

DR5

MEDICAL CENTER

INNOVATION MEETS CARE

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A PROJECT BY

MD
Medical Design

EDIC[®]
DEVELOPMENTS

Medical Design is a pioneering real estate development firm in Egypt, specialized in creating state-of-the-art healthcare spaces.

Born from the strategic alliance with **EDIC DEVELOPMENTS**, extensive expertise and innovative approaches to meet the evolving demands of the healthcare and real estate sectors.

ABOUT

DR5

MEDICAL CENTER

The DR5 Medical Complex, developed by Medical Design, is a state-of-the-art healthcare facility that is designed to meet diverse medical needs with the highest safety standards.

Spanning 1,500 square meters, with 600 square meters of construction,

DR5 features fully equipped clinics across multiple specialties, including dentistry, dermatology, wellness, and more. The complex comprises a ground floor and four additional levels, offering 71 medical units, a radiology center, a laboratory, aesthetic services, and a physiotherapy unit. A pharmacy will also be conveniently located on the ground floor.

Name Concept



Doctor highlighting the medical focus.



El yasmine 5 , emphasizing its strategic location.

DR5 Medical Hub is a fully integrated medical facility designed to provide high-end turnkey clinics with state-of-the-art infrastructure.

PROJECT OVERVIEW



Fully integrated **medical complex**



Fully licensed
medical spaces



3 Floors + Rooftop +
Basement + Ground



Facilities Include: Clinics,
Pharmacy, Radiology,
and Physiotherapy Center



Ready-to-move turnkey
clinics with high-end finishes

Location

STRATEGICALLY LOCATED IN EL YASMINE 5 AREA, NEW CAIRO,

DR5 serves a densely populated neighborhood with limited healthcare options. As the only medical complex in the vicinity, we ensure easy access to essential services, making it the premier choice for quality healthcare in the area



Easily accessible.



Strategic Investment.



growing residential population.



Limited competition in fully licensed medical hubs.



WADI DEGLA CLUB

In 2009–10 Egyptian Second Division, Wadi Degla made history. The team defeated El-Sekka El-Hadid 3–1 in the last week of the competition to seal promotion to the highest level of football in Egypt, Egyptian Premier League, for the first time in its history.

13 MIN



★ WATERWAY

A waterway is any navigable body of water. Broad distinctions are useful to avoid ambiguity, and disambiguation will be of varying importance depending on the nuance of the equivalent word in other ways.

9 MIN



★ CAIRO FESTIVAL CITY

Cairo Festival City is a large-scale real estate development owned by the renowned Futtaim conglomerate, located in the suburb of New Cairo in Egypt. This mixed-use urban community spans approximately 3 million square meters or 700 acres and offers residential, commercial, and leisure facilities.

12 MIN



★ Hassan Al Sharbatly Mosque

Hassan Sharbatly Mosque It was established by the Hassan Abbas Sharbatly Charitable Foundation to serve the community in memory of Mr. Hassan Abbas Sharbatly. In the city of Cairo, in the New Cairo region (Fifth Settlement). The mosque was established on an area of about 18,000 square meters. Its building area is 5,700 square meters. It can accommodate more than 5,000 worshippers.

9 MIN

ARCHITECTURAL DESIGN

At DR5, modern design meets the standards of sustainable healthcare, as well as maintaining that high-end feel - redefining medical excellence, offering incomparable experiences to both patient and practitioner.

The architecture showcases contemporary aesthetics and utilizes eco-friendly materials and technologies that work hand-in-hand to bring a greener future.








Designed By



**AFS
CONSULTANTS**

Ahmed Fouad Sabry is a prominent figure in the field of engineering, holding several notable positions, including:

-  Professor in the Department of Civil Engineering: He teaches a range of courses related to architectural and structural engineering.
-  Director of Graduate Programs: He has worked on developing curricula and managing graduate-level programs at multiple universities.
-  Engineering Consultant: He has provided consulting services for various projects, contributing to the development of numerous construction initiatives.



Design Concept



CURTAIN GLASS facade for a premium look



Smart clinic designs for efficiency & comfort.



Elevators, wide corridors ample parking



Medical-Grade Finishes



Smart lighting, ventilation & soundproofing

Exteriors & Architecture



Interior Finishes

Customizable clinic layouts



Interior Finishes

Smart lighting & ventilation systems





GROUND FLOOR

Pharmacy

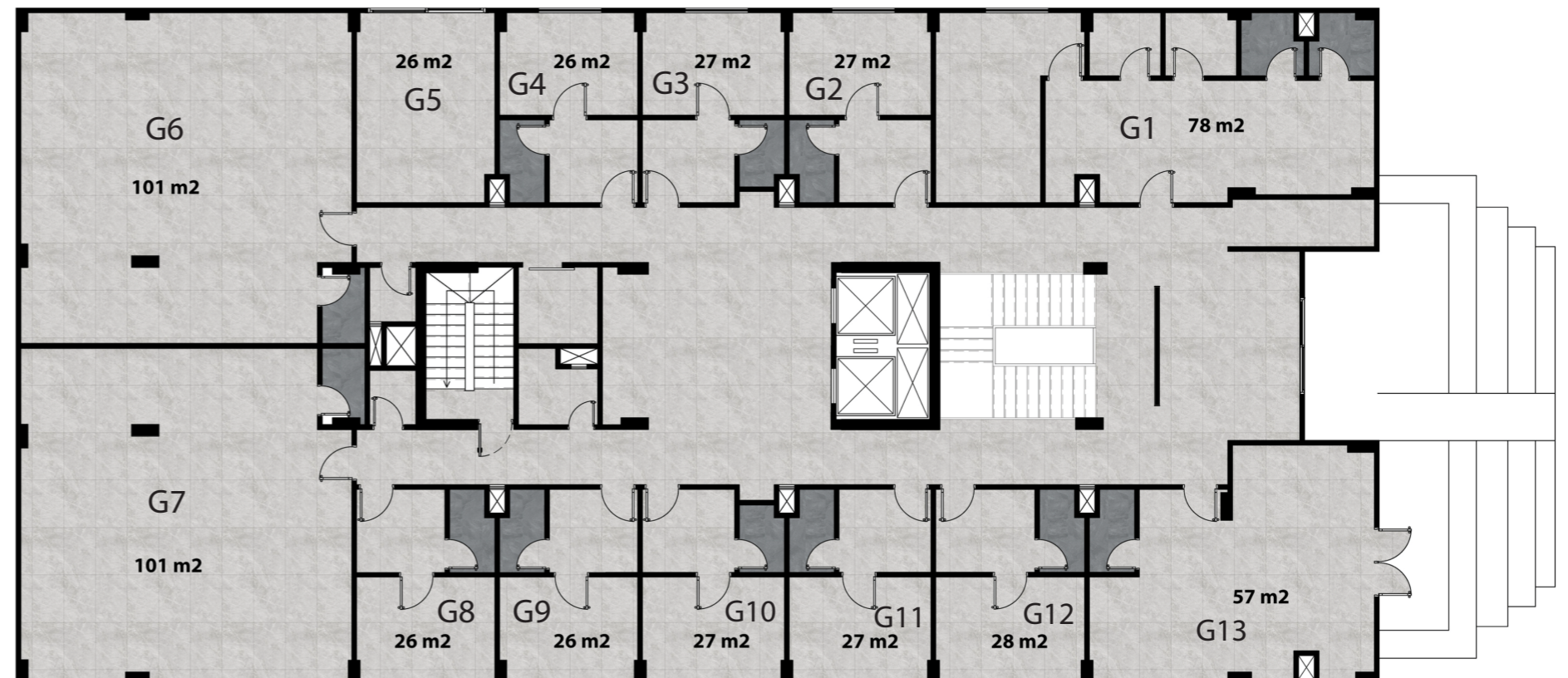
Entrance

DR5 Medical Hub

DR5 Inventory

Unit	Type	gross area
G1	clinic	78
G2	clinic	27
G3	clinic	27
G4	clinic	26
G5	clinic	26
G6	clinic	101
G7	clinic	101
G8	clinic	26
G9	clinic	26
G10	clinic	27
G11	clinic	27
G12	clinic	28
G13	pharmacy	57

GROUND FLOOR 3D



GROUND FLOOR GROSS AREA



Pharmacy

Entrance

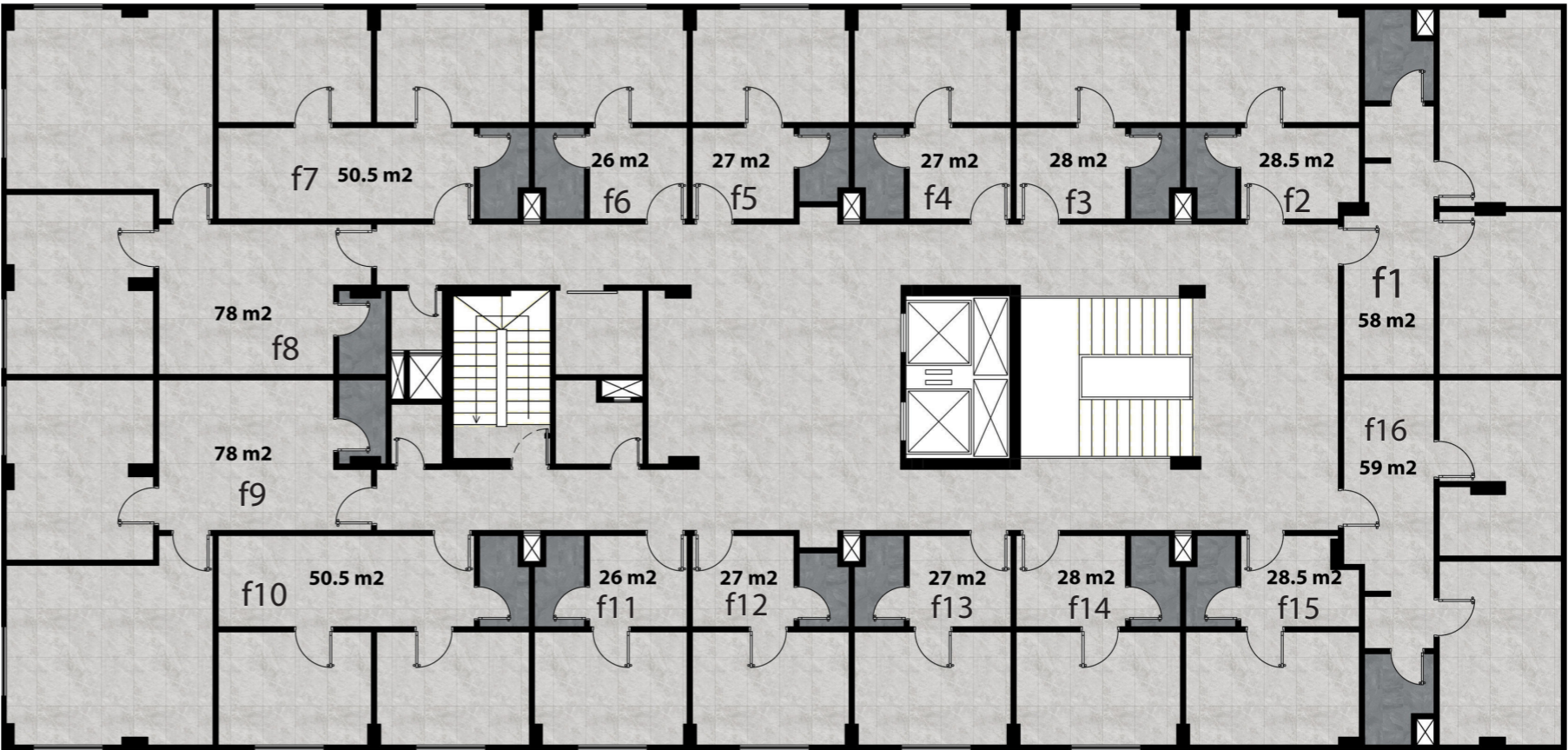
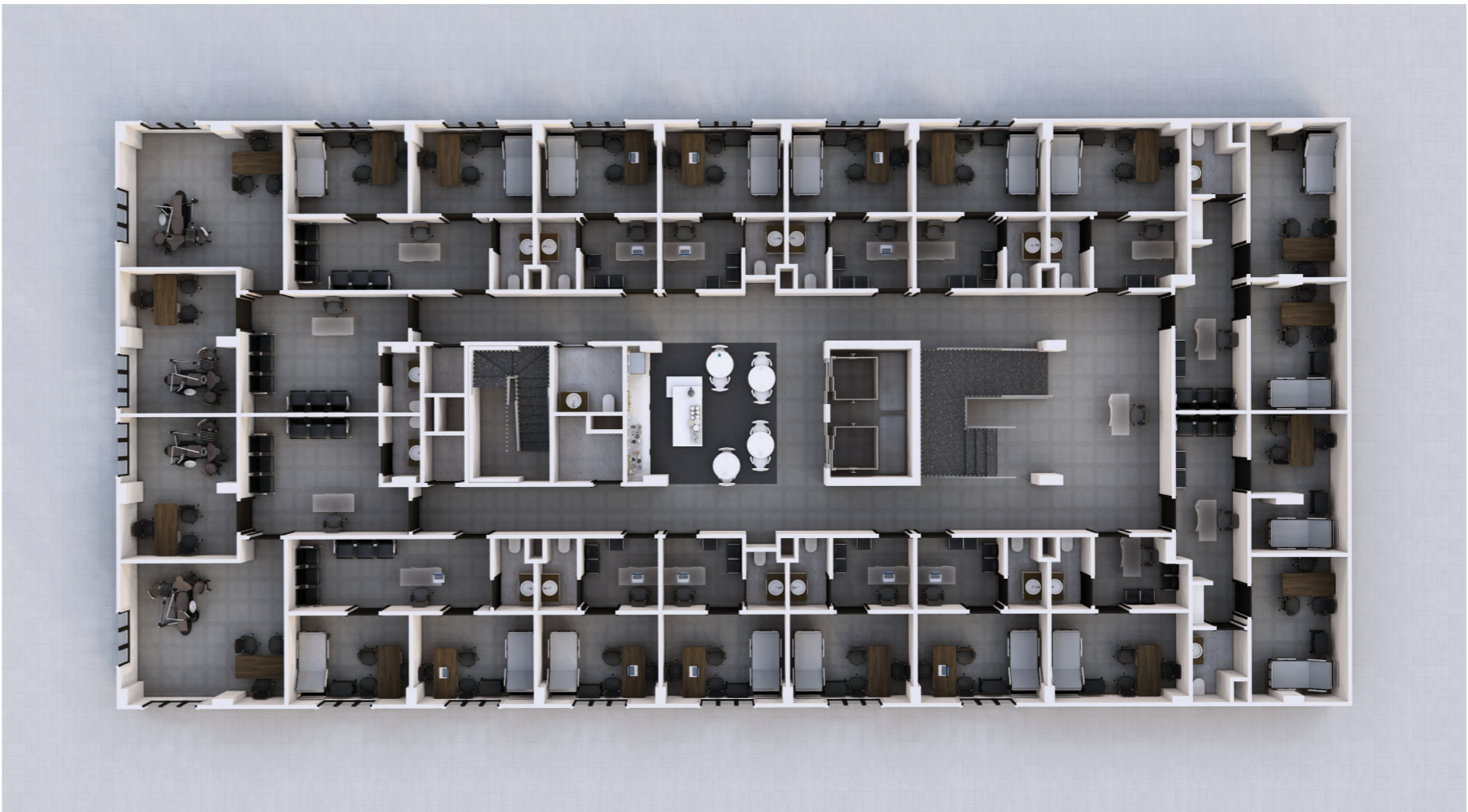
DR5 Medical Hub

FIRST FLOOR

FIRST FLOOR 3D

DR5 Inventory

Unit	Type	Gross area
f1	clinic	58
f2	clinic	28.5
f3	clinic	28
f4	clinic	27
f5	clinic	27
f6	clinic	26
f7	clinic	50
f8	clinic	78
f9	clinic	78
f10	clinic	50
f11	clinic	26
f12	clinic	27
f13	clinic	27
f14	clinic	28
f15	clinic	28
f16	clinic	59



FIRST FLOOR GROSS AREA

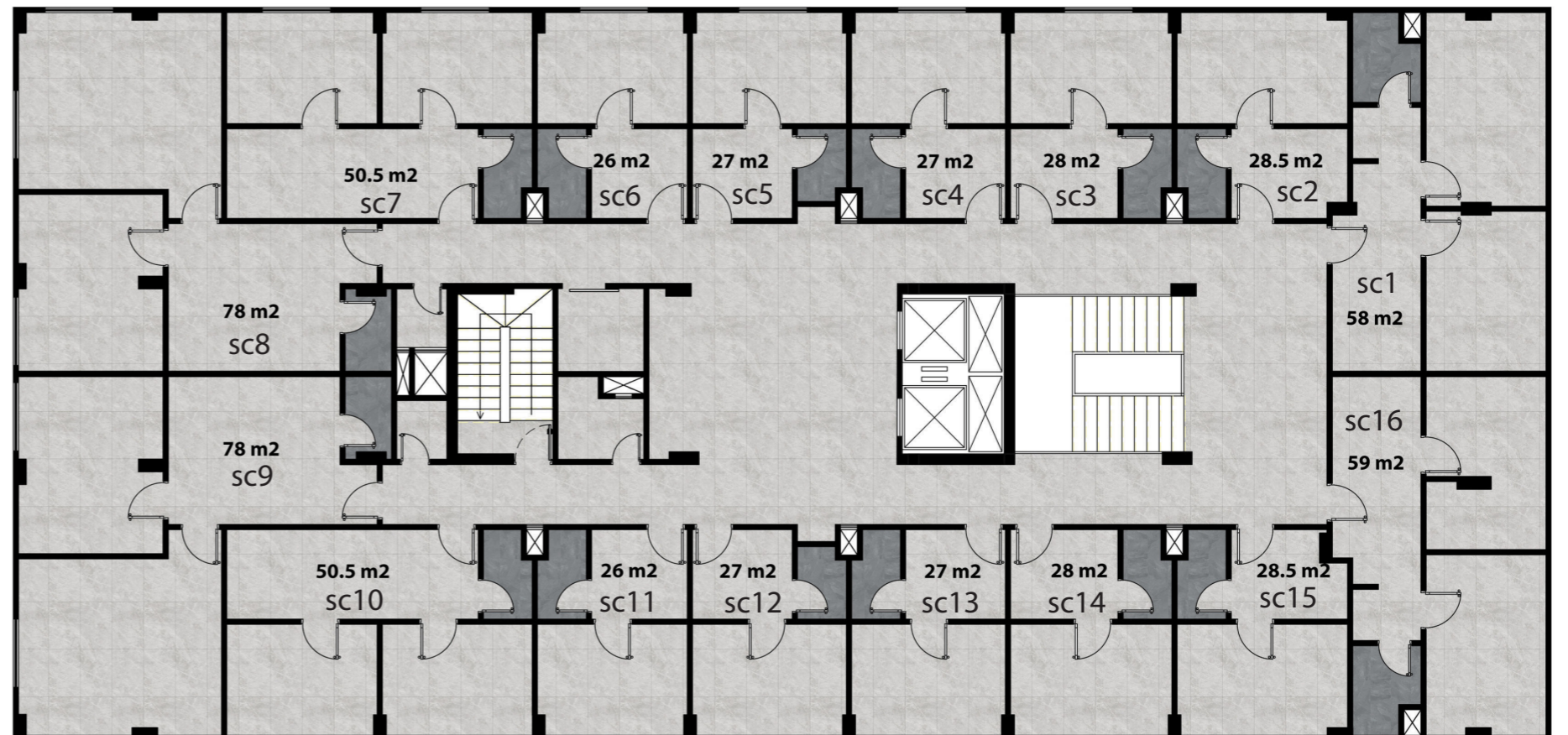
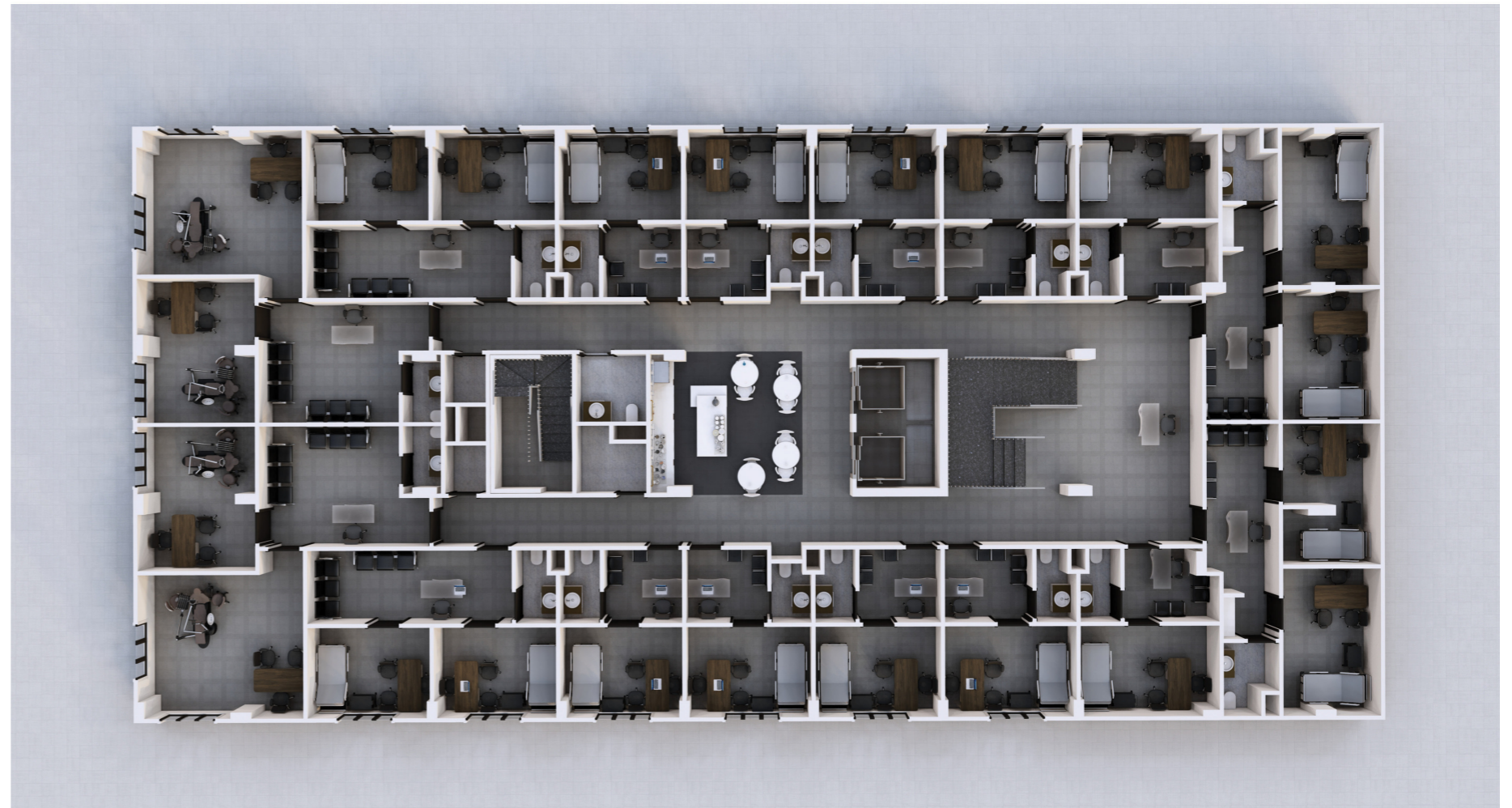
SECOND FLOOR



SECOND FLOOR 3D

DR5 Inventory

Unit	Type	Gross area
sc1	clinic	58
sc2	clinic	28.5
sc3	clinic	28
sc4	clinic	27
sc5	clinic	27
sc6	clinic	26
sc7	clinic	50
sc8	clinic	78
sc9	clinic	78
sc10	clinic	50
sc11	clinic	26
sc12	clinic	27
sc13	clinic	27
sc14	clinic	28
sc15	clinic	28
sc16	clinic	59



SECOND FLOOR GROSS AREA

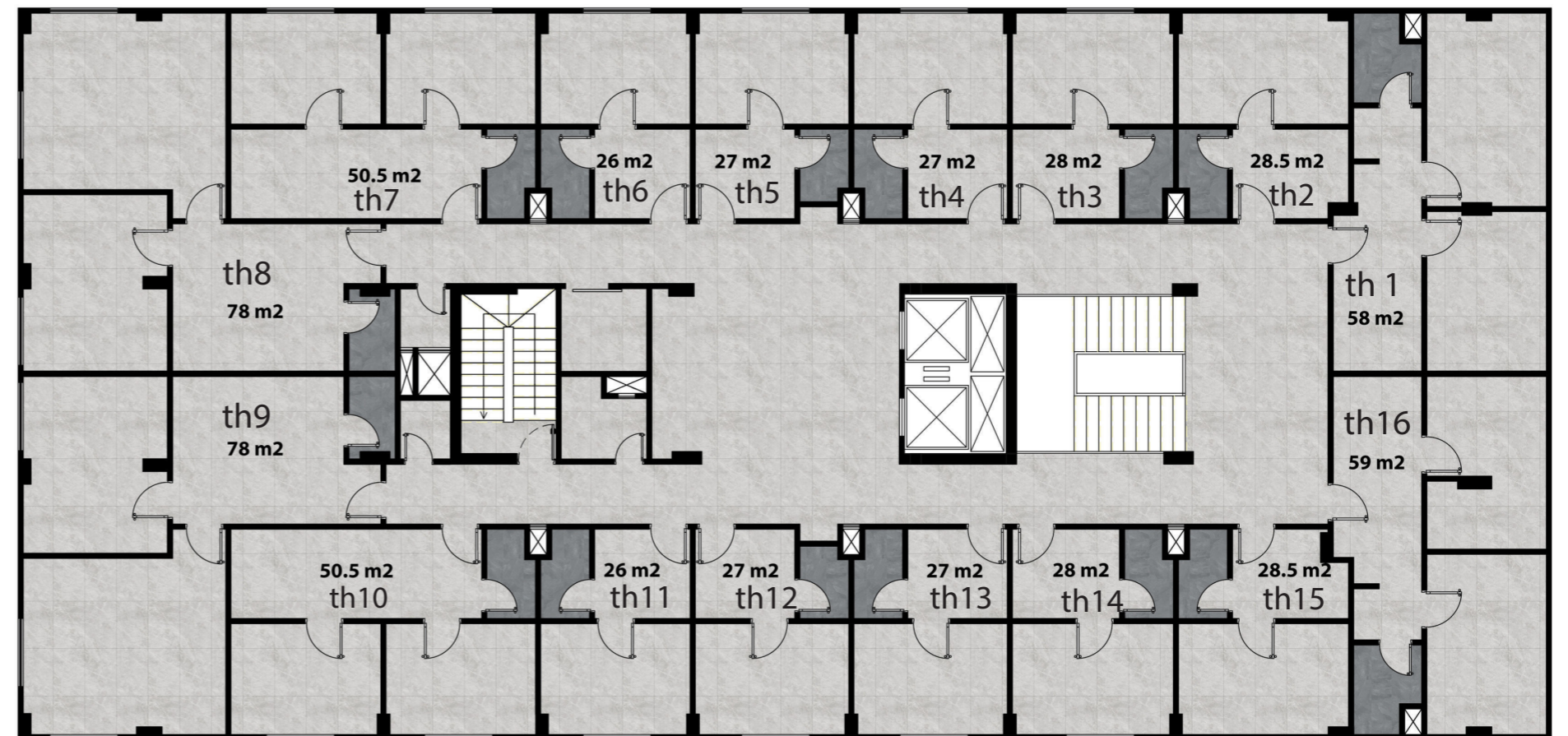
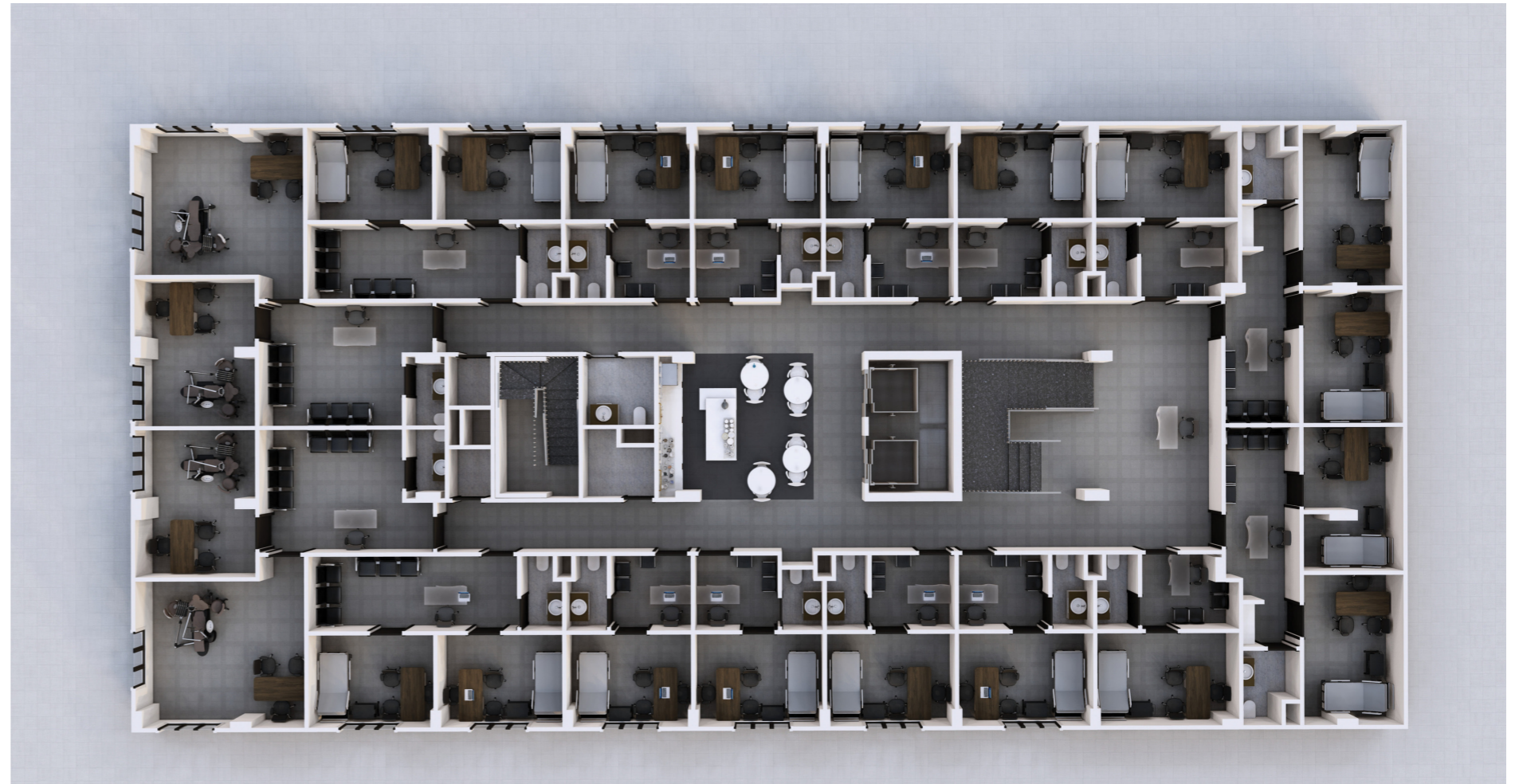
THIRD FLOOR



THIRD FLOOR 3D

DR5 Inventory

Unit	Type	Gross area
th1	clinic	26
th2	clinic	26
th3	clinic	27
th4	clinic	27
th5	clinic	27
th6	clinic	27
th7	clinic	28
th8	clinic	28
th9	clinic	28.5
th10	clinic	28.5
th11	clinic	50.5
th12	clinic	50.5
th13	clinic	58
th14	clinic	59
th15	clinic	78
th16	clinic	78



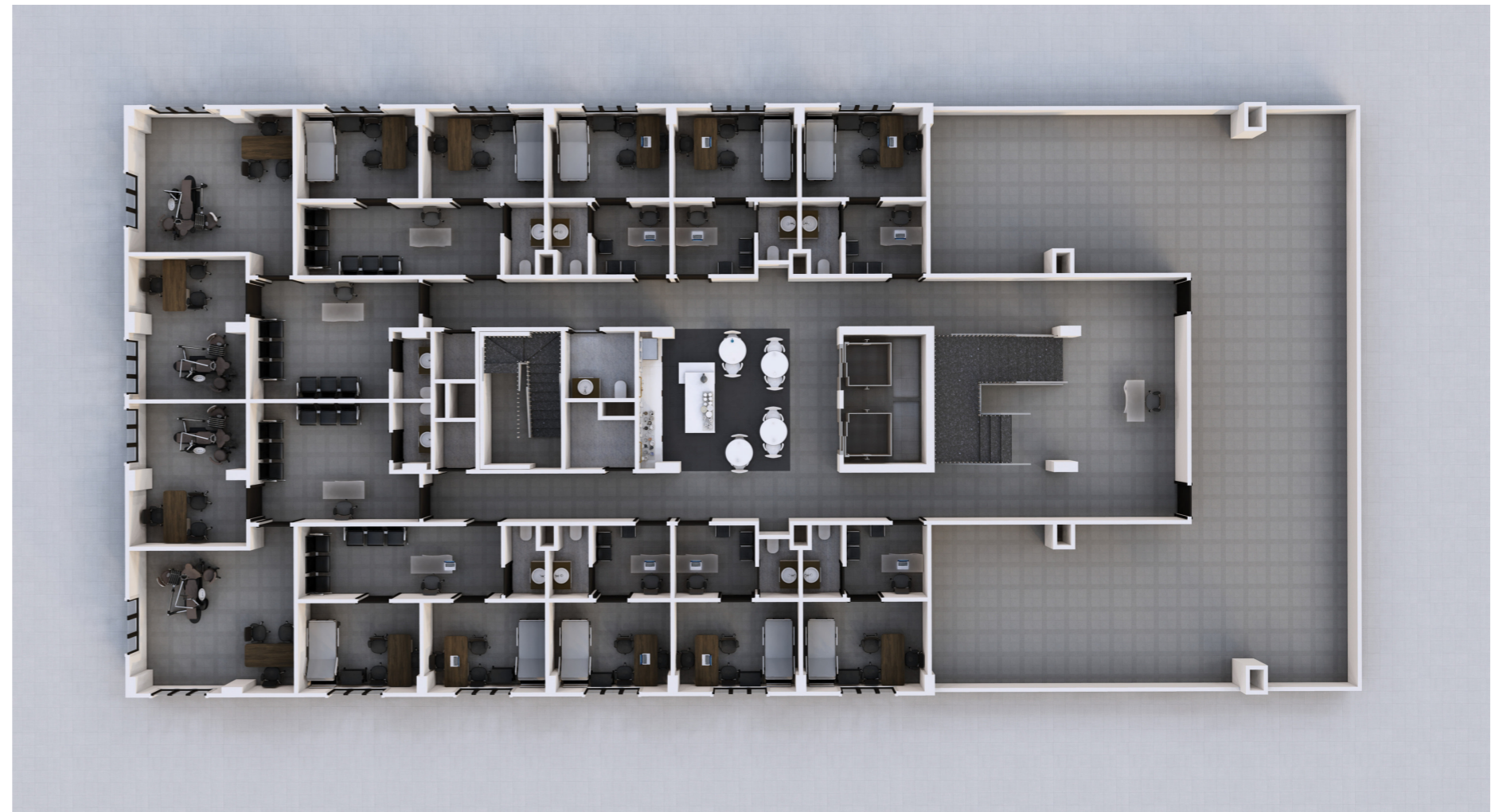
THIRD FLOOR GROSS AREA

ROOF FLOOR

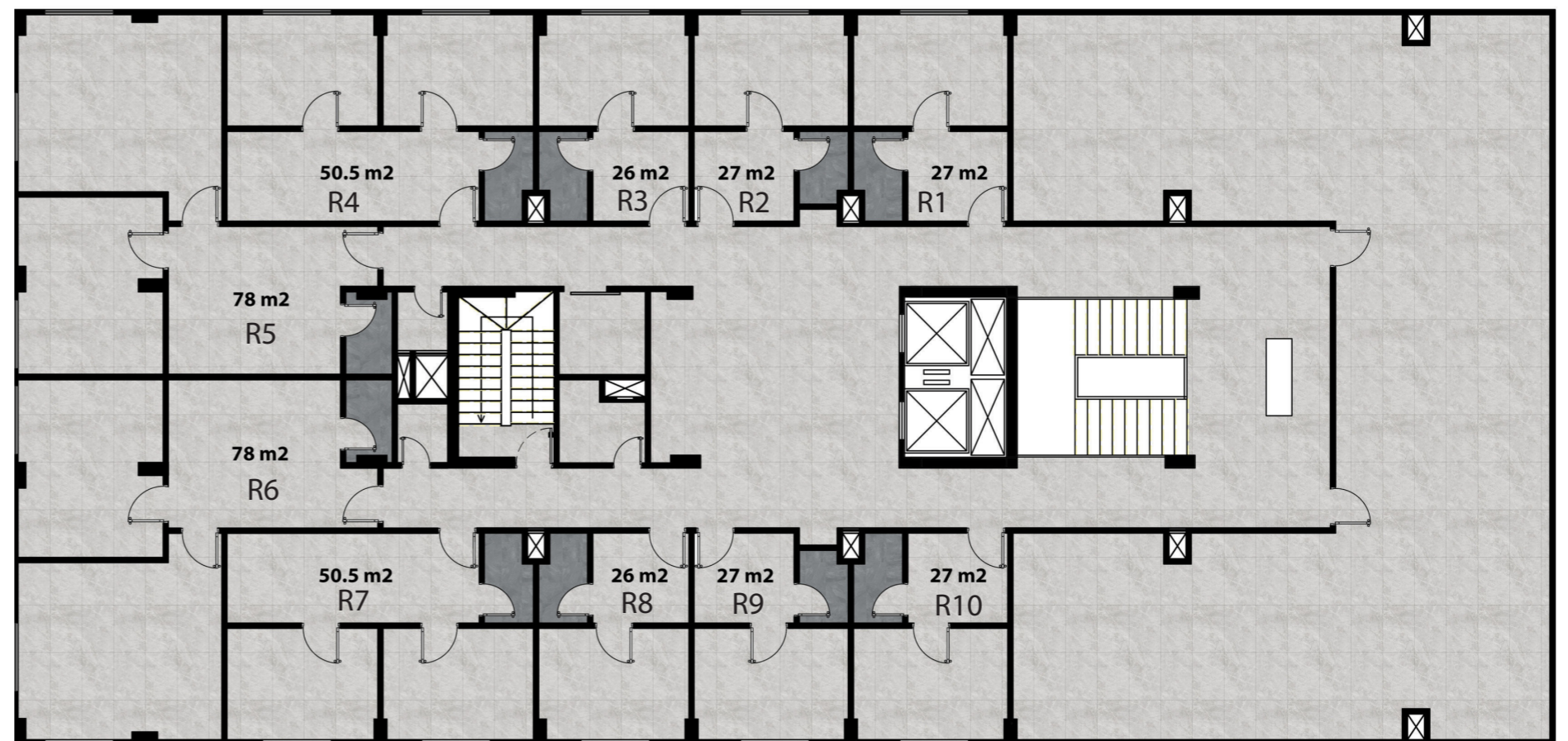


ROOF FLOOR 3D

DR5 Inventory



Unit	Type	Gross area
R1	clinic	27
R2	clinic	27
R3	clinic	26
R4	clinic	50
R5	clinic	78
R6	clinic	78
R7	clinic	50
R8	clinic	26
R9	clinic	27
R10	clinic	27



ROOF FLOOR GROSS AREA

Product Mix

Because we put thought into every detail, we are offering a mix of unit types to cover every field, need, and doctor



Physiotherapy



Laboratory

Product **Mix**

Because we put thought into every detail, we are offering a mix of unit types to cover every field, need, and doctor



RADIOLOGY



CLINICS

Facilities & Amenities

State-of-the-Art Medical Infrastructure



Security & Surveillance

ensuring a safe medical environment.



Private Restrooms

in every clinic for hygiene and privacy



Parking & Accessibility

Solutions for doctors and patients.



Facility Management

by General Power.



Outdoor Sitting Area

Stylish and comfortable.



Outdoor Landscape

Lush greenery enhancing ambiance.

General Power – Proud Facility Management Partner for DR5

Comprehensive Solutions:



Maintenance



Parking



House keeping



Security services

Why Invest in DR5?

Key Investment Advantages:



Prime Location



High ROI



Flexible Payment



Turnkey Clinics



Delivery After 18 months



DISCLAIMER

All dimensions refer to structural elements only; finishes and fixtures are excluded. Areas are based on preliminary plans and may vary.

All details are approximate and subject to change without notice. Developer may adjust layouts/specs for regulations or operations.

Actual clinic sizes may differ. Illustrations are not to scale. Balconies and façades may vary by level or design.

Layouts may be modified to meet health, safety, or licensing standards. Final configuration prioritize medical function.

Designed By

