

# DISTRICT







## Message from the CEO

Marakez is a unique development company. Because one of our core businesses is building and operating shopping centres, we're able to look at development opportunities with a wider lens.

With District 5, we were able to select a 200 acre parcel of land in what we consider to be, geographically, the best located plot of land in New Cairo, which perfectly links the old city to the fast emerging New Capital.

We have invested heavily in the infrastructure to create closer links with Road 90 and the rest of New Cairo. It also enjoys easy access to Cairo Airport, Maadi and Madinet Nasr as well as the Red Sea.

District 5 is so named not just due to the proximity to the 5th Settlement but because it brings together the five key elements required to create a vibrant and thriving community. We have utilized the land carefully and intelligently to maximize the enjoyment for our end users, be they families, corporates or simply visitors. I hope you enjoy the final journey as much as we have in getting you there.

—AHMED D. BADRAWI





Marakez is a leading real estate developer in Egypt, with a complete portfolio of residential, commercial, entertainment and retail projects.

With projects such as Mall of Arabia, Aeon Towers, and District 5, we have expanded our offering to ensure that our products cater to the entire market.

District 5, our latest project, is an ambitious mixed-use development that will reshape East Cairo living, which only Marakez, with our experience and track record in retail, services and residential development, can bring to life.





FIVE JOURNEYS.  
ONE DESTINATION.

BISTRO

COPPI

CARLE BISTRO

noma

ELM

EAST ELM

THEATRE





The image features a white background with long, soft shadows cast by green leaves at the top. The leaves are vibrant green and have a pointed, lanceolate shape. The shadows are elongated and spread across the white surface, creating a sense of depth and light. The overall composition is clean and minimalist, with a focus on natural elements and light play.

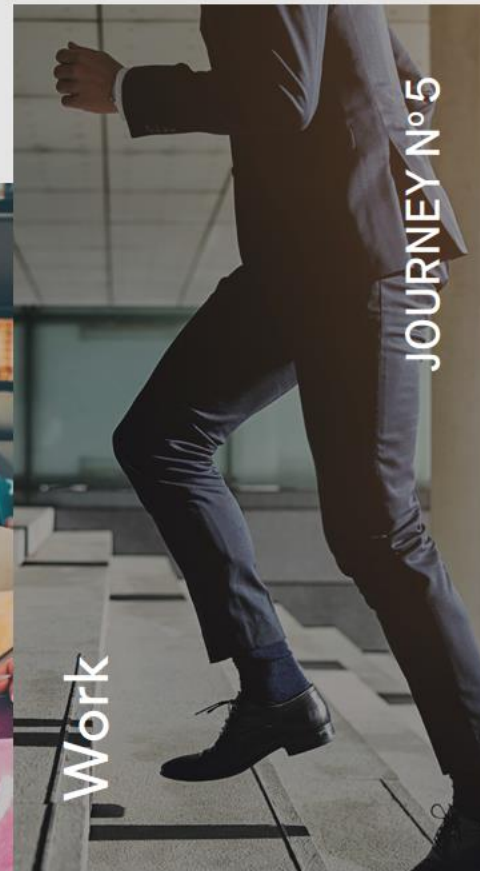
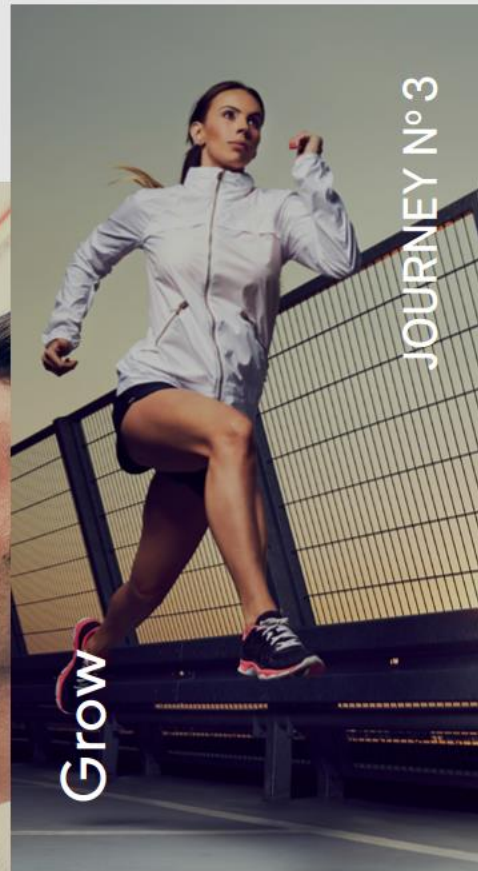
## District 5

Welcome to District 5!

District 5 is the result of Marakez's firm belief that high quality living is attainable and that you can find the lifestyle you wish to experience in your own homes. At District 5, you'll find everything, from offices, sports, shopping, entertainment and all the lifestyle options you're looking for. We've built a suburban residential community with the qualities and convenience of city life.

At Marakez, we've been involved in a variety of projects, all of which have given us a wealth of Expertise that allows us to enhance your experience, which we're placing at the very core of this project.





FIVE JOURNEYS.ONE DESTINATION.



District Five Residences promotes the outdoor experience in a safe environment through an integrated network of trail systems, bike lanes, landscaped parks and plazas connected to the heart of the project - The Clubhouse and Gateway Plaza.

An array of residential homes is available, in a modern yet earthy architecture with a focus on generous interior spaces.



# Live



# Play

Take a break, enjoy life and play. You rarely have to leave District 5. A myriad of leisure and entertainment options can be found in District 5's Lifestyle Centre, including a cinema, a theatre, restaurants, cafés, fine dining options, and top international retailers. An outdoor plaza allows visitors to also enjoy the greenery and special family entertainment options where kids can play in a fun and safe environment.





At District 5, you're invited to grow into the best version of yourself at the state-of-the-art Wellness Centre and make use of the track, pool, gym, and sports pitches. Fitness studios will offer fitness classes, yoga, pilates, and meditation ensuring you connect both physically and mentally at District 5.



# Grow



# Shop



Walkability is an essential element of any residential community. That is why retailers, supermarkets and a myriad of other service providers such as banks, telecoms, pharmacies and more, are adjacent to all of Marakez's residential projects. A subsidiary of Fawaz Al Hokair, the largest shopping centre developer in the Middle East, Marakez develops unique shopping centres that are within walking distance of its residences.



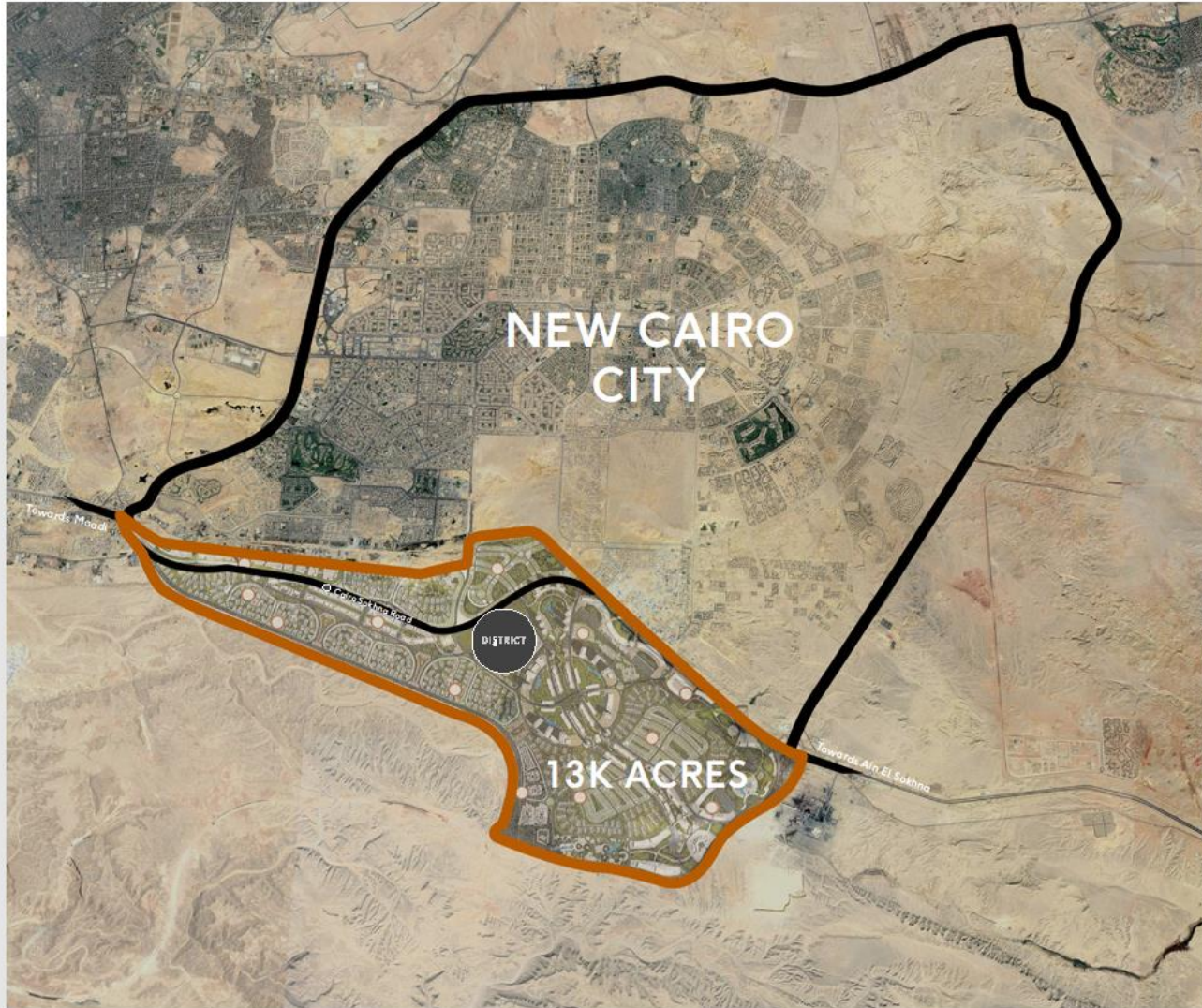




There is no better place to work than District 5. An ultra modern commercial area will attract a wide range of business owners and entrepreneurs with provisions for a variety of professional services. Offices and co-working spaces ensure that there is room for every type of business, and will allow residents and business owners to network and collaborate from a single location.

# Work





## Location

As Marakez's flagship project in East Cairo, the location of District 5 was selected with excellence and convenience in mind. Among the planned 13,000 acres south extension of New Cairo, District 5 will be at the centre of New Cairo. Located on the Cairo - Ain Sokhna highway, District 5 is connected to the Red Sea. Closer to home, Wadi Degla Protectorate lies on the southern edge of the development, giving you easy access to the great outdoors whenever you need a quick break from the city.





## Mobility & Connectivity

In our daily lives, connectivity has become an imperative factor that is a major part of our ability to get the most out of every single day.

That is why Marakez has almost completed 2 major bridges over the Ain Sokhna Highway, right before and right after the District 5 site, seamlessly linking District 5 to New Cairo and surrounding neighbourhoods.

- |              |         |
|--------------|---------|
| - Wadi Degla | 5 min   |
| - Road 90    | 7 min   |
| - AUC        | 8 min   |
| - Maadi      | 13 min  |
| - Airport    | 19 min  |
| - Heliopolis | 30 min  |
| - Sokhna     | 45 min  |
| - Gouna      | 210 min |



# DISTRICT 5

## 200 ACRES MASTERPLAN

A 200 acres integrated mixed-use development offering the opportunity to experience five journeys in a single destination. An unmatched opportunity to live in a suburban residential community with the qualities and convenience of city life.

- A variety of residential prototypes – garden apartments and townhomes.
- A playful entertainment and leisure Life Style Centre on approx. 17,000 sqm of GLA.
- A professional platform to grow at the Wellness Centre on approx. 8,000 sqm of GLA.
- An international standard Shopping Centre on approx. 43,000 sqm of GLA.
- And a state-of-the-art commercial area including offices and co-working spaces.

### District Five - Land Use Split

Plot:	200 Acres
Commercial Plot:	100 Acres
Residential Plot:	100 Acres

### District Five Residences - Footprint

Open Space:	82.4%
Total Footprint:	17.6%
Residential:	16.6%
Clubhouse:	0.8%

### Building Composition

Apartments:	1,440 Units
Townhomes:	280 Units
Total:	1,720 Units





MARAKEZ 

Mindhaus

 Mindhaus

DI5TRICT



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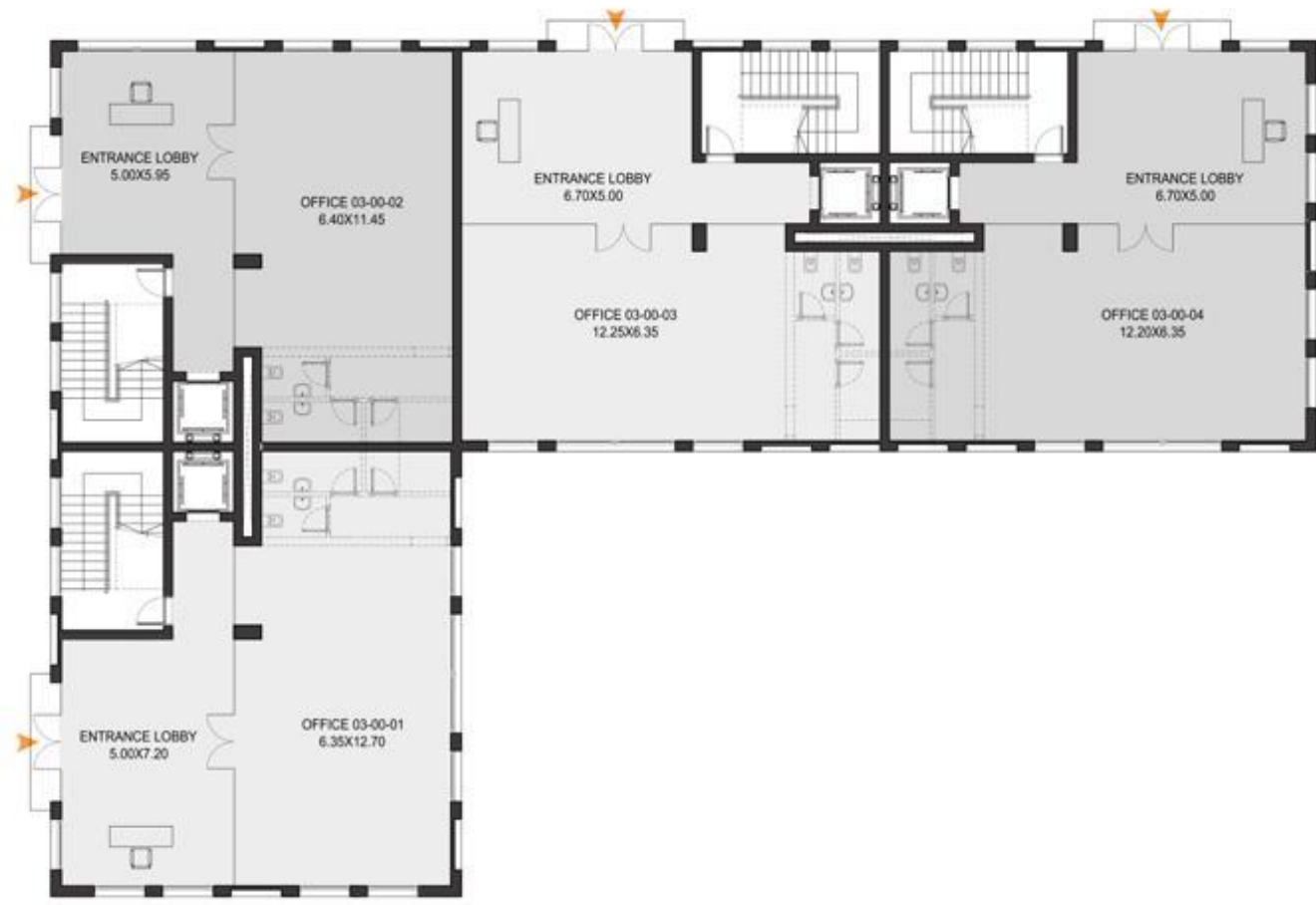




# Quartets

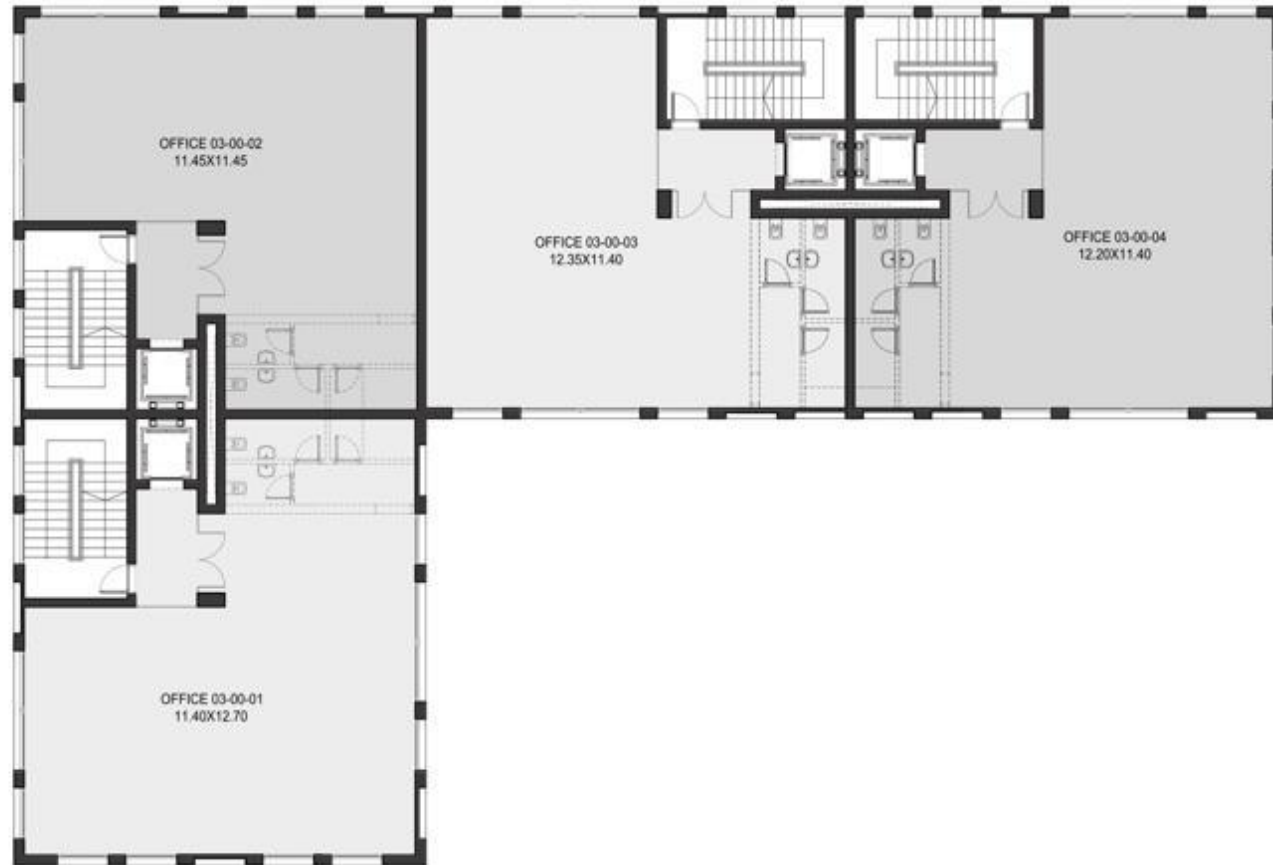
Four-storey 600 meter buildings





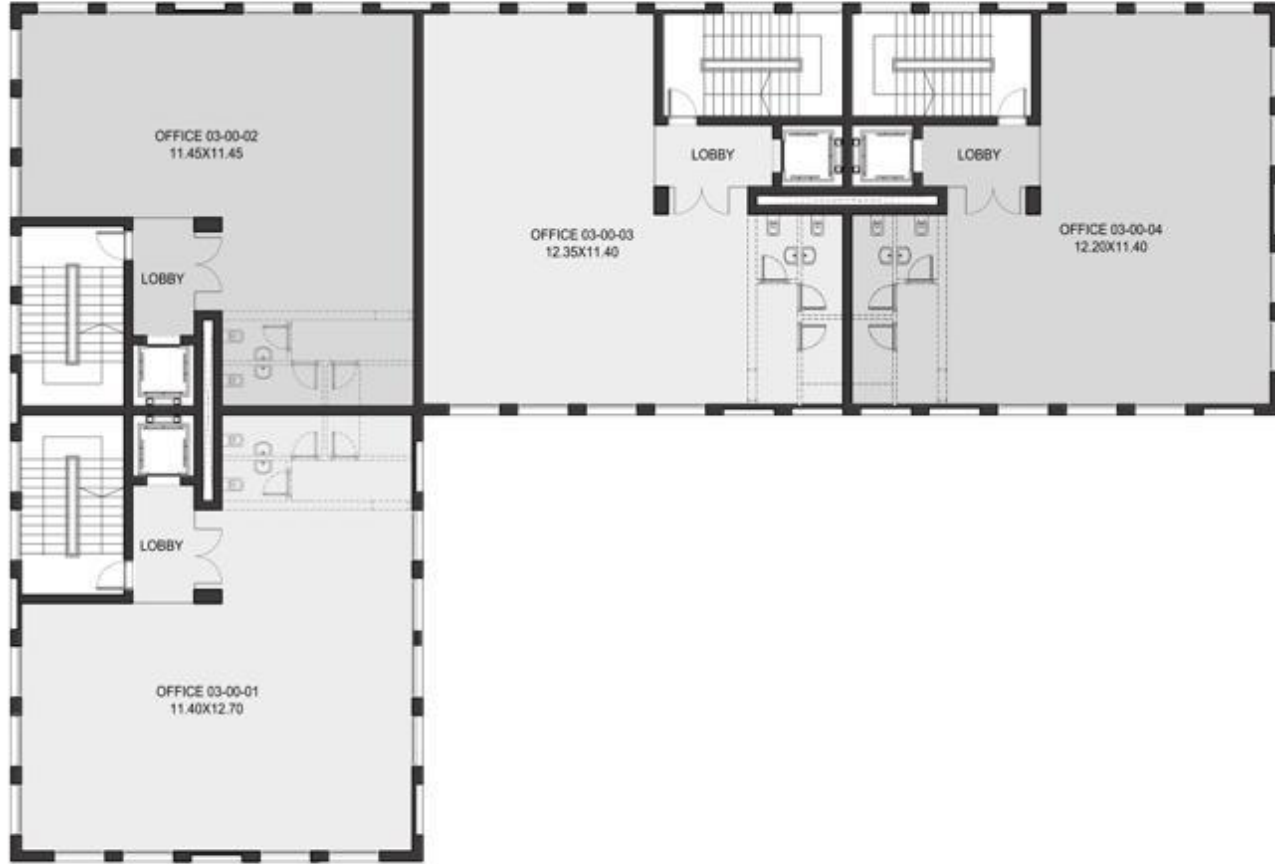
MINDHAUS OFFICES  
BUILDING 03-QUARTETS  
GROUND FLOOR





MINDHAUS OFFICES  
BUILDING 03-QUARTETS  
FIRST FLOOR





MINDHAUS OFFICES  
BUILDING 03-QUARTETS  
SECOND & THIRD FLOOR



# Multiples

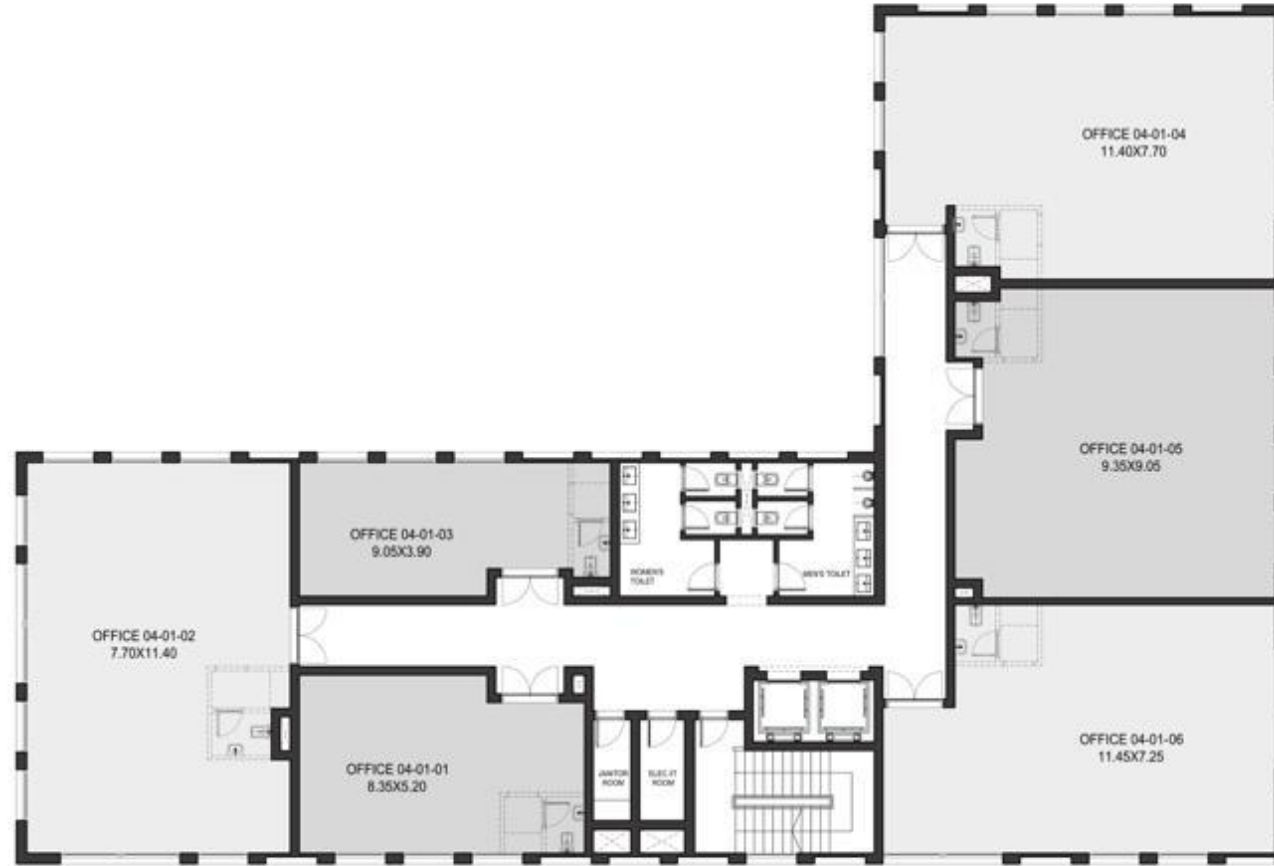
Semi-finished office spaces of different sizes with fully finished services such as common areas, common bathrooms, staircases and elevators





MINDHAUS OFFICES  
BUILDING 04-MUTIPLES  
GROUND FLOOR





MINDHAUS OFFICES  
BUILDING 04-MUTIPLES  
FIRST FLOOR





MINDHAUS OFFICES  
BUILDING 04-MUTIPLES  
SECOND FLOOR



MINDHAUS OFFICES  
BUILDING 04-MUTIPLES  
THIRD FLOOR



# Design Partners



International Master Planner and Architect



International Architect



International Landscape Architect



International Interior Design



Master Planner and Landscape Architect



Local Consultant



Infrastructure Consultant



Architect



International Lighting Consultant



International Water Feature Consultant



DI5TRICT