

The

The
Murex
Clinic

Care Without Compromise



SANCTUARY

The Wellness Sanctuary



A Purpose-Built Medical Investment

The Murex Clinic represents a strategic opportunity to acquire freehold medical units in Dubai Healthcare City, the region's leading healthcare free zone. Developed with structural efficiency, regulatory alignment, and flexible planning at its core, the building offers a reliable foundation for a wide range of medical specialties.



Inspired by the strength and form of the murex shell, the development reflects durability, resilience, and a commitment to human well-being, without compromising on operational practicality.

A Complete Healthcare Destination

Structure:
2B + G + 6 Floors

Payment Plan: **60/40** Plot Area: **25,355.36 sqft**

Total Built-up Area: **146,981 sqft** Sellable Area: **56,269.09 sqft**

Handover:
Q1 2028

25 Clinics:

- **5 clinics each on floors 1 to 5**
Size: 1,418 sqft to 2,616 sqft
- **6th floor dedicated for surgical specialization**
Size: approx. ≈ 8,320 sqft
* can be divided into multiple clinics.

Amenities:

- Lobby & waiting areas
- 104 Underground parking + visitor parking
- Medical gas provisions
- Designated medical waste disposal system.
- Ambulance provision
- Patient service lift





The district hosts 168 medical facilities, 10 hospitals and 36 recreational facilities, allowing practitioners and patients alike to experience convenience, accessibility, and prestige.

Dubai Healthcare City: The Region's Medical Hub

Strategically positioned on Sheikh Zayed Road (E11), The Murex benefits from Dubai Healthcare City's established infrastructure and reputation as a premier medical destination.



A Unique Plot At The Center of Dubai Healthcare City.





PRECISION

PURPOSE

Designed for Maximum Investment Versatility

Each unit is delivered in shell-and-core condition, allowing practitioners and investors to complete fit-outs based on specialty-specific needs, regulatory requirements, and operational preferences.

Suitable Specialties

- Dental Clinics
- Physiotherapy Centers
- Pediatric Practices
- Orthopedic Clinics
- Ophthalmology Centers
- OB/GYN Practices
- Dermatology & Aesthetics
- General Medical Practices
- ...and more!



BUILT FOR EVERY
SPECIALTY





CLINIC 01

CLINIC 02

CLINIC 03

CLINIC 03

CLINIC 04

CLINIC 05

CLINIC 06

Ophthalmology
Clinic











Physiotherapy Clinic

Reception

Massage Room



PLASTIC SURGERY CLINIC

PLASTIC
SURGERY CLINIC

BENEFITS



High-Yield Asset:

Medical real estate in Dubai Healthcare City offers strong returns thanks to limited supply and growing local and medical tourism demand.

Government-Backed Location:

Dubai Healthcare City is a healthcare free zone offering 100% foreign ownership, along with significant tax benefits (like 0% personal income/corporate tax for up to 50 years).

Located in a Global Medical Tourism Hub:

Dubai ranked #6 globally and #1 in the GCC for medical tourism (Medical Tourism Index 2020–2021)

Flexible Investment Options:

Shell-and-core delivery allows investors to lease, sell pre-completion, operate as a clinic, or develop and flip post-fit-out for premium returns.

Benefits of Investing in The Murex Clinic

The Middle East and Africa precision medicine market is expected to grow by 11% annually to be worth \$142 billion globally by 2026.

Investors can capitalize on this opportunity by supporting entrepreneurs in developing innovative, ground-breaking personalized medicine solutions that enhance overall patient health outcomes.

ESTING



The Floor Plans



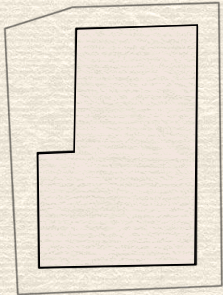
TYPICAL FLOORS 01 - 05

LEGENDS

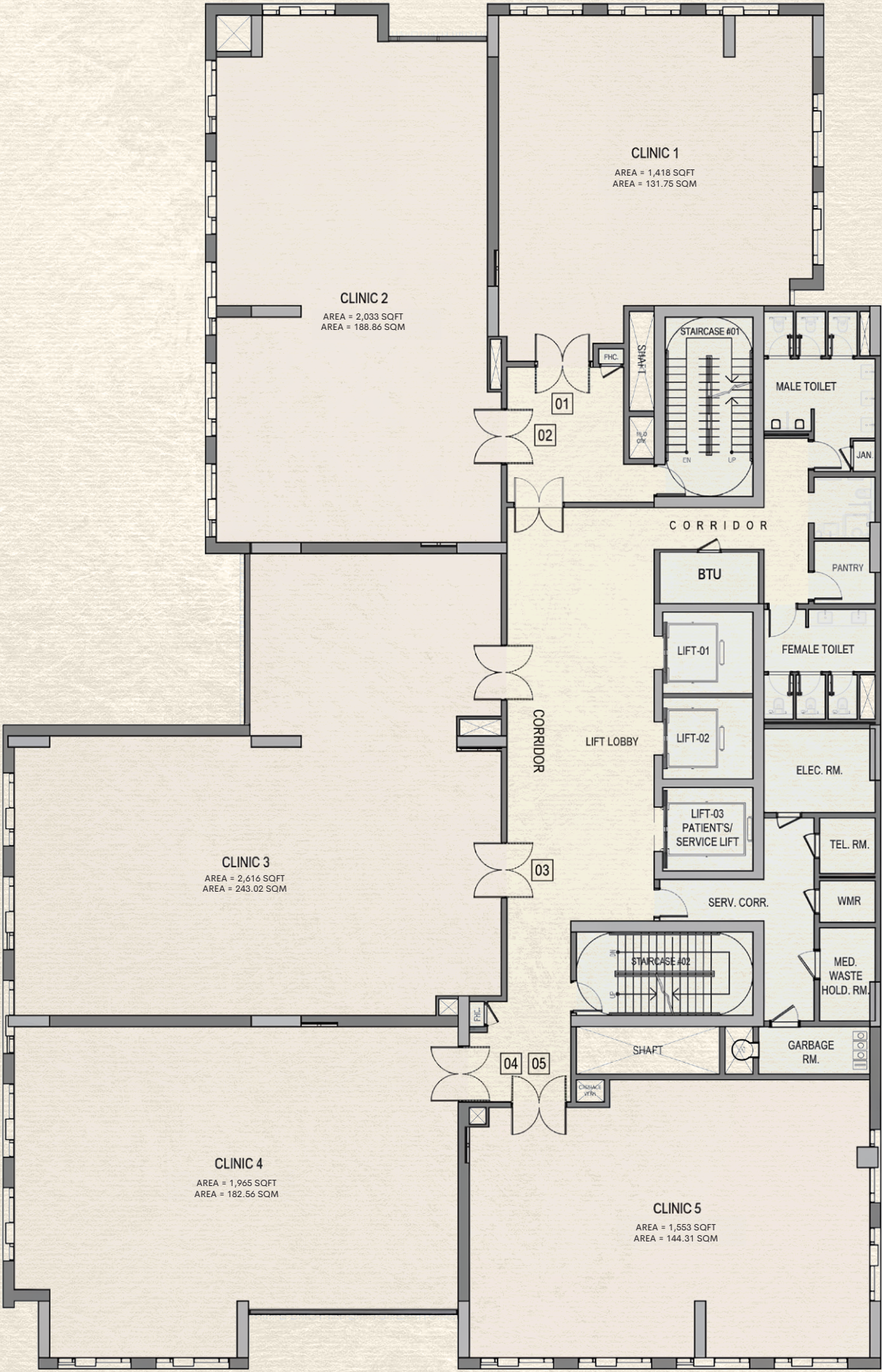
	CLINIC		LOBBY		SERVICES
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SECTION PLAN & KEY LAYOUT

	6
	5
	4
	3
	2
	1
	G
	B1
	B2



CLINIC NO.	Area (SQFT)	Area (SQM)
CLINIC 1	1,418	131.75
CLINIC 2	2,033	188.86
CLINIC 3	2,616	243.02
CLINIC 4	1,965	182.56
CLINIC 5	1,553	144.31



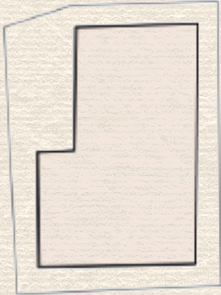
06TH FLOOR

LEGENDS

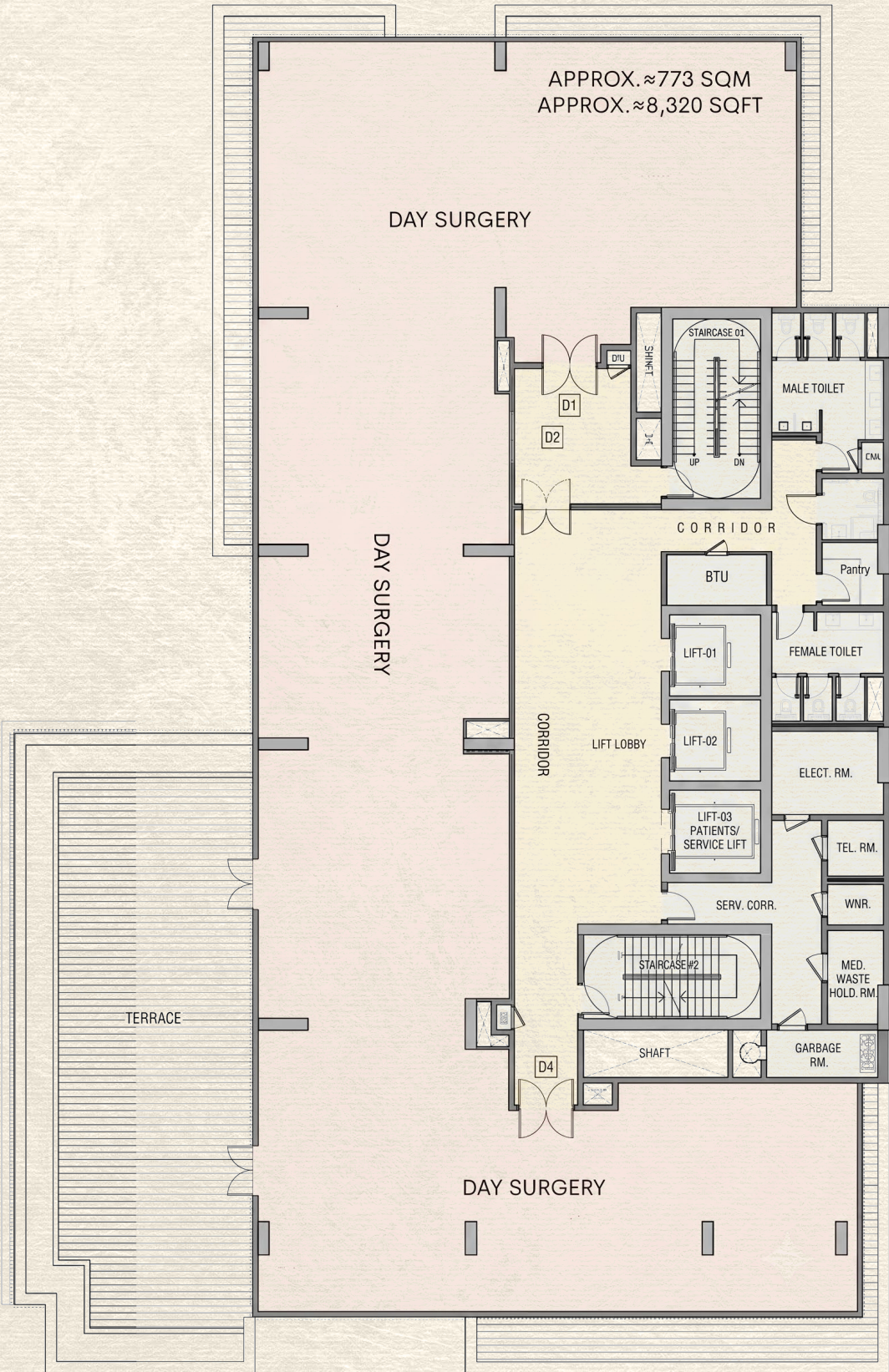
DAY SURGERY	LOBBY	SERVICES
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SECTION PLAN & KEY LAYOUT

6
5
4
3
2
1
G
B1
B2



DAY SURGERY
Approx. $\approx$ 8,320 SQFT
Approx. $\approx$ 773 SQM



SPECIFICATIONS

ENTRANCE LOBBY

- Travertine look Porcelain tile for flooring & Skirting.
- White Fenomastic Ceiling Paint.
- Off White Textured Paint for walls.
- Metal U-Channel in Brushed SS finish for all walls.
- Brushed SS Metal Feature Claddings on Reception counter details & Reception walls.
- Natural White wood stone for Reception Counter finish.
- Wood Look Laminate for feature wall claddings & Louvres.
- Magnetic Track light through the space.

LIFT LOBBIES

- Brushed SS Metal Feature Claddings on Lift Fascia. Metal wall above lifts curved inward to the lift.
- Travertine look Porcelain tile for flooring & Skirting.
- White Fenomastic Ceiling Paint.
- Off White Textured Paint for walls.
- Metal U-Channel in Brushed SS finish for all walls.
- Feature cladding for Natural white wood stone on the lift button walls.
- All Doors in Wood look laminate finish.
- Magnetic Track light through the space.
- Feature Linear wall light made of frosted acrylic diffuser and stainless-steel profile.

ABLUTION & PRAYER ROOM

- Carpet laid on Prayer room floor with lacquered MDF as skirting in colour to match the carpet.
- Travertine look porcelain tile for flooring & walls at the Ablution.
- Corner Y trims at corned walls in Ablution. Colour matching the porcelain tile.

PUBLIC TOILETS

- Travertine look porcelain tile for flooring & walls at the Ablution.
- Corner Y trims at corned walls in Ablution. Colour matching the porcelain tile.
- Mirrors at Vanity wall.
- White wood natural stone threshold at all wet areas.
- All Sanitaryware fittings in Chrome finish by Grohe Along with White Ceramics by V&B.



Developed by



Established in 2025, Edomi Real Estate Developments is a forward-thinking development company based in Dubai, dedicated to creating spaces where community, growth, and belonging converge. Our name reflects our philosophy: **'Ed' signifies education and personal development, while 'Domi', derived from the Latin for home, embodies warmth and stability.**

Our first project, The Murex clinic in Dubai Healthcare City, marks the beginning of an expanding portfolio.

We believe in developing more than buildings; we craft nurturing environments that foster lifelong learning and enhance quality of life.

Powered by

EVOLUTIONS

Evolutions is a global real estate powerhouse headquartered in Dubai. The company operates as a full-cycle ecosystem, built on a proprietary operating framework known as The EV Powercycle; a model designed to transform off-plan conceptualization, development and commercialization at scale.

By integrating development strategy, engineering intelligence, sales, marketing, and operations under one ecosystem, Evolutions delivers end-to-end lifecycle management for real estate assets. This approach enables faster execution, smarter investment decisions, and consistently stronger outcomes for partners and investors across global markets.

EVOLUTIONS

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