**Marakez**

**About Marakez**

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 long history of experience from experienced and innovation  
  
Fawaz Al Hokair’s group is the holding company of Marakez, founded in 1989, operates 80 international fashion brands and more than 2,100 stores across 16 countries.  
  
Being a multinational conglomerate managing over 1.5 million square meters of prime retail real estate spread across a network of 21 shopping malls. Current investments are across the Middle East, North Africa, Europe, USA and Central Asia.

-Youssef ElShafei Development Director at MARAKEZ

**District 5 - Mindhaus**

**District 5** This is one of our evolved concepts. The answer to a simple question. How to blend and get the best out of two opposite styles, Urban & Suburban? District 5 is a one-of-a-kind project that gives you the serene exclusivity of suburban living with its residential units. It stays true to its urban vitality with a unique shopping experience at D5M, unprecedented entertainment with Clubs, and offices that bring life to work with Districts work.  
  
Mindhaus work introduces a variety of dynamic office spaces, ideal for all setups starting from entrepreneurs and start-ups as well as fast growing innovative enterprises looking for efficient offices in a premium location.

**About DISTRICT 5**

**Entertainment and leisure Options**

District 5 Marakez features a large number of entertainment options, from a cinema and a theater to a ton of restaurants and cafes as well as international retailers.

**Wellness Center**

Marakez developed District 5 project with a well-equipped wellness center that boasts, a track, a sparkling pool, a suitable place for yoga, and a fully-equipped gym.

**Commercial Hub**

There is a cutting-edge commercial area that includes supermarkets, banks, pharmacies, and plenty of other services.

Ultra Modern Offices

The offices in District 5 come with a high-standard working environment.

About District 5 Marakez

District 5 is a top-notch project developed by the giant company Marakez Development Company.

It covers 200 acres of land in the New Katameya Region. Marakez District 5 combines luxurious residential properties and high-end office spaces.

**Built up area**

From 67 : 258

**Marakez District 5 Location**

Marakez Development Company selected a prime location for District 5 Compound. The compound is located in the heart of New Cairo City exactly on the Cairo-Ain Sokhna highway. Additionally, District 5 Marakez has easy access to many vital places, for instance:

• It's only 5 Minutes away from Wadi Degla

Club

• Just 7 minutes away from 90 Road

• District 5 Compound is only 8 min away from American University in Cairo Campus.

• Furthermore, it's only 19 min away from Cairo

International Airport

• Additionally, District 5 Marakez is less than an hour from Ain Sokhna

• Last but not least, District 5 is half an hour away from Helioplies.

Property Types in District 5

The properties in District 5 Marakez are divided into Residential and Commercial units.

Residential properties include apartments, townhouses, duplexes, and villas. As for the commercial compound, it includes a large number of offices which come with various spaces and features

**Facilities**

Shopping Mall

Sports Club

LA7

F&B Outlets

District 5 Campus

 268-acre of integrated inclusive living development contains 5 journeys at one destination. The 5 journey's design makes you find everything you need in a home, an office, a mall, a recreational area, and an overall better lifestyle within walking distance from home.

**AEON Towers**

AEON is a 21 acre residential complex comprised of four diverse building blocks, each with a different type of garden, all connected by a central pedestrian path. Three large courtyards are surrounded by midrise buildings that are linked together with a promenade leading to the towers. The promenade continues beyond the site’s boundaries leading directly to Mall of Arabia, providing residents with a hypermarket, shops, cinemas and entertainment venues at a walkable distance. Gardens are designed around different landscaping themes, complemented by a parkway. The lush green spaces are also connected to a broad range of shared amenities such as sports courts and jogging tracks.

**About AEON Towers**

**Unique Design**

Marakez Real Estate has launched its latest project, Aeon Towers Compound, which has a distinctively modern and creative design that suits everyone who seeks a sense of luxury, elegance, and high-end life, and embodies the perfect choice for all lovers of luxury and sophistication.

The compound is distinguished by the amazing shape that made it the focus of everyone's attention as well as its distinguished location and unique view. It consisted of four towers interconnected from the inside so that it becomes one integrated unit full of calm, relaxation, and stunning landscapes.

**Firefighting System**

Voice evacuation and firefighting system, showing the correct evacuation method and the way to deal with disasters and fires.

**Games Area**

A dedicated area for games and exercise, equipped with the latest cycling path away from the movement of cars, allows children to exercise so that they do not have to stress and worry about themselves while they are playing anymore.

Technological Systems

Providing units in Aeon Compound on the 6th of October with sound systems and phones with the latest technologies.

Walkway

A long walkway of 800 square meters, gives more privacy, especially in the area of the swimming pools and the artificial fountain located in the heart of the Aeon 6 October project.

**About AEON Towers 6 October**

AEON October Towers Compound was built on an area of 21 acres, interspersed with green spaces from all directions.

The space is divided into four residential buildings, each of which has 22 floors, and is distinguished by its modern and unique architectural designs, in addition to the creativity that attracts onlookers.

**Aeon Compound Location**

Sheikh Zayed district with all the outings at Arkan, Galleria 40, Capital Business Park and much more. Universities - MSA, Misr University, Nile University Sports Clubs - Shooting Club, Guezira Club, New Giza Club Hotels – Movenpick, Hilton Dream Land, Novotel Hospitals – Dar El Fouad, Rofayda, El Nada Hospitals – Dar El Fouad, Rofayda, El Nada

Aeon Compound is located in front of the Mall of Arabia on the main "Gamal Abdel Nasser" axis, which is the most vibrant area in the 6th of October.

-It is a few minutes away from Nile University.

-A special view of the "Desert Road".

-Minutes away from Dar Al Fouad Hospital.

Property Types in Aeon Towers Marakez

The units in Aeon Compound vary between

"apartments, studios, and penthouses"

**Facilities**

Outdoor communal seating area.

Outdoor leisure pool.

Multi-purpose courts, tennis & football.

800 meter jogging track.

Dog Park.

State of the art RFID controlled access cards.

24 hour attended lobbies.

Residence Lounge and sky Lounges.

Indoor gym and squash court in addition to Jacuzzi, sauna and steam room.

Daycare facility.

Fresh air supply & kitchen exhaust system.

24/7 - IP closed circuit television system (IP CCTV).

2 floor underground parking.

IP Audio/Video Intercom system, IP TV, Telephone & Internet.

Fire alarm and voice evacuation system.

Chilled water system for central air conditioning.

Backup power generators.

Monitored and managed parking control system.

Private storage facilities.

Garbage chute system.

3 elevators in each tower.

**Amenities**

2 floor underground parking

Kids pool & kids area

800 meter Jogging track

Indoor gym and squash court

Outdoor leisure pool

Outdoor multi-purpose court, tennis court , football pitch & paddle tennis courts

**Built up area :**

From 95: 232 m

**Ramla – North Coast**

Ramla is the exclusive, beautiful, beachside home of a vibrant, inspired community that is filled with love, laughter and life.

Celebrate life in a place built around simplicity and soulful living. A community where friends and families let loose, have a little fun, and contribute through their passions. The master plan offers a holistic, integrated, and connected approach to the land, sea, town, and people through walkable, bikeable paths that are woven through, connecting diverse amenities, activities, and experiences offered in this charming beachside village.

**About Ramla**

Selling Points of Ramla

**The Town**

With numerous restaurants, cafes, and bars, The Town serves as the socializing and dining hub of Ramla Resort.

**The Sports Campus**

The sports complex of Ramla North Coast has an array of facilities and courts including football pitches, padel tennis courts, tennis courts, and a semi-Olympic pool. As well as basketball courts, a kids' pool, a kids' playground, and multi-purpose courts.

**The Village Street**

Homeowners in Ramla Resort don't have to stock up for the summer season before reaching their summer house. As the Village Street has a myriad of essential services and shops.

**About Ramla Resort**

Ramla is an exclusive seaside destination established by Marakez Developments across 406 acres in Ras El Hekma, North Coast. Over that large area, the resort features an array of amenities and activities, ensuring that the best summer experiences await Ramla's homeowners.

The amenities of Ramla North Coast include but are not limited to a 1.4 km sandy beach, a hotel, an amphitheater, cycling and jogging paths, water sports, a kids' area, and a swimmable lagoon.

Ramla North Coast Location

Ideally situated by the sandy beaches of Ras El Hekma, Ramla has an ideal location easily accessible through various highways. To be more specific, the Ramla North Coast location is on the 215th kilo of the International Coastal Road.

**Location of Ramla**

You will find ramla on the pristine shores of Ras El Hekma bay at the heart of the North Coast’s new happening destination. This stunning location encapsulates the calmest of seas and white sands stretching along a 1.4 kilometre beach.

* Almaza Bay - 20 Min
* Caesar - 10 Min
* Hacienda Red - 35 Min

**Property Types in Ramla Ras El Hekma**

Ramla Ras El Hekma Resort has 6 residential neighborhoods; The Grove, Dunes, Oasis, Breeze, Acaia, and Bougainvillea. These neighborhoods boast a luxurious selection of summer houses varying in shape and size.

Generally, Ramla North Coast has standalone villas, twin houses, chalets, penthouses, and duplexes for sale.