



Al Fardan **Medical & Wellness Centre (Sharjah)**

Leasing Opportunity in highly attractive Sharjah Healthcare Sector



Key Investment Rationale

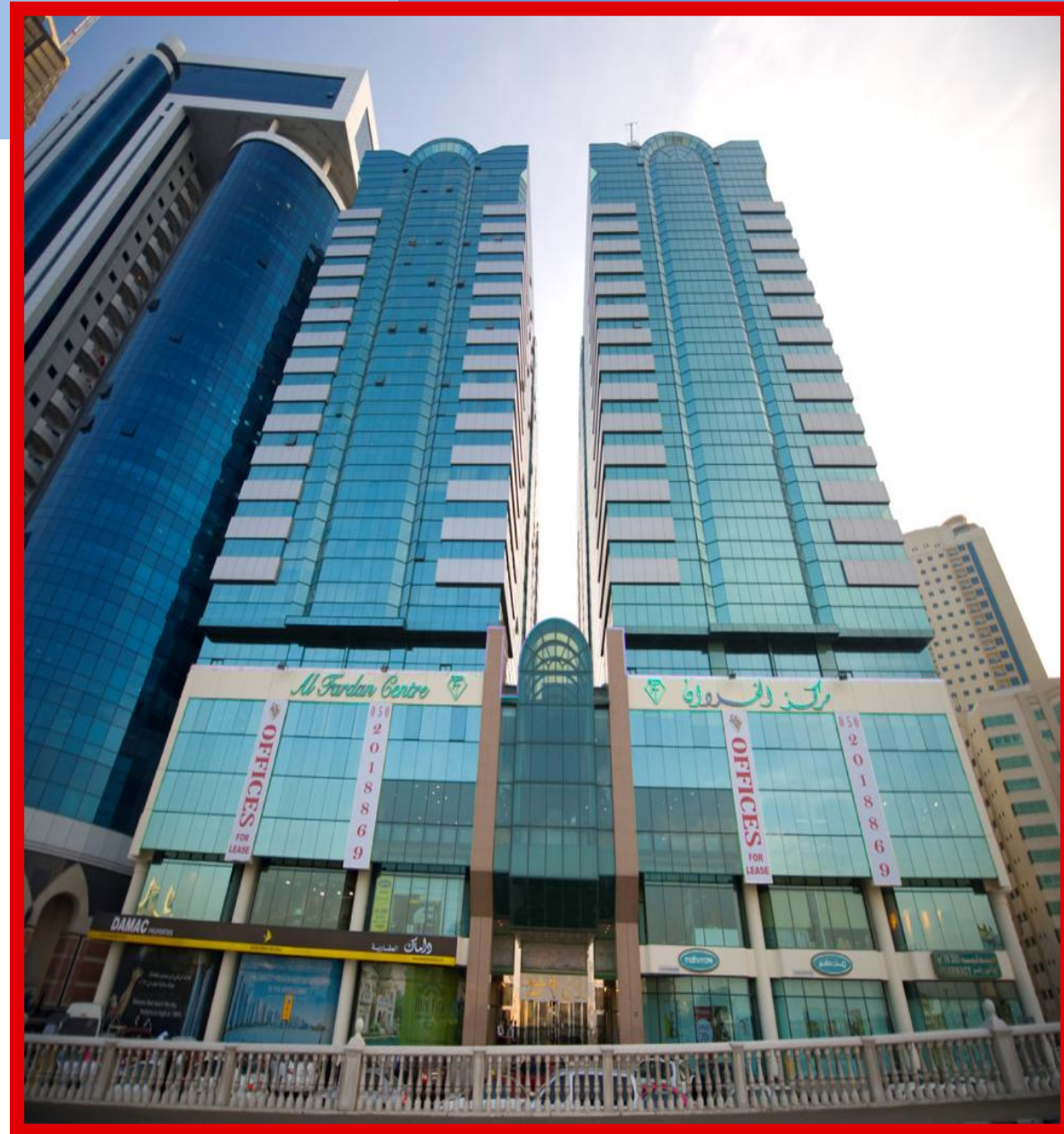
- High population growth rate and per capita income in the UAE
- Gradual abolishment of free healthcare facilities in the UAE
- High return on healthcare investments
- Positive government initiatives
- Lack of specialty out-patient clinics in Sharjah
- The proposed Medical and Wellness Centre is located in the heart of Sharjah that boasts of a residential community of over 40,000 residents in the proximity of within 10 minutes of walking distance.

Mission – To be the leading community based Medical & Wellness Centre in Sharjah

Al Fardan Centre & Towers

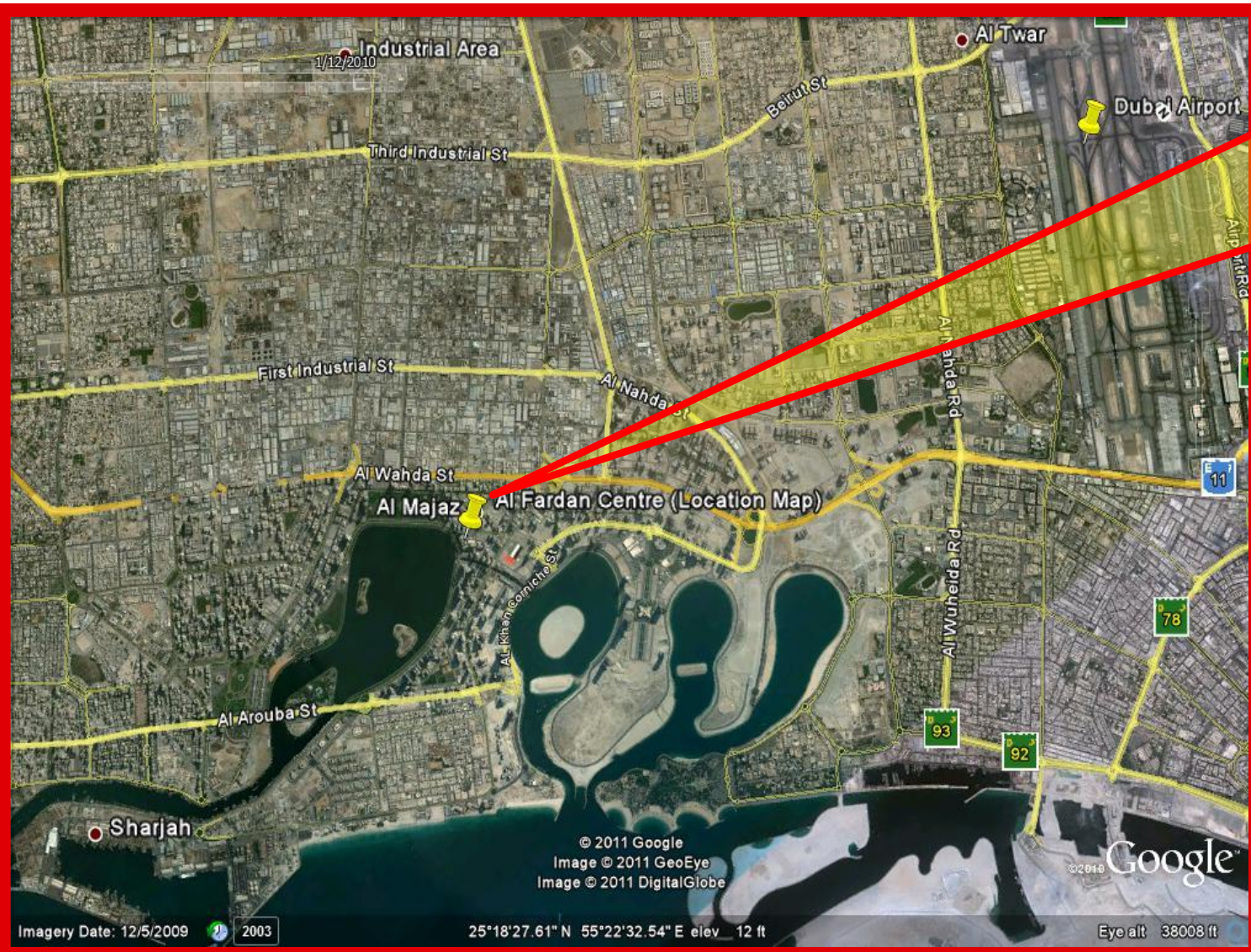
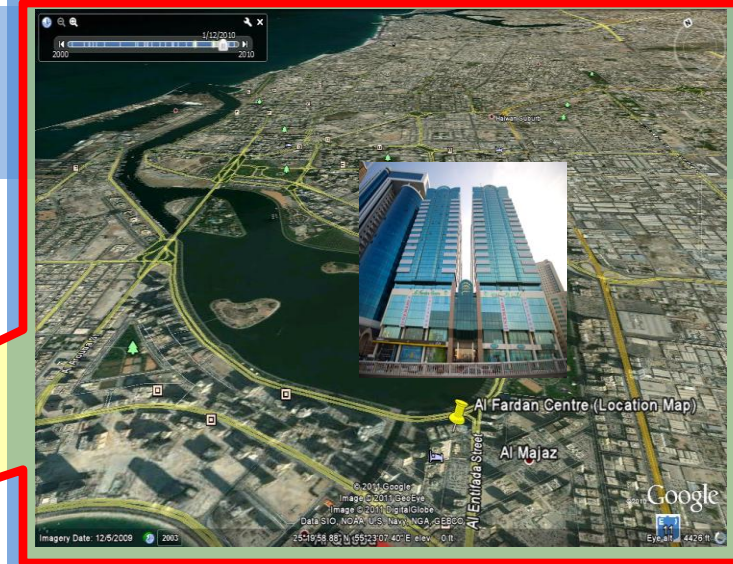
Property Overview

- Al Fardan Centre is a part of the prestigious Al Fardan Group in UAE which comprises amongst others Al Fardan Exchange and Al Fardan Jewellery.
- Al Fardan Centre is the first shopping mall in Sharjah and was established in 1998. Spread over three levels with an average GLA of 76,000 Sqft of Retail space the mall is anchored by “Carrefour Market” and other brands such as Mothercare, Tips & Toes, Abu Haleeqa, Al Fardan Exchange, Treasure Island and Yateem Opticians.
- The property has varied elements and a diversified customer profile as the mix of **retail, commercial, residential and hospitality elements in the same place under one roof.**
- The property comprises 198 residential apartments, 264 Hotel Apartments (640 bed), 174 Offices along with the shopping mall.
- *The proposed Medical and Wellness Centre is located in the heart of Sharjah that boasts of a residential community over 40,000 residents in close proximity of within 10 minutes of walking distance.*



Al Fardan Medical & Wellness Centre

Location Map



- Al Fardan Centre is located in the heart of the Sharjah on main **Al Buhaira Corniche**.
- Sharjah has over 800,000 residents
- In 2006, Sharjah's population was served by five hospitals, 17 primary healthcare centres, two secondary healthcare centres with a combined 129 units, a further health facility with 15 units and a dental clinic with 11 units; these indicate a shortage of availability of healthcare facilities in Sharjah
- The mall is located in the heart of Sharjah that boasts of a residential community of over 40,000 residents in close proximity of within 10 minutes of walking distance.

Al Fradan Centre - Area Details

- **Plot area = 4,783 Sqm / 51,465 Sqft**
- **The Mall: Total Gross Leasable Area (GLA) of the mall is 76,240 Sqft**
 - Basement : 86 car park and services room
 - Ground floor: 20 shops. Total GLA =26,110 Sqft
 - Mezzanine floor: 34 shops. Total GLA =23,207 Sqft
 - **Medical & Wellness Centre. Total GLA =26,930 Sqft**
- **Offices: The Total Offices is 174 office divided in two Block A&B**
 - Three floor in tower B, total of offices no. 52
 - Six floor in tower A, total of offices no. 122
- **Tower A: Tower A, is a Deluxe furnished Apartment and Hotel (Golden Tulip)**
 - 12 floor hotel: 264 apartments (640 beds).
 - Restaurant floor, meeting room, banquet hall.
 - Healthy club & spa with swimming pool.
- **Tower B: Tower B, is a Residence Apartments Total of 198 flats:**
 - 3 bedroom : 77 flats.
 - 2 bedroom: 98 flats.
 - 1 bedroom: 18 flats.
 - Studio: 4 studios.



Al Fardan Medical & Wellness Centre

5



The Concept

- The proposed Medical & Wellness Centre will be located on First Floor of the Shopping Mall with a GLA of 26,930 sqft.
- There will also be coffee shop / restaurant spaces, which has the scenic view of the Khaled Lagoon.
- The Centre offers a unique opportunity to target the mid-income families living in the surrounding area of the Centre. The Centre may include the following main services/features. However, the type of services to be offered at the Centre is expected to be suggested by the Prospective Operator(s) based on their experience and expertise:
 - General Practitioners (GPs)
 - Obstetrics & Gynaecology
 - Paediatrics
 - Dental
 - Orthopaedic & Sports Medicine
 - Dermatology and Cosmetology
 - Plastic and Laser
 - Pain Management and Chiropractic
 - Stress Management
 - Sleep & Eating Disorders
 - Diet and Weight Control
 - Diabetic Foot and Podiatry
 - Smoking Cessation
 - Spa / Beauty Treatments
 - Premarital Counseling/Couple Therapy/Genetic
 - Laboratories
 - Pharmacies
 - Beauty Product Shops
- *Mission – To be the leading community based Medical & Wellness Centre in Sharjah*
- *To provide a space for the leading Hospitals, Clinics, Wellness & Beauty Centres and Individual Doctors to establish their clinics to provide services for the local community.*
- *Introducing the latest technology and medical services geared towards the holistic approach, relaxation and body treatments.*
- *The theme has been developed from the healing process of the tissue cells. a reconstruction of cell structures is used as a connecting pattern between the various areas throughout the floor space*
- *A strong feature stone wall element is used to subdivide the clinics areas together with graphic visual screen.*
- *A refreshments lounge has been incorporated for comfort for those waiting patients and guests.*

Al Fardan Medical & Wellness Centre

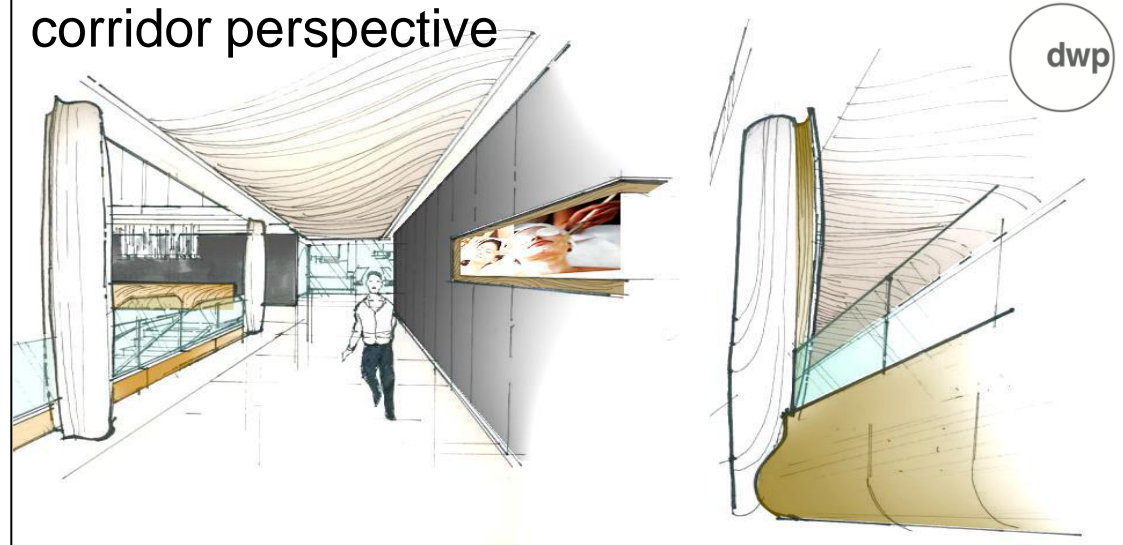


Design Perspectives

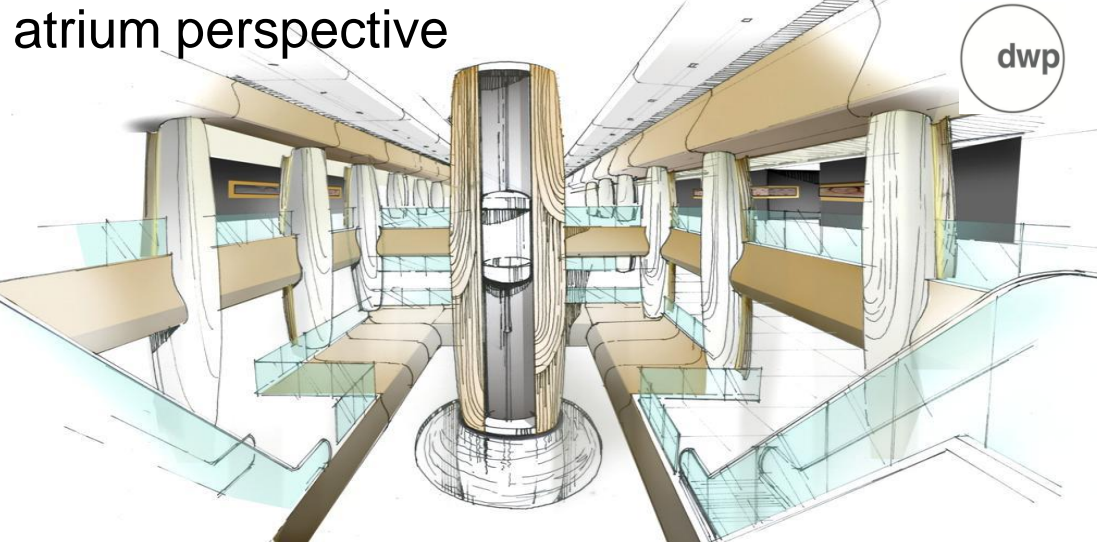
reception perspective



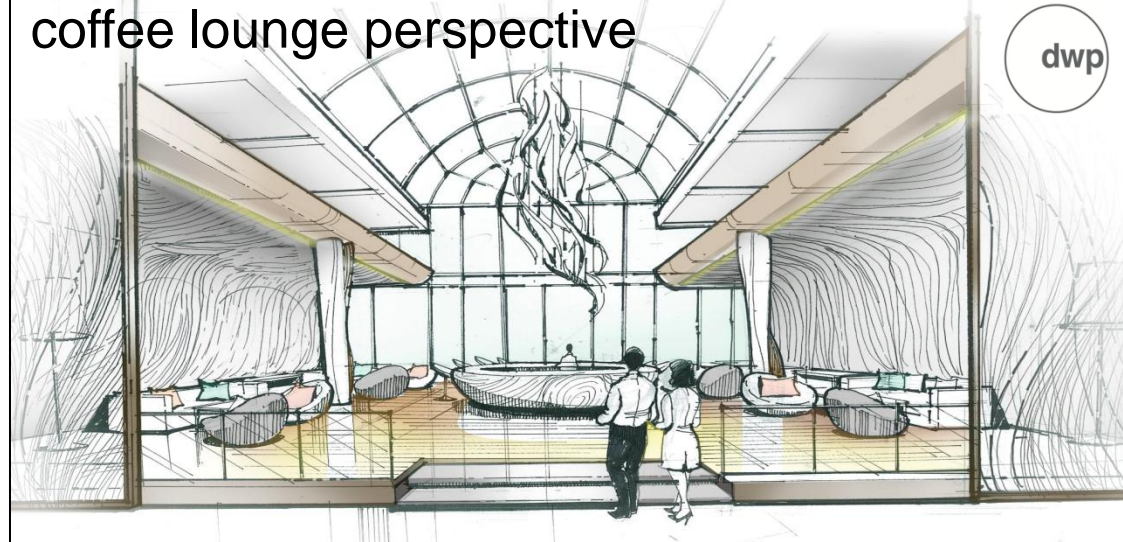
corridor perspective



atrium perspective



coffee lounge perspective



Al Fardan Medical & Wellness Centre



Floor Plans



ZONE	COLOR	AREA In square meters
01		364
02		340
03		225
04		170
05		203
06		207
07		351
08		354



Al Fardan Medical & Wellness Centre

The Opportunity

The Medical & Wellness Centre

- The Medical & Wellness Centre offers a unique opportunity to target the mid-income families living in the surrounding area of Al Fardan Centre , with over 40,000 residents within 10 minutes of walking distance;
- Al Fardan Management would like to consider an Operator who will work with the Client as
 - Joint Venture (JV) Partner, or lease the entire space and set-up a Medical & Wellness Centre ,
 - Lease the entire space and then sub-lease to individual doctors / beauty centres, or
 - Individual doctors who would like to lease individual clinics;
- Colliers International Healthcare (CIH) have the mandate on 'exclusive basis' for operator search and selection for the Proposed Medical & Wellness Centre ;
- For further details and site visit please contact Sara Tokali or Laila Askar (please refer to page 9 for the contact details).
- For Joint Venture (JV) Opportunities please contact Mansoor Ahmed (please refer to page 9 for the contact details).



Al Fardan Medical & Wellness Centre

For Further Details Contact

For Dubai , Sharjah, Ajman

Sara Tokali

Analyst
Healthcare | Education| PPP

Main: +971 4 453 7400 | Dubai
Mob: +971 50 613 4602
E-mail: stokali@colliers-me.com

For Abu Dhabi, Al Ain

Laila Askar

Researcher
Healthcare | Education| PPP

Main: +971 2 639 7561 | Abu Dhabi
Mob: +971 50 172 6424
E-mail: laskar@colliers-me.com

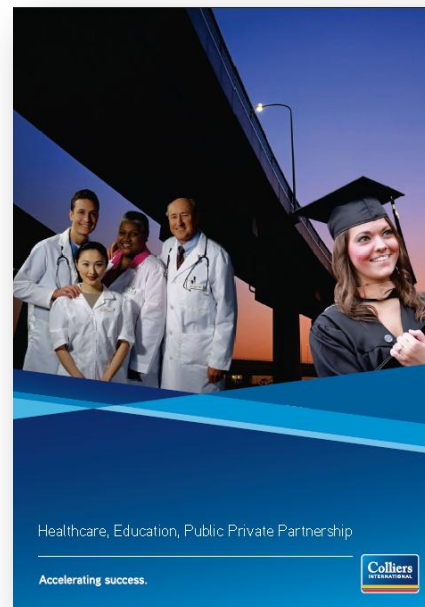
For Joint Venture Opportunities

Mansoor Ahmed MAS, MSc

Director
Healthcare | Education| Public Private Partnership

Tel: +971 2 639 7561 | Abu Dhabi
Main: +971 4 453 7400 | Dubai
Mob: +971 50 668 8239
E-mail: mahmed@colliers-me.com

Colliers International
P O Box 94348 | Abu Dhabi | UAE
P O Box 71591 | Dubai | UAE
www.colliers-me.com



Healthcare, Education, Public Private Partnership (PPP)

Services Offered

Healthcare & Education Sectors

- Strategic & Business Planning
- Market & Financial Feasibility Studies
- Market & Commercial Due Diligence
- Mergers & Acquisitions Assistance
- Public Private Partnership (PPP) & Privatisation
- Operator Selection & Contract Negotiation
- Land, Property & Business Valuation
- Site Selection & Land / Property Acquisition

Mansoor Ahmed MAS, MSc

Director

Healthcare, Education & Public Private Partnership (PPP)

Mobile No: +971 50 66 88 239

Email: mahmed@colliers-me.com

Public Private Partnership (PPP)

- Strategic & Business Planning
- Business Case for PPP and Feasibility Studies
- Market and Commercial Due Diligence
- Planning, Development and Regeneration of Towns / Cities
- Operator Selection & Contract Negotiation for Public Run Projects (Hospitals, Schools, etc.)
- Land, Property & Business Valuation



Healthcare, Education, Public Private Partnership

Accelerating success.

