



INVESTMENT BROCHURE

24 HC

by Avenew Development · Healthcare City, Dubai

FROM **AED 3,000,000**

THE PROJECT

24 HC

STARTING PRICE

AED 3,000,000

HANDOVER

Q2 2027

RESIDENCES

Office · Retail

STATUS

Off Plan

24 HC is a contemporary commercial development by Avenew Development rising in Dubai Healthcare City , combining flexible office floors with street-level retail in a single, sharply detailed building. Full-height glazing, landscaped terraces and a double-height lobby give the address a distinctly modern business character.

- Positioned in Dubai Healthcare City , a established medical, wellness and business district with quick access to Downtown Dubai and the Dubai Creek waterfront.
- A mix of office suites and retail units suited to owner-occupiers, clinics, professional practices and investors.
- Handover scheduled for Q2 2027 .
- Flexible payment structure with a post-handover instalment period.
- Ground-floor retail frontage, generous glazing and planted setbacks create an inviting, pedestrian-friendly street presence.

24 HC offers a practical, well-located base for businesses seeking modern commercial space in one of Dubai's most specialised districts.

RESIDENCES & PRICING

Unit mix, prices and payment plan

RESIDENCE	BEDS	FROM SIZE	FROM PRICE
Office	—	—	AED 3,000,000
Retail	—	—	On request

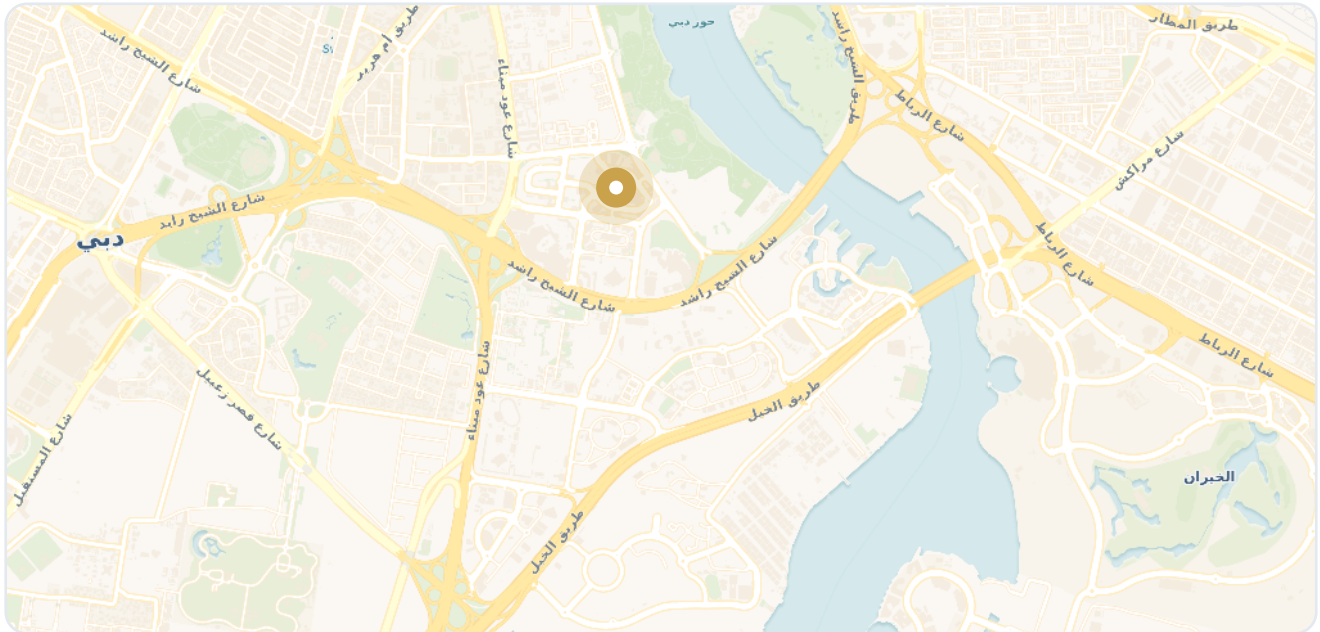
PAYMENT PLAN

MILESTONE	PAYMENT
During construction — Payable up to handover	30%
Post-handover — Over 24 months after handover	70%

Prices and payment terms are set by the developer and may change without notice. Contact us for the current availability and offers.

THE LOCATION

Healthcare City



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NEARBY POINTS OF INTEREST

● Mohammed Bin Rashid Academic... HOSPITAL	0.0 km	● Dubai Healthcare City Metro Station METRO	0.3 km
● institute of Medical Aesthetic HOSPITAL	0.3 km	● Wafi Mall MALL	0.7 km
● GEMS Winchester School SCHOOL	0.9 km	● Creek Park PARK	1.0 km

Dubai Healthcare City is a dedicated free zone focused on healthcare, launched in 2002 in Dubai . It was created to deliver high-quality medical services and attract global medical tourism.

The area combines healthcare, medical education, and research in one integrated environment. It also supports businesses in hospitality, consulting, retail, and wellness sectors.

Located in Al Jaddaf, this healthcare district draws people from around the world seeking advanced treatments.

THE DEVELOPER

Avenew Development

24 HC is developed by Avenew Development.

ACTIVE

Since 2024

Avenew Development was founded in 2024 in Dubai by Rasha Hassan (Founder). It is a boutique developer focused on off-plan residential communities built around considered design, strong locations and long-term value. Its new flagship project: The St. Regis Residences at Dubai Islands — a collaboration with Marriott International that marks the company's entry into the branded-residences segment (luxury 1-3BR homes with access to the beach, promenades and golf). A further project: Avenew 888 in Dubai South (a G+13 retail-and-residential building, handover March 2028). An aggressive market entry — within a year of its founding, Avenew signed a collaboration with Marriott International for the St. Regis brand (one of the most prestigious brands in the world). Its strategy centres on Dubai Islands and Dubai South.



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