'24HC

Digital Brochure

AVENEW

DUBAI REAL ESTATE FIRM



A CONTEMPORARY OFFICE ADDRESS

Positioned within Dubai Healthcare City, 24 HC combines contemporary architecture with flexible shell and core office spaces, thoughtfully designed common areas and integrated retail offerings to support a range of business needs.

Defined by clean lines, efficient layouts and refined common areas, 24 HC offers a practical working environment within one of Dubai's most established healthcare and commercial districts.

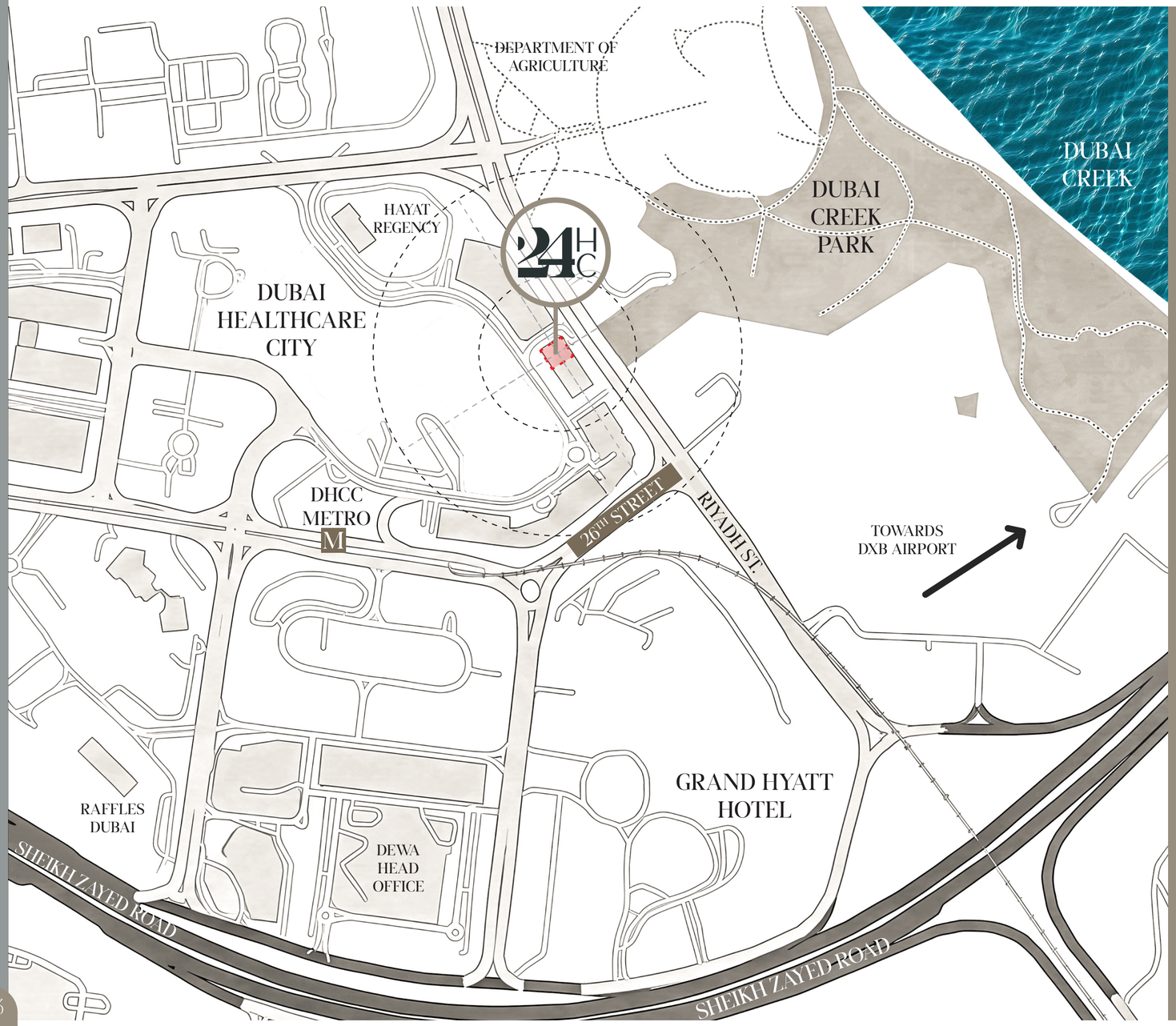
KEY HIGHLIGHTS

THE LOCATION
Dubai Healthcare City
Established business district
Metro connectivity

THE BUILDING
7 office floors
5 ground floor retail units
Generous parking provision: 112 parking bays

THE SPACES
Flexible shell & core offices
1,160 - 1,876 sqft
Ready in Q2 2027





AN ESTABLISHED ADDRESS IN DUBAI HEALTHCARE CITY

Located in the heart of Dubai Healthcare City, 24 HC places businesses within one of the region's leading healthcare and commercial destinations, offering access to a world-class medical ecosystem, exceptional connectivity and a strategic central Dubai location.

Key Distances

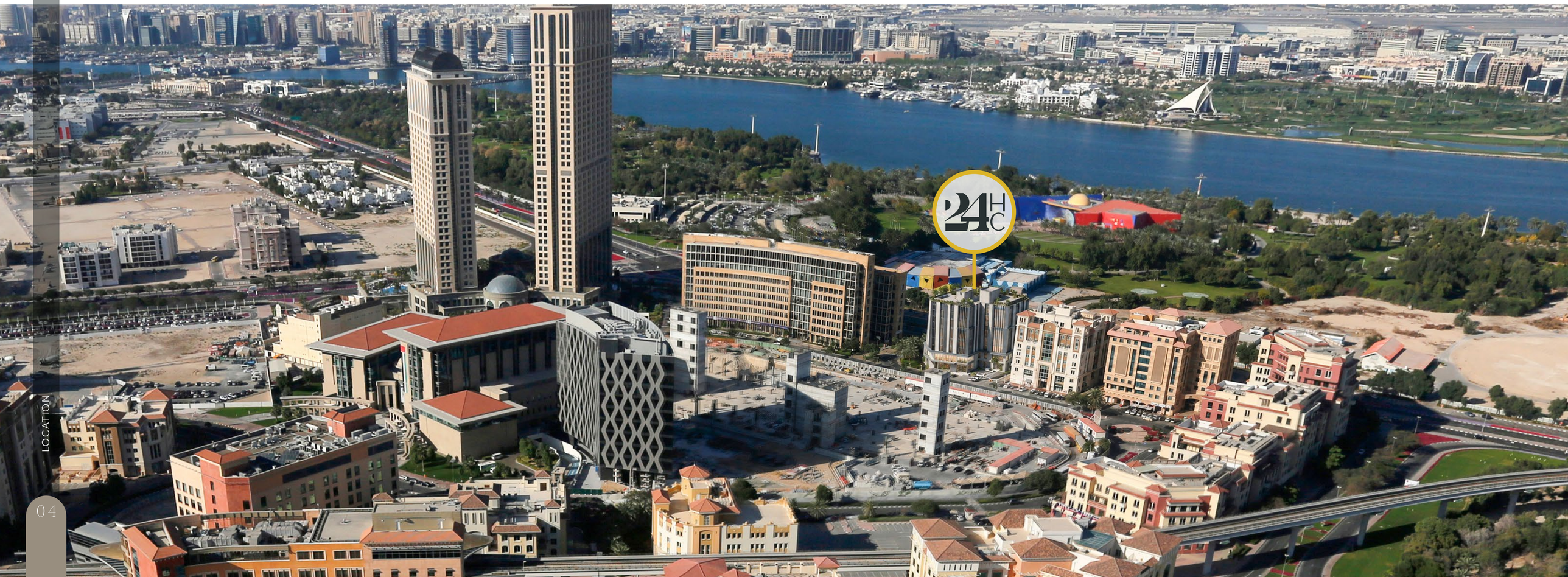
Dubai Mall – 10km (10 mins)
DXB Airport – 10km (11 mins)
Palm Jumeirah – 30km (22 mins)
Burj Al Arab – 23km (21 mins)

SURROUNDING AMENITIES & CONNECTIVITY

Medical
Mediclinic City Hospital
Emirates Specialty Hospital

Hospitality
Raffles
Grand Hyatt Dubai
Hyatt Regency Dubai Creek Height

Connectivity
DHCC Metro
Sheikh Zayed Road
DXB Airport



A DISTINCTIVE PRESENCE

24 HC's contemporary architectural form is defined by vertical lines, balanced proportions and a refined material palette that brings clarity and structure to the building's overall presence within Dubai Healthcare City.

Ground-floor retail and efficient office floors above create a practical working environment suited to a range of business types and operational needs.




RETAIL
RETAIL





WELL-DESIGNED COMMON SPACES & EVERYDAY CONVENIENCE

24 HC's shared amenities are designed to support the rhythm of everyday business operations through a clean, practical and well-considered environment.

From the entrance lobby to the integrated retail and café offerings at ground level, each space contributes to a connected and efficient workplace experience within Dubai Healthcare City.



ARRIVAL & CONCIERGE

A clean and contemporary arrival experience designed to support everyday business operations.



Arrival entrance and concierge



Welcoming reception area



Arrival corridor



LOBBY CAFÉ

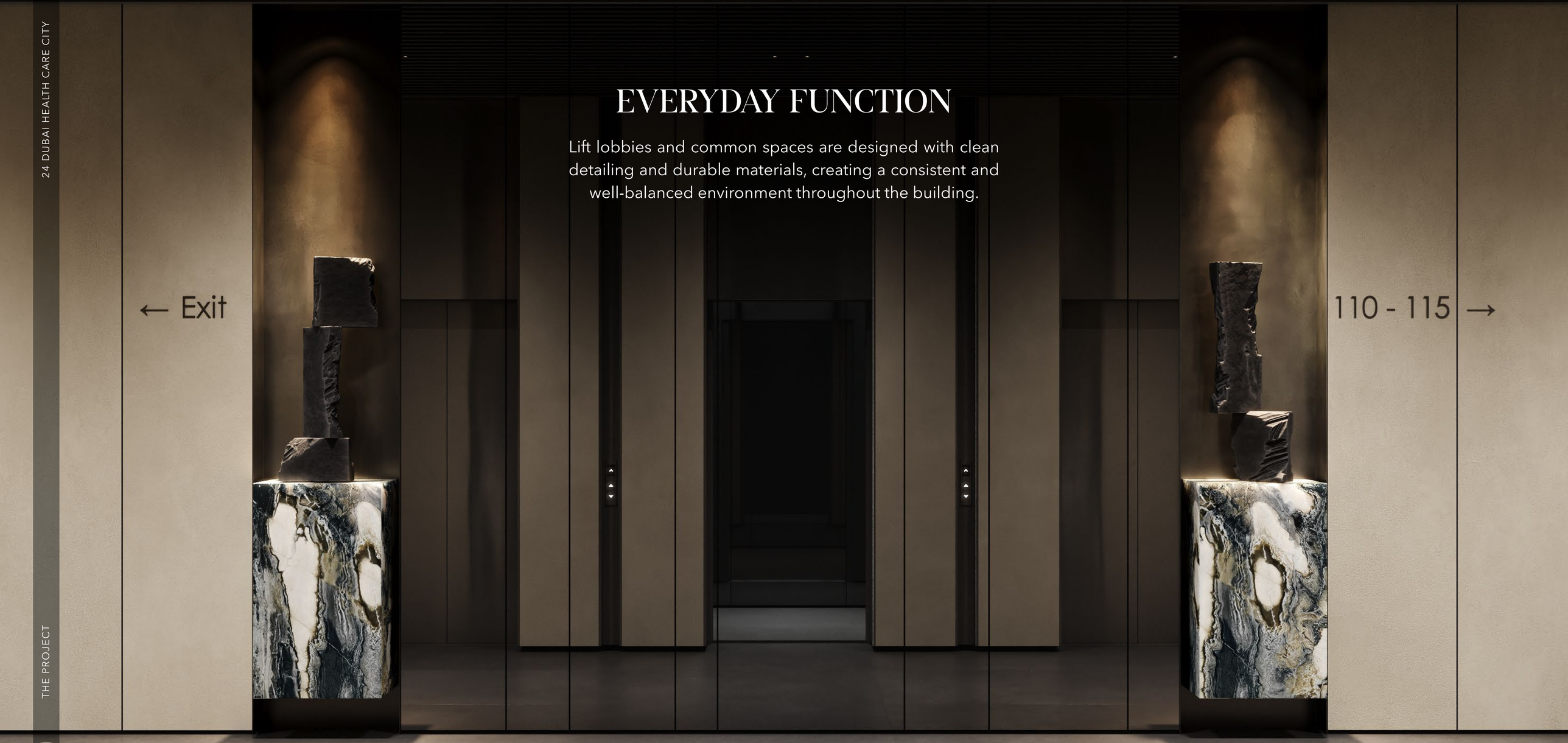
Designed to support the rhythm of everyday business operations, the lobby café creates an inviting setting for casual meetings, refreshments and moments away from the workspace.

GROUND FLOOR RETAIL

Integrated retail spaces at ground level introduce an added layer of convenience and support the day-to-day needs of businesses and visitors within the building.

EVERYDAY FUNCTION

Lift lobbies and common spaces are designed with clean detailing and durable materials, creating a consistent and well-balanced environment throughout the building.





Arrival lift lobby



Ground floor corridor



Office floor lift lobby



ROOFTOP TERRACE

A landscaped rooftop terrace with comfortable outdoor seating, designed for informal meetings, quiet moments and a change of scenery throughout the working day.

FLEXIBLE WORKSPACES

Shell and core offices offer the flexibility to adapt spaces according to different operational and business requirements.

Designed with practicality and adaptability in mind, the layouts support a range of workspace configurations within a clean and efficient office environment.



Office floor corridor



Office floor corridor



Office floor corridor



INTERIORS

Designed for adaptability, the office spaces benefit from open layouts and natural light to support a variety of workplace configurations.

Illustrative fit-out concepts demonstrating the potential of the office spaces. Actual office units are delivered shell and core.



Illustrative office interior

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Common washroom facilities



Common washroom facilities

WHY 24HC

PRIME DESTINATION

Positioned within one of the region's leading healthcare and commercial destinations.

FLEXIBLE SPACES

Flexible shell-and-core office spaces suited to growing businesses and established enterprises alike.

CONTEMPORARY DESIGN

Contemporary architecture designed to maximise natural daylight and workplace efficiency.

RETAIL & CAFÉ

Integrated retail and lobby café supporting day-to-day business operations.

REFINED ARRIVAL

Refined arrival experience with concierge and thoughtfully designed common areas.

DEDICATED PARKING

Dedicated parking provision.

STRATEGIC CONNECTIVITY

Strategic connectivity to Dubai's major commercial hubs and transport links.

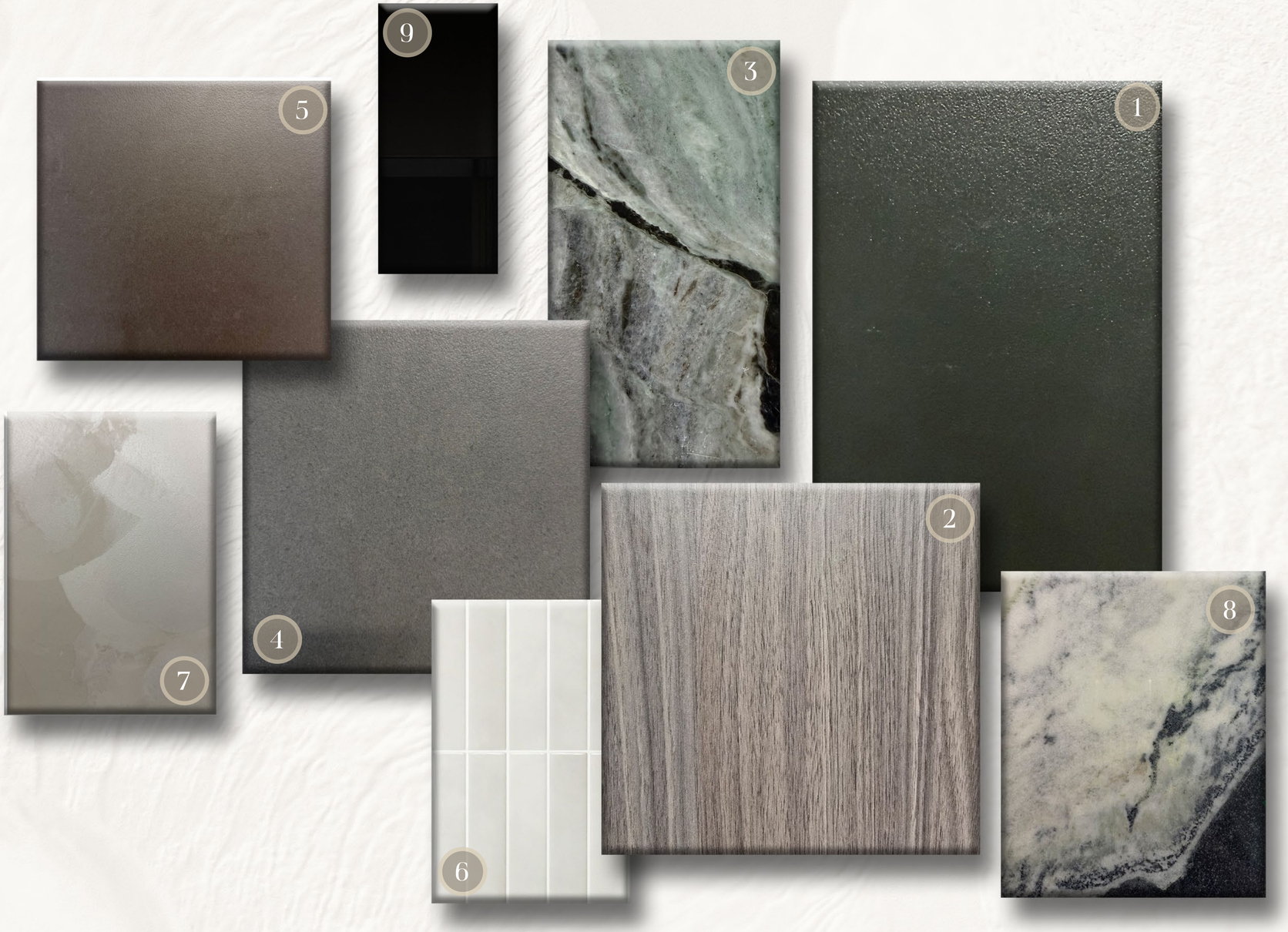
READY Q2 2027

Ready to move in Q2 2027.



MATERIAL BOARD

1. General Metal
2. General Wood
3. Reception Counter
4. Wall and Flooring - Toilets
5. Common Area Flooring
6. Toilets Feature Wall
7. Common Area General wall
8. Vanities
9. Common Area Dark Mirror





AVENEW REAL ESTATE

Established in 2021, Avenew Real Estate has quickly built a strong presence within Dubai's dynamic property market. With an extensive network of trusted agents, consultants, and industry partners, we offer result-oriented, consumer-focused solutions that have helped investors and buyers secure exceptional opportunities across the emirate.

Driven by a commitment to excellence and deep market knowledge, Avenew Real Estate plays a key role in identifying prime opportunities and shaping developments that respond to the city's evolving landscape. Our expertise spans land sourcing, investment advisory, and strategic marketing – ensuring every project we represent reaches its fullest potential.

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