

DISTRICT *people*

DISTRICT*people*



W's

W's, a visionary family-based developer known for their commitment to **excellence** and **innovation**.

With their debut project, District People, they are set to **revolutionize** the commercial and retail industry.

Embodying their core values of **creativity**, **efficiency**, and **sustainability**, W's has created a dynamic, versatile space that allows businesses to thrive.

District People is a testament to W's dedication to providing state-of-the-art facilities and modern amenities, catering to the diverse needs of today's businesses.

Prepare to be inspired as W's brings a new level of **sophistication** and **functionality** to the commercial world.

WELCOME TO A WORLD OF
ENDLESS POSSIBILITIES AT
DISTRICT PEOPLE BY W'S.

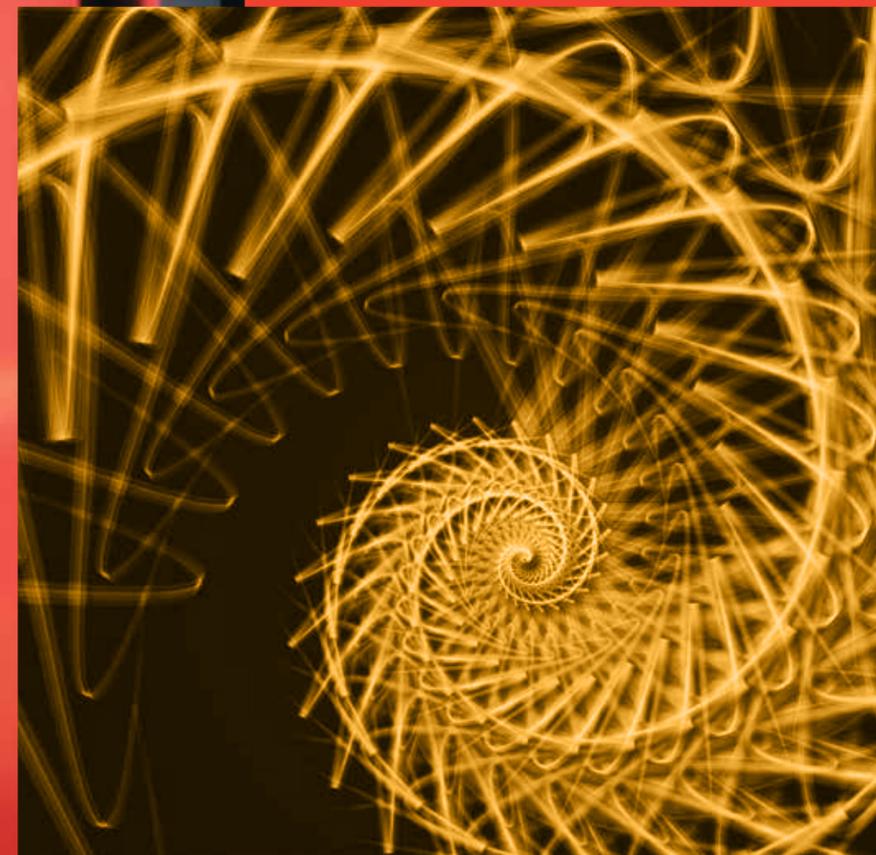


EXPERIENCE A
**TRANSFORMATIVE
JOURNEY**

THAT NURTURES
CREATIVITY,

FOSTERS
COLLABORATION,

AND CULTIVATES
SUCCESS.



DIST.
people

Disrupt



THRIVE
CONNECT
INNOVATE

INTRODUCING DISTRICT *people*



An innovative destination designed to cater to the dreams and ambitions of creators, business owners, and thinkers alike.

Imagine a place where imagination soars, where entrepreneurs find their footing, and where brilliant minds collide in electrifying synergy.

Here, the air buzzes with possibility, as the walls come alive with the vibrant energy of innovation.

Step into our realm and be enveloped by an atmosphere that ignites your passion, fuels your entrepreneurial spirit, and encourages you to push the boundaries of what's possible.

DISTRICT PEOPLE IS NOT JUST A PHYSICAL SPACE, BUT A CATALYST FOR EXPLORATION, COLLABORATION, AND TRANSFORMATION.

Join us on this extraordinary journey, where community thrives, connections blossom, and greatness takes root.



DISTRICTpeople

KAMISKY

MATSU

SOUTHERN RECORDS

CLOUD 66

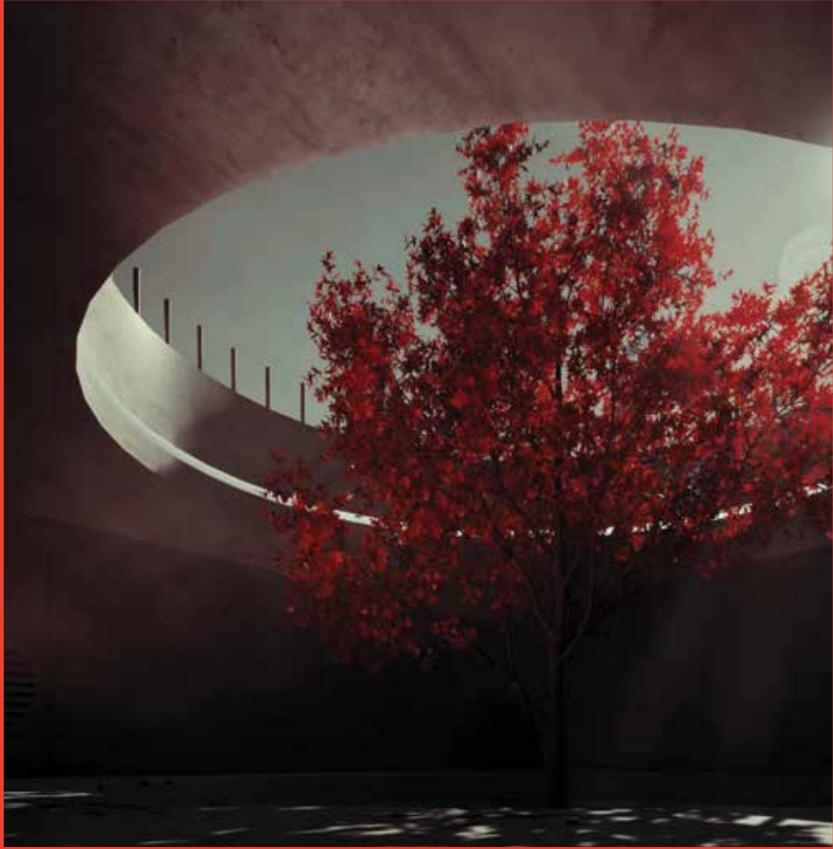


WHERE **DREAMS**
TAKE ROOT AND
IDEAS BLOSSOM



DIST.
people

OUR CONCEPT



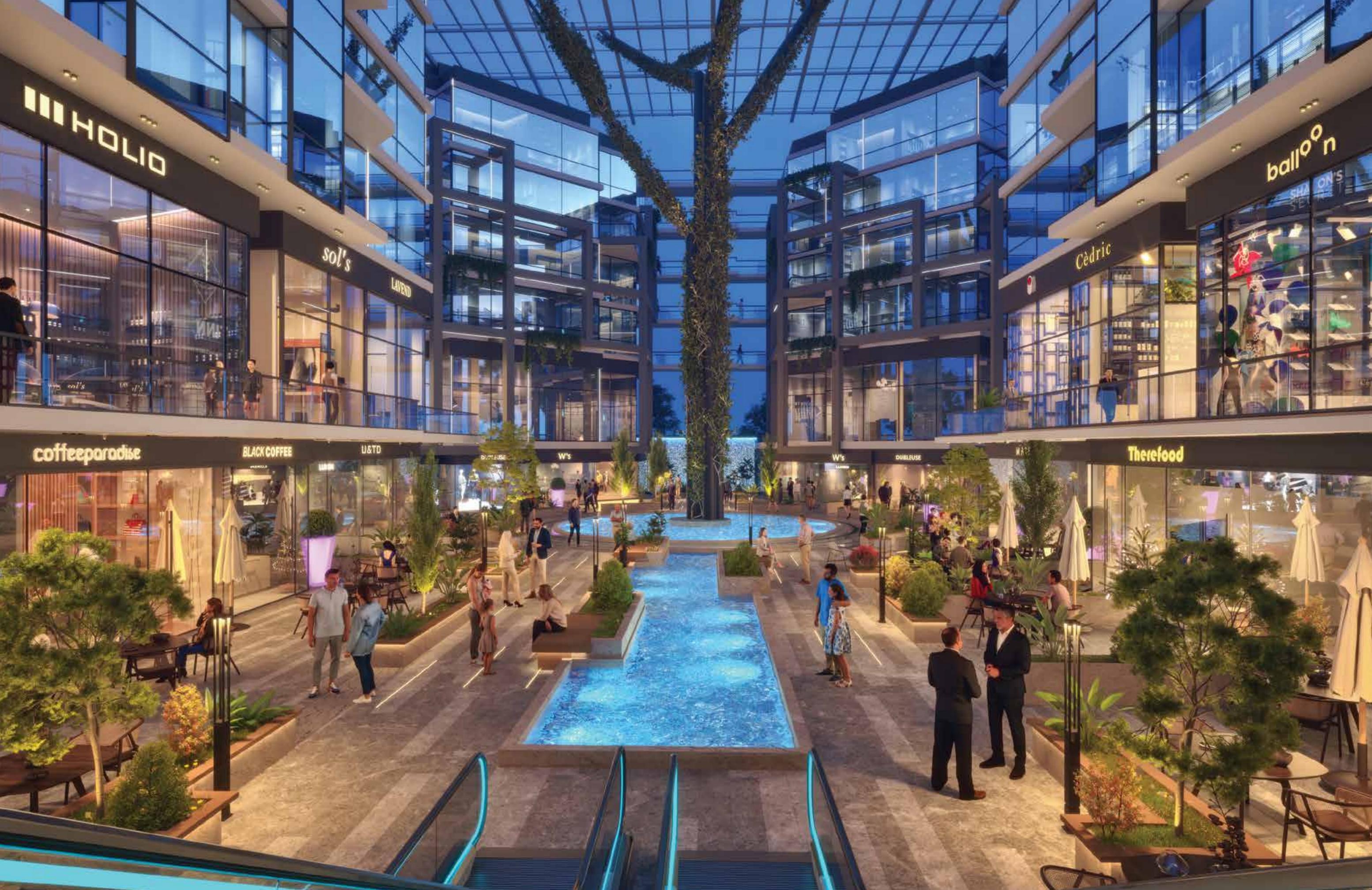
THE TREE OF LIFE



The Tree of Life represents **strength**, **resilience**, and the **interconnectedness** of all living beings.

At District People, we embody these values by providing a **vibrant hub** for people from various backgrounds and interests to come together.

We strive to create a sense of **belonging** and **unity**, just like the diverse branches and leaves that thrive together.



HOLID

sol's

LAVEND

balloo n

Cèdric

coffeeparadise

BLACK COFFEE

LI&TD

DOUTLEUSE

W's

W's

DOUTLEUSE

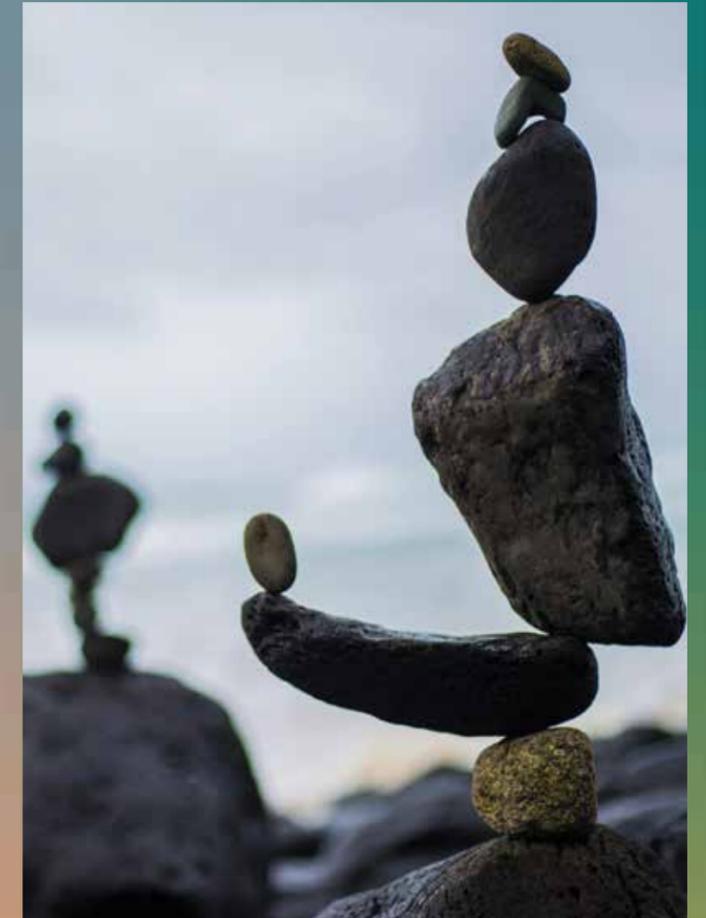
Therefood

DISTRICT*people*

is more than just a place of commerce; it's a **sanctuary** for **like-minded** individuals.

Whether you're an entrepreneur, artist, freelancer, or passionate professional, you'll find an environment that encourages **collaboration**, **innovation**, and **personal growth**.

Our community is built on **shared values**, where individuals come together to **support**, **inspire**, and **celebrate** each other's achievements.



A PROPER BALANCE FOR MIND & SOUL

At District People, we understand that a proper **balance** between what the **mind needs** to function more efficiently and what the **soul desires** to produce **passion** is essential.

Our space was designed with this in mind, creating an environment that caters to the needs of all types of businesses and individuals who come to enjoy District People.

DIST.
people

Disrupt



INSPIRING
CREATIVITY
FOSTERING
CONNECTIONS

OUR LOCATION



District People is ideally situated in sector One, New Cairo, offering a prime location that brings together accessibility and convenience.

The project features direct access to the Monorail Station, providing seamless connectivity to the surrounding areas.

Surrounded by the headquarters of esteemed banks,

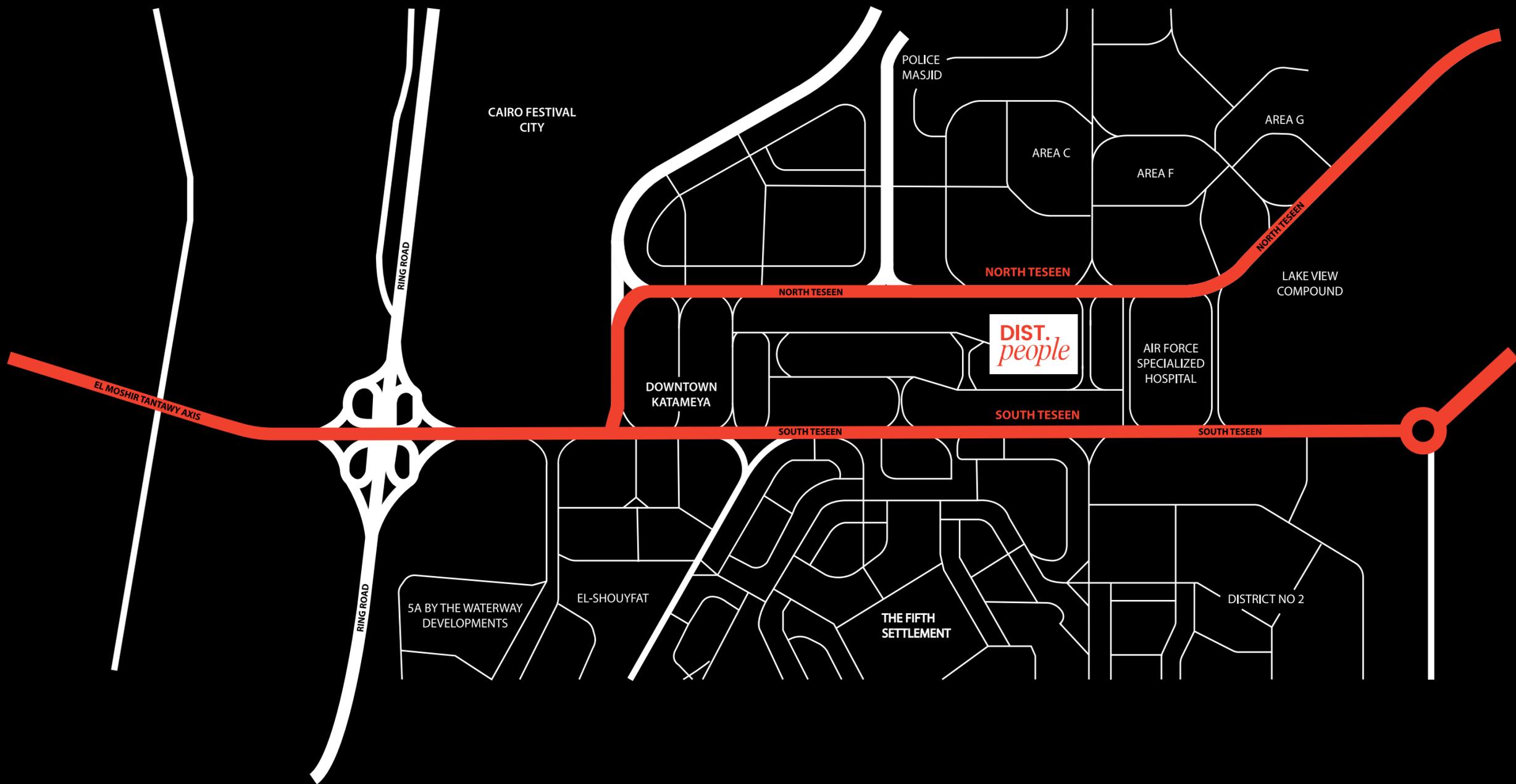
***DISTRICT PEOPLE
IS AT THE HEART
OF A DYNAMIC
BUSINESS DISTRICT.***

Strategically positioned between the Southern 90th road and the northern 90th road, this intermediate location allows for easy access to major transportation routes, ensuring smooth connections to all parts of Cairo.

With Cairo Airport just 20 minutes away and the Ring Road only a 5-minute drive,

***DISTRICT PEOPLE
OFFERS EXCELLENT
PROXIMITY TO KEY
TRANSPORTATION HUBS.***





UNBEATABLE CONNECTIVITY





DISTRICTpeople

KAMISKY

MATSU

Therefood

Cédric

HOLIO

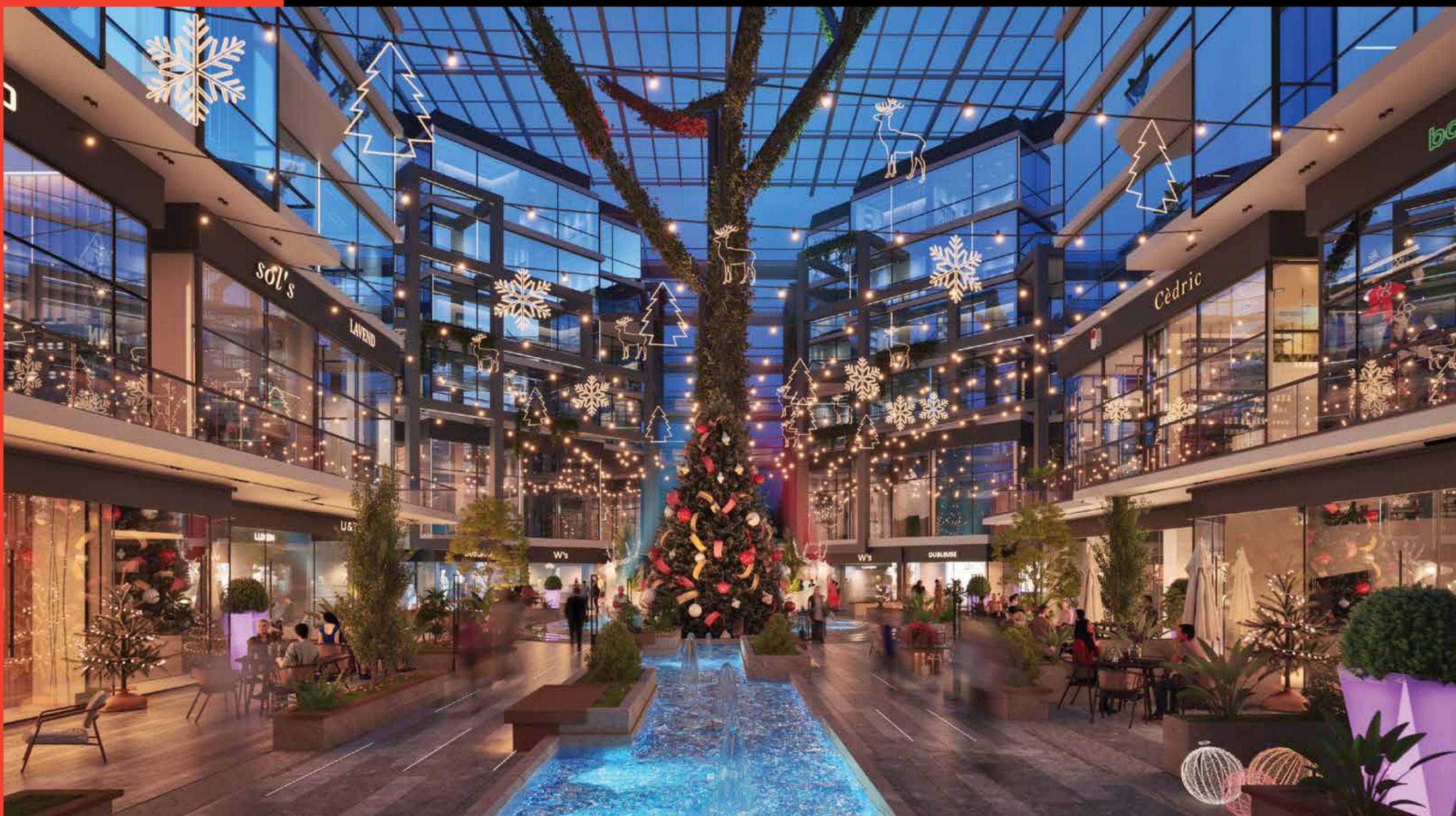
sol's

PEACE

SOUTHERN RECORDS

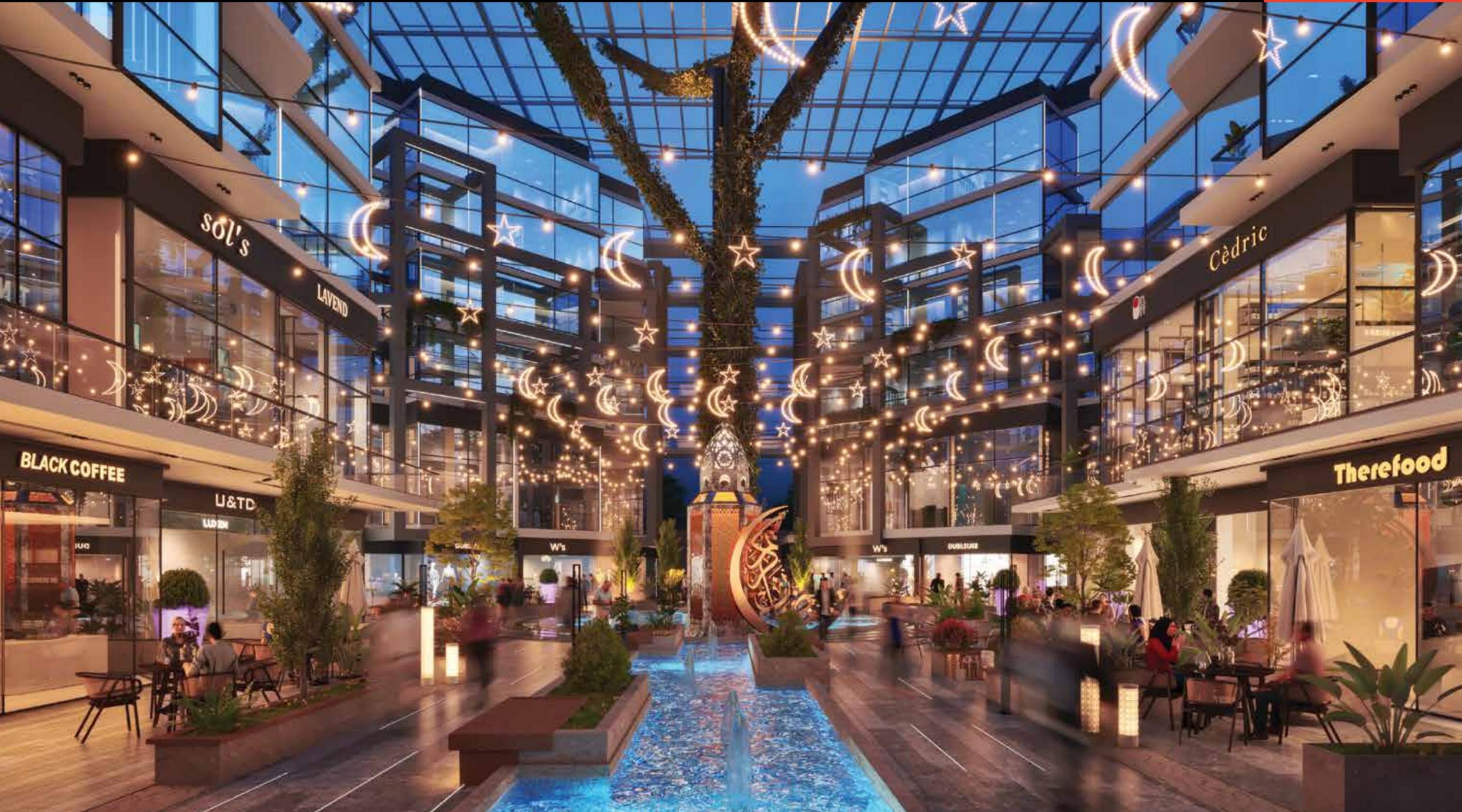
CLOUD 66

THE DYNAMIC MIX



Step into our enchanting space at District People and be greeted by an *inviting atmosphere* that sparks *creativity* and ignites the *imagination*.

Our architecture and design pay homage to the natural world, incorporating elements such as *cascading greenery*, *organic textures*, and a harmonious blend of *natural light* and *open spaces*.

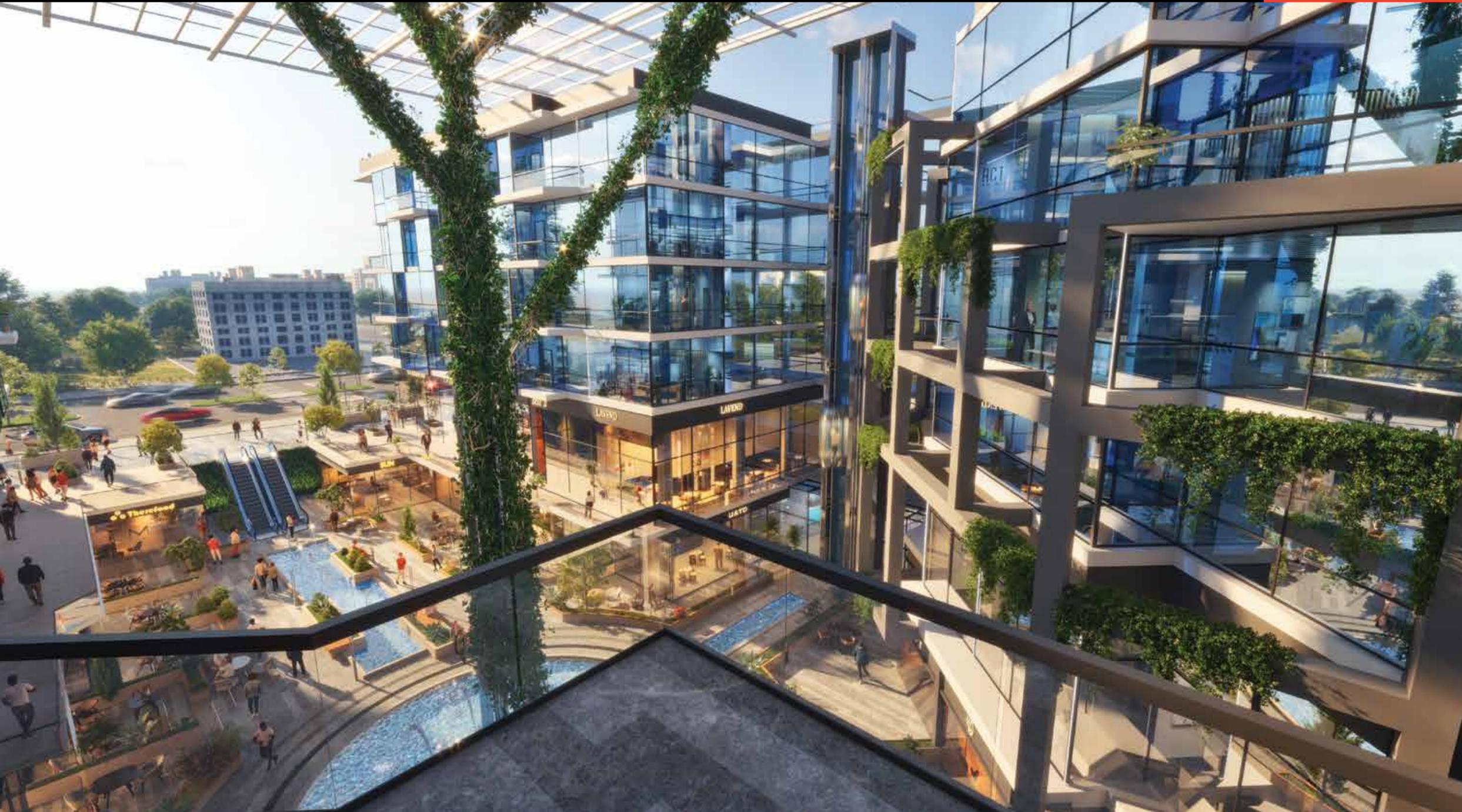


INSPIRING

DIST.
people

At District People, we offer four unique buildings that embody our **forward-thinking nature** and commitment to progression. Each building has been thoughtfully designed to provide an optimal blend of attractive spaces, creating an environment where businesses and individuals can thrive.

Within this enchanting environment, you'll find a diverse range of offerings that cater to your needs.



THRIVING

DIST.
people

DIST

Where

COMMUNITY



**WHERE
COMMERCCE
MEETS
COMMUNITY**



UNIQUE

Our retail section features a **variety** of establishments, including F&B outlets, pharmacies, showrooms, outlets, and banks.

Whether you're craving a delicious meal, in need of healthcare products, seeking unique shopping experiences, or requiring financial services, our retail area caters to your every need.

On top of our retail offerings, our **cohesive space** also includes a variety of office solutions suitable for businesses of all sizes.

We offer corporate spaces, SME offices, and standalone offices, each designed to provide a **flexible** and **professional** environment that supports your growth and success. We recognize the value of having different options available to **meet the unique needs** of businesses.

DIST.
people



CURATED RETAIL OFFERINGS

We curate a **diverse** range of retail offerings, selecting local artisans, boutique brands, and specialty stores that align with our vision. Each shop within District People tells a unique story, offering products and experiences that reflect the **essence** of our community.

With floor heights ranging from 4 to 6 meters, our retail spaces create a sense of **grandeur** and **spaciousness**.

The mezzanine floors in our ground stores provide additional space and versatility for retailers to showcase their offerings. Moreover, each store is equipped with available storage areas, ensuring **seamless** operations and ample space for inventory management.

We understand the importance of **convenience** and **accessibility** in retail, which is why all our stores have back service access. This allows for efficient stock loading and unloading, ensuring a **smooth** supply chain operation.

STEP INTO A WORLD
OF **RETAIL EXCELLENCE**
WHERE EVERY DETAIL IS
CAREFULLY CONSIDERED

DIST.
people

For the convenience of our retail guests, parking facilities are available. In addition, we provide a service road and loading area, allowing easy access for deliveries and shipments. Our service elevator and loading dock further **simplify** the process, making logistics a breeze for our retailers.

Experience the pleasure of a perfectly curated retail environment at District People, where every visit offers an opportunity to **discover** something **extraordinary**. From handcrafted goods to sustainable fashion, wellness services to culinary delights, our collection of retail offerings is thoughtfully created to enrich your shopping experience.



EXTRAORDINARY

DIST.
people



DUBLEUSE

HOMEMADE



Cèdric

Cèdric



Distill



EMPOWERING
BUSINESSES
NURTURING
GROWTH



AMU

DIST.
people



INSPIRING OFFICE SPACES

District People offers inspiring office spaces designed to nurture **creativity**, **productivity**, and **collaboration**. Located in four semi-attached buildings, our state-of-the-art facilities and modern amenities **empower** professionals to thrive.

Each wing features a **welcoming skylight** reception lobby that invites you to explore our innovative environment. With flexible layouts starting from 89 m2, you can customize your area to fit your business's needs.



PRIVATE OFFICES



SINGLE OFFICES



TWIN OFFICES



Our **sunlight** corridors and common outdoor terraces provide ample **natural** light and green space, creating a **refreshing** atmosphere for **relaxation** and **collaboration**.

Enjoy private office terraces and take in the view of the **lively plaza** or bustling street from each unit. Stay connected with **panoramic** elevators equipped with built-in safety power failure systems.

Service elevators are also available to ensure convenient access to all floors and essential services.



CONNECTING

DIST.
people

We understand the importance of **work-life balance**, which is why we provide two social hubs on each floor for your convenience. Grab a fresh coffee or a healthy snack whenever you need a break to recharge.

At District People, our **inspiring** environment cultivates a sense of community, with expansive spaces for events and meetings. Join us and experience a space that inspires **success**, drives **innovation**, and fosters meaningful **connections**.



EMPOWERING

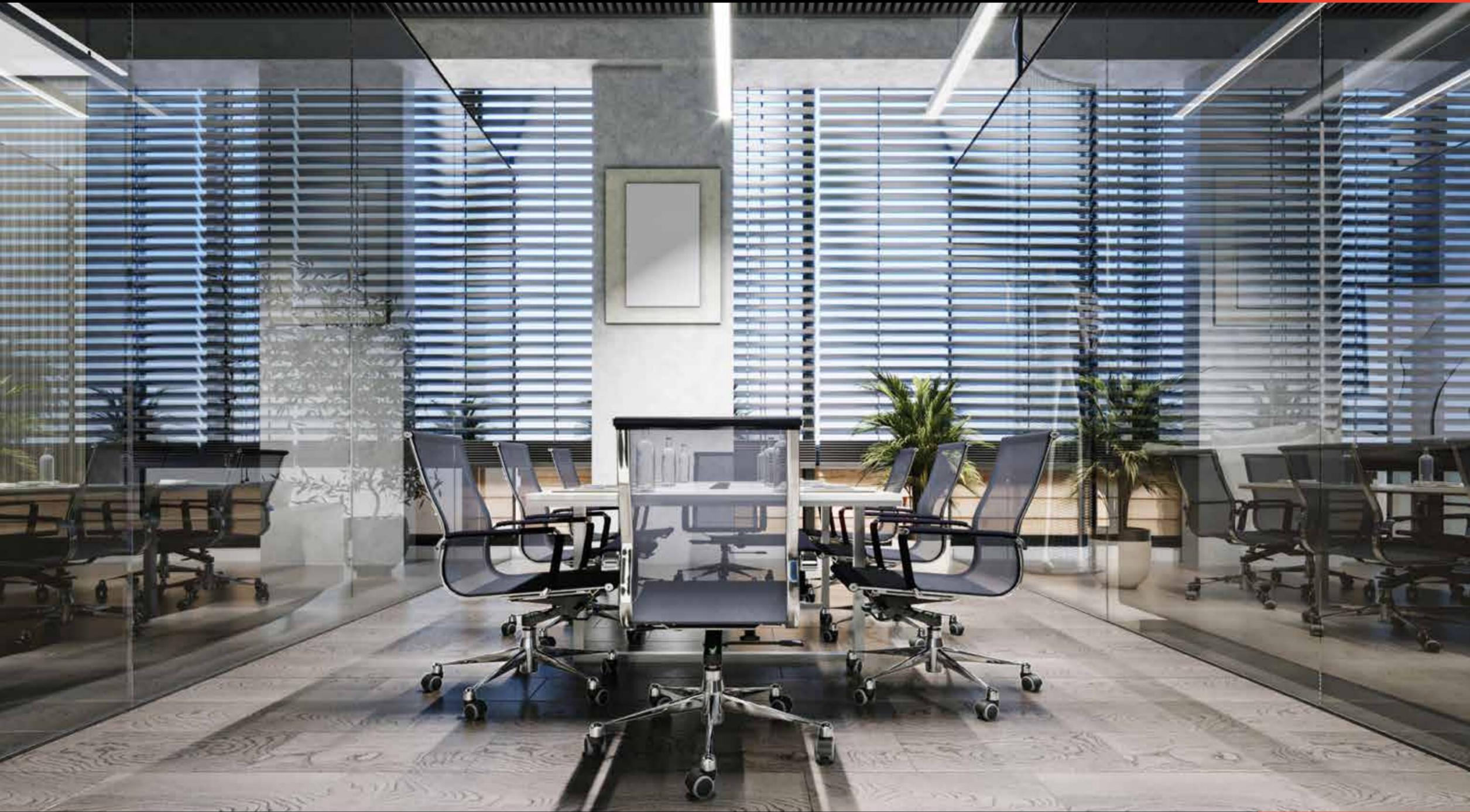
DIST.
people

District People offers private standalone offices that provide a **unique** and **prestigious** work environment. These offices are characterized by their key features, including double height ceilings that create an open and spacious atmosphere. Spanning across two entire floors, they offer ample space for businesses to operate and expand. Additionally, these offices come with a private entrance, providing an **exclusive** and **private** environment for business owners and their teams.



INNOVATING

DIST.
people



CULTIVATING

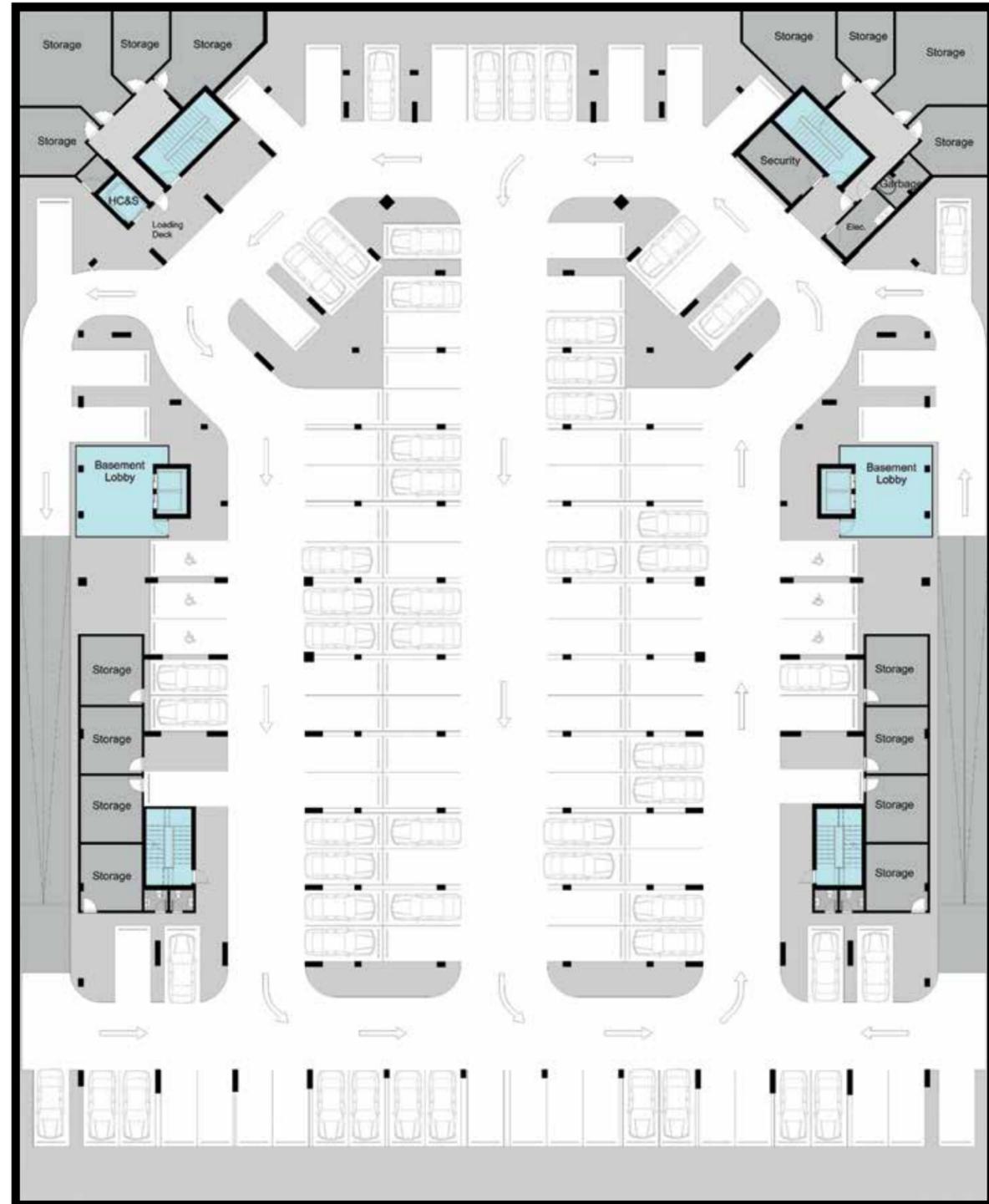
DIST.
people

FLOOR PLANS



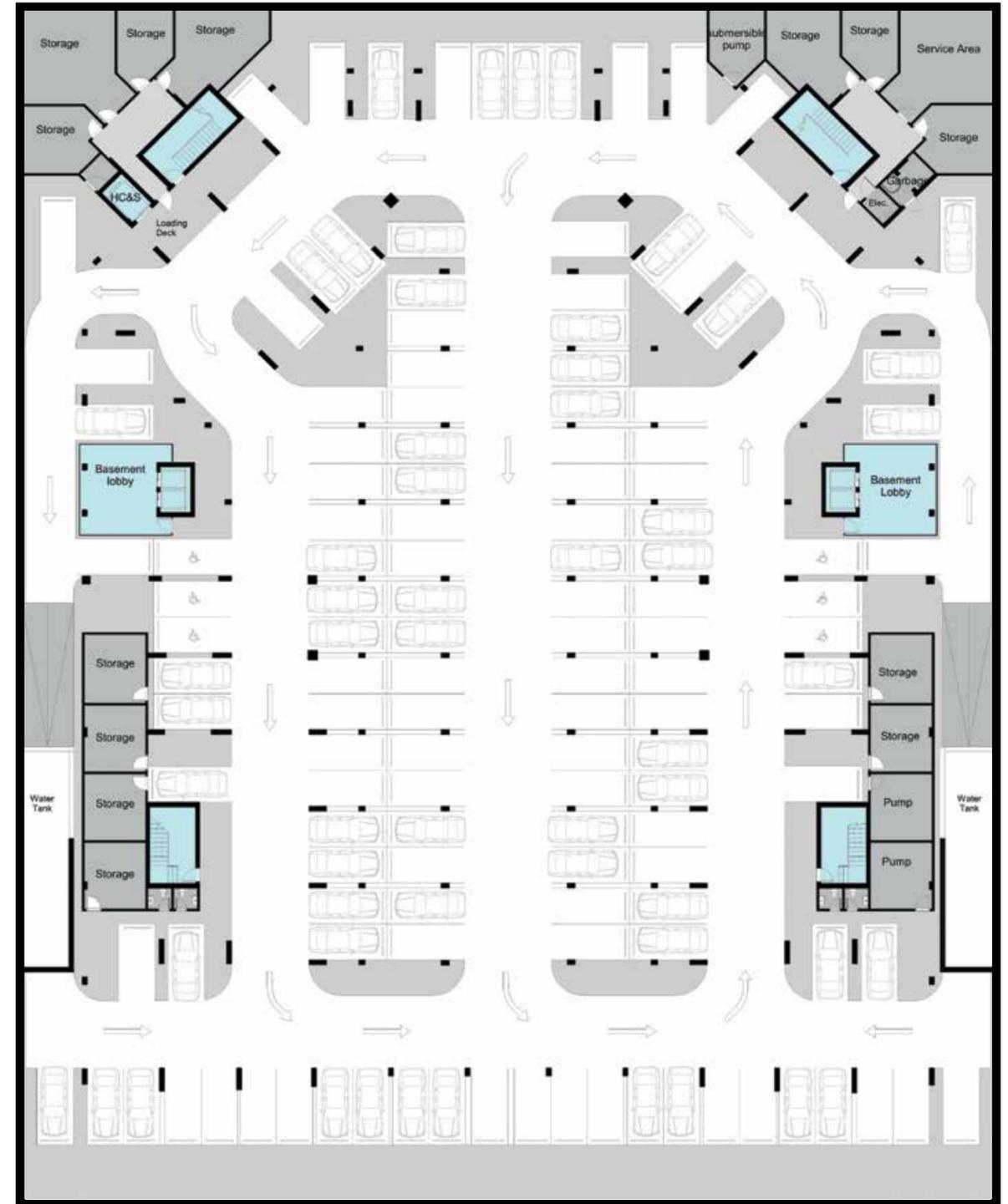
BASEMENT
FLOOR

01

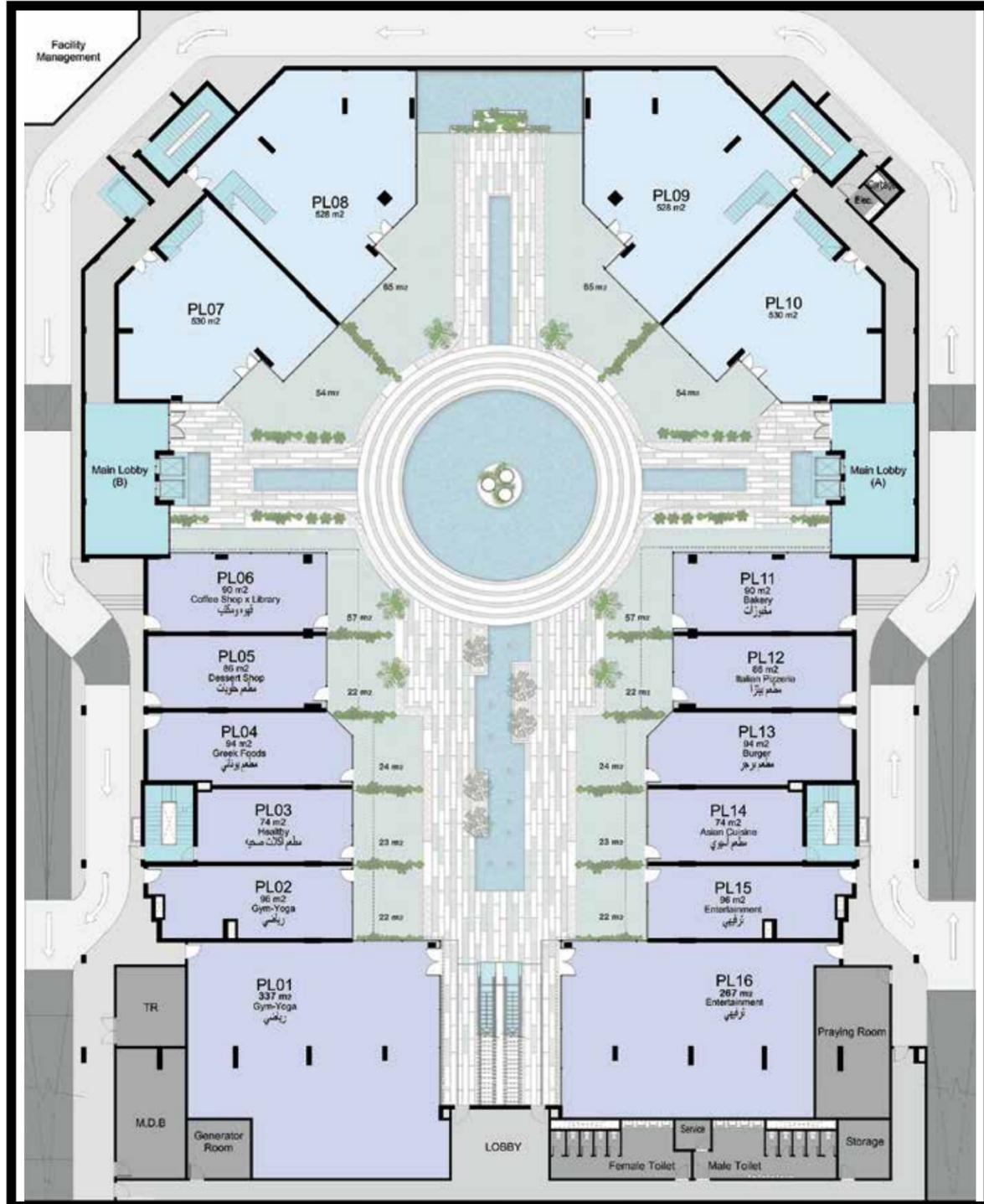


BASEMENT
FLOOR

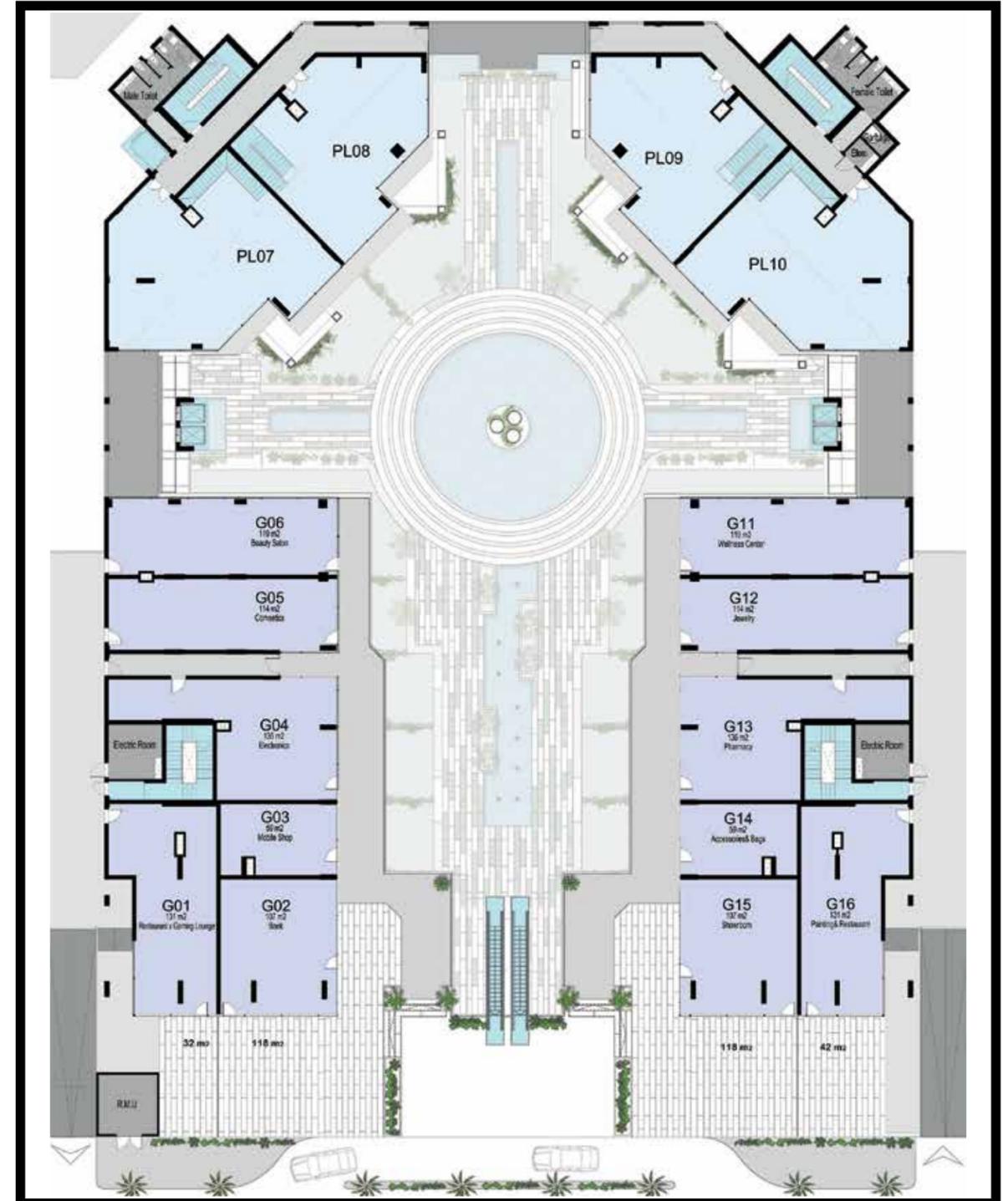
02



PLAZA FLOOR

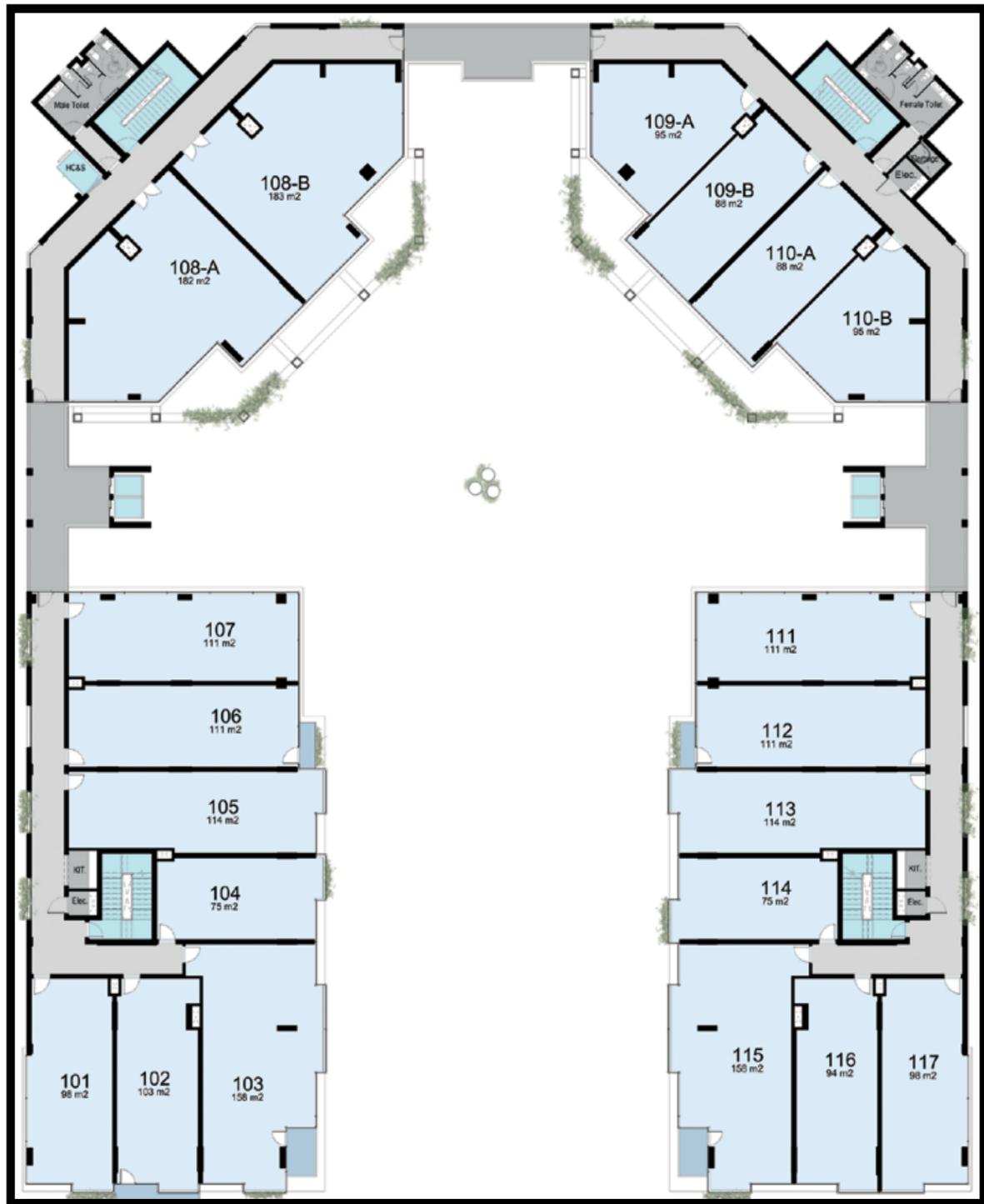


GROUND FLOOR



FLOOR | 01

FLOOR | 02



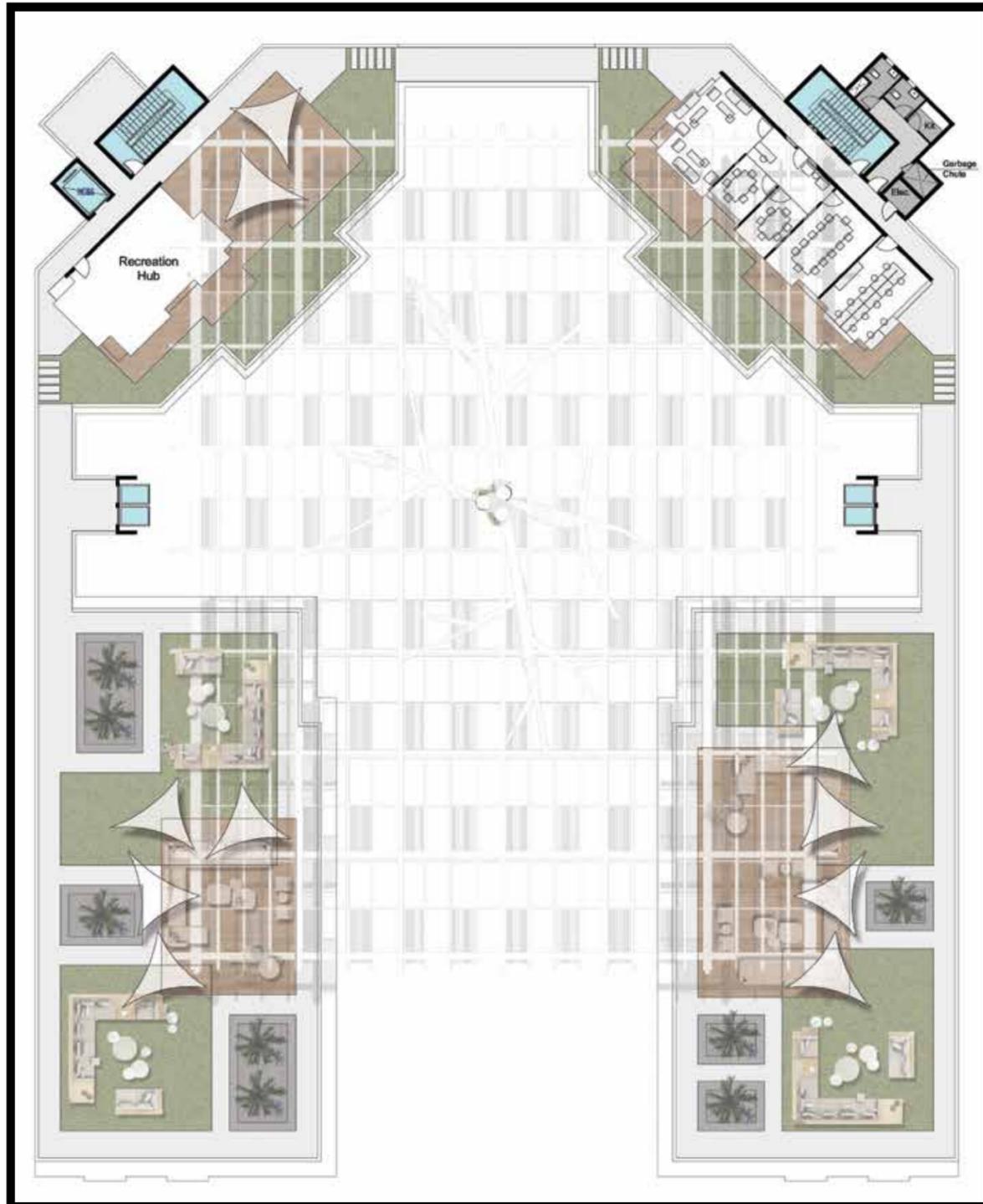
FLOOR | **03**



FLOOR | **04**



ROOF FLOOR



OUR PARTNERS

ARCHITECT

MEP

PROPERTY
MANAGEMENT

COMMERCIAL
ADVISOR



FAM'S

SPACETANK.

DISTRICT*people*

W's

HEADQUARTERS
EDNC SODIC
Building 04, Office 01.
New Cairo, Egypt.

  DUBLEUSE
WWW.DUBLEUSE.COM

| 16131