



**EUPHORIA
GROUP**



Meet our group founder & Chairman "Dr. Gergis Lawendy"

We have inherited the pure gene of Pharaoh who loved development and believed in excellence and sustainability and a strong legacy from the sons of Egypt who believe that building enhances will continue for thousands of years. Among the characteristics of the peoples who we love and our love for development and progress is a group of organizations that work to create new and distinctive communities (residential, commercial, medical, administrative & entertainment).

Pharmacy New Capital

In the Third District (R3)

EUPHORIA ICON



EUPHORIA ICON
NEW ADMINISTRATIVE CAPITAL



EUPHORIA
ICONIC HOSPITAL
NEW CAPITAL

R3 - New Capital

A modern, multi-story hospital building with a curved facade and large glass windows, illuminated at night. The building features a prominent logo on the upper corner that reads "EUPHORIA ICONIC HOSPITAL NEW CAPITAL". The text is overlaid in the center of the image.

Payment systems
0% down payment
10 installment years



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NEW ADMINISTRATIVE CAPITAL



EUPHORIA
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NEW CAPITAL

R3 - New Capital

Euphoria Icon Mall New Capital

The mall is also close to main roads and important corridors, which help visitors navigate easily and quickly. Among these roads are the Ring Road and the South Bin Zayed Axis, in addition to the proximity of a Monorail Station near the project, ensuring that all visitors can reach it comfortably.

As for the project area, the Euphoria Mall New Capital covers an area of 4,800 square meters, and every square meter of the project has been utilized to provide all the services and amenities that visitors need with the highest standards of quality and efficiency. The mall offers a variety of units, including commercial units on the ground floor and 4 upper floors for medical clinics. The unit sizes in Euphoria Mall start from 28 square meters.



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Euphoria Icon Mall New Capital Location

The mall boasts an ideal location, as Euphoria Icon Mall is located in the third district (R3) in front of the largest square connecting to the Green River, directly next to Al-Maqsad. It is one of the most vibrant and strategic areas in the heart of the New Administrative Capital, close to institutions, malls, and the Central Business District, ensuring a steady flow of visitors.

The location was not chosen randomly; it came through careful planning to meet the needs of both clients and visitors. This area lacked a specialized mall for high-level healthcare services, which is why Euphoria Icon Mall New Capital was designed to be a comprehensive destination combining outstanding medical facilities and commercial centers, making it the first choice for those seeking premium healthcare services and a comfortable experience in one place.



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Nearby Places to Euphoria Icon Mall New Capital

Euphoria Icon Mall enjoys its proximity to main roads that make access smoother and quicker. It is also close to several areas and major landmarks in the capital, including the following:

- Third District: One of the upscale districts where the project is located.
- Green River: The project enjoys a view of the Green River.
- Iconic Tower: Direct view of the tower from the project.
- Al-Maqsad Compound: Euphoria is located right next to this compound.
- South Bin Zayed Axis: Located just 5 minutes from the mall.
- New Cairo: One of the nearby cities, just 15 minutes away from the project.
- Monorail Station: Easy access to the project, only 7 minutes from the station.
- Ring Road: One of the nearby roads to Euphoria Icon Mall, just 10 minutes away.
- Central Business District: Just 7 minutes away from the medical mall.
- Al Rehab and Madinaty: Only 20 minutes away from the project.
- The American University: One of the nearby universities, just 20 minutes away from the mall.

Main roads and important axes allow many visitors to reach the location in a short time. Below, you will find more information about the project area.

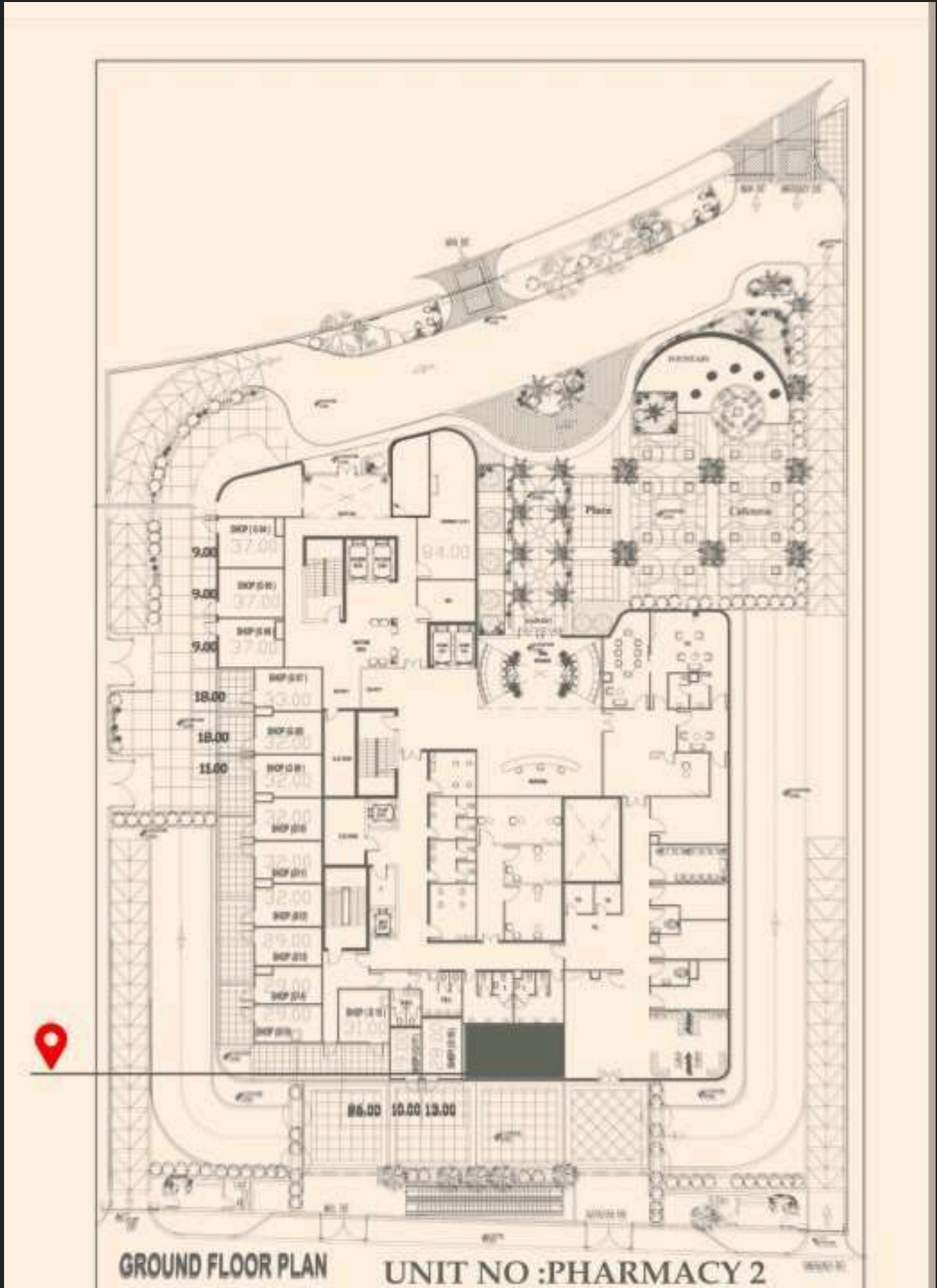
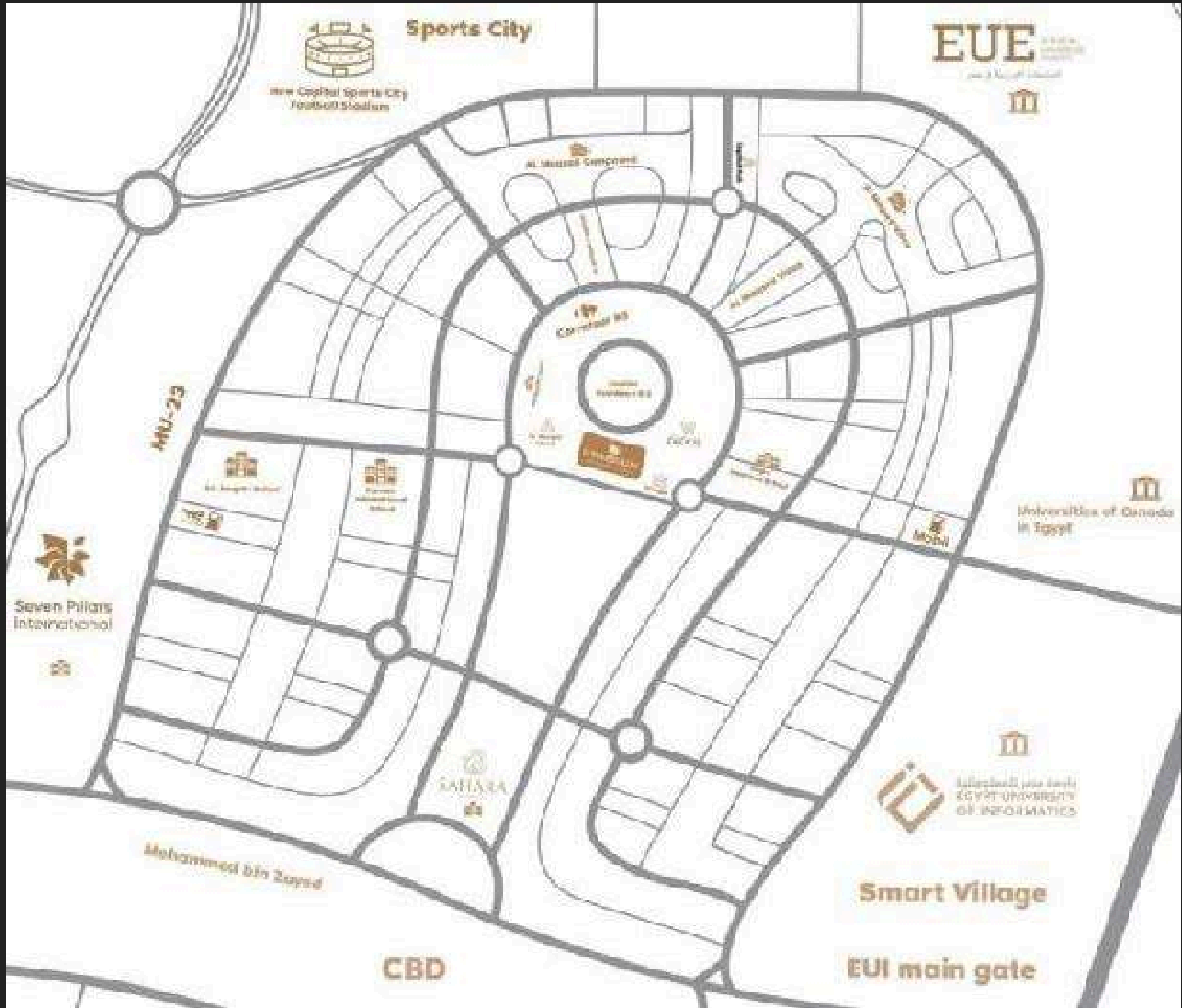


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Euphoria Icon Mall New Capital Area

The area of Euphoria Icon Mall New Capital is 4,800 square meters, a large space chosen by the developer to equip the mall with the latest technologies in a spacious area, allowing visitors easy movement between floors. The mall is also fully equipped as a hospital with medical clinics and commercial shops. This thoughtful distribution ensures the provision of the best facilities and services in a fully integrated manner.





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The background image shows a modern interior space, likely a lounge or waiting area. On the left, there's a large, light-colored wall with a circular sculpture. In the center, a large window looks out onto a cityscape with palm trees. To the right, there's a wall made of glass blocks. The floor is dark and polished, reflecting the light from the window. A small table with a glass top and a modern chair are visible in the foreground.

Licensed Pharmacy for Sale in R3

Inside hospital building with street access.

Area: 90 sqm

Price: 32,000,000 EGP

Payment Plans: 10% down (5 yrs installments), 15% down (6 yrs), or 20% down (7 yrs).

Located in a Ministry of Health licensed services area.

Key partners include La Vende (Construction), El Karma (Medical Mgmt), Accord (Facility Mgmt).



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R3 - New Capital

EUPHORIA ICON (R3, New Capital)

- Type: G+4 Medical Building (Hospital License) on 4,850 sqm land.
- Location Highlights: R3, New Capital, facing large square, near Green River, Al Maqsad, Iconic Tower view.
 - Components: 70% Hospital (affiliated with Dr. Gerges Lawendy / Al Karma Hospitals).
 - Retail shops (Ground & Lower Ground floors).
 - Fully finished Medical Clinics (1st - 4th floors).
- Key Consultants/Management: Mohamed Talaat/ICC (Engineering), Moharram Bakhoun (Executive), Accord (Management).



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Facilities and Services at Euphoria Icon Mall New Capital

Green Spaces

Medical Centers

Cafes and Restaurants

Large Car Park

X-ray Centers

Firefighting Systems

Seating Areas

Security System

Shops

High-Speed Internet

These service and entertainment facilities in the mall are key factors in attracting visitors and increasing foot traffic



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