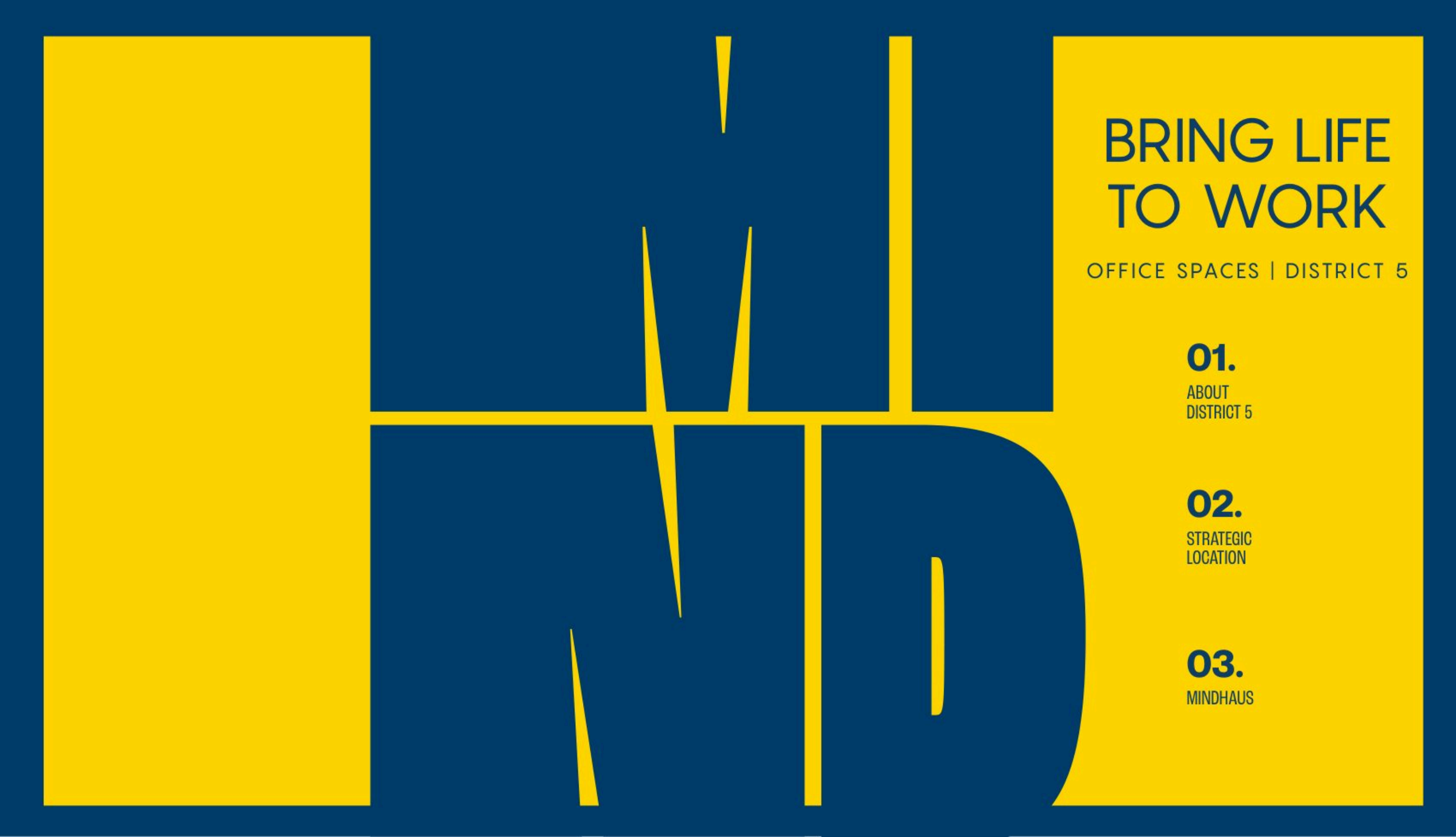


DISTRICT 5 | MARAKEZ 



Mindhaus



BRING LIFE TO WORK

OFFICE SPACES | DISTRICT 5

01.

ABOUT
DISTRICT 5

02.

STRATEGIC
LOCATION

03.

MINDHAUS



M A R A K E Z

**MARAKEZ IS THE LEADING MIXED-USE
DEVELOPER IN EGYPT,**

With an ever growing portfolio of commercial and residential projects including; Mall of Arabia, D5M, AEON Towers, District 5, Mindhaus offices, Mall of Tanta, Town Center and Mall of Mansoura; bringing a breadth of experience from a dynamic team of experienced and innovative Egyptian professionals.

Fawaz Al Hokair's group is the holding company of Marakez, founded in 1989, currently operates 80 international fashion brands and more than 2,100 stores across 16 countries. The group is a multinational conglomerate that focuses on five main sectors: fashion retail, shopping centers, F&B, entertainment and hotels.

Managing over 1.5 million square meters of prime retail real estate spread across a network of 21 shopping malls. The group's current investments span across the Middle East, North Africa, Europe, USA and Central Asia making it one of the largest retail and real estate developers in Saudi Arabia and the Middle East. As a result of the group's unrivaled success, further expansion into new business sectors was inevitable covering today sectors such as construction, financial services, health care, hospitality and energy.

01

ABOUT DISTRICT 5



01.
ABOUT DISTRICT 5

WELCOME TO DISTRICT 5

District Five 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 Five, you'll find everything from offices, sports, shopping, entertainment and more.

We have built a suburban residential community with the qualities and convenience of urban living.





02

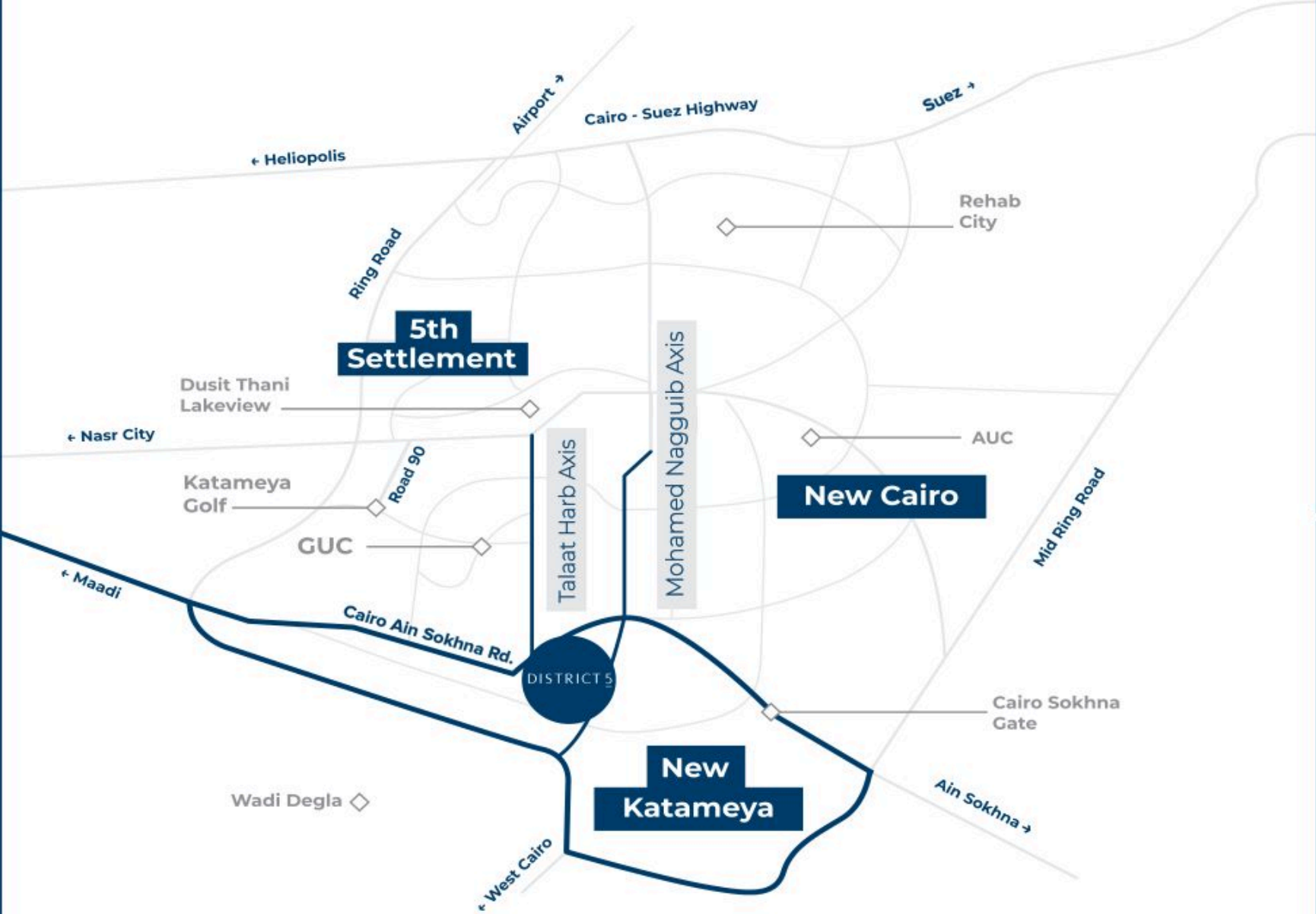
STRATEGIC LOCATION

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
West Cairo	50 min



WELCOME TO
Mindhaus.





ND



Mindhaus strip II.

WELCOME TO MINDHAUS



Mindhaus strip II.

Introducing a New World of Office Spaces.

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

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



03

MINDHAUS STRIP II





Mindhaus strip II.



Mindhaus strip II®

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 and G+4 formats. This multi-phased office park encompasses a series of boutique office buildings ranging from 600 to 5,000 sqm and overlooking District 5's residential component as well as its commercial zone, which includes D5M, the lifestyle center, and Mindhaus Campus.

Mindhaus strip II.

For small aspirational start-ups to multinational conglomerates; Mindhaus incorporates a series of office types The Privates, Twins, and Quads that are designed providing separate entrances, unshared vertical circulation, and dedicated signages. The fourth and last type on the other hand features small office spaces catered to the creatives and those who seek to unleash their potentials.

Mindhaus introduces uplifted facades with the addition of spacious underground parking spaces, freeing up picturesque spaces of greenery, local piazzas and a central boulevard. Mindhaus Strip lies in close proximity to D5M and District 5's entertainment and sports facilities.



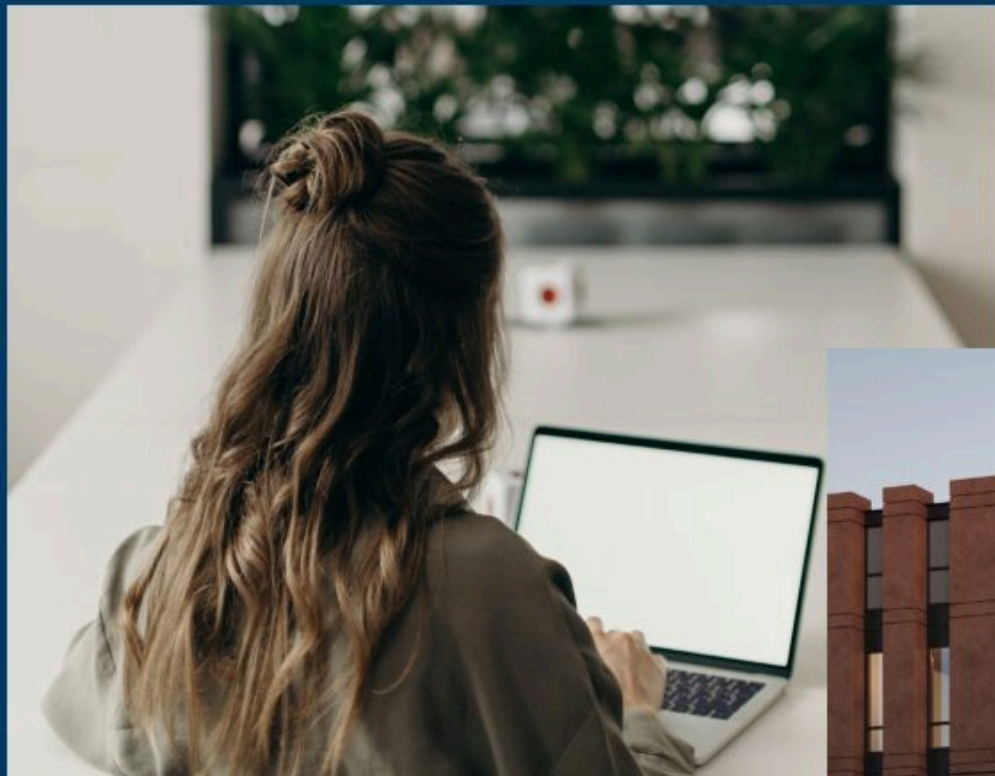
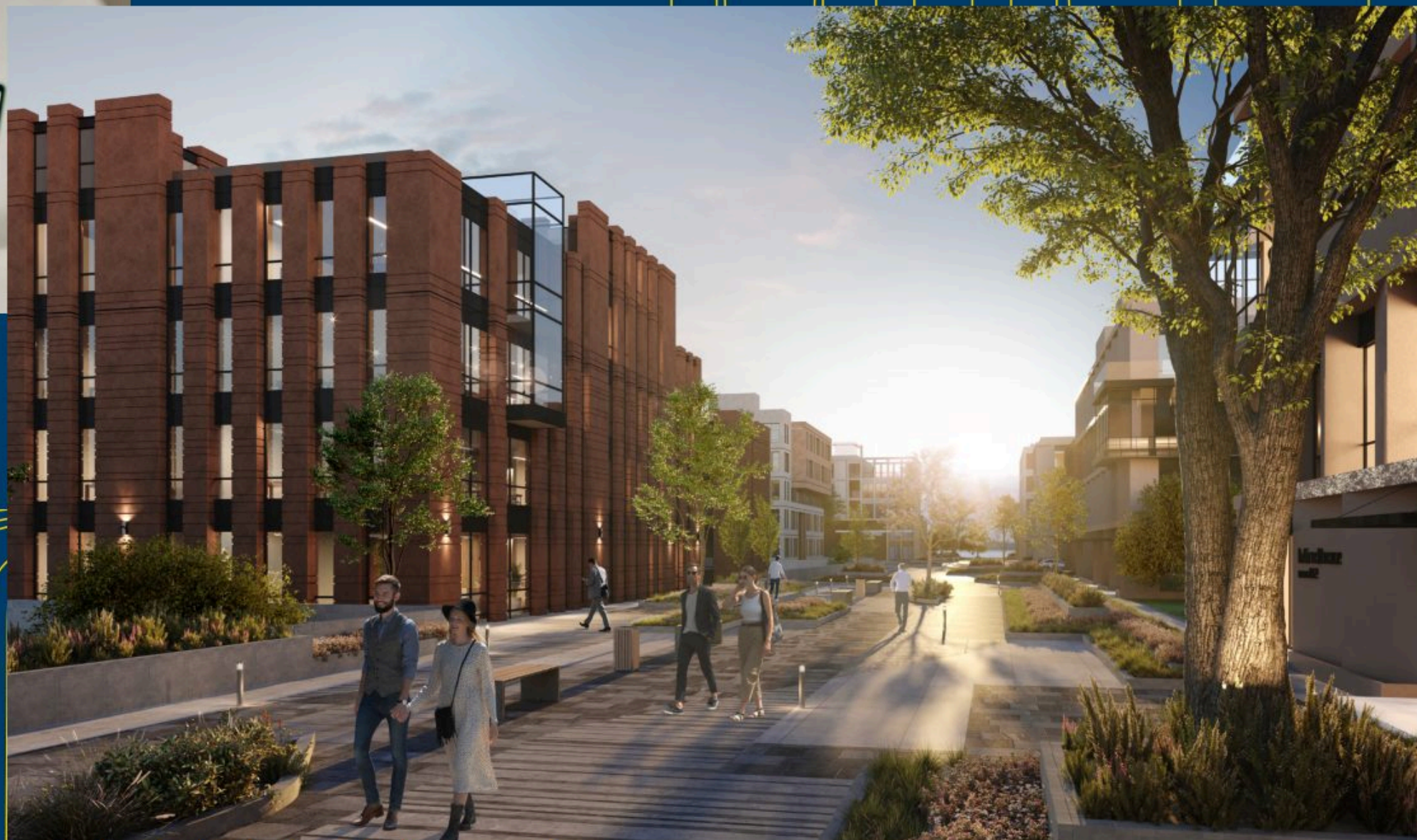
Mindhaus strip II[®]

PROJECT SPECS

- CCTV at Project Gateways ●
- Access Control (Project Gateways) ●
- Access Control (Building Entrances) * ●
- Life-Safety Generators * ●
- Dedicated Parking Spots ●
- Underground Parking** ●
- 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.
- ** Under some of Mindhaus Strip's buildings.
- *** Independent unit entrances from street are provided for Mindhaus Strip building types Privates, Twins and Quads only.





Mindhaus strip II.



Masterplan.

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

- 01 Mindhaus
- 02 D5M
- 03 Lifestyle Area
- 04 Dstreet
- 05 Clubfive
- 06 Clubside
- 07 Twinville
- 08 Court Homes
- 09 Greenville
- 10 Multi-Family Homes
- 11 D Parks
- 12 The Plateau

03.
MINDHAUS STRIP II

Mindhaus strip II.

A closer look





BUILDING34

MINDHAUS STRIP II

BUILDING 34 M

Ground Floor.



Office 34-00-01 - 64.00 sqm
Office 34-00-02 - 106.00 sqm
Office 34-00-03 - 118.00 sqm
Office 34-00-04 - 119.00 sqm
Office 34-00-05 - 73.00 sqm
Office 34-00-06 - 78.00 sqm
Office 34-00-07 - 118.00 sqm
Office 34-00-08 - 120.00 sqm
Office 34-00-09 - 156.00 sqm

BUILDING 34 M

First Floor.



Office 34-01-01 - 65.00 sqm
Office 34-01-02 - 136.00 sqm
Office 34-01-03 - 105.00 sqm
Office 34-01-04 - 117.00 sqm
Office 34-01-05 - 67.00 sqm

+ Roof Terrace - 8.65 sqm
Office 34-01-06 - 75.00 sqm
Office 34-01-07 - 191.00 sqm
Office 34-01-08 - 105.00 sqm
+ Roof Terrace - 5.88 sqm
Office 34-01-09 - 94.00 sqm

MINDHAUS STRIP II

BUILDING 34 M

Second Floor.



- Office 34-02-01 - 101.00 sqm
- Office 34-02-02 - 151.00 sqm
- Office 34-02-03 - 93.00 sqm
- + Roof Terrace - 5.6 sqm
- Office 34-02-04 - 120.00 sqm
- Office 34-02-05 - 67.00 sqm
- Office 34-02-06 - 86.00 sqm
- Office 34-02-07 - 157.00 sqm
- Office 34-02-08 - 126.00 sqm
- Office 34-02-09 - 138.00 sqm
- + Roof Terrace - 8.84 sqm

BUILDING 34 M

Third Floor.



- Office 34-03-01 - 131.00 sqm
- Office 34-03-02 - 181.00 sqm
- Office 34-03-03 - 98.00 sqm
- Office 34-03-04 - 120.00 sqm
- Office 34-03-05 - 67.00 sqm
- Office 34-03-06 - 91.00 sqm
- Office 34-03-07 - 150.00 sqm
- Office 34-03-08 - 127.00 sqm
- Office 34-03-09 - 136.00 sqm

MINDHAUS STRIP II

BUILDING 34 M

Fourth Floor.



- Office 34-04-01 - 128.00 sqm
- Office 34-04-02 - 108.00 sqm
- Office 34-04-03 - 112.00 sqm
- Office 34-04-04 - 61.00 sqm
- Office 34-04-05 - 122.00 sqm
- Office 34-04-06 - 64.00 sqm
- Office 34-04-07 - 89.00 sqm
- Office 34-04-08 - 155.00 sqm
- Office 34-04-09 - 125.00 sqm
- Office 34-04-10 - 138.00 sqm

DISTRICT 5