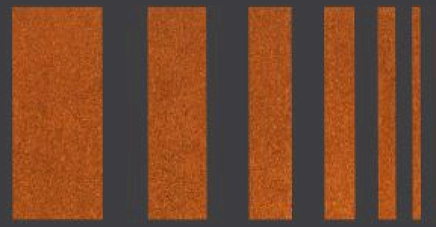
DISTRICT 5

CAMPUS +



ELEVATE YOUR WORK PLACE

MARAKEZ STANDS AS THE PREMIER **MIXED-USE DEVELOPER IN EGYPT**

With an expanding portfolio of prestigious commercial and residential ventures, including projects like the Mall of Arabia, Mall of Tanta, Town Center, D5M, Mall of Mansoura, Aeon Towers, and District 5 Residences and Offices, Marakez sets the standard for excellence.

Our endeavors are guided by a team of innovative Egyptian professionals, ensuring a wealth of expertise and vision.

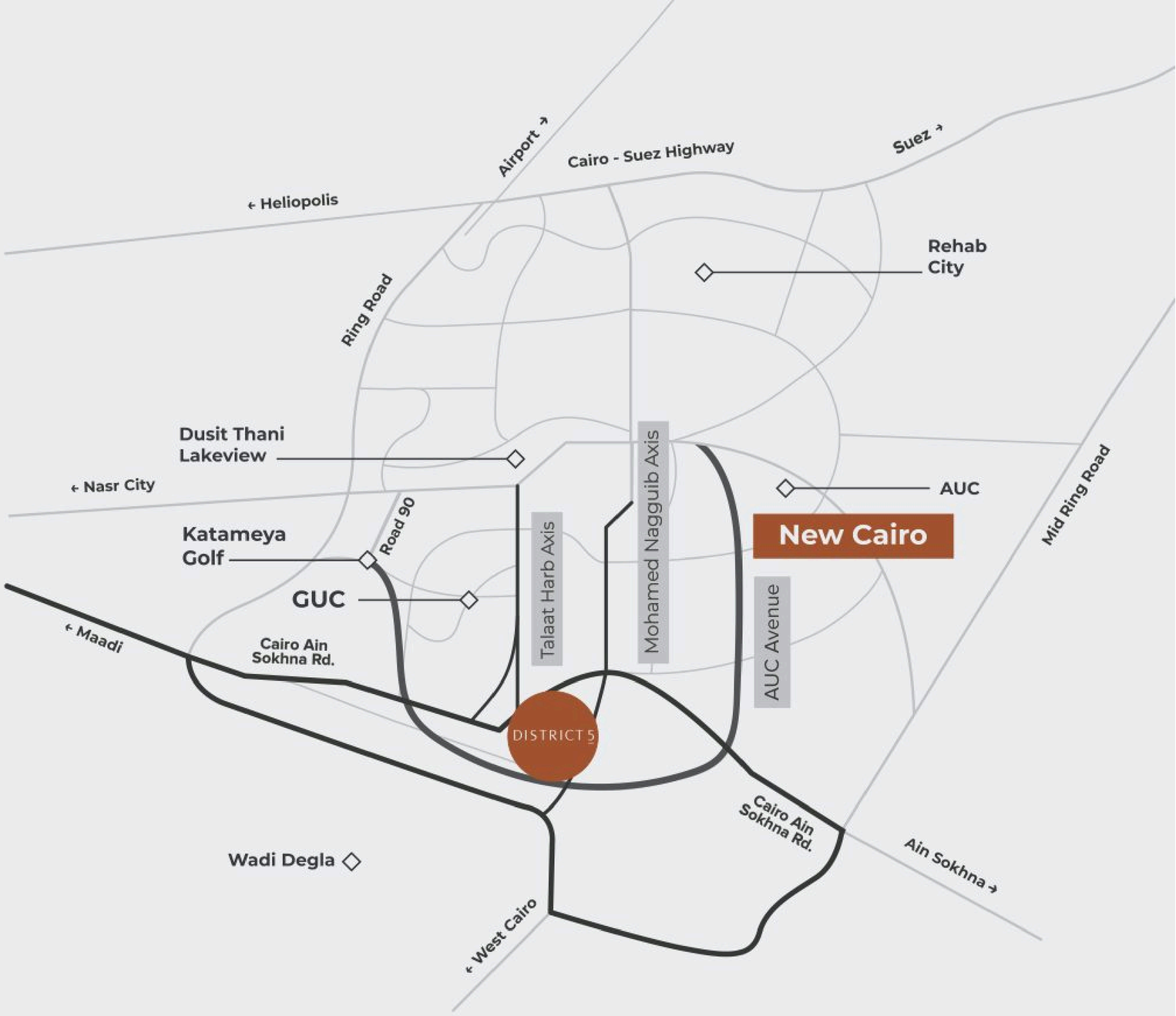
WELCOME TO DISTRICT 5

District 5 embodies Marakez's unwavering belief in the accessibility of premium living. In our meticulously planned community, you'll discover a harmonious blend of offices, recreational facilities, retail destinations, and entertainment options. Experience the pinnacle of urban living, where quality and convenience converge seamlessly.

ALL ROADS LEAD TO DISTRICT 5

Efficient connectivity is essential for maximizing productivity every day. With the construction of two major bridges spanning across Cairo Sokhna Highway and an elaborate road network, Marakez effortlessly links District 5 to New Cairo and its neighboring areas, ensuring seamless accessibility.

Road 90	7 min
AUC	8 min
Maadi	13 min
Airport	19 min
Heliopolis	30 min
Sokhna	45 min
West Cairo	50 min



DISTRICT 5
A TRUE MIXED USE DEVELOPMENT

OFFERING A UNIQUE SHOPPING EXPERIENCE- D5M

STORES AT
D5M

DECATHLON
adidas
GURU
PUMA
NIKE
dropkick
CONVERSE
CONCRETE EST. 1989
El Mawardy Jewelry
GLAMOUR
L'AZURDE
BTC
LINK
TIE HOUSE
NILE HOME
nit
BOSCH
HECHTER PARIS
LC WAIKIKI
Tradeline
NATIONAL BANK OF EGYPT
B.TECH
zee
Jellavu
COLIN'S
mobilaty
BAYNOIRE
OPIO
MYNE
FRILLU
yoyo
IN YOUR SHOE
VAWZA
PIXI
COCAN
LC WAIKIKI kids
NEXUS
CARINA
mista
Abu Azif
PATTINI
ESPRESSOLAB

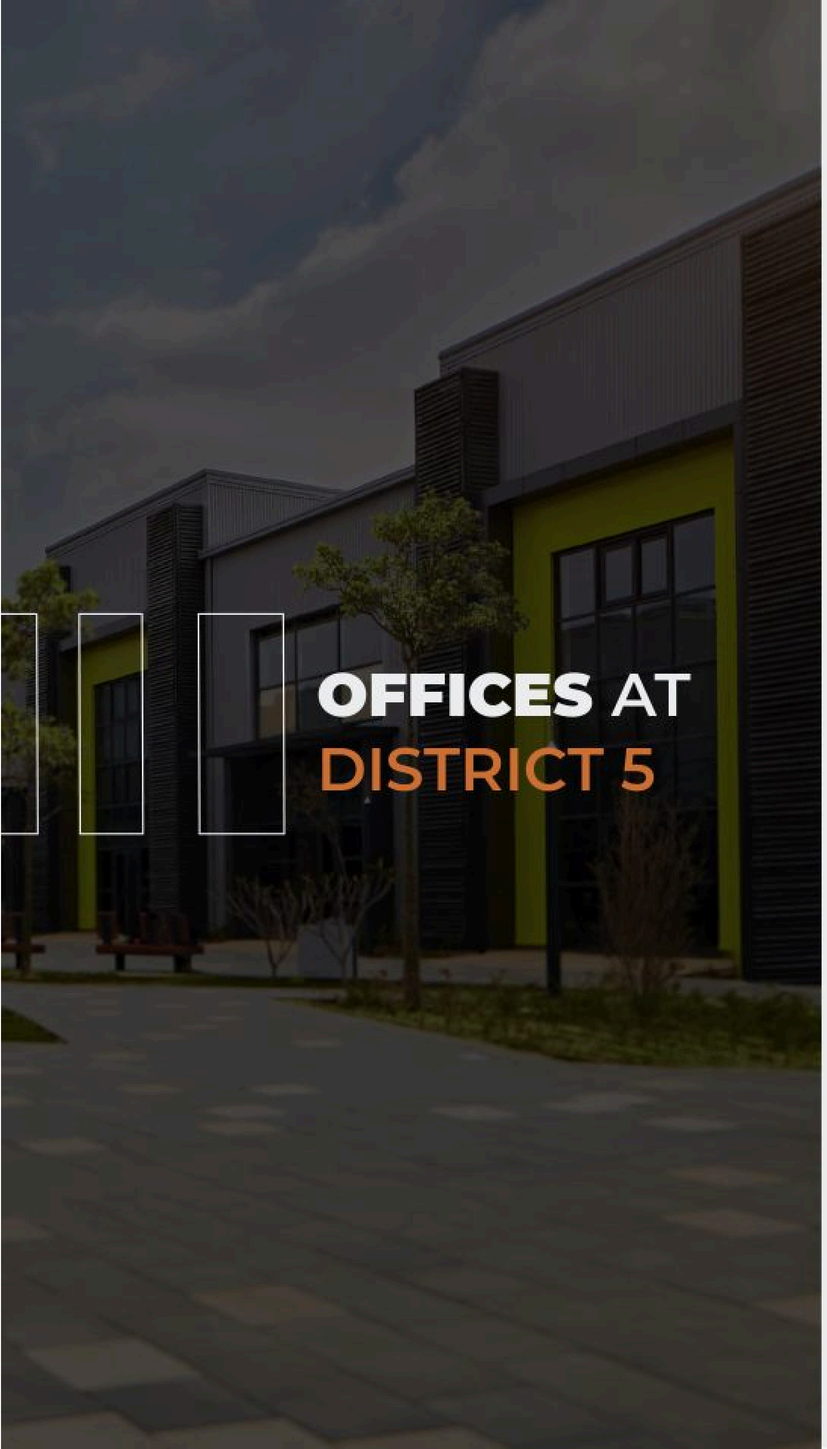
SCENE CINEMAS

Ground CONTROL

UNPRECEDENTED ENTERTAINMENT -
GROUND CONTROL & SCENE CINEMA

SERENE EXCLUSIVITY -
DISTRICT 5 RESIDENCES

OFFICES THAT BRING LIFE TO WORK -
DISTRICT 5 CAMPUS & DISTRICT 5 MINDHAUS



OFFICES AT DISTRICT 5

MARAKEZ

CIRA EDUCATION

adidas

sigma CONTRACTORS

Property Finder

Cheil

SAMSUNG

Corp

BLUE RIBBON

ZADEA

Red Bull

Breadfast Coffee

kredit

KAMELIZER SPACES

EEP Egypt Education Platform

DESIGN AVENUE

Artistico

GMG

أغذية agthia

OASIS CLINICS

KOKOMO
SMOKING GRILLING

CARLO'S

PAUL
depuis 1889

CAF

Lokali
Modern cuisine. Local ingredients

Breadfast
Coffee

THE WHEELHOUSE
EST
BIKE & BITES

F&B AT DISTRICT 5 CAMPUS

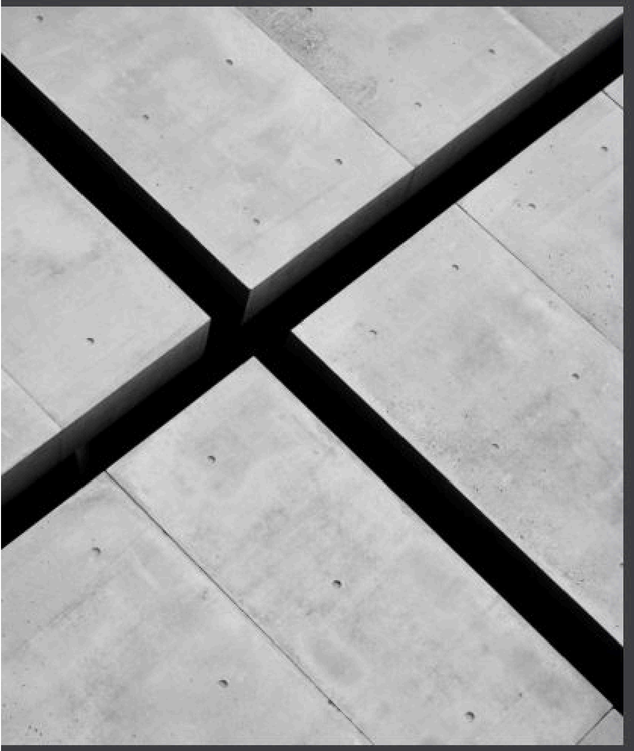
DISTRICT 5

CAMPUS +

INTRODUCING

A NEW WORLD OF OFFICE SPACES

FOR THE **STRONG MINDS** ACHIEVING SUCCESS



FOR THE **THOUGHTFUL MINDS** DRIVING CHANGE

FOR THE
CREATIVE MINDS
STANDING OUT

DISTRICT 5 PRESENTS

AN **ELEVATED** WORK EXPERIENCE

INTRODUCING

DISTRICT 5

CAMPUS +

Overlooking Campus Walkway that features artisanal F&B establishments and boutique retail stores, our buildings stand as a statement of flexible spaces within an upscale industrial envelope.

Positioned in close proximity to D5M and the vibrant lifestyle piazza, showcasing an array of culinary delights, upscale shopping boutiques, and family-centric entertainment, District 5 Campus + emerges as a revolutionary epicenter of innovation and commerce.

ValuED
B01

DISTRICT 5 CAMPUS +

Exquisitely designed and meticulously implemented, District 5 Campus + unveils our selection of innovative office spaces featuring high ceilings, double height entrances, dedicated drop-offs and endless possibilities for flexible interior arrangements. Ideal for entrepreneurs, start-ups, and forward-thinking enterprises seeking efficient offices in a premium setting.

FROM **70 SQM** **TO 4,000** SQM

District 5 Campus + presents a selection of versatile area ranges, each promising a realm of boundless possibilities. With exceptional efficiency rates and office spaces ranging from 70 sqm offices to 4,000 sqm standalone buildings, District 5 Campus + offers an array of product types to suit the evolving needs of corporate communities.

DOUBLE HEIGHT **9 METER ENTRANCES**

Each module is designed to maximize natural light as well as a flexible layout that can be adapted to suit a wide range of needs. Ground floor units boast private double-height entrances, exuding grandeur with dedicated signage, drop-offs, and direct elevator access from the underground parking to the unit.corporate communities.

Step into the epitome of refined office spaces with District 5 Campus **+**, the newest and last extension in District 5. Building on the resounding success of its predecessor, District 5 Campus, this exclusive offering sets a new standard of excellence, delivering unparalleled features and amenities that elevate the workplace.

As the final office offering in District 5, Campus **+** boasts a coveted location with convenient gate access from Sokhna Road, ensuring seamless connectivity to the bustling city.

The façades follow a similar industrial approach to District 5 Campus, with an uplifted design.

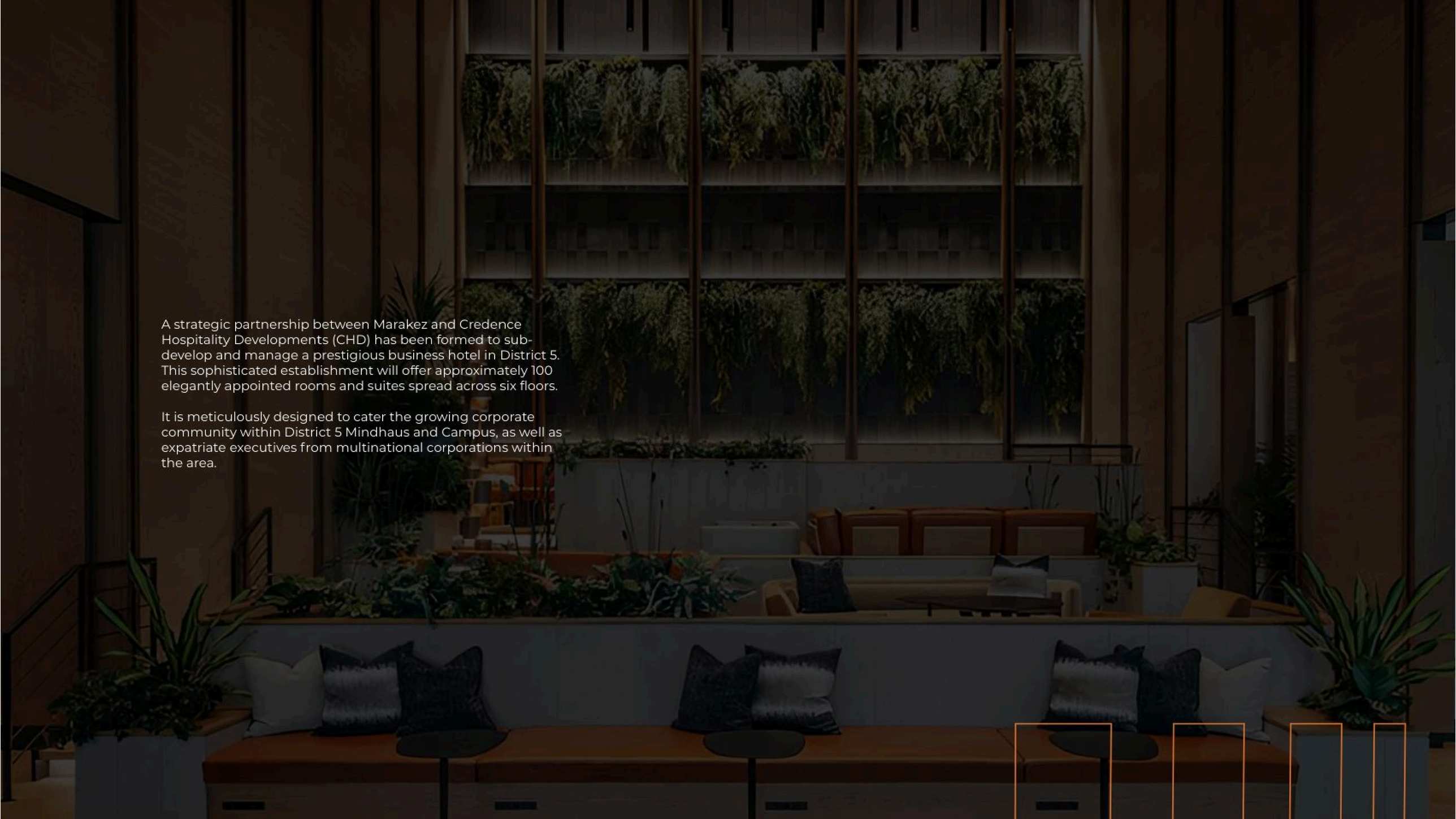
Experience the pinnacle of upscale office environments with District 5 Campus +, where every detail is meticulously curated to meet the discerning needs of modern professionals seeking an exceptional workplace.

THE RETAIL PLAZA

Nestled at the heart, the retail plaza offers a refined ambiance, featuring upscale shops and dining options, including two rooftop restaurants. These elevated eateries are granted direct access from the underground parking, maximizing convenience.

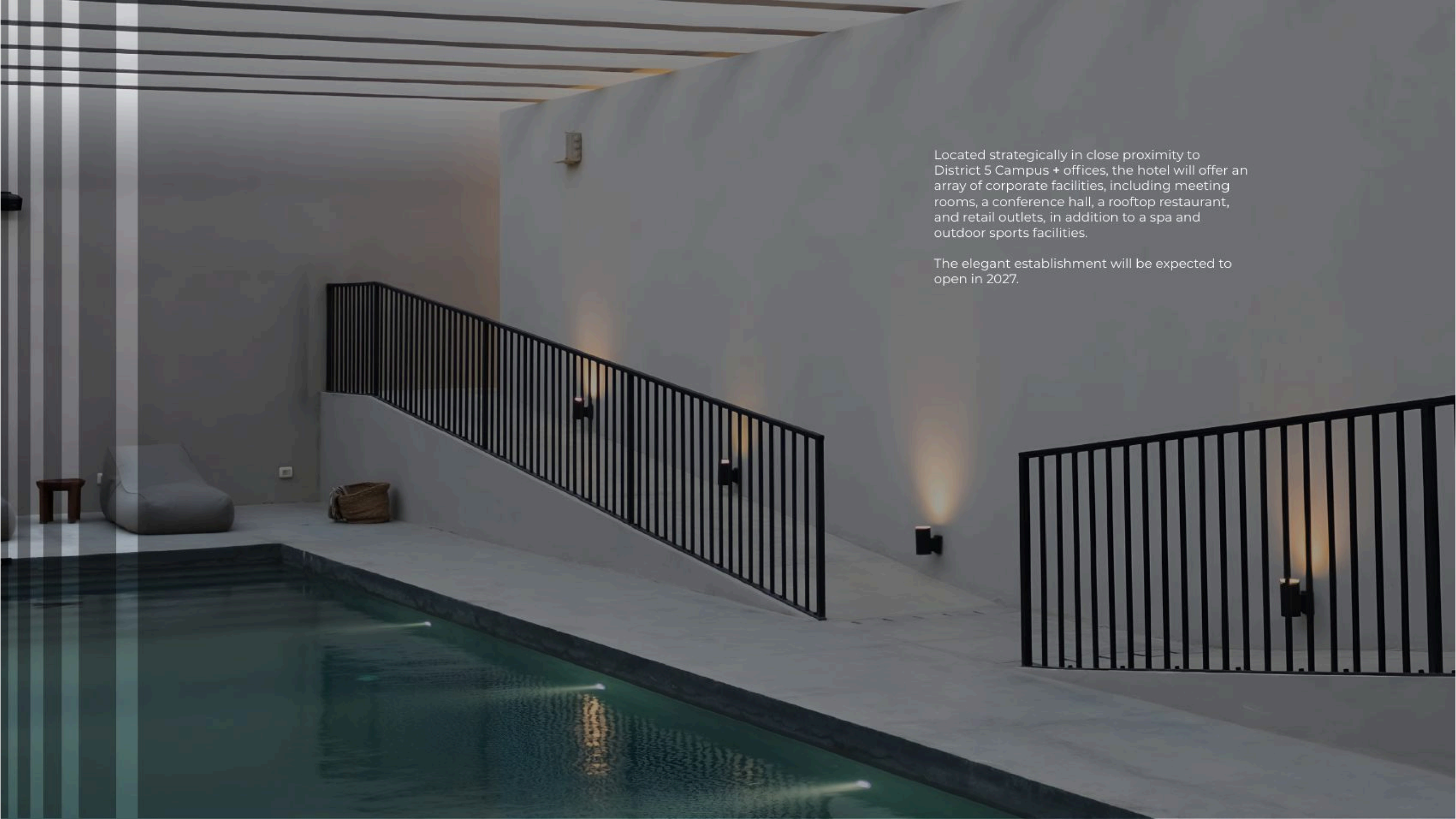
Serving as both the terminus of the Campus Walkway and a versatile venue, the plaza seamlessly transitions between hosting events, accommodating impromptu work sessions, or simply a spot to enjoy a leisurely lunch break.

THE HOTEL



A strategic partnership between Marakez and Credence Hospitality Developments (CHD) has been formed to sub-develop and manage a prestigious business hotel in District 5. This sophisticated establishment will offer approximately 100 elegantly appointed rooms and suites spread across six floors.

It is meticulously designed to cater the growing corporate community within District 5 Mindhaus and Campus, as well as expatriate executives from multinational corporations within the area.



Located strategically in close proximity to District 5 Campus + offices, the hotel will offer an array of corporate facilities, including meeting rooms, a conference hall, a rooftop restaurant, and retail outlets, in addition to a spa and outdoor sports facilities.

The elegant establishment will be expected to open in 2027.

MASTERPLAN

A 268-acre integrated mixed-use development

01 District 5 Campus
02 District 5 Mindhaus
03 D5M
04 Lifestyle Area
05 District 5 Club
06 District 5 Clubside
07 District 5 Twinville
08 District 5 Court Homes
09 District 5 Greenville
10 District 5 Multi-Family Homes
11 District 5 Parks
12 District 5 The Plateau

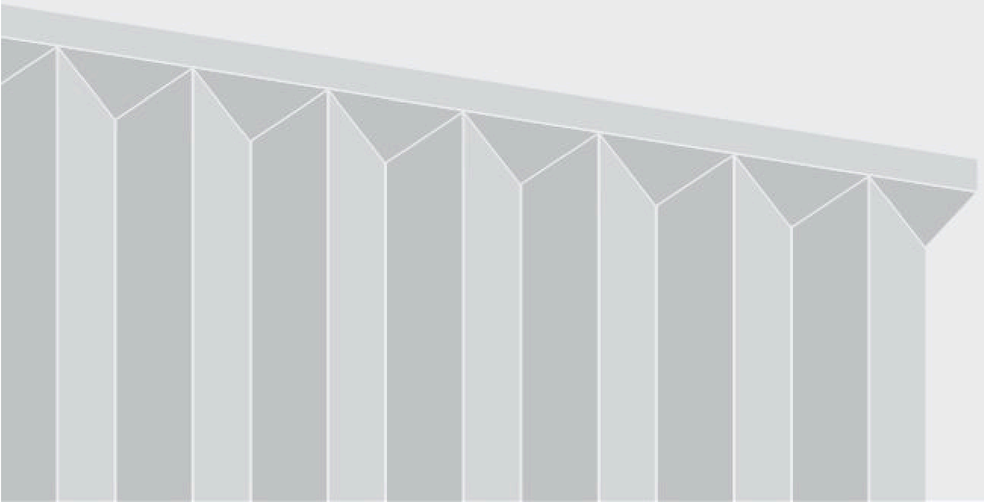
A CLOSER LOOK AT

DISTRICT 5

CAMPUS +

Duplex
Privates
Flats
Mutliples
Twins

DISTRICT 5 CAMPUS + **BENEFITS**



- Wide outdoor spaces and greenery
- Outdoor working spaces
- Central air conditioning
- Underground parking area
- Dedicated drop-offs
- High ceilings
- Access to retail plaza
- CCTV & access cards
- Double height entrances
- Signage and separate entrances

DISCOVER MORE ABOUT DISTRICT 5 CAMPUS +

PRIVATES:
STANDALONE EXCELLENCE

Privates at District 5 Campus + stand as individual structures, with dedicated entrances, signage, drop-offs, and direct access from the underground parking. Spanning at an average of 2000 m², they offer ample space for businesses seeking a singular, exclusive environment tailored to your needs.

HIGH CEILINGS

WIDE SPANS OF GLASS

DOUBLE HEIGHT ENTRANCES

PRIVATE CORES/ACCESS FROM THE BASEMENT

DEDICATED DROP OFFS

PRIVATE SIGNAGES

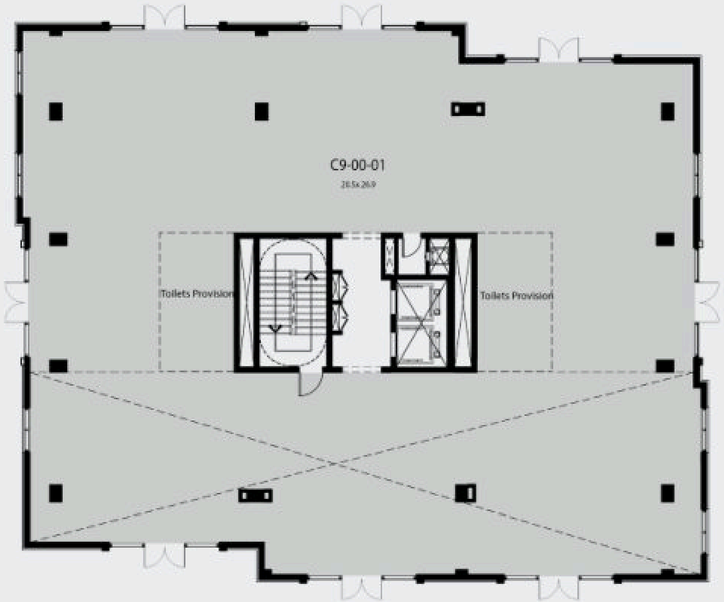
SEPARATE ENTRANCES

PRIVATES
BUILDING

ValuED
DISTRICT 5
daa base

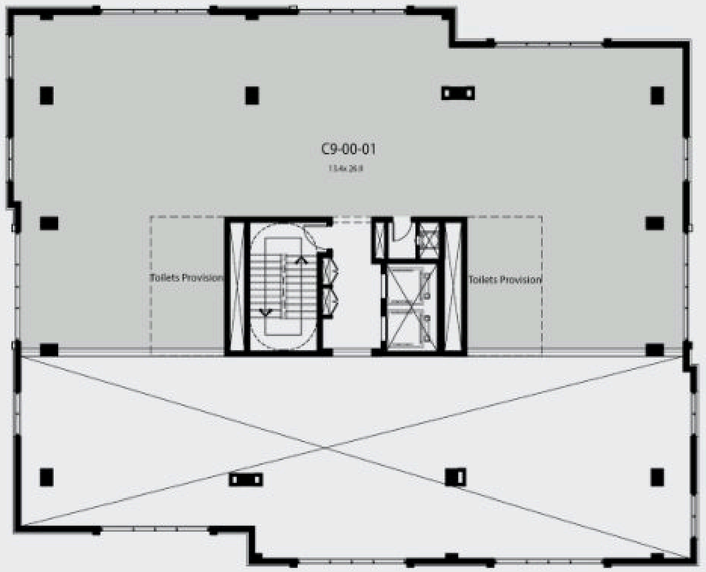
BUILDING **9**

Ground Floor



BUILDING **9**

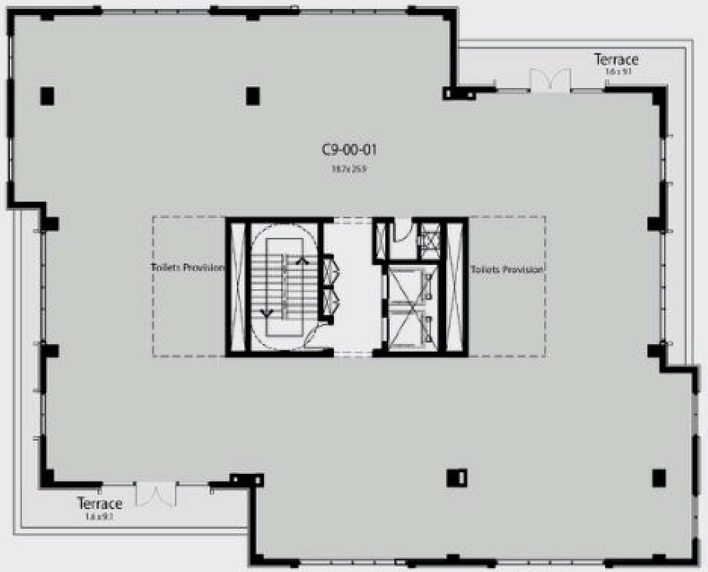
Mezzanine Floor



Office Code: C9-00-01
Area: 1890 m²
Uncovered Terrace: 190 m²

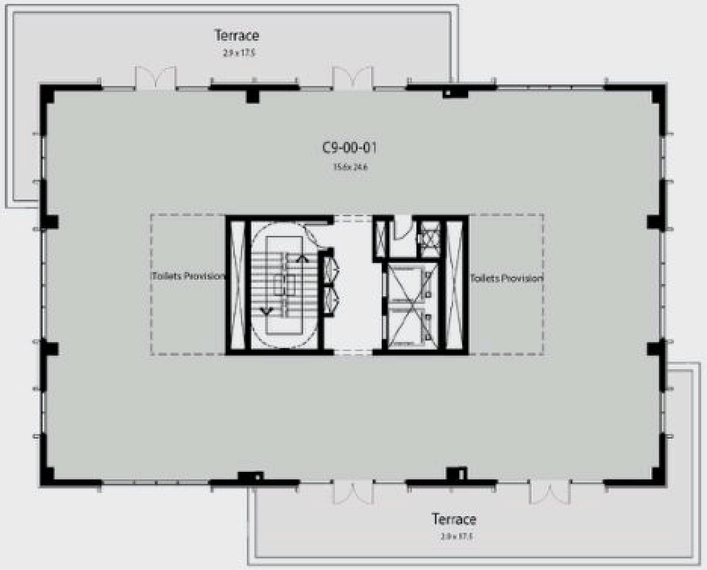
BUILDING **9**

Second Floor



BUILDING **9**

Third Floor



DUPLEXES:
THE MEETING OF TRADITION & MODERNITY

Duplexes occupy the intersection between standalone structures and traditional office units, spread over two floors. Ranging from 330 to 630 m², they offer an ideal setting for startups seeking exposure, independence, and operational efficiency, while still enjoying the benefits of a cohesive office environment.

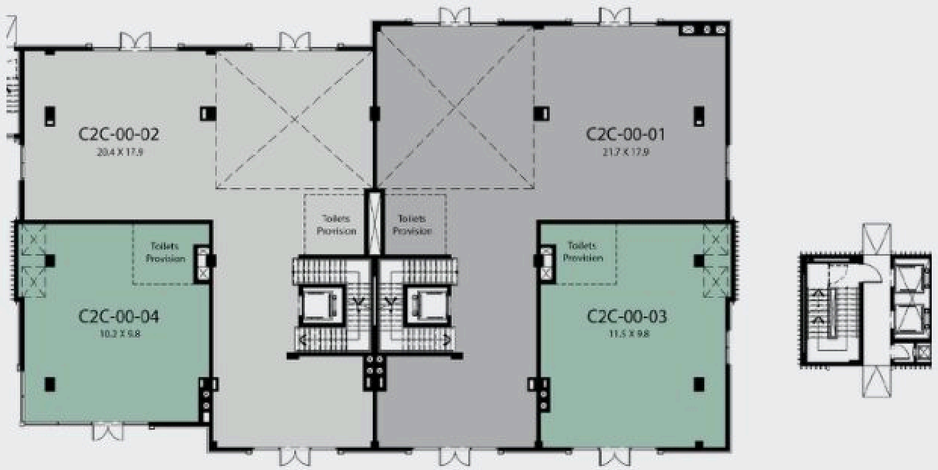
DUPLEX
BUILDING

2C

daa base
ValuED
Smash

BUILDING **2C**

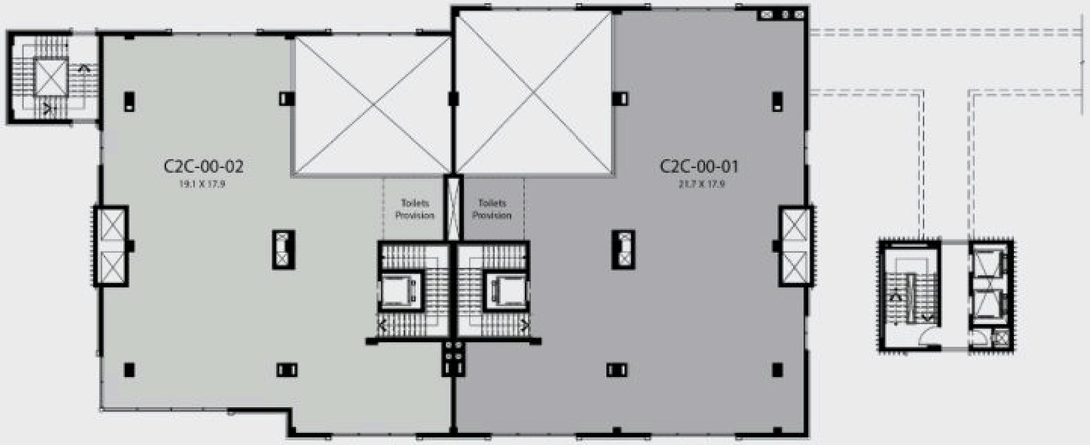
Ground Floor



Offices Retail

BUILDING **2C**

Mezzanine Floor

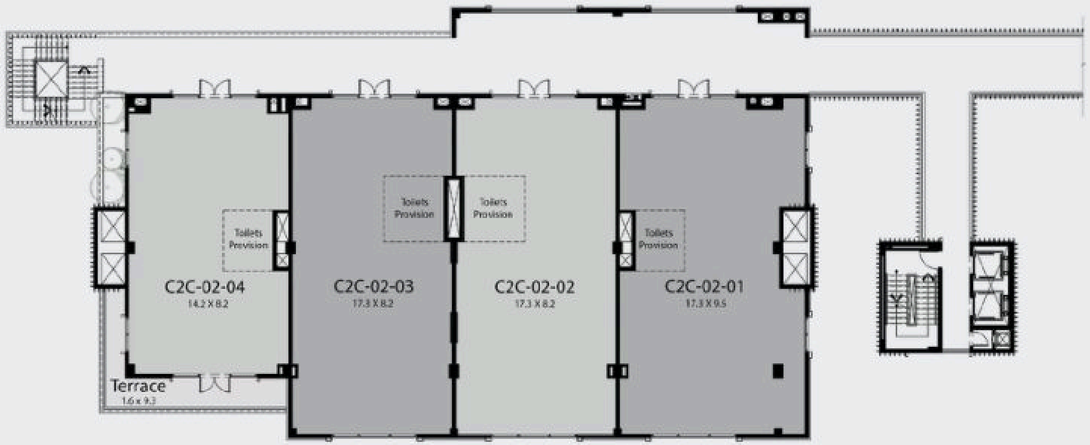


Office Code: C2C-00-02
Area: 586 m²

Office Code: C2C-00-01
Area: 636 m²

BUILDING **2C**

Second Floor



Office Code: C2C-02-04
Area: 151 m²
Uncovered Terrace: 24 m²
Back Terrace: 31 m²

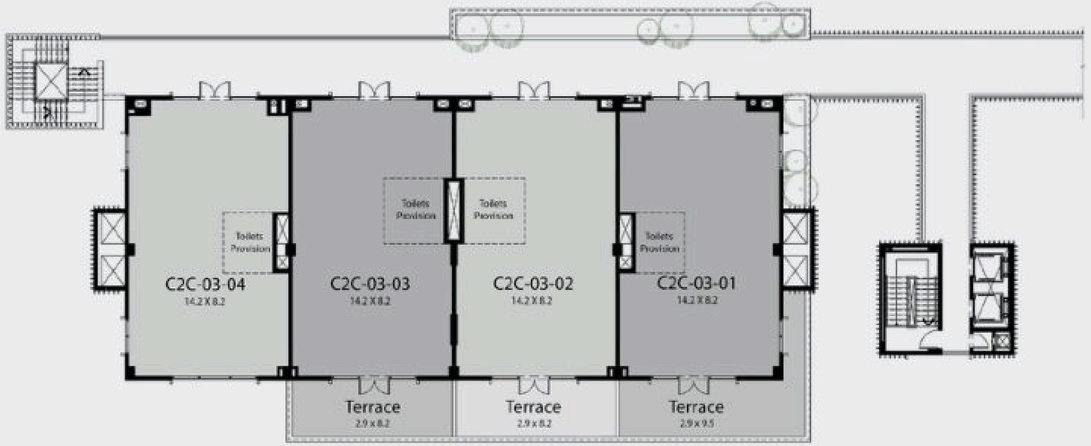
Office Code: C2C-02-03
Area: 183 m²
Back Terrace: 26 m²

Office Code: C2C-02-02
Area: 182 m²
Back Terrace: 37 m²

Office Code: C2C-02-01
Area: 208 m²
Back Terrace: 44 m²

BUILDING **2C**

Third Floor



Office Code: C2C-03-04
Area: 152 m²

Office Code: C2C-03-03
Area: 150 m²
Uncovered Terrace: 27 m²
Back Terrace: 26 m²

Office Code: C2C-03-02
Area: 150 m²
Uncovered Terrace: 26 m²
Back Terrace: 26 m²

Office Code: C2C-03-01
Area: 152 m²
Uncovered Terrace: 37 m²
Back Terrace: 27 m²

DUPLEX
BUILDING

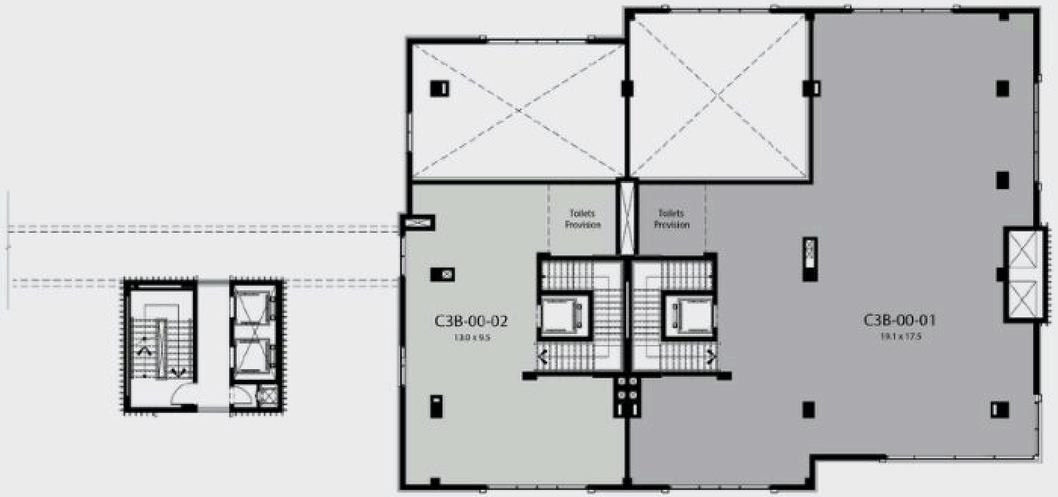
3B

BUILDING **3B**

Ground Floor

BUILDING **3B**

Mezzanine Floor

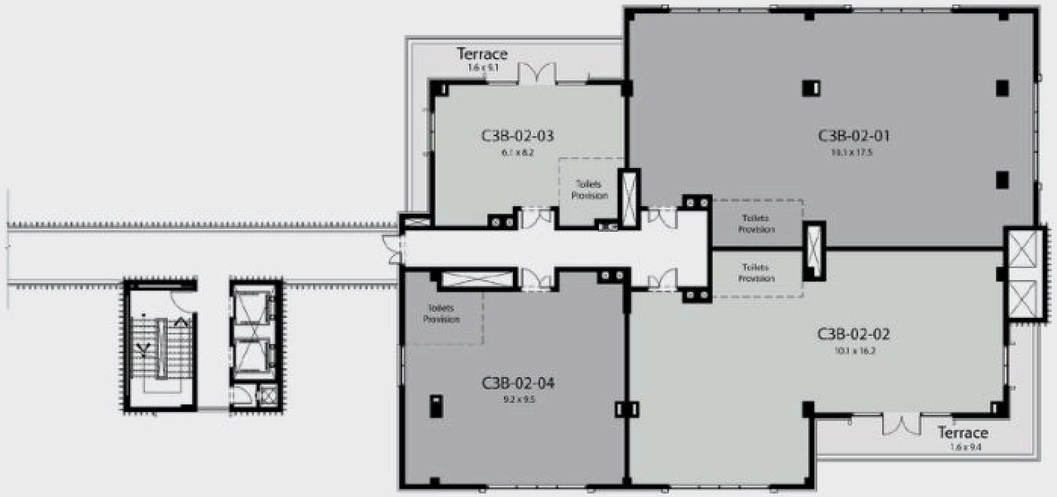


Office Code: C3B-00-02
Area: 330 m²

Office Code: C3B-00-01
Area: 569 m²

BUILDING **3B**

Second Floor



Office Code: C3B-02-03
Area: 72 m²
Uncovered Terrace: 24 m²

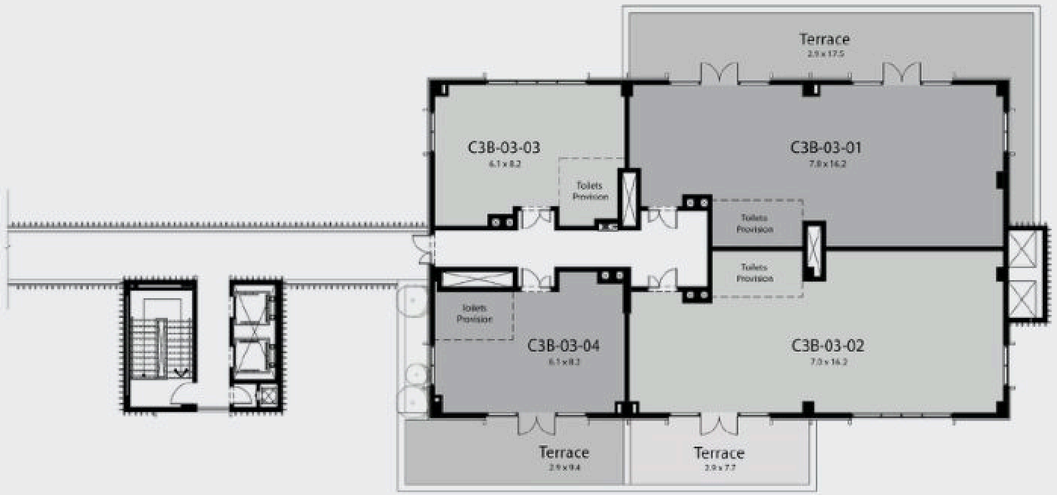
Office Code: C3B-02-01
Area: 236 m²

Office Code: C3B-02-04
Area: 123 m²

Office Code: C3B-02-02
Area: 185 m²
Uncovered Terrace: 24 m²

BUILDING **3B**

Third Floor



Office Code: C3B-03-03
Area: 72 m²

Office Code: C3B-03-01
Area: 152 m²
Uncovered Terrace: 67 m²

Office Code: C3B-03-04
Area: 72 m²
Uncovered Terrace: 32 m²

Office Code: C3B-03-02
Area: 152 m²
Uncovered Terrace: 26 m²

MULTIPLES: EFFICIENCY & COMMUNITY

Multiples exemplify District 5 Campus +'s approach to standard office units, prioritizing exceptional efficiency rates and integration within a vibrant innovative community. Ranging from 67 to 190 m², they provide businesses with the opportunity to thrive within a dynamic ecosystem while maximizing space utilization and connectivity.

MULTIPLES BUILDING 3A

Snow
Smash
sola

BUILDING **3A**

Ground Floor

Office Code: C3A-00-07
Area: 118 m²

Office Code: C3A-00-05
Area: 101 m²

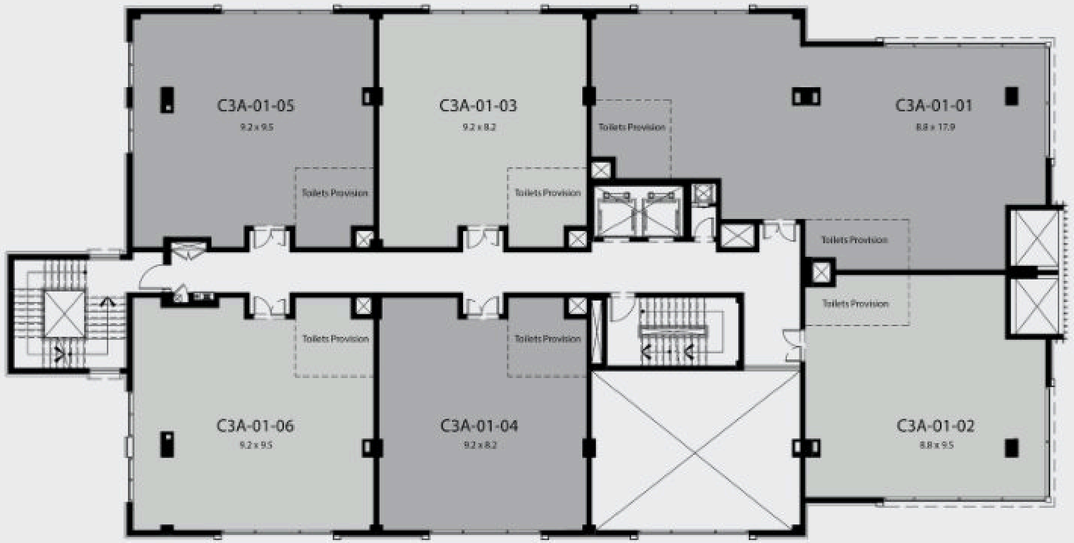
Office Code: C3A-00-03
Area: 82 m²

Office Code: C3A-00-06
Area: 118 m²

Office Code: C3A-00-04
Area: 102 m²

BUILDING **3A**

First Floor



Office Code: C3A-01-05
Area: 118 m²

Office Code: C3A-01-03
Area: 101 m²

Office Code: C3A-01-01
Area: 191 m²

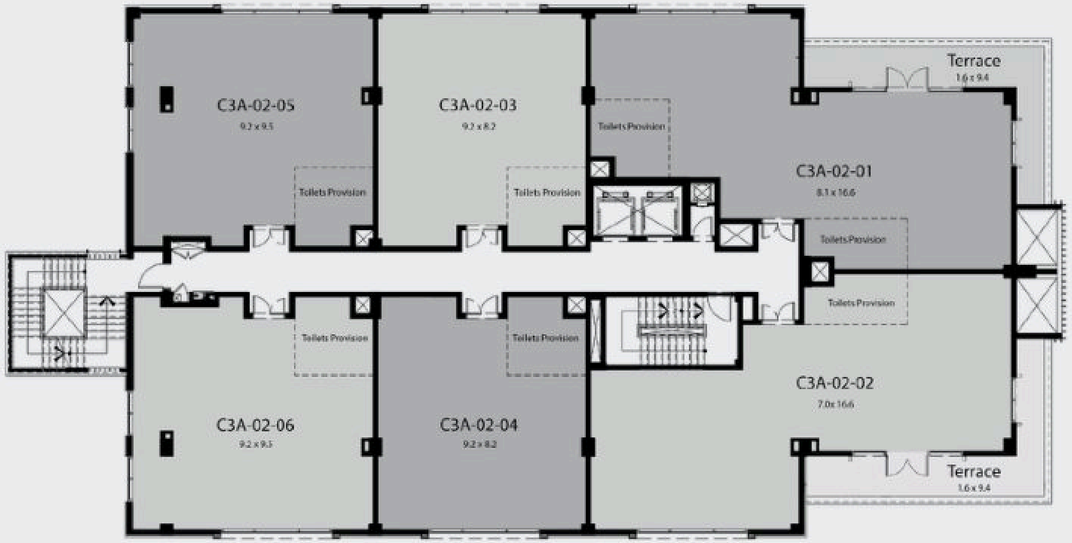
Office Code: C3A-01-06
Area: 118 m²

Office Code: C3A-01-04
Area: 102 m²

Office Code: C3A-01-02
Area: 111 m²

BUILDING **3A**

Second Floor



Office Code: C3A-02-05
Area: 118 m²

Office Code: C3A-02-03
Area: 101 m²

Office Code: C3A-02-01
Area: 160 m²
Uncovered Terrace: 25 m²

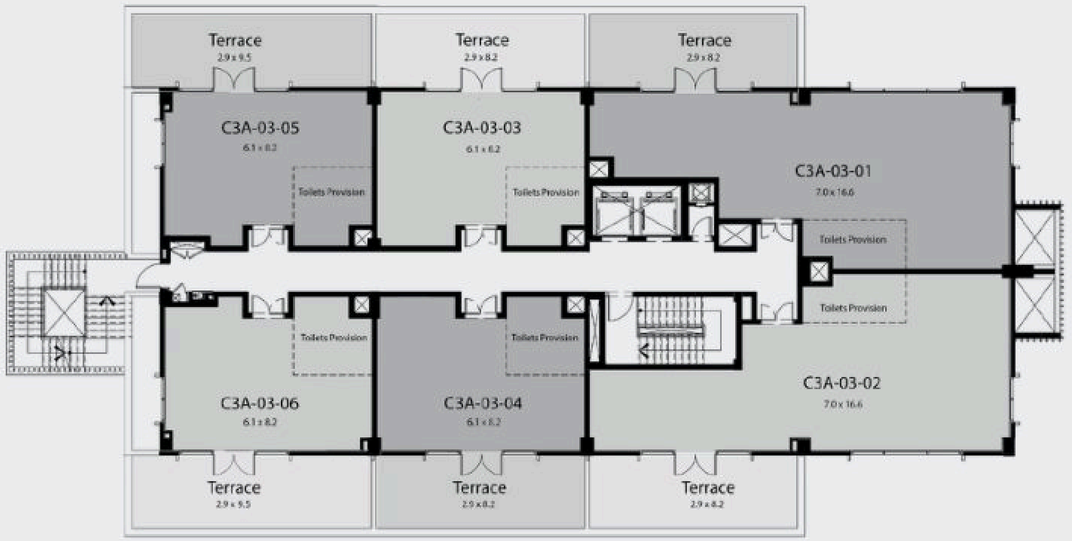
Office Code: C3A-02-06
Area: 118 m²

Office Code: C3A-02-04
Area: 101 m²

Office Code: C3A-02-02
Area: 156 m²
Uncovered Terrace: 25 m²

BUILDING **3A**

Third Floor



Office Code: C3A-01-05
Area: 67 m²
Uncovered Terrace: 32 m²

Office Code: C3A-01-03
Area: 67 m²
Uncovered Terrace: 27 m²

Office Code: C3A-01-01
Area: 125 m²
Uncovered Terrace: 28 m²

Office Code: C3A-01-06
Area: 67 m²
Uncovered Terrace: 32 m²

Office Code: C3A-01-04
Area: 67 m²
Uncovered Terrace: 27 m²

Office Code: C3A-01-02
Area: 122 m²
Uncovered Terrace: 28 m²

For more information, please get in touch.

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MARAKEZ