

EXCLUSIVE INVESTMENT OPPORTUNITY

PRIME FREEHOLD MEDICAL CENTER FOR SALE

SABA 3 TOWER · CLUSTER Q · JUMEIRAH LAKE TOWERS (JLT) · DUBAI

ASKING PRICE: AED 20,000,000

Includes Business · Active DHA License · Freehold Property · Equipment · Furnishings

Located in the prestigious Saba 3 Tower, Cluster Q, Jumeirah Lake Towers (JLT), Dubai, this is a rare opportunity to acquire a fully licensed, fully operational luxury medical center together with **freehold property ownership, meaning zero rental liability, forever.** The facility spans approximately 457.45 sqm with a premium modern fit-out and full DHA-compliant infrastructure. Designed as a high-end multi-specialty healthcare destination, it is operational and offered as a complete turnkey package.

457 sqm

Total Area

15

Specialties Licensed

4 + 4

Consultation Rooms

2024

Established

LICENSED SPECIALITIES

- ◆ General Practice
- ◆ Cardiology
- ◆ Obstetrics & Gynecology
- ◆ Laser Hair Removal
- ◆ General Surgery
- ◆ Dermatology
- ◆ Gastroenterology
- ◆ Physiotherapy & Rehabilitation
- ◆ Diet & Nutrition
- ◆ Homeopathic Medicine
- ◆ Plastic Surgery
- ◆ Endocrinology
- ◆ Beauty Therapy
- ◆ Hijama
- ◆ Nursing

FACILITY FEATURES

- ◆ 4 Fully Equipped Consultation Rooms
- ◆ Cryotherapy Chamber
- ◆ Assessment Room
- ◆ Future Expansion Space
- ◆ Up to 10 Dedicated Parking Spaces
- ◆ 4 Modern Treatment Rooms
- ◆ Sauna & Hammam Facilities
- ◆ Laboratory Space Potential
- ◆ Fully Furnished & Equipped
- ◆ DHA-Compliant Infrastructure
- ◆ Luxury Reception & Waiting Area
- ◆ Sterilization Room
- ◆ Staff Areas & Utility Rooms
- ◆ Contemporary Premium Interior Design
- ◆ High-End Fit-Out

INVESTMENT HIGHLIGHTS

- ◆ Freehold property — zero rental liability, forever
- ◆ Active DHA License across 15 specialties included
- ◆ Established 2024 — fully operational & compliant
- ◆ High-end cash-paying patient clientele
- ◆ Existing premium patient database included
- ◆ Potential expansion into Day Surgical Center
- ◆ Ideal for healthcare groups, investors & aesthetic brands
- ◆ Prime Dubai asset in a high-demand catchment area

STRATEGIC LOCATION & CATCHMENT AREA

The clinic benefits from immediate access to Dubai's most affluent residential and lifestyle communities, creating an exceptional patient catchment for premium healthcare services:

- ◆ Dubai Marina
- ◆ Jumeirah Islands
- ◆ Emirates Hills
- ◆ Jumeirah Park
- ◆ Meadows & Springs
- ◆ Palm Jumeirah
- ◆ Bluewaters Island
- ◆ Al Furjan
- ◆ Jebel Ali
- ◆ Sheikh Zayed Road Corridor

IDEAL FOR

Healthcare Groups · Private Investors · Aesthetic Medicine Brands · Specialist Doctors · Medical Operators · Wellness & Longevity Entrepreneurs

◆ **EXPANSION POTENTIAL:** Subject to regulatory approvals, the facility has strong potential for conversion and expansion into a **Day Surgical Center** — representing significant upside for the right acquirer.

SERIOUS BUYERS & HEALTHCARE INVESTORS ONLY

Confidential information package available upon request and proof of funds.