



TOWNHOMES

SALES ORIENTATION

MAY 2021

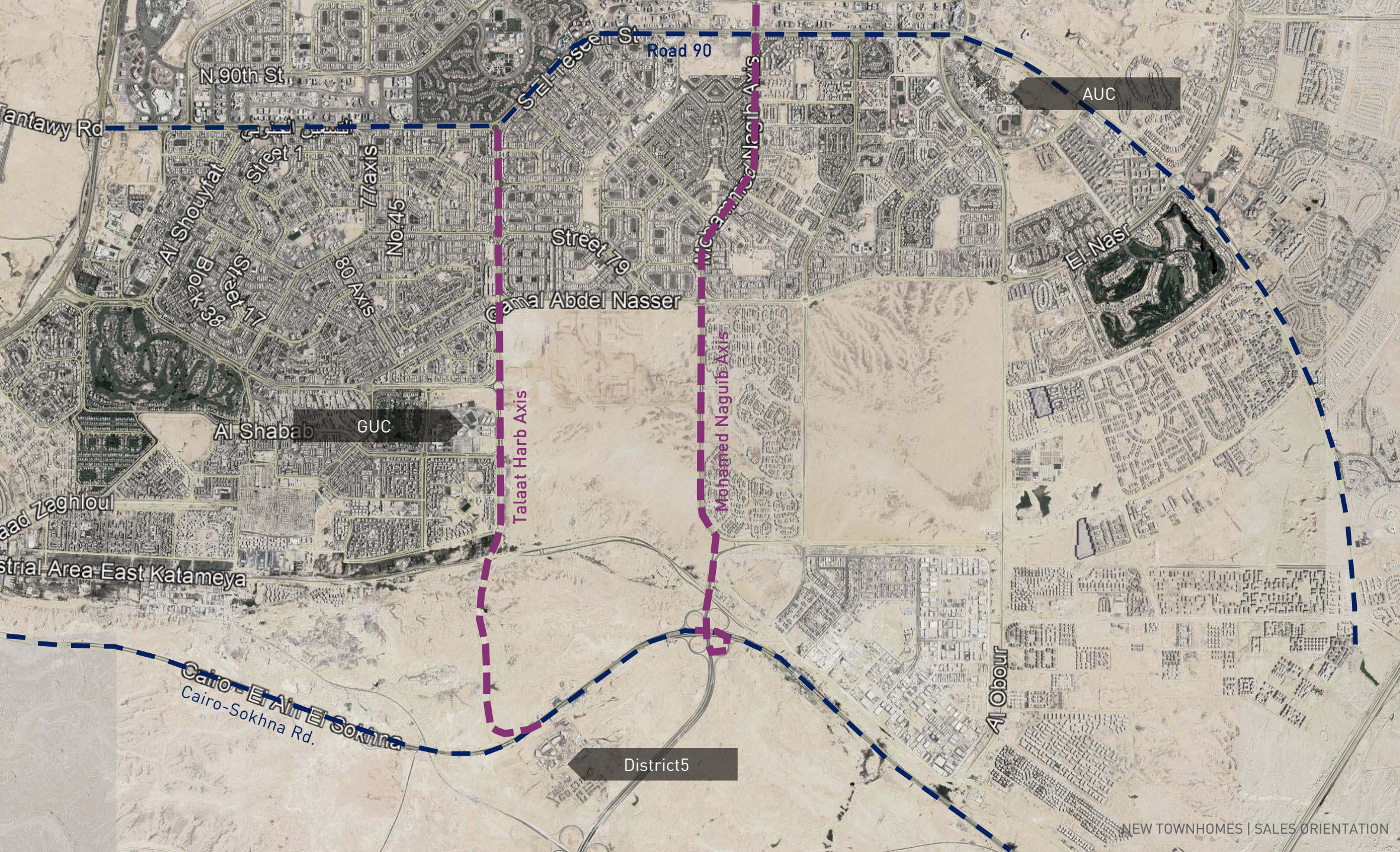
DISTRICT FIVE
RESIDENCES

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 the project.

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





N 90th St

Road 90

AUC

Antawy Rd

الشيخ السوي

Street 1

Al Shouyfat

Block-38

Sheet 17

77axis

No:45

Street 79

Camal Abdel Nasser

Mohamed Naguib Axis

Al Shabab

GUC

Talaat Harb Axis

ad Zaghloul

Industrial Area-East Katameya

El Nasr

Al Obour

Cairo-E' Aine El Sokhna
Cairo-Sokhna Rd.

District5



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



A variety of residential prototypes – garden apartments, twinhome 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.

The above layout is for illustrative purposes only, Marakez reserves its rights to change, alter, move, or relocate any of its elements.



Total Number of Blocks	13
Total Number of Units	49
Total Number of 4-Plex Blocks	10
Total Number of 3-Plex Blocks	3

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--- PROJECT FENCE

A decorative plant with green, rounded leaves and thin brown stems is positioned on the left side of the image, extending from the top left towards the bottom left.

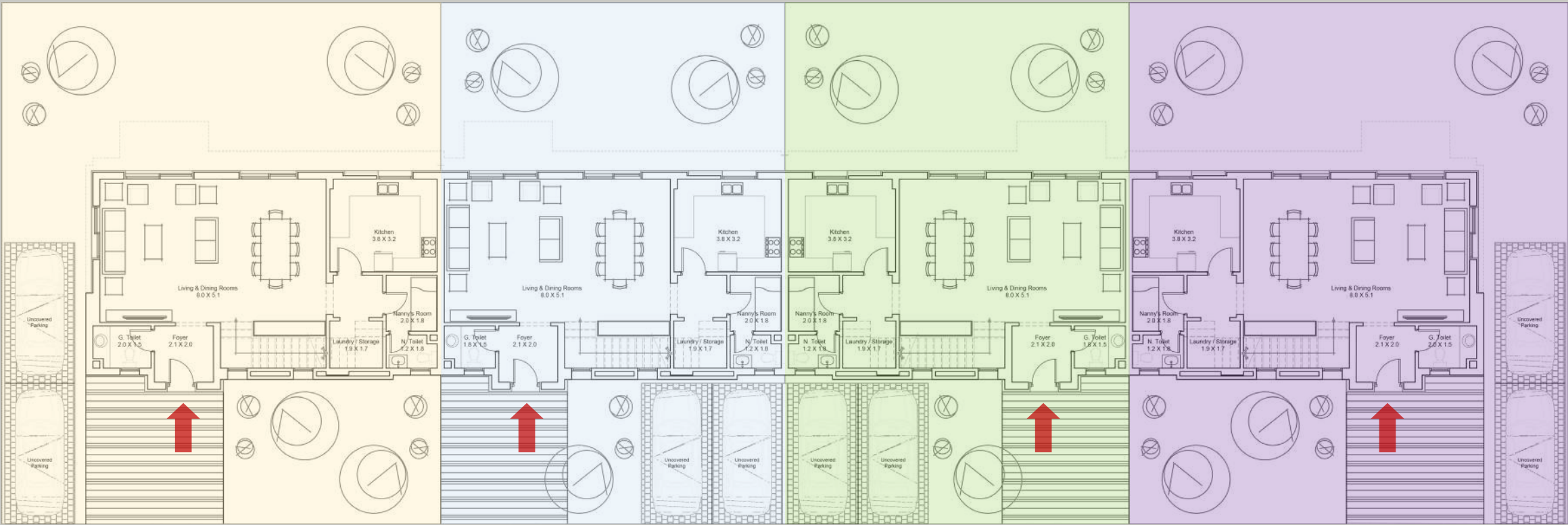
TOWNHOMES

FLOOR PLANS

DISTRICT FIVE RESIDENCES

FLOORPLANS
NEW TOWNHOMES

GF



TCL – Townhouse Corner Left

TML – Townhouse Middle Left

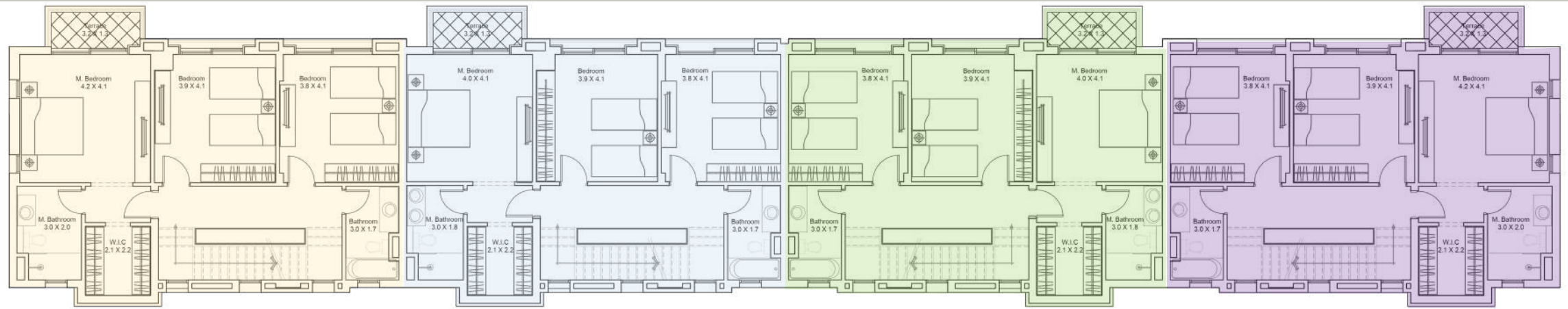
TMR – Townhouse Middle Right

TCR – Townhouse Corner Right

FLOORPLANS
NEW TOWNHOMES



GARDEN SIDE



TCL - Townhouse Corner Left

TML - Townhouse Middle Left

TMR - Townhouse Middle Right

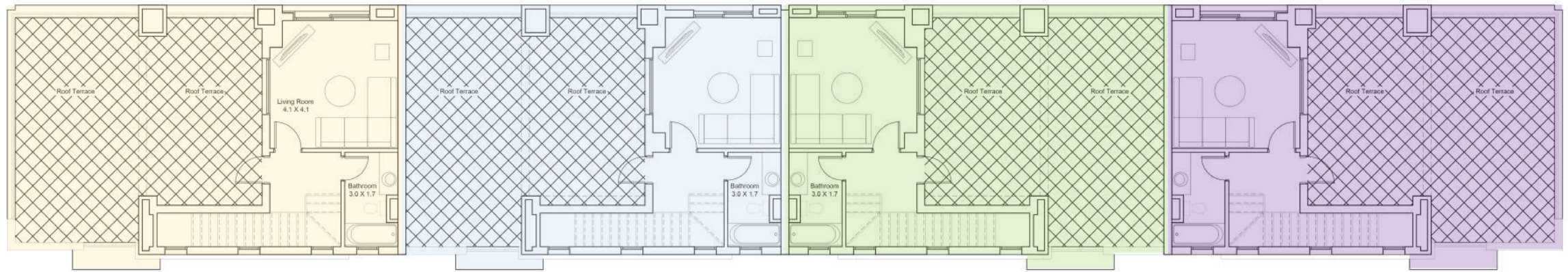
TCR - Townhouse Corner Right

STREET SIDE

FLOORPLANS
NEW TOWNHOMES



GARDEN SIDE



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TML – Townhouse Middle Left

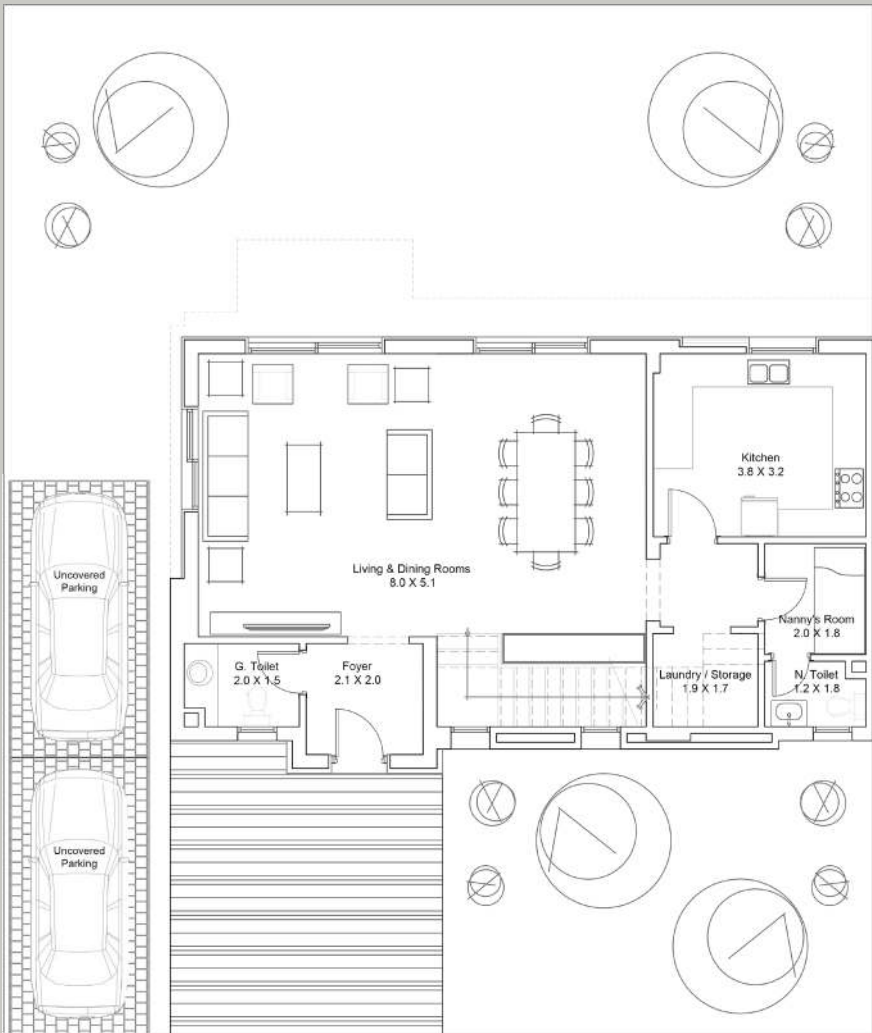
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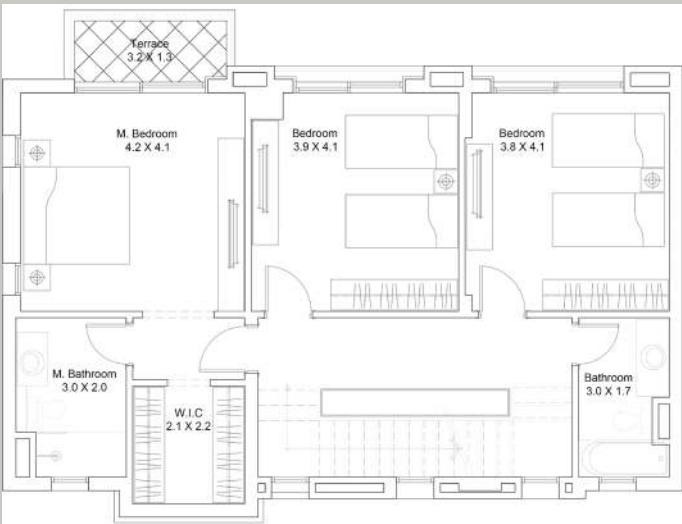
STREET SIDE

TOWNHOMES

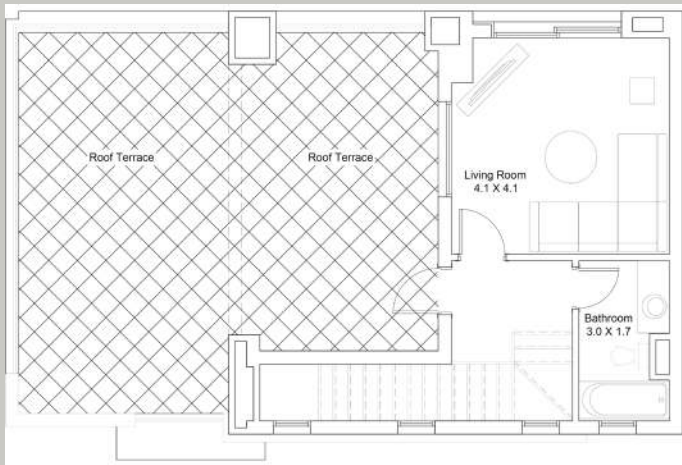
- Unit TCL
-
- Gross Area
- 243 SQM
-
- Ground Floor
- 93 SQM
-
- First Floor
- 106 SQM
-
- Roof Suite
- 44 SQM
-
- Roof Terrace
- 58 SQM



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
- 2nd Bedroom
- 3rd Bedroom
- Shared Bathroom
- Terrace

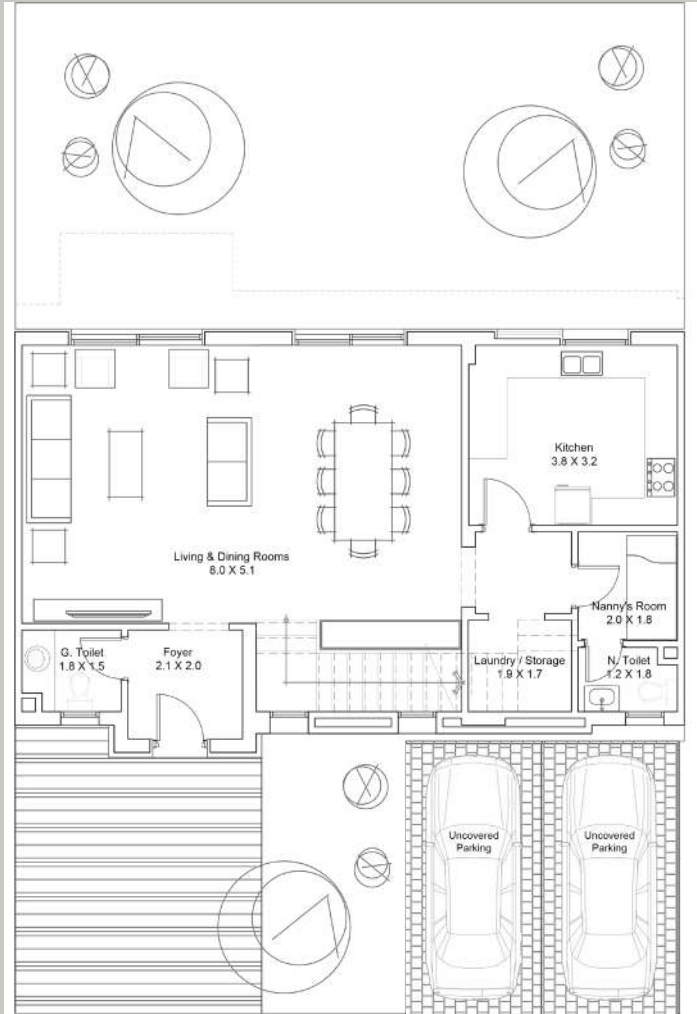
Second Floor

- High Ceiling Living Room
- Shared Bath
- Roof Terrace

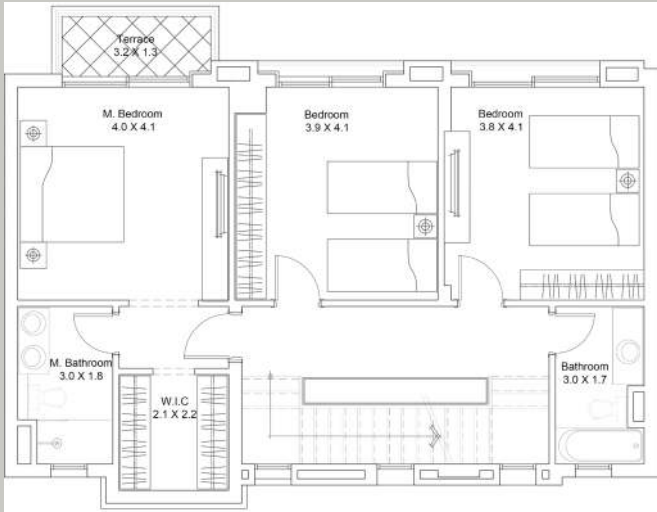


TOWNHOMES

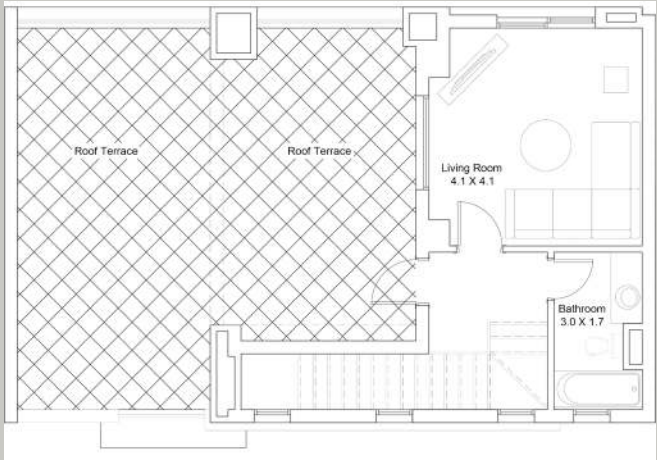
- Unit TML
-
- Gross Area
- 238 SQM
-
- Ground Floor
- 91 SQM
-
- First Floor
- 103 SQM
-
- Roof Suite
- 44 SQM
-
- Roof Terrace
- 55 SQM



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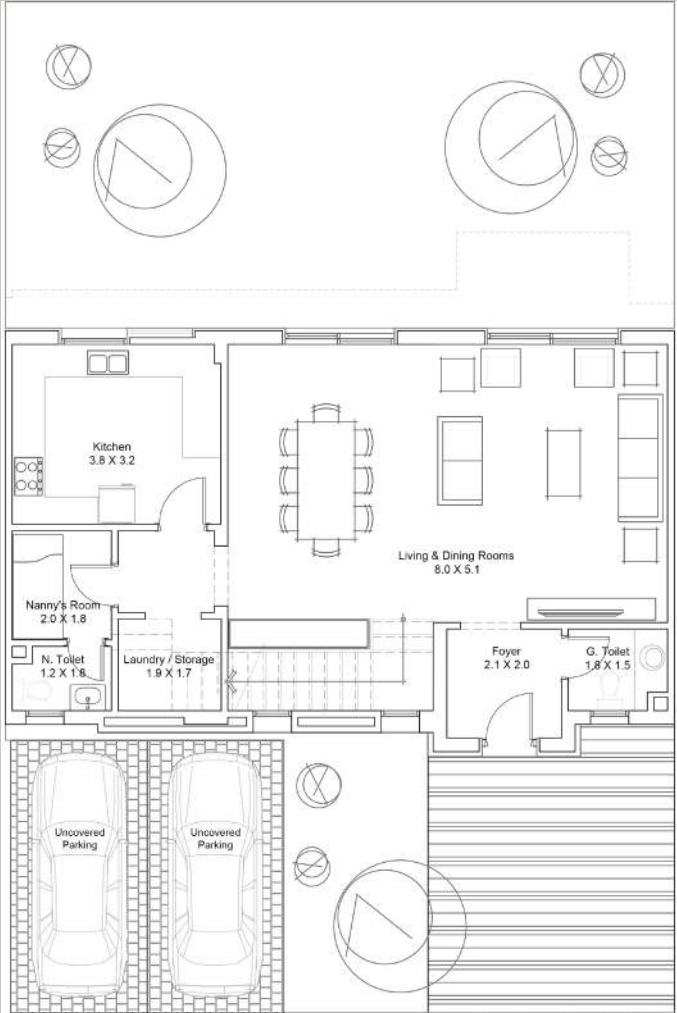
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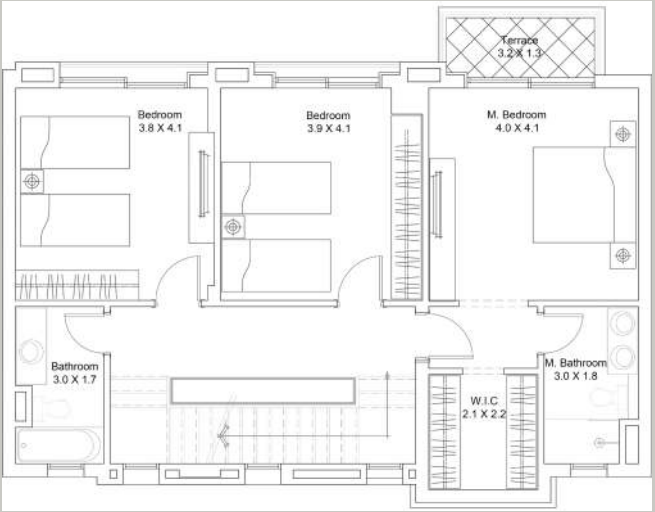


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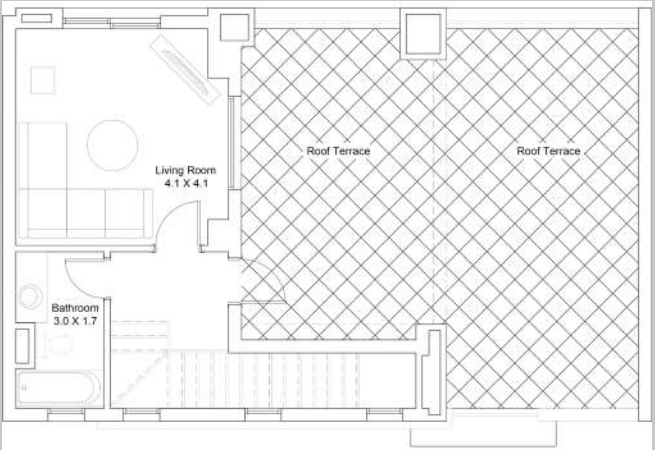
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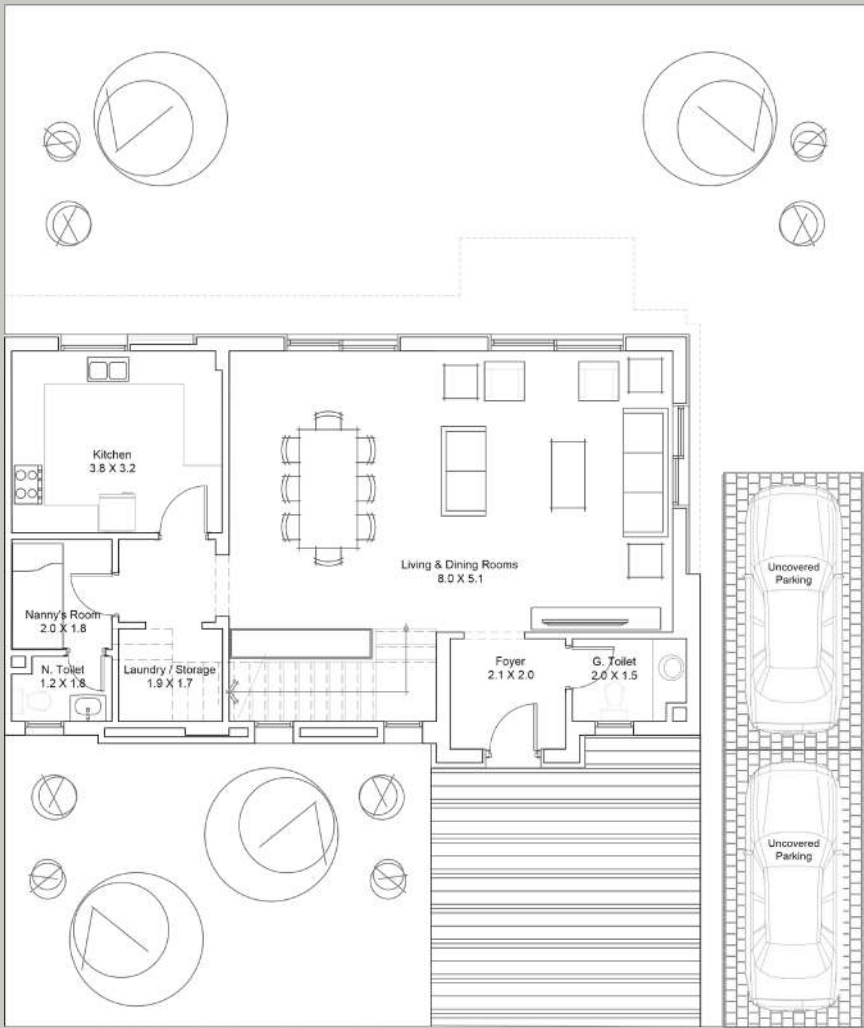
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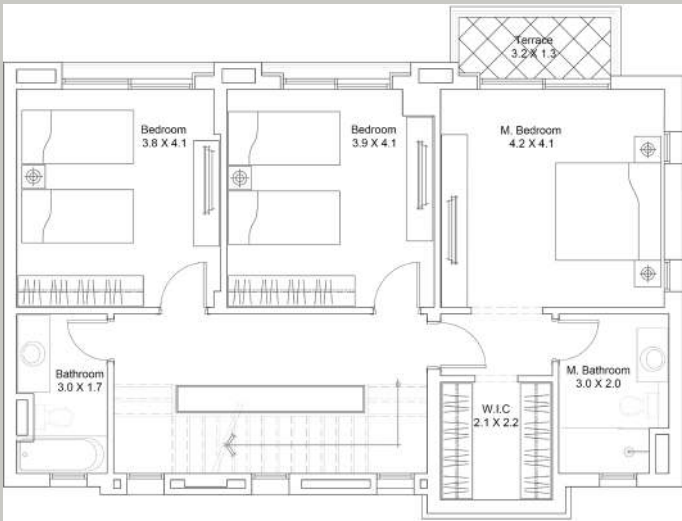


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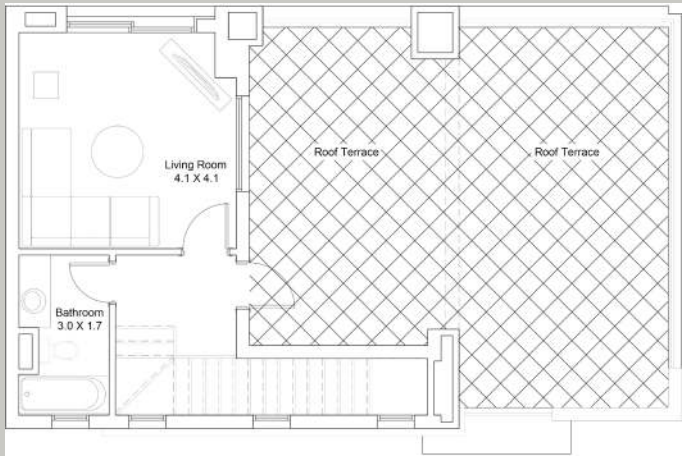
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SELLING POINTS

New Townhomes

Wide Frontage

Each unit enjoys a wide frontage of 12m – 44% wider than previous townhomes - offering panoramic views of luscious landscape.

Landscape-Oriented Living

All receptions, bedrooms, livings areas, kitchens, and roof terraces overlook the green central spine.

Roof Suite Raised Ceiling

Increasing the clear height for the roof suite adds to the luxurious experience of the new townhomes.

Spacious & Flexible Roof Terrace

Roof terraces offer one whole spacious zone to be designed and used according to the clients' preferences.

Roof Terrace Improved Privacy

Each roof terrace enjoys full privacy from the neighboring units.

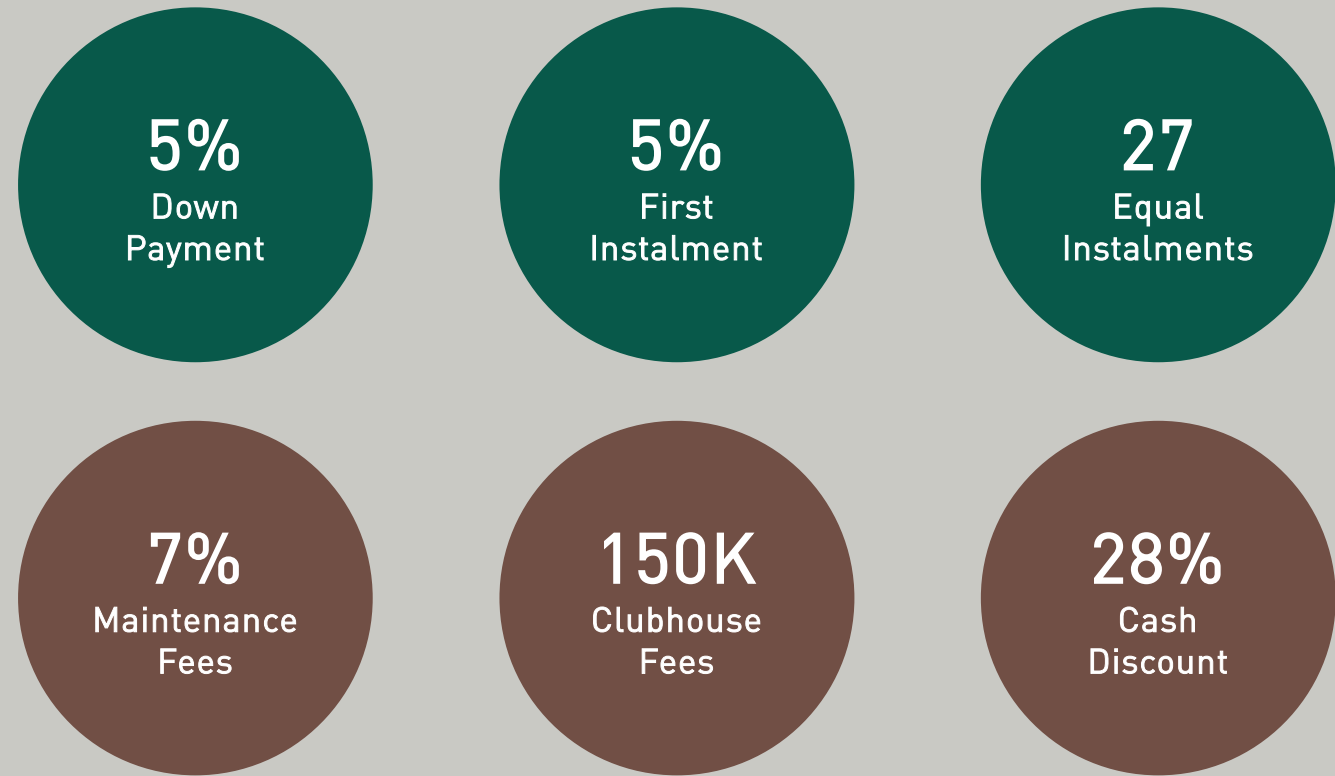


TOWNHOMES

PAYMENTS
&
FINANCIALS

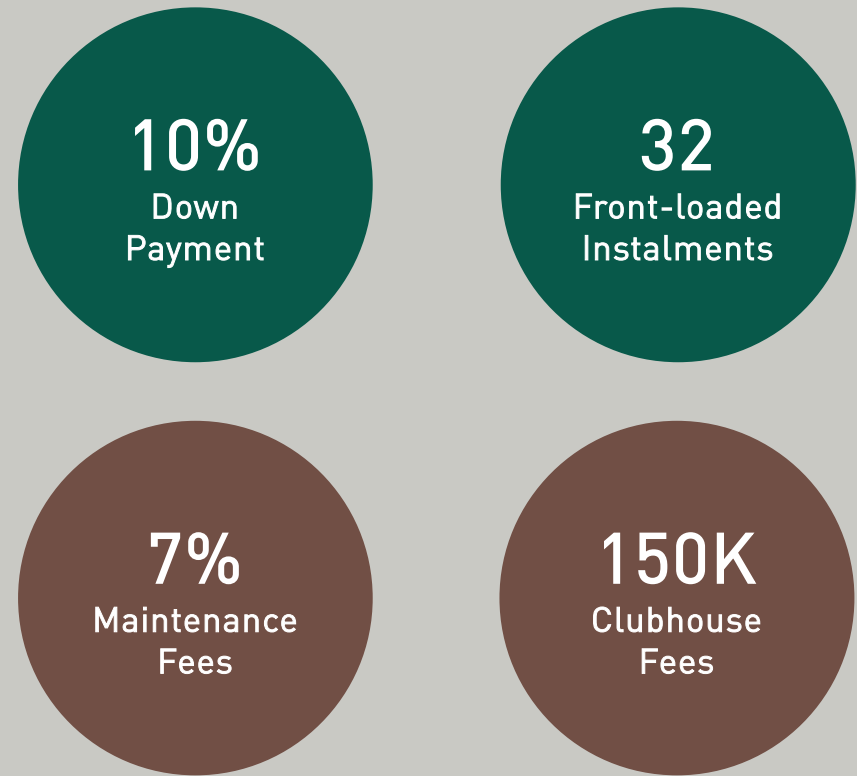
DISTRICT FIVE
RESIDENCES

PAYMENT PLANS & FINANCIALS
NEW TOWNHOMES



Installments	%	Value	Due Date
DP	5%	305,900	Sign-off
1	5%	305,900	3 months later
2	3.33%	203,933	3 months later
3	3.33%	203,933	3 months later
4	3.33%	203,933	3 months later
5	3.33%	203,933	3 months later
6	3.33%	203,933	3 months later
7	3.33%	203,933	3 months later
8	3.33%	203,933	3 months later
9	3.33%	203,933	3 months later
10	3.33%	203,933	3 months later
11	3.33%	203,933	3 months later
12	3.33%	203,933	3 months later
13	3.33%	203,933	3 months later
14	3.33%	203,933	3 months later
15	3.33%	203,933	3 months later
16	3.33%	203,933	3 months later
17	3.33%	203,933	3 months later
18	3.33%	203,933	3 months later
19	3.33%	203,933	3 months later
20	3.33%	203,933	3 months later
21	3.33%	203,933	3 months later
22	3.33%	203,933	3 months later
23	3.33%	203,933	3 months later
24	3.33%	203,933	3 months later
25	3.33%	203,933	3 months later
26	3.33%	203,933	3 months later
27	3.33%	203,933	3 months later
28	3.33%	203,933	3 months later
100%		6,118,000	

PAYMENT PLANS & FINANCIALS
NEW TOWNHOMES



Installments	%	Value	Due Date
DP	10.0%	611,800	Sign-off
1	3.32%	202,914	3 months later
2	3.32%	202,914	3 months later
3	3.32%	202,914	3 months later
4	3.32%	202,914	3 months later
5	3.32%	202,914	3 months later
6	3.32%	202,914	3 months later
7	3.32%	202,914	3 months later
8	3.32%	202,914	3 months later
9	3.32%	202,914	3 months later
10	3.32%	202,914	3 months later
11	3.32%	202,914	3 months later
12	3.32%	202,914	3 months later
13	2.51%	153,562	3 months later
14	2.51%	153,562	3 months later
15	2.51%	153,562	3 months later
16	2.51%	153,562	3 months later
17	2.51%	153,562	3 months later
18	2.51%	153,562	3 months later
19	2.51%	153,562	3 months later
20	2.51%	153,562	3 months later
21	2.51%	153,562	3 months later
22	2.51%	153,562	3 months later
23	2.51%	153,562	3 months later
24	2.51%	153,562	3 months later
25	2.51%	153,562	3 months later
26	2.51%	153,562	3 months later
27	2.51%	153,562	3 months later
28	2.51%	153,562	3 months later
29	2.51%	153,562	3 months later
30	2.51%	153,562	3 months later
31	2.51%	153,562	3 months later
32	2.51%	153,562	3 months later
100%		6,118,000	



TOWNHOMES

RENDERS

DISTRICT FIVE RESIDENCES



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