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(→ MEDICAL HUB)

Redefining the Future of
Medical & Wellness Spaces.

Elevating Health into an
Everyday Experience.

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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.

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

(→ OVERVIEW)

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

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

IT FEATURES PRIVATE AND SEMI-PRIVATE CLINICMODULES THAT ADAPT TO SPECIALTY NEEDS, ALLOWING FOR EFFICIENT WORKFLOWAND A COMFORTABLE PATIENT JOURNEY.

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



WĒLLEN'S DESIGN ISN'T ABOUT LUXURY FOR ITS OWN SAKE – IT'S ABOUT CREATING PURPOSE-DRIVEN ELEGANCE. THE ATRIUMBECOMES A NATURAL MEETING POINT. THE BRIDGE BETWEEN BUILDINGS CREATES CONNECTION AND INDEPENDENCE. EVERYSPACE IS INTUITIVE, ACCESSIBLE, AND ELEVATED – ARCHITECTURALLY AND COMMERCIALLY.

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

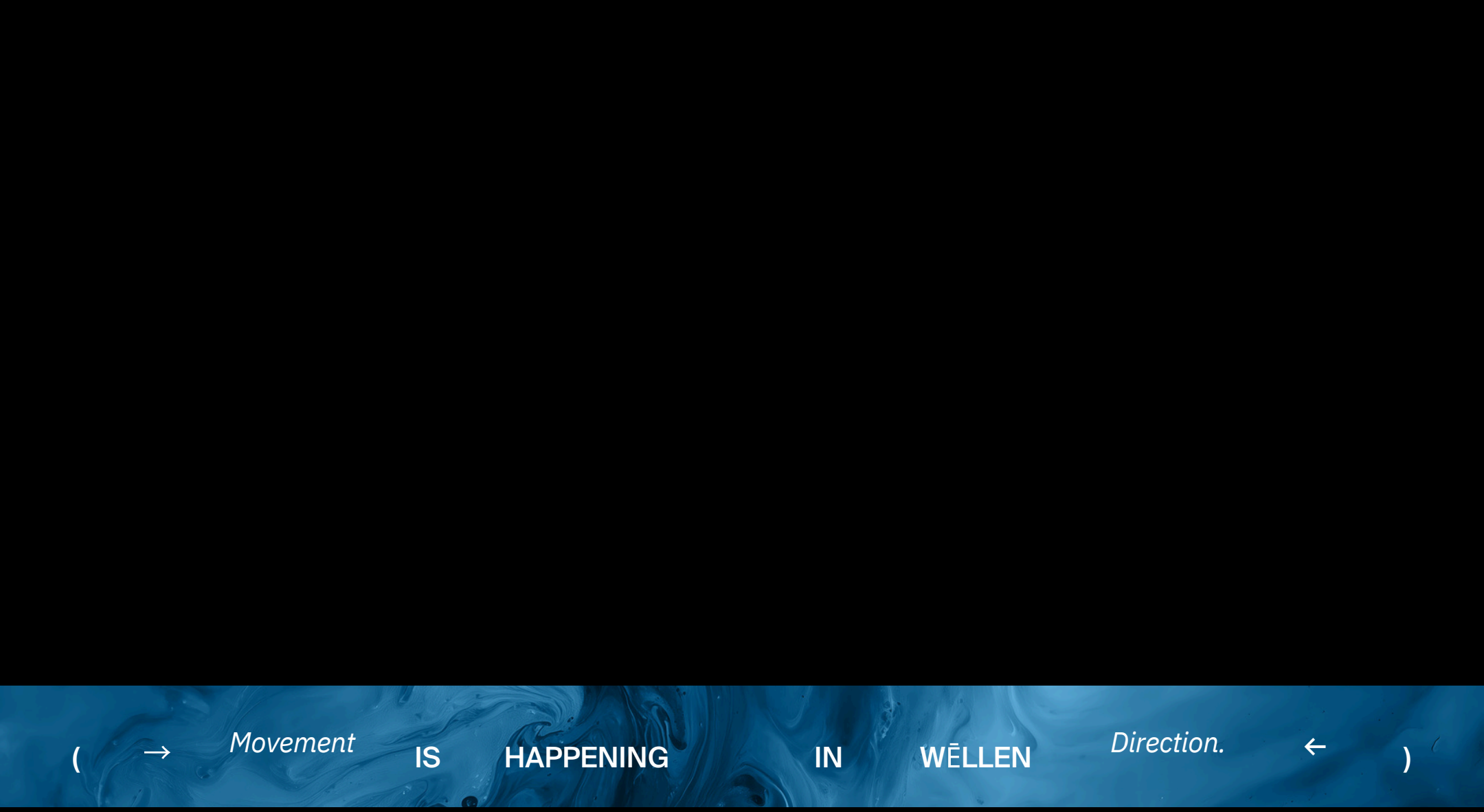
WĒLLEN OFFERS MORE THAN SPACE — IT CURATES TRUST, VISIBILITY, AND PROFESSIONAL PRESENCE.

(A STRATEGIC INVESTMENT IN THE WELLNESS 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.

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(→ Movement IS HAPPENING IN WĒLLEN Direction. ←)

(→ CENTER STAGE ←)

SITUATED ON NORTH 90 STREET, WELLEN 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 MEETSMOVEMENT, WHERE PROGRESS NEVER STOPS.

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



2025

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

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

WELLEN FEATURES TWO BUILDINGS (BUILDING A & B), OFFERING DIFFERENT TYPES OF CLINIC SPACES. THESE BUILDINGS ARE CONNECT- ED 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, WELLĒN ACHIEVES THE RARE BALANCE BETWEEN HIGH EXPOSURE AND SERENE FLOW.



(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.

WHERE ARCHITECTURE SERVES PURPOSE

WĒLLEN’S DESIGN ISN’T ABOUT LUXURY FOR ITS OWN SAKE — IT’S ABOUT CREATING PURPOSE-DRIVEN ELEGANCE. THE ATRIUMBECOMES A NATURAL MEETING POINT. THE BRIDGE BETWEEN BUILDINGS CREATES CONNECTION AND INDEPENDENCE.
EVERYSPACE IS INTUITIVE, ACCESSIBLE, AND ELEVATED — ARCHITECTURALLY AND COMMERCIALLY.

(→ 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

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(WELLNESS FOCUS ←)

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

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

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ARTAL DEVELOPMENTS

2025

(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.

(DEDICATED CLINIC SPACES DESIGNED FOR FLEXIBILITY AND PATIENT COMFORT ←)

WITH GROUND AND LOWER-GROUND ACCESS FROM MAIN ROADS,DEDICATED ENTRANCES, AND UNITS OVERLOOKING THE CENTRALPLAZA, WELLĒN ACHIEVES THE RARE BALANCE BETWEEN HIGHEXPOSURE AND SERENE FLOW.

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

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(CENTRALIZED AMENITIES ←)

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

(AMPLE PARKING ←)

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

(INTEGRATED SERVICES ←)

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

(→ FACILITIES AND AMINITIES)

24 HOURS SECURITY

BUILDING MANAGEMENT SYSTEM

PUBLIC ADDRESS SYSTEM

FIRE SYSTEM

CCTV SURVEILLANCE

PUPLIC SERVICES

CONFERENCE BUSINESS CENTER

STAFF LOCKERS

CONCIERGE SERVICES

OUTDOOR PLAZAS

ELECTRIC CARS CHARGERS

ATM CENTER

SMART ELEVATORS SYSTEM.

ESCELATORS

PARKING FACILITIES

TRIPLE PLAY

HANDICAPPED FRIENDLY FACILITIES

EMERGENCY RESPONSE TEAM

EASY ACCESS

PRAY AREA

ELEVATING EVERYDAY EXPERIENCES

THE DIFFERENCE AT WELLĒN 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 CREATE LOYALTY — MAKING PATIENTS RETURN, AND PRACTITIONERS STAY.

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BEYOND CLINICS, WELLEN 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.

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