



DISTRICT FIVE  
RESIDENCES

# D15 - STRIC





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.





## 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.



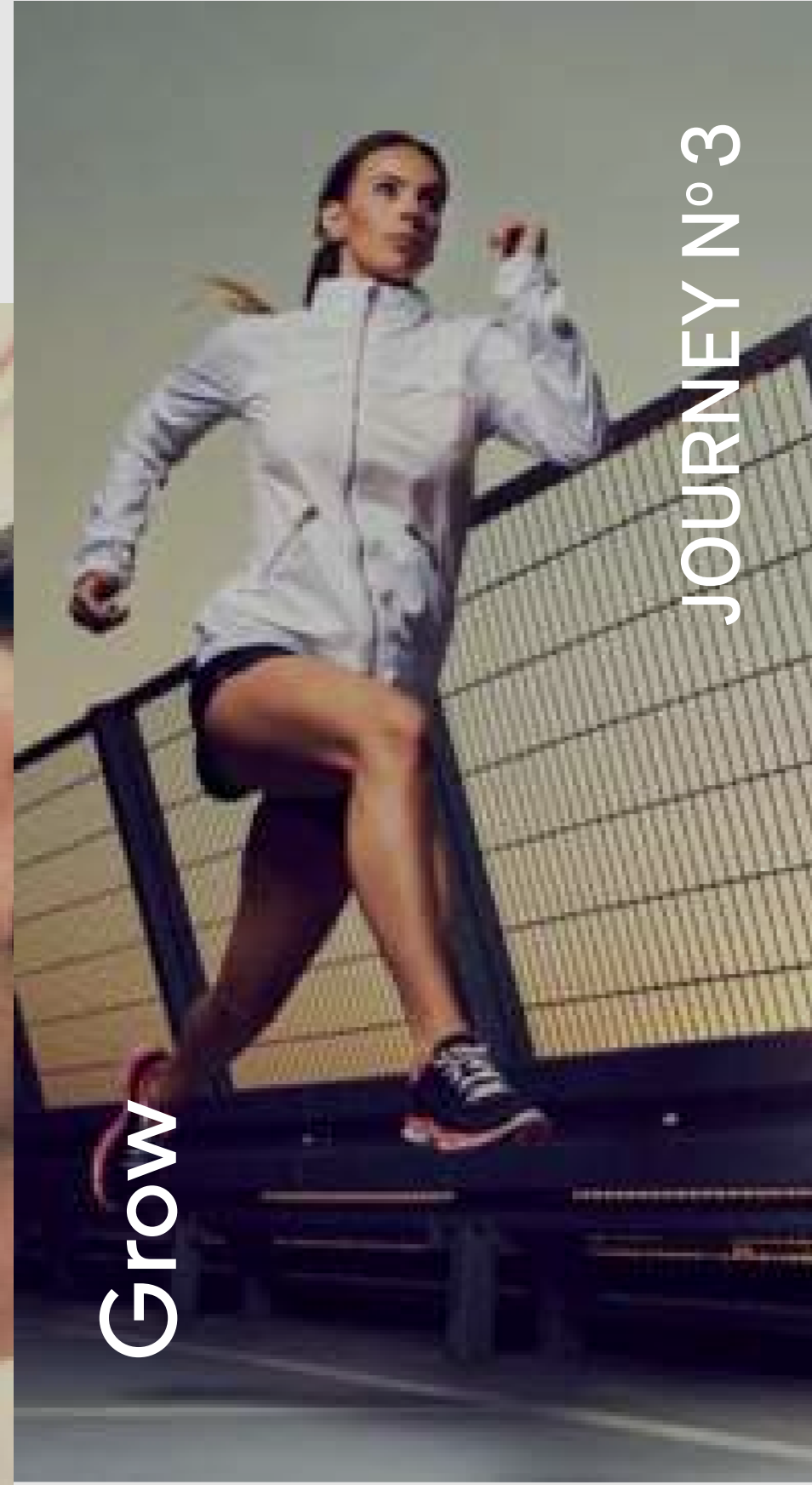
Live

JOURNEY N°1



Play

JOURNEY N°2



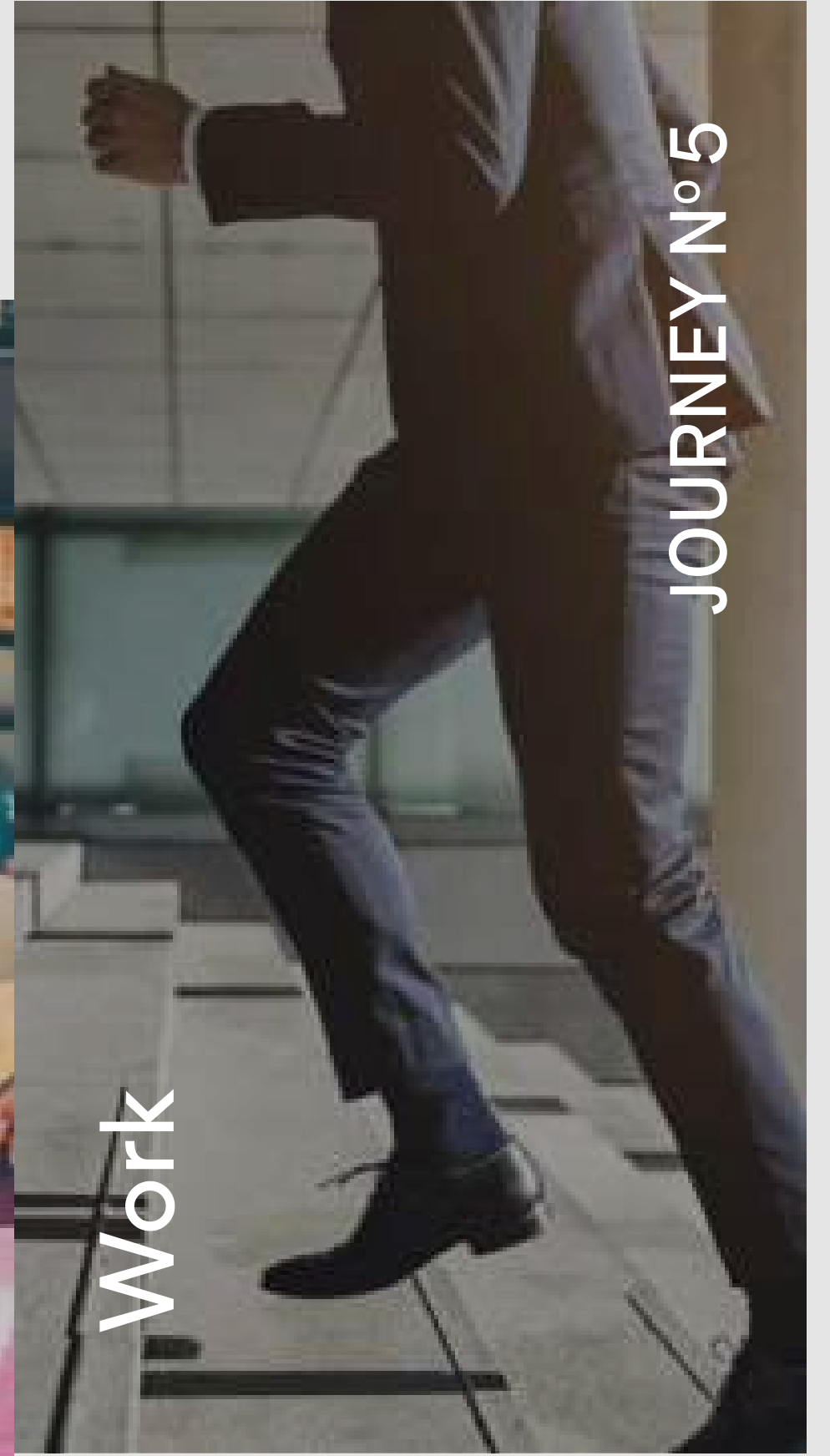
Grow

JOURNEY N°3



Shop

JOURNEY N°4



Work

JOURNEY N°5

FIVE JOURNEYS.ONE DESTINATION.



## 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.

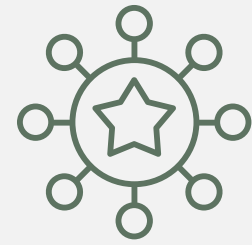
- Wadi Degla 5 min
- Road 90 7 min
- AUC 8 min
- Maadi 13 min
- Airport 19 min
- Heliopolis 30 min
- Sokhna 45 min
- Gouna 210 min



A 268 -acre integrated mixed-use development offering the opportunity to experience five journeys in a single destination.



A variety of residential prototypes – garden apartments, twinhomes and townhomes.



A playful entertainment and leisure Lifestyle Centre on approximately 17,000 sqm of GLA.



A professional platform to grow at the Wellness facilities.



A state-of-the-art commercial area including offices and coworking spaces.



An international standard Shopping Centre on approximately 43,000 sqm of GLA.



CAIRO AIN-SOKHNA HIGHWAY

# 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 wicker basket on the front and a messenger bag on the back. The person is wearing a green jacket, blue jeans with rips, 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.





# MASTERPLAN FEATURES

# D5 – NEXT GENERATION MIXED USE DISTRICT

268 Acres Land Area

2,000 Residential Units

240,000 m<sup>2</sup> Office BUA

100,000 m<sup>2</sup> Total Retail GLA



## 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

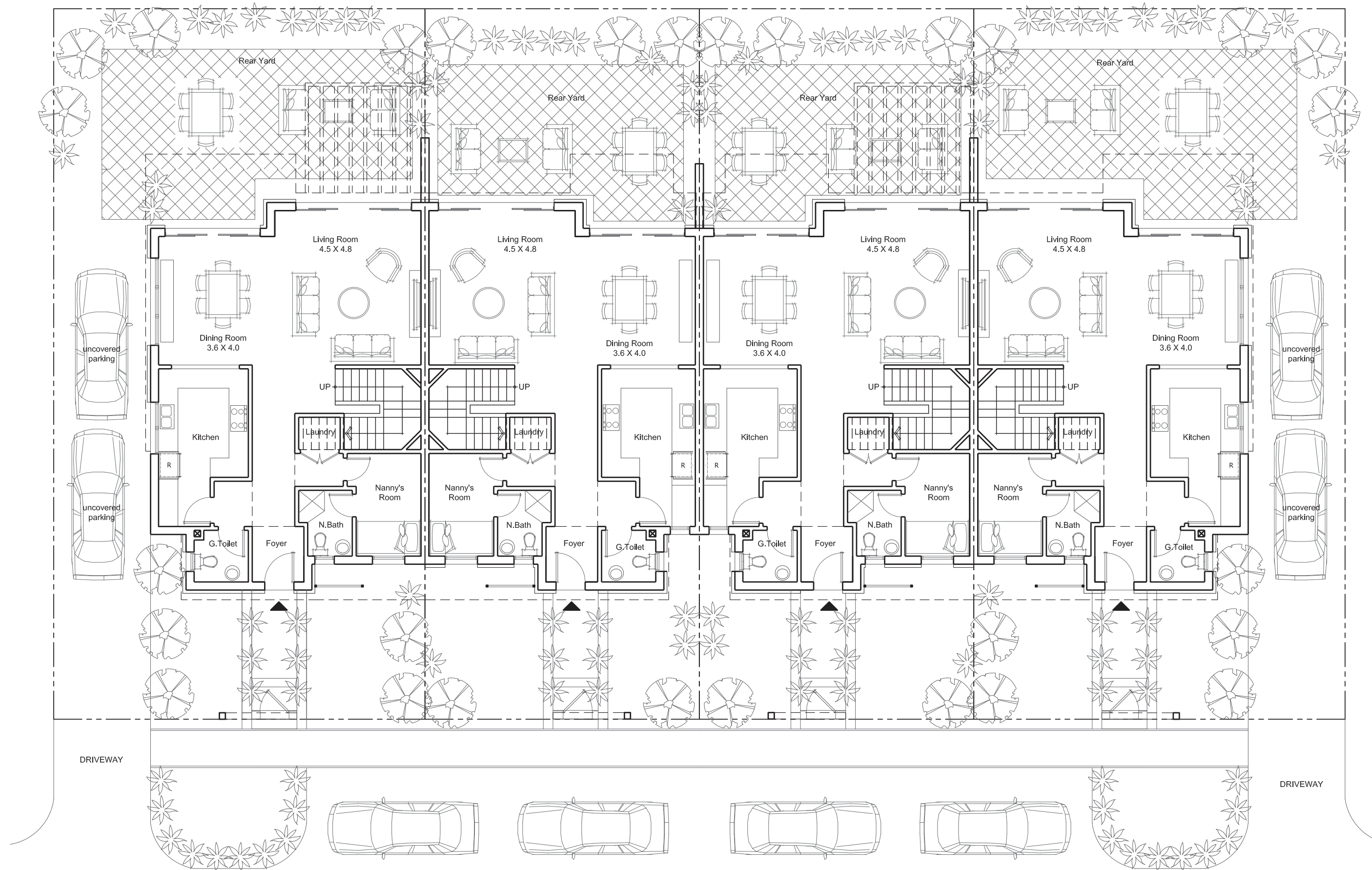
To cater to the wide variety of fitness options that residents will want to participate in, a multi-purpose court that can be used day and night will provide space for volleyball, basketball and enthusiasts

# TOWNHOMES



# TOWNHOMES

## GROUND FLOOR



### UNIT AREA

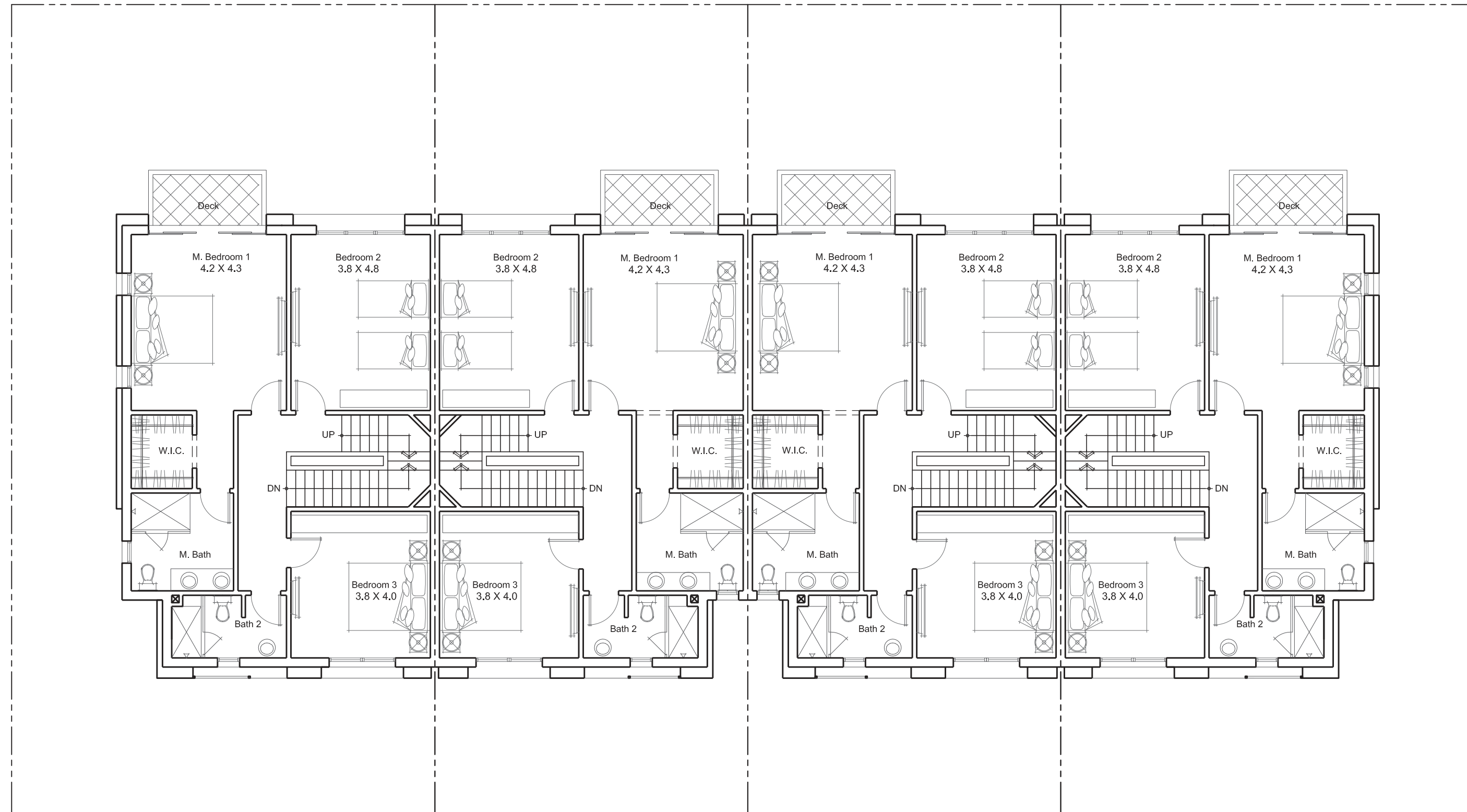
- 
- GROSS AREA:  
258 SQM
- 
- Ground Floor  
95 SQM
- 
- First Floor  
104 SQM
- 
- Roof Suite  
59 SQM
- 
- Roof Terrace  
40 SQM

### UNIT COMPONENTS

- 
- Ground Floor
- Living Room
- Dining Room
- Kitchen
- Guest Toilet
- Ensuite Nanny's Room

# TOWNHOMES

## FIRST FLOOR



### UNIT AREA

- 
- GROSS AREA:  
258 SQM
- 
- Ground Floor  
95 SQM
- 
- First Floor  
104 SQM
- 
- Roof Suite  
59 SQM
- 
- Roof Terrace  
40 SQM

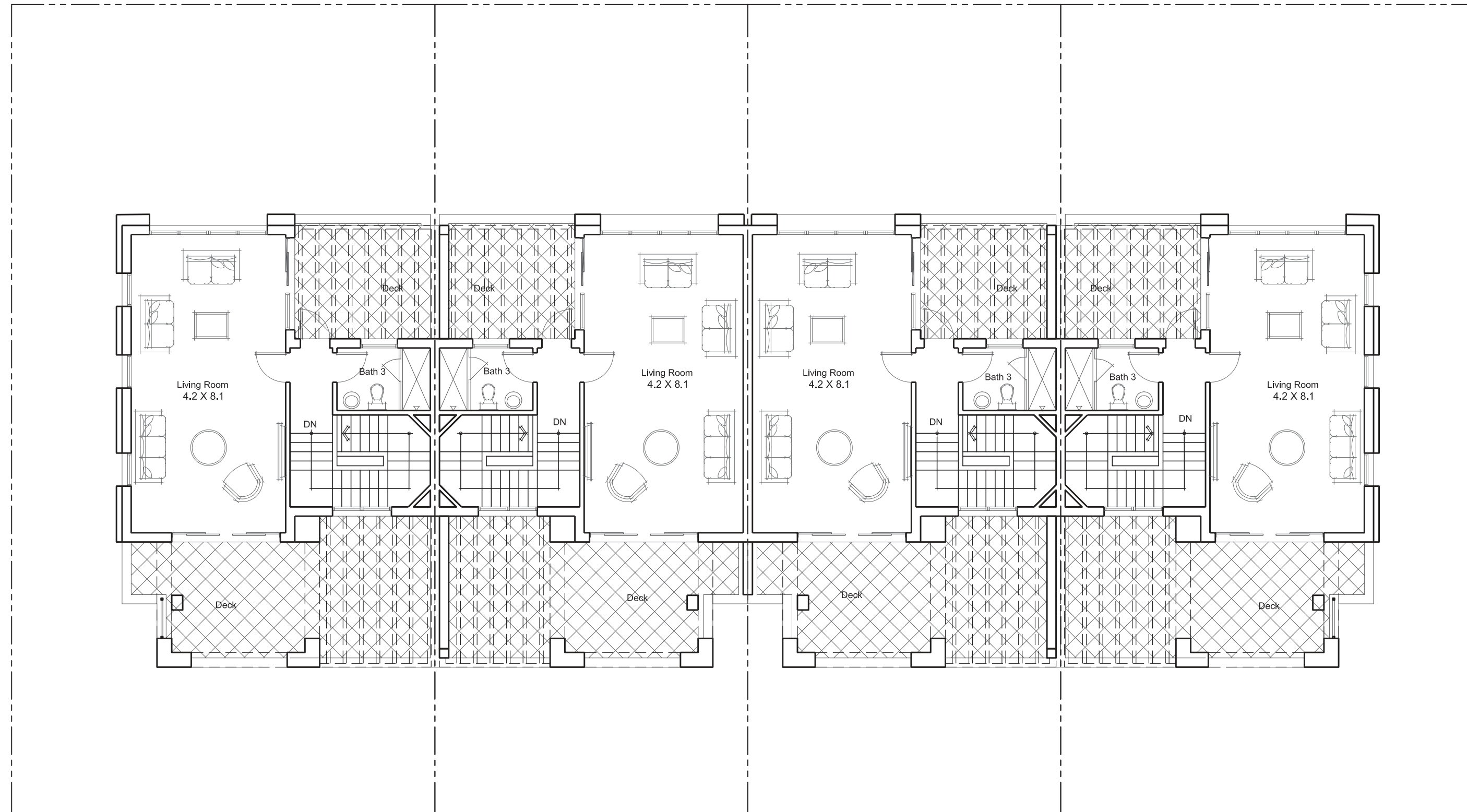
### UNIT COMPONENTS

- 
- First Floor
- Ensuite Master Bedroom
- 2nd Bedroom
- 3rd Bedroom
- Shared Bath
- Terrace



# TOWNHOMES

## SECOND FLOOR



### UNIT AREA

- 
- GROSS AREA:  
258 SQM
- 
- Ground Floor  
95 SQM
- 
- First Floor  
104 SQM
- 
- Roof Suite  
59 SQM
- 
- Roof Terrace  
40 SQM

### UNIT COMPONENTS

- 
- Second Floor
- High Ceiling Living Room
- Shared Bath
- Roof Terrace

# TOWNHOMES



# TOWNHOMES-TCL

## UNIT A

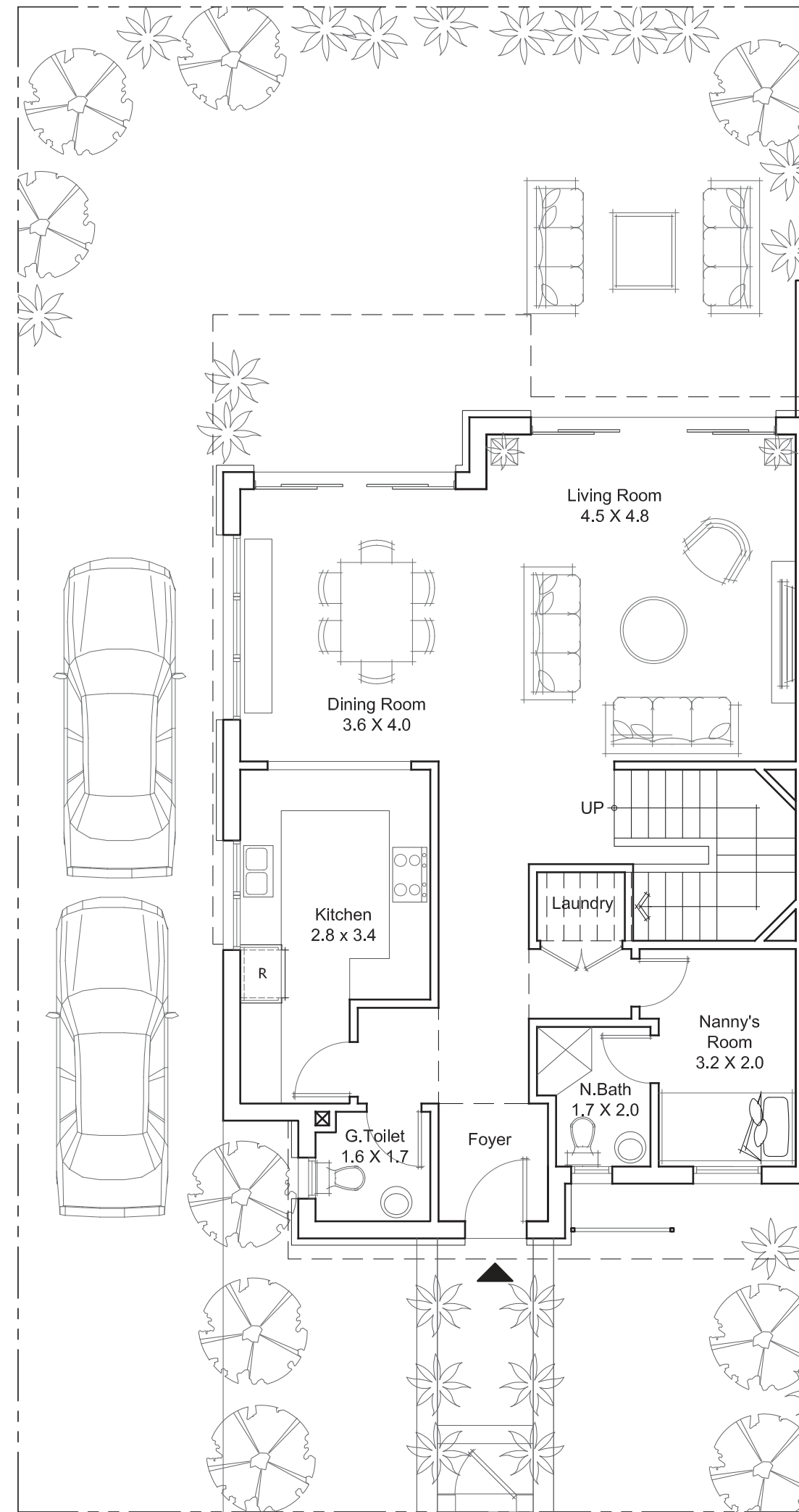
-  
GROSS AREA:  
258 SQM

-  
Ground Floor  
95 SQM

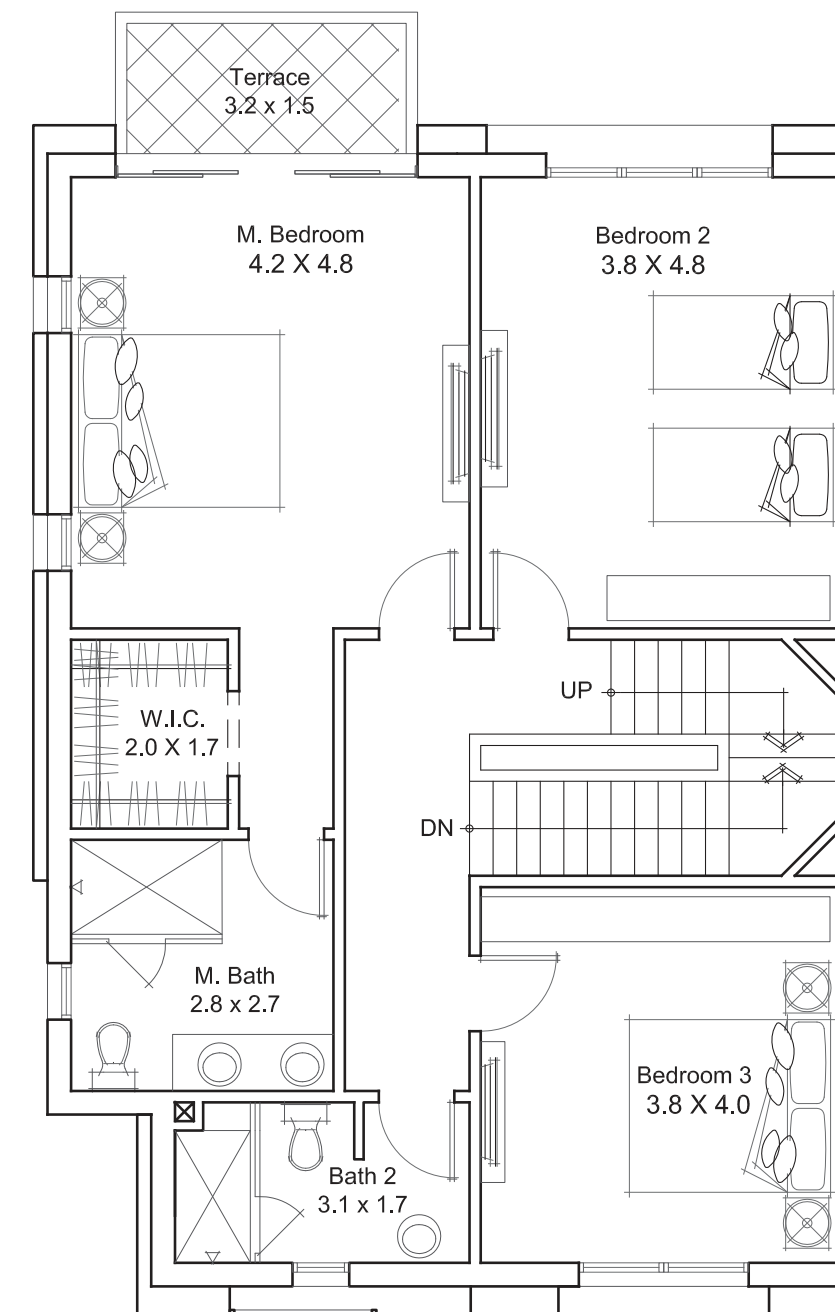
-  
First Floor  
104 SQM

-  
Roof Suite  
59 SQM

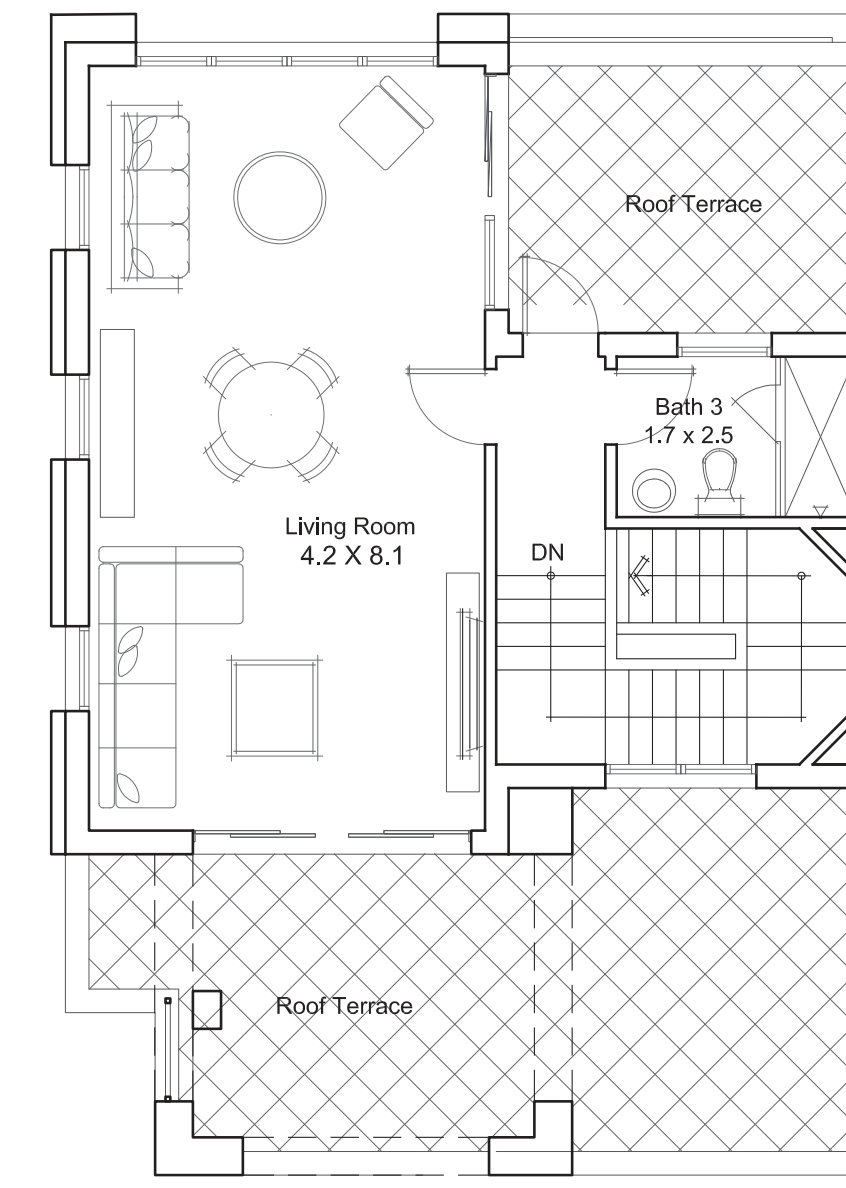
-  
Roof Terrace  
40 SQM



Ground Floor



First Floor



Second Floor

## UNIT COMPONENTS

-  
Ground Floor

Living Room  
Dining Room  
Kitchen  
Guest Toilet  
Ensuite Nanny's Room

-  
First Floor

Ensuite Master Bedroom  
2nd Bedroom  
3rd Bedroom  
Shared Bath  
Terrace

-  
Second Floor

High Ceiling Living Room  
Shared Bath  
Roof Terrace



# TOWNHOMES-TML

## UNIT B

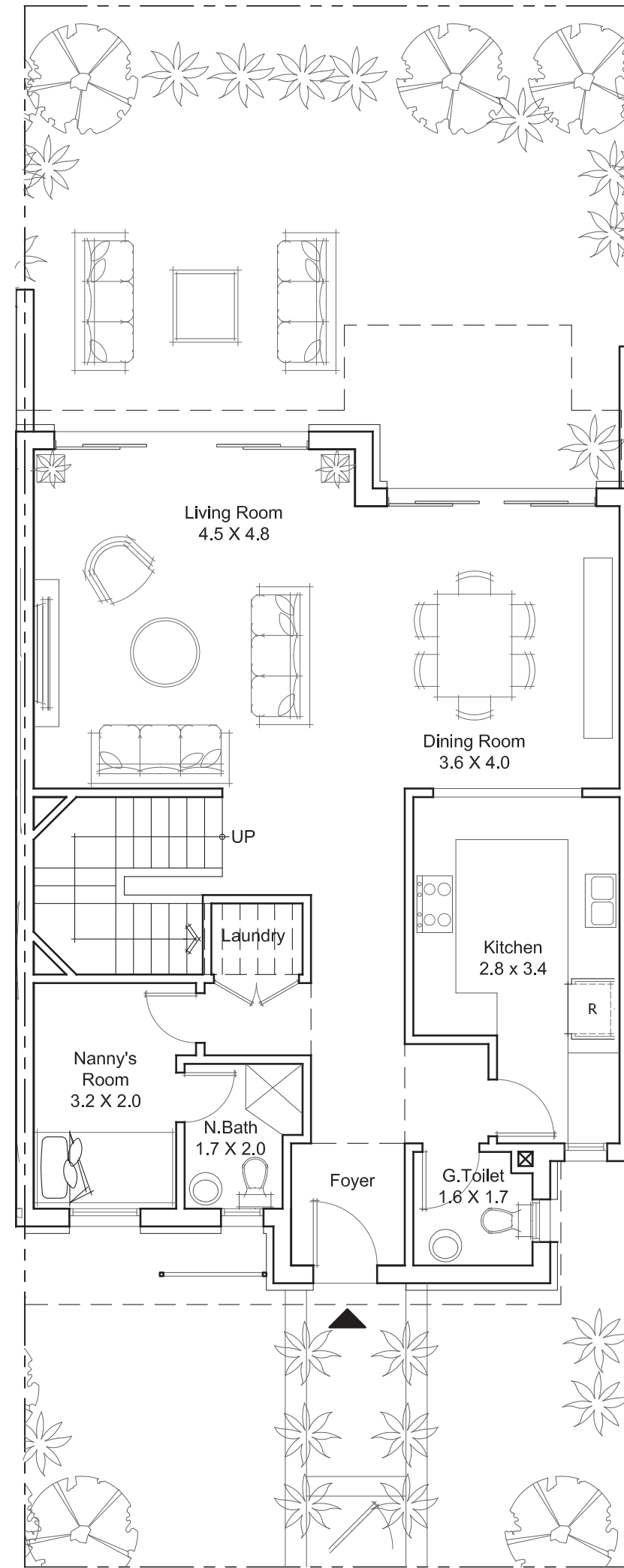
GROSS AREA:  
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Ground Floor  
95 SQM

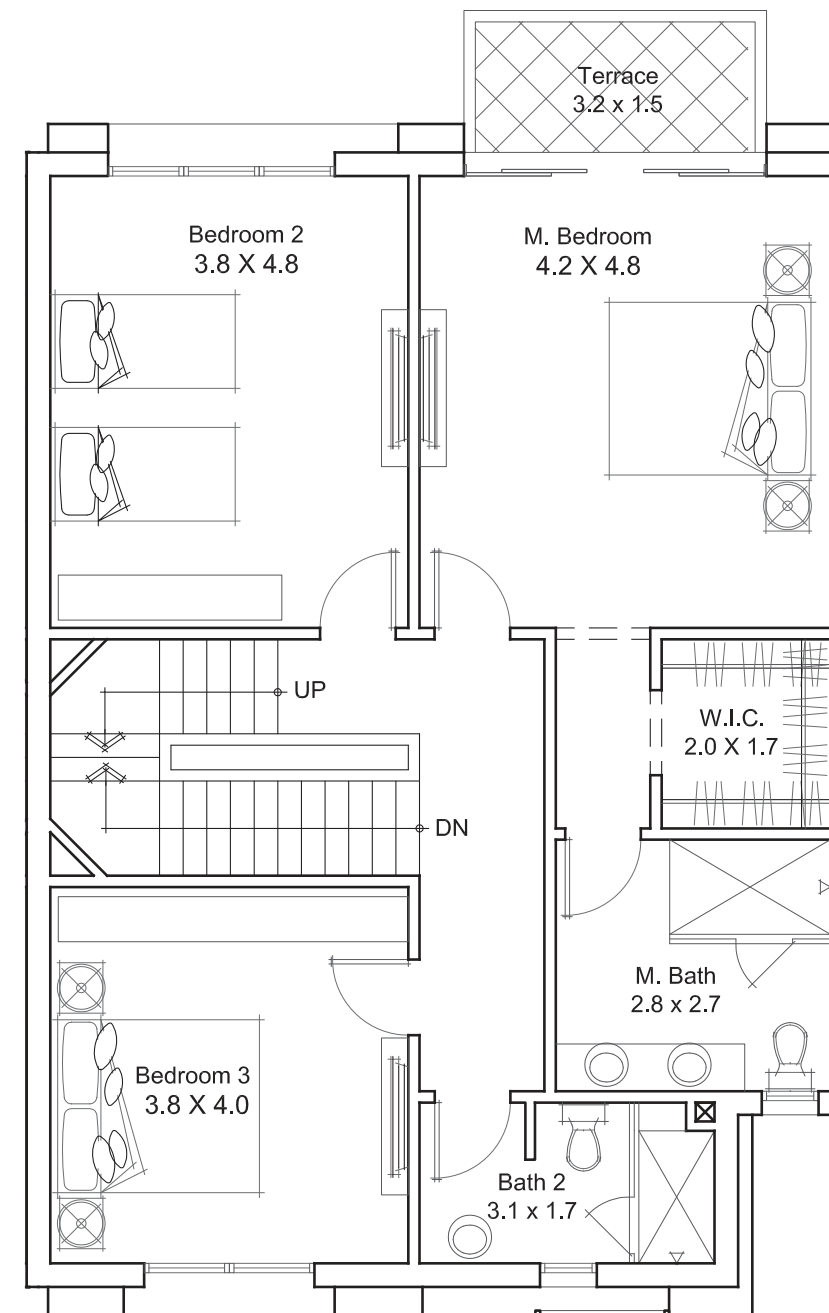
First Floor  
104 SQM

Roof Suite  
59 SQM

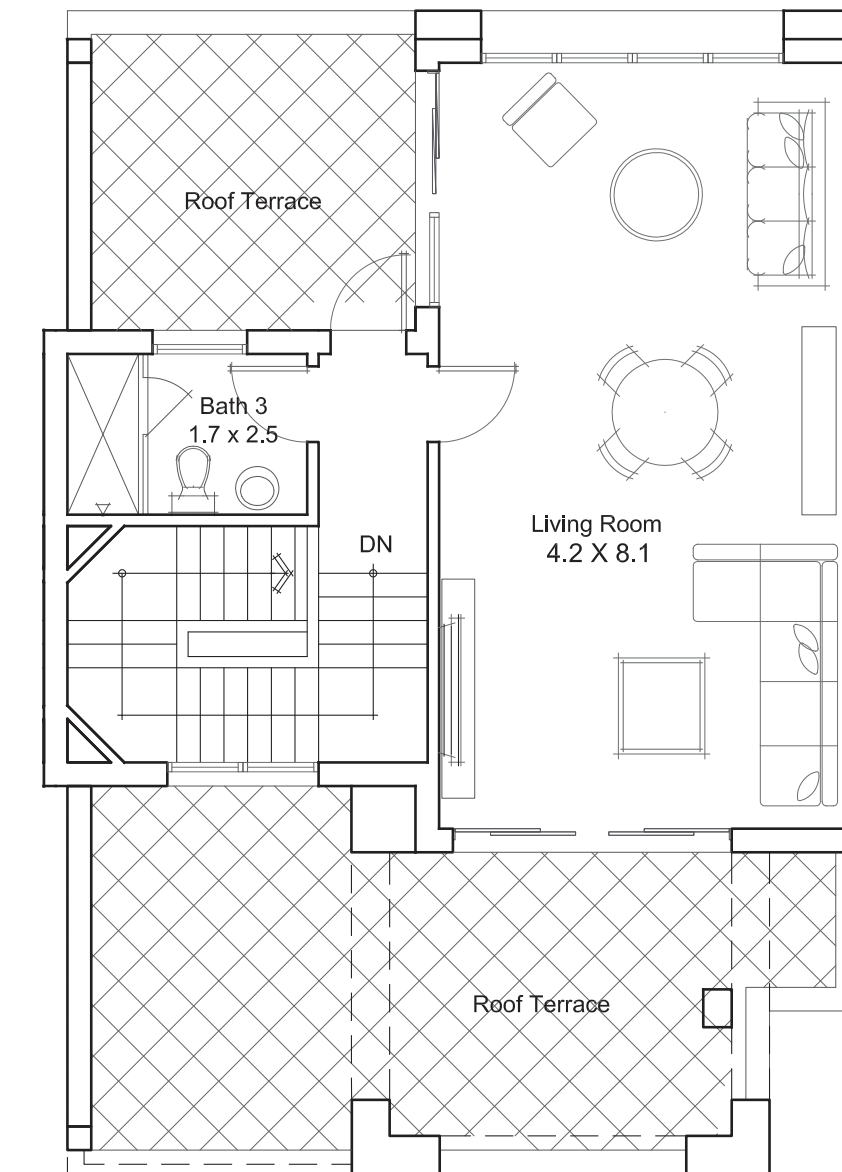
Roof Terrace  
40 SQM



Ground Floor



First Floor



Second Floor

## UNIT COMPONENTS

Ground Floor

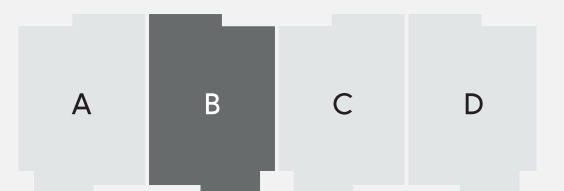
Living Room  
Dining Room  
Kitchen  
Guest Toilet  
Ensuite Nanny's Room

First Floor

Ensuite Master Bedroom  
2nd Bedroom  
3rd Bedroom  
Shared Bath  
Terrace

Second Floor

High Ceiling Living Room  
Shared Bath  
Roof Terrace



# TOWNHOMES-TMR

## UNIT C

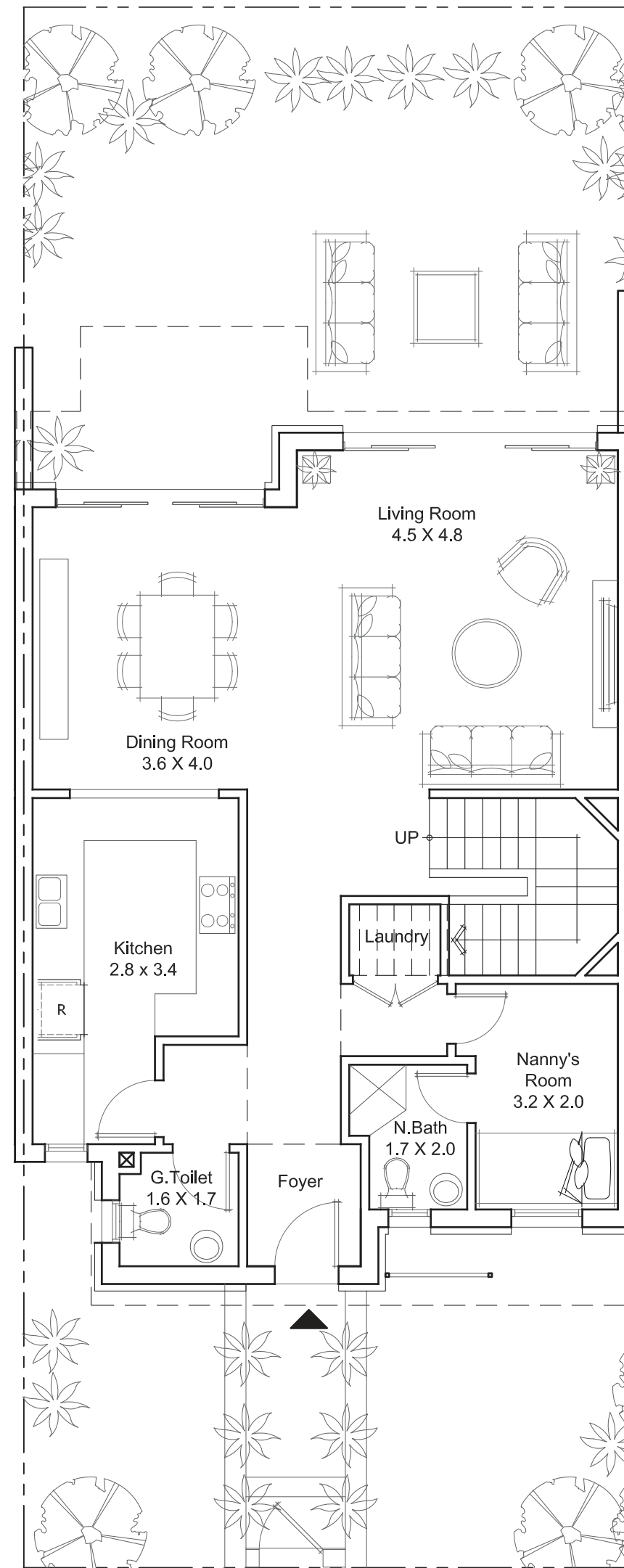
GROSS AREA:  
258 SQM

Ground Floor  
95 SQM

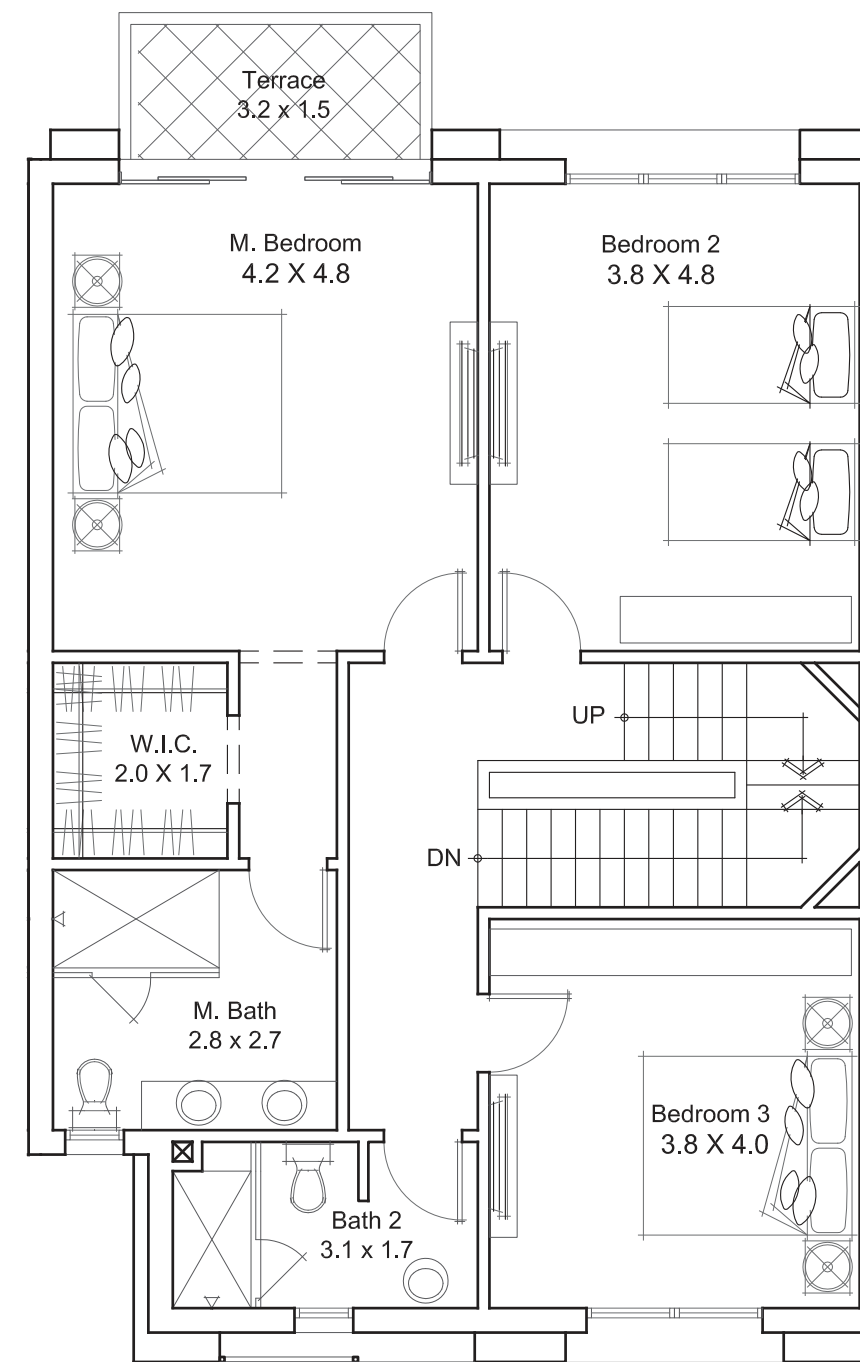
First Floor  
104 SQM

Roof Suite  
59 SQM

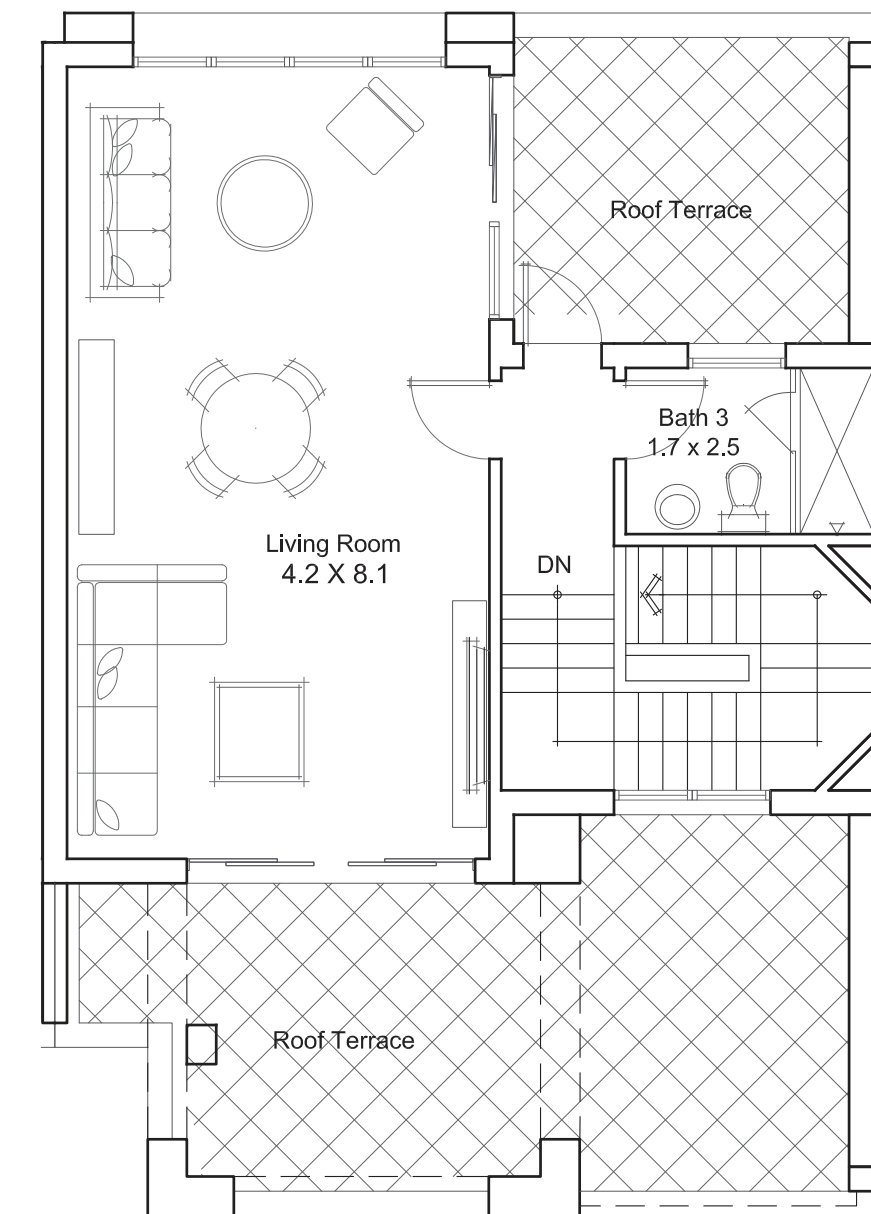
Roof Terrace  
40 SQM



Ground Floor



First Floor



Second Floor

## UNIT COMPONENTS

Ground Floor

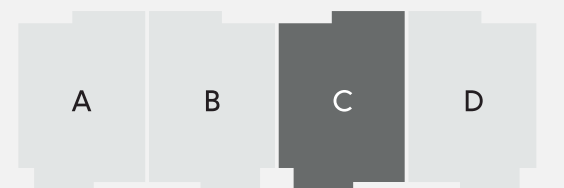
Living Room  
Dining Room  
Kitchen  
Guest Toilet  
Ensuite Nanny's Room

First Floor

Ensuite Master Bedroom  
2nd Bedroom  
3rd Bedroom  
Shared Bath  
Terrace

Second Floor

High Ceiling Living Room  
Shared Bath  
Roof Terrace



# TOWNHOMES-TCR

## UNIT D

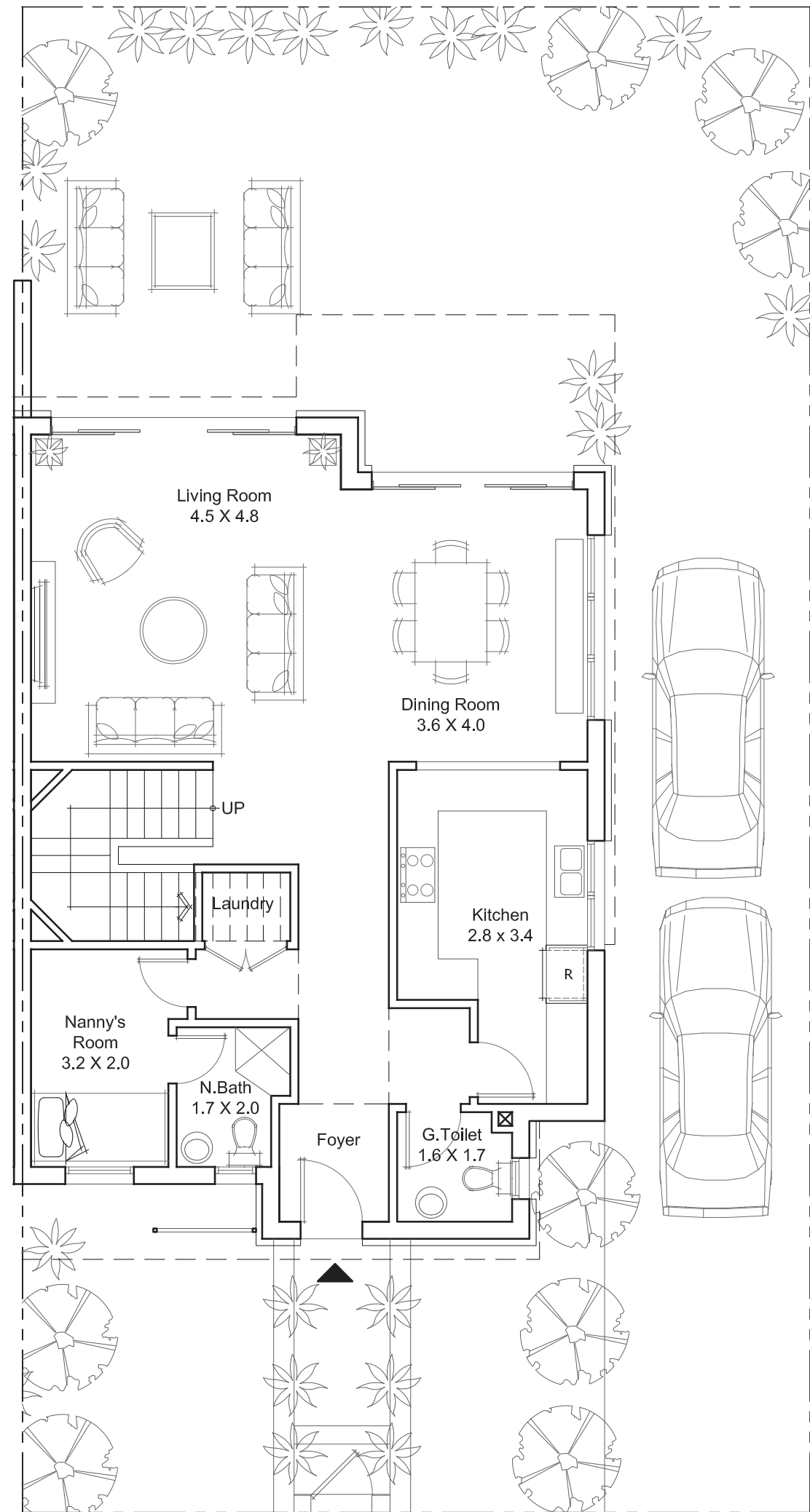
GROSS AREA:  
258 SQM

Ground Floor  
95 SQM

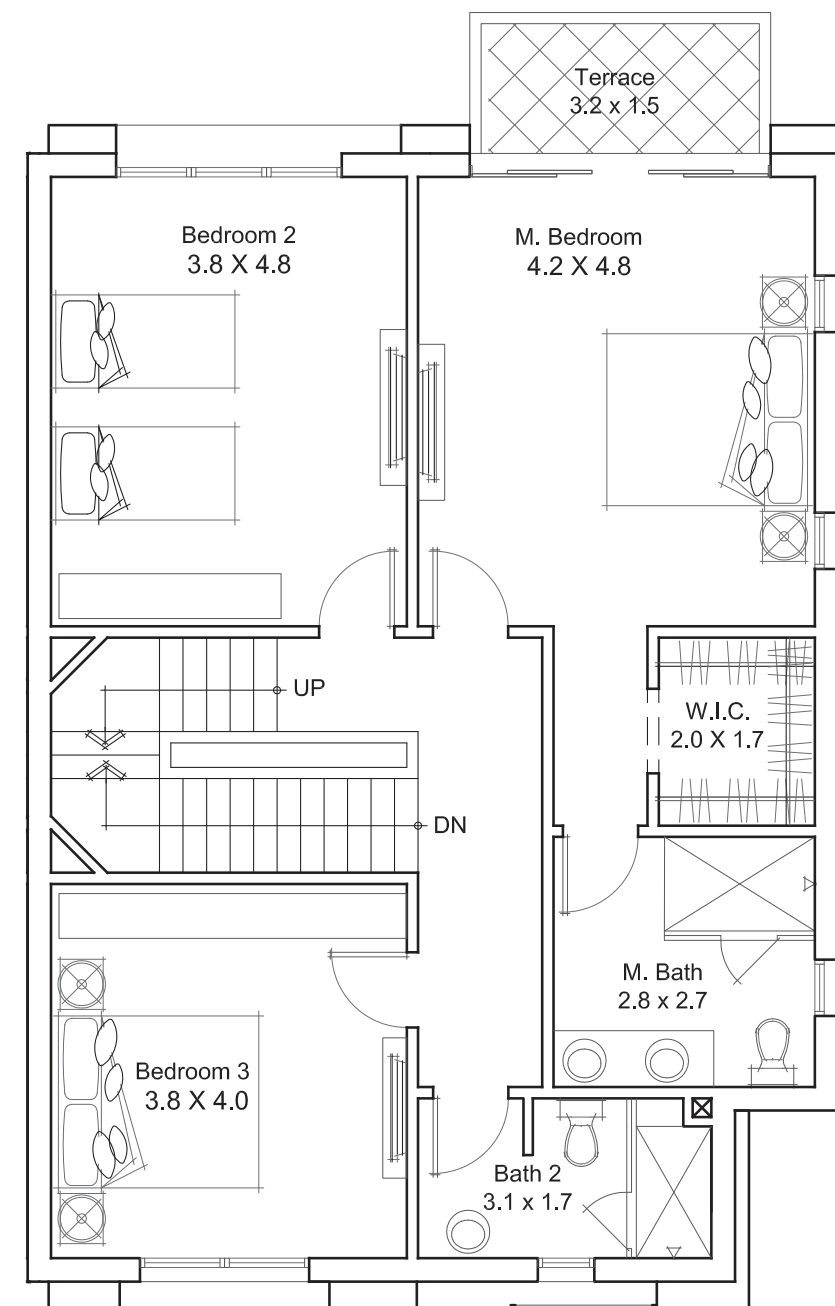
First Floor  
104 SQM

Roof Suite  
59 SQM

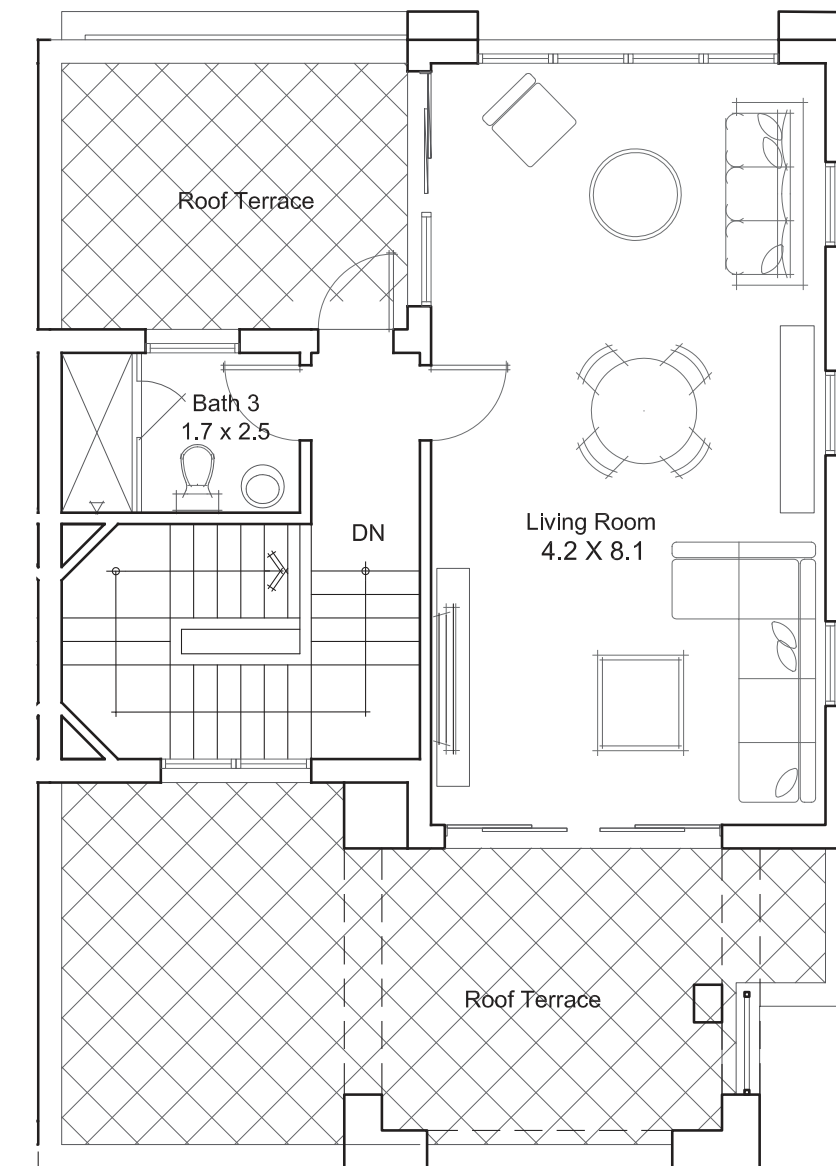
Roof Terrace  
40 SQM



Ground Floor



First Floor



Second Floor

## UNIT COMPONENTS

Ground Floor

Living Room  
Dining Room  
Kitchen  
Guest Toilet  
Ensuite Nanny's Room

First Floor

Ensuite Master Bedroom  
2nd Bedroom  
3rd Bedroom  
Shared Bath  
Terrace

Second Floor

High Ceiling Living Room  
Shared Bath  
Roof Terrace











#### Disclaimer

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All renderings, materials, dimensions and drawings are approximate and subject to revisions.
3. Actual area may vary from stated area. The developer reserves the right to make any revisions.
4. Actual unit areas, windows, porches, terraces, exterior trim and color scheme may vary according to elevation style and required approvals.
5. Ground floor gardens may vary in area, dimensions and outline according to the building location on the master plan final design.

19876

DISTRICT-FIVE.COM

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DI5TRICT



DI5TRICT