MEDOVA
Medical Hub

SUMMIT DEVELOPMENT LANDMARK

# MEDOVA Medical Hub



South Cairo's Largest Integrated Healthcare & Medical Investment Asset

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**PRIME LOCATION**
Zahraa El Maadi, Cairo

**TOTAL AREA**
+15,000 Sqm Footprint

**ASSET CONCEPT**
Specialized Medical Mall


FOR UNITS AND INVESTMENT

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Medical Investment Executive | Call or WhatsApp | www.DrRemonZaky.com

EXECUTIVE SUMMARY

# A Dedicated Healthcare Destination




**Monopolistic Area Advantage**

Sole specialized medical complex in Zahraa El Maadi serving South Cairo.

**Institutional Engineering Standards**

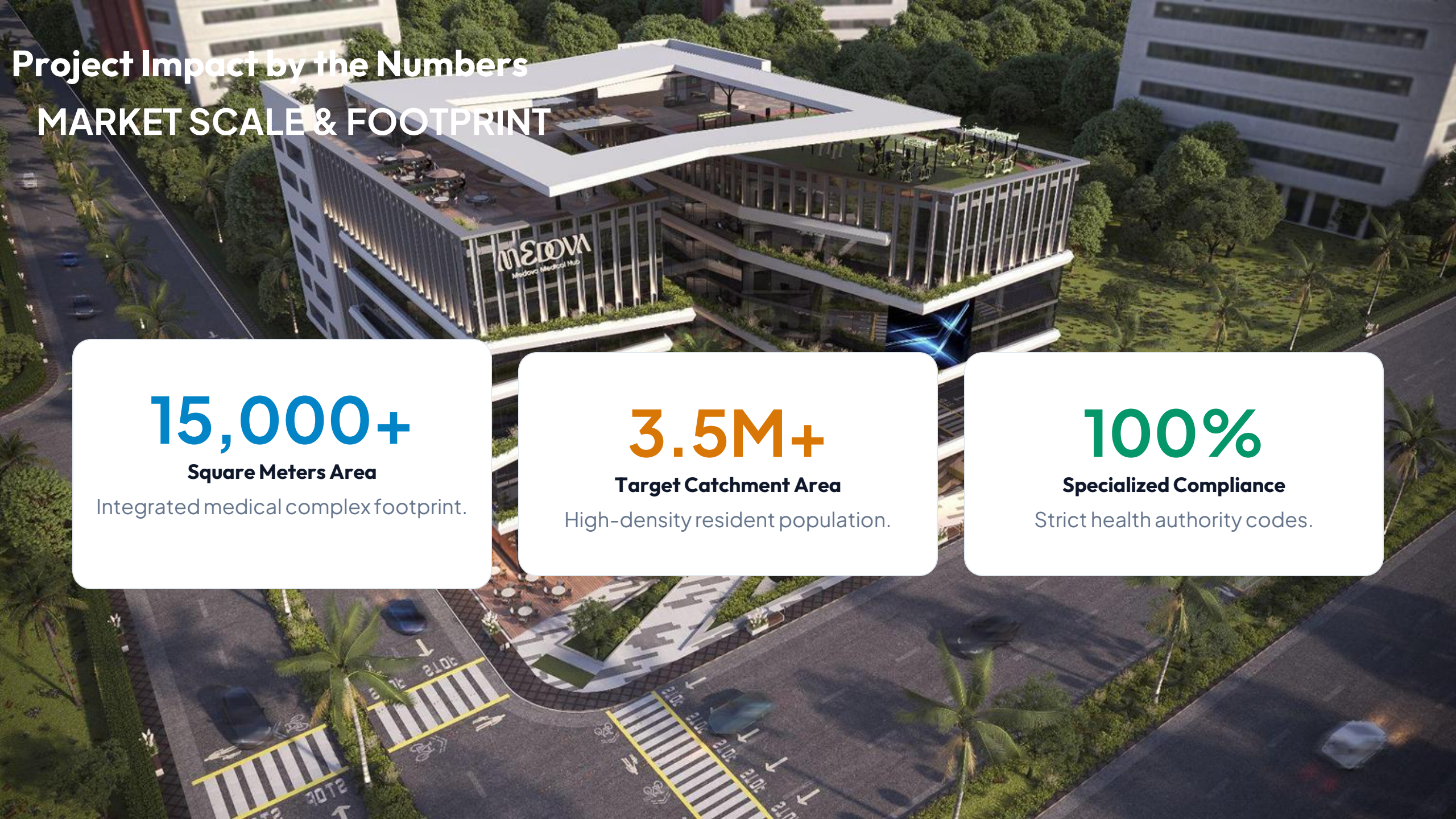
Custom medical zoning, waste management, and central gas networks.

**High-Yield Real Estate Asset**

Premium rental yields driven by specialized clinical tenant demand.

# Project Impact by the Numbers

## MARKET SCALE & FOOTPRINT




**15,000+**

**Square Meters Area**

Integrated medical complex footprint.

**3.5M+**

**Target Catchment Area**

High-density resident population.

**100%**

**Specialized Compliance**

Strict health authority codes.

MASTER LAYOUT PLANNING

# Smart Floor-by-Floor Medical Zoning

### Ground & Retail Level

Anchor pharmacies, radiology centers, and primary diagnostics.

### 1st 2nd 3rd Floor

### Surgical & Recovery Hub

Operating theaters and recovery suites for day surgeries.

### 4th Floor

### Specialized Clinic Suites

Multi-specialty outpatient clinics with modular layouts.





# Medical Recovery Hotel Concept

### 6th& 5 thFloor Recovery Suites

Dedicated floor designed for post-operative inpatient recovery.

### Medical Tourism Gateway

High-end suites tailored for regional medical travelers.

### 24/7 Nursing & Monitoring

Direct medical link between recovery beds and surgical floor.

### Premium Revenue Multiplier

Generates higher room-night revenue than conventional office spaces.

ENGINEERING SUPERIORITY

# Purpose-Built Medical Infrastructure

1 **Medical Gas Infrastructure**

Central oxygen and vacuum pipelines integrated directly into all clinical floors.

2 **Specialized HVAC & Air Filtration**

Laminar flow systems preventing cross-contamination across clinical suites.

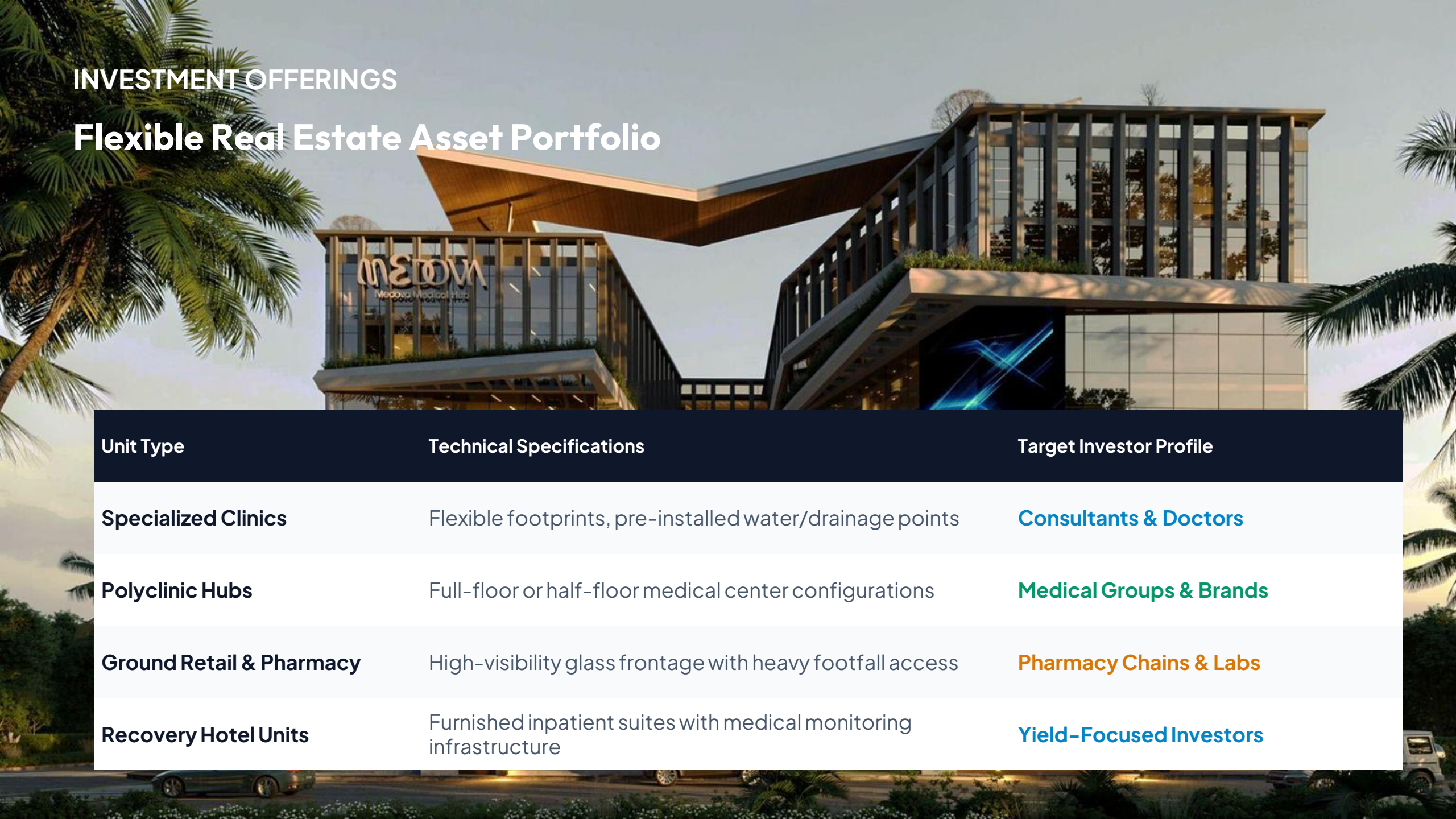
3 **Bio-Waste Management**

Dedicated isolated elevator shafts and waste disposal channels meeting GAHAR codes.



INVESTMENT OFFERINGS

# Flexible Real Estate Asset Portfolio



| Unit Type | Technical Specifications | Target Investor Profile |
|---|---|---|
| **Specialized Clinics** | Flexible footprints, pre-installed water/drainage points | **Consultants & Doctors** |
| **Polyclinic Hubs** | Full-floor or half-floor medical center configurations | **Medical Groups & Brands** |
| **Ground Retail & Pharmacy** | High-visibility glass frontage with heavy footfall access | **Pharmacy Chains & Labs** |
| **Recovery Hotel Units** | Furnished inpatient suites with medical monitoring infrastructure | **Yield-Focused Investors** |




INVESTMENT SECURITY

# Why Invest in Medova Complex?

**Resilient Medical Real Estate**

Healthcare assets maintain stable occupancy across economic cycles.

**Higher Long-Term Rental Rates**

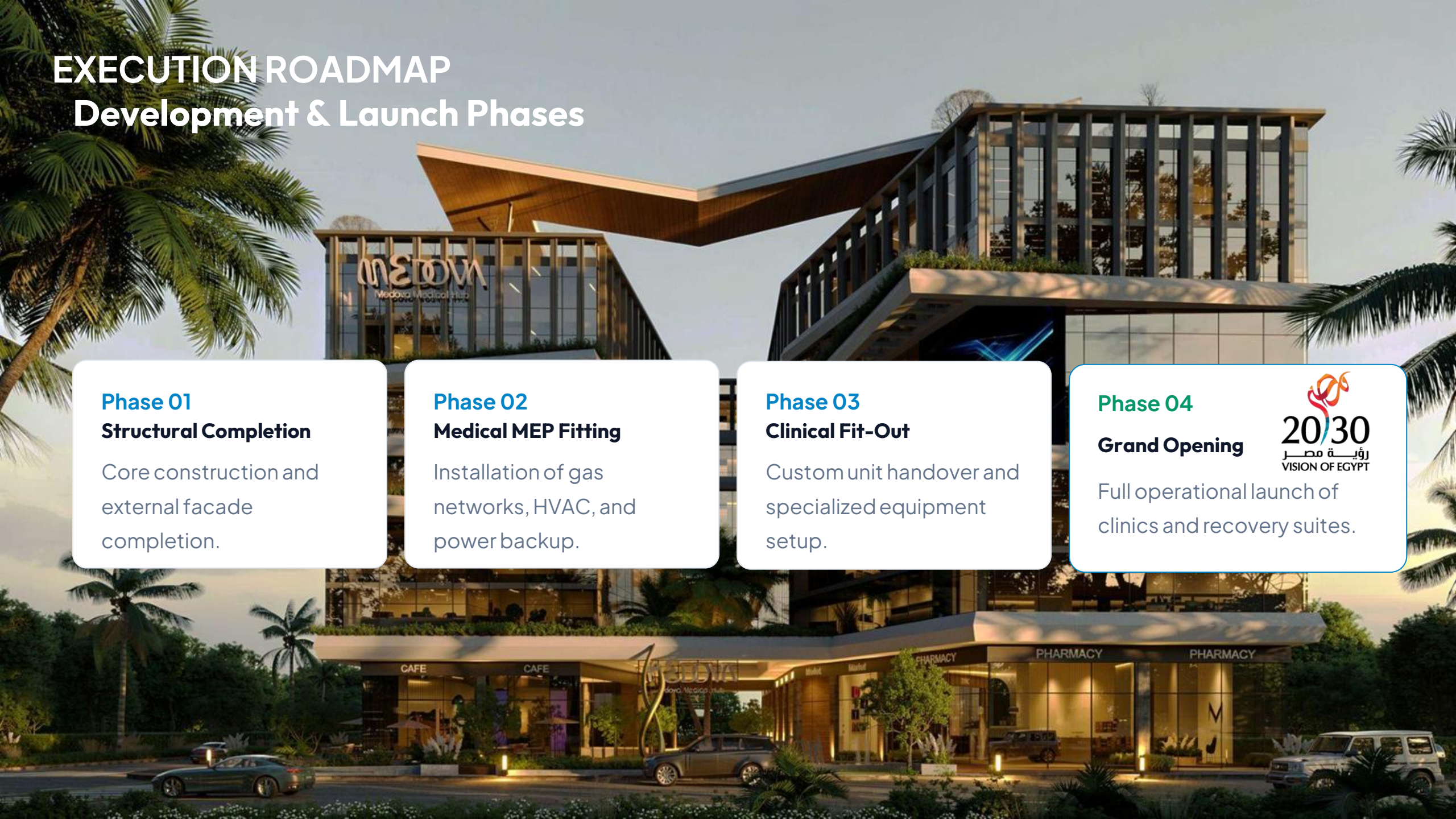
Specialized medical units command premium rent over standard offices.

**SUMMIT Development Delivery**

Proven construction track record and engineering excellence.

# EXECUTION ROADMAP

## Development & Launch Phases




### Phase 01

**Structural Completion**

Core construction and external facade completion.

### Phase 02

**Medical MEP Fitting**

Installation of gas networks, HVAC, and power backup.

### Phase 03

**Clinical Fit-Out**

Custom unit handover and specialized equipment setup.

### Phase 04

**Grand Opening**

Full operational launch of clinics and recovery suites.

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**ZAHRAA, Maadi, Cairo**

# Secure Your Medical Unit at Medova Today

South Cairo's Premier Destination for Healthcare Professionals and Investors

