





E£ 60,000

79 m²

PRIME READY-TO-MOVE 79M² BUA SPECIALIZED MEDICAL CLINIC FULLY FINISHED WITH INSTALLED AIR CONDITIONING FOR LEASE IN EAST HILL MALL, NORTH LOTUS DISTRICT, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Medical Clinic with ACs for Rent East Hill Mall North Lotus New Cairo 79m² BUA

Category: Specialized Medical Clinic / Healthcare Space for Rent

BUA: 79 m²

Layout: Professional Medical Examination & Consultation Suite + Patient Reception & Waiting Lounge + Fully Equipped Restroom Allocation + Dedicated Sterilization / Storage & Service Pantry Area

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

Ready to Move: Yes

Status: Available for Immediate Medical Lease

Location

Strategically situated within East Hill Mall, occupying a high-visibility commercial frontage in North Lotus (Al Lotus El Shamalya), in the heart of the 5th Settlement, New Cairo. Positioned directly adjacent to North 90th Street and Clubs Street (surrounded by Platinum Club, Wadi Degla, and New Cairo Club), the complex lies just 3 minutes from the American University in Cairo (AUC), 5 minutes from Al Rehab City and Suez Road, and 15 minutes from the New Administrative Capital.

About the Project

East Hill Mall is a premier integrated commercial and medical destination developed to serve the high-density affluent residential sectors of North Lotus and the Golden Square. The development features contemporary double-glazed architectural glass elevations, dedicated medical-grade elevators, multi-level secure basement parking, emergency backup power generators, high-speed fiber-optic connectivity, welcoming visitor lobbies, ground-floor retail pharmacies and lifestyle cafes, advanced fire protection systems, and 24/7 security and facility management.

Concept

Spanning an efficiently partitioned 79 m² build-up area delivered turnkey fully finished with antibacterial surfaces, specialized medical lighting, and pre-installed air conditioning units, this clinic eliminates costly healthcare fit-out delays. Designed to accommodate specialized medical consultations, dental practices, physiotherapy, or diagnostic care, it offers doctors and healthcare operators an immediate plug-and-play setup within one of New Cairo's most vibrant and densely populated central sectors.

Classification	Delivery date
Rent	**--**

Property details

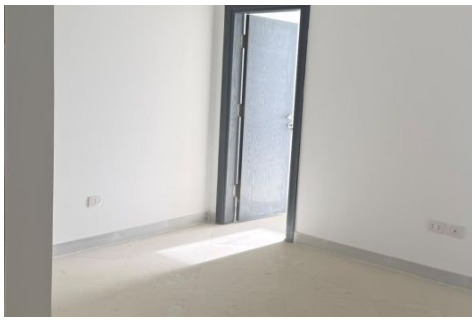
Property Type	**Clinic**
Category	**Medical**
Finishing	**Fully Finished With A/C'S**
Developer	**District / Separate**
Project	**East hill mall**
Build Up Area	**79 m²**

Additional Details

Floor
2

Location

Lotus Elshmaly , New Cairo
East hill mall










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