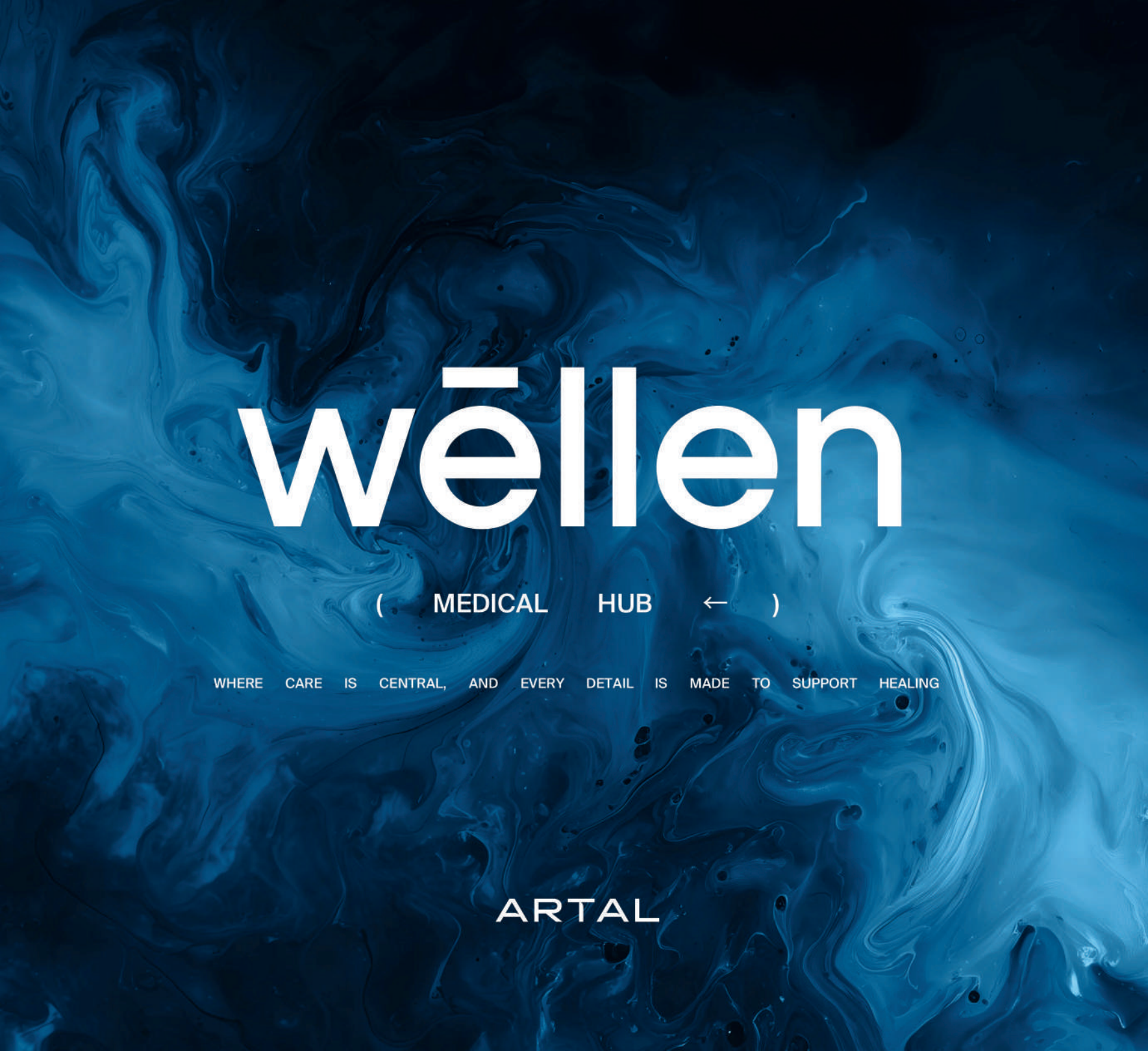


The background is a deep blue with intricate, swirling marbled patterns in lighter and darker shades of blue, creating a fluid, organic texture.

wēllen

(MEDICAL HUB ←)

WHERE CARE IS CENTRAL, AND EVERY DETAIL IS MADE TO SUPPORT HEALING

ARTAL



wellen

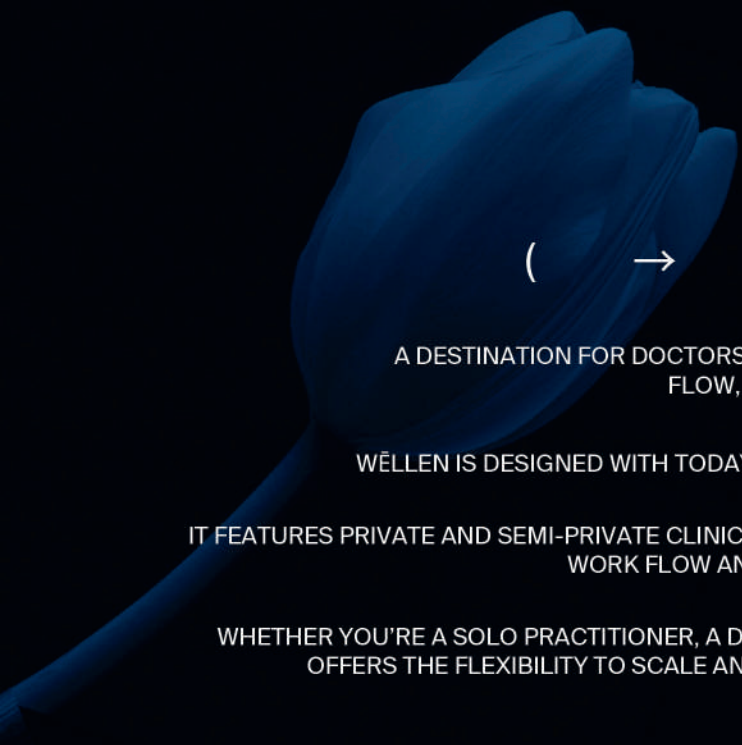


wēllen

WITH A BOLD MOVEMENT AND A SOLID VISION, ARTAL CONTINUES TO PUSH THE BOUNDARIES OF REAL ESTATE, WITH A FOCUS ON EVOLVING COMMUNITIES AND UPLIFTING PEOPLE'S MINDSETS. OUR COMMITMENT TO INNOVATION, SUSTAINABILITY, AND PURPOSE-DRIVEN DEVELOPMENT GUIDES US AS WE SHAPE THE FUTURE OF LIVING, CREATING SPACES THAT INSPIRE AND EMPOWER, ALWAYS WITH AN EYE TOWARD PROGRESS AND EXCELLENCE SPACES THAT SERVE BOTH THE PRESENT AND FUTURE, ALWAYS MOVING FORWARD, UNITED BY ITS VISION.

WĒLLEN FEATURES TWO BUILDINGS (BUILDING A & B), OFFERING DIFFERENT TYPES OF CLINIC SPACES. THESE BUILDINGS ARE CONNECTED ON THE LOWER LEVELS, AND A CENTRAL PLAZA (ATRIUM) FORMS THE VIBRANT HEART OF THE HUB, SERVING AS A FOCAL POINT AND GATHERING SPACE.

(WHERE CARE IS CENTRAL, AND
EVERY DETAIL IS MADE TO
SUPPORT HEALING. ←)



(→) OVERVIEW

A DESTINATION FOR DOCTORS, CLINICS, AND HEALTHCARE SERVICES DESIGNED FOR
FLOW, ACCESS, AND PEACE OF MIND.

WĒLLEN IS DESIGNED WITH TODAY'S HEALTHCARE PROFESSIONALS AND PATIENTS IN MIND.

IT FEATURES PRIVATE AND SEMI-PRIVATE CLINIC MODULES THAT ADAPT TO SPECIALTY NEEDS, ALLOWING FOR EFFICIENT
WORK FLOW AND A COMFORTABLE PATIENT JOURNEY.

WHETHER YOU'RE A SOLO PRACTITIONER, A DIAGNOSTIC SERVICE, OR A SPECIALIZED TREATMENT CENTER, WĒLLEN
OFFERS THE FLEXIBILITY TO SCALE AND THE INFRASTRUCTURE TO SUPPORT CLINICAL EXCELLENCE.



(WHERE CARE TAKES CENTER STAGE, AND
EVERY ASPECT IS DESIGNED TO FOSTER
HEALING. ←)



This guiding principle is at the heart of ARTAL DEVELOPMENTS' vision for the future of healthcare environments. Innovative designs will reflect a deep commitment to improving patient experiences and outcomes.

(WHERE CARE TAKES THE SPOTLIGHT, AND
EVERY ELEMENT IS INTENTIONALLY DESIGNED
TO PROMOTE HEALING. ←)



Thoughtfully integrated elements such as natural lighting, serene color palettes, and calming landscapes will be hallmarks of their projects. The spaces will not only support physical healing but also nurture mental and emotional well-being

(→ CENTER STAGE ←)

STEPS OFF NORTH 90 STREET, WĒLLEN PLACES YOU AT THE CENTER OF EVERYTHING. HERE, YOU'RE NOT JUST CONNECTED TO THE CITY'S PULSE—YOU ARE THE PULSE. THIS IS WHERE BUSINESS MEETS MOVEMENT, WHERE PROGRESS NEVER STOPS.

SOUTH 90 STREET	→	3 MINS
SUEZ ROAD	→	7 MINS
RING ROAD	→	14 MINS
NEW CAPITAL	→	15 MINS
AIRPORT	→	20 MINS

(→ PRIME LOCATION. PROFESSIONAL DEMAND.
PREDICTABLE RETURNS. WĒLLEN IS WHERE SMART
CAPITAL MEETS SUSTAINED GROWTH.)





Dar Misr Al Qoronfel

EL Rehab Extension

EL Rehab mall 1

EL koronfel Villas

EL NASR ROAD

wēllen

Dyar park

NORTH 90

Lena Springs

Moon Valley

Zizinia Rose

Zizinia Garden

Jolie Heights

Hayah Residence

Sun City Gardens

Paradise Katameya

Central Park

Bellagio Sabour

El Patio Compound

Gardenia Springs

Tamr Hena

La Fontaine

PALM HILLS

Police Club

PALM HILLS

PALM HILLS

EL CAZAR

LOTUS

MAXIM MALL

Porto New Cairo

THE AMERICAN UNIVERSITY IN CAIRO

ARTAL DEVELOPMENTS

Fountain Park

Furnished lake view

Galleria Moon Valley compound

AGORA

SODIC

2025



DUAL ENTRANCES, ENHANCED ACCESSIBILITY

THE HUB FEATURES TWO MAIN ENTRANCES: ONE ON THE LOWER GROUND FLOOR AND ANOTHER ON THE GROUND FLOOR.

CONNECTED CORE, INDEPENDENT TOWERS:

BUILDINGS A & B ARE CONNECTED ON THE LOWER GROUND AND GROUND FLOORS, FOSTERING SEAMLESS INTERACTION BETWEEN MEDICAL PROFESSIONALS AND VISITORS. THE FLOORS ABOVE ARE SEPARATE BUT LINKED BY A BRIDGE, ALLOWING FOR CONNECTED BUT INDEPENDENT PRACTICES.



TWO BUILDINGS, CONNECTED

WËLLEN FEATURES TWO BUILDINGS (BUILDING A & B), OFFERING DIFFERENT TYPES OF CLINIC SPACES. THESE BUILDINGS ARE CONNECTED ON THE LOWER LEVELS, AND A CENTRAL PLAZA (ATRIUM) FORMS THE VIBRANT HEART OF THE HUB, SERVING AS A FOCAL POINT AND GATHERING SPACE.

DEDICATED CLINIC SPACES

WITH GROUND AND LOWER-GROUND ACCESS FROM MAIN ROADS, DEDICATED ENTRANCES, AND UNITS OVERLOOKING THE CENTRAL PLAZA, WËLLEN ACHIEVES THE RARE BALANCE BETWEEN HIGH EXPOSURE AND SERENE FLOW.



(WHERE ARCHITECTURE SERVES PURPOSE ←)



WELLEN'S DESIGN ISN'T ABOUT LUXURY FOR ITS OWN SAKE – IT'S ABOUT CREATING PURPOSE-DRIVEN ELEGANCE. THE ATRIUM BECOMES A NATURAL MEETING POINT. THE BRIDGE BETWEEN BUILDINGS CREATES CONNECTION AND INDEPENDENCE. EVERY SPACE IS INTUITIVE, ACCESSIBLE, AND ELEVATED – ARCHITECTURALLY AND COMMERCIALY.



(→ CENTRAL PLAZA)



A MAJOR HIGHLIGHT IS THE EXPANSIVE CENTRAL PLAZA (ATRIUM). THIS SPACE NOT ONLY CREATES A VISUALLY STUNNING ENVIRONMENT BUT ALSO ACTS AS A NATURAL MEETING PLACE, ENHANCING THE OVERALL ATMOSPHERE AND EXPERIENCE. A SIGNIFICANT NUMBER OF THE UNITS STRATEGICALLY OVERLOOK THE CENTRAL PLAZA. THIS PROVIDES AN APPEALING VIEW AND ALSO INCREASES VISIBILITY AND FOOT TRAFFIC TO THE CLINICS THEMSELVES.

wēllen



BEYOND CLINICS, WĒLLEN INTEGRATES KEY SERVICES UNDER ONE ROOF—PHARMACY-READY RETAIL SPACES, MEDICAL LABS, AND WELLNESS-FOCUSED AMENITIES. WIDE CORRIDORS, CALMING DESIGN LANGUAGE, AND ACCESSIBILITY-FIRST LAYOUTS ENSURE THE SPACE IS WELCOMING TO ALL.

(WELLNESS FOCUS ←)

THE ENTIRE PROJECT PROMOTES AN INTEGRATED APPROACH
TO HEALTHCARE, MAKING IT IDEAL FOR A DIVERSE RANGE OF
WELLNESS AND MEDICAL CLINICS.

(DESIGNED A CALM, INTELLIGENT ENVIRONMENT
TO ELEVATE THE HEALTHCARE EXPERIENCE. ←)

wēllen

2025

(→ FACTS)

LAND AREA
4,405 SQM - BUILDING ON 40% OF LAND AREA

PROJECT FRONTAGE
44-46 METER FRONTAGE (DOUBLE SIDED
OVER 2 MAIN STREETS)

TOTAL B.U.A
9,704 SQM

NO. OF FLOORS
LG, G+3

TOTAL OF UNITS
195 (CLINICS 184U / RETAIL 11U)

NO. OF BASEMENTS
2 FLOORS (1 FULL BASEMENT + ½ FLOOR)

PARKING SLOTS
122+

LICENSE STATUS
CONSTRUCTION LICENSE IN PROCESS

CLINIC AREAS START FROM
40 SQM

CLINICS FINISHING
FULLY FINISHED

MEDICAL CENTERS FINISHING
CORE & SHELL

RETAIL AREAS START FROM:
66 SQM

RETAIL FINISHING
CORE & SHELL

LOADING RATIO
35%

DELIVERY DATE
DEC 2028

wēllen

(→ FACILITIES AND AMINITIES)



24 Hours Security



building management
system



CCTV Surveillance



Fire System



triple play



Conference Business
Center



staff lockers



Public Address
System



electric cars
chargers



atm center



Outdoor plaza



Concierge Service



public services



Handicapped Friendly
Facilities



Emergency Response
Team



Easy Access



Escalators



Smart Elevators
System



Parking Facilities



Pray Area

(CENTRALIZED AMENITIES ←)

THE HUB OFFERS CENTRALIZED AMENITIES SUCH AS PRAYER ROOMS AND SHARED WAITING AREAS TO ENHANCE THE OVERALL EXPERIENCE FOR PARENTS AND PRACTITIONERS.

(INTEGRATED SERVICES ←)

THE DESIGN ENCOURAGES THE INTEGRATION OF DIFFERENT MEDICAL AND WELLNESS PRACTICES, CREATING A COMPREHENSIVE HEALTHCARE DESTINATION.

(EFFICIENT PATIENT FLOW ←)

THE FLOOR PLANS ARE DESIGNED TO OPTIMIZE PATIENT FLOW, WITH CLEAR PATHWAYS, DEDICATED WAITING AREAS, AND CONVENIENT ACCESS TO RESTROOMS AND OTHER AMENITIES.

(AMPLE PARKING ←)

THE HUB PROVIDES AMPLE PARKING FOR PARENTS, PRACTITIONERS, AND VISITORS BY HAVING 1 & HALF UNDERGROUND PARKING FLOORS.

wēllen

(→ INTEGRATED MEDICAL HUB)

MEDICAL CLINICS

GENERAL PRACTICE CLINIC
SPECIALIZED CLINICS
DENTAL & ORAL HEALTH
DERMATOLOGY & AESTHETIC CLINIC
PSYCHIATRY CLINICS
CHILD DEVELOPMENT CENTERS

DIAGNOSTICS & TESTING

LABORATORIES
RADIOLOGY & IMAGING CENTER
MRI / CT SCAN UNITS

WELLNESS AND LIFESTYLE

PHYSICAL THERAPY CENTERS
SPORTS INJURY REHABILITATION
RECOVERY CENTERS
CHIROPRACTIC CLINICS
SPA-INSPIRED SERVICES
SKIN REJUVENATION CENTERS
YOGA & MINDFULNESS CENTER
FUNCTIONAL MEDICINE CENTERS
INTEGRATIVE MEDICINE UNITS
WEIGHT MANAGEMENT CENTER
NUTRITION CLINIC

HEALTH-ORIENTED RETAIL STORES

PHARMACY
HEALTH PRODUCTS STORE
ORGANIC FOOD & SUPPLEMENT STORE
MEDICAL EQUIPMENT & HOME CARE SUPPLIES

WELLNESS & LIFESTYLE STORES

MOTHER & BABY STORE
BEAUTY AND COSMETICS STORES
WELLNESS BOUTIQUE
GIFT & FLOWERS SHOP
FITNESS & ACTIVEWEAR SHOP

F&B ALIGNED WITH HEALTH

HEALTHY RESTAURANT OR EATERY
HEALTHY & NUTRITIONIST CAFÉ CORNER
DESSERT STORE

(DEDICATED CLINIC DESIGNED
FOR PATIENT COMFORT ←)

WITH GROUND AND LOWER-GROUND ACCESS FROM MAIN ROADS, DEDICATED ENTRANCES, AND UNITS OVERLOOKING THE CENTRAL PLAZA, WĒLLEN ACHIEVES THE RARE BALANCE BETWEEN HIGH EXPOSURE AND SERENE FLOW.

IT INVITES WALK-INS WHILE MAINTAINING A CALM, ORGANIZED ATMOSPHERE ENSURING THAT PATIENTS FEEL WELCOME, AND TENANTS REMAIN IN DEMAND.

(WHERE WELLNESS BECOMES A BRAND
AND CARE BECOMES AN EXPERIENCE ←)

THE DESIGN PHILOSOPHY AT WĒLLEN BLENDS FORM AND FUNCTION, ENSURING THAT EVERY ASPECT OF THE SPACE IS NOT ONLY AESTHETICALLY PLEASING BUT ALSO HIGHLY PRACTICAL. THIS METICULOUS ATTENTION TO DETAIL EXTENDS TO THE CUTTING-EDGE FACILITIES THAT ACCOMMODATE BOTH TRADITIONAL AND ALTERNATIVE HEALTH PRACTICES, CREATING A VERSATILE ENVIRONMENT THAT CATERS TO DIVERSE NEEDS.

wēllen



(A STRATEGIC INVESTMENT IN THE HEALTH ECONOMY ←)

AS GLOBAL FOCUS SHIFTS TOWARD PREVENTATIVE CARE AND HOLISTIC
LIVING, WĒLLEN IS POSITIONED AT THE CENTER OF THIS MOVEMENT.

LOCATED IN A HIGH-GROWTH MEDICAL CORRIDOR, AND SUPPORTED BY ARTAL'S
DEVELOPMENT EXPERTISE, WĒLLEN OFFERS A RARE OPPORTUNITY TO INVEST IN BOTH
PURPOSE AND PERFORMANCE.

(ELEVATING EVERYDAY EXPERIENCES ←)

THE DIFFERENCE AT WĒLLEN IS IN THE DETAILS – FROM TRANQUIL
WAITING AREAS TO INTEGRATED AMENITIES LIKE PRAYER ROOMS AND
GREEN ZONES. THESE HUMAN TOUCHES ELEVATE THE DAILY
EXPERIENCE AND FOSTER LOYALTY, MAKING PATIENTS RETURN AND
PRACTITIONERS STAY.

wēllen

(HEALING IN A BETTER LIGHT ←)

AT WËLLEN, NATURAL LIGHT, CALMING SPACES, AND INTELLIGENT LAYOUTS CREATE AN ENVIRONMENT WHERE CARE FEELS PERSONAL, AND HEALING FEELS POSSIBLE.



(WELLNESS BEYOND WALLS ←)

WELLEN INTEGRATES MEDICAL FUNCTIONALITY WITH LIFESTYLE EASE, ENSURING THAT EVERY VISIT—WHETHER FOR CARE, CONSULTATION, OR RECOVERY—FEELS SIMPLE, SMOOTH, AND SUPPORTIVE.

(→ *Movement* IS HAPPENING IN WĒLLEN *Direction.* ←)



wēllen

(MEDICAL HUB ←)

SALES OFFICE → B SEVENTY, 64 BANKS CENTER STREET,
FIFTH SETTLEMENT-NEW CAIRO

**TOLIP HOTEL, GATE 4, 90TH STREET, FIFTH
SETTLEMENT, NEW CAIRO**

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