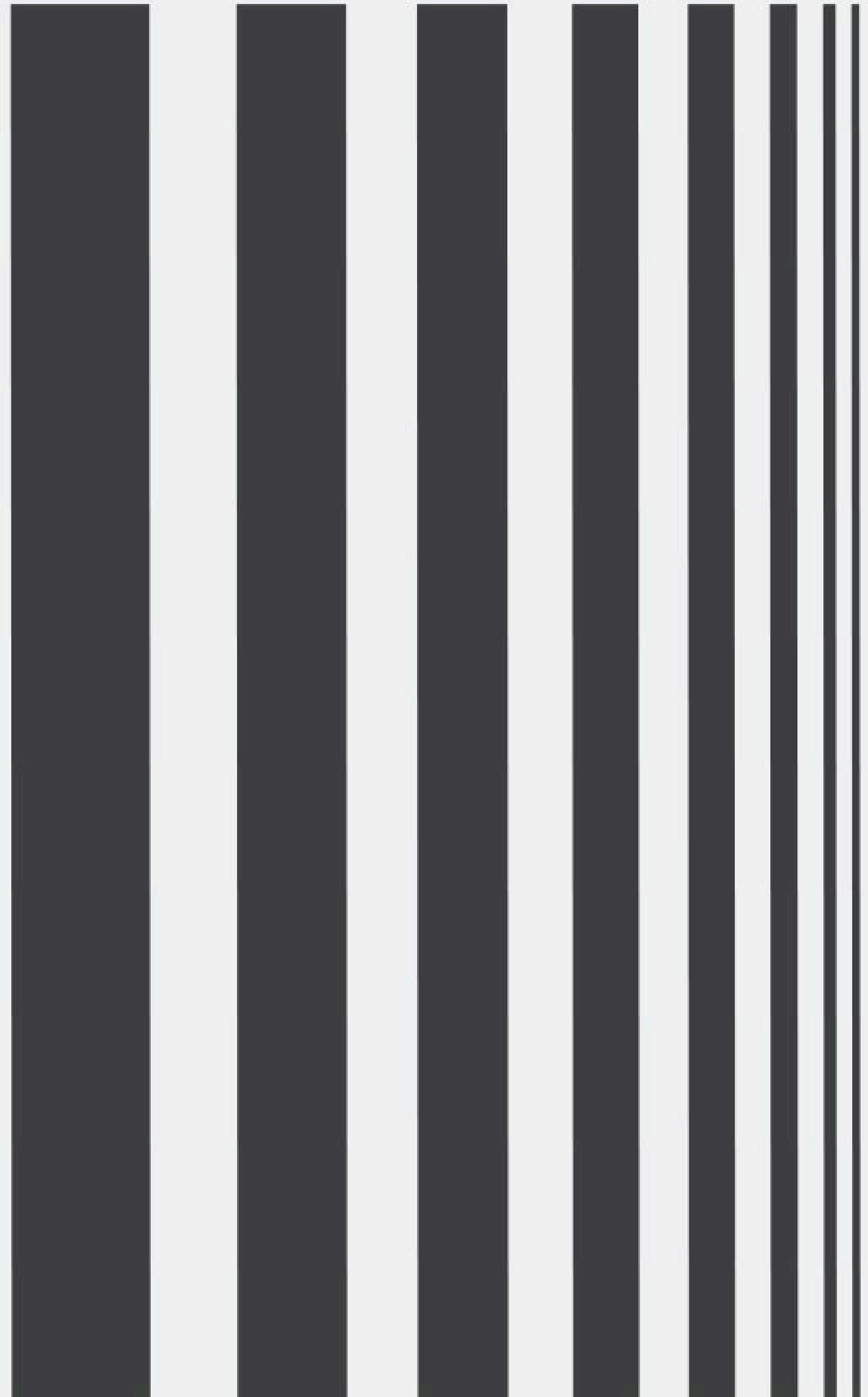
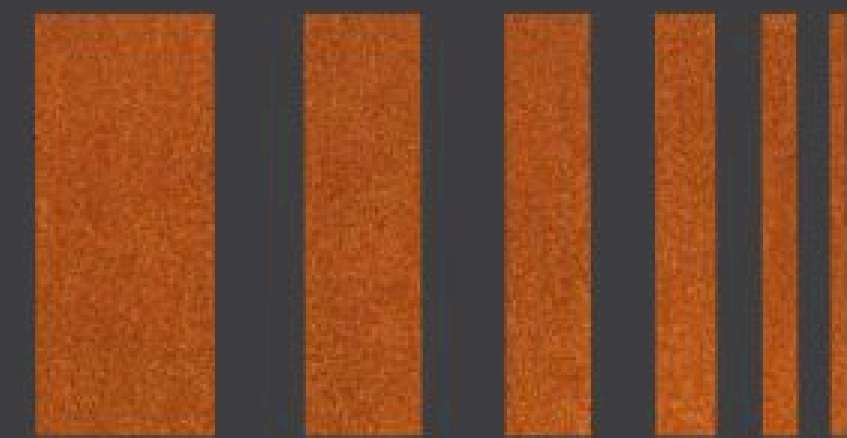


DISTRICT 5

CAMPUS +

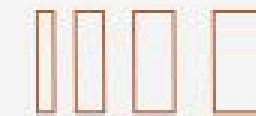




ELEVATE YOUR WORK PLACE



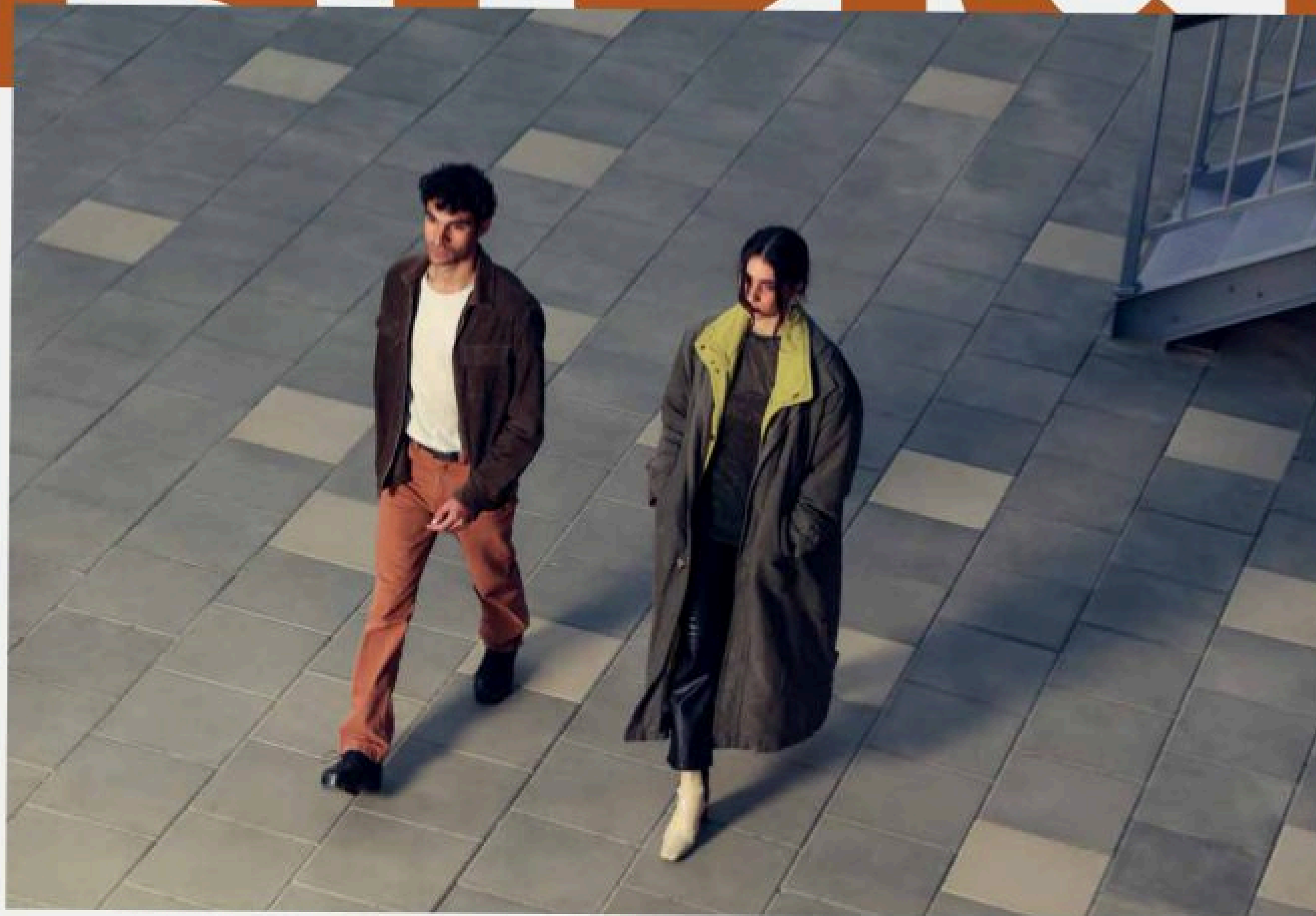
MARAKEZ STANDS AS THE PREMIER **MIXED-USE** **DEVELOPER IN EGYPT**



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

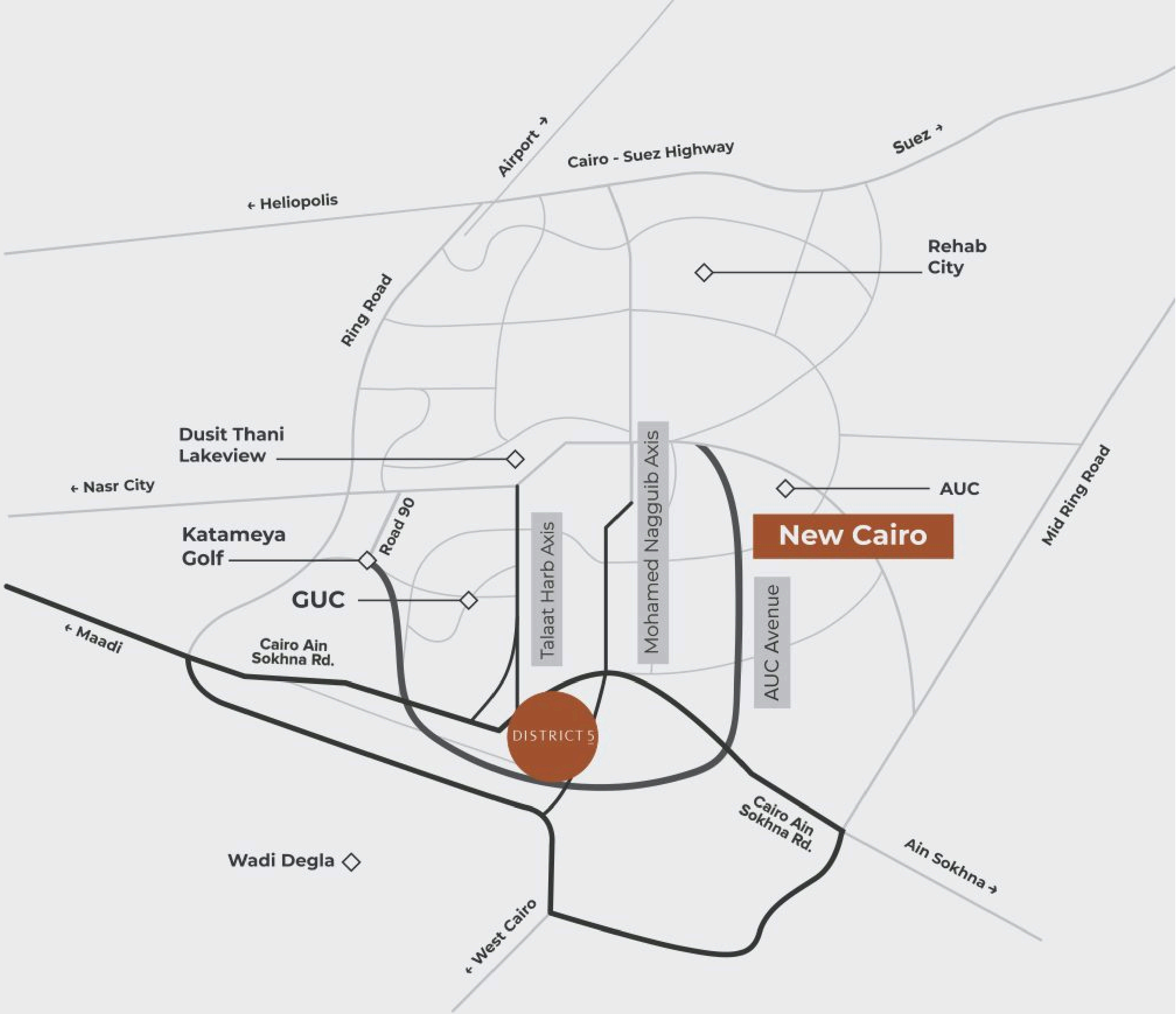


District 5 embodies Marakez's unwavering belief in the accessibility of premium living. In our meticulously planned community, you'll discover a harmonious blend of offices, recreational facilities, retail destinations, and entertainment options. Experience the pinnacle of urban living, where quality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

ALL ROADS LEAD TO DISTRICT 5

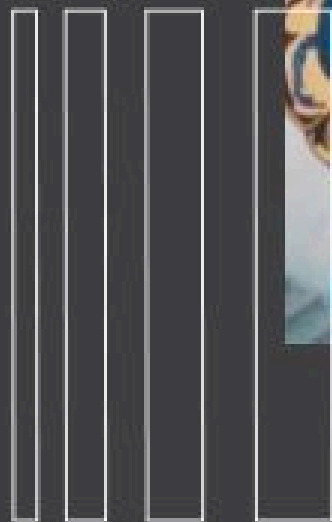
Efficient connectivity is essential for maximizing productivity every day. With the construction of two major bridges spanning across Cairo Sokhna Highway and an elaborate road network, Marakez effortlessly links District 5 to New Cairo and its neighboring areas, ensuring seamless accessibility.

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



dropkick

CONVERSE

DECATHLON

GURU

SKECHERS

Tradeline

HECHTER
PARIS

nr

COOAN

El Mawardi Jewelry



L'AZURDE

CONCRETE
EST. 1989

TIE HOUSE

CAT

Hush Puppies

five

FATHY
MAHMOUD

Etam

DeFacto

LC Waikiki



O X X O

COLIN'S



البنك الأهلي المصري
NATIONAL BANK OF EGYPT

MAGRABI



LINK



xnit

NH NILE HOME

PARFOIS

GO
Native



POMPELO

سعودي
SEUDI
SINCE 1958



Abu Araf

PATTINI



ESPRESSO LAB



UNPRECEDENTED ENTERTAINMENT -
GROUND CONTROL & SCENE CINEMA



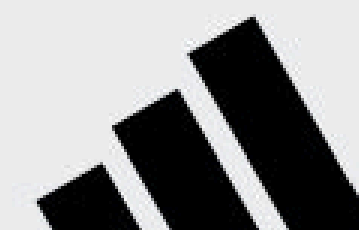
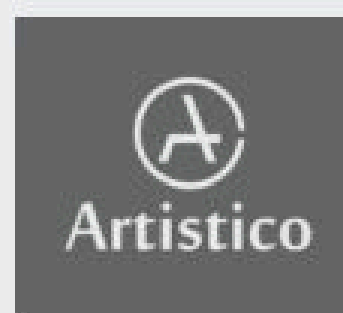


SERENE EXCLUSIVITY -
DISTRICT 5 RESIDENCES



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

**OFFICES AT
DISTRICT 5**



KOKOMO
SMOKING GRILLING

CARLO'S

CAF

WILLOW'S®

*Mandarine
Koueider Deli*


Breakfast
Coffee

lokāli
Modern cuisine, local ingredients

Valu*
café

**F&B AT DISTRICT 5
CAMPUS**



DISTRICT 5

CAMPUS +

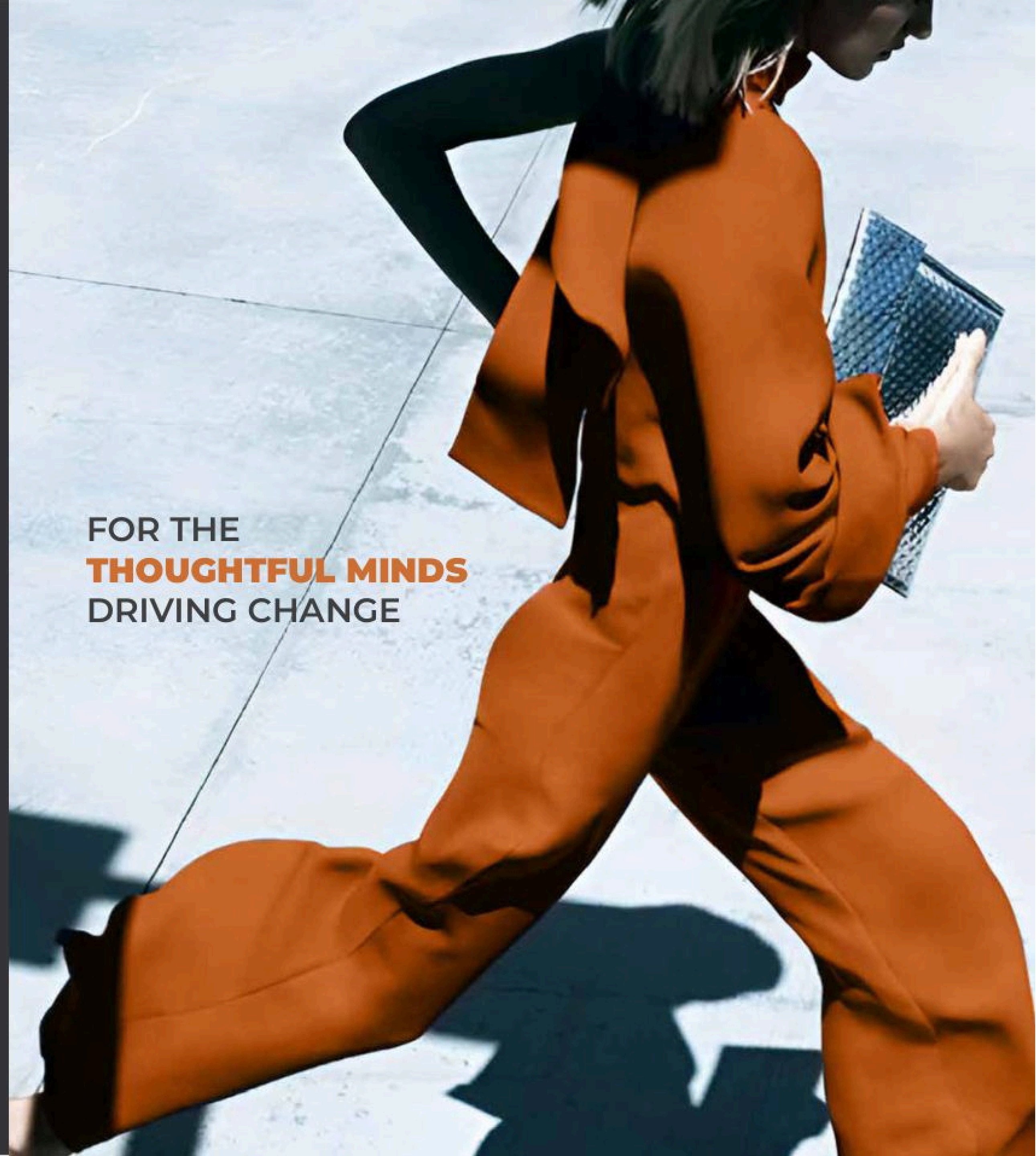


INTRODUCING
**A NEW WORLD OF
OFFICE SPACES**

FOR THE **STRONG
MINDS** ACHIEVING
SUCCESS

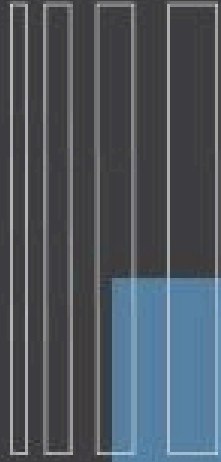


FOR THE
THOUGHTFUL MINDS
DRIVING CHANGE



FOR THE
CREATIVE MINDS
STANDING OUT

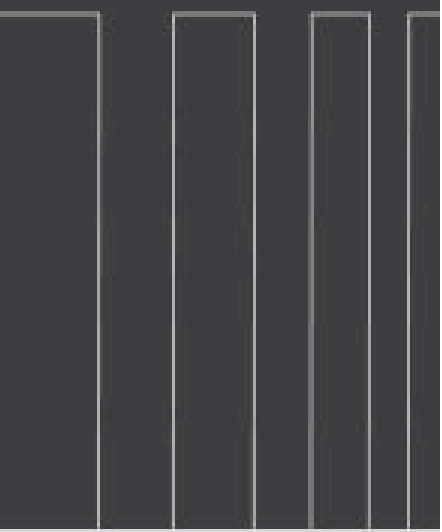




DISTRICT 5 PRESENTS

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.



daz base

ValuED

BOB

B01

DISTRICT 5 CAMPUS +

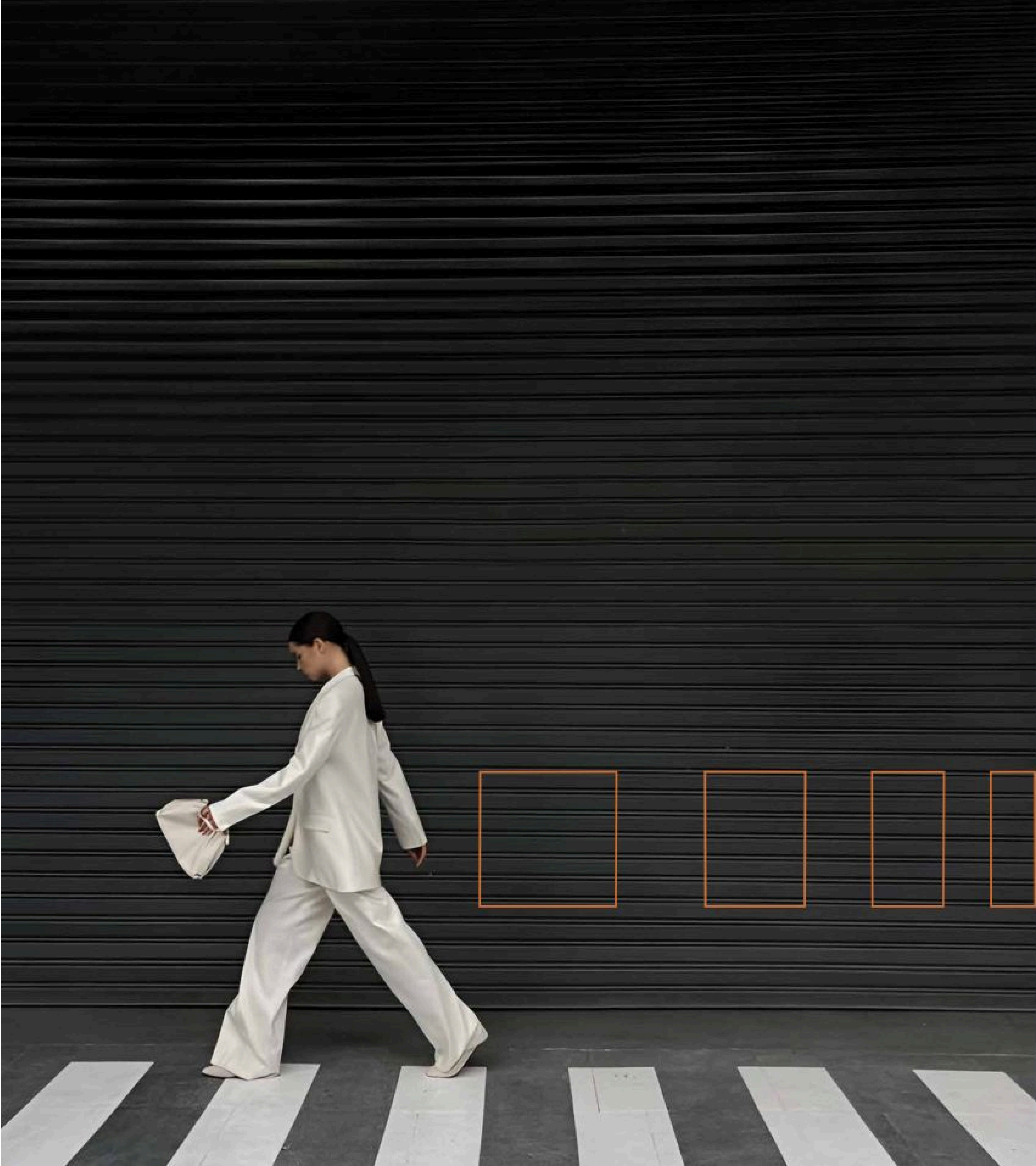
**FROM 70 SQM
TO 4,000 SQM**

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.

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.

**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.



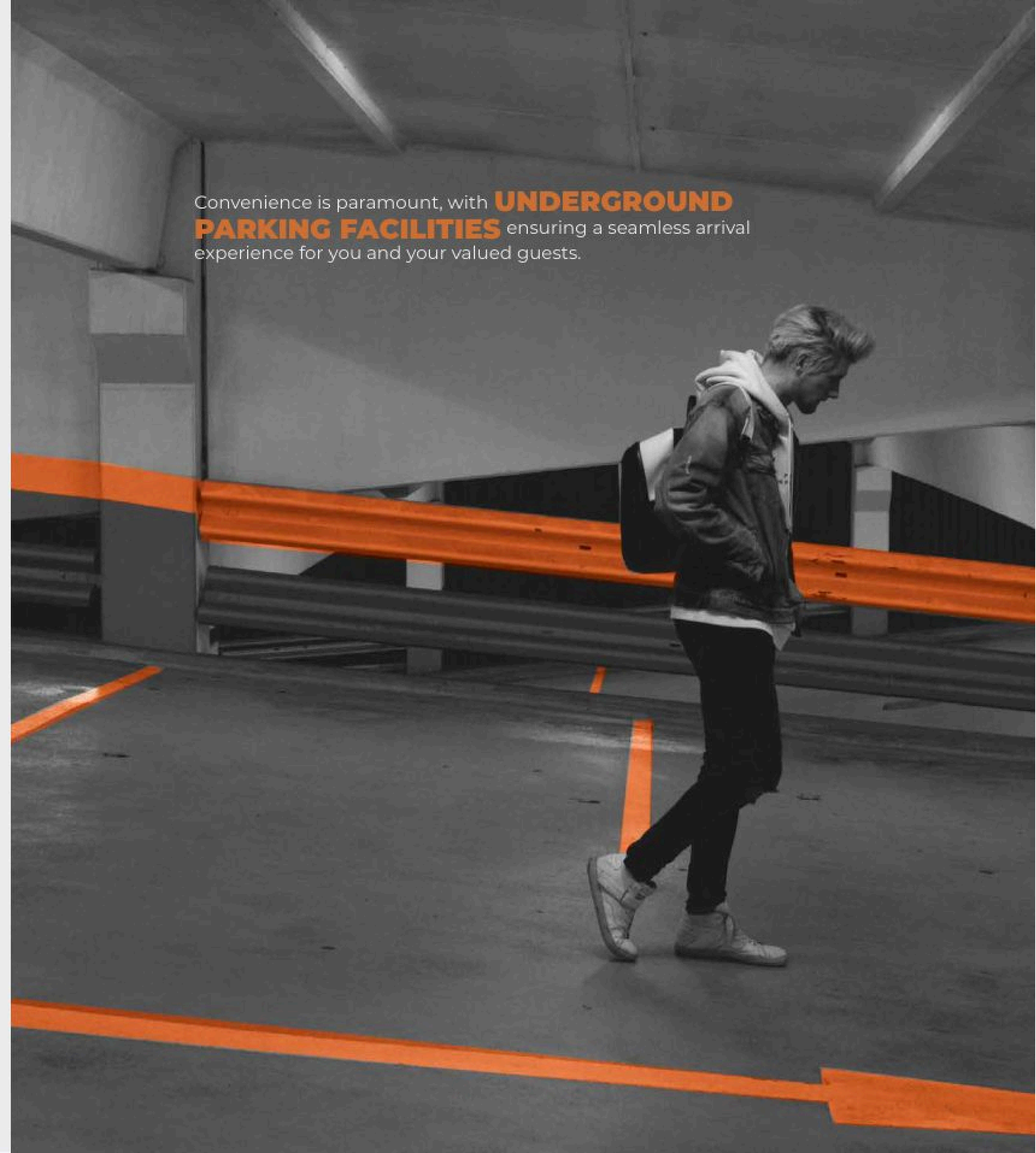
SOLID

Delights

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.

Convenience is paramount, with **UNDERGROUND PARKING FACILITIES** ensuring a seamless arrival experience for you and your valued guests.



THE RETAIL PLAZA

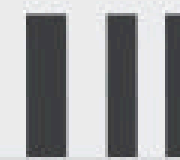


Nestled at the heart, the retail plaza offers a refined ambiance, featuring upscale shops and dining options, including two rooftop restaurants. These elevated eateries are granted direct access from the underground parking, maximizing convenience.

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



urbane

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, **Urbane** 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

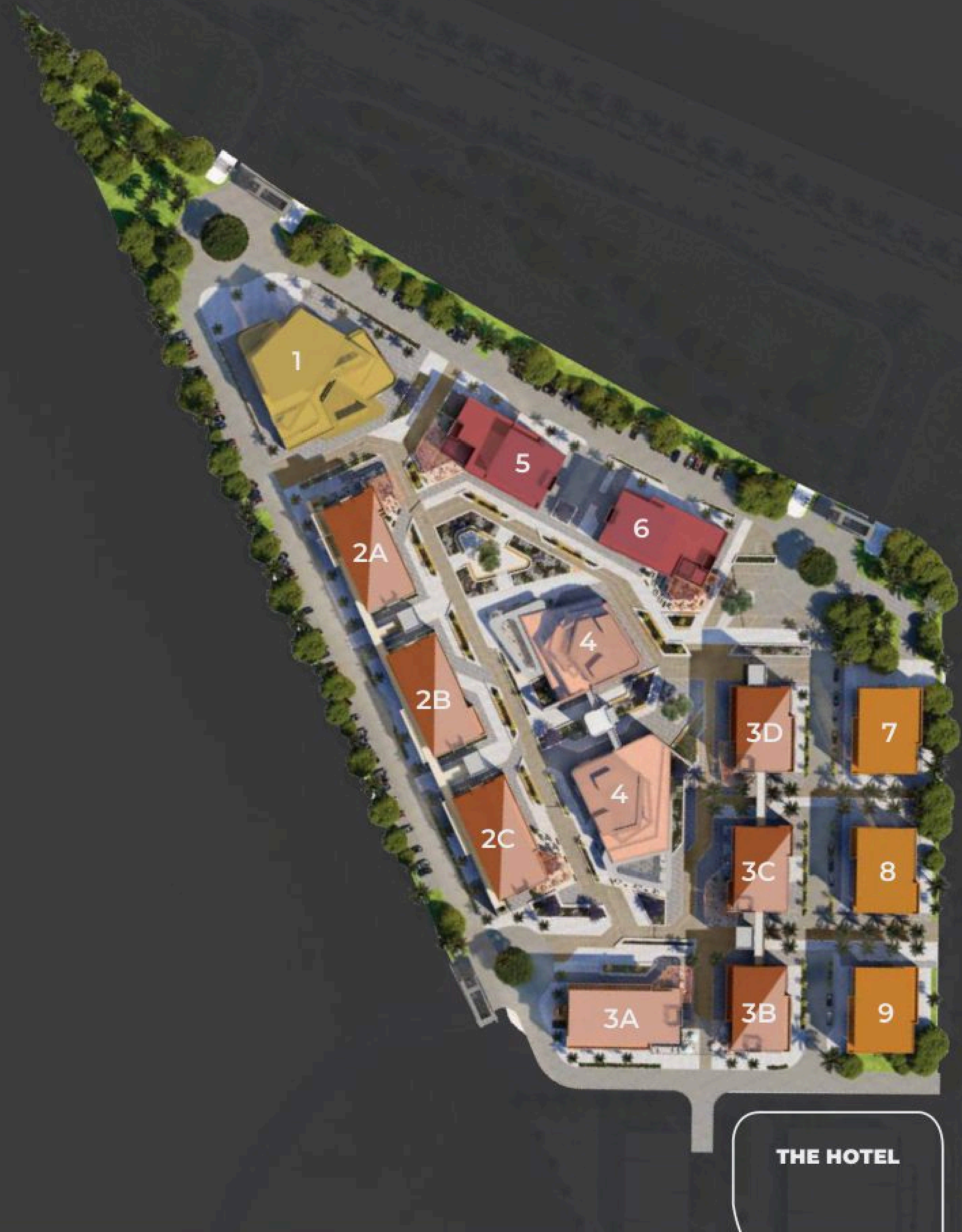
A 268-acre integrated mixed-use development

- 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

DISTRICT 5
CAMPUS +

urbane hotel



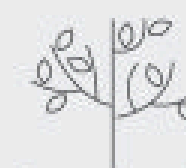


THE HOTEL

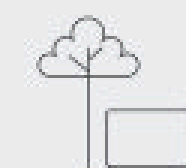
A CLOSER LOOK AT DISTRICT 5 CAMPUS +

- Duplex
- Privates
- Flats
- Mutliples
- Twins

DISTRICT 5 CAMPUS + **BENEFITS**



Wide outdoor
spaces and
greenery



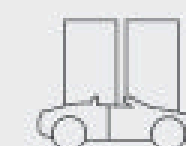
Outdoor working
spaces



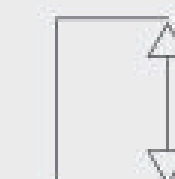
Central air
conditioning



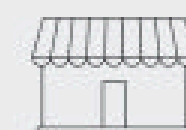
Underground
parking area



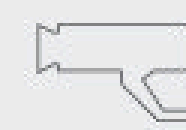
Dedicated drop-
offs



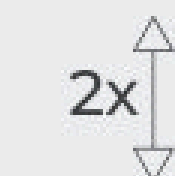
High ceilings



Access to retail
plaza

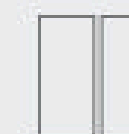


CCTV & access
cards



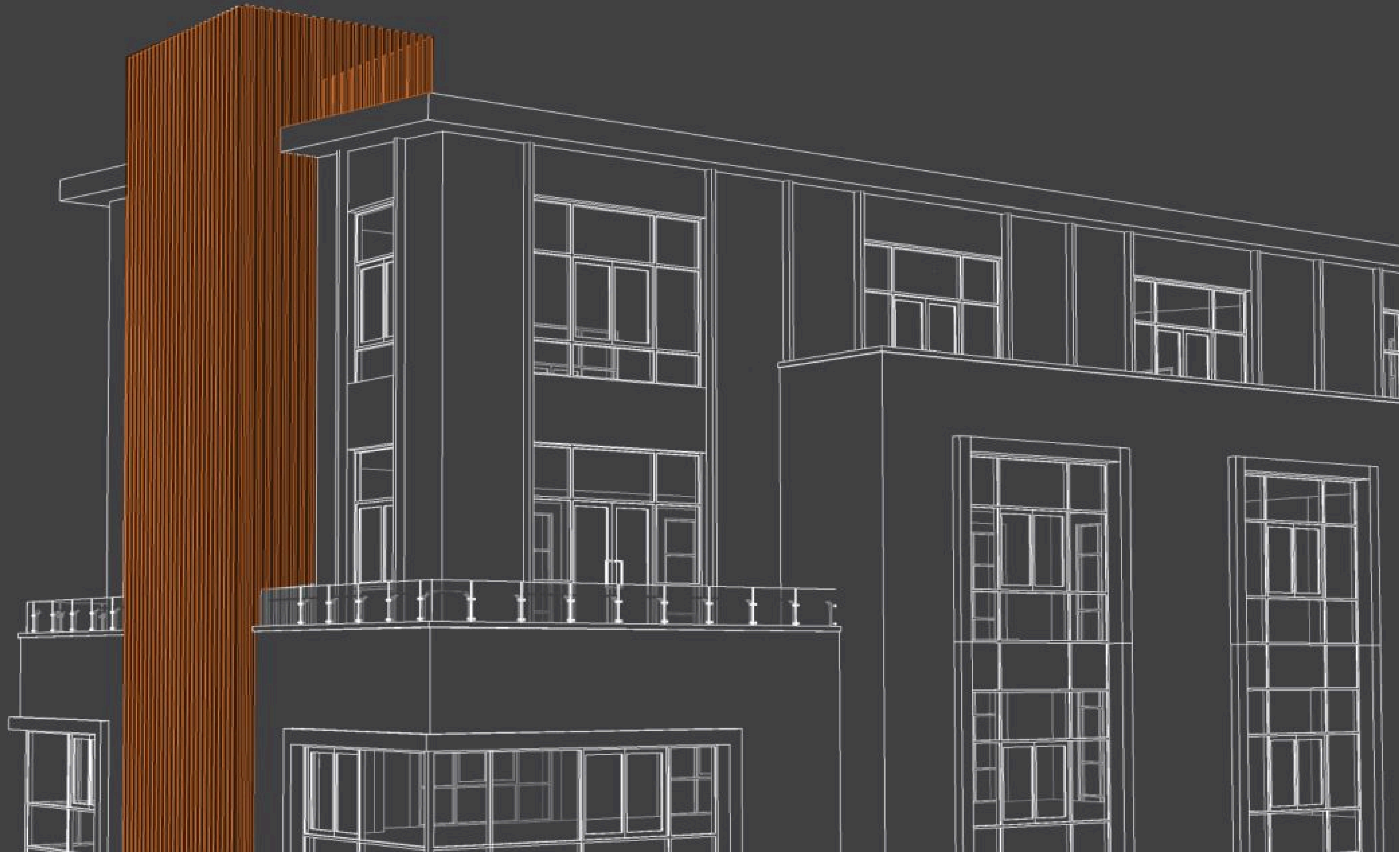
Double height
entrances

SIGNAGE



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.



PRIVATES
BUILDING





ValuED

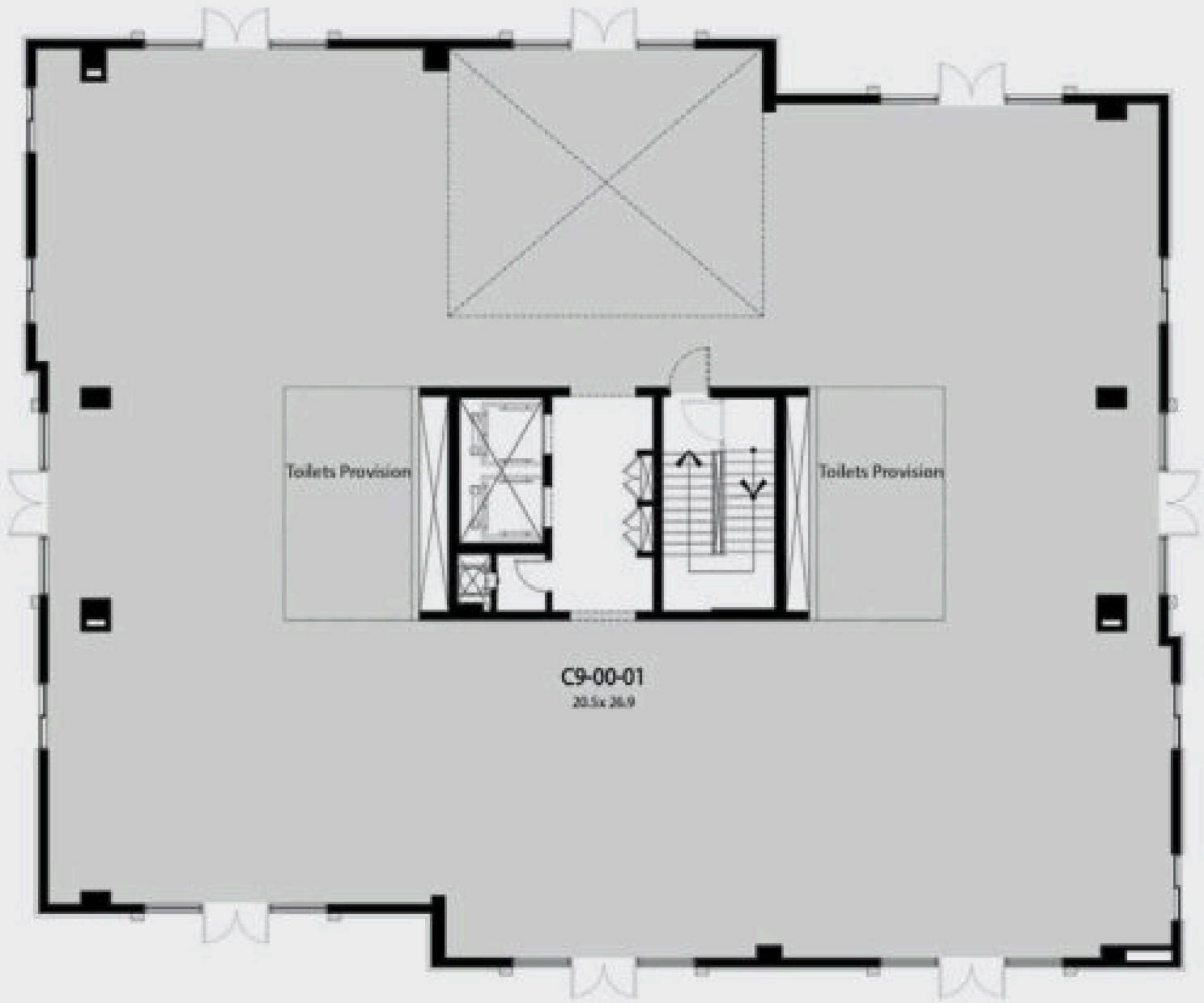
daa base

DISTRICT 5

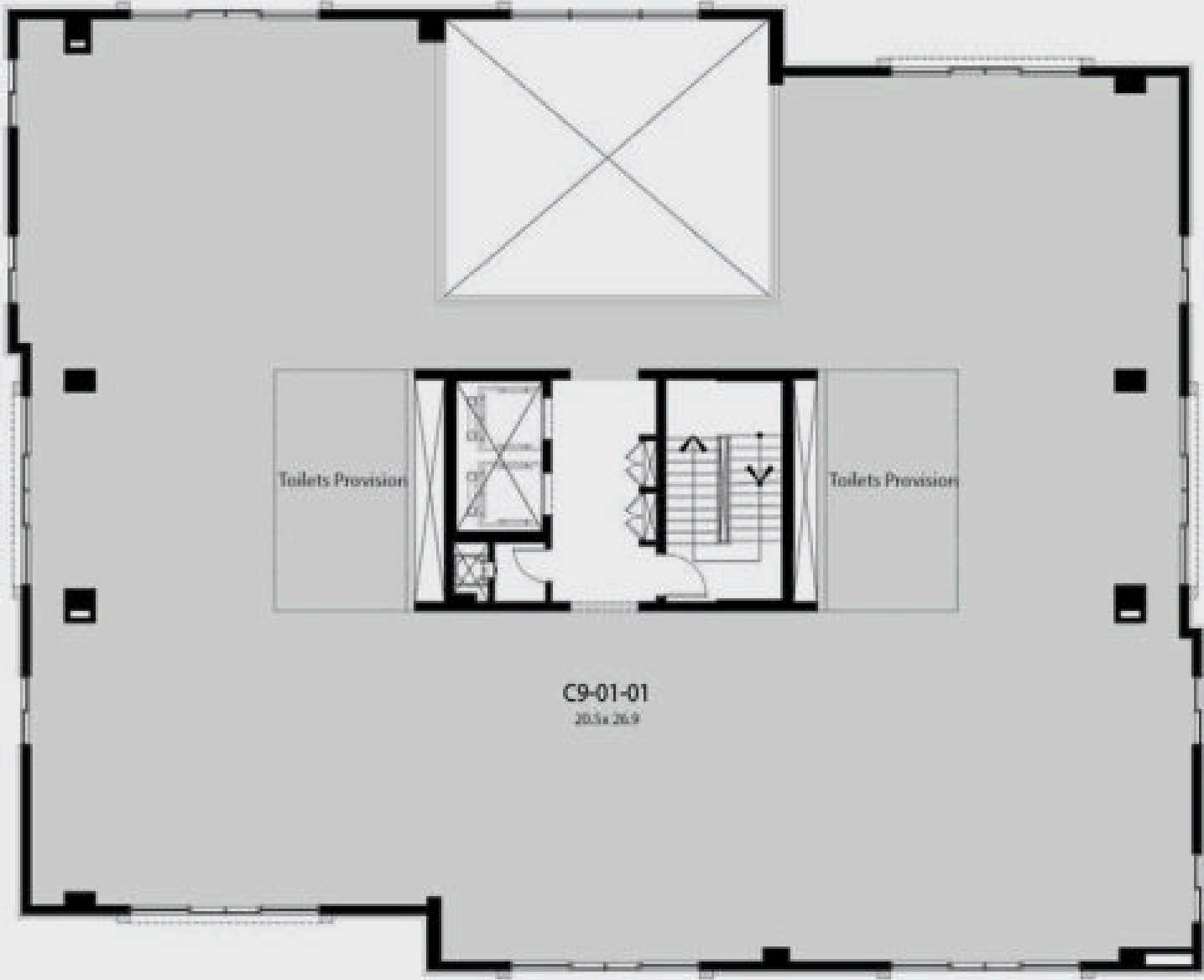
RECEPTION

RESIDENCES

BUILDING 09
Ground Floor



BUILDING 09
Mezzanine Floor

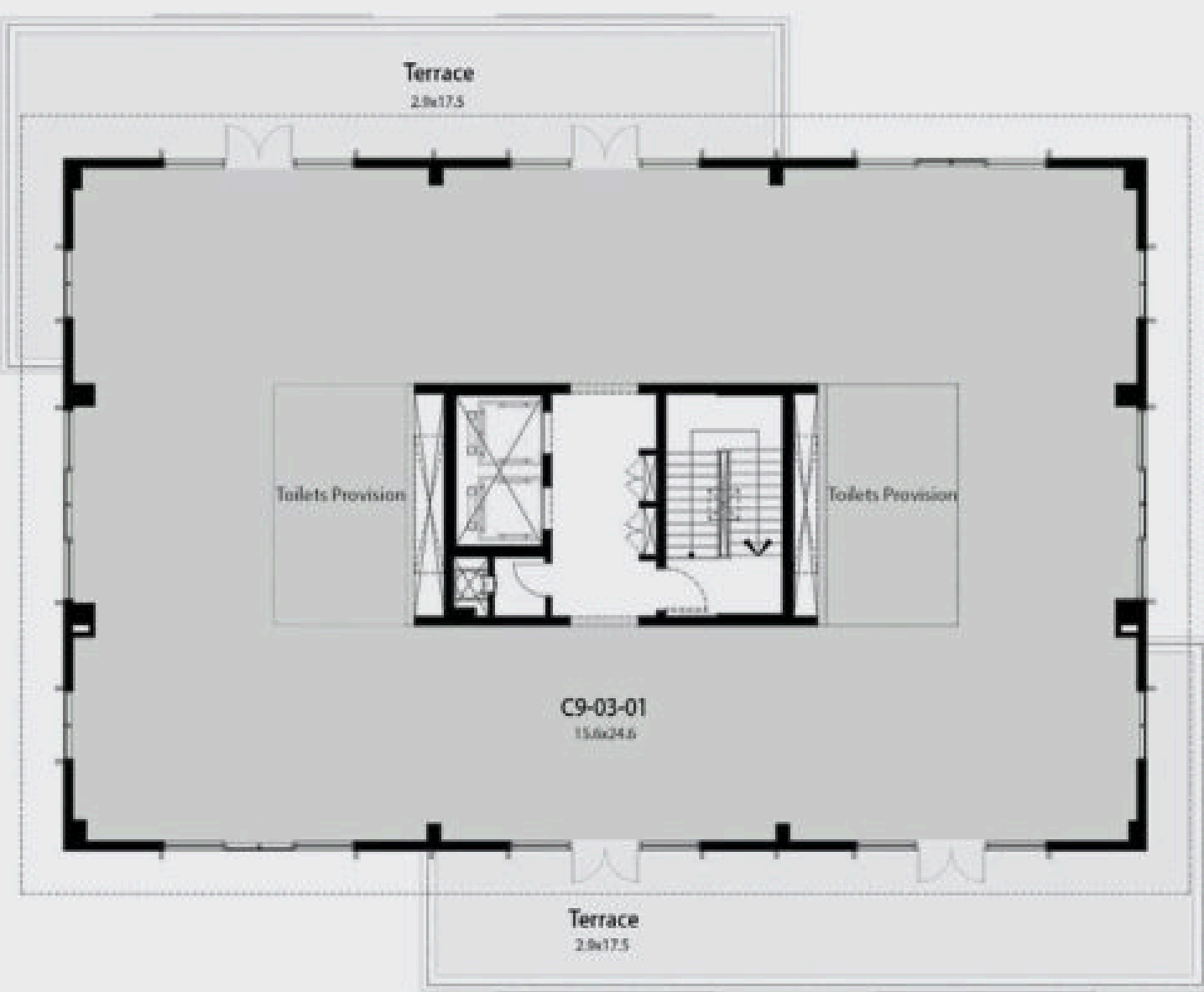


Office Code: C9-00-01
Area: 1890 m²
Uncovered Terrace: 190 m²

BUILDING 09
Second Floor



BUILDING 09
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





Smash

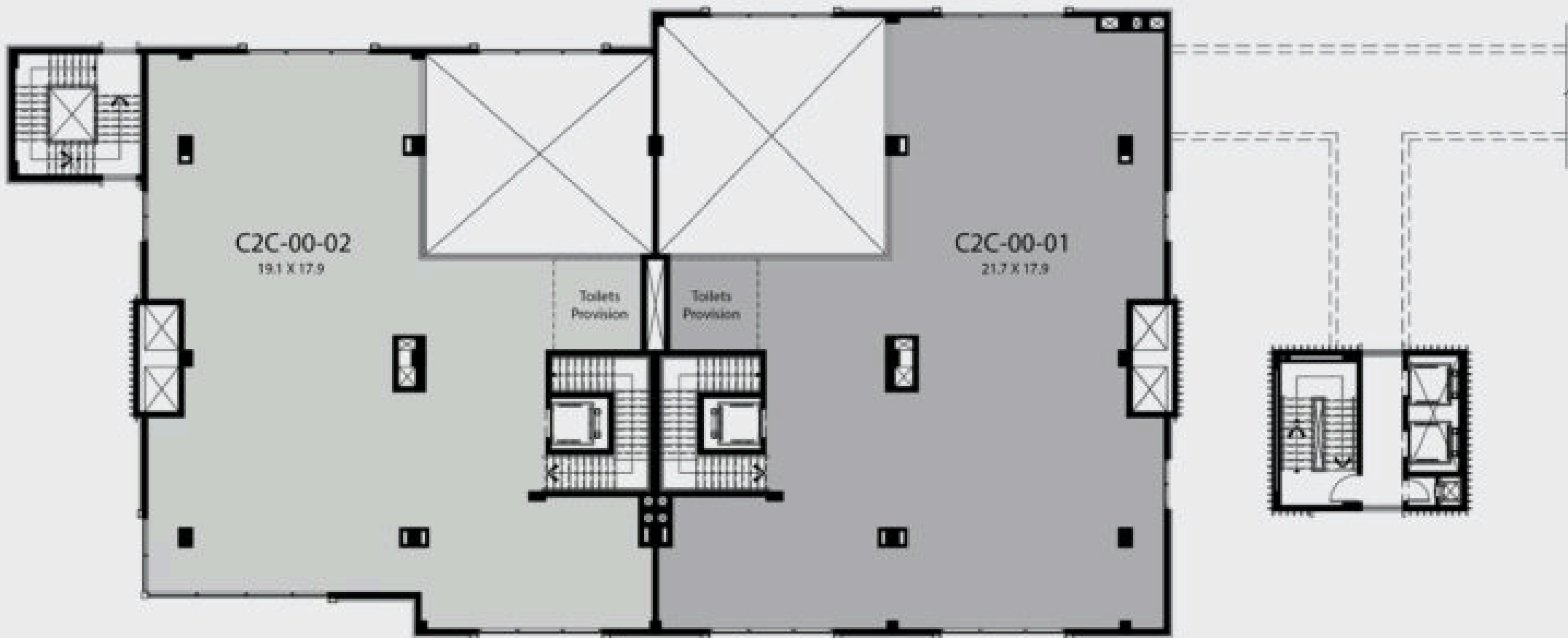
daa base

ValuED

BUILDING 2C
Ground Floor



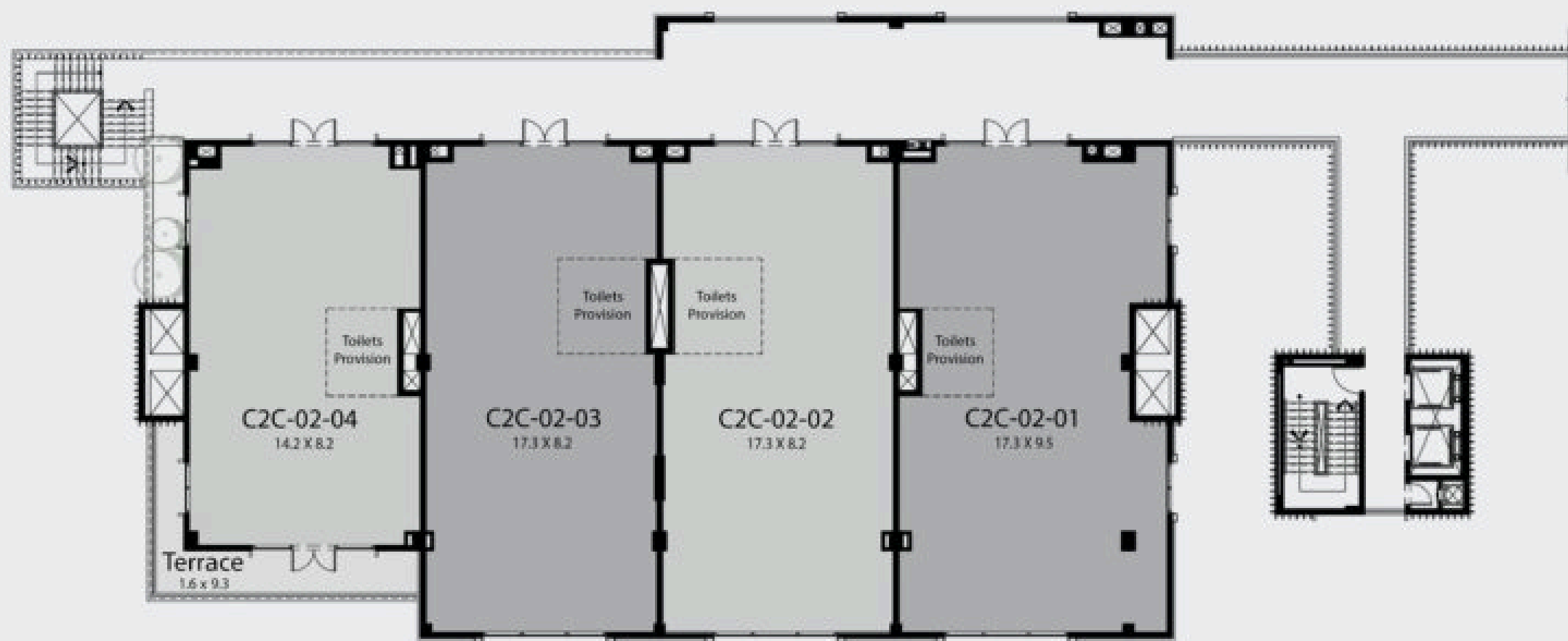
BUILDING 2C
Mezzanine Floor



Office Code: C2C-00-02
Area: 586 m²

Office Code: C2C-00-01
Area: 636 m²

BUILDING 2C
Second Floor



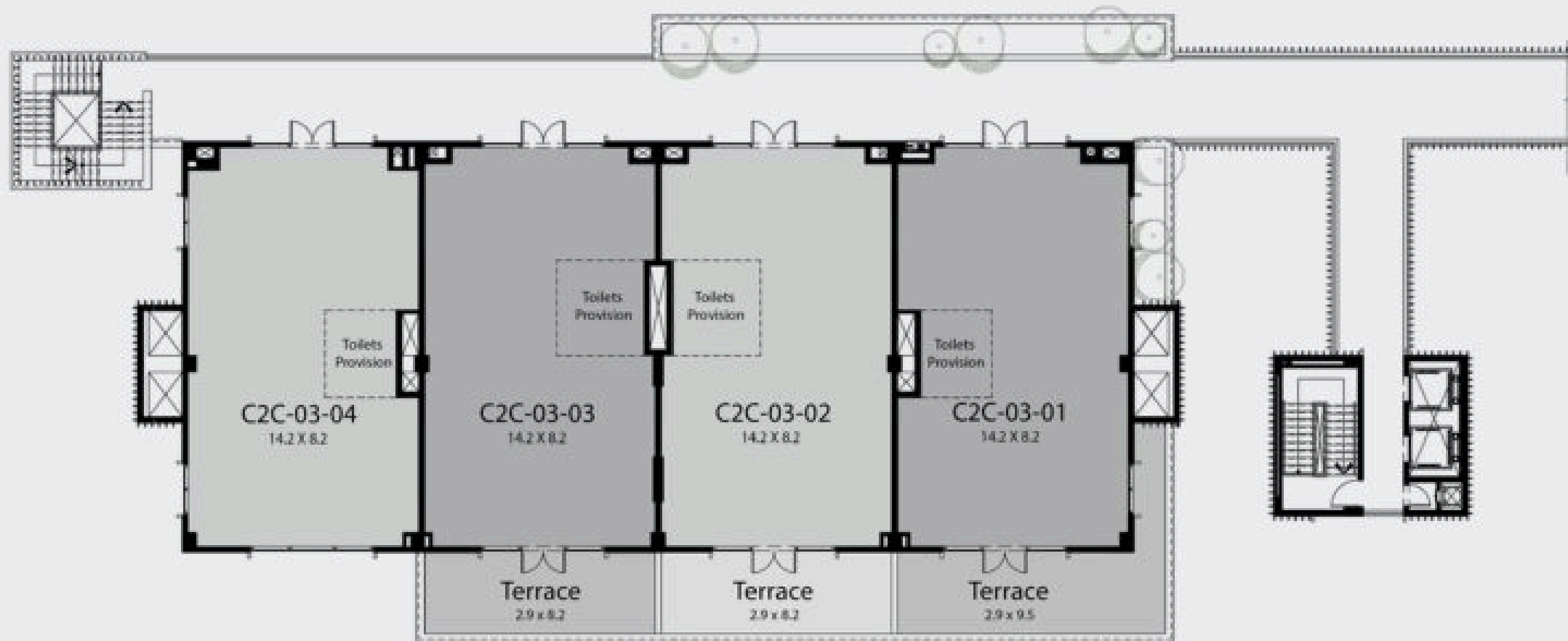
Office Code: C2C-02-04
Area: 151 m²
Uncovered Terrace: 24 m²
Back Terrace: 31 m²

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

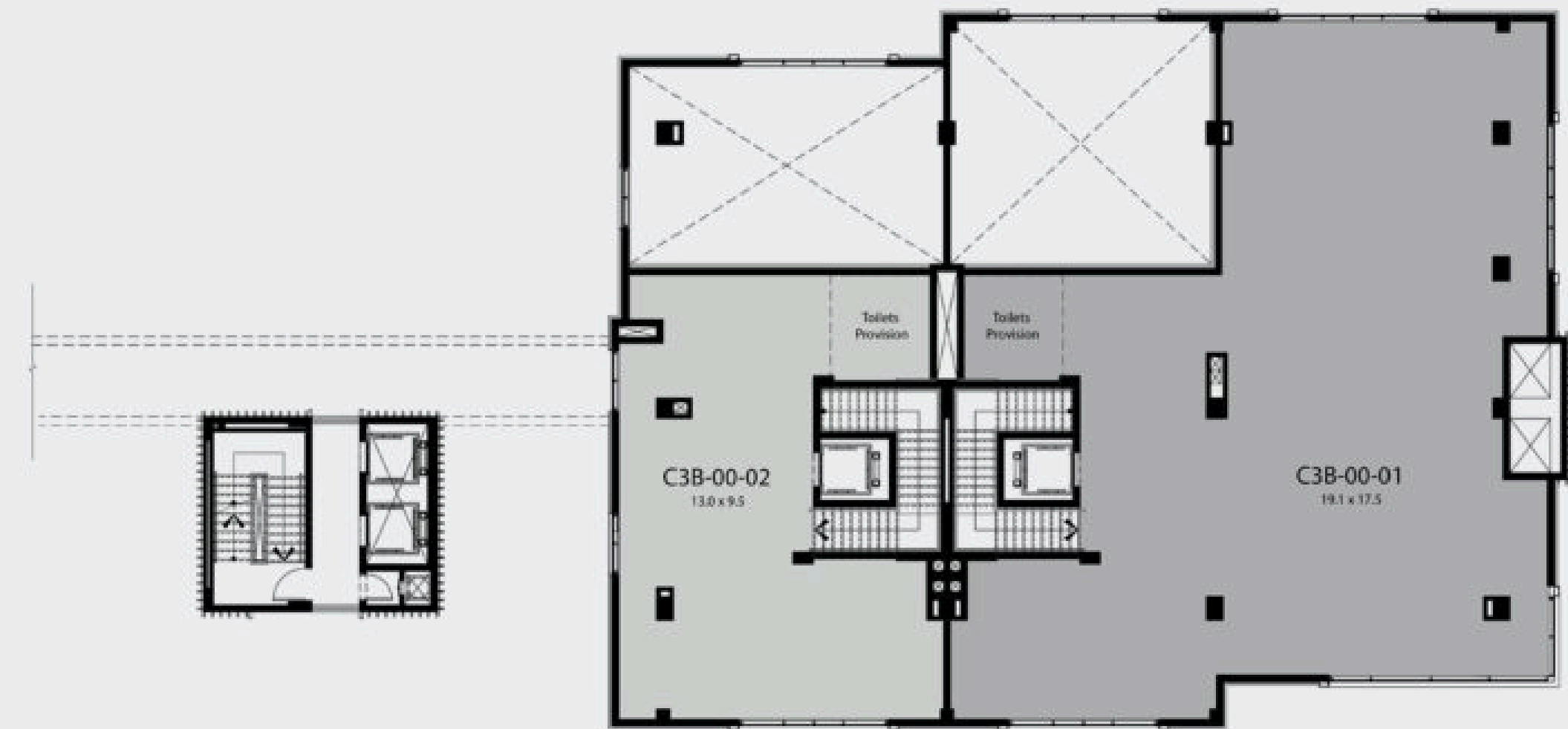
3B

DUPLEX
BUILDING

BUILDING 3B
Ground Floor



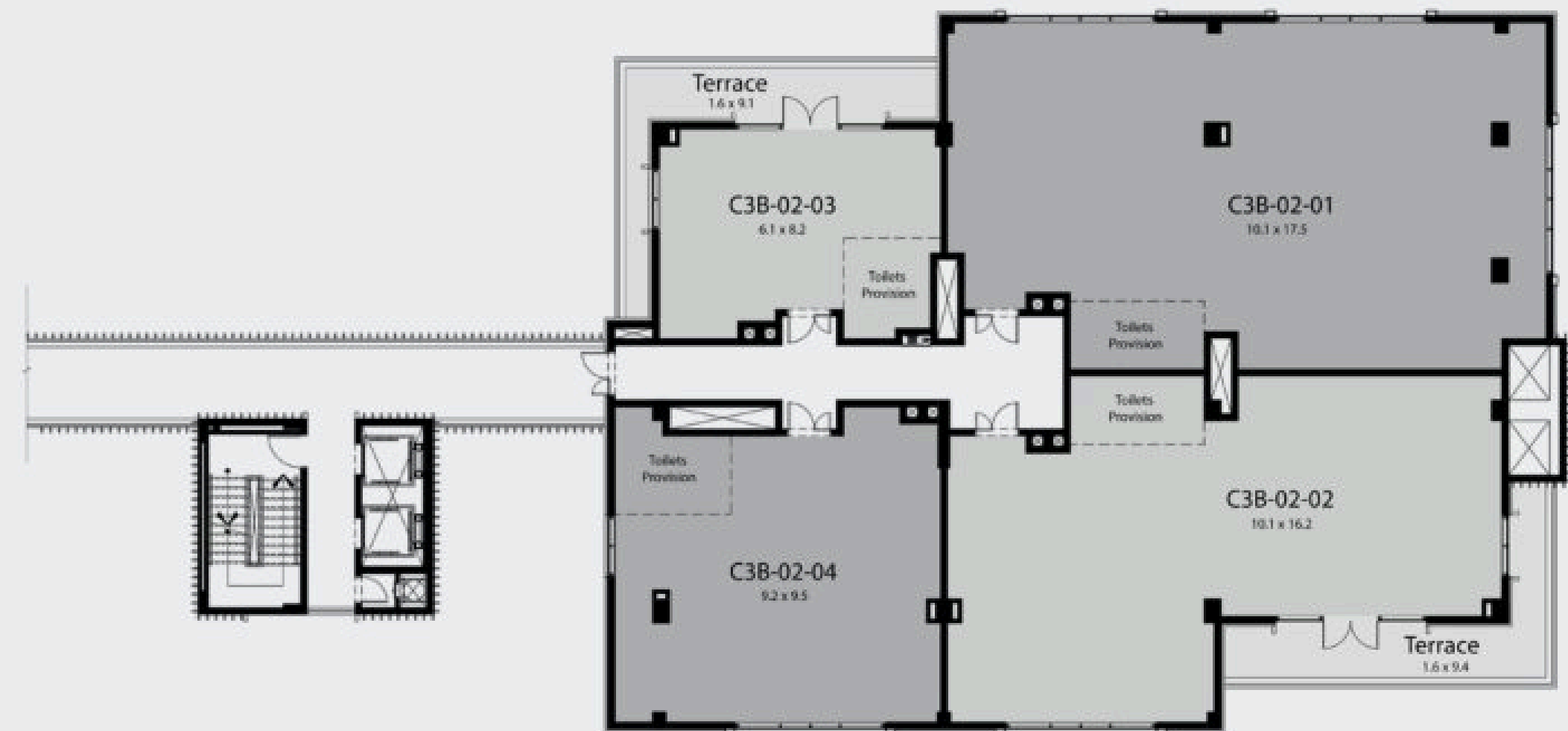
BUILDING 3B
Mezzanine Floor



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

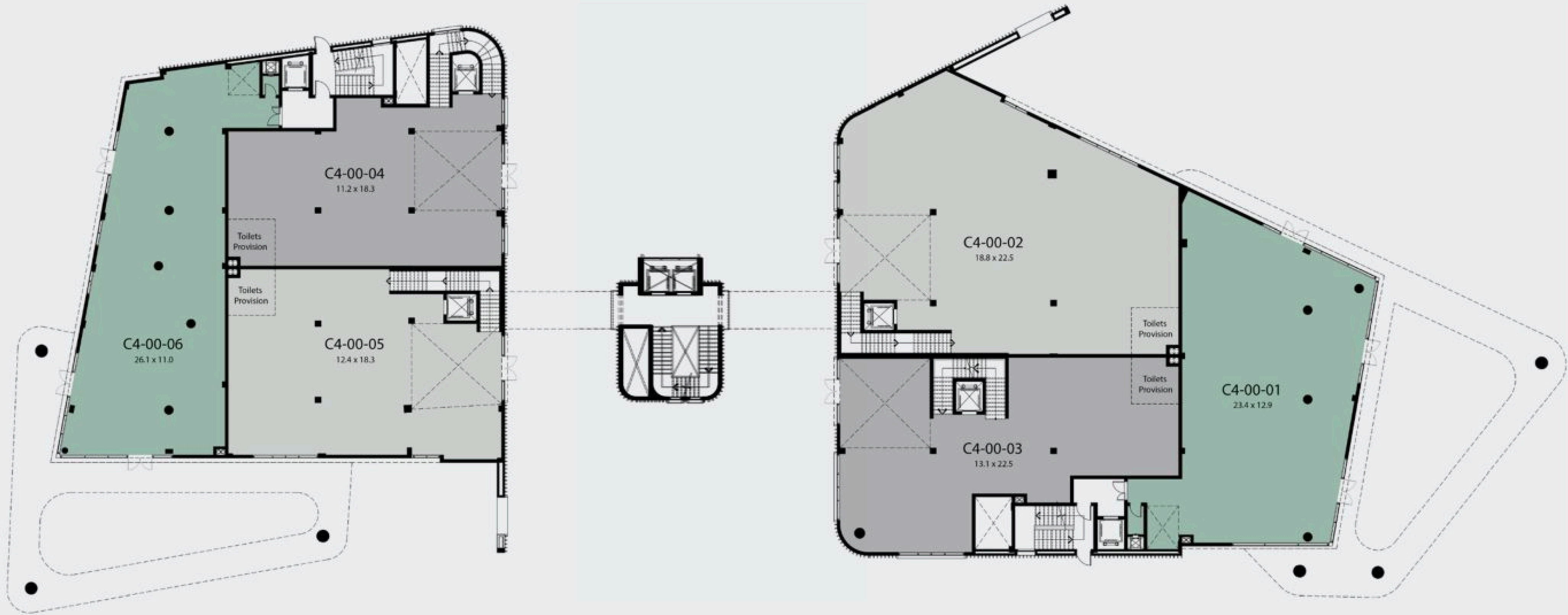
Office Code: C3B-03-02
Area: 152 m²
Uncovered Terrace: 26 m²

DUPLEX
BUILDING



BUILDING 04

Ground Floor



Office Code: C04-00-04
Area: 493 m²
Uncovered Terrace: 38 m²

Office Code: C04-00-05
Area: 418 m²
Uncovered Terrace: 163 m²

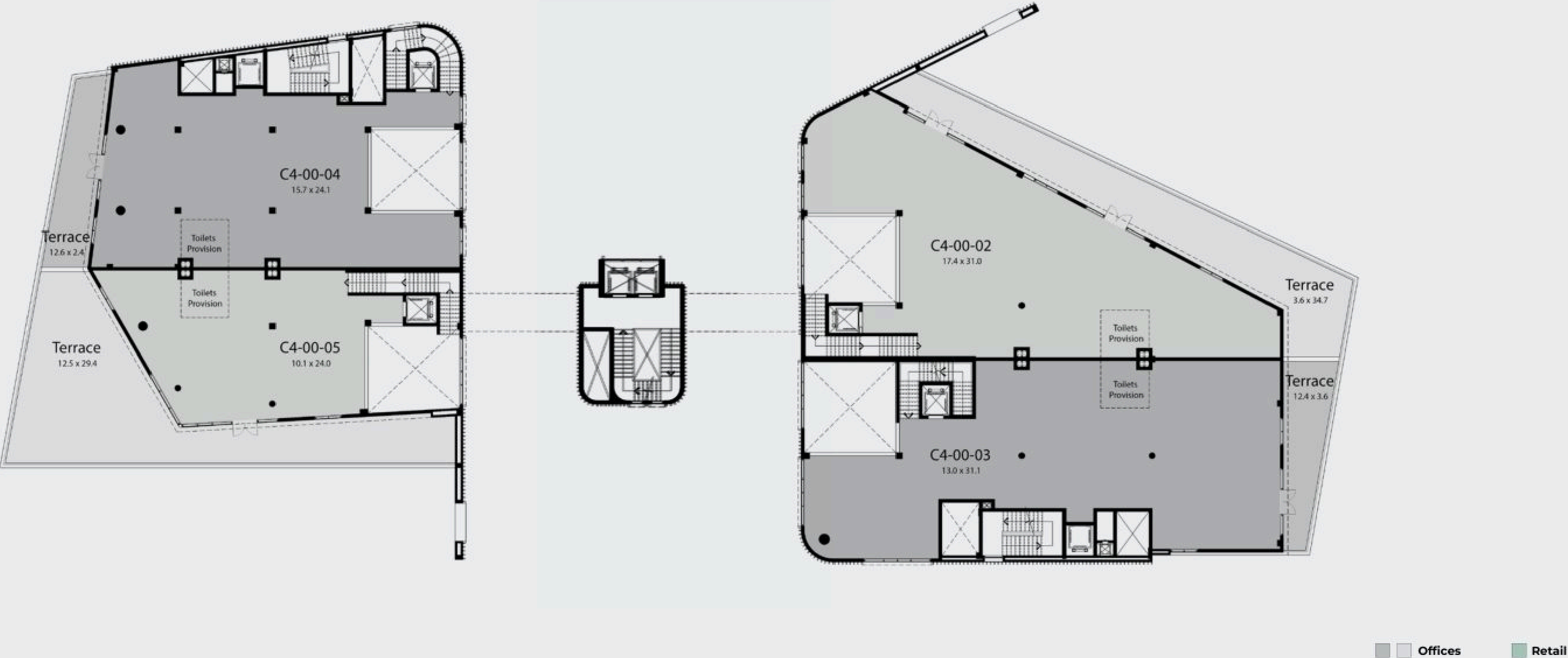
Offices Retail

Office Code: C04-00-02
Area: 684 m²
Uncovered Terrace: 123 m²

Office Code: C04-00-03
Area: 572 m²
Uncovered Terrace: 36 m²

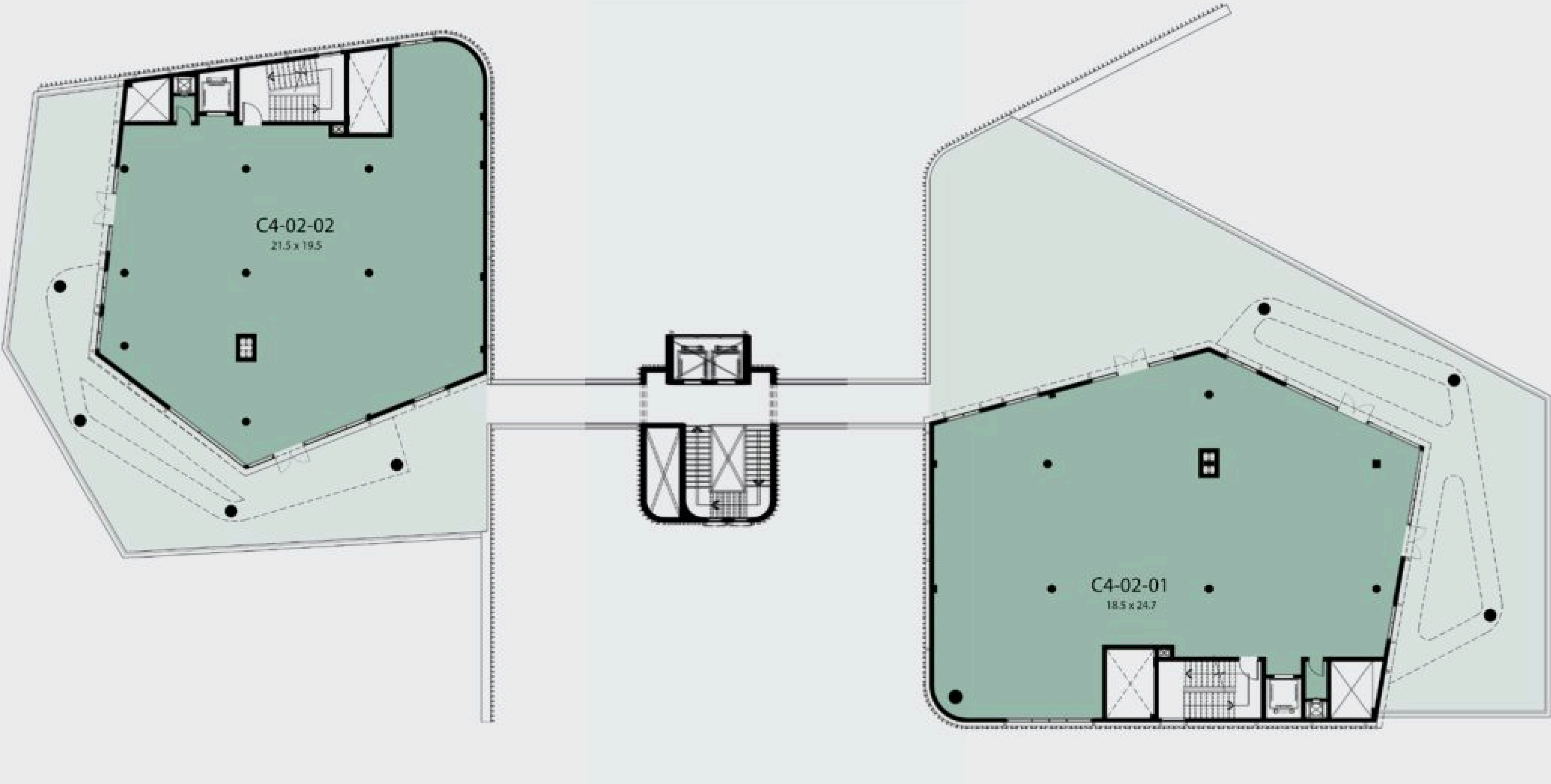
BUILDING 04

First Floor



BUILDING 04

Second Floor



Offices Retail

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.

HIGH
CEILINGS

WIDE SPANS
OF GLASS

PRIVATE CORES/ACCESS
FROM THE BASEMENT



**MULTIPLES
BUILDING**





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

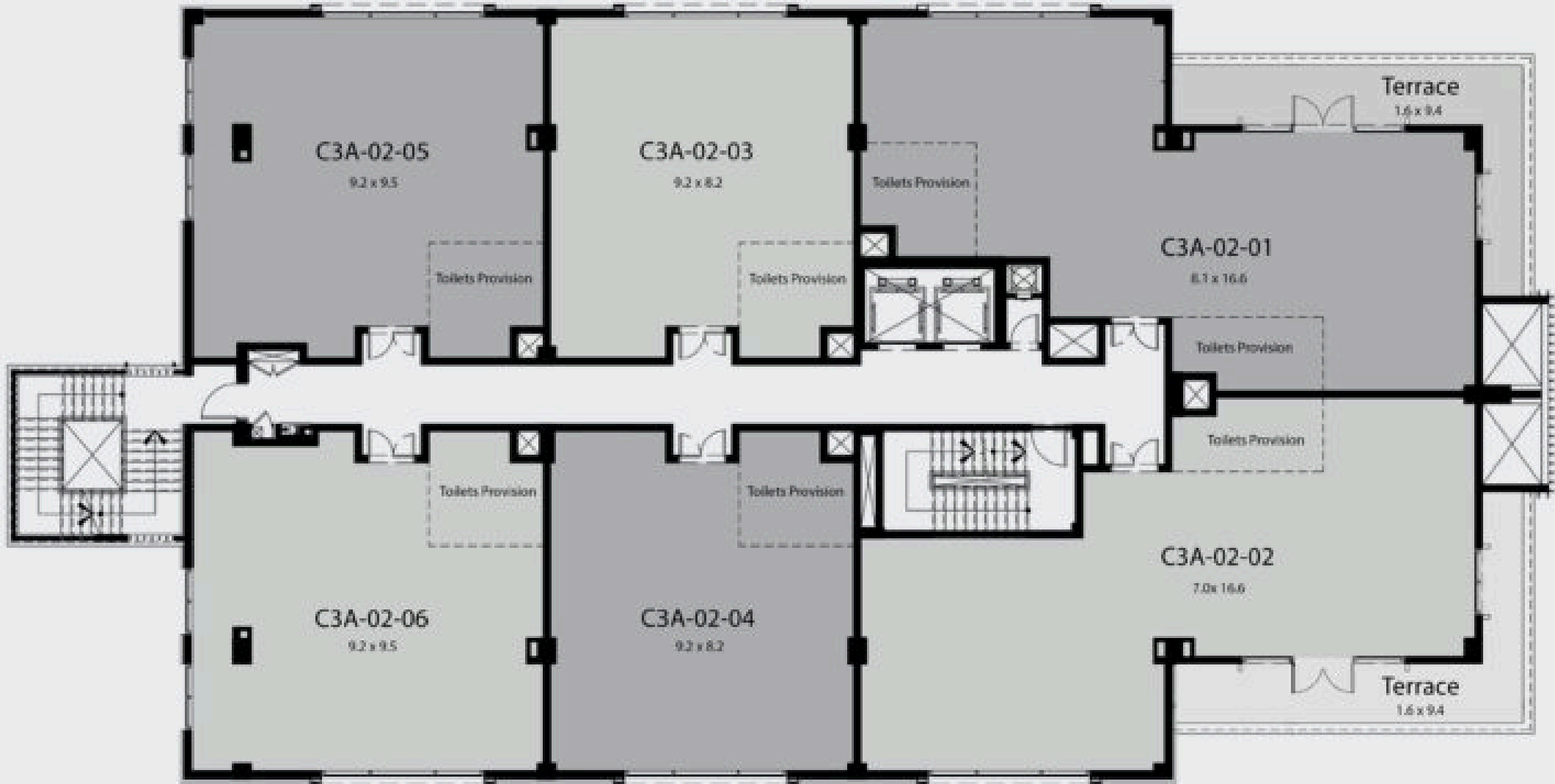
Office Code: C3A-01-01
Area: 191 m²

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

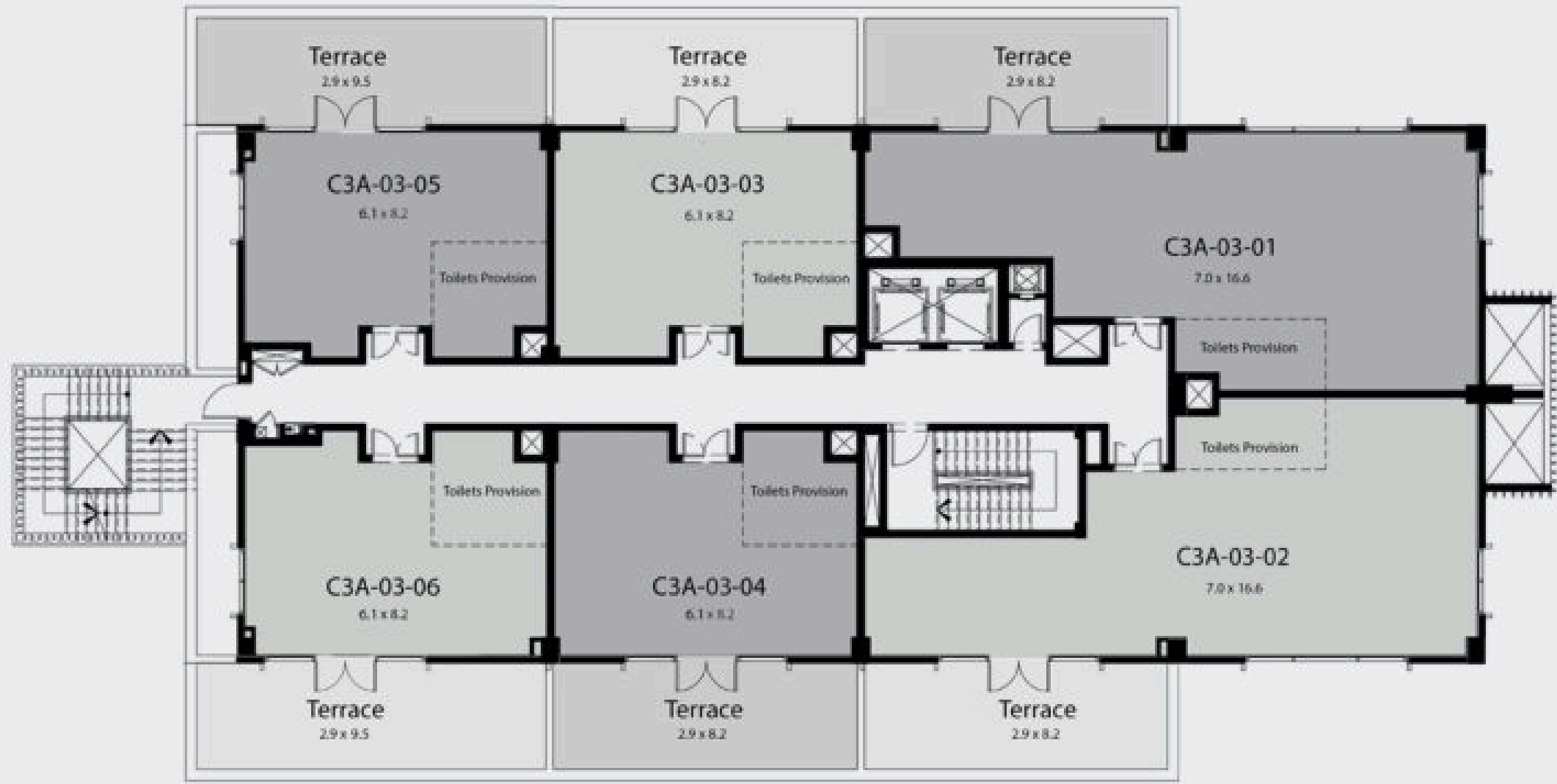
Office Code: C3A-02-01
Area: 160 m²
Uncovered Terrace: 25 m²

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

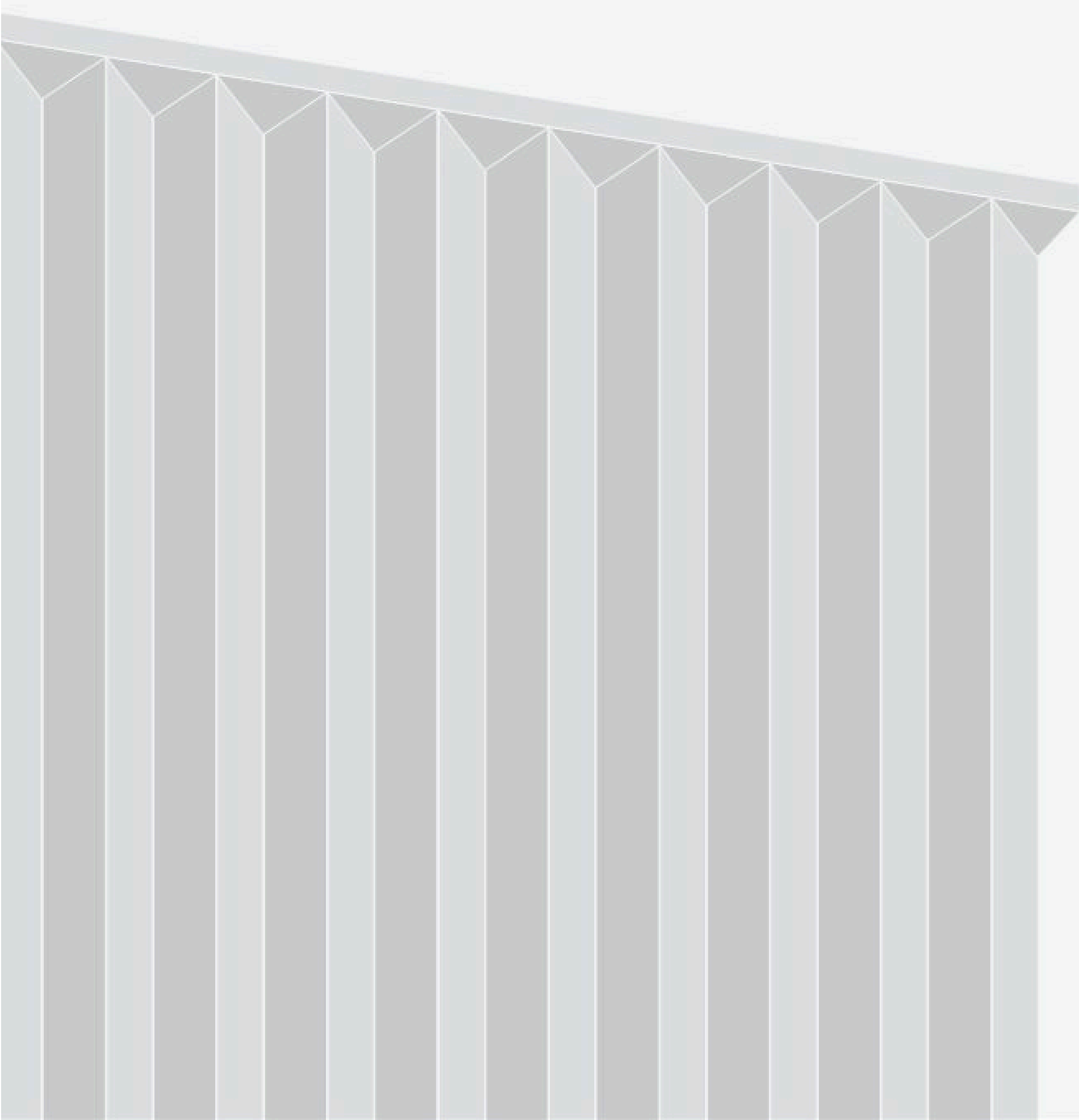
Office Code: C3A-01-03
Area: 67 m²
Uncovered Terrace: 27 m²

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



DISTRICT 5 CAMPUS + **FINISHING SPECS**

FLOORING

Base layer (ceramic /cement tiles) in preparation
for the final layer (installed by tenant)

CEILING

Exposed with black paint

WALLS

Paint base layer

ELECTRICAL

Conduits, wiring, sockets and switches

AC

Fan Coil Units

INTERNAL PARTITIONING

None (by tenant)

TOILETS

Provision only (waterproofing by tenant)



For more information, please get in touch.

Hotline - 19876

Email - info@marakez.net

Website - www.marakez.net

Facebook - Marakez Egypt

Instagram - @marakezegypt



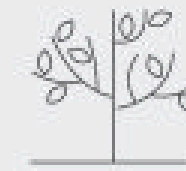
An aerial architectural rendering of the District 5 Campus + development. The image shows a cluster of modern, multi-story buildings with light-colored facades and flat roofs. The buildings are arranged in a compact, interconnected layout. Surrounding the buildings are landscaped areas with green lawns, trees, and paved walkways. The entire development is situated on a dark, textured ground that appears to be a mix of natural terrain and urban infrastructure.

A CLOSER LOOK AT DISTRICT 5 CAMPUS +

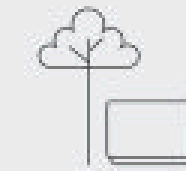
At District 5 Campus +, every detail is meticulously designed to create a high-end work environment that includes a series of benefits.

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

DISTRICT 5 CAMPUS + **HIGH- END BENEFITS**



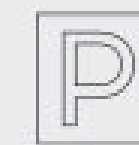
Wide outdoor
spaces and
greenery



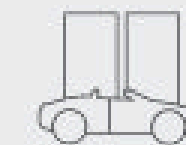
Outdoor working
spaces



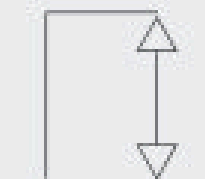
Central air
conditioning



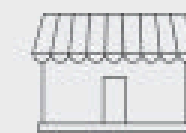
Underground
parking area



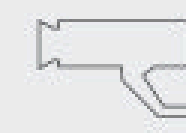
Dedicated drop-
offs



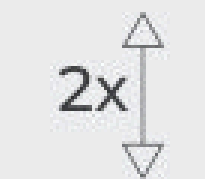
High ceilings



Access to retail
plaza

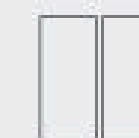


CCTV & access
cards



Double height
entrances

SIGNAGE



Signage and
separate
entrances