





E£ 45,000

45 m²

PRIME READY-TO-MOVE 45M² BUA SPECIALIZED MEDICAL CLINIC DELIVERED TURNKEY FULLY FINISHED WITH CENTRAL AIR CONDITIONING AVAILABLE FOR IMMEDIATE LONG-TERM COMMERCIAL LEASE IN 3 SIXTY BY LMD (LANDMARK SABBOUR), GOLDEN SQUARE, SOUTH 90TH STREET, 5TH SETTLEMEN

Fully Finished Medical Clinic with ACs for Rent 3 SIXTY LMD Golden Square New Cairo 45m² BUA

Category: Commercial / Specialized Medical Clinic for Rent

BUA: 45 m²

Land Area: 45 m²

Layout: Purpose-Built Healthcare Architecture

Consultation & Examination: Dedicated Doctor Examination Suite & Private Treatment Room

Bathrooms: 1 Fully Equipped Contemporary Restroom Designed to Healthcare Hygiene Standards

Patient Services & Reception: Welcoming Patient Reception Foyer & Comfortable Waiting Lounge + Compact Administrative Desk / Receptionist Station + Sanitization Nook & Medical Storage Provision + Double-Glazed Soundproof Thermal Facade

Finishing: Fully Finished with A/C's (Turnkey Medical-Grade Fit-Out with Antibacterial Flooring, Washable Wall Coatings, Suspended Acoustic Ceilings with Integrated LED Lighting, and Concealed Central Climate Control)

Ready to Move: Yes

Status: Available for Immediate Commercial Lease & Fast-Track Healthcare Operations

Location

Strategically situated within 3 SIXTY Business Park developed by LMD (Landmark Sabbour), commanding a prominent frontline commercial address directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned at the core intersection connecting New Cairo’s prime gated villa communities to the New Administrative Capital, the development enjoys seamless access to the Bin Zayed Axis, Middle Ring Road, and Suez Road. It lies just 3 minutes from the American University in Cairo (AUC), 5 minutes from Point 90 Mall and Maxim Mall, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

3 SIXTY Business Park is a flagship 12.5-acre mixed-use development combining healthcare, corporate offices, and premium retail engineered to international benchmarks. Designed to provide a dedicated medical ecosystem, the complex features separate medical buildings insulated from commercial retail foot traffic, expansive patient elevators equipped for stretcher transport, automated building management systems (BMS), multi-level basement parking facilities with valet services, round-the-clock facility maintenance, backup electrical power generators, high-speed fiber optics, and 24/7 smart gated security with access control.

Concept

Spanning an optimized 45 m² build-up area delivered turnkey with medical-grade finishes and pre-installed air conditioning systems, this clinic provides an immediate plug-and-play operational base for specialized consultants, physicians, and medical practitioners seeking a premier South 90th Street address. Immediate move-in readiness eliminates fit-out expenses, contractor delays, and setup friction, while LMD's distinguished facility management ensures an elite clinical environment backed by high footfall and prominent brand visibility.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Clinic**
Category	**Medical**
Finishing	**Fully Finished With A/C'S**
Developer	**LMD**
Project	**3 SIXTY**
Build Up Area	**45 m²**

Additional Details

Floor
2
Parking
With Parking
View
Prime Location

Location

5th Settlement, New Cairo
3 SIXTY



