





E£ 60,000

52 m²

PRIME 52M² BUA FULLY FINISHED SPECIALIZED MEDICAL CLINIC EQUIPPED WITH CENTRAL AIR CONDITIONING SCHEDULED FOR 2027 DELIVERY, AVAILABLE FOR LONG-TERM COMMERCIAL LEASE IN 3 SIXTY BY LMD (LANDMARK SABBOUR), GOLDEN SQUARE, SOUTH 90TH STREET, 5TH SETTLEMENT, N

Fully Finished Medical Clinic with ACs for Rent 3 SIXTY LMD Golden Square New Cairo 52m² BUA

Category: Commercial / Specialized Medical Clinic for Rent

BUA: 52 m²

Land Area: 52 m²

Delivery Date: 2027

Layout: Purpose-Built Medical 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: No (Handover in 2027)

Status: Available for Advance Commercial Lease Reservation & Healthcare Fit-Out Planning

Location

Strategically situated within 3 SIXTY developed by LMD (Landmark Sabbour), commanding a high-visibility frontline commercial address directly on South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned at the epicentre of New Cairo's most affluent villa compounds and premier destinations, the project enjoys immediate accessibility 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 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 an iconic 12.5-acre mixed-use commercial, administrative, and medical destination engineered to world-class standards. Designed to deliver an integrated business and healthcare ecosystem, the development features dedicated medical complexes separated from 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-optic telecommunications, and 24/7 smart gated security with access control.

Concept

Spanning an optimized 52 m² build-up area delivered turnkey with medical-grade finishes and pre-installed air conditioning systems, this clinic provides a seamless operational setup for doctors, specialized consultants, and healthcare practitioners looking to establish their practice in New Cairo's premier corridor. Scheduled for delivery in 2027 within an internationally managed complex by LMD, the unit eliminates initial capital expenditure on finishing while guaranteeing high patient traffic, excellent visibility, and prestigious corporate positioning.

Classification	Delivery date
Rent	**2027**

Property details

Property Type	**Clinic**
Category	**Medical**
Finishing	**Fully Finished With A/C'S**
Developer	**LMD**
Project	**3 SIXTY**
Build Up Area	**52 m²**

Additional Details

Parking
With Parking
View
Prime Location

Location

5th Settlement, New Cairo
3 SIXTY



