

Mindhaus.®

BRING LIFE TO WORK

OFFICE SPACES | DISTRICT 5

01.

FIVE JOURNEYS
ONE DESTINATION

02.

STRATEGIC
LOCATION

03.

MINDHAUS CAMPUS
AND MINDHAUS STRIP



Marakez is one of Egypt's leading real estate developers creating spaces for life through a diverse portfolio of residential, commercial, entertainment and retail developments.

"We believe that the most precious things about the spaces and buildings we develop are the lives they nurture and the experiences they create. Buildings are not vacuous constructions but living organisms that interact and engage with human beings."



01

FIVE JOURNEYS. ONE DESTINATION.

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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 facilities, shopping, entertainment and more. We've built a suburban residential community with the qualities and convenience of city life.



DI5TRICT

Five Journeys. One Destination.



JOURNEY ONE
Live.



JOURNEY THREE
Grow.



JOURNEY TWO
Play.



JOURNEY FOUR
Shop.



JOURNEY FIVE
Work.

01. FIVE JOURNEYS. ONE DESTINATION.

Live.

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.



01.
FIVE JOURNEYS. ONE DESTINATION.

Grow.

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 facilities. Fitness studios will offer fitness classes, yoga, pilates, and meditation ensuring you connect both physically and mentally at District 5.



01.
FIVE JOURNEYS. ONE DESTINATION.

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. 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.



01.
FIVE JOURNEYS. ONE DESTINATION.

Shop.

Walkability is an essential element of any residential community. That is why retailers, supermarkets and 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 office spaces Mindhaus.



WELCOME TO

Mindhaus®



01.
FIVE JOURNEYS. ONE DESTINATION.



Mindhaus®

Introducing a New World of Office Spaces.

A place where variations meet and greatness happens. For the thoughtful minds that make a change. For the strong minds that succeed often. For the healthy minds that always improve. For the creative minds that notice greatness. For the enthused minds that stand out.

District 5 brings you Mindhaus; a new community of office spaces.



O2

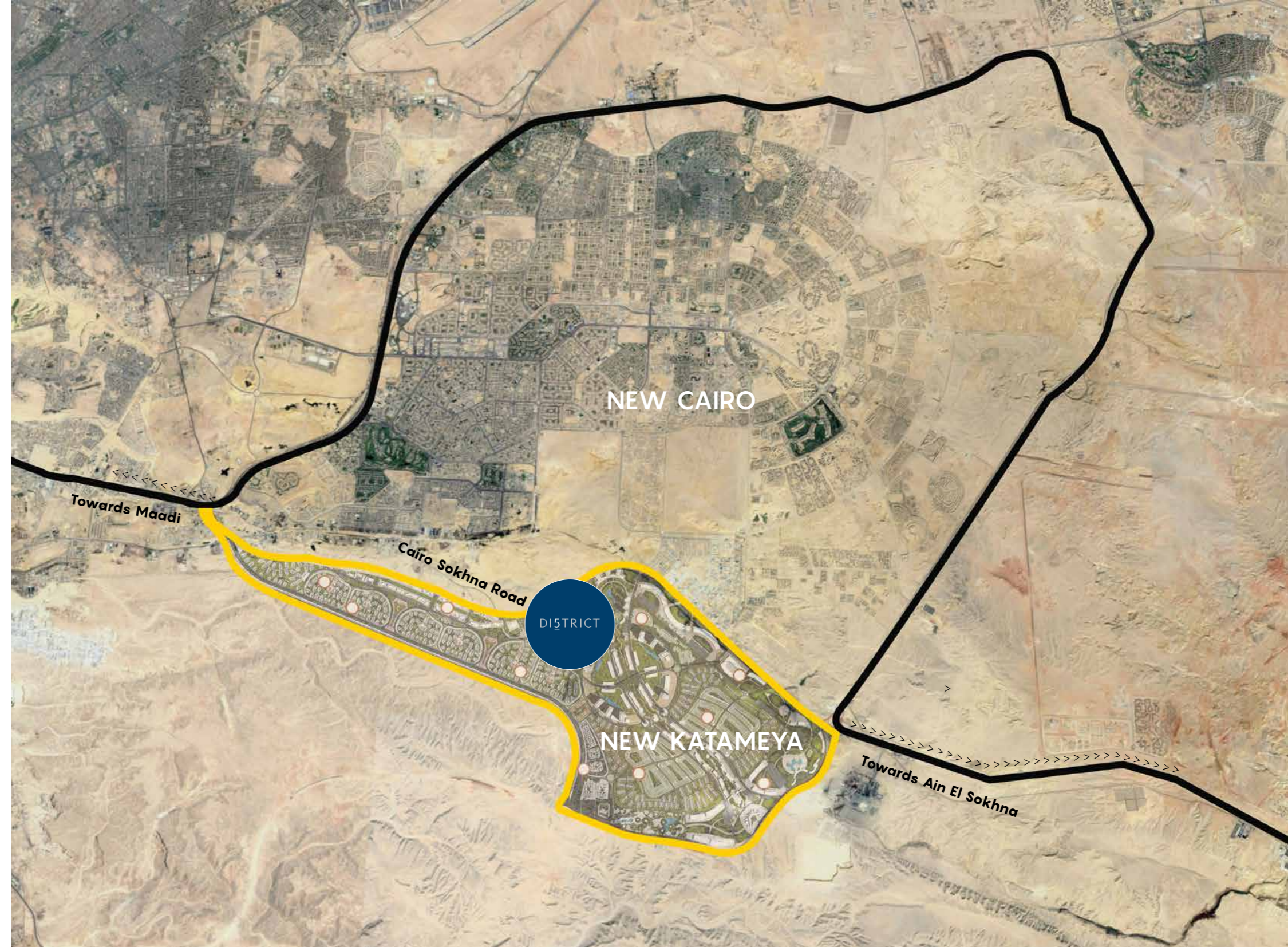
STRATEGIC LOCATION

02. STRATEGIC LOCATION

Location.

8 minutes away from 90 Street business district, Mindhaus will offer you connectivity without traffic and parking issues.

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 Katameya. 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.



Connectivity & Mobility.

Connectivity has become an imperative factor playing a major role in our ability to get the most out of every single day.

Through the construction of two major bridges crossing over Ain Sokhna Highway, MARAKEZ seamlessly connects District 5 to New Cairo and its surrounding neighbourhoods granting easy access to and from.

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



Masterplan.

A 200-acre integrated mixed-use development offering the opportunity to experience five journeys in a single destination.



A variety of residential prototypes — garden apartments and townhomes.



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



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



A professional platform to grow at the Wellness Centre on approximately 8,000 sqm of GLA.



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

DISTRICT FIVE - FOOTPRINT		BUILDING COMPOSITION	
Open Space	83.1%	Apartments	1,336 Units
Total Footprint	16.9%	Townhomes	204 Units
Residential	13.5%	Mindhaus Campus	17 Buildings
Offices	2.6%	Mindhaus Strip	18 Buildings
Clubhouse	0.8%		



- 1. Mindhaus Campus
- 2. Mall of Katameya
- 3. Lifestyle Center
- 4. Sports Club
- 5. Mindhaus Strip
- 6. District 5 Residences
- 7. Street Retail

03

MINDHAUS CAMPUS &
MINDHAUS STRIP



Mindhaus campus.

Meticulously planned and executed, Mindhaus Campus offers leasable offices that require minimal fit-out and co-working spaces ideal for entrepreneurs and start ups as well as small enterprises looking for flexible offices in a premium location.

02.
STRATEGIC LOCATION

Mindhaus campus.

Intelligently designed to match all business needs, Mindhaus Campus spreads over a total land area of 106,000 sqm with communal piazzas offering over 50,000 sqm of leasable office spaces with over 110 office modules. Each module is designed to allow for optimum day light as well as a flexible layout that is both divisible and/or expandable to suit a wider range of needs, with an option of adding a mezzanine level.

Phase I 18,000 SQM
Phase II 35,000 SQM

FLOORS

G + Mezzanine

LAND AREA

106,000 SQM

BUA

53,000 SQM





Mindhaus Campus.



Mindhaus Campus.



Mindhaus strip®

For the established medium-sized enterprises looking to uplift their headquarters into independent locations that mirror their identities and character, Mindhaus Strip introduces a variety of office typologies in a G+3 format. Spread over 16 acres, this multi-phased office park encompasses a series of boutique office buildings ranging from 600 to 2,400 sqm and overlooking District 5's residential component as well as its commercial zone, which includes Mall of Katameya, the lifestyle center, the sports complex and Mindhaus Campus.

03.
MINDHAUS CAMPUS & MINDHAUS STRIP

Mindhaus strip®

Its strategic location grants direct access to all amenities within District 5 non-residential zone. Located in close proximity to Gate 01, Mindhaus Strip provides easy access on to Cairo—Ain Sokhna Rd. Whether in search of a Privates, Twins, Quads or smaller offices, Mindhaus Strip grants businesses optimum flexibility in design. The offices allow for various internal divisions; one, two or four separate vertical units grant maximum privacy with independent entrances and common areas for each office space.

FLOORS

G+3

LAND AREA

76,000 SQM

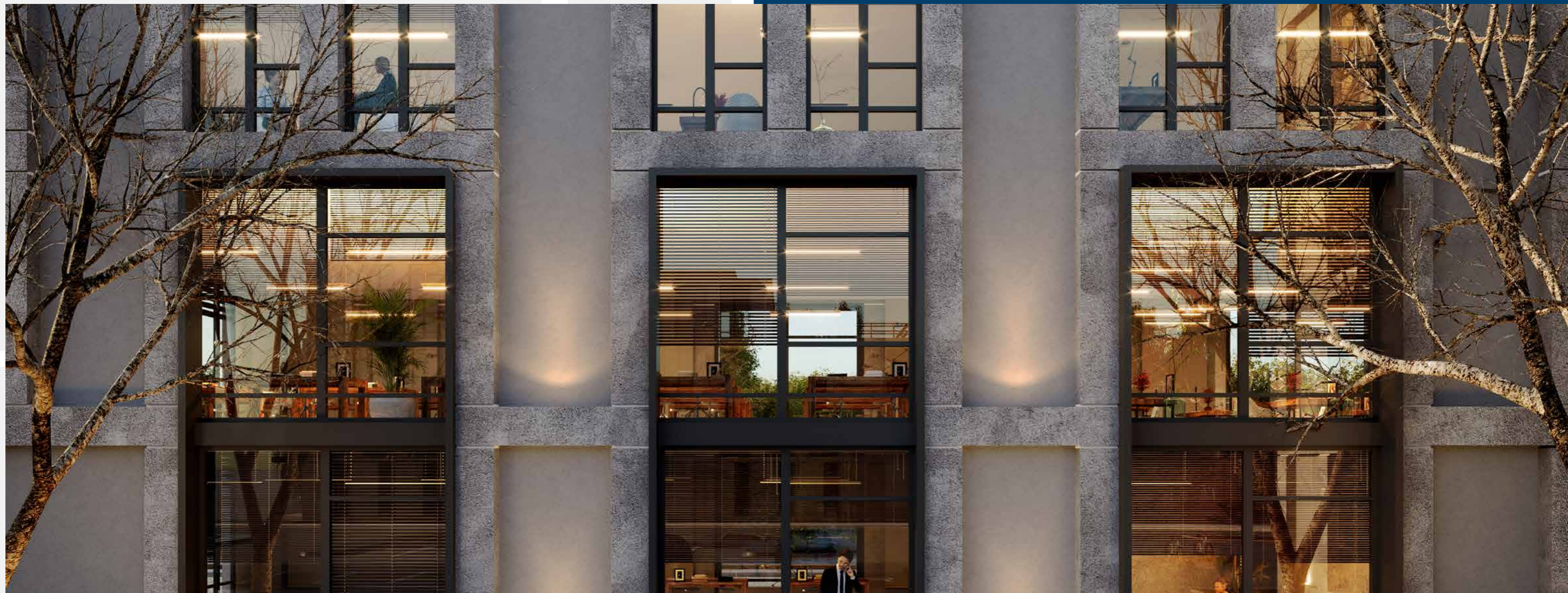
BUA

45,000 SQM





Mindhaus Strip.



Mindhaus Strip.



Mindhaus Strip.



Mindhaus Strip.



Mindhaus Strip.

Mindhaus
campus.

Mindhaus
strip.

PROJECT SPECS

	MINDHAUS CAMPUS	MINDHAUS STRIP
CCTV at Project Gateways	●	●
Access Control (Project Gateways)	●	●
Access Control (Building Entrances) *		●
Life-Safety Generators *	●	●
Dedicated Parking Spots		●
Optional Mezzanine Floor	●	
Independent Unit Street Entrances **	●	●
Complementary Amenities & Services	●	●
Triple Play Provisions	●	●

*

Life-safety generators and access control at building entrances provided within Mindhaus Strip in Multiples building type only.

**

Independent unit entrances from street are provided for Mindhaus Campus and for Mindhaus Strip building types Privates, Twins and Quads only.

DISTRICT

A MARAKEZ  DEVELOPMENT