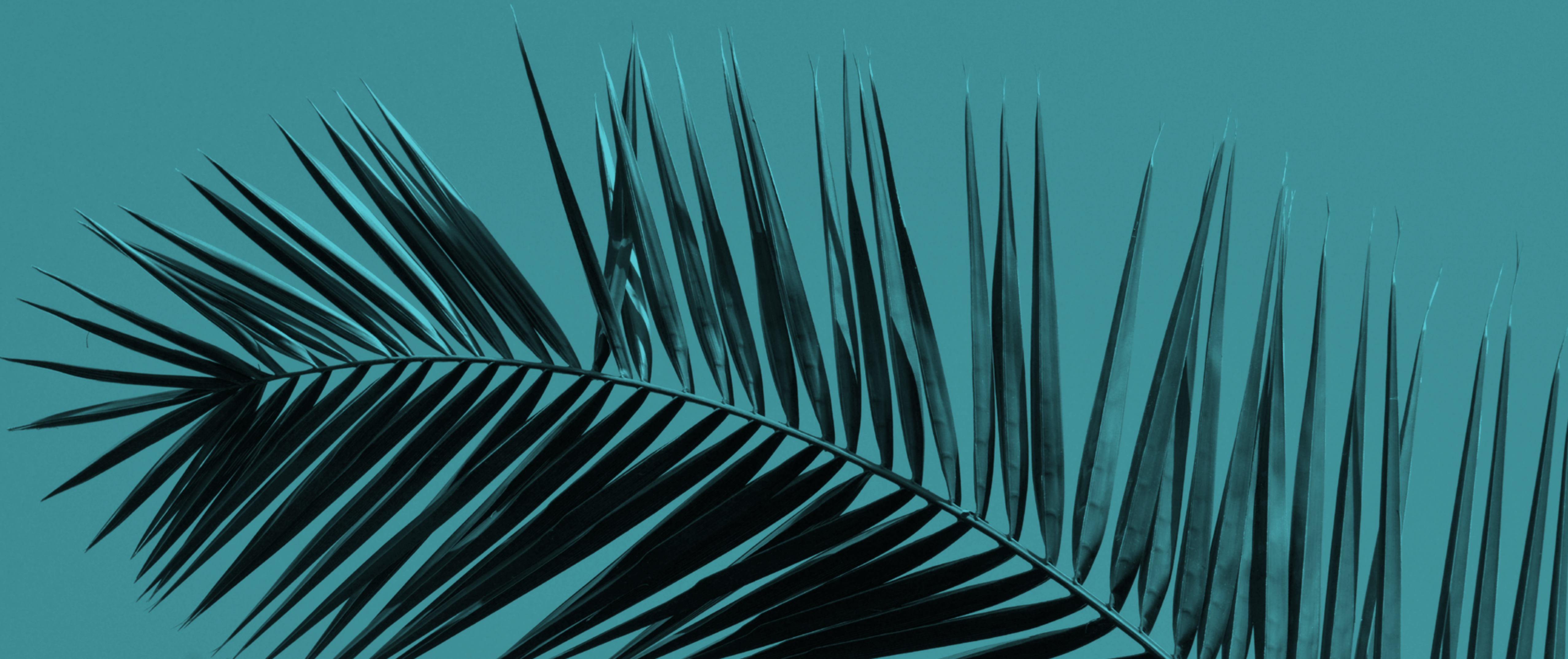


DISTRICT FIVE
RESIDENCES



DISTRICT



DI5TRICT

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.



JOURNEY No 1
Live



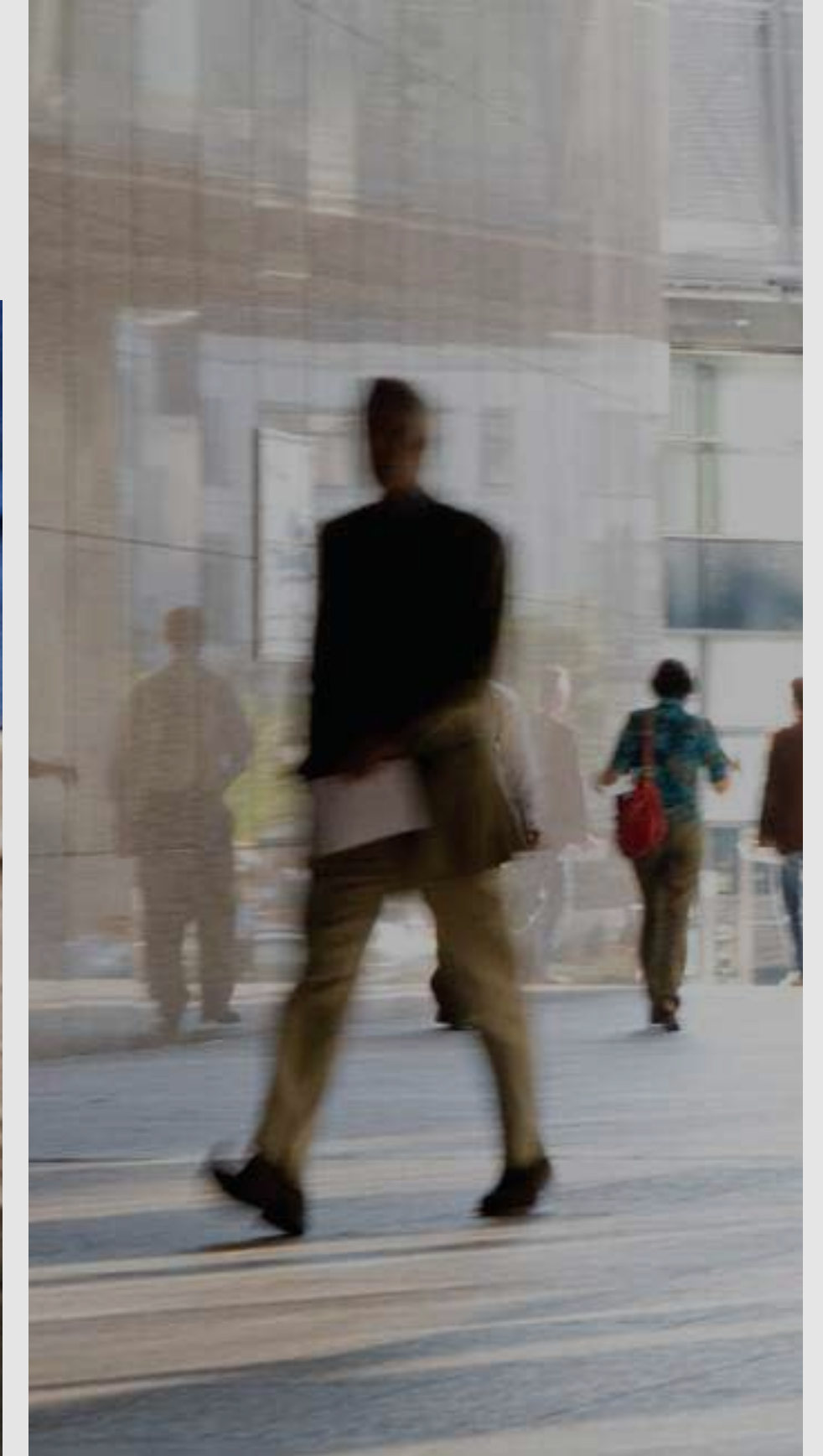
JOURNEY No 2
Play



JOURNEY No 3
Grow



JOURNEY No 4
Shop

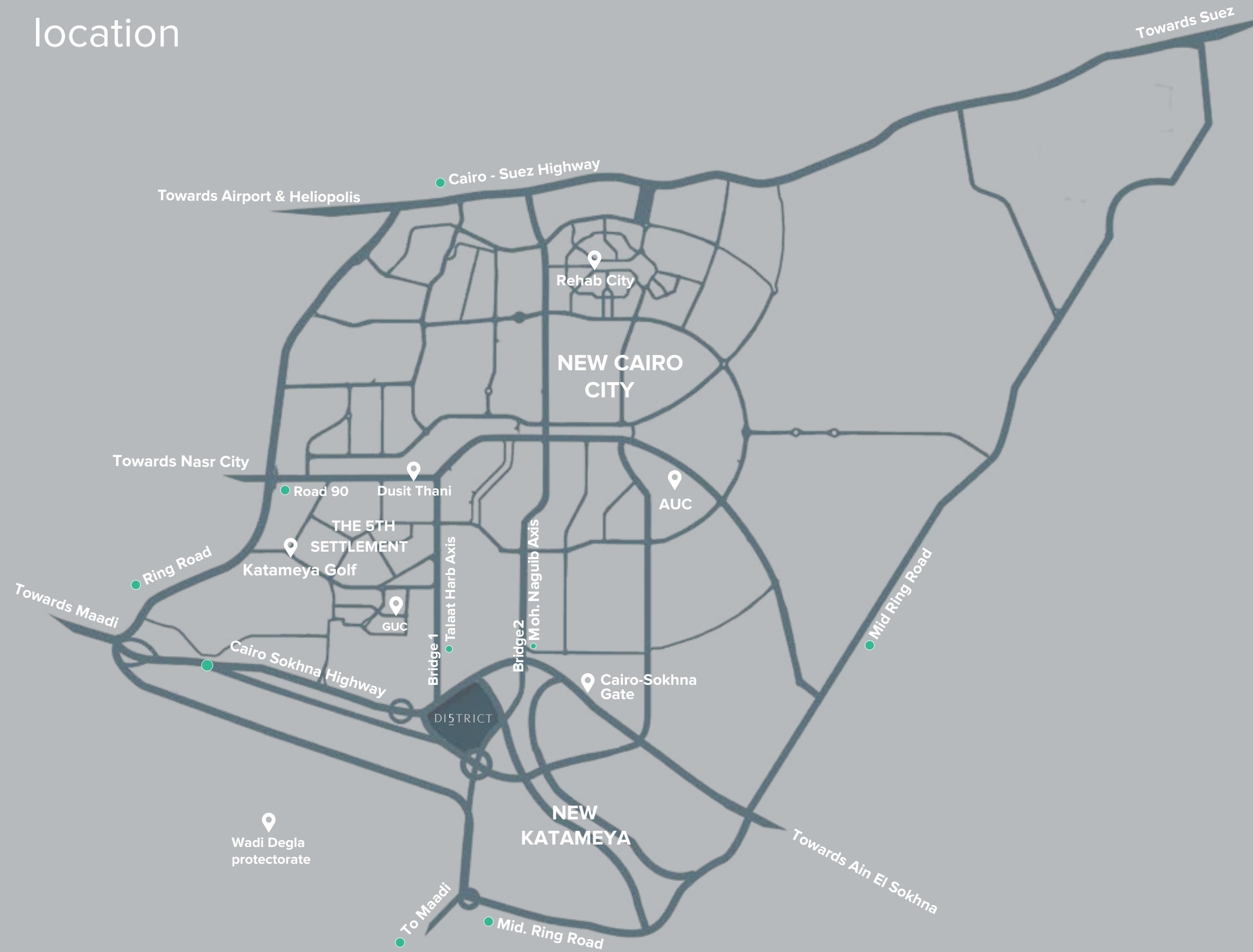


JOURNEY No 5
Work





location



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 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.

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

The background of the image is an abstract composition of numerous thin, parallel, wavy lines in a teal or light green color. These lines are set against a solid black background. The lines flow across the frame in a generally horizontal but undulating pattern, creating a sense of movement and depth. The overall effect is reminiscent of a close-up of a textured surface or perhaps a stylized representation of a landscape feature like a dune or a large leaf.

MASTERPLAN

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 Residences - Footprint

-

Open Space:	83.1%
Total Footprint:	16.9%
Residential:	13.5%
Clubhouse:	0.8%
Offices	2.6%

Building Composition

-

Apartments:	1,336Units
Townhomes:	204 Units
Mindhaus Campus	17 Buildings
Mindhaus Strip	18 Buildings



The background of the image is a solid teal color. Overlaid on this background are several palm fronds. The fronds are dark, almost black, and their silhouettes are clearly visible against the teal background. They are arranged in a way that creates a sense of depth and texture, with some fronds in the foreground and others receding into the background.

MASTERPLAN FEATURES



Gateway Plaza



Gated Community



Pedestrian
Under-Crossings



Walking
Trail System



Storage Facilities



Community and
Neighbourhood Parks



BBQ Area



Fire Pit

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



 Leisure Pool and
Cabanas



 TV Lounge



 Kids Pool



 Indoor Game Room



 Kids Playground



 Activity Tables



 Tennis Court



 Multi-Purpose Court



THE PLATEAU

TAKING LIVING SPACES TO ELEVATED HEIGHTS

The Plateau is District Five’s active and vibrant neighborhood covering the highest part of the development, targeting young and zealous residents who aim to make the most out of their daily life. Units in the Plateau are designed following an efficient approach that makes the most out of space while rendering fully-functional livable spaces with pleasant views. The concept of efficiency extends beyond the limits of apartments; yielding buildings with minimal common areas. Planned with the community’s privacy in mind, the Plateau maximizes the green communal areas, including a community park, playground, gathering space and fitness lawn to suit every life-style and promote the well-being of its residents.

The Plateau introduces a variety of unit types and area ranges, featuring efficient one-bedroom garden units, corner three-bedroom units and prime units with roof terraces on the top floors, granting an overview of District Five’s skyline from the highest point of the development. Contextually, the site is strategically located within District Five; close enough walk to Mindhaus Strip and Campus; Marakez’s flagship offices and innovative co-working spaces and distant enough to grant its residents adequate privacy and the chance to unwind, creating the perfect work-life balance. The neighborhood is the first in District Five Residences to offer underground parking spots and storage areas, providing convenience and safety to their highest standards.

- Plateau's main features:
- Meticulously designed units that make the most out of space.
 - Efficient apartment buildings with minimal common areas.
 - Prime units boasting roof terraces that provide a view on the entire development.
 - Underground parking and storage units for a higher standard of convenience.
 - Communal local parks with different functions that promote the well-being of residents

- | | |
|----------------------------|-------------------------------|
| 1- The Clubhouse | 6- Pedestrian under-crossings |
| 2- Neighbourhood pool | 7- Main roundabout |
| 3- Main project entries | 8- Mindhaus Strip |
| 4- Secondary project entry | 9- Plateau |
| 5- Gateway Plaza | |



An architectural rendering of a modern residential complex named 'Plateau Buildings'. The image shows two multi-story apartment buildings with a stepped, terraced design. Each floor has a balcony with a glass railing. The buildings are set on a hillside with lush greenery and a paved walkway in the foreground. The sky is a clear, bright blue. The text 'PLATEAU BUILDINGS' is overlaid in the center in a white, sans-serif font.

PLATEAU BUILDINGS











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



3D Visualisation Studio

