

5A
BY THE WATERWAY

CRAFTED FOR THE UNMATCHED

It is a world-class administrative and commercial project for the unmatched elite. Those are the ones who know that spaces are more than just brick and mortar and that the real worth lies within the experience. For those who have a taste for the finer things in life, we crafted 5A.



WE BELIEVE THAT LIFE IS ALL ABOUT SURPASSING NORMS. OUR VISION IS TO FIND PERFECTION AND TRANSCEND IT, TO SEEK EXTRAVAGANCE AND EXCEED IT, TO DEVELOP EXCLUSIVITY AND RISE ABOVE IT.

QUALITY IS OUR WAY OF LIFE



As a thriving real estate development company, we aim to develop and build exquisite communities that offer inspiring experiences for those who seek the very best in commercial and residential properties. Following the unwavering success of our previous projects, we set out to replicate these success stories by constantly expanding our portfolio to include developments all over Egypt; located in New Cairo, New Administrative Capital, North Coast, and Port Said.

All of our projects follow the company's signature motif that speaks luxury, modernity, and convenience, combining international standard design language, distinctive architecture, landscape layouts and an unparalleled standard of refinement.

ABOUT

OUR VISION

We aspire to create inspiring and exquisite communities that enhance quality of life and provide an unmatched combination of luxury, modernity and convenience in the Egyptian real estate market.



INTRODUCING
OUR
LATEST DEVELOPMENT

5A
BY **THE WATERWAY**



5A

BY THE WATERWAY

5A is our newest and biggest commercial development. At 5A, The Waterway is following its tried and tested model for success: unrivalled design aesthetics, the very best in luxury and refinement, convenience and practicality for both tenants and visitors. 5A can be best described as a central business district as well as a large-scale development that brings together office spaces, food and beverage areas and retail units.



ABOUT THE PROJECT

5A by The Waterway is the biggest administrative and commercial complex to be developed by The Waterway. It consists of eight connected buildings that are already constructed and ready to operate in 2021.

- **Total land area:** 35,000 sqm
- **Number of buildings:** 8
- **Built-up area:** 30%
- **Administrative total area:** 32,000 sqm
- **Commercial total area:** 20,000 sqm
- **Outdoor area:** 25,000 sqm
- **Parking and storage:** 44,000 sqm
- **Number of floors:** G+3
- **Delivery status:** Core and shell
- **Commercial ceiling height:** 7.5 m





COMMERCIAL TOTAL AREA
20,000 sqm

OUR NEWEST ADDITION



WORK. SHOP. DINE.

As with previous success stories at W and WHITE, The Waterway is focusing purely on excellence. Office spaces will welcome the headquarters of both international and local business entities. Upscale brands will populate the shopping spaces, and the finest restaurants will make up the dining options at 5A. The result is an all-in-one recipe for distinction that will bring an international standard to the commercial sector of not just New Cairo, but Egypt as a whole.



OUTDOOR AREA
25,000 sqm

EVOLUTIONARY
QUALITY

WHERE WE ARE

IDEALLY LOCATED

5A by The Waterway is situated at one of the most prime locations available in the city of Cairo. The development overlooks the Maadi Ring Road and benefits from a specially-built direct access, specifically for the use of 5A's tenants and visitors. This unparalleled position means 5A is right at the crossroads of tradition and modernity, connected to New Cairo and the New Administrative Capital on one end, and Maadi, Zamalek, Downtown Cairo, and 6th of October on the other.

Nasr City

Cairo International Airport

90th street

5A
BY THE WATERWAY



Crédit Agricole Egypt
Head Office

Triumph Luxury Hotel

DIRECT ACCESS



Maadi



Katameya Heights

El-Moshir Tantawy Axis

S Teseen

S Teseen

Ring Road

Ring Road

WHERE WE ARE

- Suez Road 8.9 km
- Maadi 15.9 km
- Cairo International Airport 21.9 km
- Downtown Cairo 30.3 km

MASTER PLAN



Spread across eight buildings, all connected with skybridges, 5A offers a design aesthetic to be expected by a developer focused on excellence and the very finest details. All buildings feature high ceilings and are limited to four floors, ensuring a feeling of spaciousness and openness across the development. While the buildings make up the space usable for working, shopping, and dining, the positioning of each building within beautifully landscaped pathways and green open space is what elevates 5A to make it a truly world-class business district.

ARCHITECTURE STYLE

Building on the design language found at W and WHITE, 5A's architectural style is modern, with sleek, straight lines, large-scale glass facades allowing light to enter the buildings, and skybridges bringing a sense of the outdoors into the development's indoor buildings. The best architects, interior designers, and landscape consultants were all brought on board to ensure that 5A's final design is unrivalled both aesthetically and in terms of comfort and convenience.



UNIMAGINABLE EXPERIENCE



ADMINISTRATIVE TOTAL AREA
32,000 sqm



OFFICES.
CRAFTED FOR
THE UNMATCHED.

BUSINESS DESTINATION

5A's office spaces have been formulated for a wide variety of business interests, allowing a mix of small companies and large corporations to reside in the same state-of-the-art commercial setting. When designing 5A, architects took into consideration every business need, understanding both the ergonomic and corporate needs of modern-day employees, and implemented their findings in the final outcome. The result is truly outstanding: an office space that allows businesses to work better, where employees are more satisfied, and where companies and clients can revel in the utmost comfort.





**SHOPPING.
CRAFTED FOR
THE UNMATCHED.**



SHOPPING DESTINATION

As well as world-class design, prime location, and the presence of every amenity, 5A will benefit from the very best mix of tenants, combining major corporate headquarters with top brands in both the retail and dining sectors. As a retail destination, 5A will provide a diversity capable of competing with top malls and shopping centers, but situated in a unique setting that mixes indoors and outdoors, and is incredibly accessible to all visitors.

A black and white photograph of a man in a suit pointing at a menu in a restaurant setting. The man is in the foreground, smiling and looking towards the menu. In the background, a woman is also looking at a menu. The scene is dimly lit, with a focus on the menu and the man's hand. The text "DINING. CRAFTED FOR THE UNMATCHED." is overlaid on the left side of the image in a gold, serif font.

**DINING.
CRAFTED FOR
THE UNMATCHED.**



DINING DESTINATION



Similarly, food and beverage options will feature both fine and casual dining options, ensuring that tenants and visitors are able to choose from a wealth of options, all located in the same development.

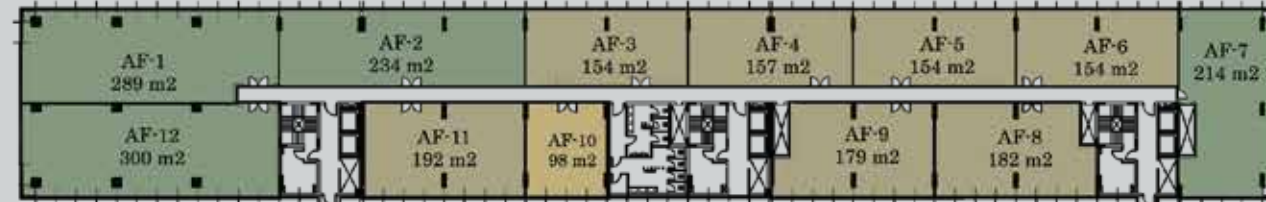
A VARIETY OF SPACES

A modern office hallway with a grid floor and glass-walled rooms. The hallway is long and narrow, with a series of glass-walled rooms on the right side. The floor is made of large, light-colored tiles with a grid pattern. The walls are dark, and the ceiling is white. The lighting is bright and even. The perspective is from the end of the hallway, looking down its length.

Floor plans for all office spaces at 5A have been designed with a meticulous attention to detail, taking into consideration the various needs of businesses of different sizes and from a variety of industries. As such, 5A is able to welcome tenants from all over the commercial spectrum, from early-stage tech companies and start-ups, to major brand names and multi-national corporations. Tenants will be able to select from a vast offering of different floor plans and office structures, ensuring they make the perfect choice for their type of business.

RING ROAD

BUILDING A



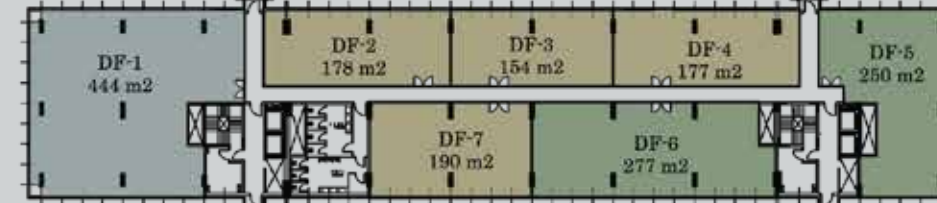
BUILDING B



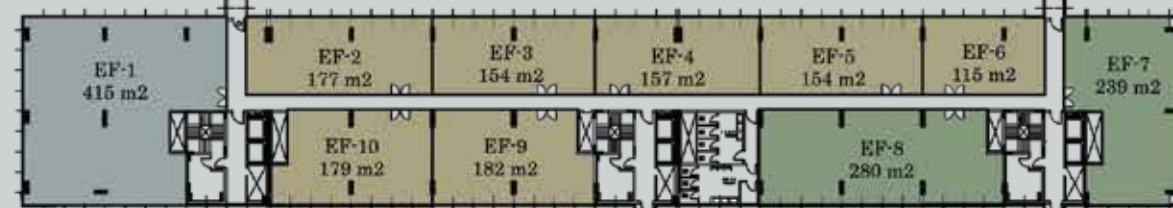
BUILDING C



BUILDING D



BUILDING E



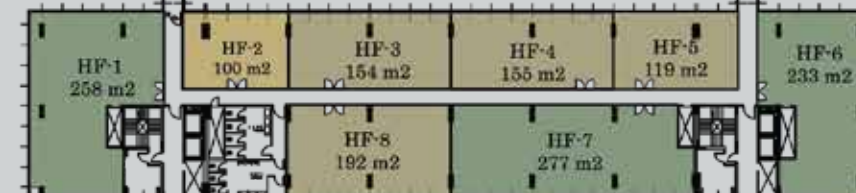
BUILDING F



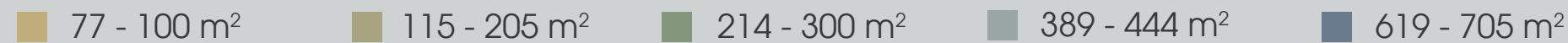
BUILDING G



BUILDING H

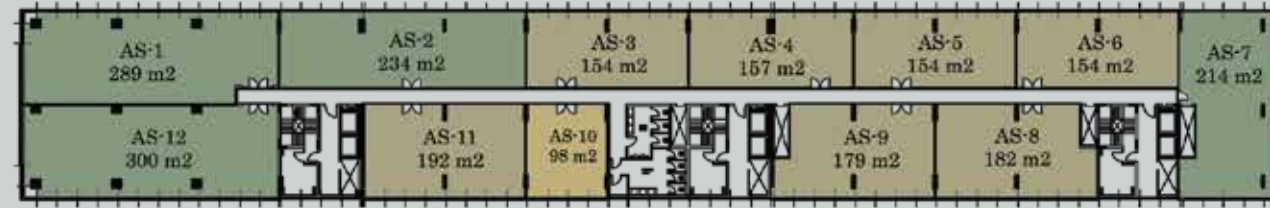


FIRST FLOOR

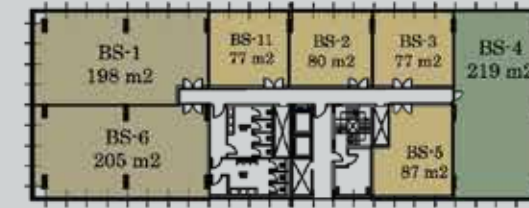


RING ROAD

BUILDING A



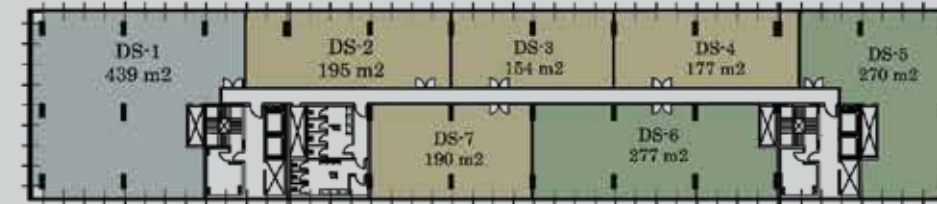
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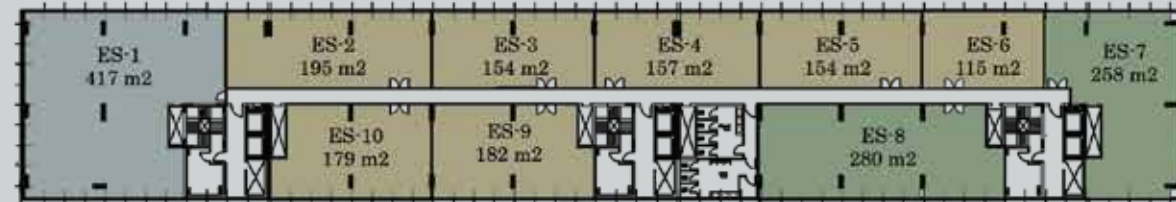
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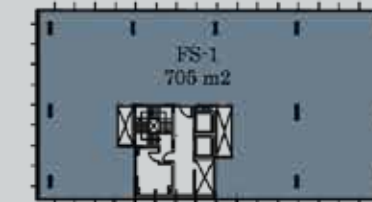
BUILDING D



BUILDING E



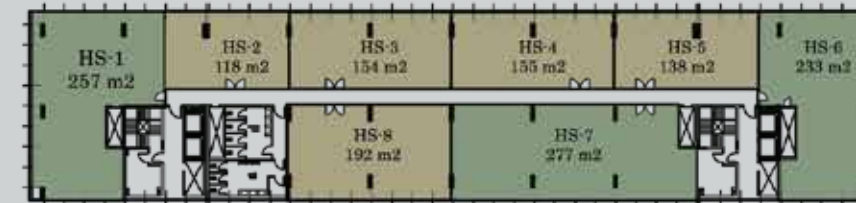
BUILDING F



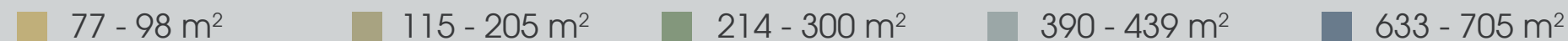
BUILDING G



BUILDING H

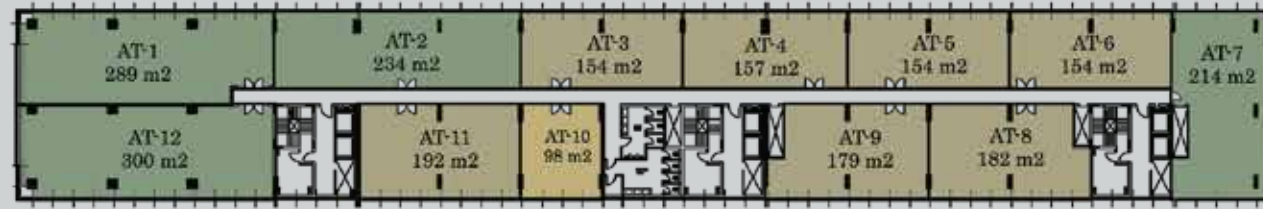


SECOND FLOOR

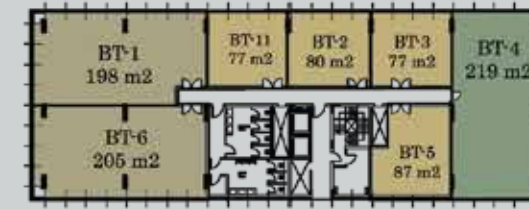


RING ROAD

BUILDING A



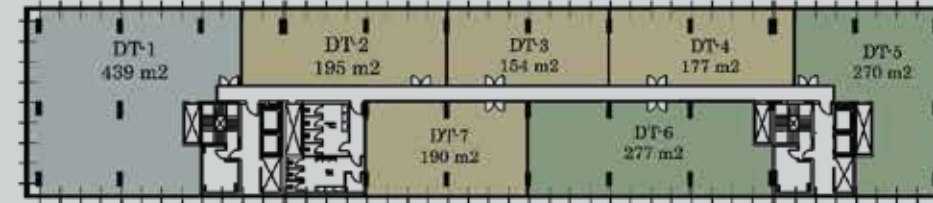
BUILDING B



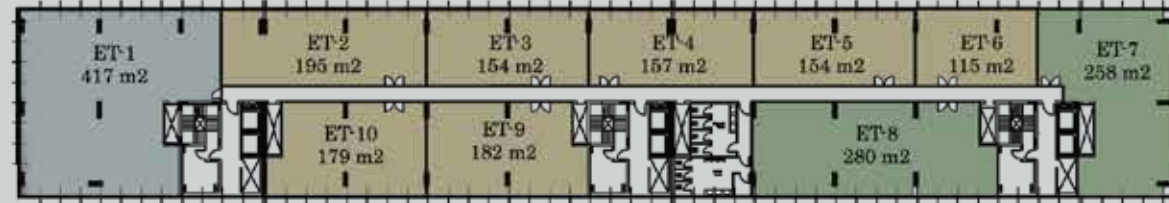
BUILDING C



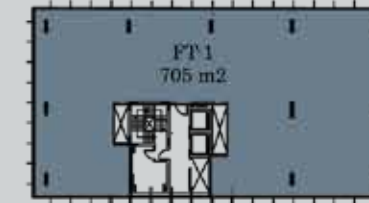
BUILDING D



BUILDING E



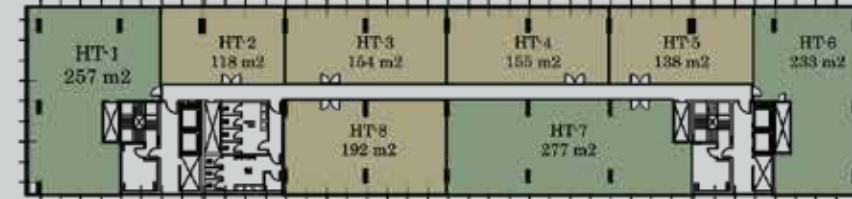
BUILDING F



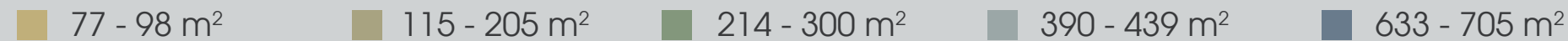
BUILDING G



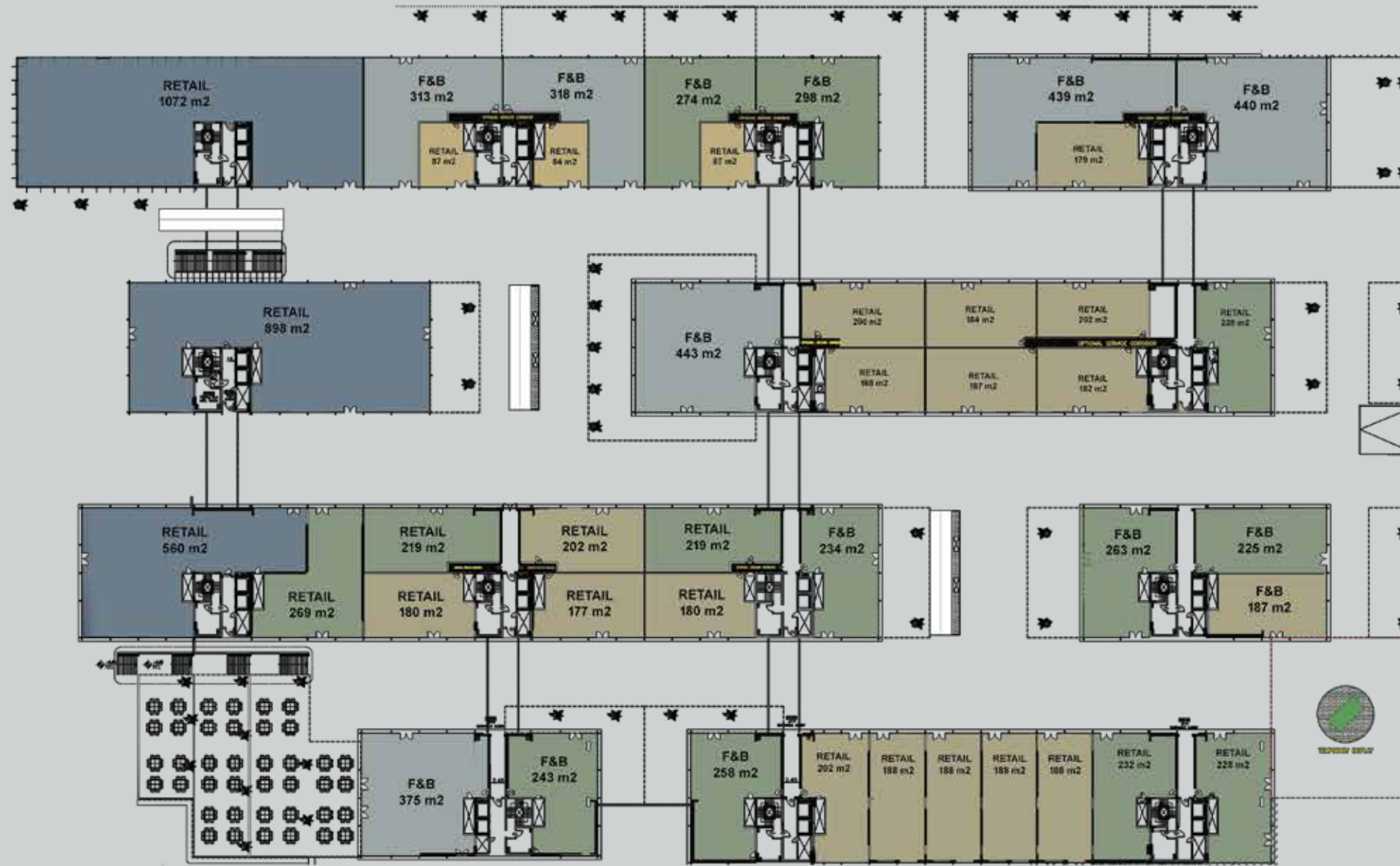
BUILDING H



THIRD FLOOR



RING ROAD



GROUND FLOOR - COMMERCIAL

■ 84 - 87 m² ■ 168 - 202 m² ■ 219 - 298 m² ■ 313 - 443 m² ■ 560 - 1072 m²

OUR PROJECTS



THE WATERWAY

RESIDENTIAL & COMMERCIAL

The Waterway is a thoughtfully designed mixed-use development where the soothing presence of water gently intertwines with public spaces, providing a pleasant atmosphere throughout the project. The innate privacy of The Waterway is complemented by the riveting commercial strip that offers a myriad of dining and enjoyment experiences, located just a stone's throw away from your secluded home. As the most significant real estate development on the horizon in New Cairo, The Waterway offers the quality, prestige, and convenience that sets it apart from any other competitive development in the region, with an array of complementing services and amenities that cover modern day needs.

THE CAPITALWAY

RESIDENTIAL & COMMERCIAL

The Waterway has expanded its project portfolio and landbank and acquired a premium spot in the New Administrative Capital overlooking the Green River Zone and Diplomatic District to develop a community like no other: The Capitalway. This fully finished, upscale development blends landscaped foliage and soothing water features with outstanding architecture to present opulent living standards that transcend luxury. The Capitalway's prime location is met by the unequivocal lifestyle it presents, a lifestyle that values privacy, luxury and convenience above all else. Designed to emphasize modern-day luxury and convenience, The Capitalway is the epitome of refined urban living with a splendid touch of natural, suburban beauty.

THE WATERWAY

NORTH COAST

The Waterway North Coast is an enchanting development that overlooks the Mediterranean Sea, offering premium beach homes that reflect luxury, modernity and finesse. The Waterway North Coast is home to refined lifestyles, where everything is designed to meet your getaway dreams and everyday needs. It is a magical place where you can wake up every morning with the sun's soft rays filling your home. It is a place where you can open your eyes to a picturesque view of the horizon and witness all the colors of nature blending together seamlessly.



In just 5 years, W by The Waterway had a significant impact on the commercial development sector to become the key leisure destination in the area. It is known for its exquisite architectural style and rigorous attention to detail as well as the high-profile tenants mix putting it at the forefront of the commercial sector.



WHITE by The Waterway reformed the going out scene in New Cairo, bringing leading brands for the first time to this side of the city. Our newest commercial accompanies luxurious restaurants, retail shops and office spaces launched in September 2019.



Downtown Port Said is the first residential compound the city has ever seen changing the local residential and commercial sector scene. With the introduction of Downtown Port Said, the city is witnessing a change. Through this dramatic revival, a new life will begin setting new living benchmarks in the city.



Palma Serviced Apartments is a residential family paradise with fully serviced 40 buildings with 300 apartments. Located right on the beach in Port Said on the city's main road, this project will offer world class luxurious finishing giving you a true first-class living experience.

OUR CONSULTANTS

**raeffahmi.
architects**

Y D G
design•workshop•studio

COSMOS
E
Engineers & Consultants

MEDC
MECHANICAL ENGINEERING DESIGN CENTER
DR. ENG. MAHMOUD BASSIGNY CONSULTANT

LAUNCHING SOON

SERVICED APARTMENTS IN NEW CAIRO