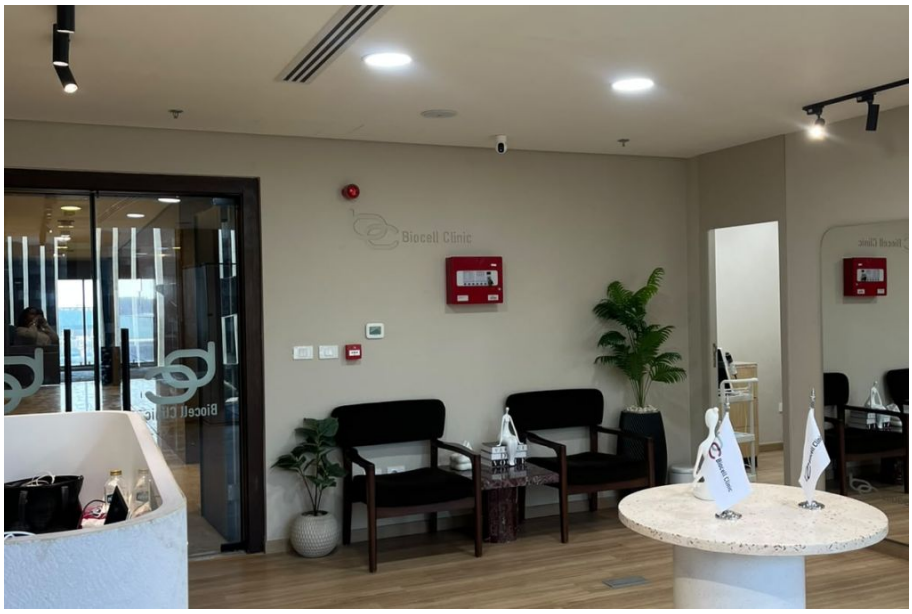
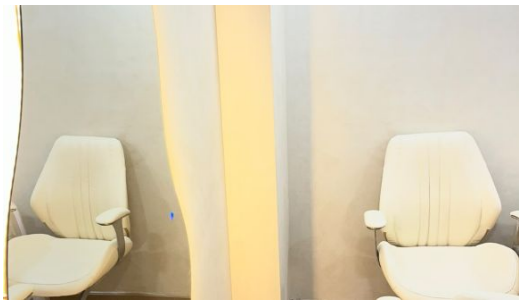
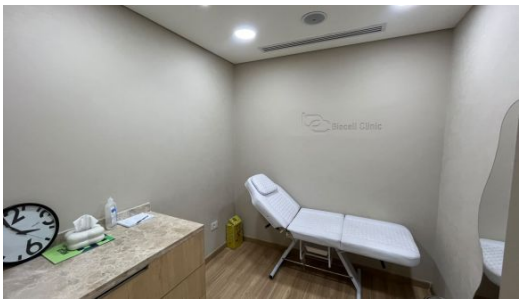






E£ 246,000

123 m²

PRIME READY-TO-MOVE 123M² BUA SPECIALIZED HEALTHCARE CLINIC DELIVERED TURNKEY FULLY FINISHED WITH CENTRAL AIR CONDITIONING AVAILABLE FOR IMMEDIATE LONG-TERM COMMERCIAL LEASE IN EDNC (EASTOWN DISTRICT NEW CAIRO) BY SODIC, GOLDEN SQUARE, SOUTH 90TH STREET,

Fully Finished Medical Clinic with ACs for Rent EDNC SODIC Golden Square New Cairo 123m² BUA

Category: Commercial / Specialized Medical Clinic for Rent

BUA: 123 m²

Layout: Purpose-Built Specialized Healthcare Architecture

Consultation & Examination: Multiple Private Doctor Examination Rooms & Specialized Clinical Procedure Suites (Configurable for Multi-Doctor Practice, Specialized Dental/Dermatology Center, or Day-Care Diagnostic Clinic)

Bathrooms: Fully Finished Contemporary Restrooms Designed to Medical Hygiene Standards

Patient Services & Reception: Expansive Patient Greeting Foyer & Comfortable Waiting Lounge + Receptionist / Administrative Triage Station + Dedicated Sterilization Room & Medical Supply Storage Nook + Floor-to-Ceiling Soundproof Double-Glazed Facades

Finishing: Fully Finished with A/C's (Turnkey Medical-Grade Fit-Out with High-Grade 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 EDNC (Eastown District New Cairo) developed by SODIC, commanding a premier frontline commercial address directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly adjacent to the American University in Cairo (AUC) and bordering the established Eastown gated community, the complex ensures seamless connectivity to the Middle Ring Road, Mohamed Naguib Axis, and the Bin Zayed Axis connecting to the New Administrative Capital. It lies just 1 minute from AUC, 3 minutes from Point 90 Mall, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

EDNC is SODIC’s flagship 14.5-acre mixed-use administrative, commercial, and healthcare development master-planned to international architectural and sustainability benchmarks. The district features a pedestrian-friendly central piazza surrounded by lush green landscapes and water installations, creating a serene, upscale environment for healthcare visitors and professionals. Amenities include specialized medical passenger elevators equipped for stretcher transport, automated building management systems (BMS), secure multi-level basement parking facilities with valet services, backup electrical power generators, high-speed fiber-optic infrastructure, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 123 m² build-up area delivered turnkey with medical-grade finishes and pre-installed air conditioning systems, this clinic provides a comprehensive clinical footprint for specialized medical centers, polyclinics, and consultant practices seeking a premier address on South 90th Street. Immediate move-in readiness eliminates fit-out expenses, contractor delays, and setup friction, while SODIC’s distinguished facility management and Eastown's affluent residential catchment area guarantee consistent high patient footfall and elite professional prestige.

Classification	Delivery date
Rent	**--**

Property details

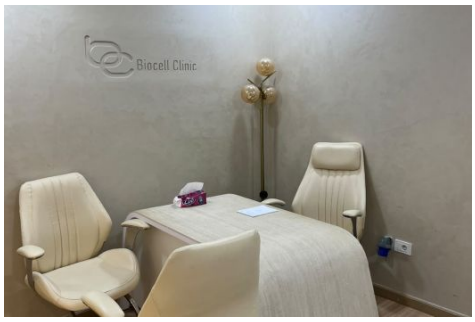
Property Type	**Clinic**
Category	**Medical**
Finishing	**Fully Finished With A/C'S**
Developer	**Sodic**
Project	**EDNC**
Build Up Area	**123 m²**

Additional Details

Floor
2

Location

5th Settlement, New Cairo
EDNC


Biocell Clinic
