

DISTRICT FIVE
RESIDENCES

DI5TRIC





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

A handwritten signature in black ink, appearing to read 'A. 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

COPPIA

CAMPBELL BISTRO

noma

E
L
M

EAST ELM

THEATRE



The background of the entire page is a white surface with long, soft shadows cast by green, pointed leaves from the top edge. The shadows create a rhythmic pattern of light and dark bands across the white space.

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.



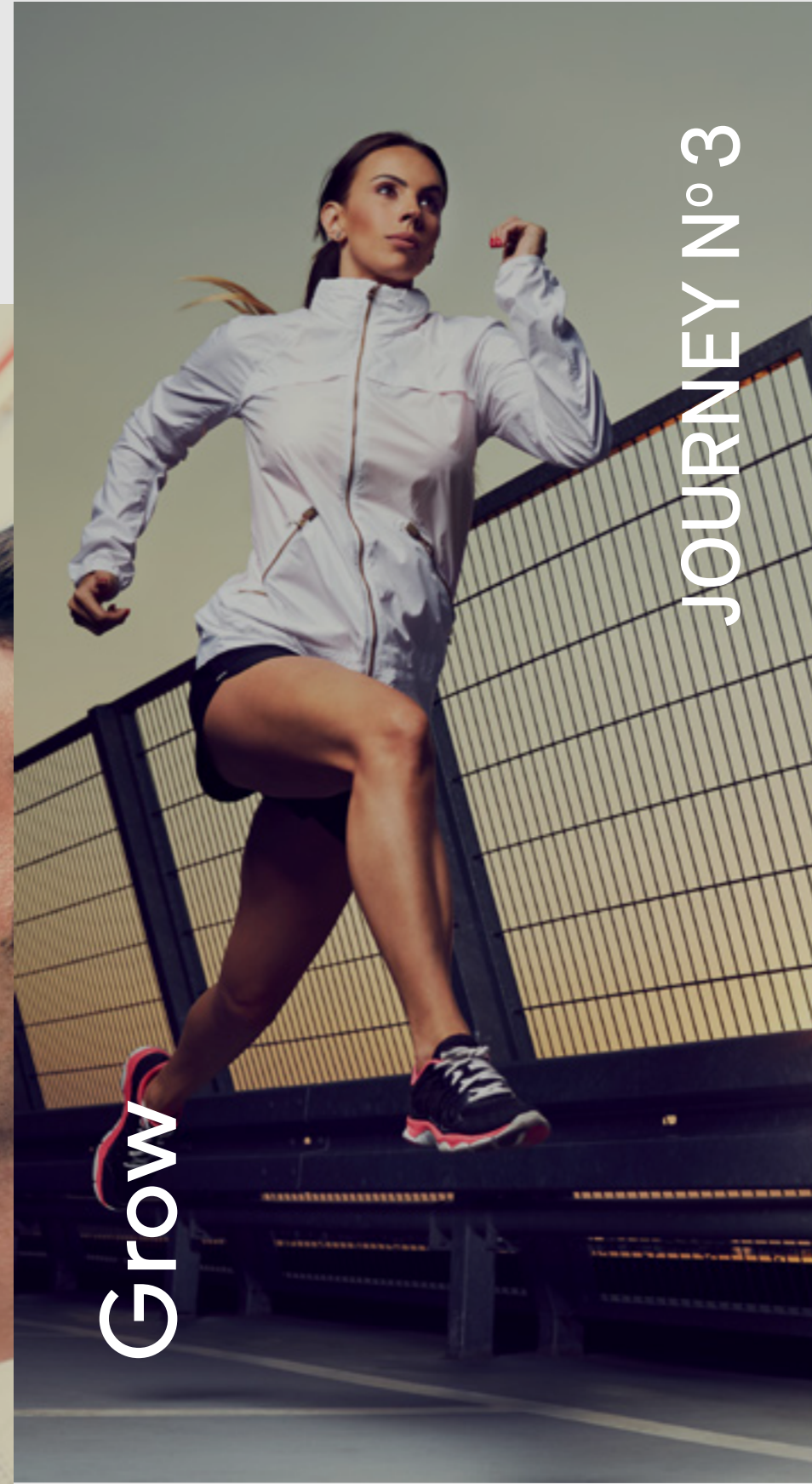
Live

JOURNEY N°1



Play

JOURNEY N°2



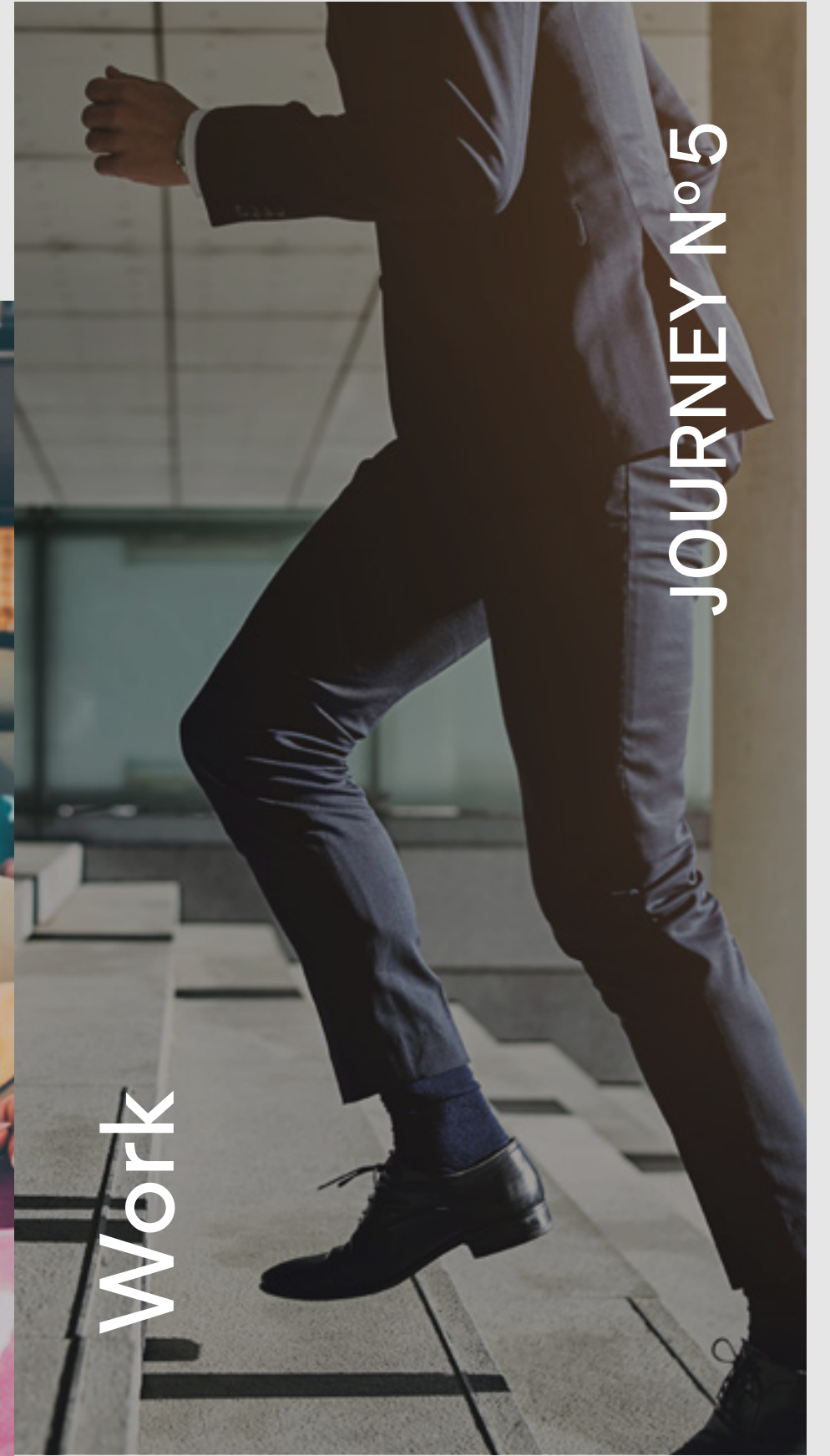
Grow

JOURNEY N°3



Shop

JOURNEY N°4



Work

JOURNEY N°5

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



AIN SOKHNA HIGHWAY

SHOPPING CENTRE

WELLNESS CENTRE

GATE 1

LIFESTYLE CENTRE

CLUBHOUSE

APARTMENTS

WORK

GATE 3

TOWNHOMES

NEIGHBOURHOOD POOL

GATE 2

Masterplan

- Live
 - Townhomes
 - Apartments
- Work
- Play
 - Grow
 - Shop



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

Design Partners



International Master Planer 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

A person is standing next to a teal-colored bicycle. The bicycle has a large wicker basket on the front and a rear rack. The person is wearing a green jacket, blue jeans with rips at the knees, and dark sneakers. The background is a textured wall.

DISTRICT FIVE
RESIDENCES

About District Five Residences

District Five Residences homes are part of a forward-thinking neighbourhood with a master plan conceived by leading international architects and urban planners working alongside Marakez to achieve its vision.

Top of the line apartments and townhomes form the residential portion of the development, built at the highest international standards to truly improve quality of living.

The Clubhouse lies in the heart of the District Five residential community, bringing its residents together, while offering them and their guests the finest entertainment and dining experiences.

The development itself and its layout have been designed with residents' safety and wellbeing as a top priority. Cycling lanes, walking trails and pedestrian under-crossings can be found throughout the project.

Living is made easy in District Five Residences.



Site Plan

- 1- The Clubhouse
- 2- Neighbourhood pool
- 3- Main project entries
- 4- Secondary project entry
- 5- Gateway Plaza
- 6- Neighbourhood parks
- 7- Pedestrian under-crossings
- 8- Main roundabout
- 9- Community walking and cycling lanes
- 10- Landscaped plazas





MASTERPLAN FEATURES

Pedestrian Under-Crossings



You and your family can wonder and interact outside of the home without encountering traffic and with no thought to road crossings. The master plan design provides a thoroughly researched system of pedestrian under-crossings to encourage residents and their families to enjoy the open space, be more active, walk and run freely.

Walking Trail System



Walking trails are a core part of the pedestrian network at District Five Residences, linking neighbourhood parks, landscaped plazas and leading all the way to both the Clubhouse and Gateway Plaza, meaning you never have to use your car.

Gateway Plaza



The Gateway Plaza is an urban space that links District Five Residences seamlessly to the rest of the District 5's journeys of play, grow, work and shop. Gateway Plaza's location is carefully selected to connect the Clubhouse and the Wellness Centre with the entire residential portion of District 5, bringing the entire development together in one setting.



Storage Facilities

Storage facilities are able to hold items you don't need, but may wish to access at any time, to keep your home uncluttered and make the best use of your home space.



Gated Community

Safety and security for the whole family are at the top of the list for Marakez. District Five Residences provides residents with exceptional security services.

These include:

- Secured and gated perimeter fence.
- Complete segregation between residential and non-residential areas.
- CCTV surveillance.
- Security personnel constantly present across the site.

Community and Neighbourhood Parks

District Five Residences was designed to invigorate and energize. With an array of services and amenities well thought out to cover your every need – including outdoor exercise areas, kids areas, dog parks, BBQ stations, fire pits, communal areas, electricity outlet stations and toilets - spending time outside your home will be uninterrupted.



Dog Park

For all dog enthusiasts, the Dog Park will be a great place for your pets to exercise in a closed and clean environment.



Fire Pit

The Fire Pit is an exciting place for the community to come together and enjoy the warmth of a cozy fire, especially on cold winter nights.



BBQ Area

For casual dining options and fun days and nights spent with friends, the Barbecue Area will be a place where you can gather and spend good times against a backdrop of greenery.

The Clubhouse

The Clubhouse is designed to be the living heart of the residential community, offering you the ideal place for entertainment, socializing, and relaxation. Its indoor facilities include a restaurant, cafe, TV room, game room, lounge area, pool house and a terrace opening up to the outdoor area.





Restaurants and Cafes

Let your inner foodie indulge in District Five Residences' top-notch cuisine, offering the best international dishes by renowned chefs, and excellent management from recognized restaurateurs.



TV Lounge

Brush up on your favourite series, watch a movie or watch the game with friends at the TV Room, another of the various social outlets provided at District Five Residences.



Indoor Game Room

A game room including billiards, table tennis, baby foot and darts is a perfect way to spend a night in with your friends and family, in a warm and cozy social setting.



Leisure Pool and Cabanas

The leisure pool is a place for you to hang out and relax, as well as to swim laps and stay fit. Designed by experts, the pool provides options for both pursuits.



Kids Pool

Like the Kids Play Area, the Kids Pool has one paramount concern, creating a safe environment for your children to play and learn to swim.



Kids Playground

Every development includes a playground, but at District Five Residences the playground is truly special. Kids will enjoy a vast array of slides, swings, climbing walls, and sandpits, ensuring they are always entertained.



Activity Tables

The Activity Tables section offers every member of the family the chance to join the fun, whether by engaging in a game of table tennis or billiards.



Tennis Court

A classic part of any high-end sports centre, clay courts, can be found at District Five Residences, to be used by residents of all ages.



Multi-Purpose Court

To cater to the wide variety of fitness options that residents will want to participate in, a multi-purpose court that can be used day and night will provide space for volleyball, basketball and enthusiasts

BUILDING TYPES

G3_A P A R T M E N T S



G3 _ TYPE 1

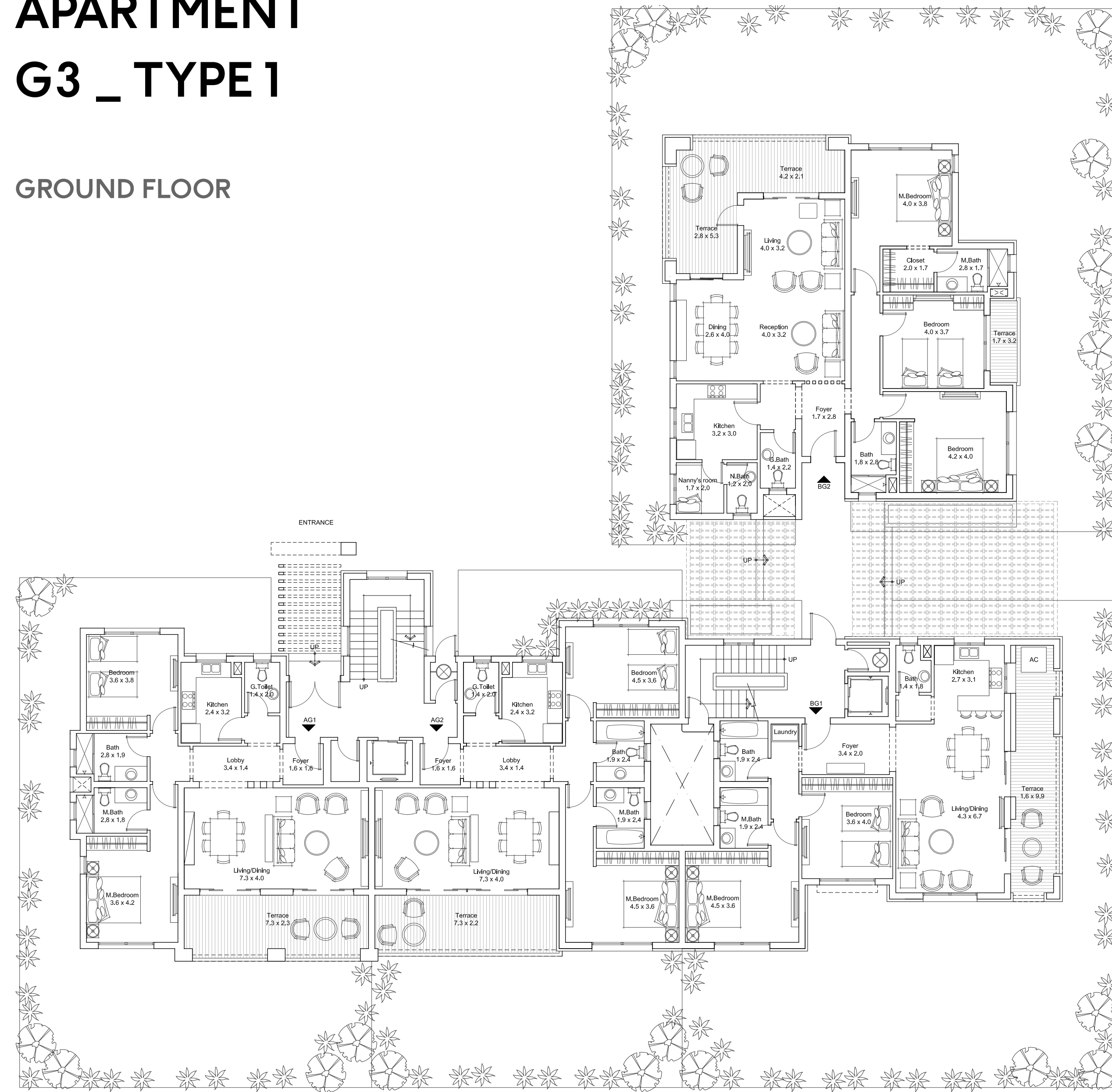


G3 _ TYPE 1



APARTMENT G3 _ TYPE 1

GROUND FLOOR



2 BEDROOMS - T_2.0_C

-
GROSS AREA:
156 SQM
-

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_E

-
GROSS AREA:
160 SQM
-

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_A

-
GROSS AREA:
150 SQM
-

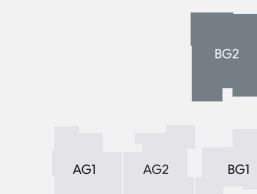
Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



3 BEDROOMS - T_3.5_A

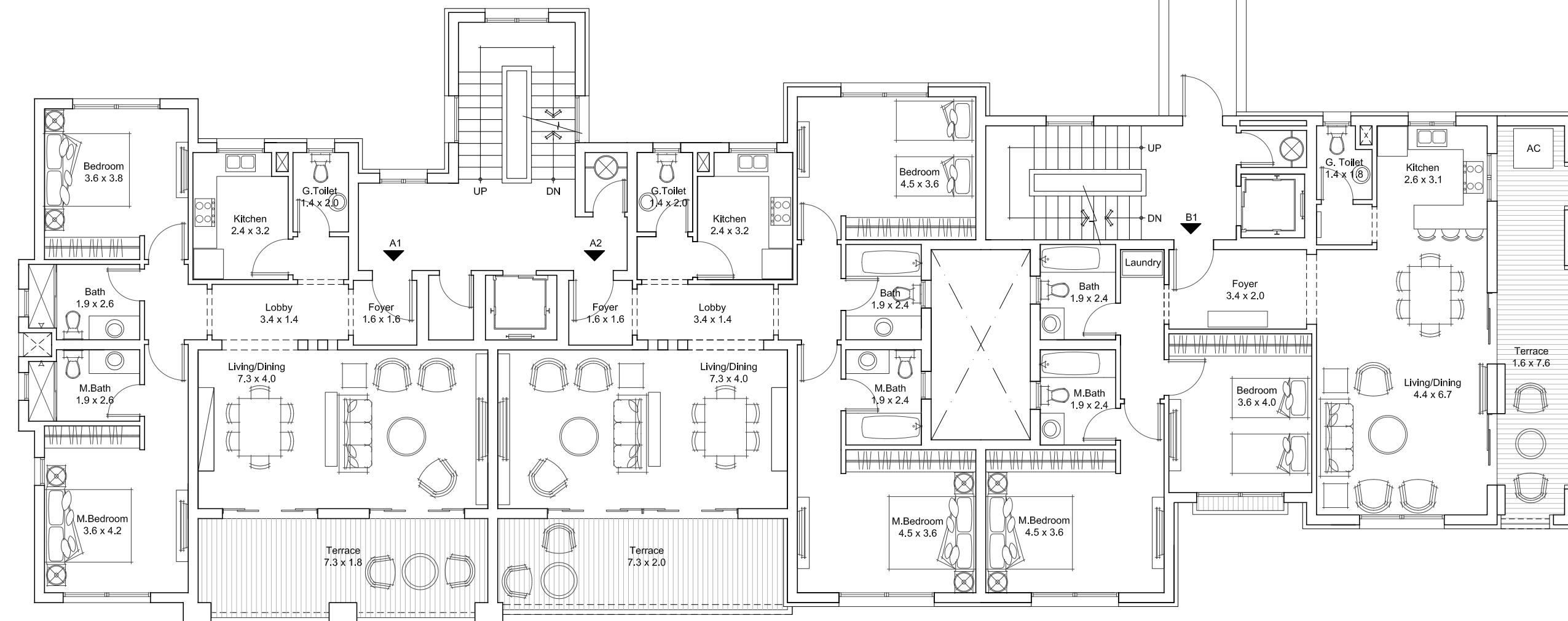
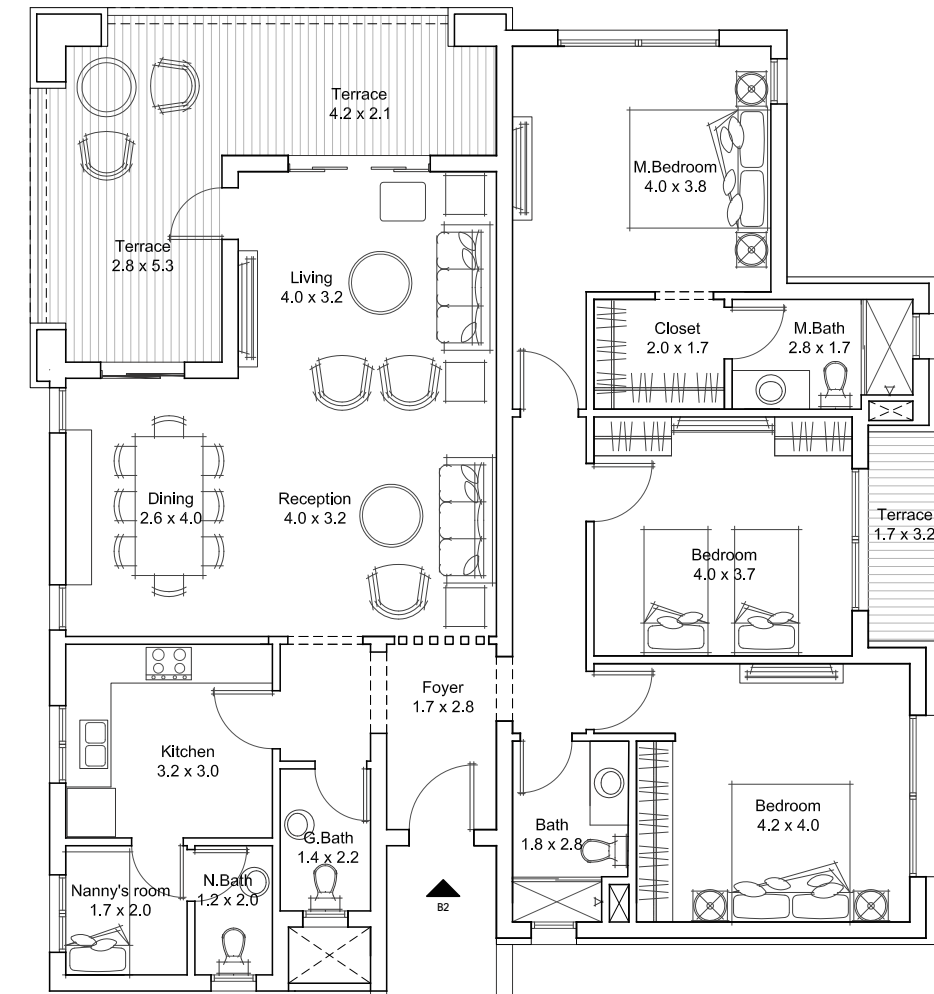
-
GROSS AREA:
215 SQM
-

Unit Details
Reception
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Bedroom 3
Shared Bath
Nanny Room / Toilet
Terraces



APARTMENT G3 _TYPE 1

FIRST & SECOND FLOOR



2 BEDROOMS - T_2.0_C

GROSS AREA:
156 SQM

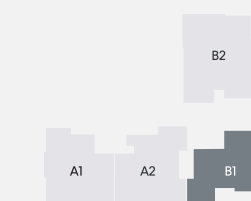
Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terraces



2 BEDROOMS - T_2.0_A

GROSS AREA:
150 SQM

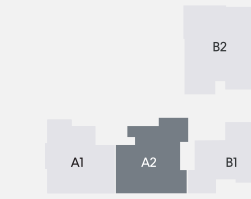
Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terraces



2 BEDROOMS - T_2.0_E

GROSS AREA:
160 SQM

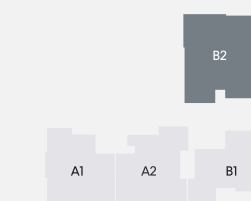
Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terraces



3 BEDROOMS - T_3.5_A

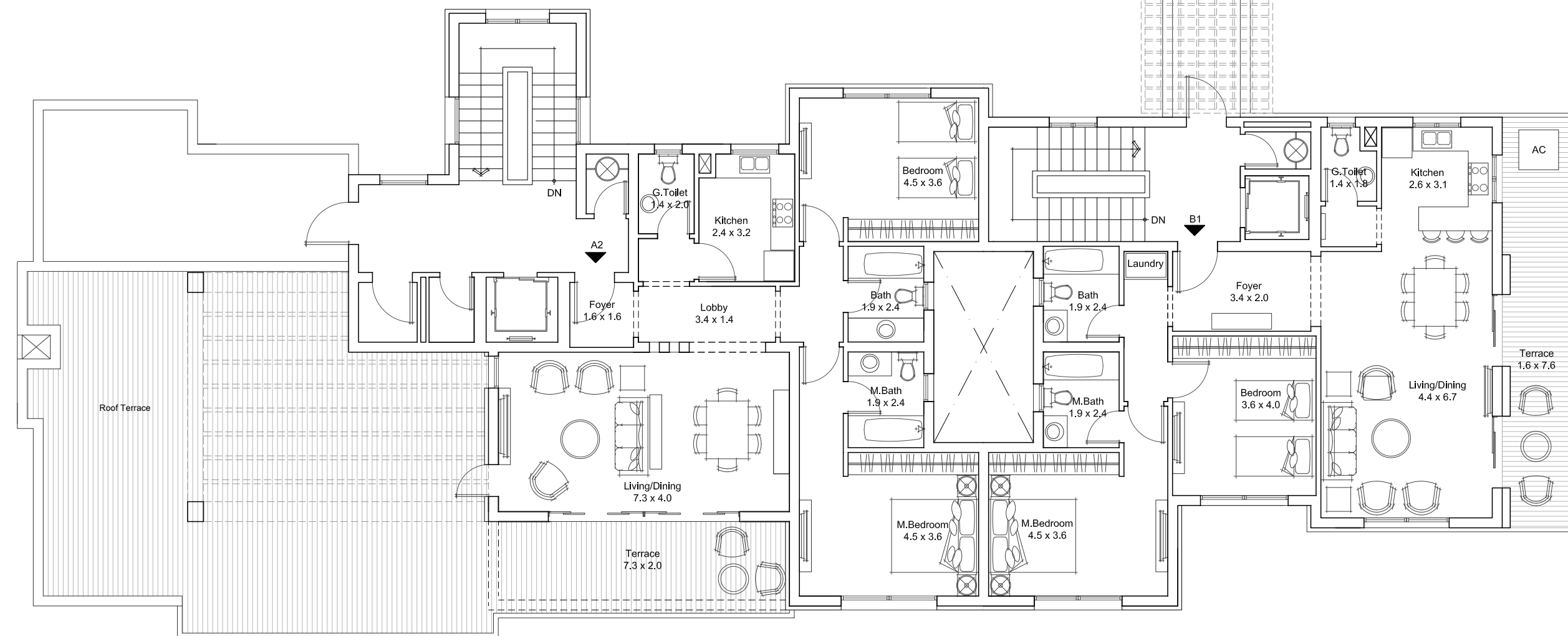
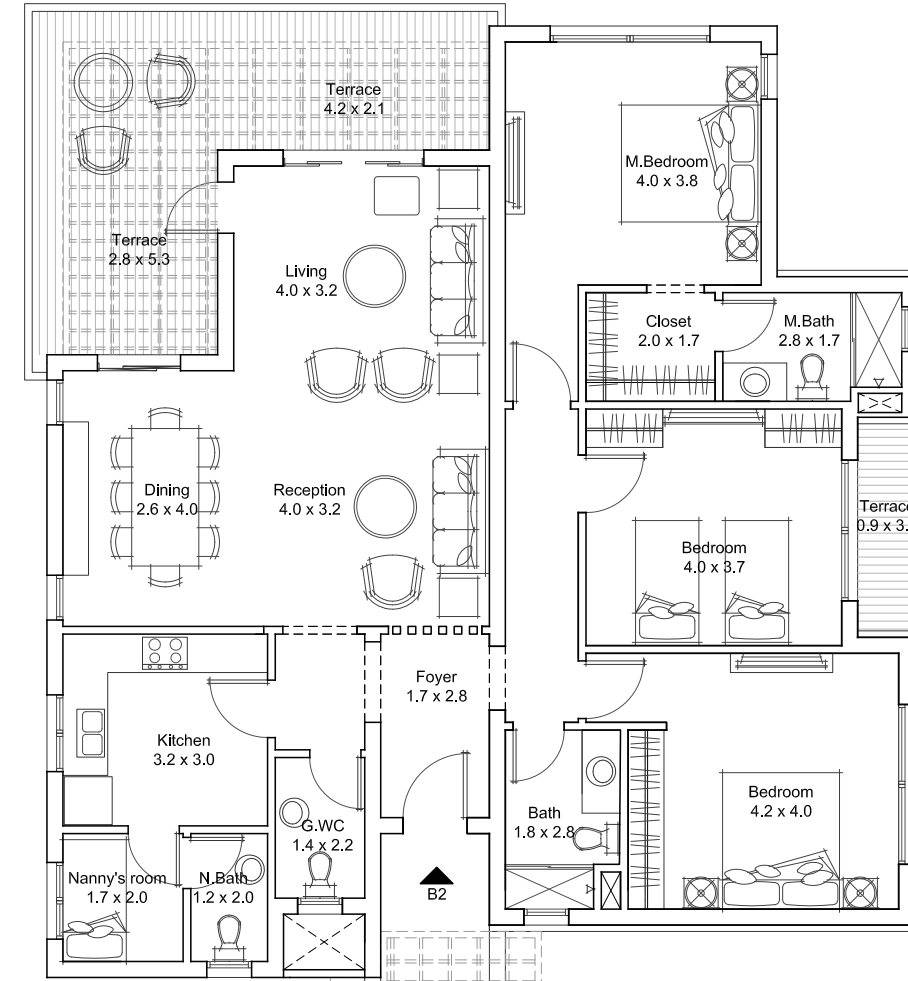
GROSS AREA:
215 SQM

Unit Details
Reception
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Bedroom 3
Shared Bath
Nanny Room/Toilet
Terraces



APARTMENT G3 _TYPE 1

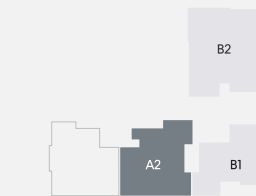
THIRD FLOOR



2 BEDROOMS - T_2.0_E

-
GROSS AREA:
160 SQM

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_A

-
GROSS AREA:
150 SQM

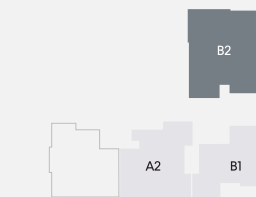
Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



3 BEDROOMS - T_3.5_A

-
GROSS AREA:
215 SQM

Unit Details
Reception
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Bedroom 3
Shared Bath
Nanny Room / Toilet
Terraces

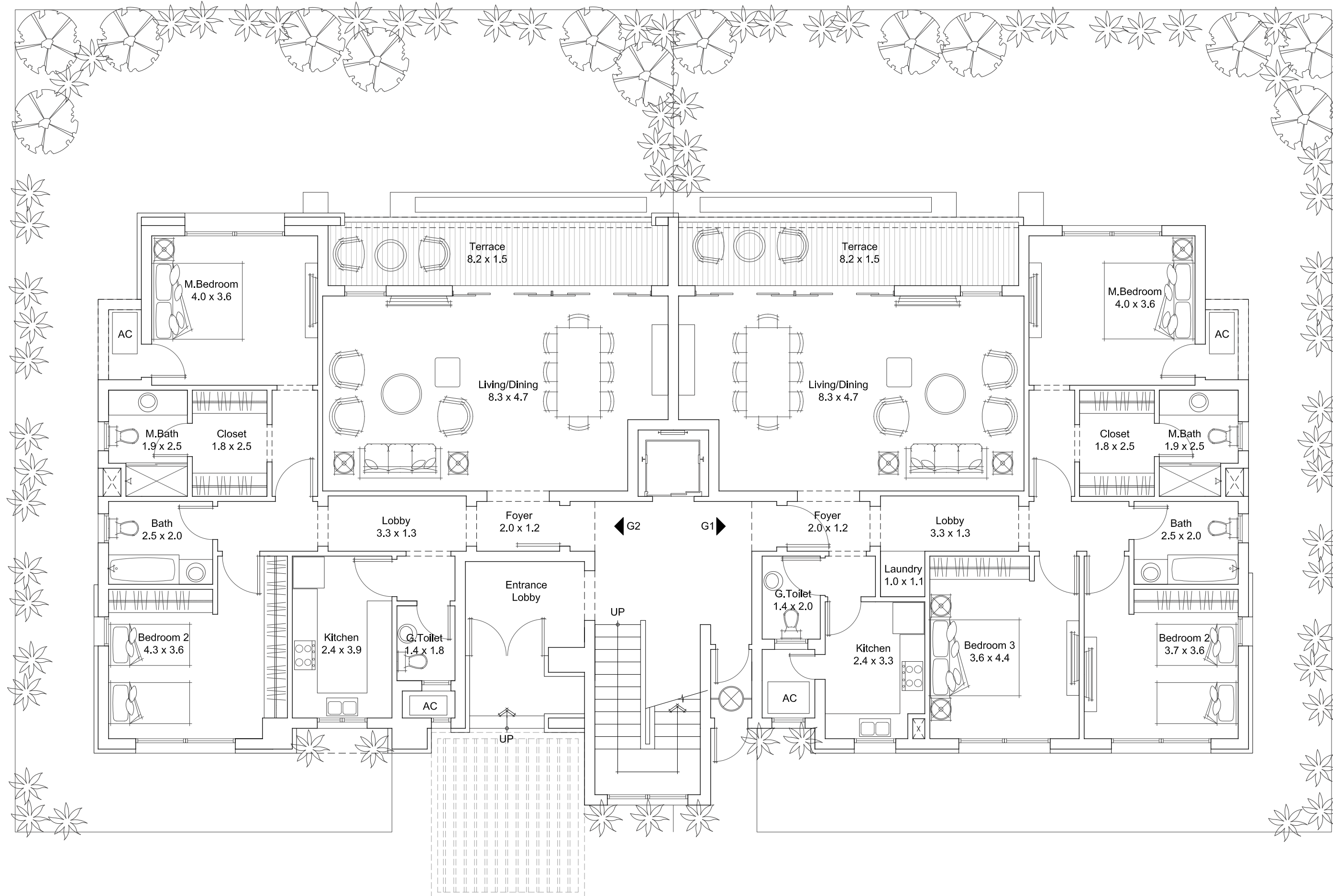


G3 _ TYPE 2



APARTMENT G3 _ TYPE 2

GROUND FLOOR

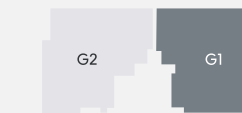


3 BEDROOMS - T_3.0_B

GROSS AREA:
179 SQM

Unit Details

Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Bedroom 3
Shared Bath
Terrace



2 BEDROOMS - T_2.0_F

GROSS AREA:
162 SQM

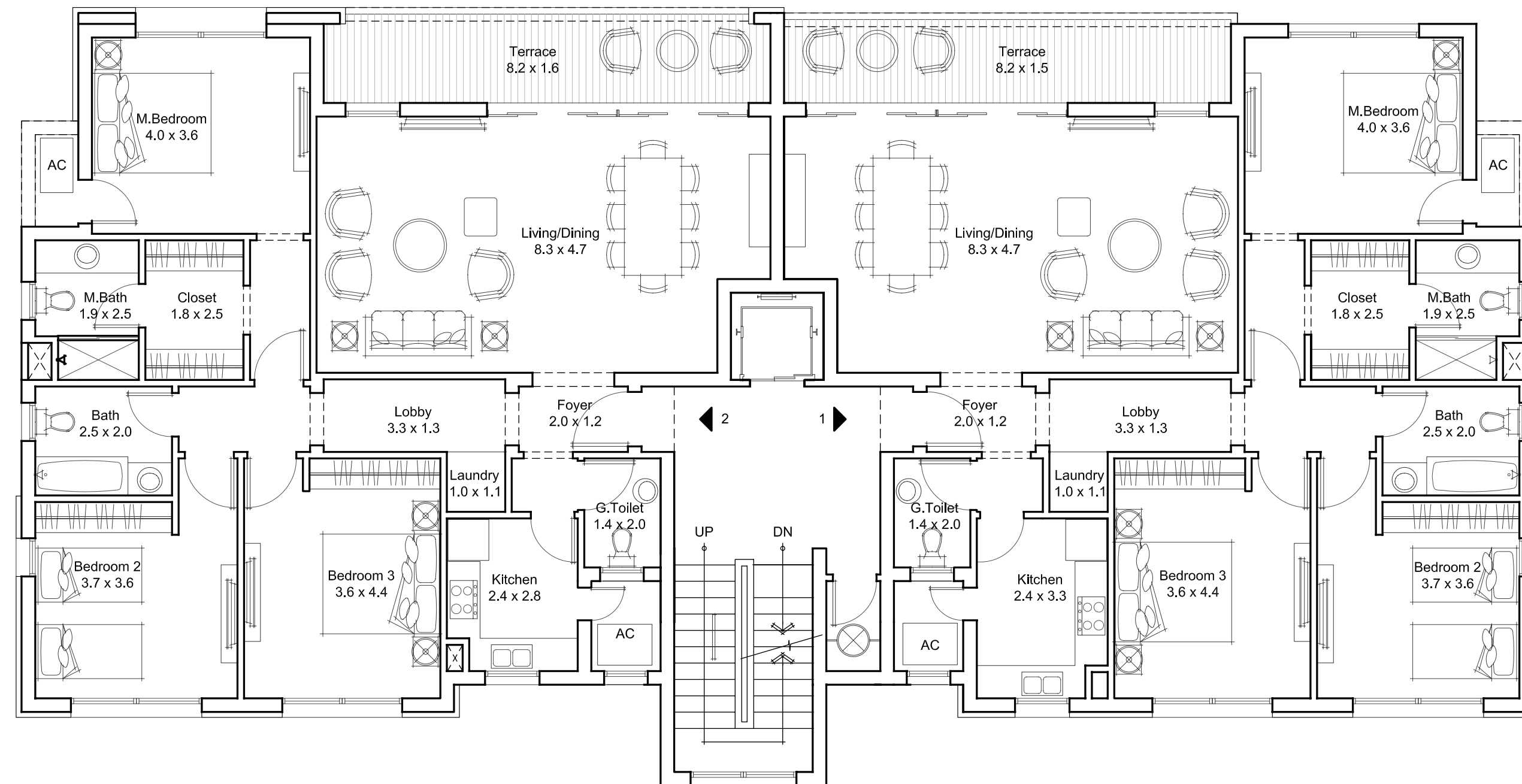
Unit Details

Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



APARTMENT G3 _ TYPE 2

FIRST & SECOND FLOOR

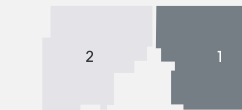


3 BEDROOMS - T_3.0_B

GROSS AREA:
179 SQM

Unit Details

Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Bedroom 3
Shared Bath
Terrace



3 BEDROOMS - T_3.0_A

GROSS AREA:
178 SQM

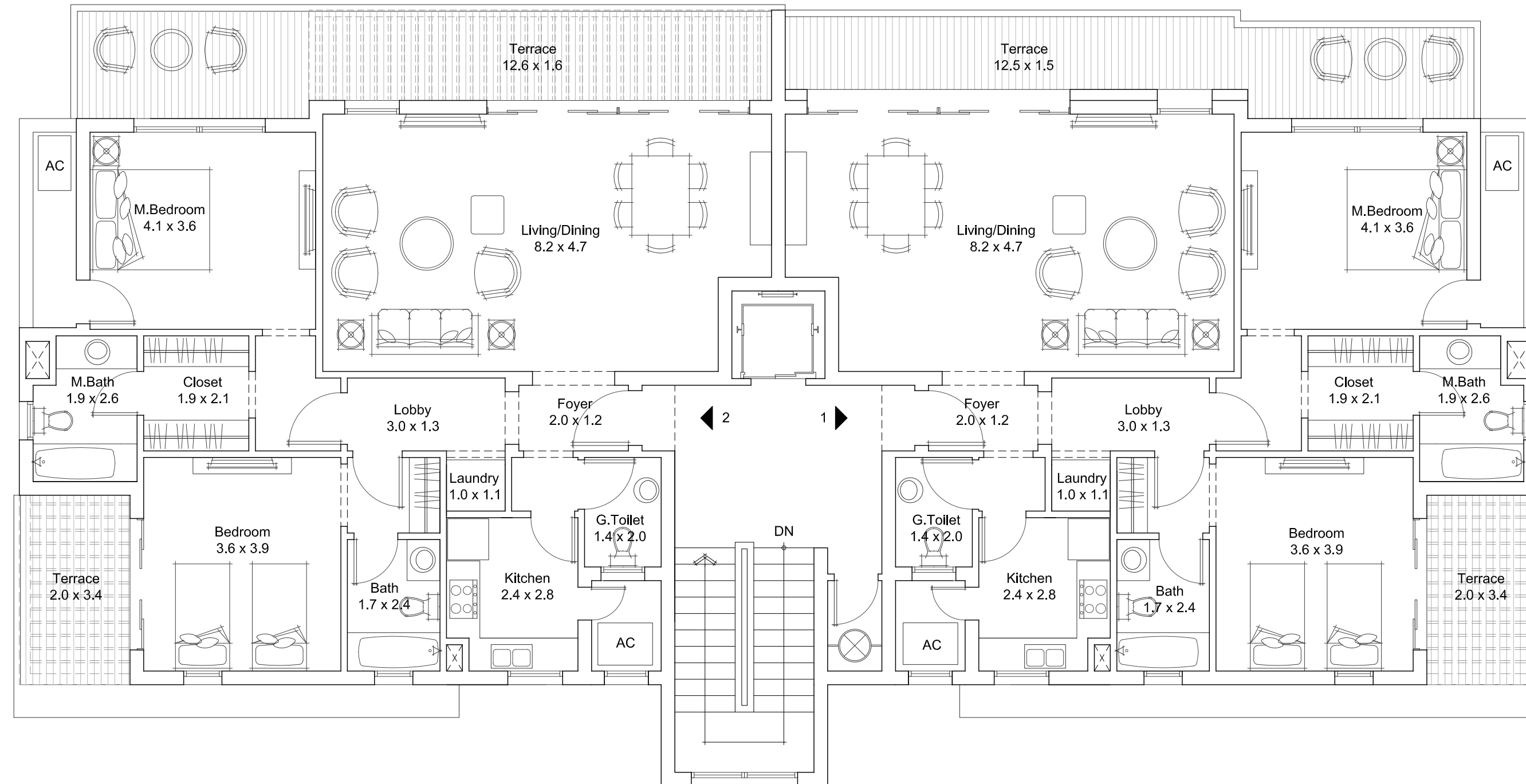
Unit Details

Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Bedroom 3
Shared Bath
Terrace



APARTMENT G3 _ TYPE 2

THIRD FLOOR



2 BEDROOMS - T_2.0_G

GROSS AREA:
172 SQM

Unit Details

Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Ensuite Bedroom 2
Terrace



2 BEDROOMS - T_2.0_H

GROSS AREA:
175 SQM

Unit Details

Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Ensuite Bedroom 2
Terrace

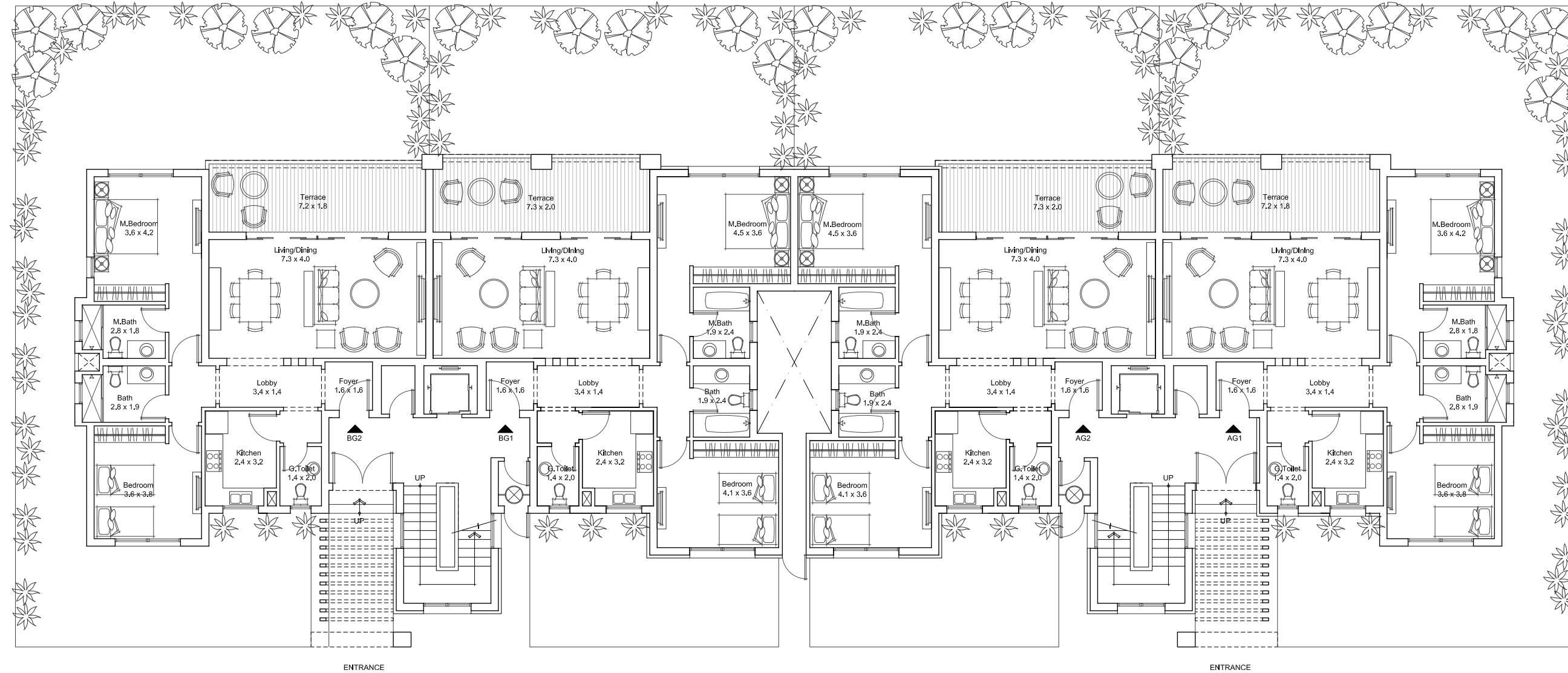


G3 _ TYPE 3



APARTMENT G3 _ TYPE 3

GROUND FLOOR



2 BEDROOMS - T_2.0_B

-
GROSS AREA:
154 SQM

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_E

-
GROSS AREA:
160 SQM

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_E

-
GROSS AREA:
160 SQM

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_C

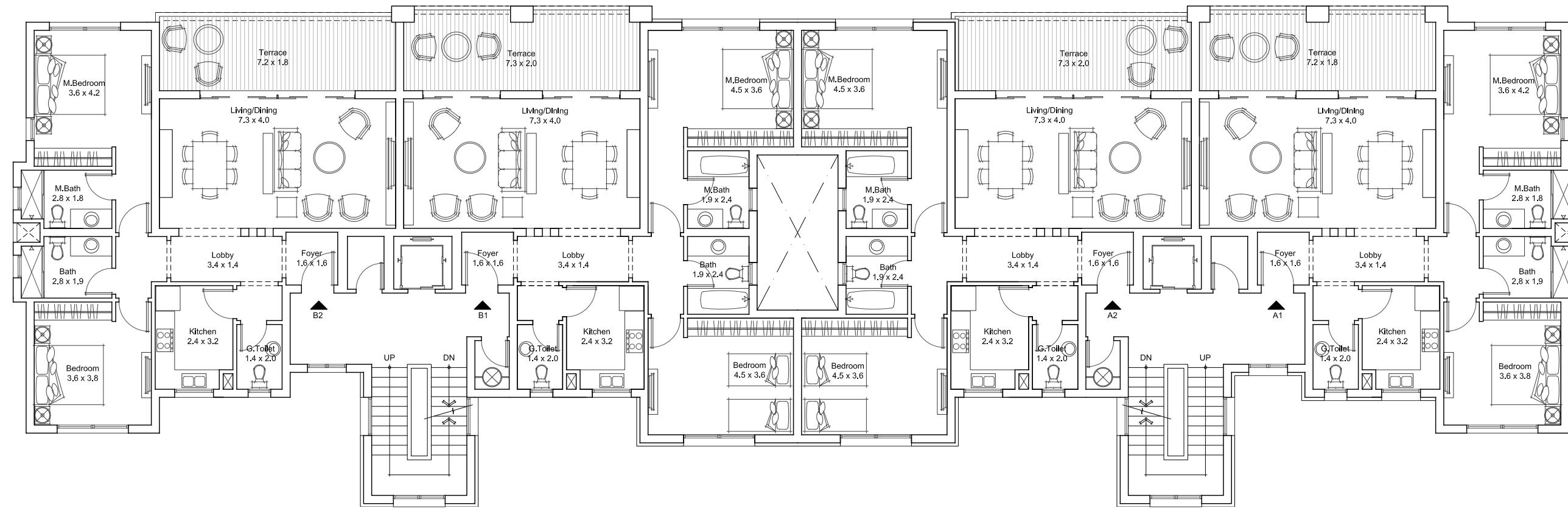
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GROSS AREA:
156 SQM

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



APARTMENT G3 _ TYPE 3

FIRST & SECOND FLOOR



2 BEDROOMS - T_2.0_B

-
GROSS AREA:
154 SQM
-

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_E

-
GROSS AREA:
160 SQM
-

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_E

-
GROSS AREA:
160 SQM
-

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_C

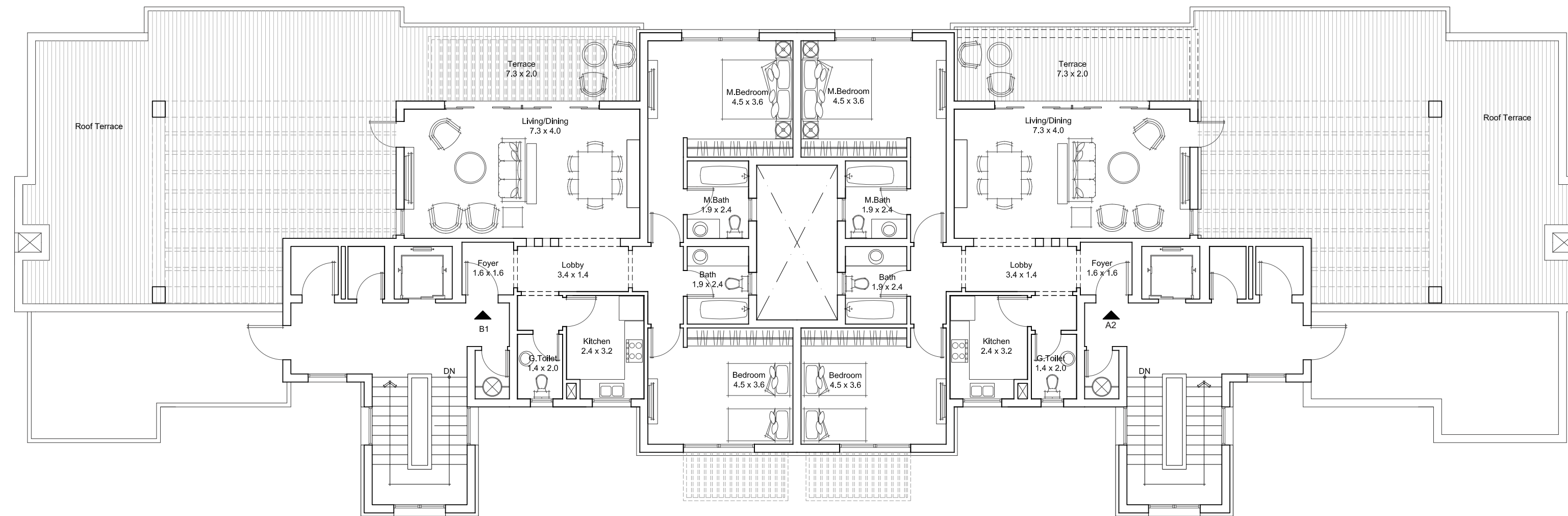
-
GROSS AREA:
156 SQM
-

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



APARTMENT G3 _ TYPE 3

THIRD FLOOR



2 BEDROOMS - T_2.0_D

-
GROSS AREA:
160 SQM

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace



2 BEDROOMS - T_2.0_D

-
GROSS AREA:
160 SQM

Unit Details
Living
Dining
Kitchen
Guest Toilet
Ensuite Master Bedroom
Bedroom 2
Shared Bath
Terrace













DI5TRICT