



MIVIDA

Where life comes together

Views

EXCLUSIVE VILLAS



MIVIDA

Where life comes together

WELCOME TO AN
EXCLUSIVE WAY OF LIFE

WHERE GREEN IS A LIFESTYLE

A home for urban dwellers seeking proximity to nature, grounds where green is the color of choice and an abundance of manicured gardens and lush landscapes to dwell in, that is what Mivida is all about. Leave your day's worries behind and enter this open space haven where the air is fresher and the colors brighter, a place where home means to breathe lighter.

Emaar Misr's signature green community is a world of its own, an escapade from city life that promises zero compromise on convenience.

LOCATED IN THE HEART OF NEW CAIRO

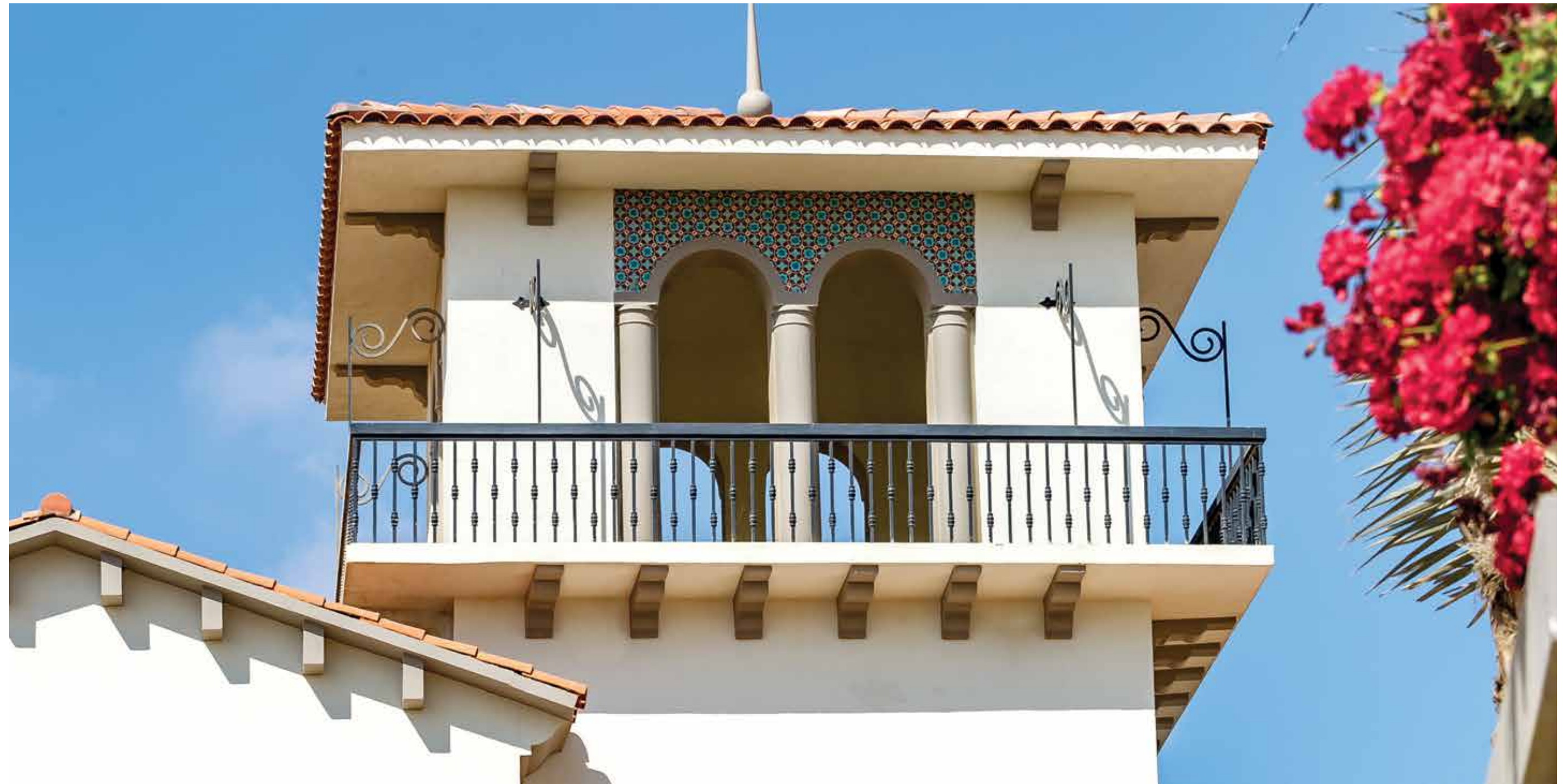
Conveniently located in Cairo's new urban center, Mivida is at the heart of the growing suburb and close to many of today's happening destinations. Strategically located close to the American University in Cairo and under a 20-minutes drive from the Cairo International Airport, it is also easily accessible through the Ring Road, Road 90, and the Suez and Sukhna roads making it easy to drive home, wherever you are.



MIVIDA A WORLD-CLASS DEVELOPMENT

Meticulously planned down the very last detail, this 860-acre community is designed with your lifestyle aspirations in mind. Designed by world-renowned architects, Mivida is a fully-integrated community that seamlessly blends residential, commercial and leisure facilities. Mivida promises nothing short of a comfortable and serene lifestyle.

Boasting architectural styles reminiscent of Santa Barbara, California; Mivida features luxurious villas, exceptionally designed townhouses and unique apartments that meet modern day ambitions, ensuring you find the home that suits you best.



WELCOME TO

Views

LUXURY AMONGST NATURE

Enter Views and indulge in a whole new green experience. Discover this one-of-a-kind upscale community from your villa atop the highest point in Mivida and live a life of luxury and exclusivity.



SPECTACULAR VIEWS AT THE HIGHEST POINT IN MIVIDA

The Views community is elevated on a pedestal, which enables each home to benefit from spectacular views of lush green landscape and breathtaking lakes. Wherever you choose to look, there is always a view for you to admire. Whether you are looking outside your window or taking a leisurely stroll around your community, the rolling greenery in the distance and the sun's shimmering reflection on the lake will define your hilltop living experience.



85% OPEN SPACE CELEBRATE THE OUTDOORS

Everything in Views breathes exclusivity. With up to 85% of the community dedicated to open spaces whether to greenery or pathways and walkways, you are surrounded by space and nature wherever you go. Revel in the great outdoors in this one-of-a-kind community. Whether you choose to take a tranquil walk along the winding pathways or soak up the sun among lush gardens, the Views community will redefine what it means to live in a nature dominant atmosphere.





A GREEN INTEGRATED
COMMUNITY

THE CLUBHOUSES EXCLUSIVELY YOURS

Designed while keeping our residents' wellbeing in mind, our clubhouses feature an array of amenities that guarantee your needs are met with the highest standards.

A boutique spa, gym and swimming pool ensure you lead a healthy and relaxed lifestyle while a selection of ballrooms and meeting rooms are available to provide a place suited for any event you would like to host.

Facilities that truly leverage on both outdoor and indoor spaces, Mivida's clubhouses offer indoor and outdoor dining options that are designed to meet your lifestyle wishes whatever they may be. Soak the warmest sun by the pool or enjoy the coolest of shades as you sip on a signature cocktail. Your days are yours to plan as you please.



MIVIDA BOULEVARD AROUND THE CORNER

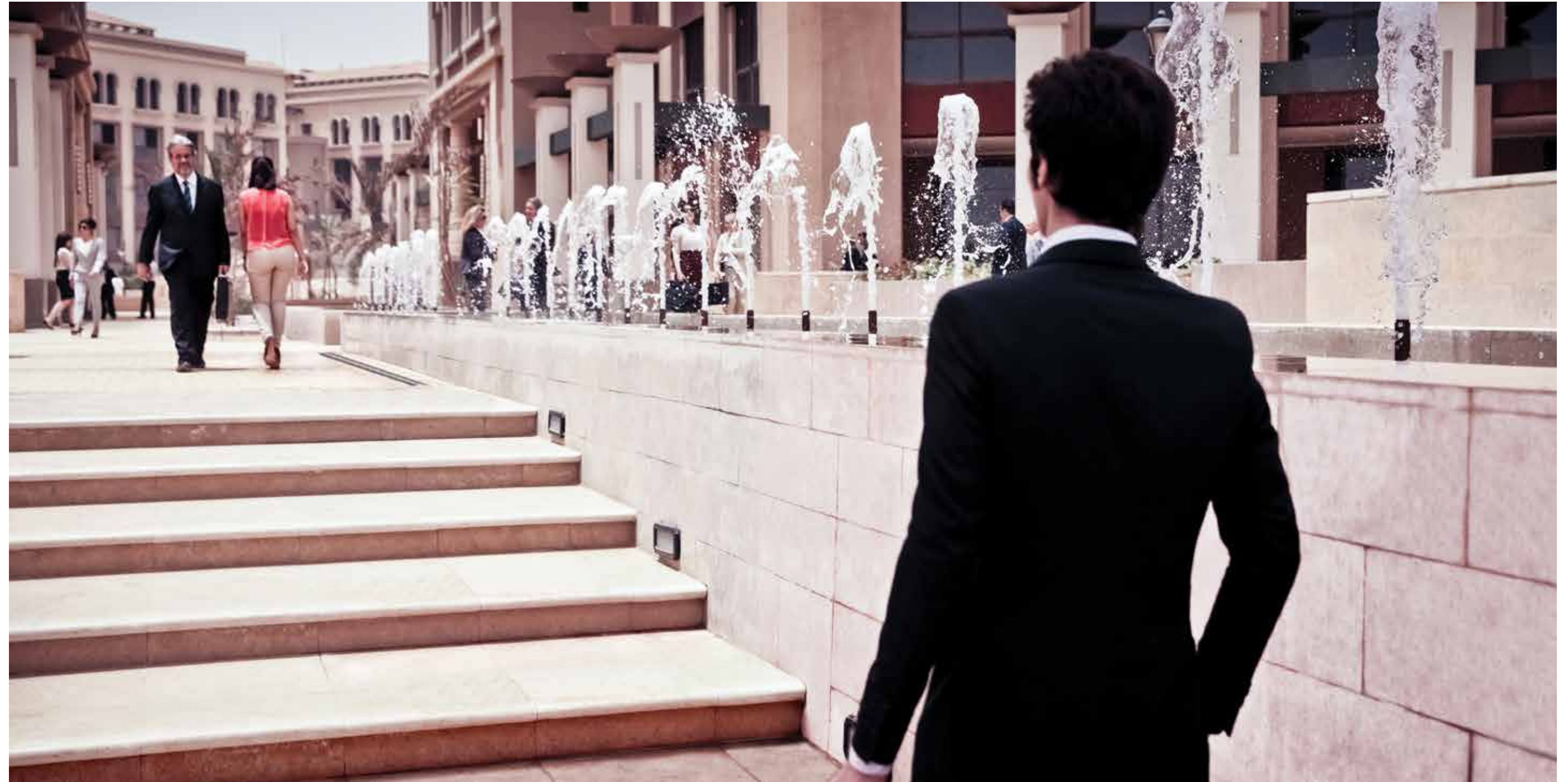
Inspired by Barcelona's famous La Ramblas, cobblestone streets that burst with life, Mivida's Downtown Boulevard is set to be the pulsing heart of the community. A thriving destination that brings together world-renowned brands, local designer boutiques and top-notch leisure and entertainment facilities. Downtown Boulevard is set to offer an unparalleled outing experience, featuring cleverly designed outdoor spaces amidst beautifully manicured landscapes. Life's simple pleasures at their finest.



BUSINESS PARK SLEEK FOR BUSINESS

World-class facilities and state-of-the-art design come together in Mivida's Business Park truly redefining what it means to do business. Layers of greenery and cleverly landscaped spaces are purposely designed to motivate employees, enhance productivity and reduce stress.

The 150,000 square meter office spaces include an executive gym, spacious business rooms and a five-star business center. A choice of eateries and cafes are available to enjoy because at Mivida, we believe that business and pleasure go very well together.



FLOOR PLANS



VILLA 16

ITALIAN

TOTAL AREA: 331.11 SQM

Ground Floor	108.41 sq.m
First Floor	114.79 sq.m
Roof	32.14 sq.m
Terraces & Loggias	18.65 sq.m
Roof Terrace	57.11 sq.m



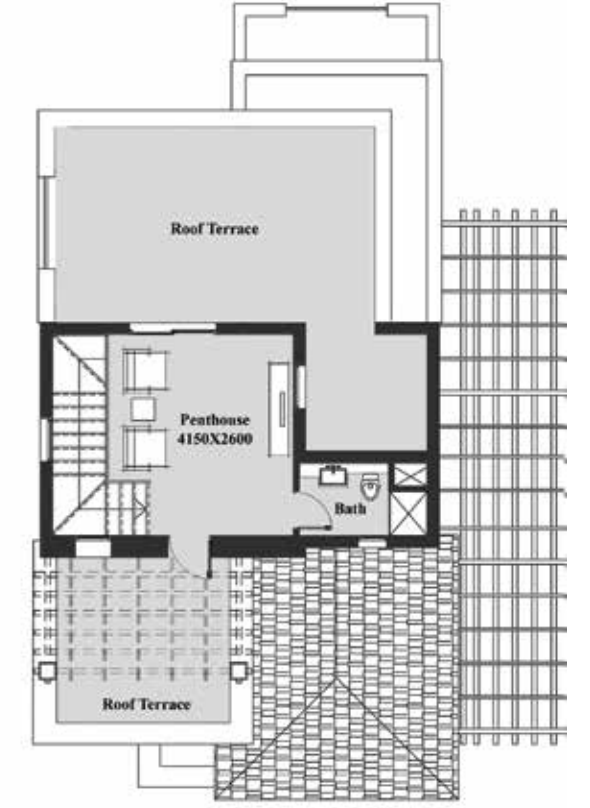
GROUND FLOOR



FIRST FLOOR



PENTHOUSE



DISCLAIMER:

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate and information is subject to change without notice.
4. Actual area may vary from the stated area.
5. Drawing areas not to scale.
6. The developer reserves the right to make revisions.
7. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles.
8. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.
9. Roof terraces and car port pergolas are not included.

VILLA 17

TUSCAN

TOTAL AREA: 355.78 SQM

Ground Floor	122.65 sq.m
First Floor	115.28 sq.m
Roof	32.12 sq.m
Terraces & Loggias	21.56 sq.m
Roof Terrace	64.18 sq.m



GROUND FLOOR



FIRST FLOOR



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VILLA 20

SANTA BARBARA

TOTAL AREA: 390.90 SQM

Ground Floor	130.83 sq.m
First Floor	129.49 sq.m
Terraces & Loggias	24.89 sq.m
Penthouse	35.98 sq.m
Roof	69.71 sq.m



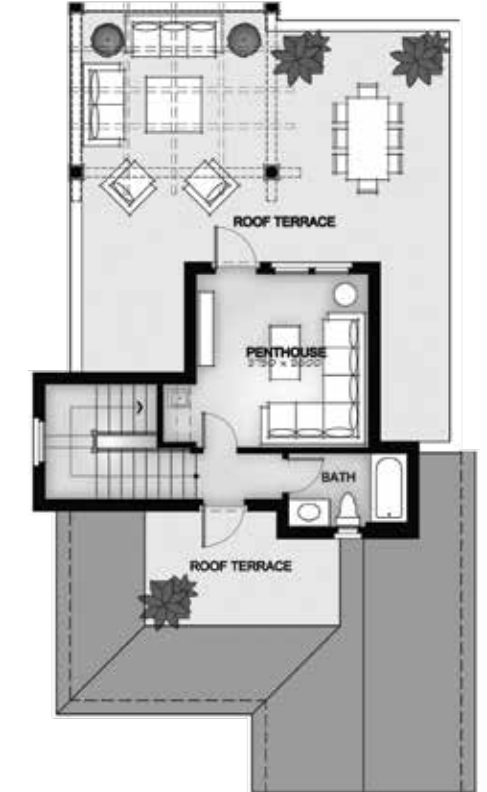
GROUND FLOOR



FIRST FLOOR



PENTHOUSE



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VILLA 22

SANTA BARBARA

TOTAL AREA: 739 SQM

Ground Floor	354.43 sq.m
First Floor	278.17 sq.m
Terraces & Loggias	69.03 sq.m
Garage	37.75 sq.m



GROUND FLOOR



FIRST FLOOR



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VILLA 22

TUSCAN

TOTAL AREA: 738 SQM

Ground Floor	352.84 sq.m
First Floor	278.17 sq.m
Terraces & Loggias	69.03 sq.m
Garage	37.75 sq.m



GROUND FLOOR



FIRST FLOOR



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EMAAR MISR SALES CENTRES:

Main Branch: Uptown Cairo (Emtidad Ramsis St. exit from the 6th of October bridge)

Heliopolis Branch: 40, Thawra St.

Mohandiseen Branch: 16, Ministry of Agriculture St. (Beginning of Batal Ahmed Abd El Aziz St.)

New Cairo: Mivida Business Park, Building 1 end of road 90 next to AUC new campus.

Dubai: Emaar Square Building 3, Ground Floor, P.O. 9440, United Arab Emirates Direct Tel: + 971 4 362 7558

www.mivida-egypt.com