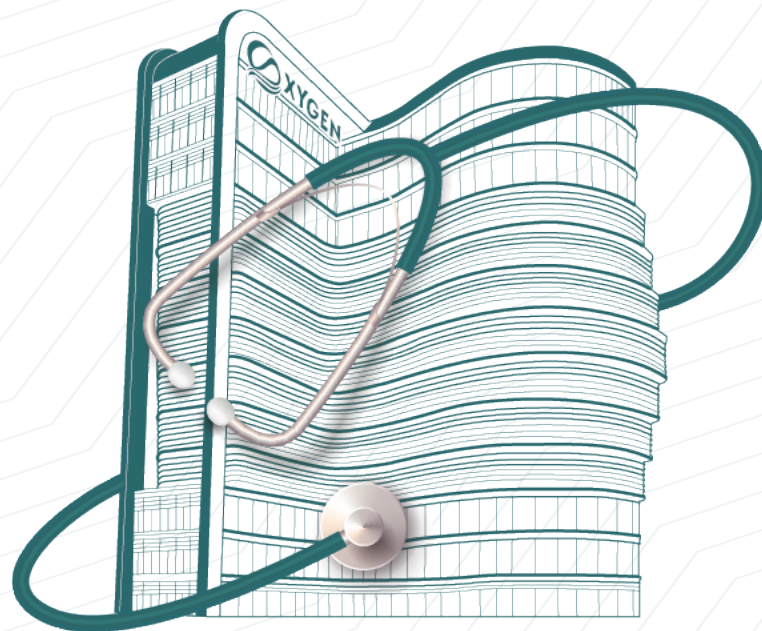




OXYGEN

MEDICAL TOWER

PULSE OF THE NEW CAPITAL



THE FIRST MEDICAL TOWER IN NEW CAPITAL

D O W N T O W N

ABOUT DEVELOPER

Enwan Developments was Established by a Pact Between Success Partners of Competent Board Members with Diverse Experiences, who Established a New Association with a Solid Structure that Brings Together Engineering and Practical Experiences for More than 20 Years of Experience in the Field of Real Estate and Construction Equipment Inside Egypt and the Arab Countries and Merged Under One Vision, Mission and Entity Its Objective is to Develop the Egyptian Real Estate Market.



ENWAN
DEVELOPMENTS

A VISION FOR YOUR LIFE



ABOUT OXYGEN MEDICAL TOWER

Uniquely Unifies the Concept of Specialization which show on Oxygen Medical Tower from all the Medical Facilities and the Unique Location Plus the Double View.

The Concept Behind Oxygen Medical Tower is one of Kind Which Reflects Enwan Development Specialization that's why Oxygen is the Only Medical Tower with Specific Medical Facilities to Achieve Customer Specific Needs.

The Location was Chosen Carefully in Front of Pharmaceutical Companies and the Biggest Hospital Downtown Oxygen Medical Tower is a Unique Project as it has a Large Group of Specialized Medical Doctors and Professional Consultants thus, it is considered to be the Best and Biggest Medical Community of Various Medical Specializations in The New Capital



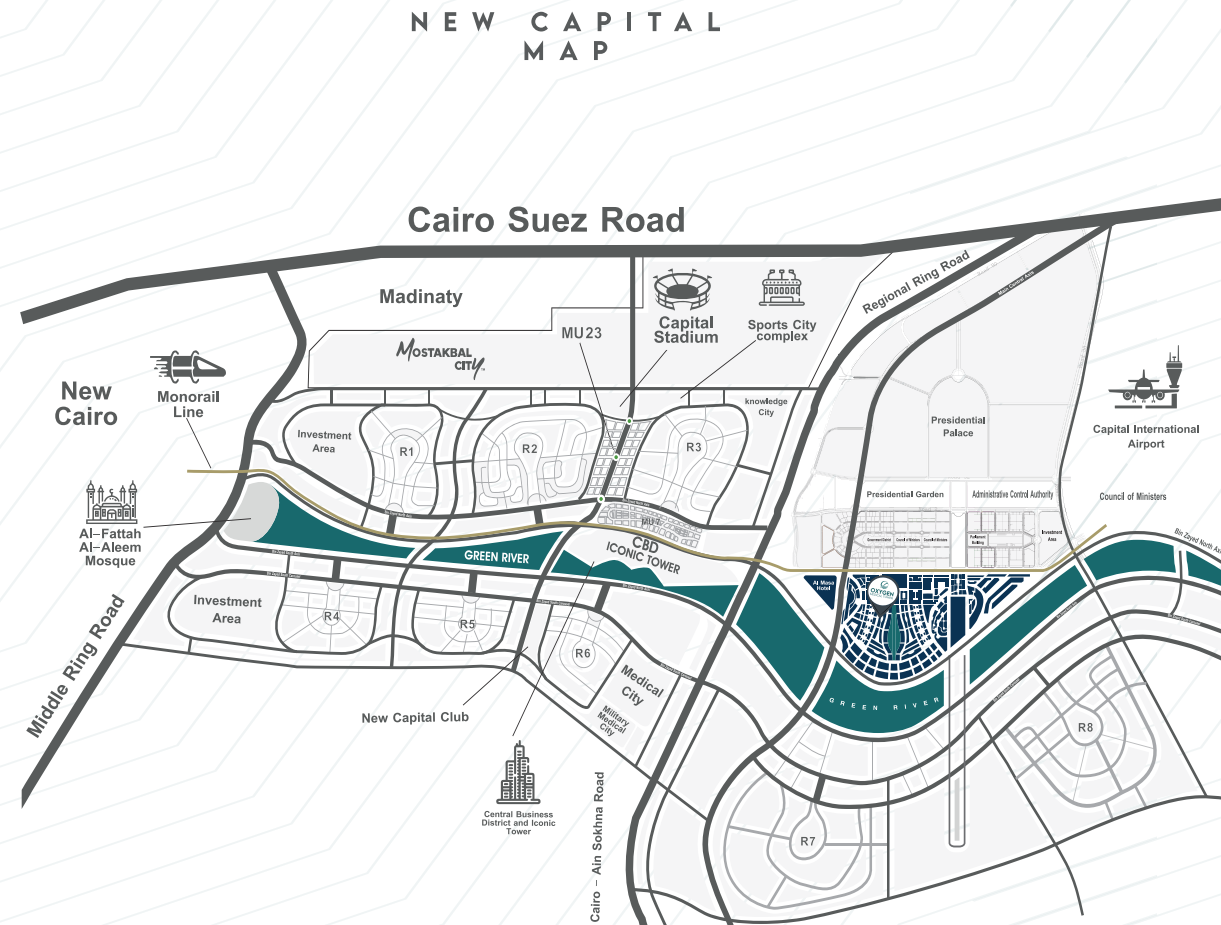
SPECIALIZED CLINICS

We Provide Public Service of Specialized Clinics Depending on Highly Experienced Consultants and Professionals that are to Provide High-quality Medical Services. Clinics Include, not limited to Specializations like Internal Medicine, Surgery Obstetrics, and Gynecology, Orthopedic, ENT, Dermatology, Dental, and Nutrition Clinics.



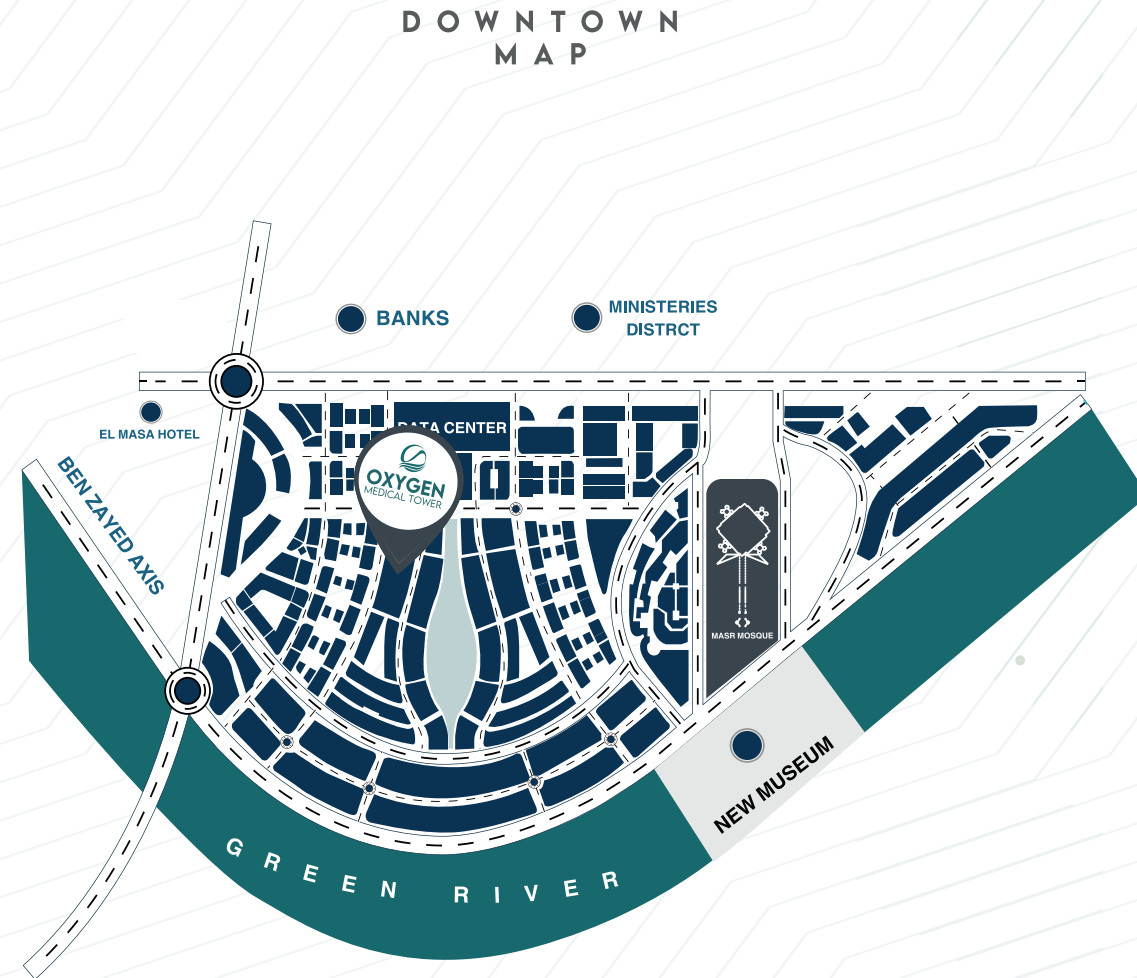
OXYGEN MEDICAL TOWER LOCATION

Oxygen Location was Strategically Chosen to be in the Heart of Downtown Between the Main Roads and Axes, Accessed from Two Main Entrances of Downtown and Government District Near to Mohamed Bin Zayed North Road, Area Near to Monorail Station, in front of the main Hospital and Pharmaceutical companies.



DOWNTOWN

Downtown is a Huge Investment District with 1,364 acres of Area and is Divided into Five Neighborhoods. It will Include Shopping Centers, Major Commercial Activities in Various Fields, Administrative Towers, Headquarters of Companies, Gardens with Various Designs, and Medical Units.



PULSE OF THE NEW CAPITAL

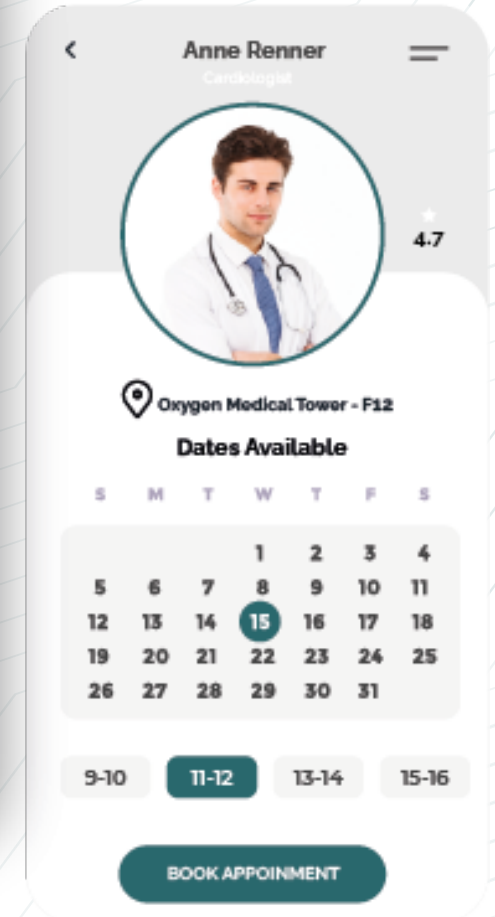
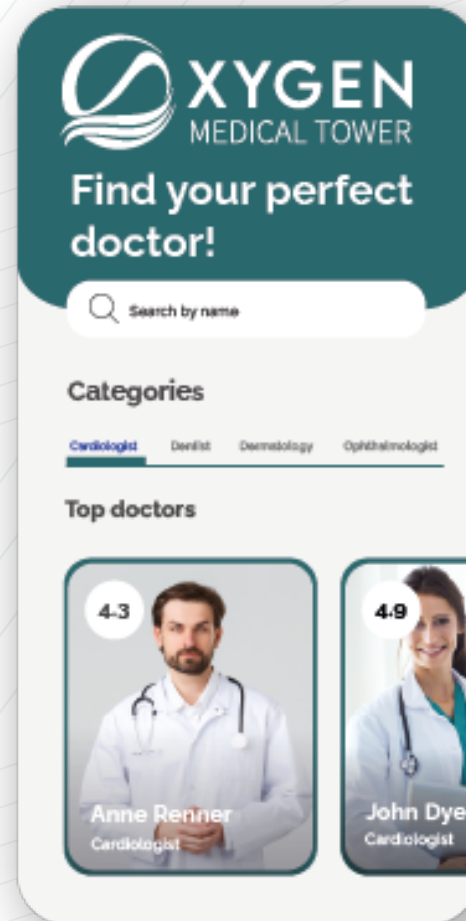
New Capital City is Located 35 KM East of Cairo with a Total Area of 170,000 SQM The New Capital City Lies Between the Regional Ring road, the Cairo-Suez Road, and Cairo-El Ain El Sokhna road.

The New Capital City Will Help to Strengthen and Diversify The Country's Economic Potential by Creating New Places to Live, Work and Visit. To Draw People to this New Capital City, a Series of Key Catalyst Developments will be Established at its Core. This Will Include a New Government Administrative District, a Cultural District, and a Wide Variety of Urban Neighborhoods. That's why Oxygen is the Pulse of The New Capital.



OXYGEN APPLICATION

Oxygen Application Will Allow you to Choose a Doctor, Booking Appointments, Make Payment, and Know your Queue to Save your Valuable Time.



WAITING AREA

Patients can wait in (big waiting Area) on the ground floor for their queue for the doctor appointments which they will book by oxygen app.





GROUND FLOOR

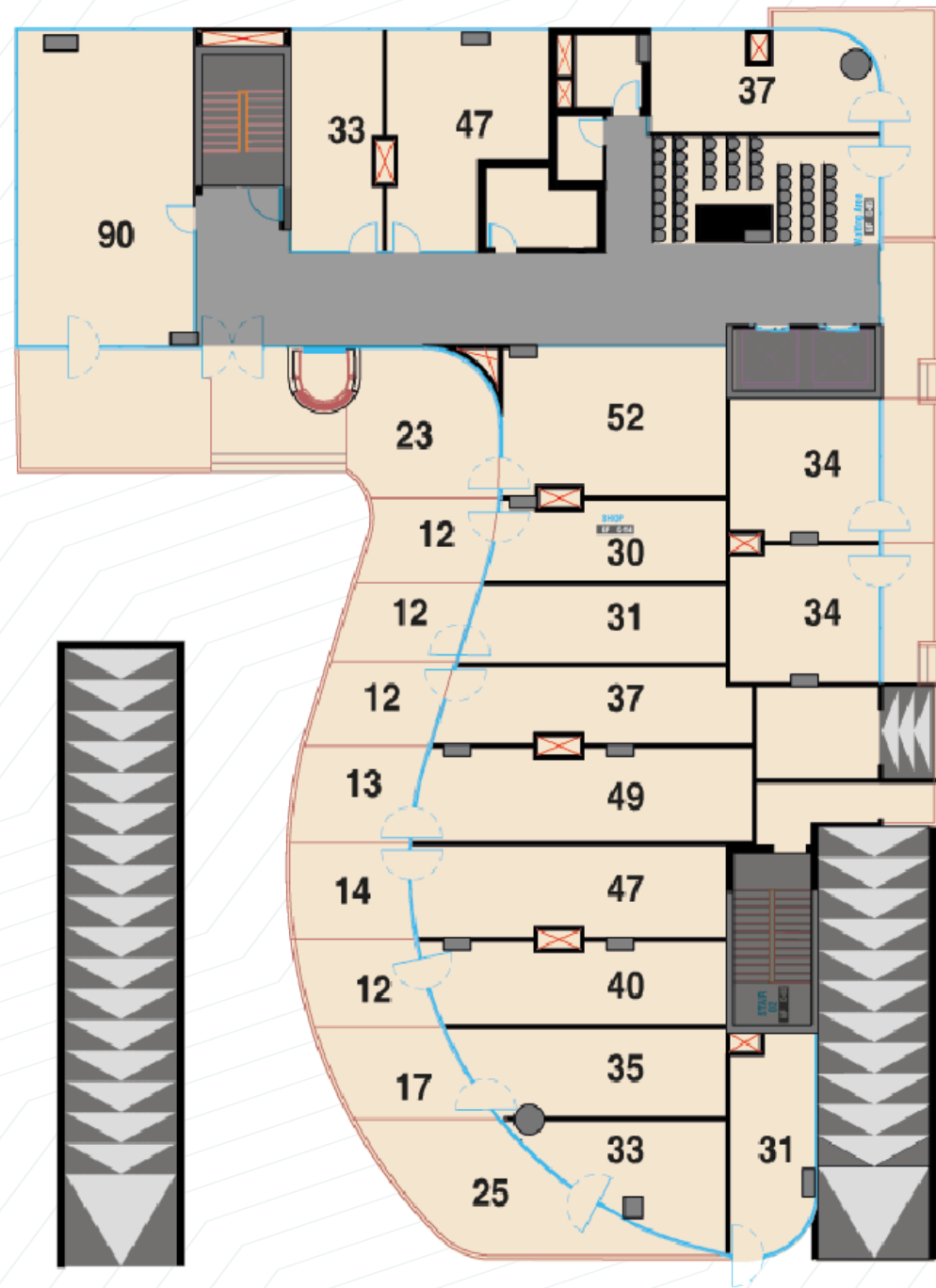
Unit	SPACE	OUTDOOR
G O1	90	26
G O2	33	-
G O3	47	-
G O4	37	17
G O6	34	8
G O7	34	8
G O8	31	-
G O9	33	25
G 10	35	17
G 11	40	12
G 12	47	14
G 13	49	13
G 14	37	12
G 15	31	12
G 16	30	12
G 17	52	23

**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

**INVESTMENT
RETURN**





FIRST FLOOR

Unit	SPACE
F 01	82
F 02	33
F 03	33
F 04	30
F 05	35
F 06	34
F 07	34
F 08	34
F 09	59
F 10	62
F 11	34
F 12	31
F 13	31
F 14	31
F 15	31



**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

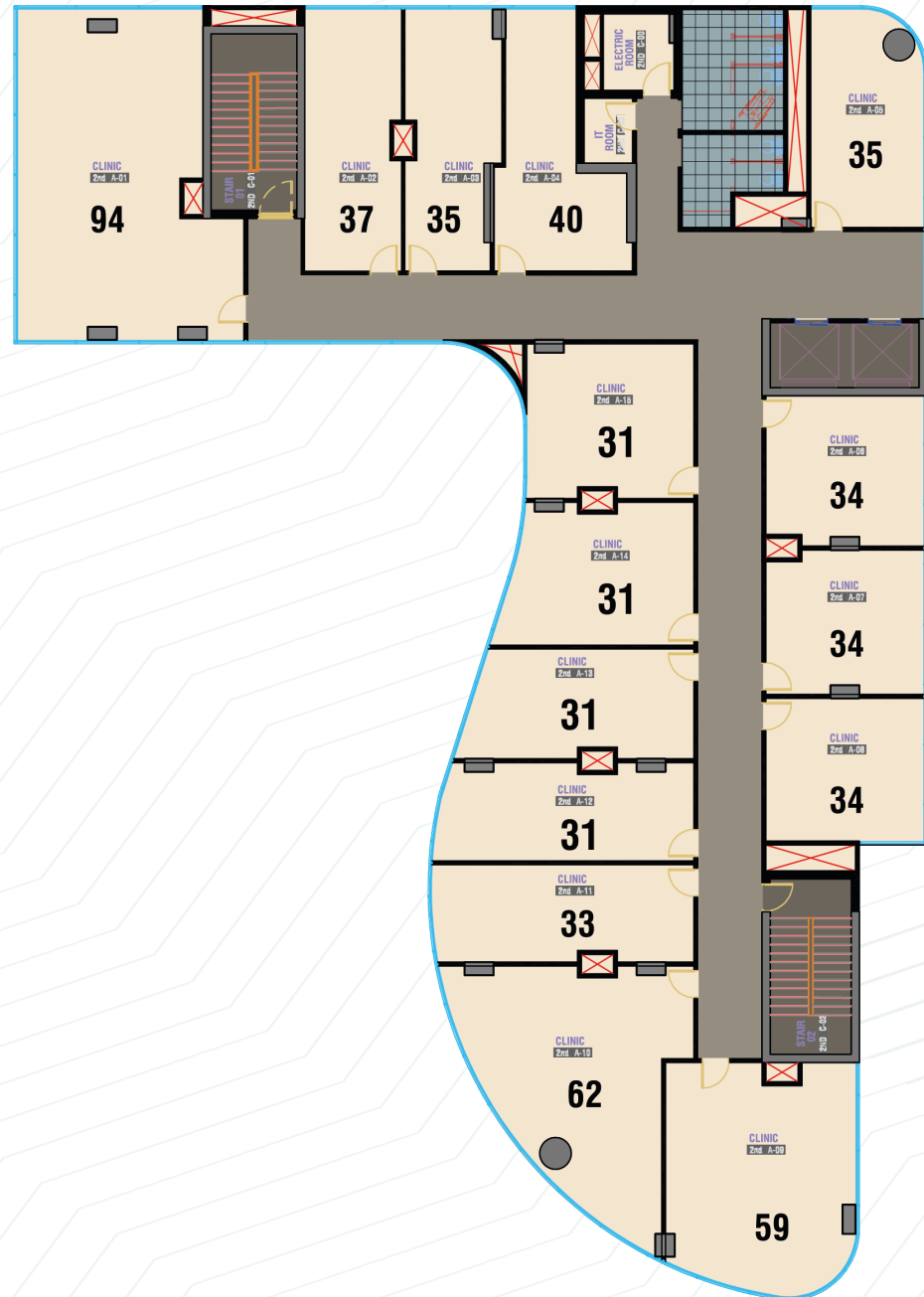
**INVESTMENT
RETURN**





SECOND FLOOR

Unit	SPACE
S-01	94
S-02	37
S-03	35
S-04	40
S-05	35
S-06	34
S-07	34
S-08	34
S-09	59
S-10	62
S-11	33
S-12	31
S-13	31
S-14	31
S-15	31



**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

**INVESTMENT
RETURN**





THIRD FLOOR

Unit	SPACE	OUTDOOR
Th 01	65	17
Th 02	37	-
Th 03	37	-
Th 04	38	-
Th 05	35	-
Th 06	34	-
Th 07	34	-
Th 08	34	-
Th 09	66	-
Th 10	72	-
Th 11	41	-
Th 12	38	-
Th 13	38	-
Th 14	41	-
Th 15	42	-



**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

**INVESTMENT
RETURN**





FOURTH FLOOR

Unit	SPACE
Fo - 01	65
Fo - 02	37
Fo - 03	35
Fo - 04	40
Fo - 05	35
Fo - 06	34
Fo - 07	34
Fo - 08	34
Fo - 09	58
Fo - 10	94
Fo - 11	41
Fo - 12	41
Fo - 13	41
Fo - 14	44
Fo - 15	45



**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

**INVESTMENT
RETURN**





Unit	SPACE
Fi - 01	65
Fi - 02	37
Fi - 03	37
Fi - 04	38
Fi - 05	35
Fi - 06	34
Fi - 07	34
Fi - 08	34
Fi - 09	75
Fi - 10	91
Fi - 11	44
Fi - 12	44
Fi - 13	44
Fi - 14	48
Fi - 15	48

MEDICAL FINISHING

**FULLY
FINISHED**

RENTAL GUARANTEE

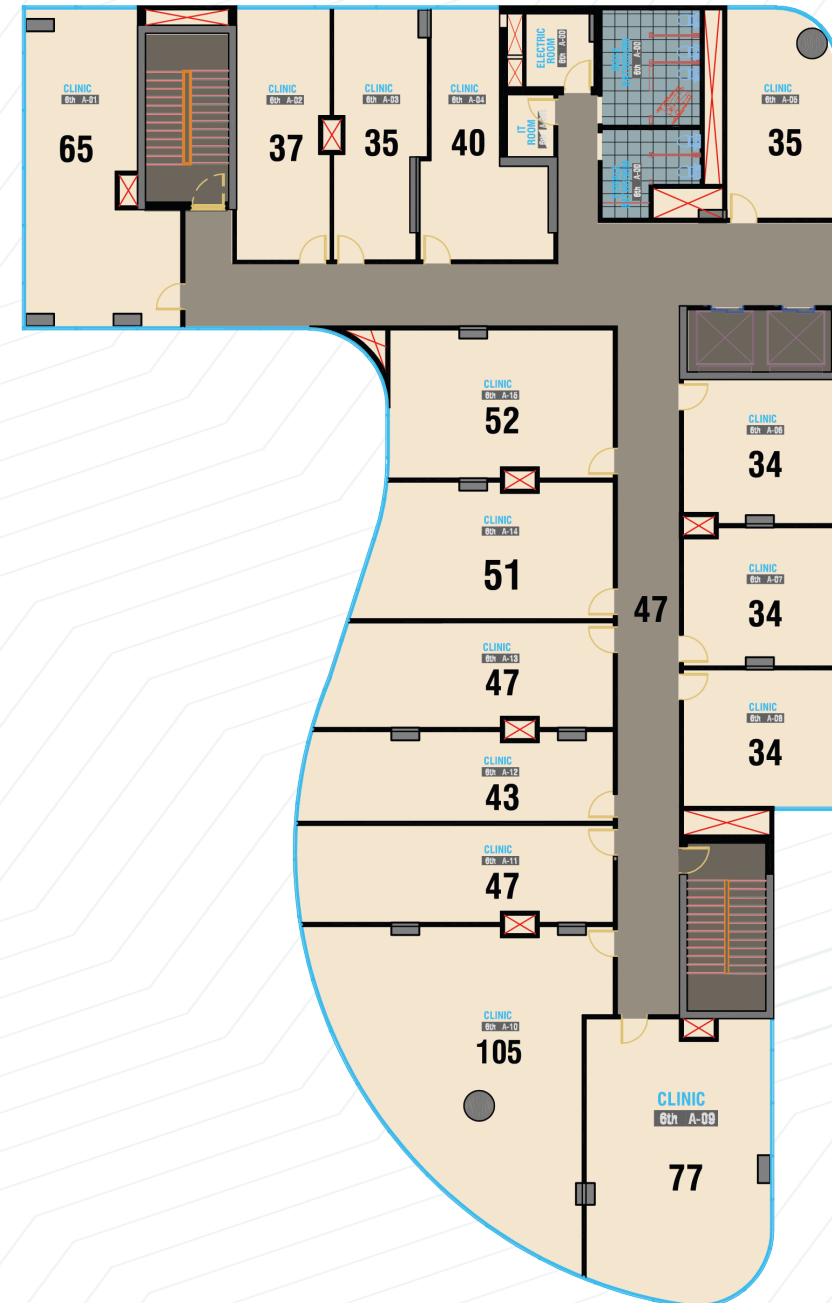
INVESTMENT RETURN





SIXTH FLOOR

Unit	SPACE
T 6 - 01	65
T6 - 02	37
T6 - 03	35
T6 - 04	38
T6 - 05	35
T6 - 06	34
T6 - 07	34
T6 - 08	34
T6 - 09	77
T6 - 10	105
T6 - 11	47
T6 - 12	43
T6 - 13	47
T6 - 14	51
T6 - 15	52



**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

**INVESTMENT
RETURN**





SEVENTH FLOOR

Unit SPACE

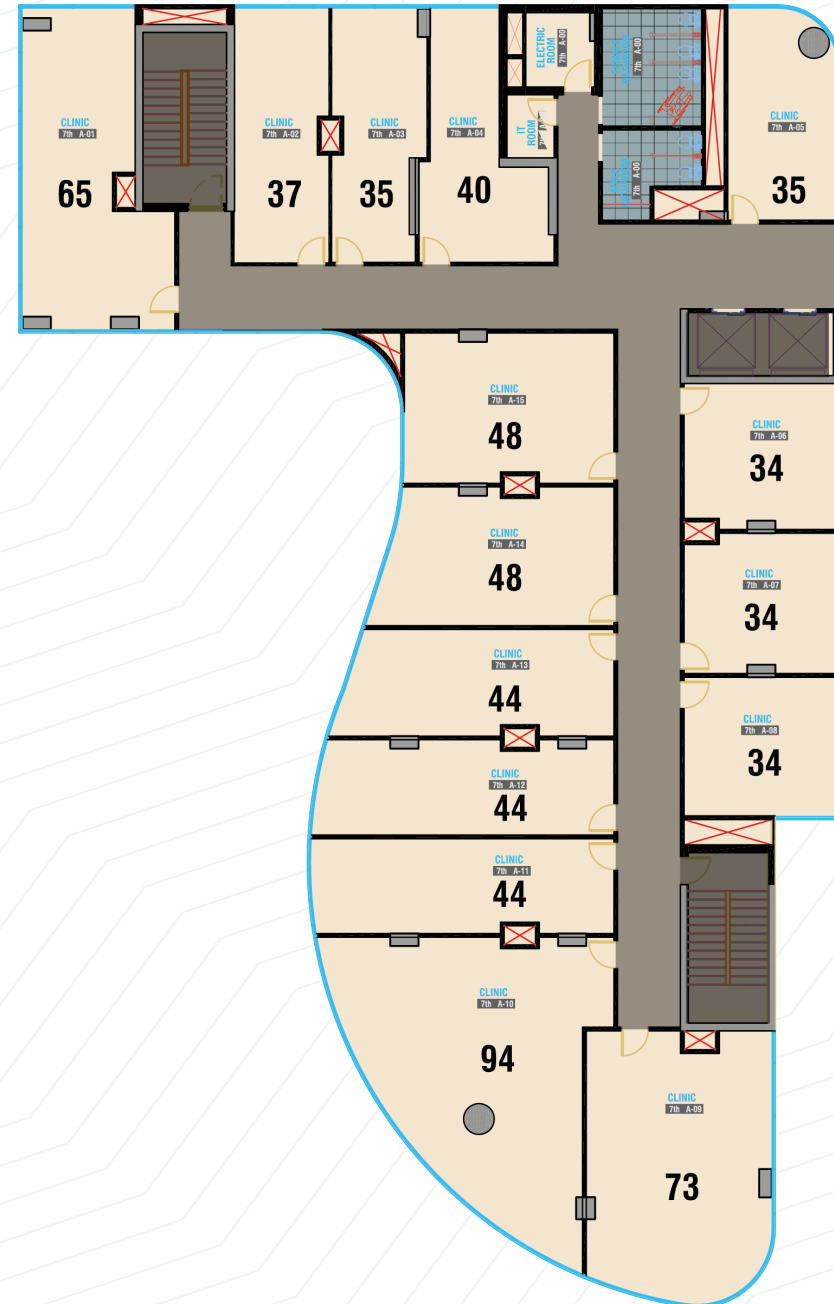
T 7 - 01	65
T 7 - 02	37
T 7 - 03	35
T 7 - 04	40
T 7 - 05	35
T 7 - 06	34
T 7 - 07	34
T 7 - 08	34
T 7 - 09	73
T 7 - 10	94
T 7 - 11	44
T 7 - 12	44
T 7 - 13	44
T 7 - 14	48
T 7 - 15	48

**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

**INVESTMENT
RETURN**





EIGHTH FLOOR

Unit	SPACE
E 8 - 01	65
E 8 - 02	37
E 8 - 03	35
E 8 - 04	40
E 8 - 05	35
E 8 - 06	34
E 8 - 07	34
E 8 - 08	34
E 8 - 09	68
E 8 - 10	84
E 8 - 11	41
E 8 - 12	41
E 8 - 13	41
E 8 - 14	44
E 8 - 15	45



**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

**INVESTMENT
RETURN**





NINTH FLOOR

Unit SPACE

N 9 - 01	65
N 9 - 02	37
N 9 - 03	35
N 9 - 04	40
N 9 - 05	35
N 9 - 06	34
N 9 - 07	34
N 9 - 08	34
N 9 - 09	65
N 9 - 10	75
N 9 - 11	40
N 9 - 12	38
N 9 - 13	35
N 9 - 14	44
N 9 - 15	42



**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

**INVESTMENT
RETURN**





TENTH FLOOR

Unit	SPACE
T 10 - 01	80
T 10 - 02	37
T 10 - 03	35
T 10 - 04	40
T 10 - 05	35
T 10 - 06	34
T 10 - 07	34
T 10 - 08	34
T 10 - 09	61
T 10 - 10	66
T 10 - 11	37
T 10 - 12	37
T 10 - 13	35
T 10 - 14	38
T 10 - 15	38

**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

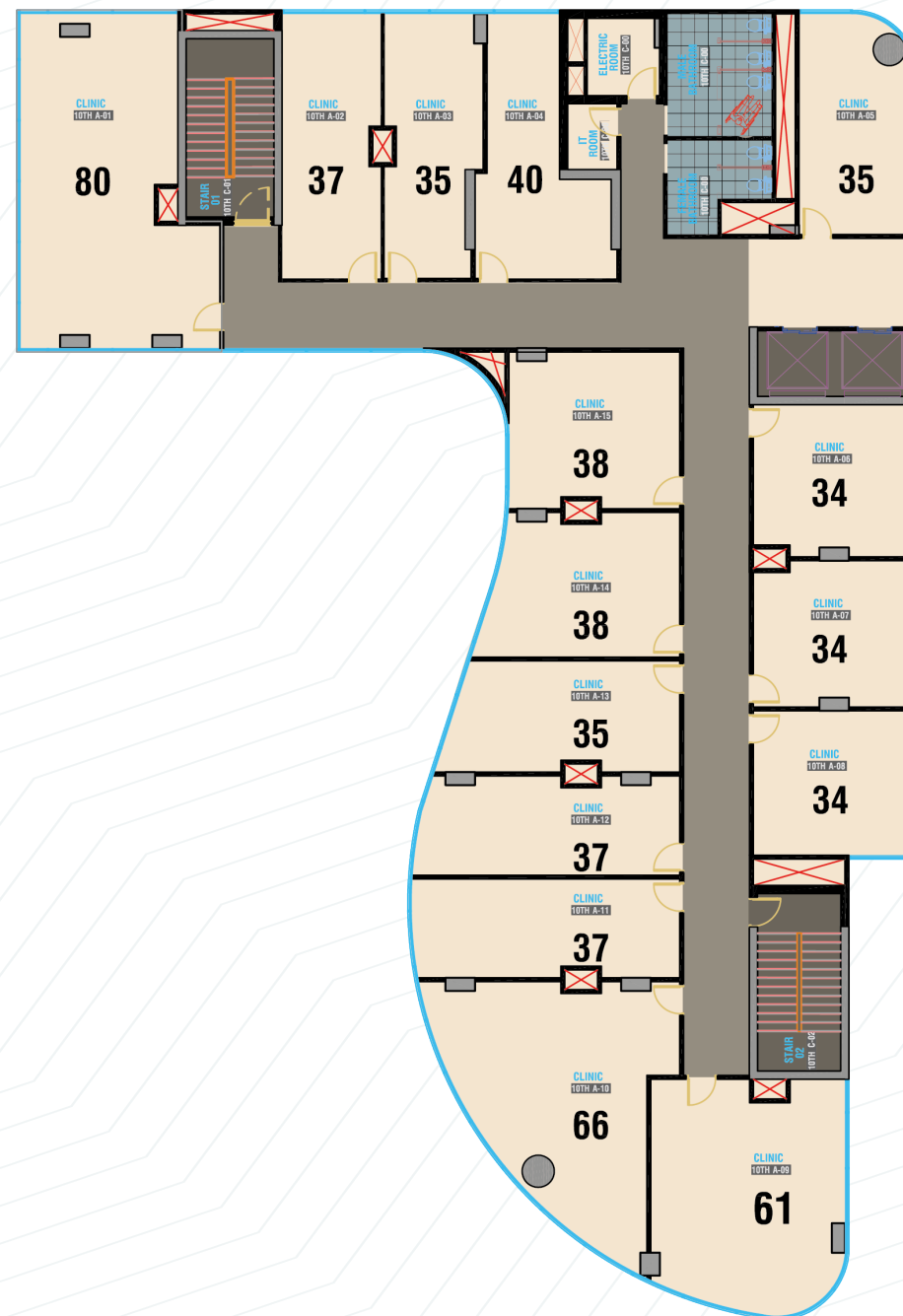
**INVESTMENT
RETURN**





ELEVENTH FLOOR

Unit	SPACE
T 11 - 01	80
T 11 - 02	37
T 11 - 03	35
T 11 - 04	40
T 11 - 05	35
T 11 - 06	34
T 11 - 07	34
T 11 - 08	34
T 11 - 09	61
T 11 - 10	66
T 11 - 11	37
T 11 - 12	37
T 11 - 13	35
T 11 - 14	38
T 11 - 15	38



MEDICAL FINISHING **FULLY FINISHED** **RENTAL GUARANTEE** **INVESTMENT RETURN**





TWELFTH FLOOR

Unit	SPACE
T 12 - 01	80
T 12 - 02	37
T 12 - 03	35
T 12 - 04	40
T 12 - 05	35
T 12 - 06	34
T 12 - 07	34
T 12 - 08	34
T 12 - 09	61
T 12 - 10	66
T 12 - 11	37
T 12 - 12	37
T 12 - 13	35
T 12- 14	38
T 12 - 15	38



**MEDICAL
FINISHING**

**FULLY
FINISHED**

**RENTAL
GUARANTEE**

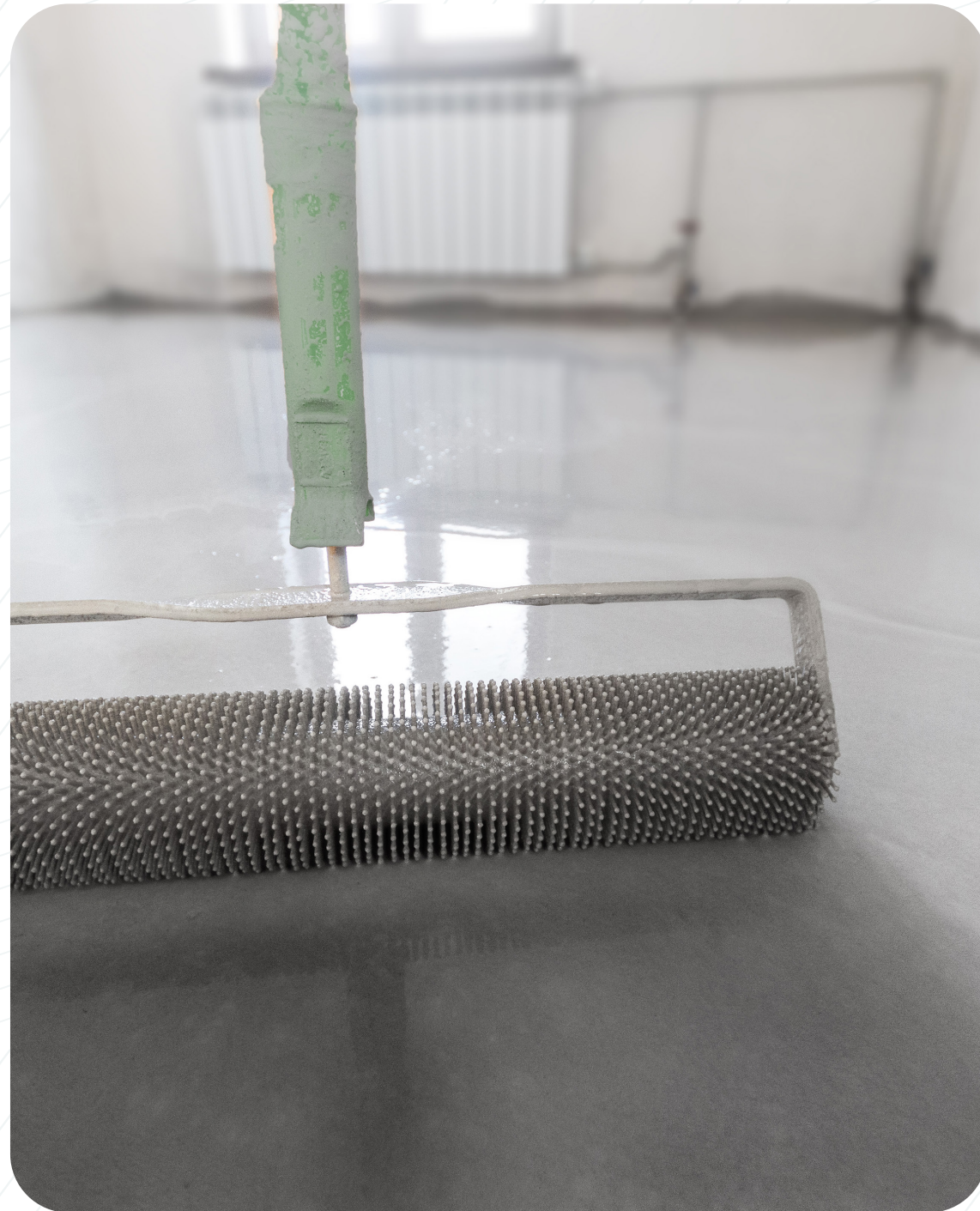
**INVESTMENT
RETURN**





MEDICAL FINISHING EPOXY FLOOR

Epoxy Floors Offer UV Protection Against Color Breakdown and Deterioration. This Type of Flooring Also Provides a Germ-Free Setting, Allowing Hospitals to Maintain Sterility. Epoxy Floor Coatings Perform Well in Operating and Patient Rooms, Bathrooms, and Common Areas.



ANTIBACTERIAL WALL PAINT

An Antibacterial Paint is also Known as Antimicrobial Paint, Meaning it Kills Microbes Which Include Viruses and Bacteria, which are killed off by this Special Paint within Two Hours of Exposure, and that Allows Hospitals to Maintain Sterility.



AIR-STERILIZED UNITS

An Air Sanitizer is a Sanitizer that Acts on Airborne Microbiological Organisms or Microorganisms.



ROTATIONAL SANITIZING SERVICES

Rotational cleaning is the use of more than one disinfectant in rotation to control the bioburden in the clinics.



FACILITIES & AMENITIES

- Waiting area
- Security 7/24
- Public CCTV
- Access Disability
- Elevators
- Central Air Conditioning
- Storages
- Three Garages
- ATM'S
- Restaurants and Cafes
- Solar Energy System
- Firefighting System
- Oxygen Application
- Air-Sterilized Units



