

5A
BY THE WATERWAY

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**



OUTDOOR AREA
25,000 sqm

EVOLUTIONARY
QUALITY

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



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.



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.

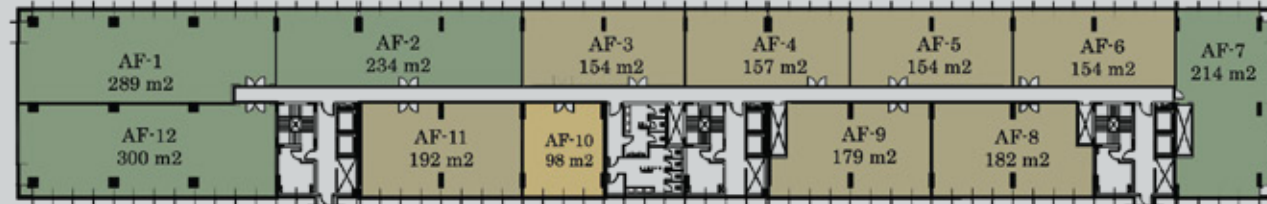
A VARIETY OF SPACES

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 white, and the ceiling is also white. The lighting is bright and even. The perspective is from the end of the hallway, looking down its length. The rooms on the right have glass walls and dark frames. Some rooms have yellow accents on the walls. The overall atmosphere is clean, professional, and modern.

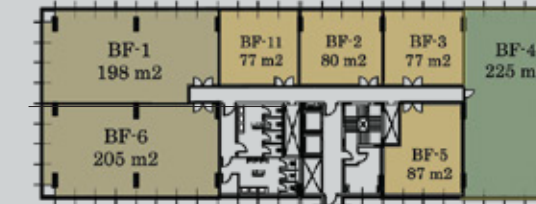
Floor plans for all office spaces at 5A have been designed with a meticulous attention to detail, taking into consideration the various needs of businesses of different sizes and from a variety of industries. As such, 5A is able to welcome tenants from all over the commercial spectrum, from early-stage 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

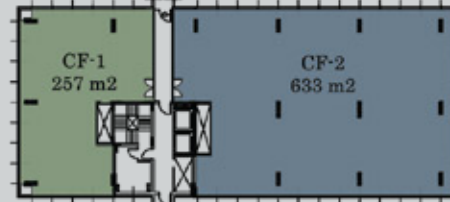
BUILDING A



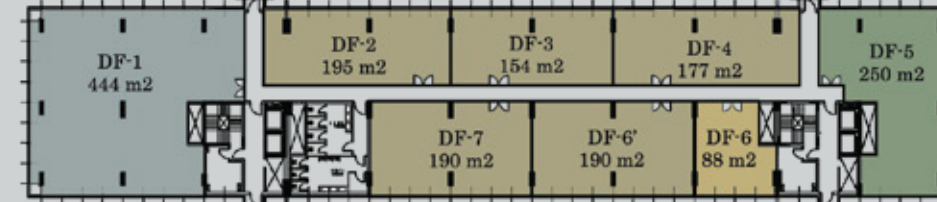
BUILDING B



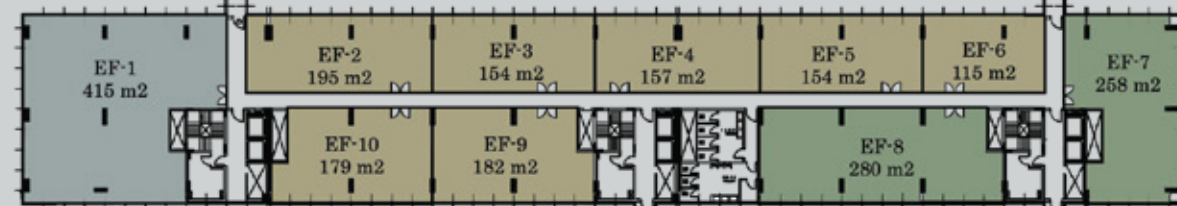
BUILDING C



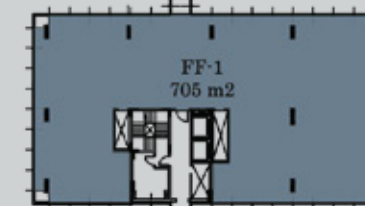
BUILDING D



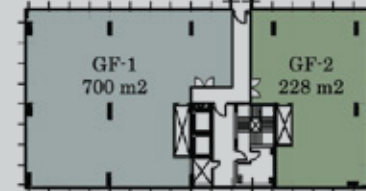
BUILDING E



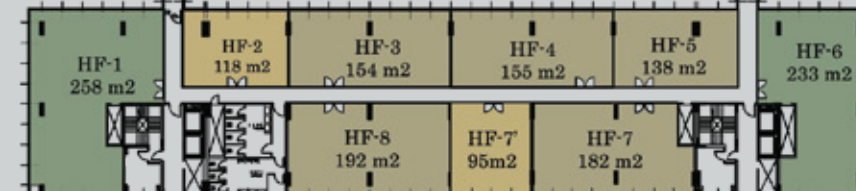
BUILDING F



BUILDING G



BUILDING H

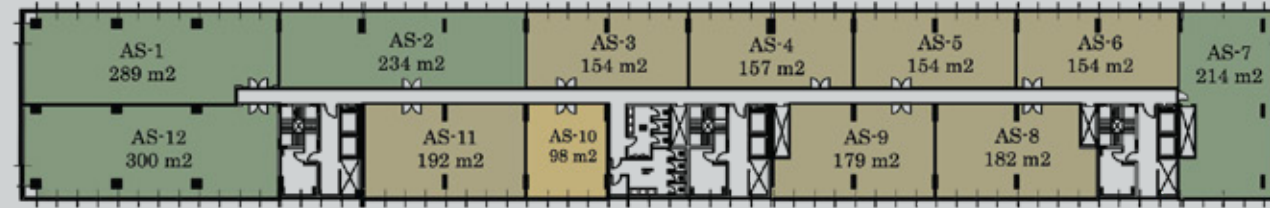


FIRST FLOOR

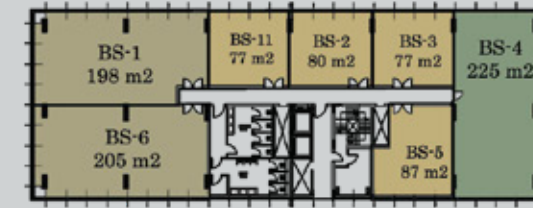
- 77 - 100 m²
- 115 - 205 m²
- 214 - 300 m²
- 389 - 444 m²
- 619 - 705 m²

RING ROAD

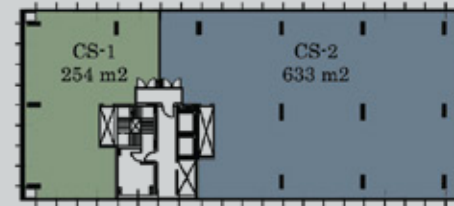
BUILDING A



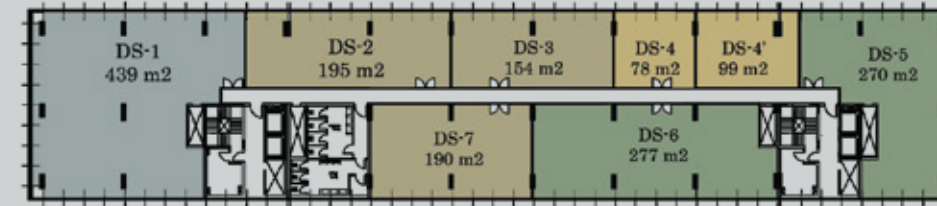
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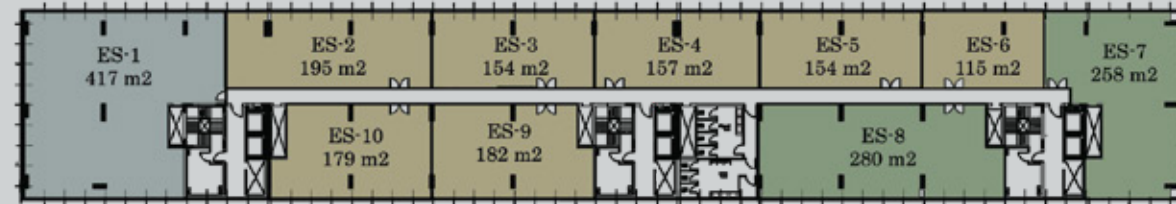
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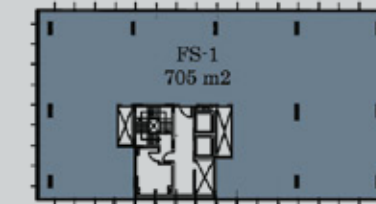
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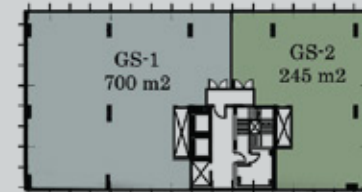
BUILDING E



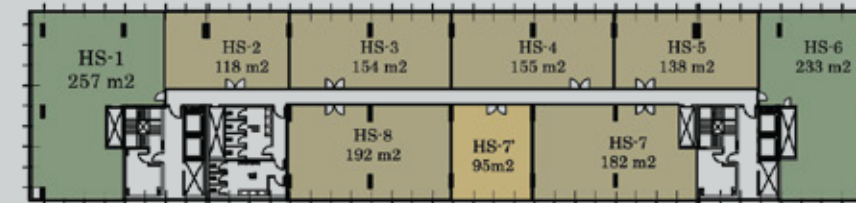
BUILDING F



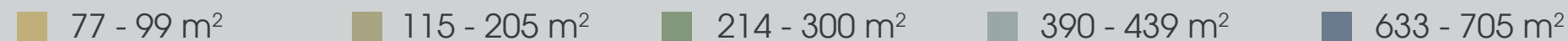
BUILDING G



BUILDING H

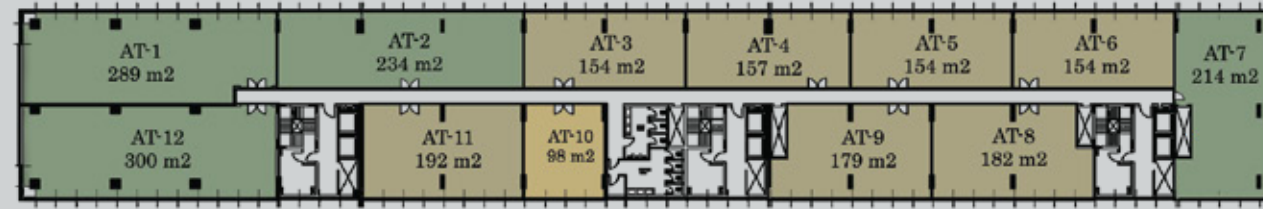


SECOND FLOOR

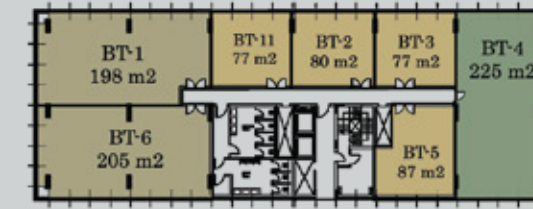


RING ROAD

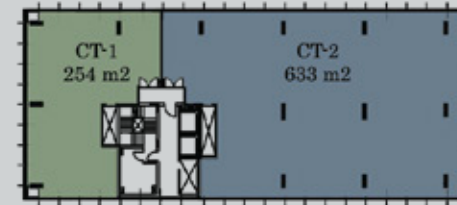
BUILDING A



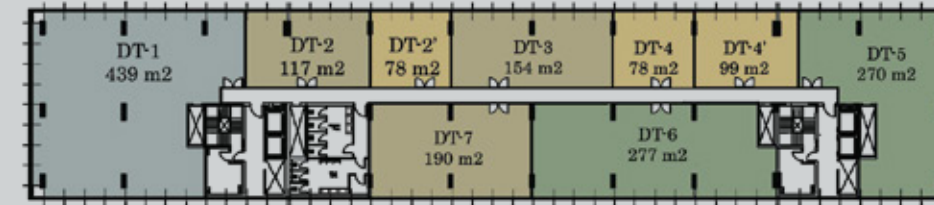
BUILDING B



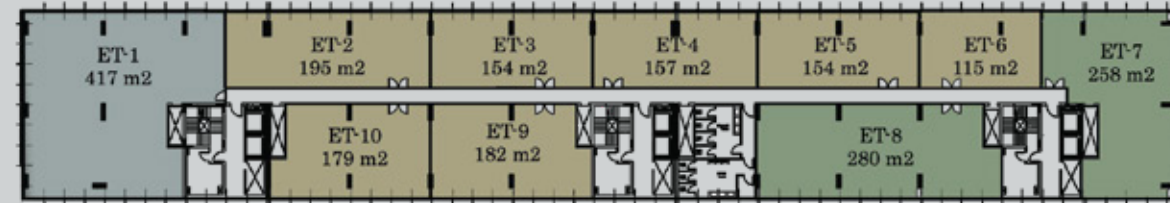
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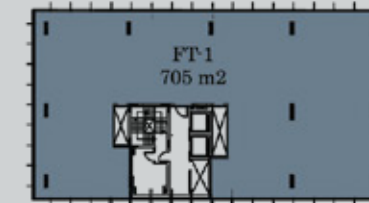
BUILDING D



BUILDING E



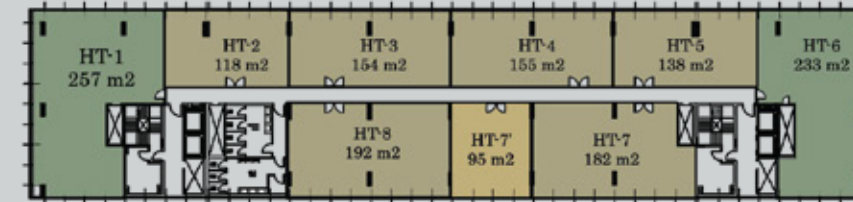
BUILDING F



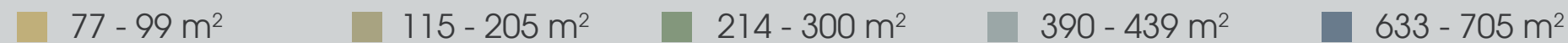
BUILDING G



BUILDING H



THIRD FLOOR



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

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