounge Area

Plumbing & Facilities: Complete Medical-Grade Plumbing Conduits for In-Room Sterilization / Water Basin + Access to Dedicated Floor Restrooms + Private Medical File Archiving / Storage Corner

Finishing: Fully Finished (Turnkey Healthcare & Clinical Specifications with Anti-Bacterial Flooring and Wipeable Wall Treatments)

Ready to Move: No (Contact for Delivery Timeline & Handover Milestones)

Status: Available for Advance Commercial Lease Reservation

Location

Strategically situated within Kernel Business Hub developed by Affix Developments, commanding a prominent corporate address in Sector 1 directly along North 90th Street, 5th Settlement, New Cairo. Positioned at the central gateway of North 90th with immediate connectivity to the Ring Road and Sadat Axis, the complex lies just 3 minutes from Cairo Festival City (CFC) and Downtown Mall, 5 minutes from the American University in Cairo (AUC), 12 minutes from Cairo International Airport, and 18 minutes from the New Administrative Capital.

About the Project

Kernel Business Hub is a boutique commercial, administrative, and medical destination engineered to modern healthcare and corporate benchmarks. The complex features contemporary curtain-wall glass facades offering acoustic and thermal insulation, dedicated medical entrances with specialized stretcher-accessible elevators, wide patient-friendly corridors, multi-level secured underground parking facilities, central emergency backup generators, ultra-fast fiber-optic internet, certified fire suppression systems, and 24/7 smart security and facility management.

Concept

Spanning an efficient 49 m² build-up area delivered turnkey with medical-grade finishes and integrated clinical plumbing conduits, this clinic completely eliminates setup delays and fit-out overheads. Its optimized floorplate comfortably accommodates a private physician's examination room alongside a patient waiting lounge, making it an ideal practice space for specialized physicians, dentists, consultants, or wellness practitioners seeking a prominent North 90th Street address in Sector 1 New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Clinic**
Category	**Medical**
Finishing	**Fully Finished**
Developer	**Affix**
Project	**kernel business hub**
Build Up Area	**49 m²**

Location

Sector 1 - North 90st., New Cairo
kernel business hub









