





E£ 76,500

51 m²

PRIME READY-TO-MOVE 51M² BUA SPECIALIZED MEDICAL CLINIC FULLY FINISHED WITH INSTALLED AIR CONDITIONING FOR DIRECT CASH PURCHASE IN CITY PLAZA MALL, AL MAHKAMA DISTRICT, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Medical Clinic with ACs for Cash Sale City Plaza Al Mahkama New Cairo 51m² BUA

Category: Specialized Medical Clinic / Healthcare Space for Sale

BUA: 51 m²

Land Area: 51 m²

Layout: Professional Medical Examination & Consultation Suite + Patient Reception & Waiting Area + Restroom Provision + Dedicated Sterilization / Storage Cabinetry & Coffee Station Corner

Finishing: Fully Finished with Air Conditioners (Turnkey Medical-Grade Healthcare Standards)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within City Plaza Mall, occupying a vibrant commercial location in the bustling Al Mahkama District (Courthouse Sector) in the heart of the 5th Settlement, New Cairo. Positioned with direct access to South 90th Street and Gamal Abdel Nasser Axis, the complex lies just 5 minutes from the German University in Cairo (GUC), 8 minutes from the American University in Cairo (AUC), 12 minutes from the Ring Road, and 20 minutes from Cairo International Airport.

About the Project

City Plaza is an established commercial and service hub developed to serve the high-density residential and administrative quarters of the 5th Settlement. The complex features modern glass facades, dedicated passenger and medical-grade elevators, accessible parking facilities, backup power generators, high-speed telecommunications infrastructure, ground-floor pharmacies and service retail outlets, integrated fire protection systems, and 24/7 security and facility maintenance.

Concept

Spanning an efficiently partitioned 51 m² build-up area delivered turnkey fully finished with antibacterial surfaces, specialized healthcare lighting, and pre-installed air conditioning units, this clinic eliminates costly medical fit-out delays and capital expenditure. Perfectly suited for specialized consultations, dental clinics, or diagnostic practices, it offers medical practitioners and healthcare investors an immediate income-generating asset with guaranteed patient footfall in one of New Cairo's most established service districts.

Classification
Cash

Delivery date
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Property details

Property Type	**Clinic**
Category	**Medical**
Finishing	**Fully Finished With A/C'S**
Developer	**District / Separate**
Project	**City Plaza**
Build Up Area	**51 m²**

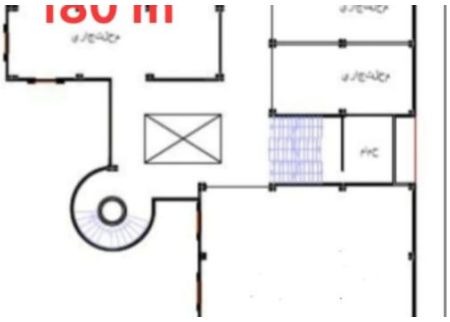
Additional Details

Floor
2

Location

al mahkma , New Cairo
City Plaza




180 ft