



AVENUES

R E S I D E N C E S



MIVIDA

WHERE LIFE COMES TOGETHER

AVENUES

R E S I D E N C E S

A PERFECTLY BALANCED LIFESTYLE



LIVE GREEN

Mivida's natural topography has allowed developers to create a distinctive development new to Egypt. With captivating green wadis, extensive open spaces, and mesmerizing lake districts the master planners have captured the beauty in surrounding residents in an abundance of nature.

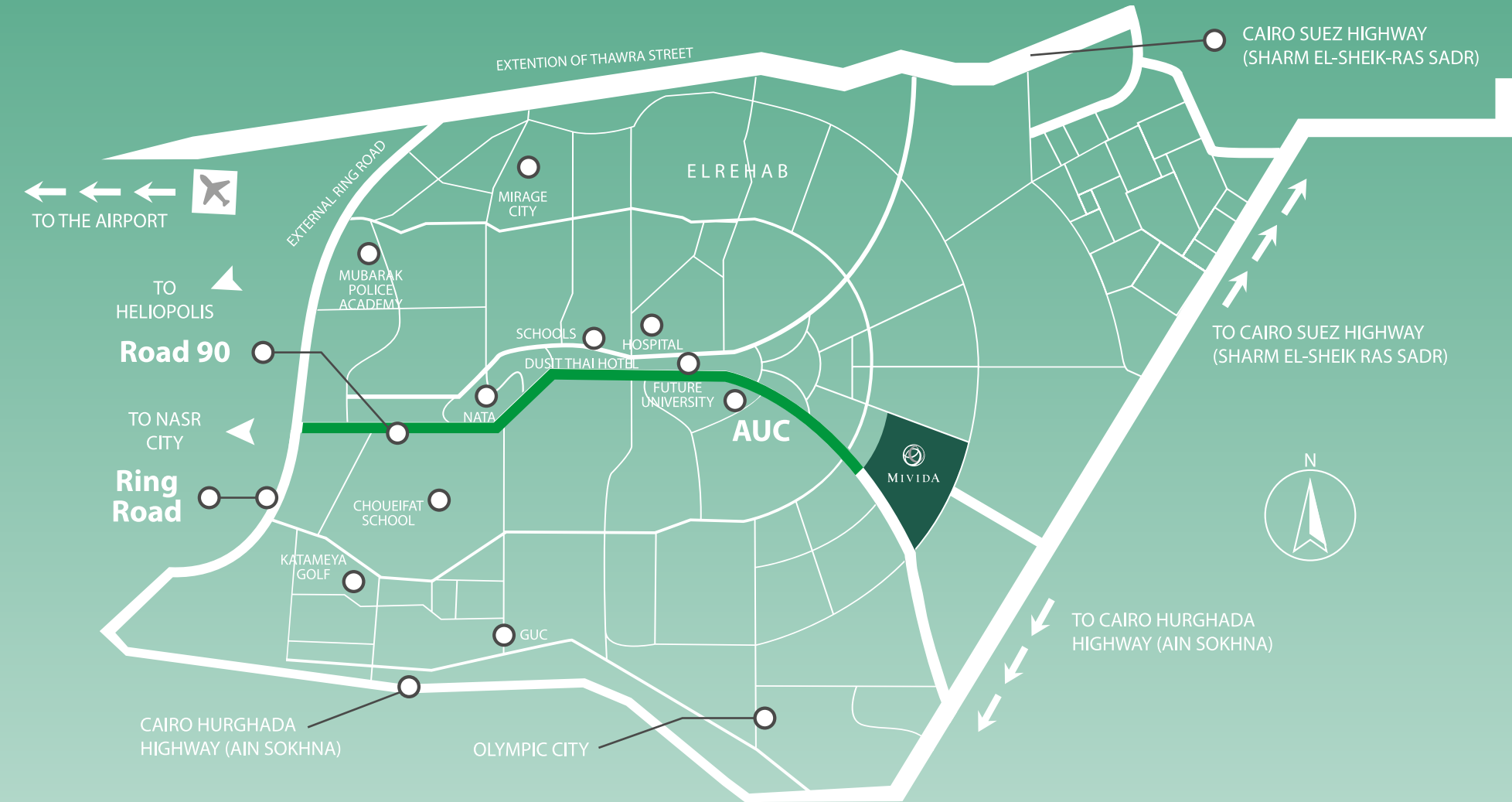
Whether looking out of your window to the unobstructed views of the development or walking on the winding pathways, you feel the serenity in the atmosphere.



LOCATED IN THE HEART OF NEW CAIRO

Strategically situated in the heart of New Cairo, Mivida's location is sure to become New Cairo's future hub. Ideally located 20 minutes away from Cairo's International Airport and in close proximity to Road 90, Mivida offers residents an assortment of activities within and surrounding the development.

The comprehensively planned 860-acre community is a fully integrated development that includes a harmonious mix of residential, commercial and leisure facilities.





WELCOME TO AVENUES RESIDENCES

The place to get engulfed by luscious greenery and extensive leisure activities to create a perfectly balanced lifestyle that mixes living in a gated community and being surrounded by vibrant living.



A BALANCED LIFESTYLE

Mivida offers its residents a seamless integration of residential, commercial and leisure facilities.

Residents are surrounded by lush greenery, Azure Pools and Exhilarating Kids Areas.

Just around the corner are The Boulevard, Mivida Mall and fully-serviced Clubhouses, which, combined with the Business Park, Medical Healthcare Center and International Schools, provide all the necessities and leisure facilities within the village.

INTEGRATING QUALITY WITH VALUE

Avenues Residences truly merges value with quality, with meticulously designed 1, 2 and 3 bedroom fully-finished apartments that are made distinct by their unique Santa Barbara architecture, ranging in areas from 95sqm to 200sqm.





MIVIDA TODAY

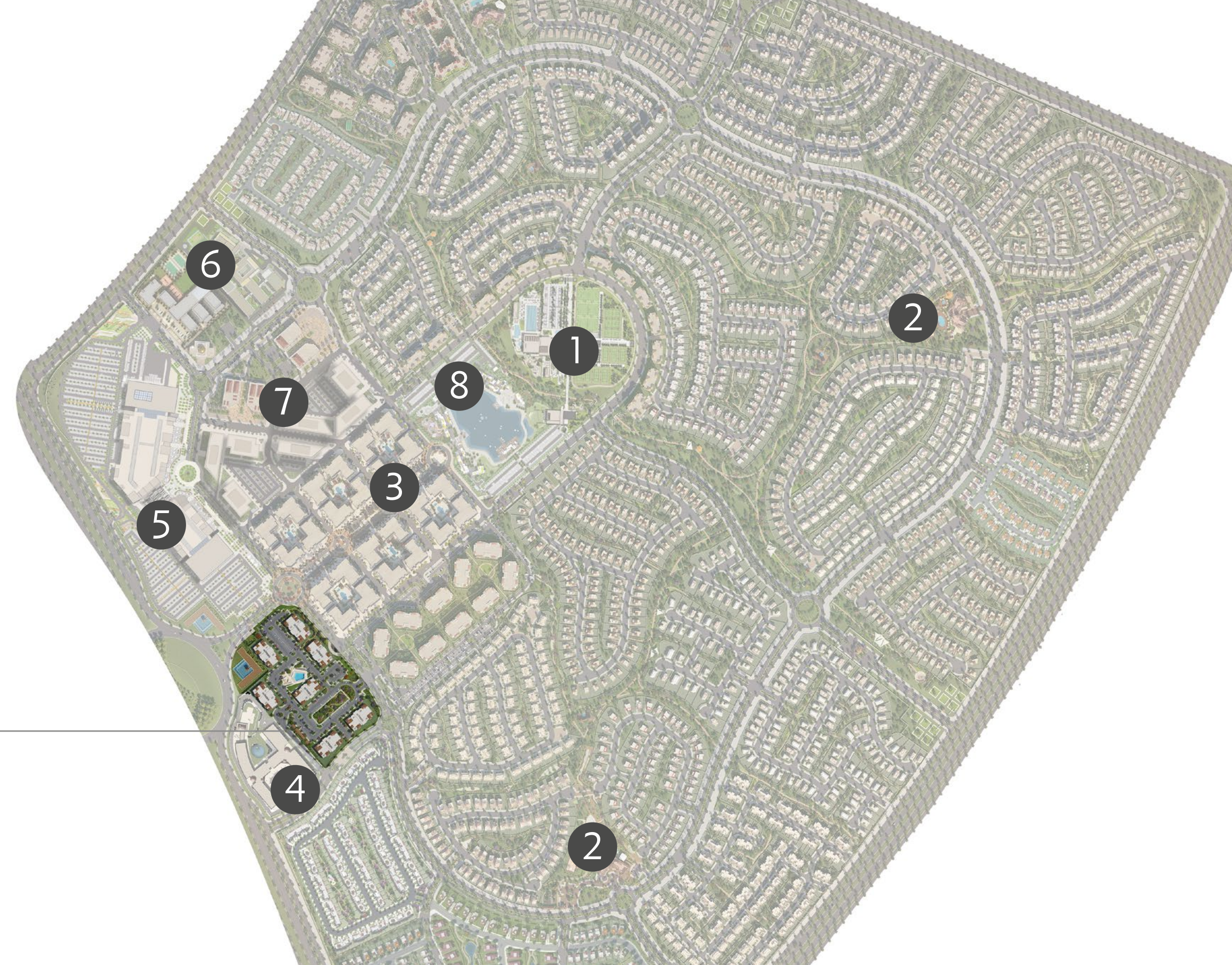


MIVIDA
WHERE LIFE COMES TOGETHER

MASTERPLAN

- 1. SPORTS CLUB
- 2. CLUB HOUSE
- 3. SHOPPING BOULEVARD
- 4. MEDICAL CENTER
- 5. MIVIDA MALL
- 6. SCHOOLS
- 7. BUSINESS PARK
- 8. THE LAKE DISTRICT

AVENUES
RESIDENCES





AVENUES

R E S I D E N C E S

A M E N I T I E S O F A P E R F E C T L Y
B A L A N C E D L I F E S T Y L E

THE CLUBHOUSES

EXCLUSIVELY YOURS

Designed with our residents in mind, the three elegant Clubhouses will offer a wealth of opportunities for residents to lead an active, fulfilling and healthy life.

The clubhouses offer an array of services, including rejuvenating spas, state of the art gyms, swimming pools, tennis and squash courts, ballrooms, meeting rooms, nurseries and decadent gourmet restaurants and lounges.





BOULEVARD *A PULSING DOWNTOWN*

Inspired by the famous La Rambla of Barcelona, the Boulevard is set to be the heart of the Mivida community.

With a meticulous selection of upscale shopping, leisure and entertainment venues, this vibrant area is sure to attract an array of Mivida residents.

With lush landscaping, outdoor seating and beautiful canopies, the Boulevard is sure to be an exquisite landmark within Mivida.



BUSINESS PARK

AN INTELLECTUAL COMMUNITY

A modern twist on commercial office spaces, Mivida Business Park offers its tenants individualized access to a full range of world-class services.

These eco-friendly buildings are built with the environment in mind; balancing natural lighting with energy-saving processes while maintaining Mivida's sophisticated identity.

The spacious outdoor office area of 9,050sqm, with a net building area of 7,905sqm ensures the comfort of every Business Park tenant.





ETERNA HEALTHCARE CITY

Eterna HealthCare City is Egypt's first medical complex to combine a hospital, multi-disciplinary clinics, medical labs and pharmacies under one roof.

This combination of medical offerings delivers a more comfortable and convenient medical experience for both patients and physicians.



INTERNATIONAL SCHOOLS

To make your Mivida living experience exceptional, an array of facilities are dedicated solely to your loved ones.

Europa Schule Neu Kairo is now offering world class German education. A second bilingual international school is expected to open in the near future.



THE LAKE DISTRICT

Characterized by its beautiful lake and stunning landscape, The Lake District provides an array of activities for the entire family ensuring continual stunning views, offering an exceptional outdoor experience. Located in the heart of Mivida, at The Lake District there is something for everyone. Whether you are looking for a morning work-out, a quick coffee fix, an exquisite meal by the lake, or simply some quality time with your friends and family, The Lake District has it all.



MIVIDA MALL

Mivida Mall is spectacularly designed, offering the finest stores, services and eateries providing an unparalleled shopping and retail experience. The Mall features an international collection of luxury brands and presents the most diverse variety of dining and entertainment outlets. These coveted retail offerings are presented in a vibrant architectural environment complimented by superior amenities and guest services guaranteeing the ultimate mall experience.

COMMITTED TO SUSTAINABILITY

Mivida was built with sustainability in mind, where 80% of the development is dedicated to open green spaces. We strive to conserve both energy and water resources and the development's design helps ensure our continued commitment.

Using state-of-the-art technology and recycling water reservoirs has helped ensure that irrigating and maintaining Mivida's extensive green spaces, parks and natural features are accordingly maintained. Moreover, the Mivida community is proud to be powered by Phillips unprecedented solar lighting guaranteeing an eco-friendly lifestyle.



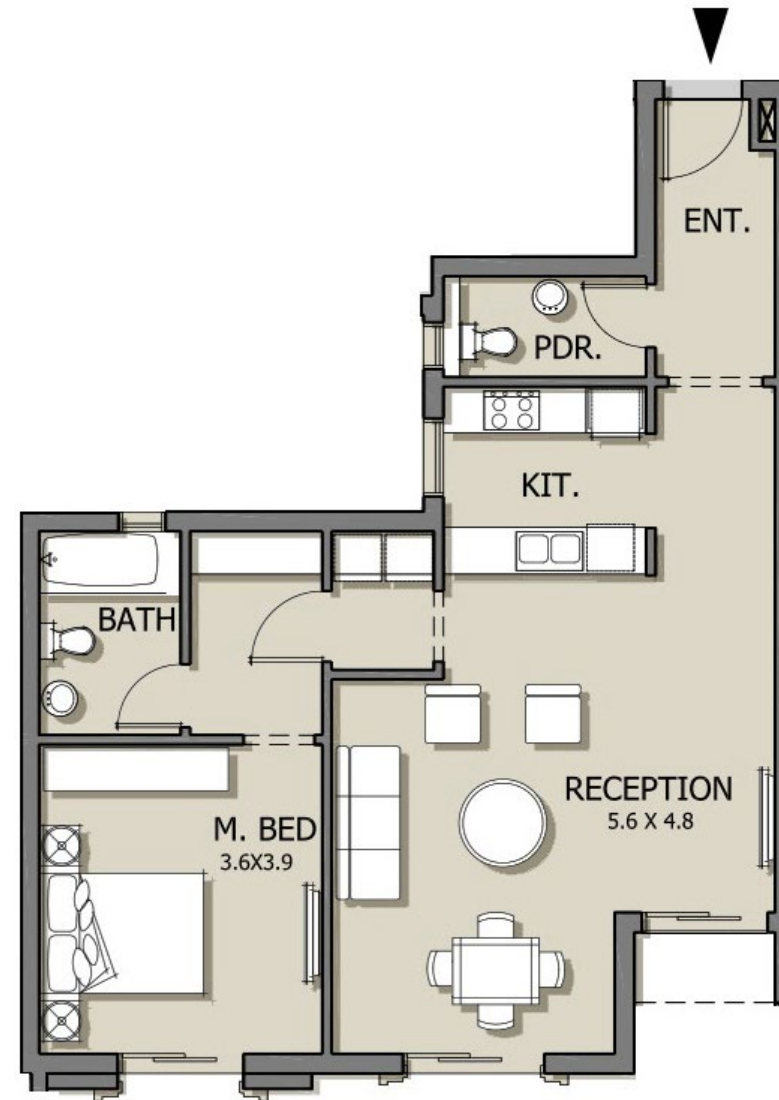


FLOOR PLANS

APARTMENT TYPE 38 GROUND FLOOR

NET AREA	85.88 SQM
TOTAL NET AREA	85.88 SQM
GROSS AREA	95.66 SQM

BEDROOMS	1
BATHROOMS	1
POWDER ROOM	1



KEY MAP

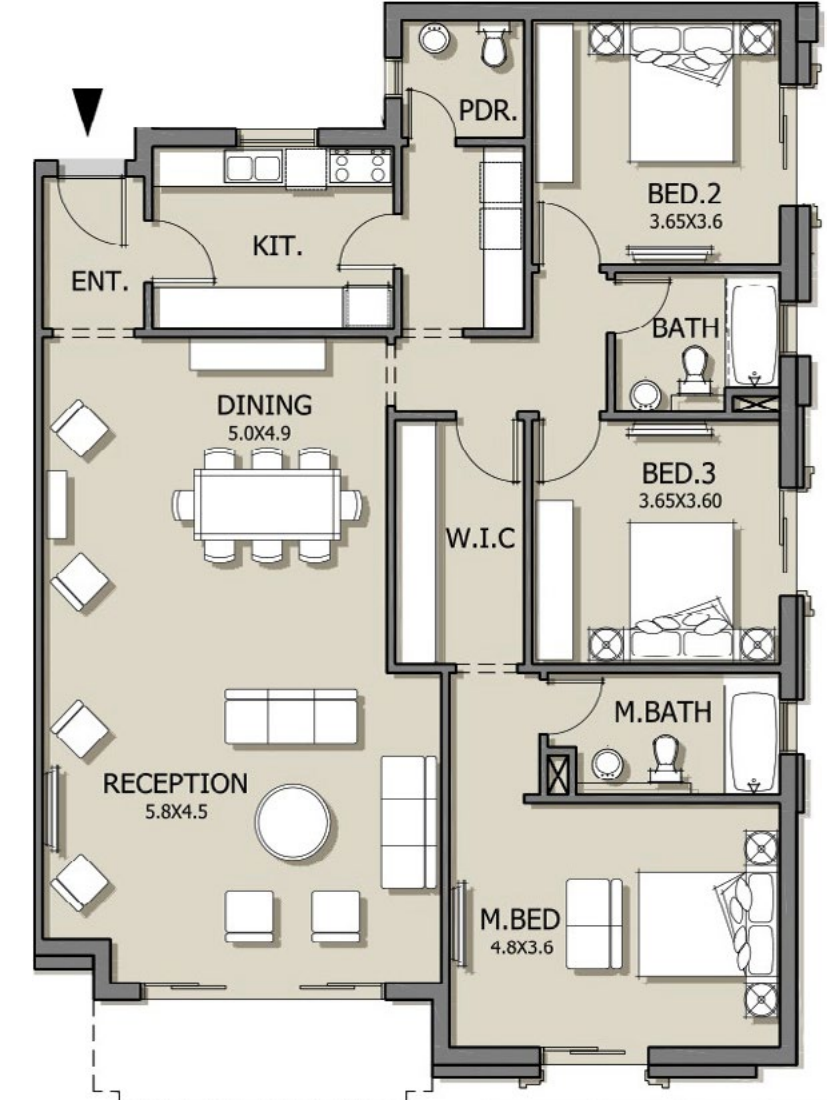
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8. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.

APARTMENT TYPE 39 GROUND FLOOR

NET AREA	162.47 SQM
TOTAL NET AREA	162.47 SQM
GROSS AREA	180.98 SQM

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1



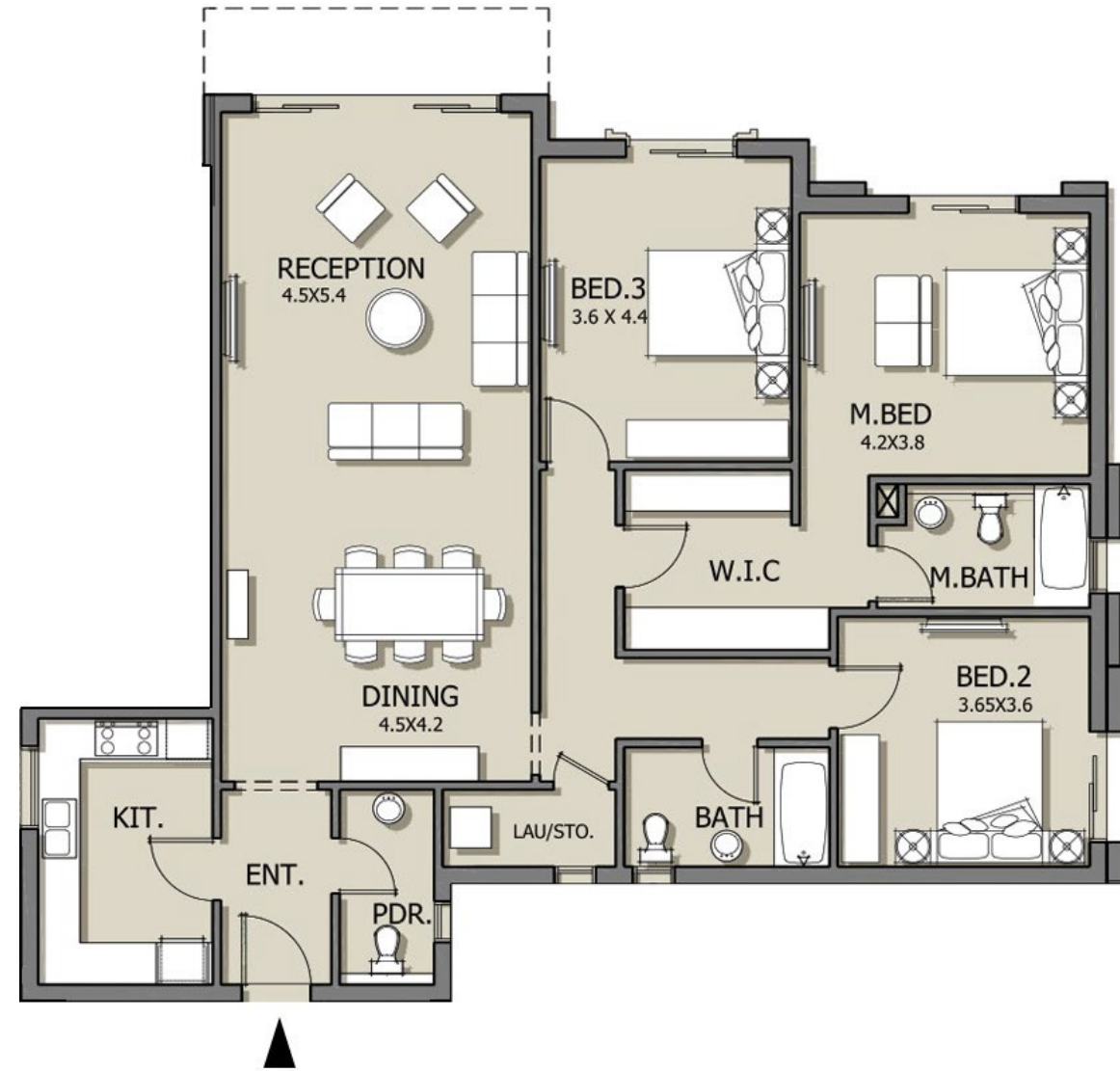
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APARTMENT TYPE 40 GROUND FLOOR

NET AREA	158.85 SQM
TOTAL NET AREA	158.85 SQM
GROSS AREA	176.95 SQM



BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

DISCLAIMER:

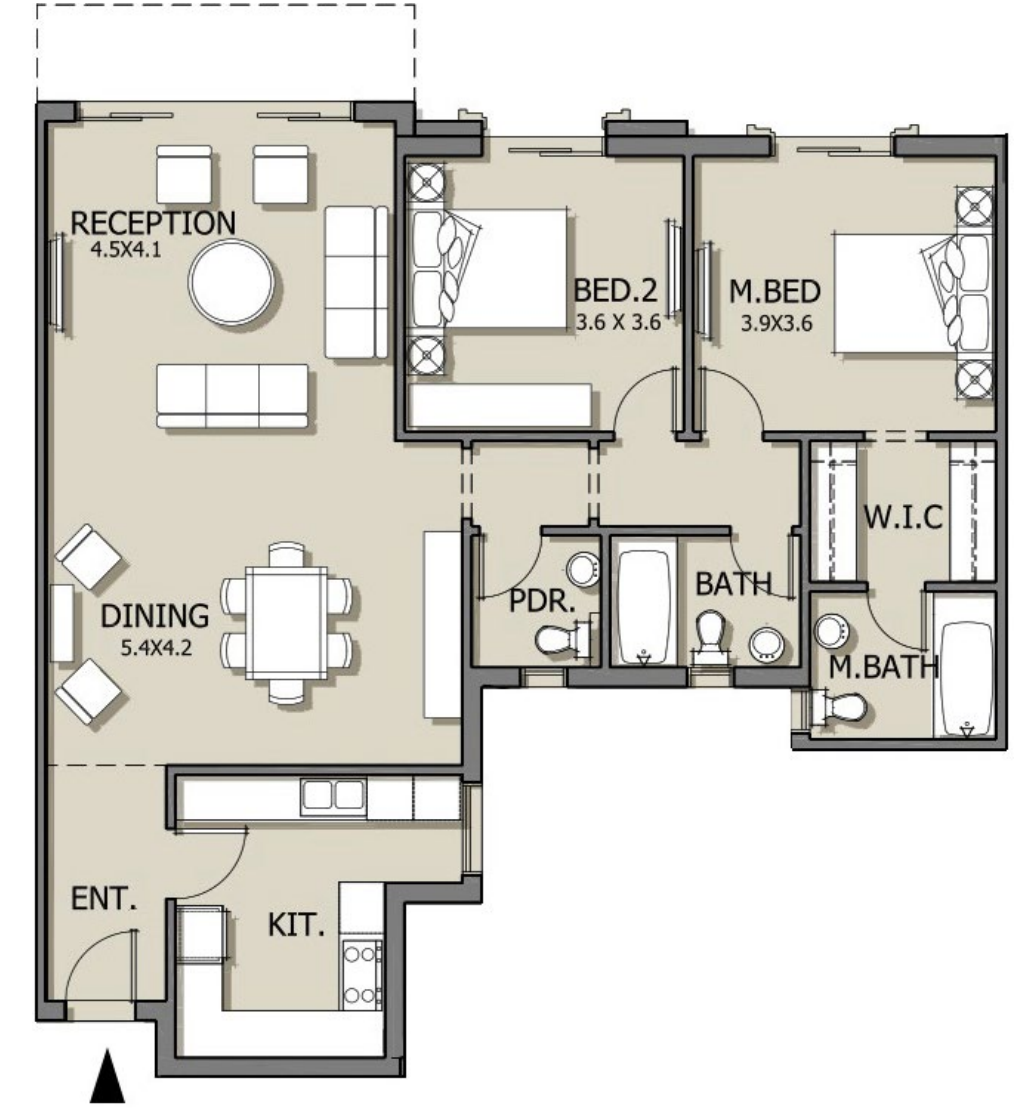
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KEY MAP

APARTMENT TYPE 41 GROUND FLOOR

NET AREA	119.16 SQM
TOTAL NET AREA	119.16 SQM
GROSS AREA	132.73 SQM



BEDROOMS	2
BATHROOMS	2
POWDER ROOM	1

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KEY MAP

APARTMENT TYPE 42 GROUND FLOOR

NET AREA	142.23 SQM
TERRACE	11.46 SQM
TOTAL NET AREA	153.69 SQM
GROSS AREA	171.20 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

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APARTMENT TYPE 43.1 1ST & 2ND FLOOR

NET AREA	160.67 SQM
TERRACE	8.50 SQM
TOTAL NET AREA	169.17 SQM
GROSS AREA	188.44 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

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APARTMENT TYPE 43.2

2ND & 3RD FLOOR

NET AREA	160.67 SQM
TERRACE	10.73 SQM
TOTAL NET AREA	171.40 SQM
GROSS AREA	190.92 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

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APARTMENT TYPE 43.3

3RD FLOOR

NET AREA	160.67 SQM
TERRACE	10.30 SQM
TOTAL NET AREA	170.97 SQM
GROSS AREA	190.45 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

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APARTMENT TYPE 43.4

4TH FLOOR

NET AREA	160.67 SQM
TERRACE	9.99 SQM
TOTAL NET AREA	170.66 SQM
GROSS AREA	190.10 SQM



BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

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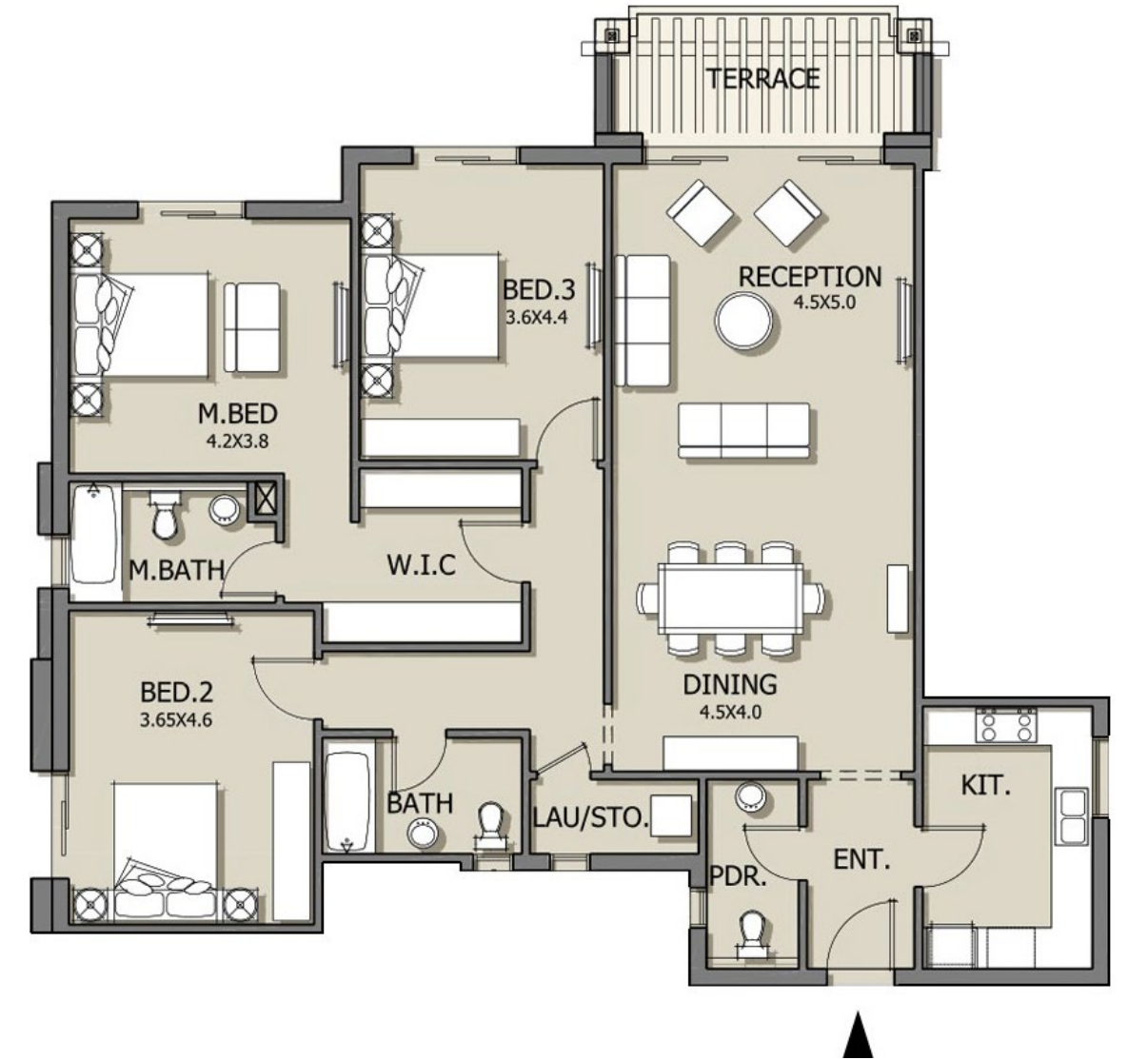


KEY MAP

APARTMENT TYPE 43.5

4TH FLOOR

NET AREA	160.67 SQM
TERRACE	9.24 SQM
TOTAL NET AREA	169.91 SQM
GROSS AREA	189.26 SQM



BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

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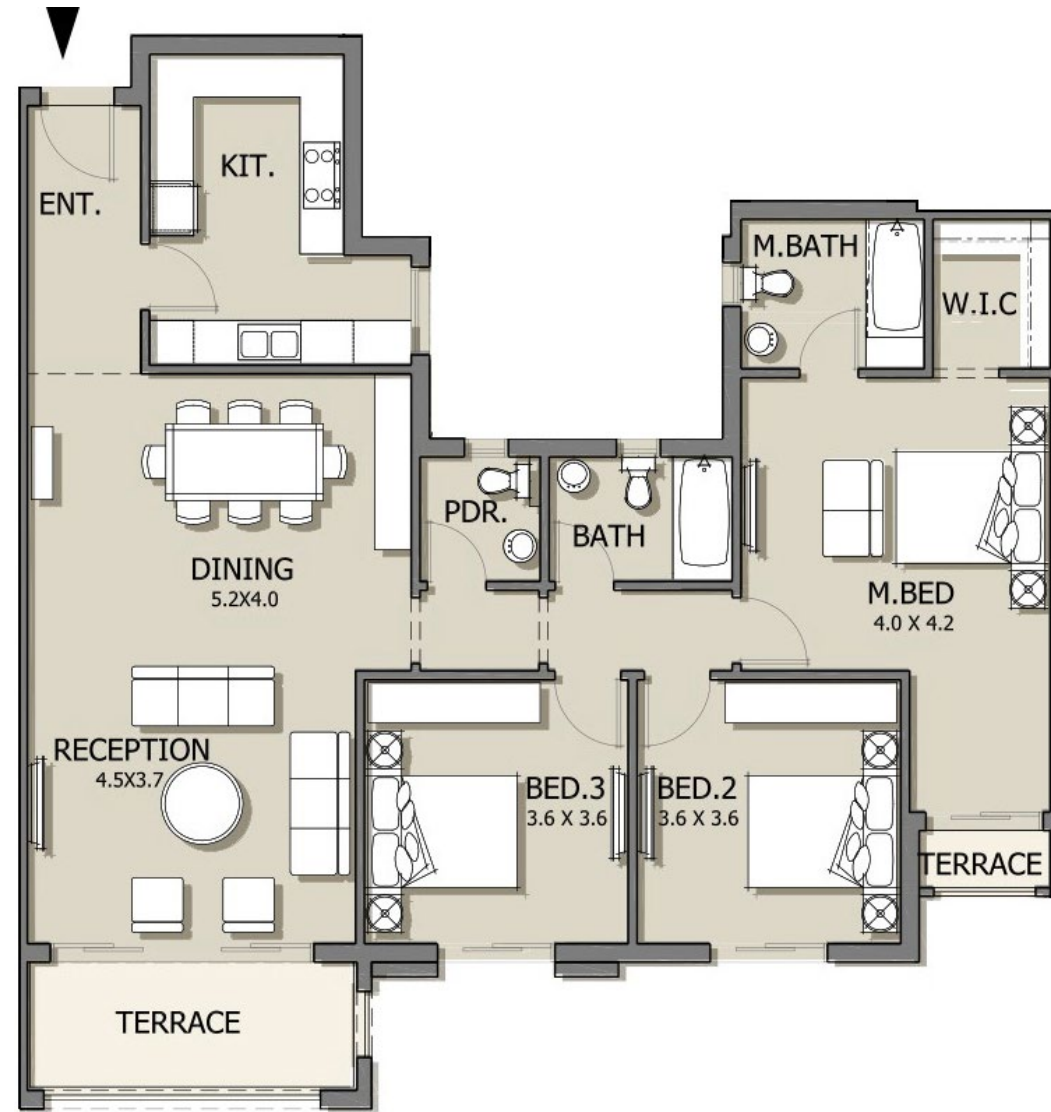
KEY MAP

APARTMENT TYPE 44.1

1ST 2ND & 4TH FLOOR

NET AREA	141.46 SQM
TERRACE	11.38 SQM
TOTAL NET AREA	152.84 SQM
GROSS AREA	170.25 SQM

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1



KEY MAP

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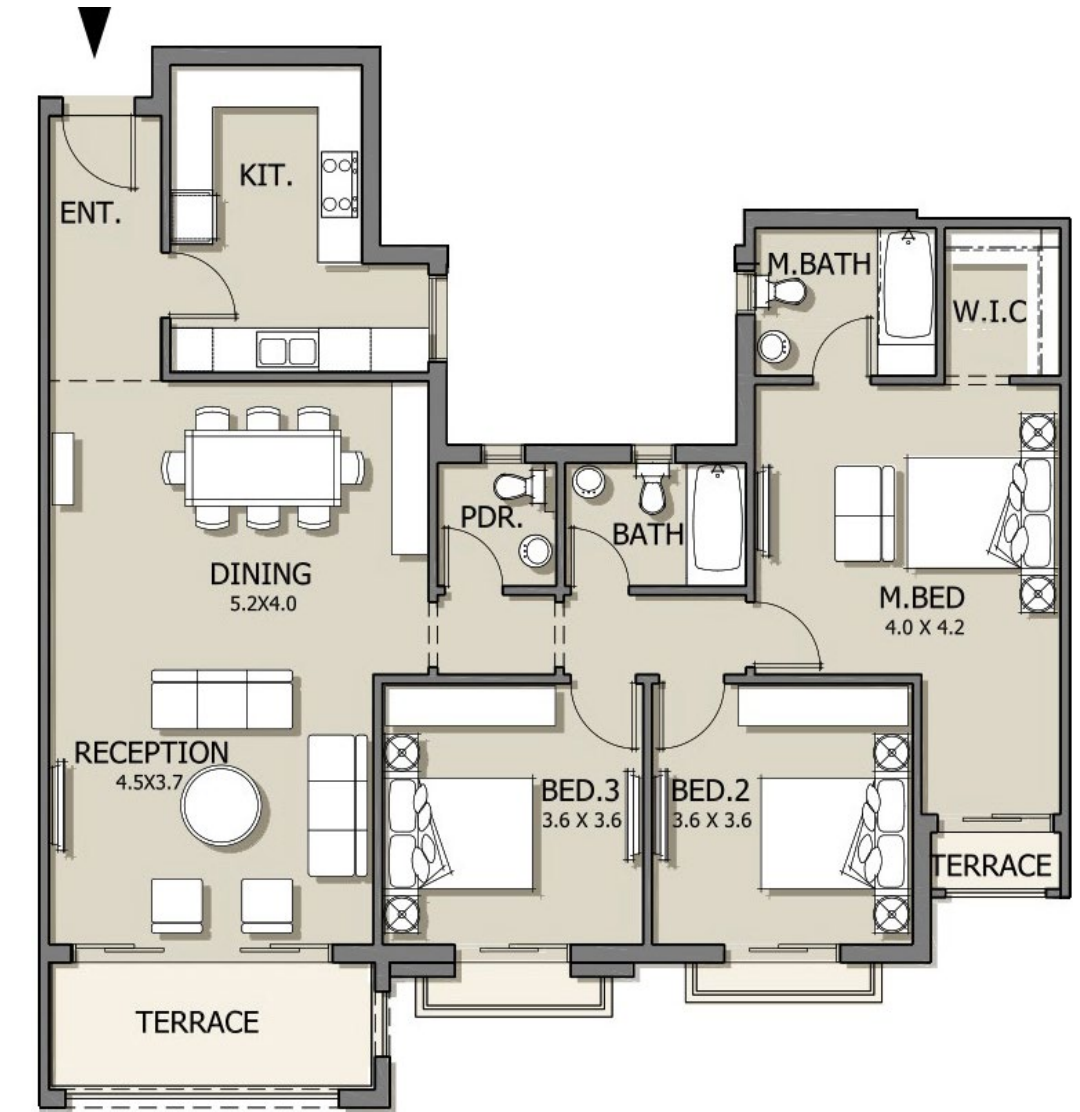
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APARTMENT TYPE 44.2

3RD FLOOR

NET AREA	141.46 SQM
TERRACE	14.36 SQM
TOTAL NET AREA	155.82 SQM
GROSS AREA	173.57 SQM

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1



KEY MAP

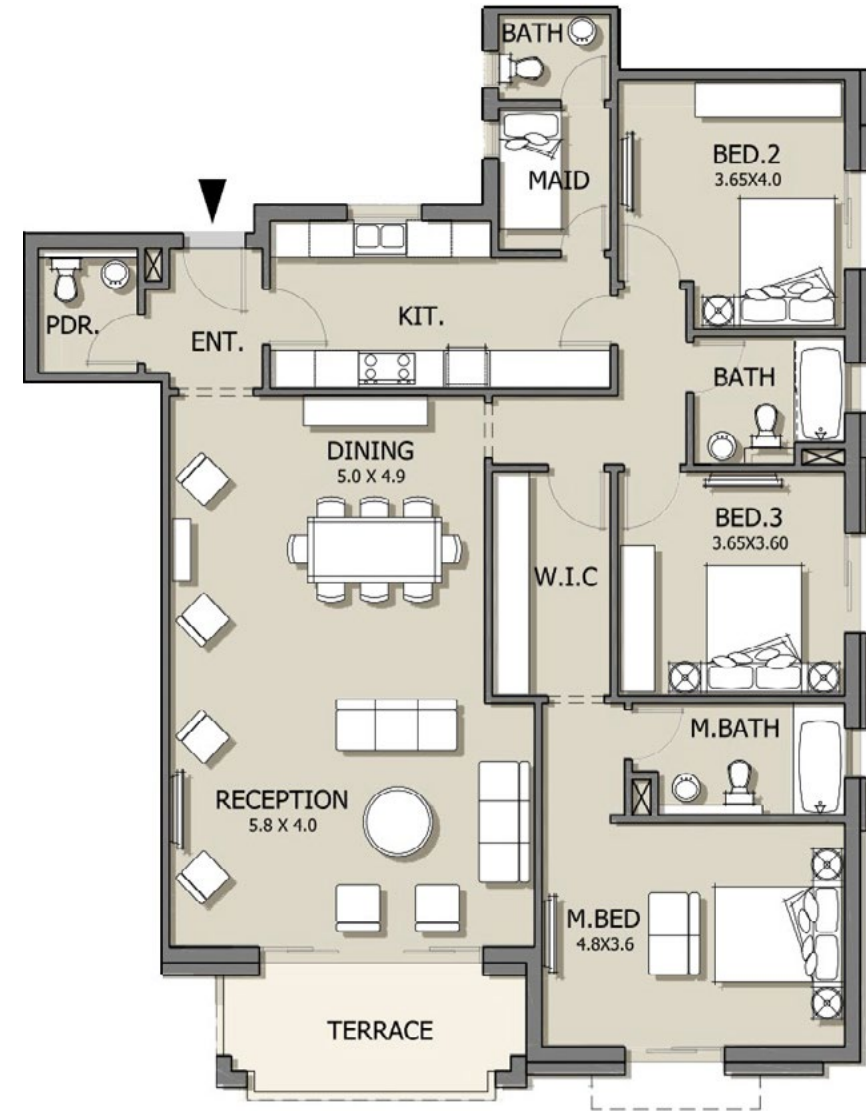
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APARTMENT TYPE 45.1

1ST 3RD & 4TH FLOOR

NET AREA	169.36 SQM
TERRACE	9.78 SQM
TOTAL NET AREA	179.14 SQM
GROSS AREA	199.55 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1
MAID ROOM WITH BATHROOM	1

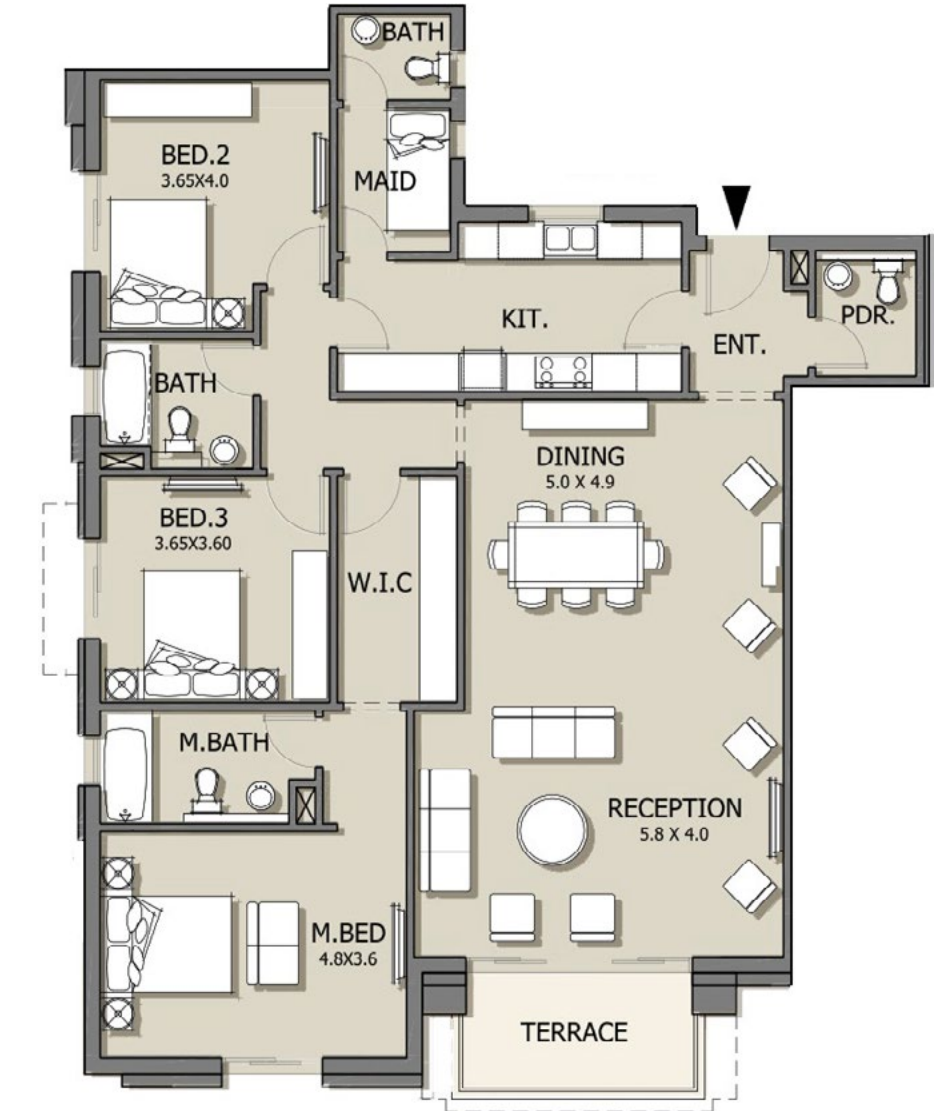
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APARTMENT TYPE 45.2

1ST FLOOR

NET AREA	169.36 SQM
TERRACE	7.67 SQM
TOTAL NET AREA	177.03 SQM
GROSS AREA	197.20 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1
MAID ROOM WITH BATHROOM	1

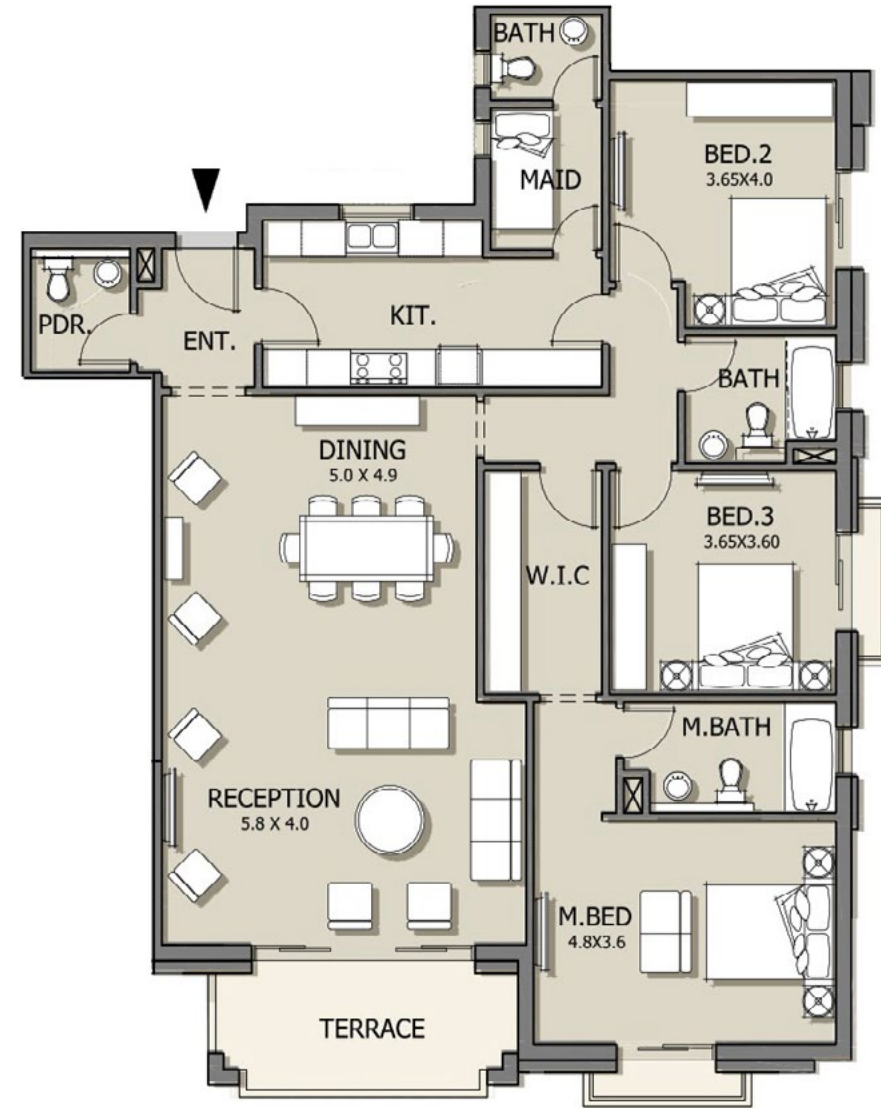
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APARTMENT TYPE 45.3

2ND FLOOR

NET AREA	169.36 SQM
TERRACE	12.78 SQM
TOTAL NET AREA	182.14 SQM
GROSS AREA	202.89 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1
MAID ROOM WITH BATHROOM	1

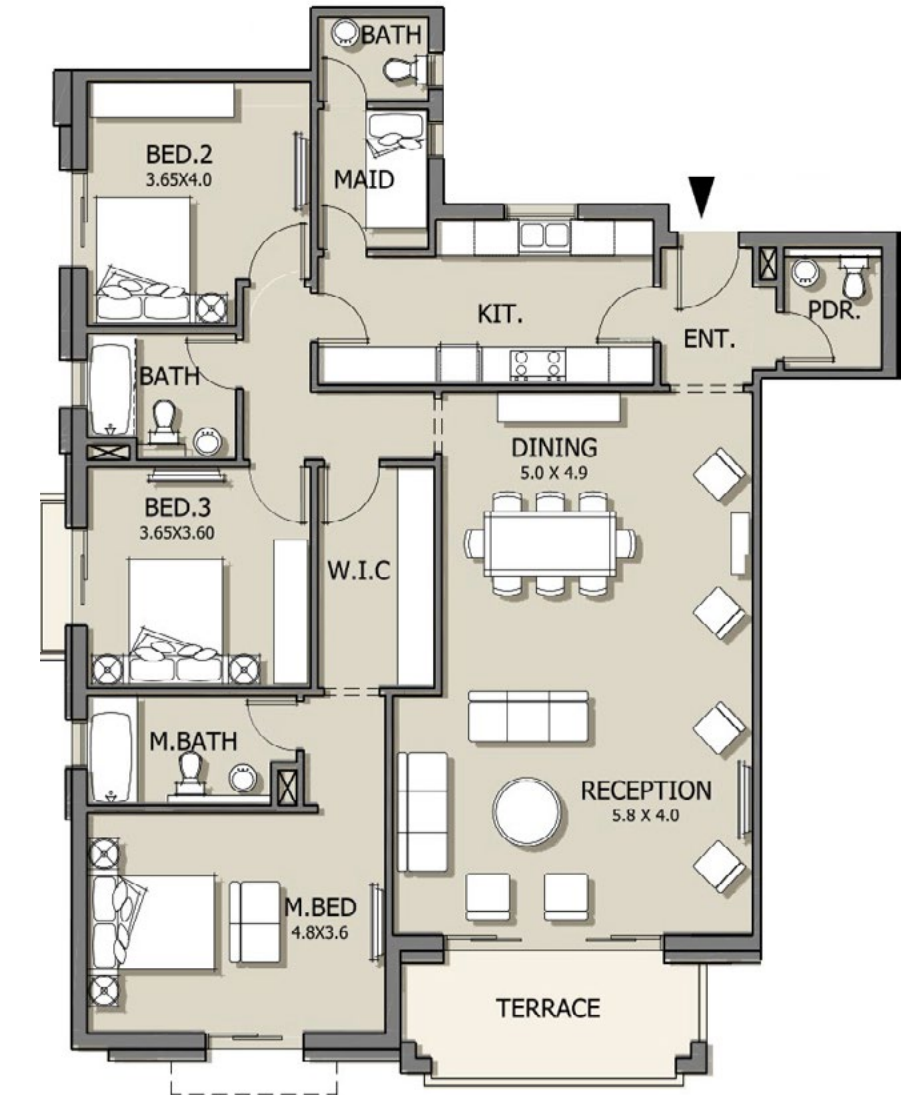
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APARTMENT TYPE 45.4

2ND & 3RD FLOOR

NET AREA	169.36 SQM
TERRACE	11.32 SQM
TOTAL NET AREA	180.68 SQM
GROSS AREA	201.26 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1
MAID ROOM WITH BATHROOM	1

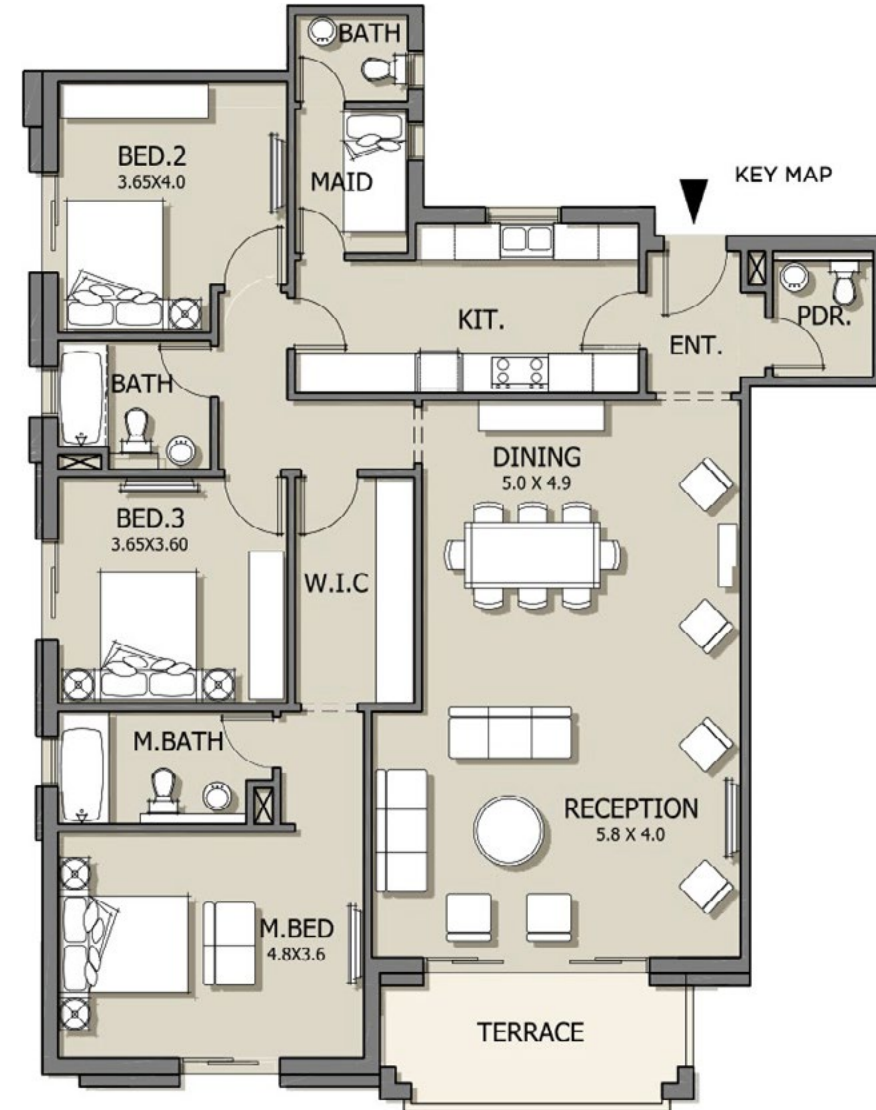
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APARTMENT TYPE 45.5

4TH FLOOR

NET AREA	169.36 SQM
TERRACE	9.83 SQM
TOTAL NET AREA	179.19 SQM
GROSS AREA	199.60 SQM



KEY MAP

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1
MAID ROOM WITH BATHROOM	1

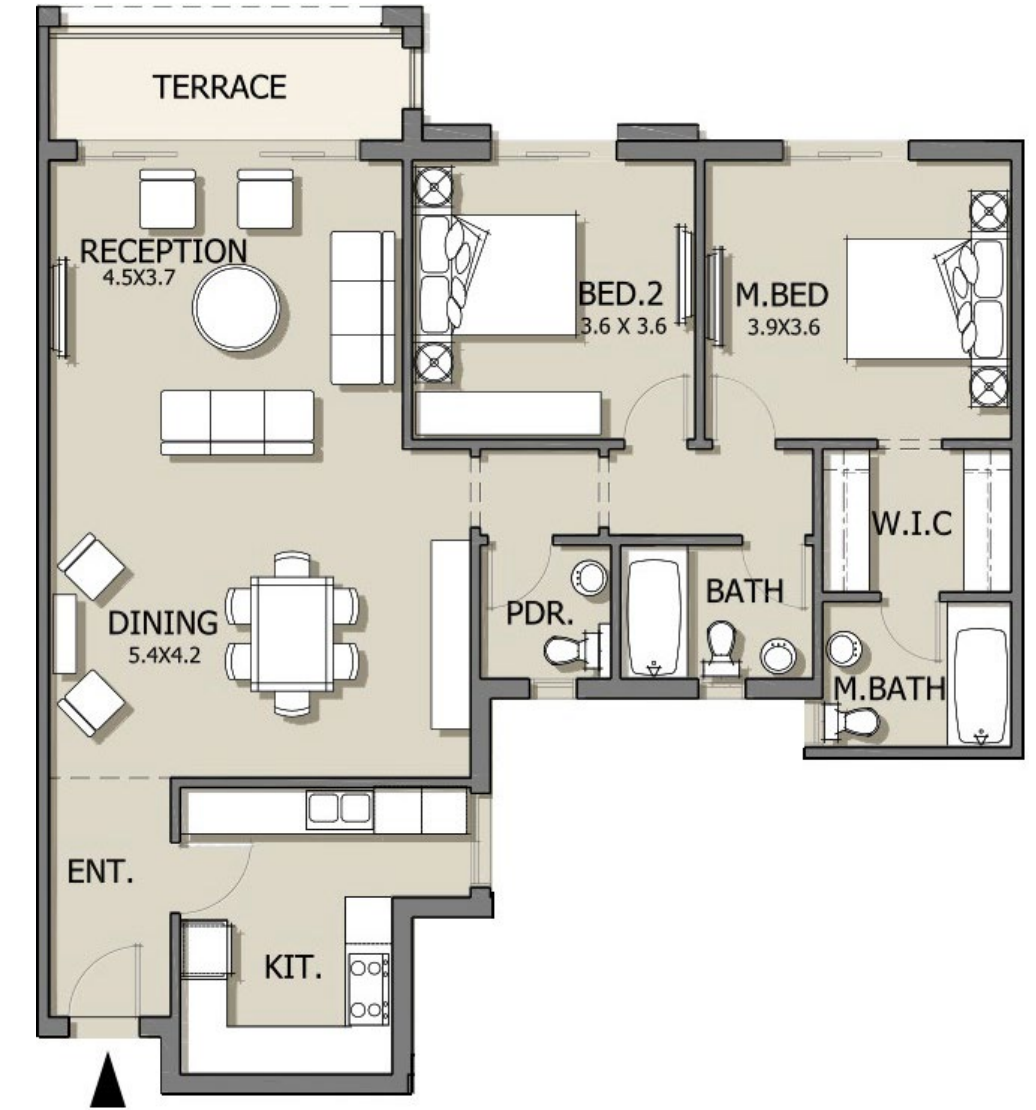
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APARTMENT TYPE 46.1

1ST & 2ND FLOOR

NET AREA	116.90 SQM
TERRACE	7.02 SQM
TOTAL NET AREA	123.92 SQM
GROSS AREA	138.04 SQM



KEY MAP

BEDROOMS	2
BATHROOMS	2
POWDER ROOM	1

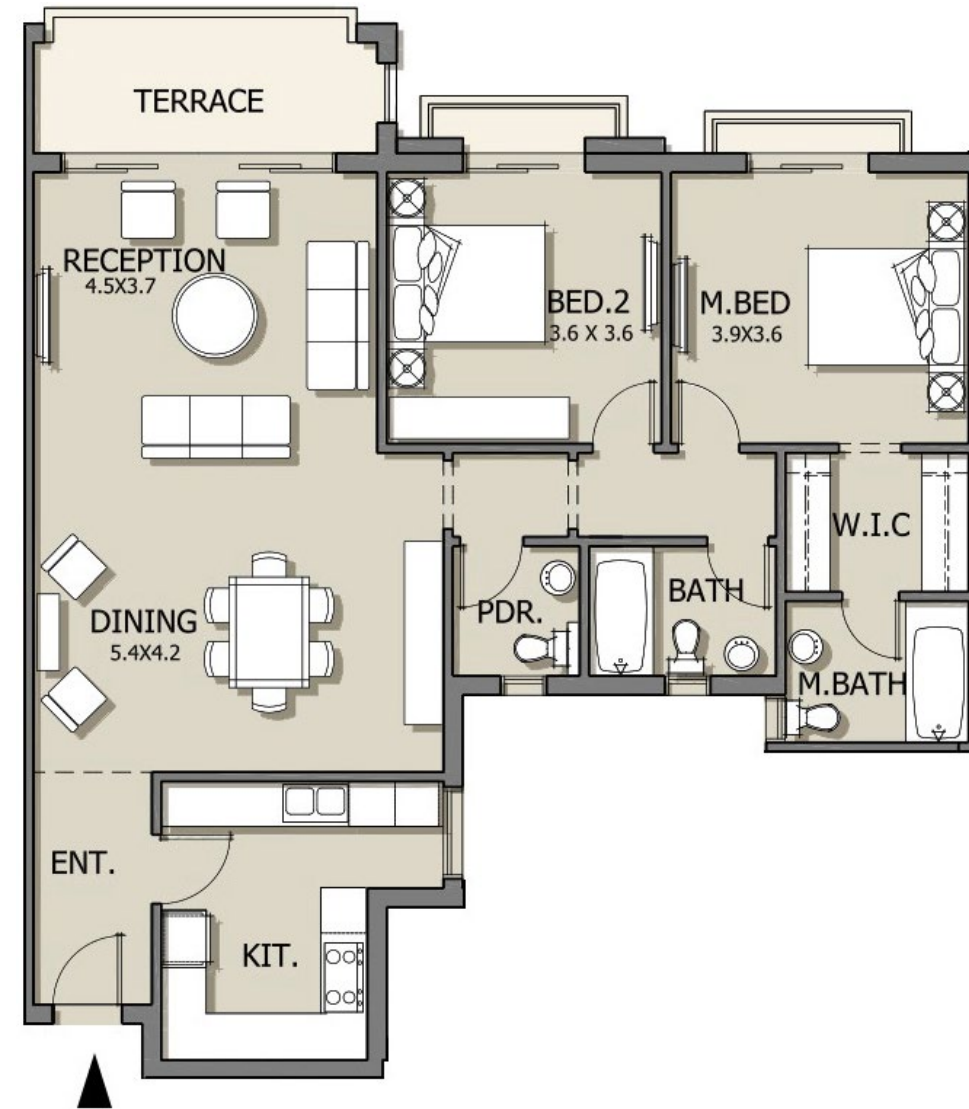
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APARTMENT TYPE 46.2

3RD FLOOR

NET AREA	116.90 SQM
TERRACE	12.03 SQM
TOTAL NET AREA	128.93 SQM
GROSS AREA	143.62 SQM



BEDROOMS	2
BATHROOMS	2
POWDER ROOM	1

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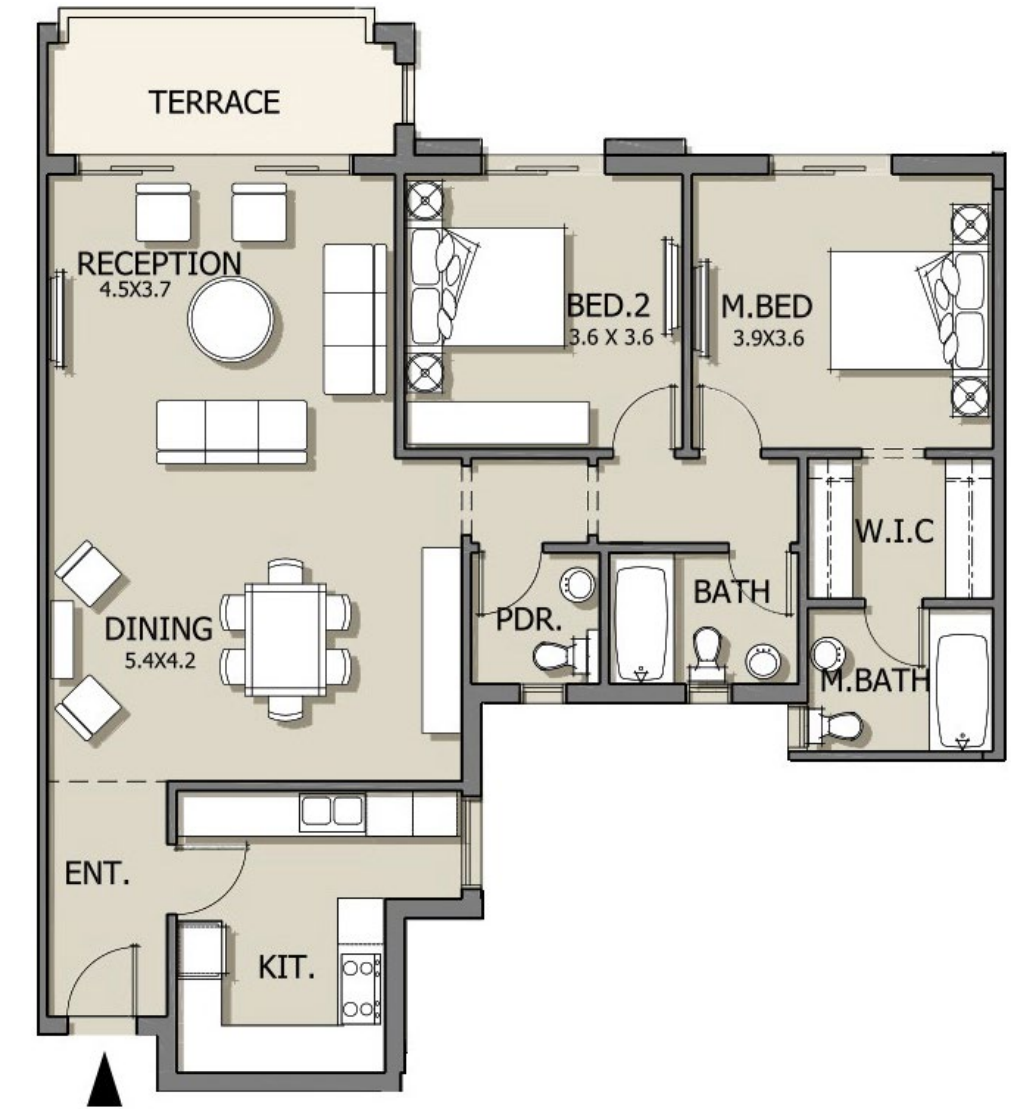


KEY MAP

APARTMENT TYPE 46.3

4TH FLOOR

NET AREA	116.90 SQM
TERRACE	9.05 SQM
TOTAL NET AREA	125.95 SQM
GROSS AREA	140.30 SQM



BEDROOMS	2
BATHROOMS	2
POWDER ROOM	1

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KEY MAP

AVENUES

R E S I D E N C E S

FINISHING SPECIFICATIONS

FOYER:

- Floors Imported marble tiles
- Walls Paint (off-white)
- Ceiling Paint (white)
- Skirting Imported marble tiles

LIVING, DINING & INTERNAL CORRIDORS:

- Floors Imported marble tiles
- Walls Paint (off-white)
- Ceiling Paint (white)
- Skirting Imported marble tiles

BEDROOMS:

- Floors Manufactured wooden flooring (HDF)
- Walls Paint (off-white)
- Ceiling Paint (white)
- Skirting Manufactured wooden flooring (HDF)

ALL BATHROOMS:

Master Bathrooms & Powder

- Floors High quality of local ceramic tiles.
- Walls High quality of local ceramic tiles & paint (off-white)
- Ceiling Paint (white)

Secondary Bathrooms

- Floors High quality of local ceramic tiles
- Walls High quality of local ceramic tiles & paint (off-white).
- Ceiling Paint (white)

SANITARY WARE:

- High quality local sanitary fixtures and fittings - chrome mixers
- All vanities are wall-hung type

KITCHEN:

- Floors High quality of local ceramic tiles
- Walls Paint (off-white)
- Ceiling Paint (white)
- Skirting High quality of local ceramic tiles

KITCHEN CABINETS & PANTRY (IF ANY):

- Not included

UTILITY BEDROOMS & BATHROOMS:

- Floors Local ceramic tiles
- Walls Paint (off-white)/Full height of local ceramic tiles in case of bathrooms
- Ceiling Paint (white)
- Skirting Local ceramic tiles

ALUMINIUM & GLAZING:

- Aluminium Works Powder coated aluminium frames

WOODWORK:

- Internal Doors Stained oak veneer

WATER HEATER:

- Not included

APPLIANCES:

- Not included

AIR CONDITIONING:

- Not included

- All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalents will then be installed instead.



E M A A R S A L E S C E N T R E S

Main Branch:

Uptown Cairo (Emited Ramsis St. exit from the 6th October bridge)

Heliopolis Branch:

40, Thawra St.

Mohandseen Branch:

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

New Cairo Branch:

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

Dubai Branch:

Emaar Square Building 2, Downtown Dubai.

www.mivida-egypt.com