



Twinville

DISTRICT



WELCOME TO DI5TRICT

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.

Five Journeys One Destination

DI5TRICT



01

Five Journeys One Destination



JOURNEY
N°1 | Live



JOURNEY
N°2 | Play



JOURNEY
N°3 | Grow



JOURNEY
N°4 | Shop



JOURNEY
N°5 | Work

The Clubhouse

DI5TRICT



02

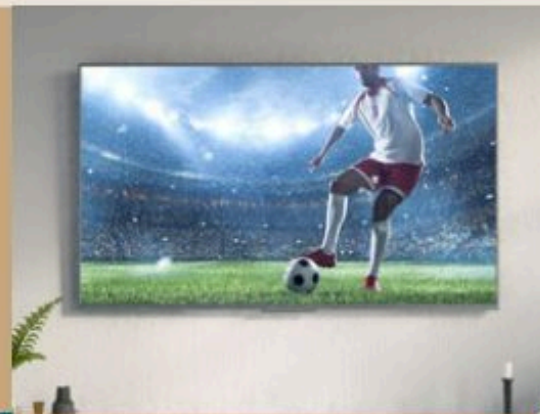
The Clubhouse

Amenities steps away from home

The Clubhouse is designed to be the living heart of District Five's residential community. Offering the ideal place for entertainment, sports, socializing, and relaxation; its indoor facilities include a restaurant, cafe, TV room, game room, lounge area, squash courts and a terrace opening up to the outdoor area, which includes swimming pools, tennis courts, and kids playing areas.



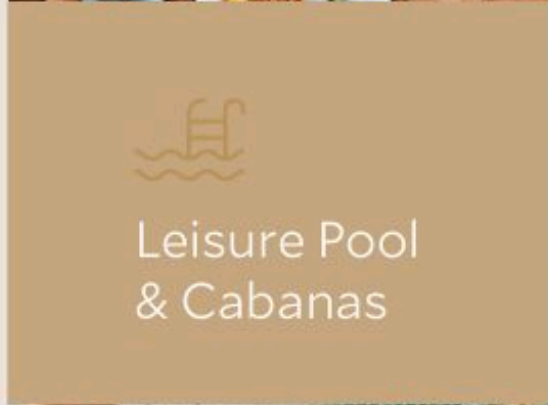
Restaurants
and Cafes



TV
Lounge



Kids
Playground



Leisure Pool
& Cabanas



Kids
Pool



Multi-Purpose
Court



Activity
Tables



Indoor Game
Room



Tennis
Court

Location & Masterplan

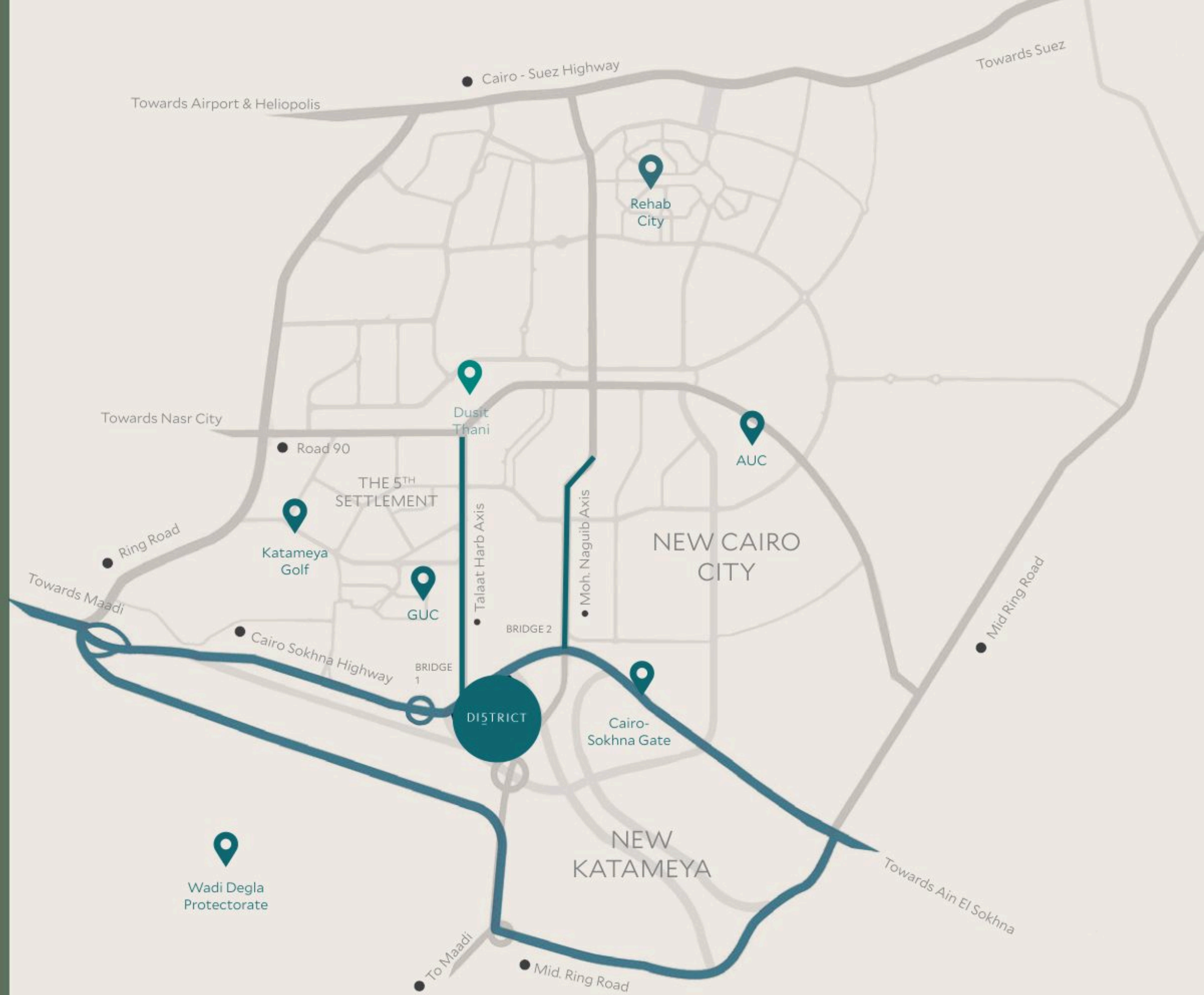


03

Connectivity

Connectivity has become an essential factor for 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 Five to New Cairo and its surrounding neighborhoods 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.



A professional platform to grow at the Wellness facilities.

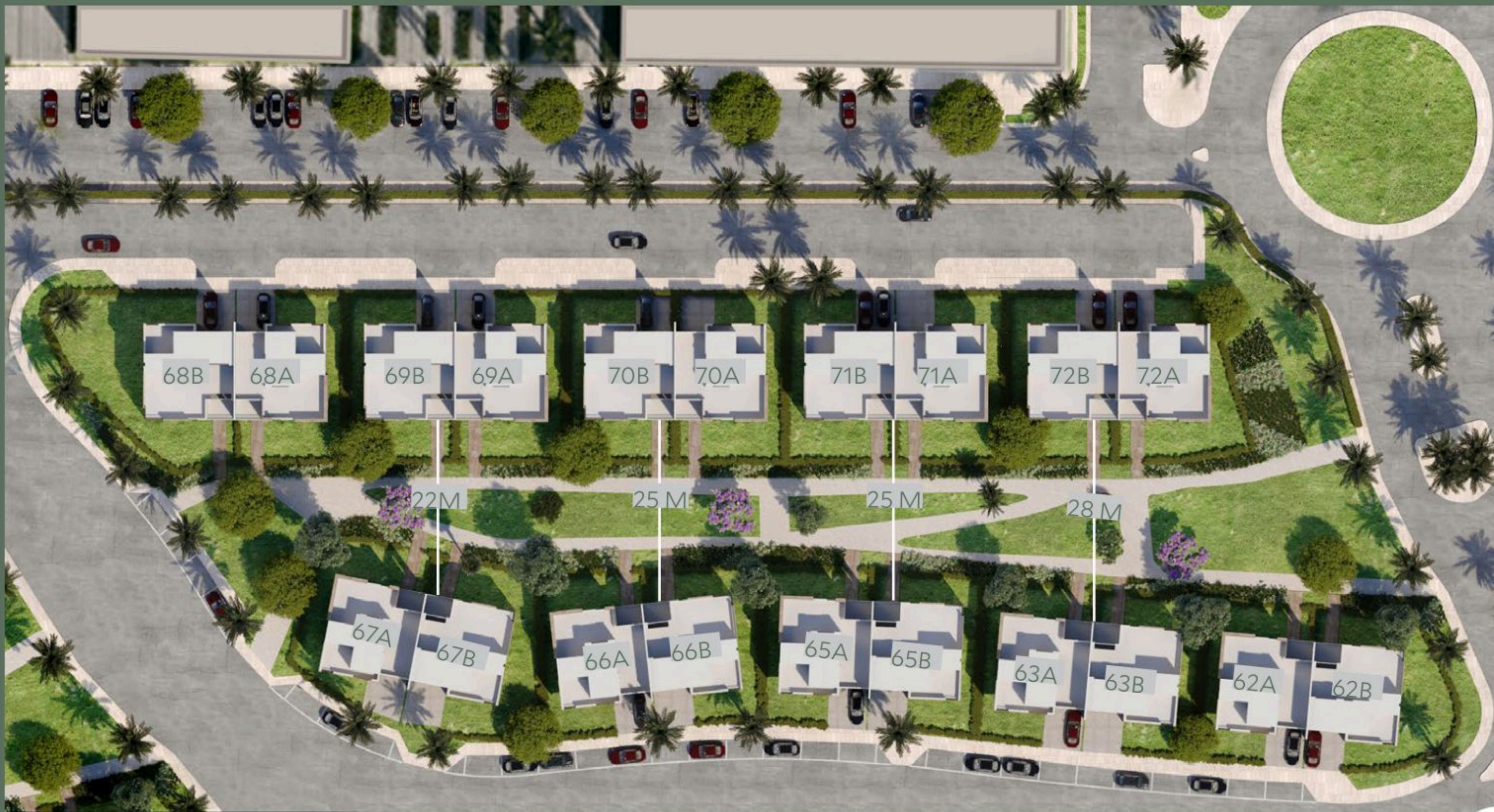


A state-of-the-art commercial area including offices and coworking spaces.



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

A Closer Look





Twinville



Welcome to Twinville



An Exclusive Community

Welcome to Twinville, the most exclusive addition to the District Five community; a minimalistic haven where you can slow down and breathe deeply. With a green spine at its center, a total of twenty homes come together to form this prime neighborhood granting the optimum internal space and ultimate privacy for each unit. Situated a mere walk away from the Clubhouse and in close proximity to District Five's Community Center, Twinville takes pride in its location steps away from the community's focal points.

Twinville's exclusivity goes hand in hand with its elegant and modern architecture and design. Elevated ceilings, roof terraces and one-of-a-kind skylines are only some of the unique architectural design features that come together for this latest phase of District Five.









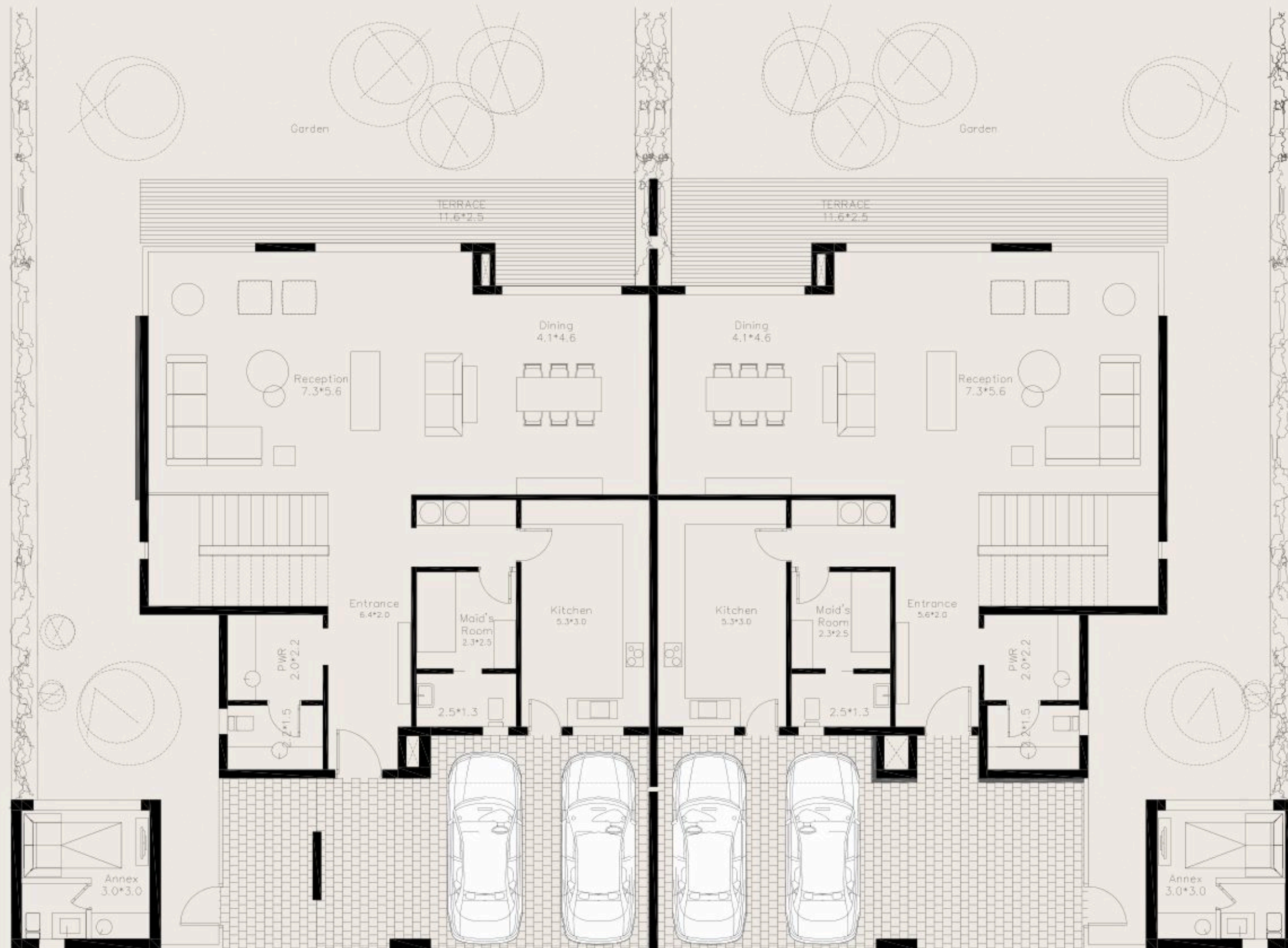






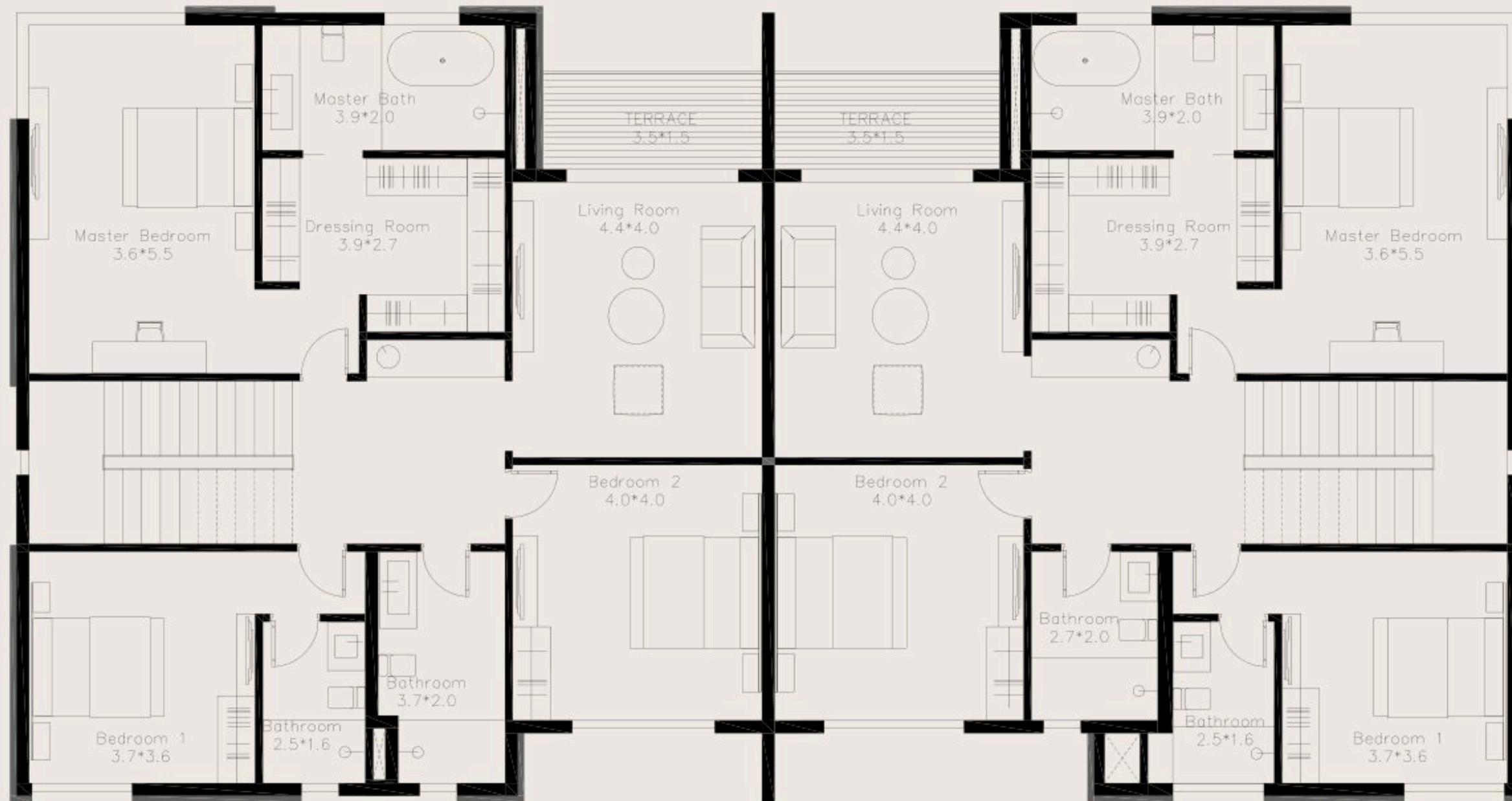
A & B

GROUND FLOOR



A & B

FIRST FLOOR



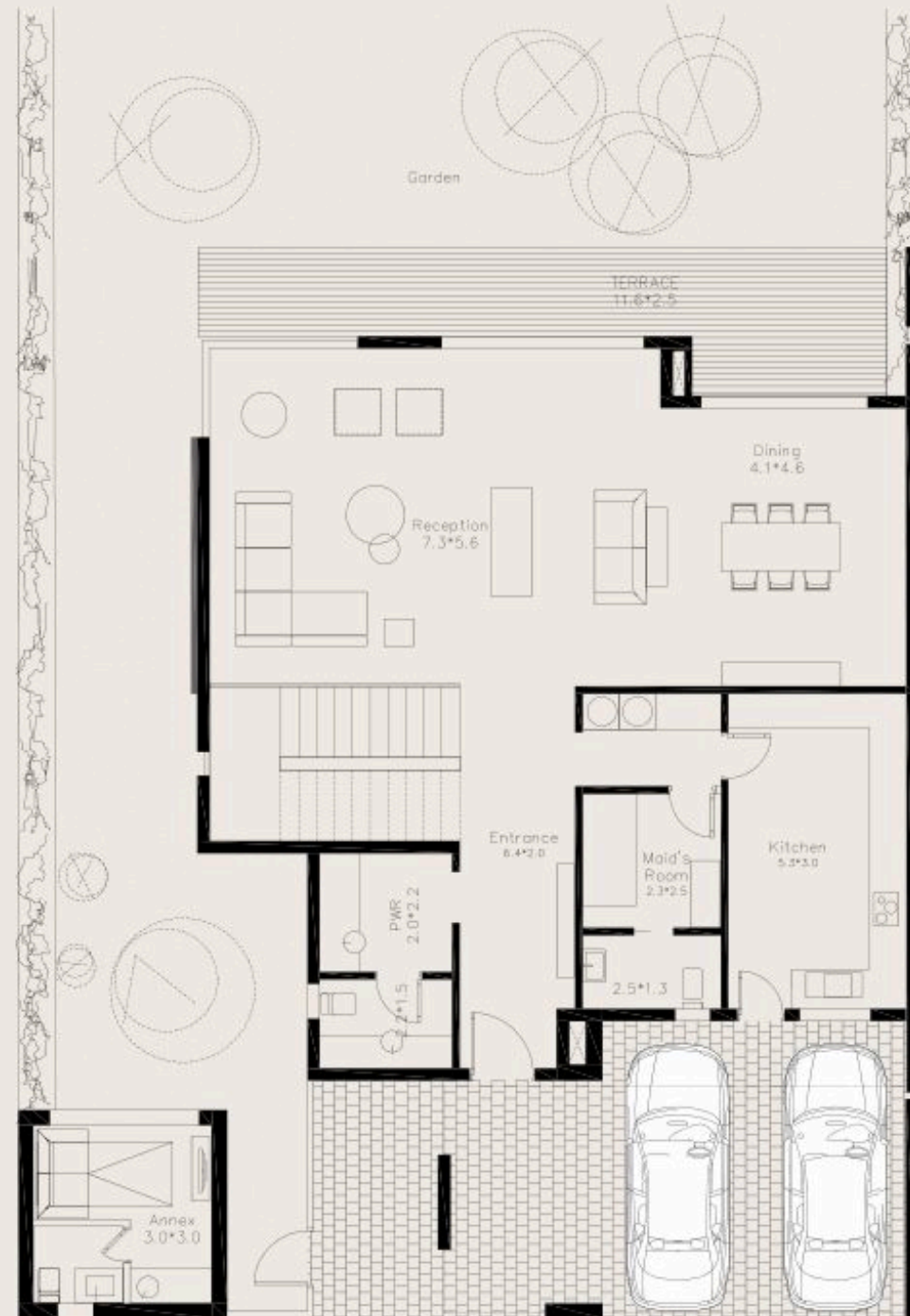
A & B

SECOND FLOOR



Floorplans Unit A

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



UNIT COMPONENTS

Ground Floor

Living Room
Dining Room
Kitchen
Guest Toilet
Ensuite Nanny's Room

First Floor

Ensuite Master Bedroom
Ensuite Bedroom
Bedroom
Family Living
Shared Bath

Second Floor

Living Room
Shared Bath
Roof Terrace

Unit A				
Gross Area	Ground Floor	First Floor	Roof Suite	Roof Terrace
318 SQM	134 SQM	143 SQM	41 SQM	96 SQM

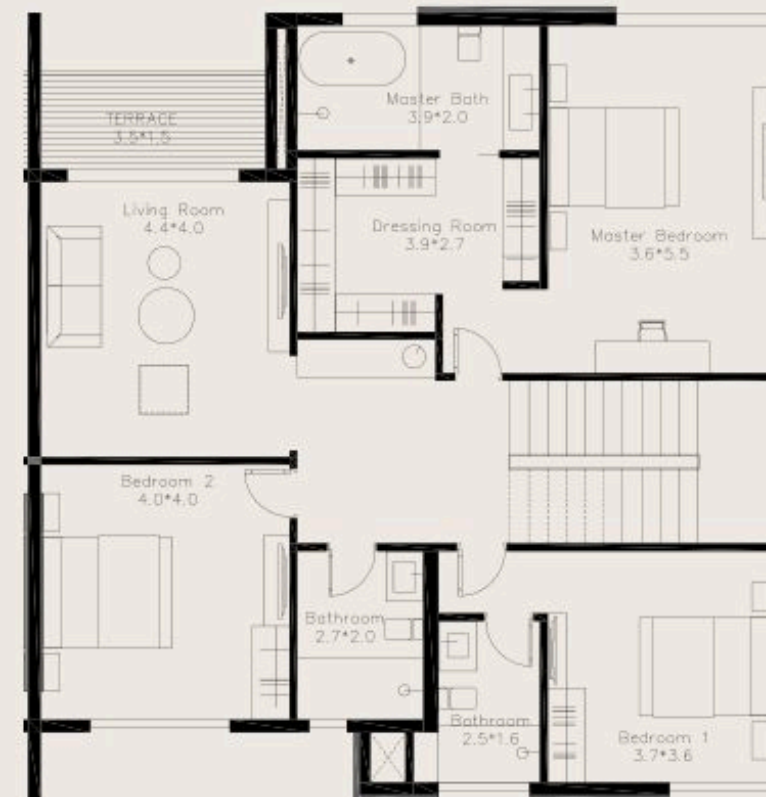
A B

Floorplans Unit B

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



UNIT COMPONENTS

Ground Floor

Living Room
Dining Room
Kitchen
Guest Toilet
Ensuite Nanny's Room

First Floor

Ensuite Master Bedroom
Ensuite Bedroom
Bedroom
Family Living
Shared Bath

Second Floor

Living Room
Shared Bath
Roof Terrace

Unit B				
Gross Area	Ground Floor	First Floor	Roof Suite	Roof Terrace
322 SQM	134 SQM	141 SQM	47 SQM	89 SQM





Marakez is the leading mixed-use developer in Egypt, with a continuously growing portfolio of residential and commercial projects including District Five, Aeon Residences, Mall of Arabia, Mall of Tanta, Mall of Katameya and Mindhaus Offices; bringing a breadth of experience from a dynamic team of experienced and innovative Egyptian professionals.

