



MIVIDA

WHERE LIFE COMES TOGETHER

BOULDER HARD RESIDENCES



JUST BREATHE MIVIDA

Emaar Misr's truly green community in New Cairo, with lush landscapes designed by renowned international landscape design firm "The Collaborative West". Mivida was directly inspired by the personal tastes and needs of Cairo urban dwellers who are looking for an escape from the city without compromising on the convenience of city life.

The meticulously planned 860-acre community is an integrated development that includes a harmonious mix of residential, commercial and leisure facilities that will guarantee its residents a hassle-free lifestyle. From elegant villas to uniquely designed townhouses and apartments, Mivida's diverse product offering caters to a wide range of discerning homeowners. With architectural styles reminiscent of Santa Barbara, California.



A STRATEGIC LOCATION

Mivida is strategically located in the heart of New Cairo City, which is quickly becoming a new urban center. It is ideally situated in proximity to the American University in Cairo and only 20 minutes away from Cairo International Airport. Mivida benefits from having multiple access points through Road 90, Suez and Sokhna Roads.

Mivida has been meticulously planned to create the perfect balance between open space and buildings, with extra emphasis on "green". Lakes, trails and meandering pathways are peppered through-out the development creating an unrivalled ambience. World-renowned urban and masterplanners have come together to create the ideal use of space, to offer opulent homes alongside a vibrant downtown area that is well-segregated for absolute comfort and peace of mind.



WELCOME TO THE VIBRANT SIDE OF LIFE

Welcome to Mivida Boulevard, the pulsing vibrant heart of the greenest development in New Cairo.

Inspired by the famous Las Rambla of Barcelona, this one of a kind destination is set to be a thriving cosmopolitan area featuring an array of upscale shopping, leisure and entertainment venues. Set in a contemporary environment with lush landscaping, outdoor seating and beautiful canopies, discover life at its finest, discover the vibrant side of life.





BOULEVARD RESIDENCES: WHEN NATURE MEETS URBAN

Situated in the heart of Mivida, this vibrant and colorful community is set to be part of the dynamic core of the entire development. Offering a unique blend between urban bustle, contemporary luxury and a natural way of life, discover Mivida's unique living experience at Boulevard Residences.

Rich in amenities, Boulevard Residences offer you a range of exclusive services including, a state of the art gym, swimming pool and your very own concierge service. Combined with Mivida's fully-integrated facilities, all your needs are within reach, including a shopping mall and Mivida's 33 acre sports club a heartbeat away.



ARCHITECTURE REMINISCENT OF SANTA BARBARA

Reminiscent of contemporary Santa Barbara architecture which is originally inspired by a unique blend of Spanish and Mediterranean design, The Boulevard Residences bring young luxury living to a cosmopolitan, bustling and vibrant setting. Timeless large arches, and generously spacious entrances, revive the charm of the past with a modern twist.



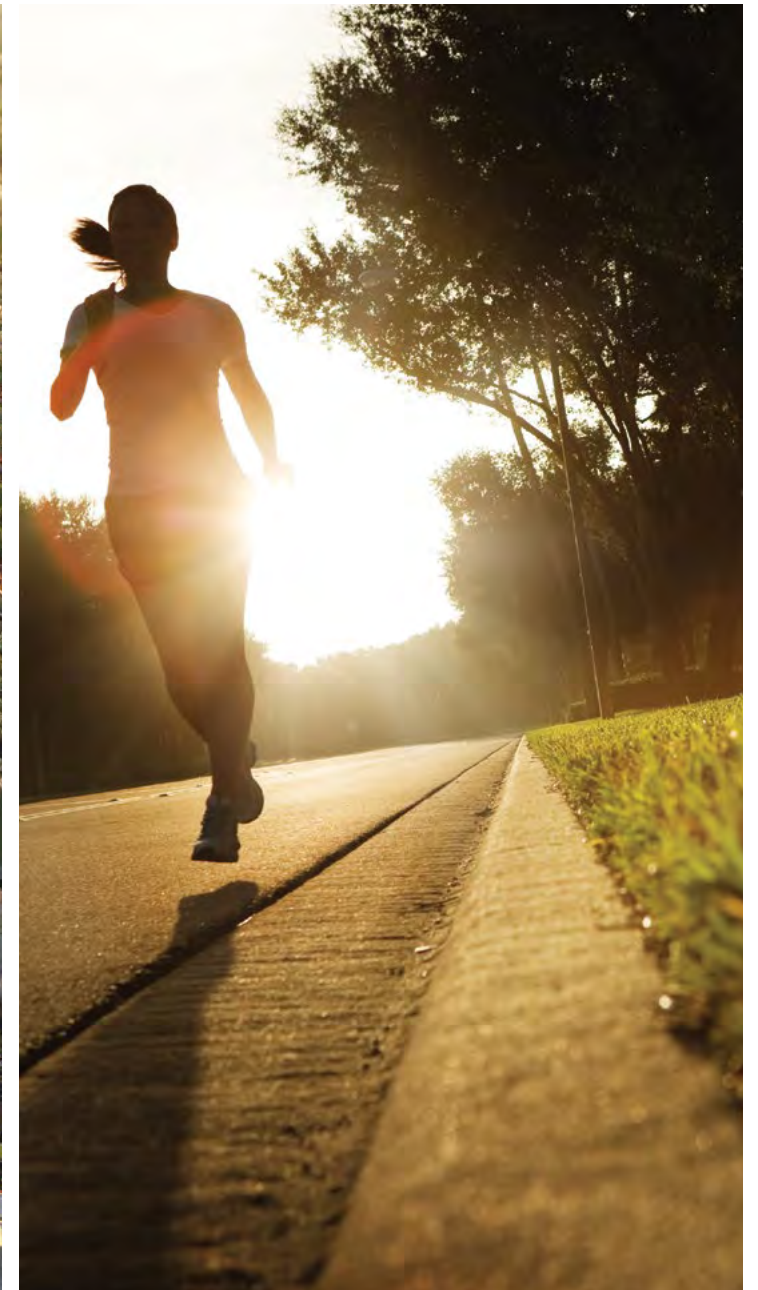
SPECTACULAR VIEWS IN ALL DIRECTIONS

The Boulevard view homes are designed for the cosmopolitan sophisticates who long for an authentic urban experience outside their window. Spoil yourself and wake up to the bustling, vibrant downtown Boulevard.



STUNNING VIEWS OF THE INNER GARDEN

Inner garden view homes are designed meticulously boasting spectacular views of the stunning inner courts' green open spaces celebrating the outdoors. The inner courtyards are beautifully landscaped, peppered with amenities to fit the needs of the entire family with a pool, fitness center, barbeque and a kids' area all offering a one-of-a-kind tranquil ambiance fit for pure relaxation.



A LUSH GREEN PARK AROUND THE CORNER

Boulevard Residences redefine everything we've come to know about urban living in the heart of nature. A Lush Green Park & Lake District lay in wait a short walk away. Surrounded by calming greenery, a jogging pathway that nurtures both an outdoor activities area and a robust playground area for your little bundles of joy, at Boulevard Residences you don't have to go far for the simple things in life.



MIVIDA BUSINESS PARK

The Mivida business park brings you world-class facilities in an aesthetically-pleasing environment layered with greenery that will enhance productivity and reduce stress. The 150,000-square-meter office space includes amenities such as an executive gym, spacious meeting rooms, a state-of-the-art business center and attractive outdoor food and beverage areas with covered terraces and landscaped walkways.



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.



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.



MIVIDA SPORTS CLUB

The Mivida Sports Club is designed to cater to your well-being, which is why nothing has been spared to ensure that Mivida residents have it all. From tennis, basketball and other multi-purpose courts to squash courts, a soccer field and swimming pools. Jog around the jogging tracks or train at the state of the art gymnasium, whatever your interest, you will find at the Mivida Sports Club.



MIVIDA SCHOOL

We know that your children are your life, which is why to make your Mivida living experience exceptional, Mivida is home to an array of facilities dedicated solely to your loved ones. Schools, parks, playgrounds and educational facilities galore, you can always rest assured your children are safe and living life the way they should.



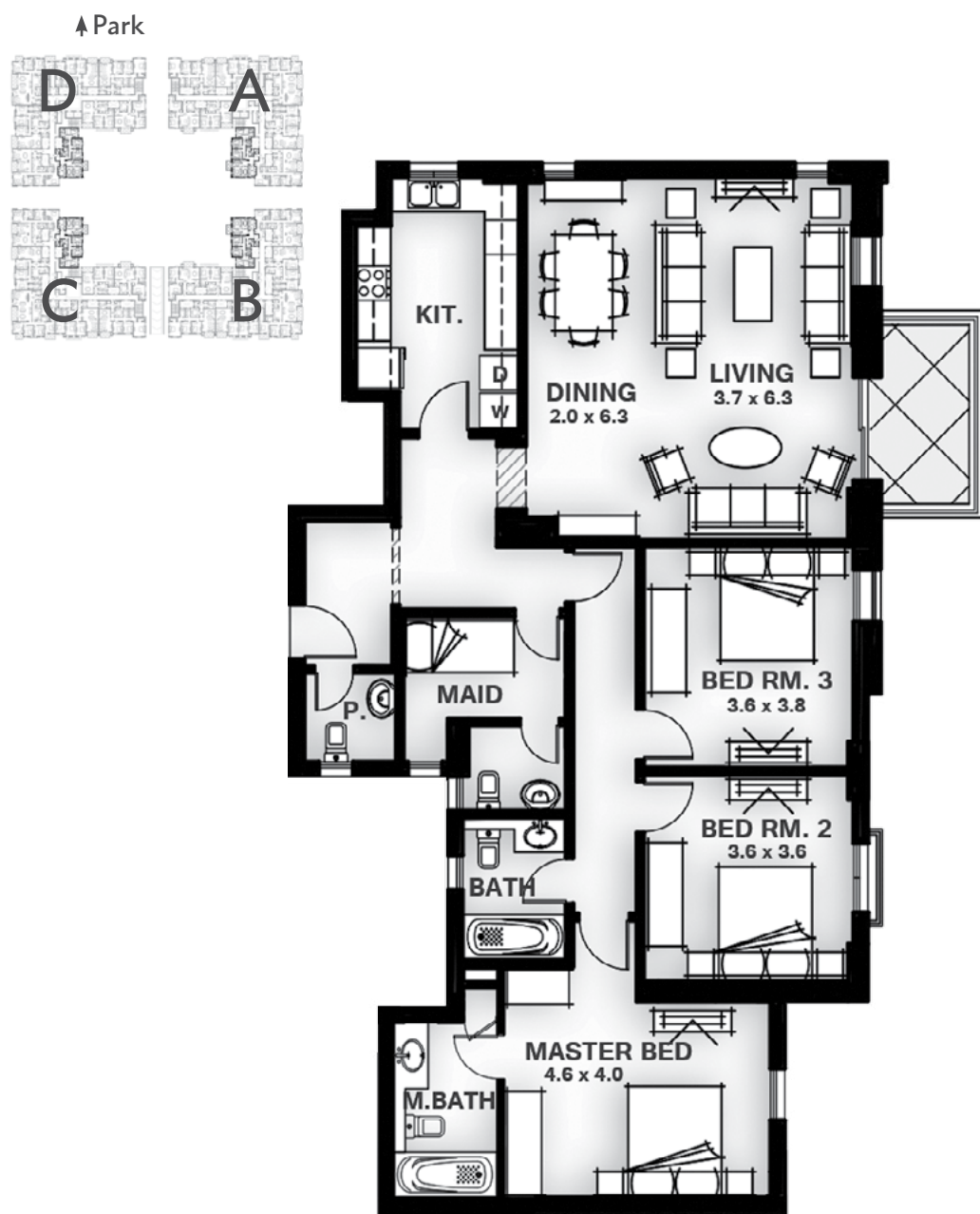
FLOOR PLANS

APARTMENT TYPE 15

GROSS AREA: 190.60 sqm

APARTMENT TYPE 16

GROSS AREA: 238.71 sqm



Apartment Components	Apartment	Area
Bedrooms	3	154.65 sqm
Bathrooms	2	7.23 sqm
Powder room	1	
Maid's room with bathroom	1	
	Total Net area	161.88 sqm



Apartment Components	Apartment	Area
Bedrooms	3	195.01 sqm
Bathrooms	2	7.73 sqm
Powder room	1	
Family Room	1	
Maid's room with bathroom	1	
	Total Net area	202.74 sqm

DISCLAIMER:

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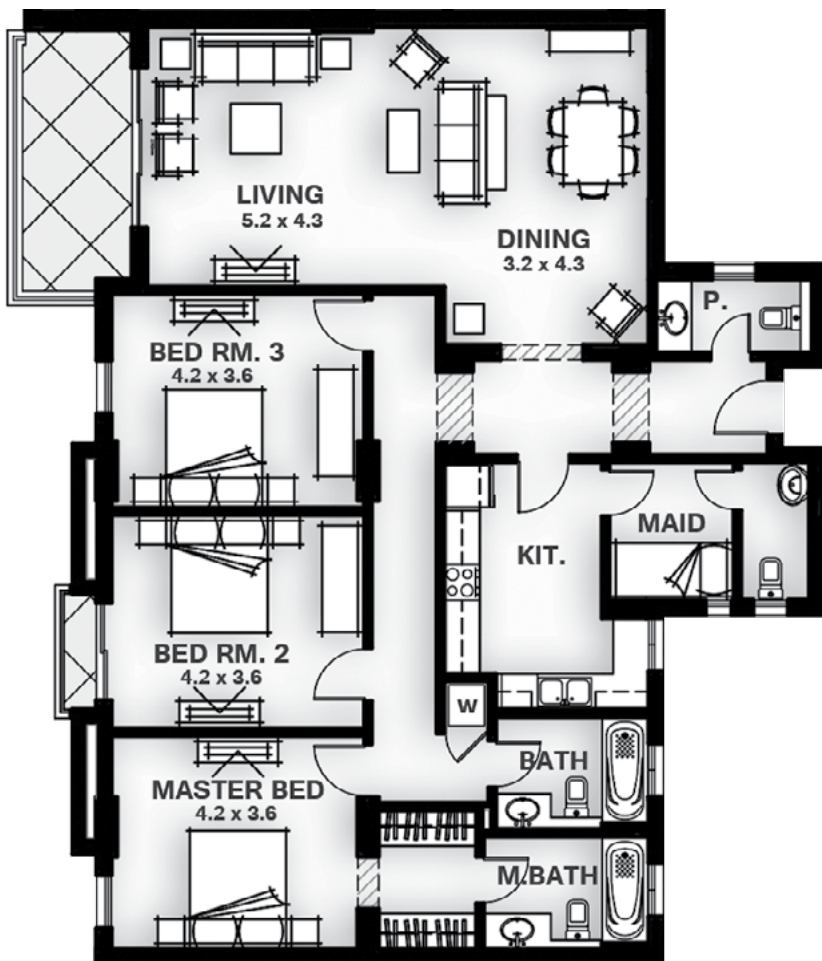
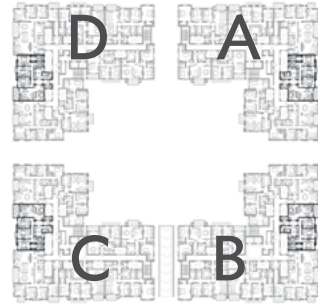
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APARTMENT TYPE 17

GROSS AREA: 208.17 sqm

↑ Central Park

↑ Park



Apartment Components		Apartment	
Bedrooms	3	Net area	165.55 sqm
Bathrooms	2	Terrace	11.25 sqm
Powder room	1	Total Net area	176.80 sqm
Maid's room with bathroom	1		

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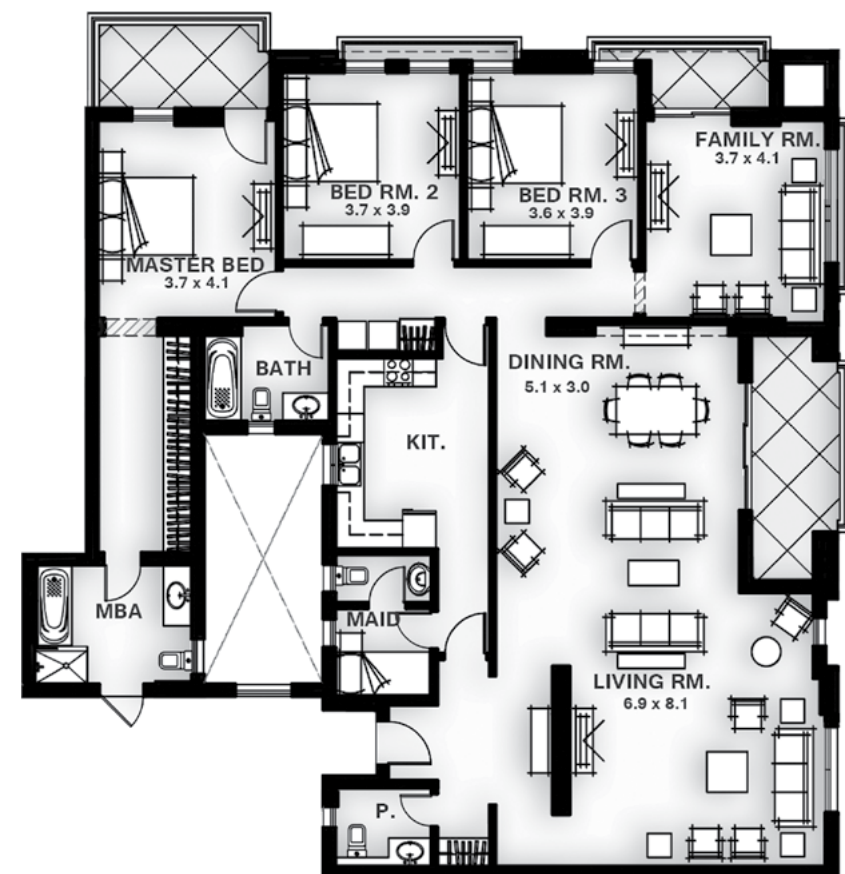
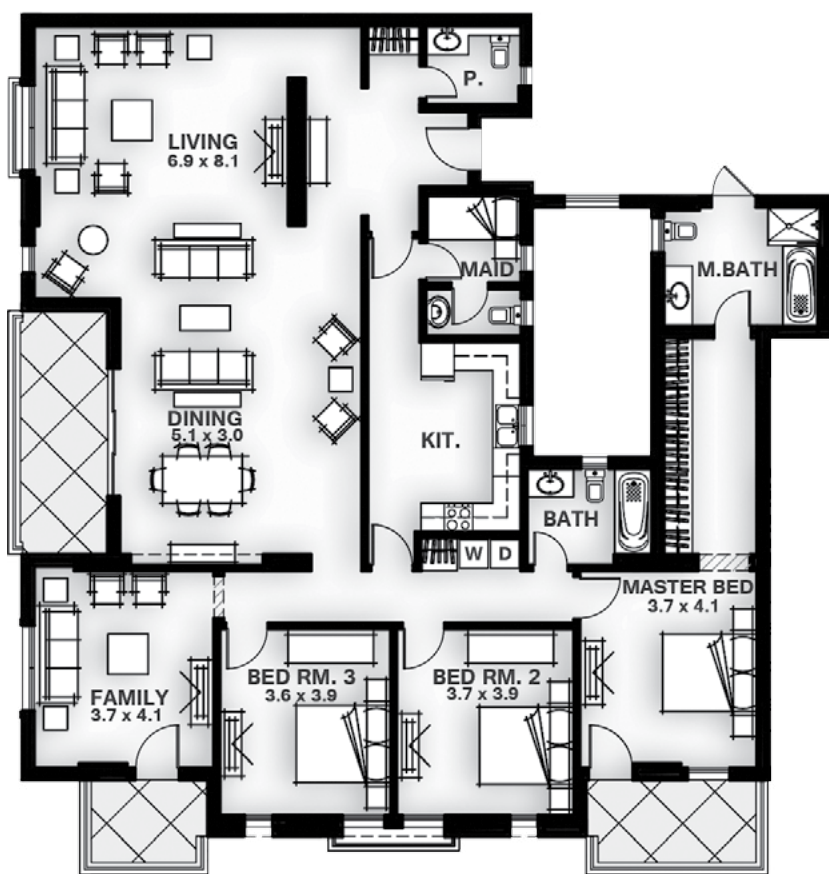
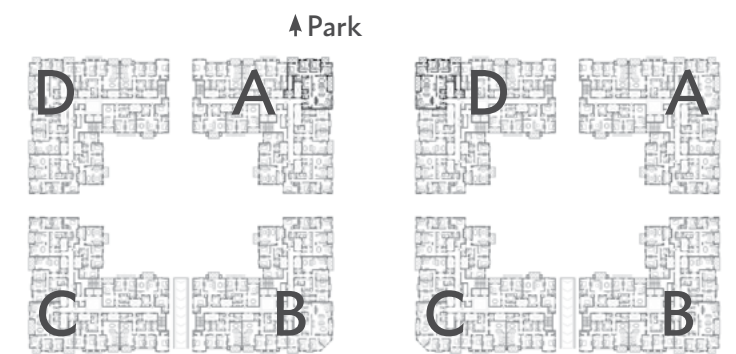
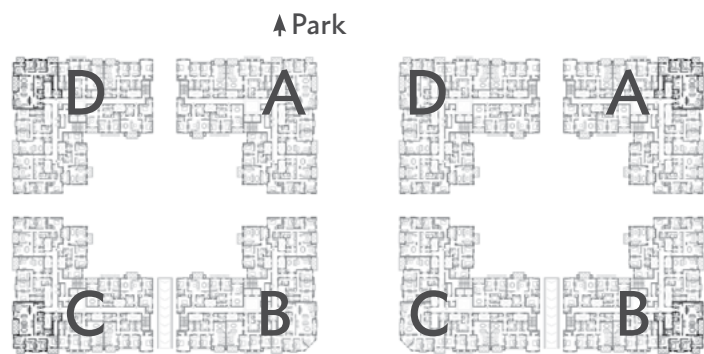
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- All dimensions shall be provided by the contractor and are for reference only. Actual dimensions and drawings are approximate and information is subject to change without notice. At the time of development, the area shown is for reference only.
- Dimensions are to the center of the wall unless otherwise specified.
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APARTMENT TYPE 18

GROSS AREA: 289.05 sqm

APARTMENT TYPE 18.1

GROSS AREA: 289.05 sqm



Apartment Components	Apartment	Area
Bedrooms	3	Net area 220.83 sqm
Bathrooms	2	Terrace 24.66 sqm
Powder room	1	Total Net area 245.49 sqm
Family Room	1	
Maid's room with bathroom	1	

Apartment Components	Apartment	Area
Bedrooms	3	Net area 220.83 sqm
Bathrooms	2	Terrace 24.66 sqm
Powder room	1	Total Net area 245.49 sqm
Family Room	1	
Maid's room with bathroom	1	

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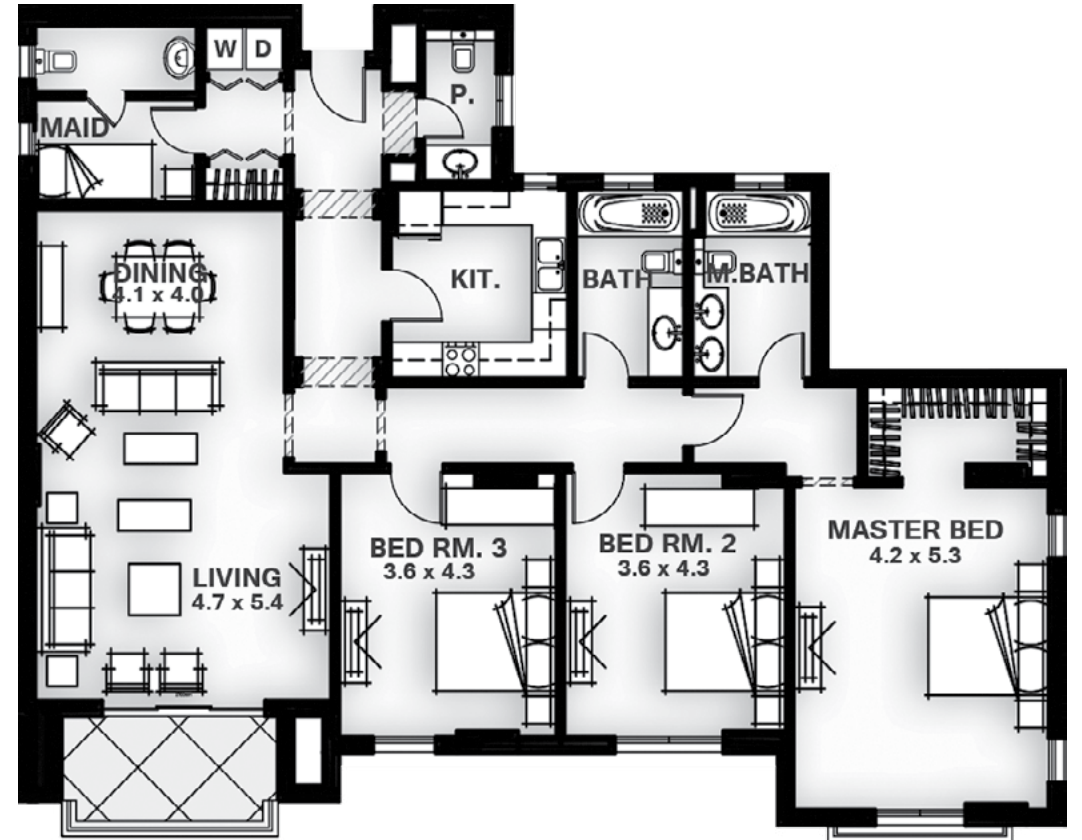
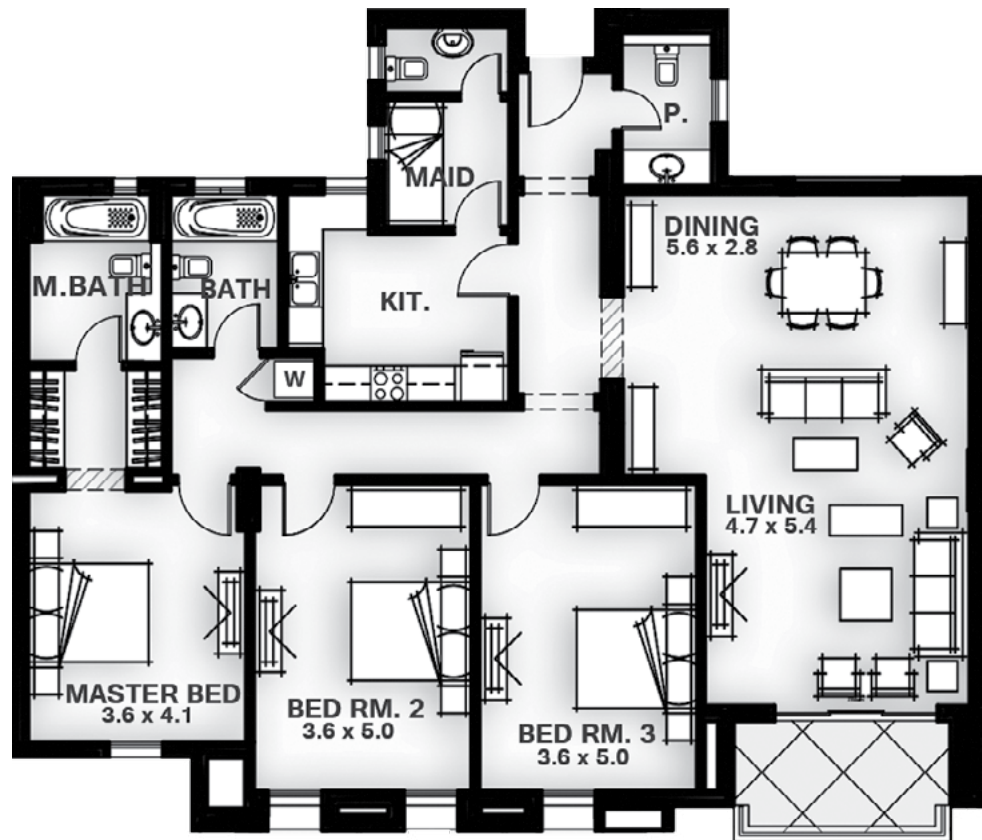
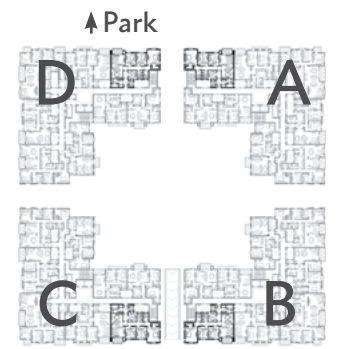
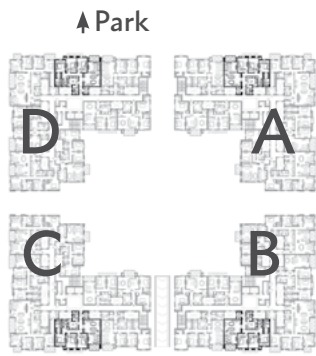
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APARTMENT TYPE 19

GROSS AREA: 213.87 sqm

APARTMENT TYPE 20

GROSS AREA: 216.94 sqm



Apartment Components		Apartment	
			Area
Bedrooms	3	Net area	173.86 sqm
Bathrooms	2	Terrace	7.78 sqm
Powder room	1	Total Net area	181.64 sqm
Maid's room with bathroom	1		

Apartment Components		Apartment	
			Area
Bedrooms	3	Net area	175.05 sqm
Bathrooms	2	Terrace	9.20 sqm
Powder room	1	Total Net area	184.25 sqm
Maid's room with bathroom	1		

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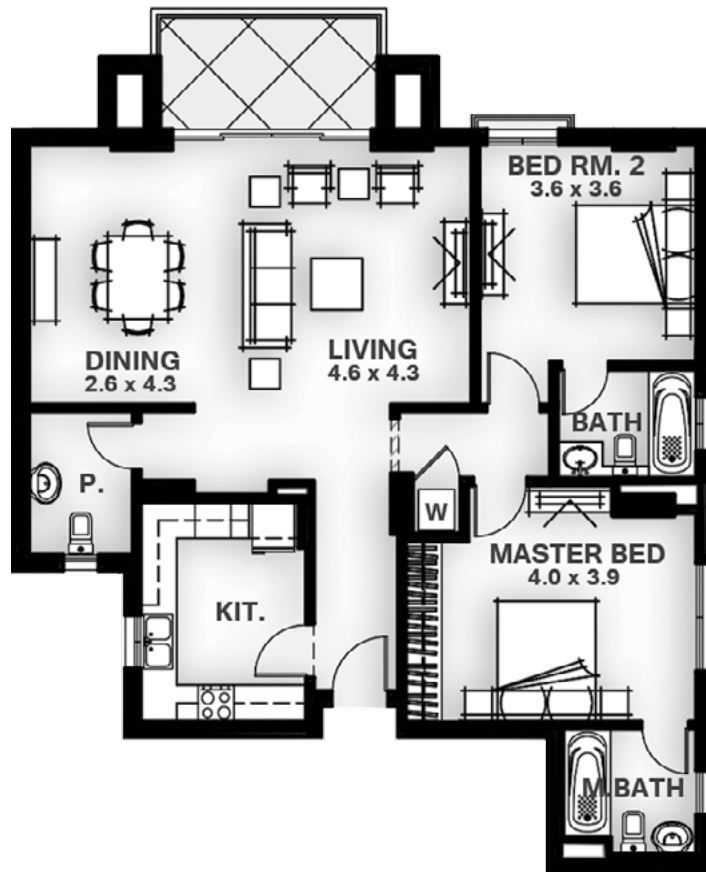
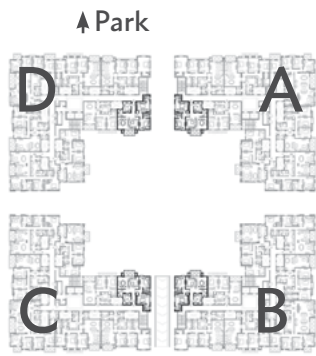
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APARTMENT TYPE 21

GROSS AREA: 148.22 sqm

APARTMENT TYPE 22

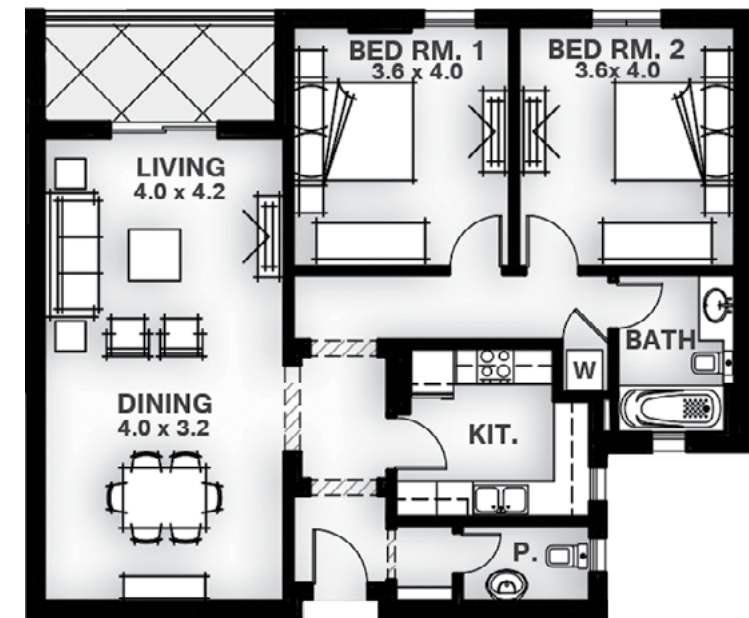
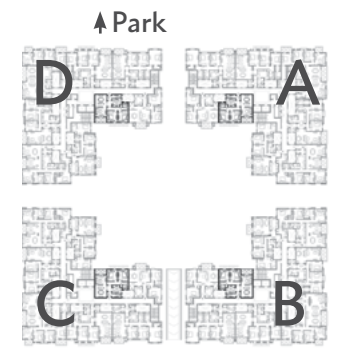
GROSS AREA: 132.97 sqm



Apartment Components	Apartment	Area
Bedrooms	2	Net area 115.61 sqm
Bathrooms	2	Terrace 10.27 sqm
Powder room	1	Total Net area 125.88 sqm

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Apartment Components	Apartment	Area
Bedrooms	2	Net area 104.8 sqm
Bathrooms	1	Terrace 8.13 sqm
Powder room	1	Total Net area 112.93 sqm

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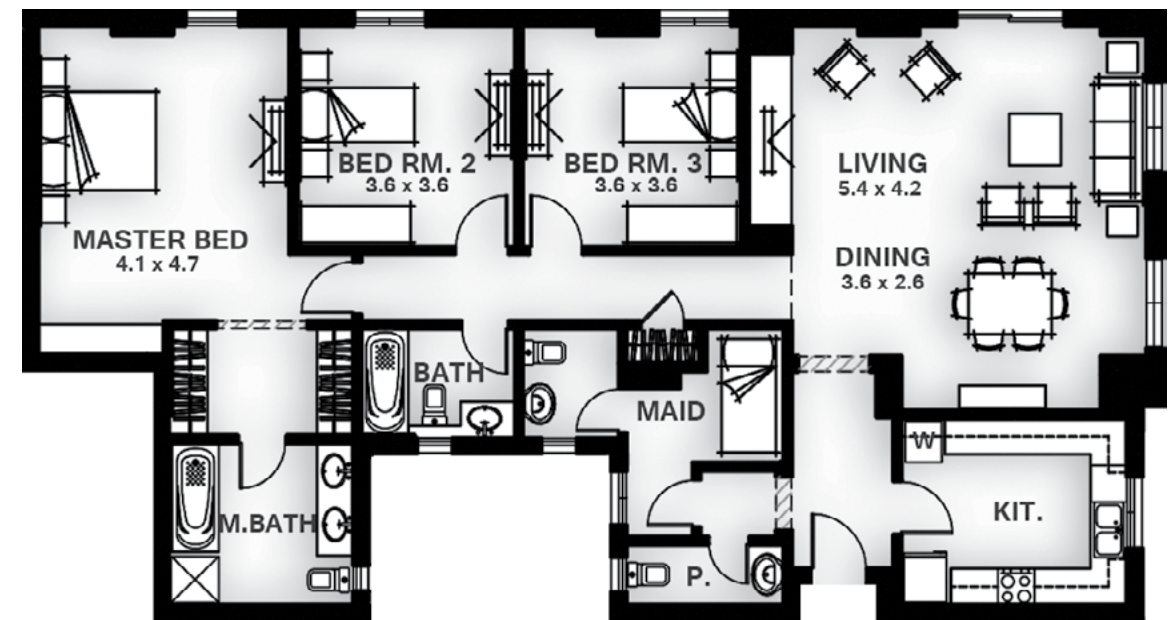
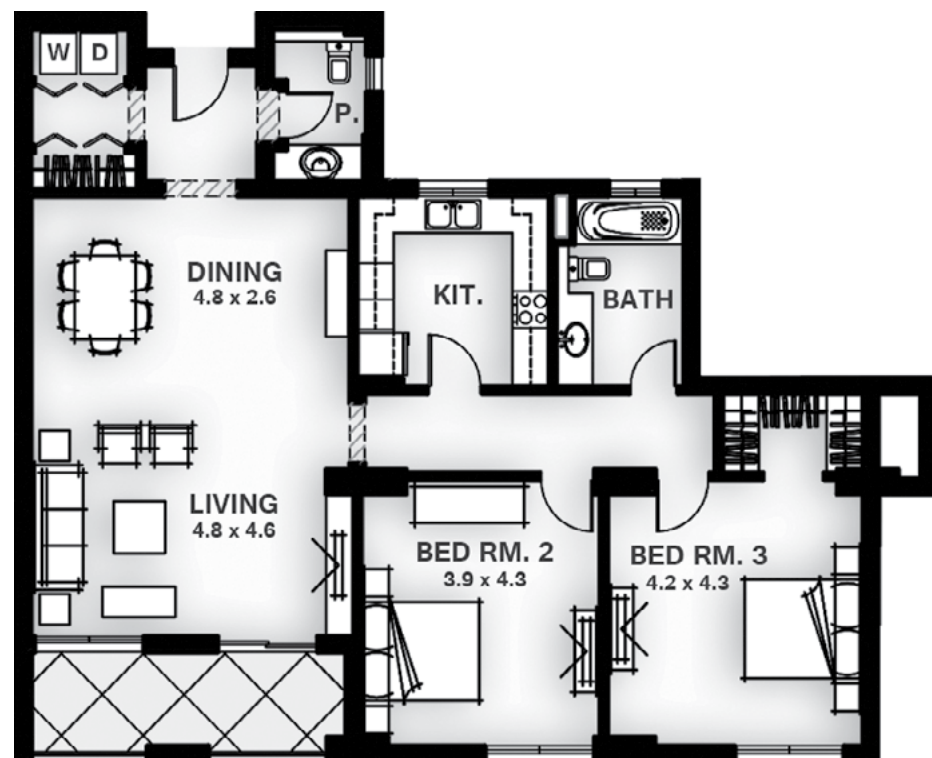
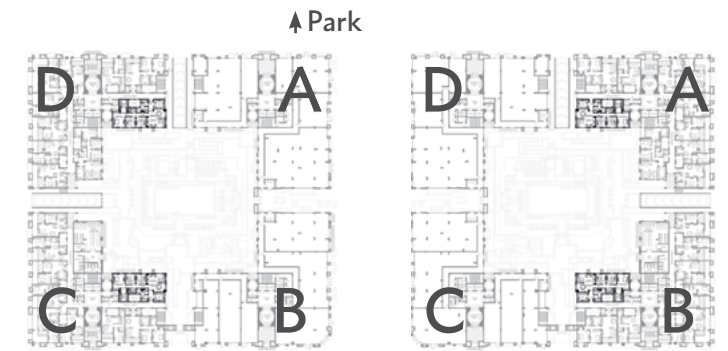
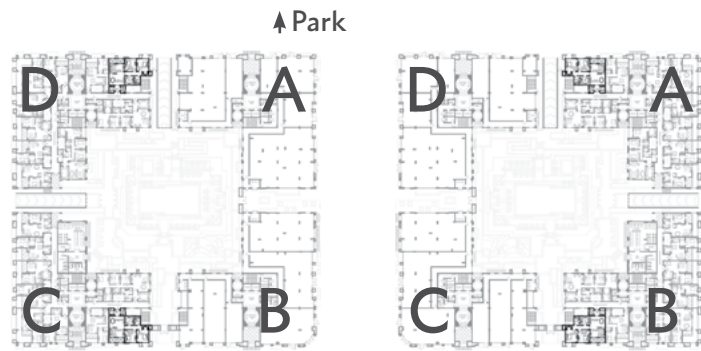
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APARTMENT TYPE 23

GROSS AREA: 167.70 sqm

APARTMENT TYPE 24

GROSS AREA: 196.77 sqm



Apartment Components		Apartment	Area
Bedrooms	2	Net area	132.87 sqm
Bathrooms	1	Terrace	9.56 sqm
Powder room	1	Total Net area	142.43 sqm

Apartment Components		Apartment	Area
Bedrooms	3	Net area	167.12 sqm
Bathrooms	2		
Powder room	1		
Maid's room with bathroom	1		

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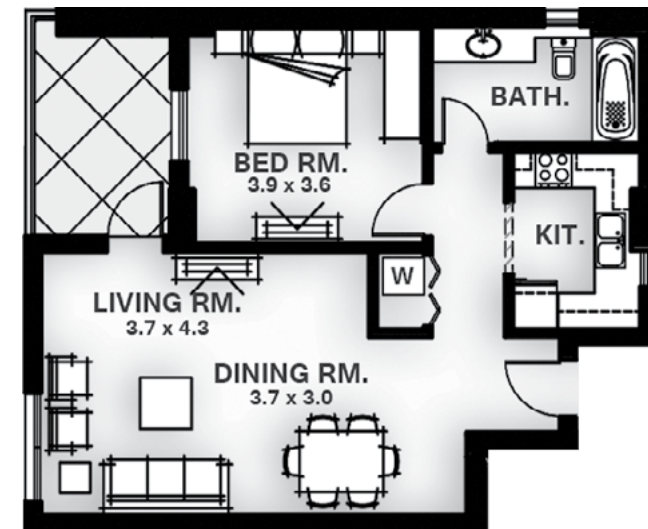
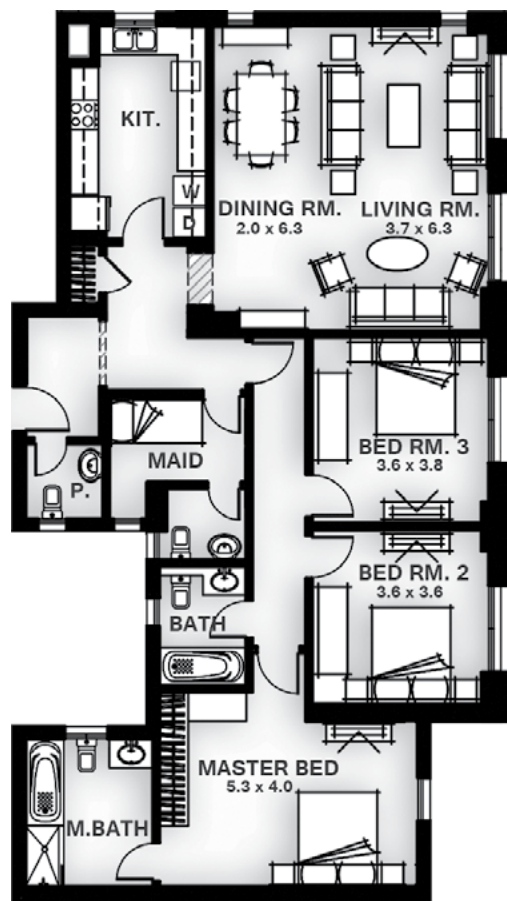
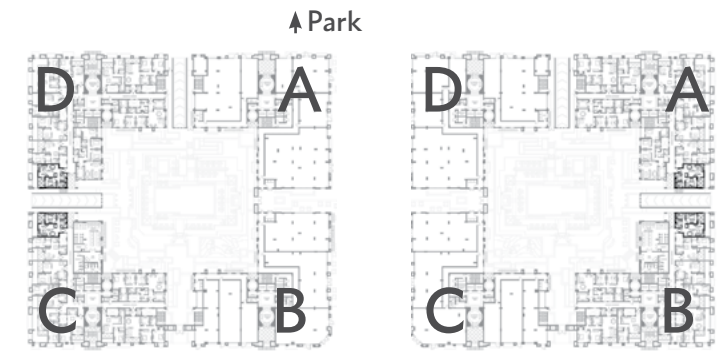
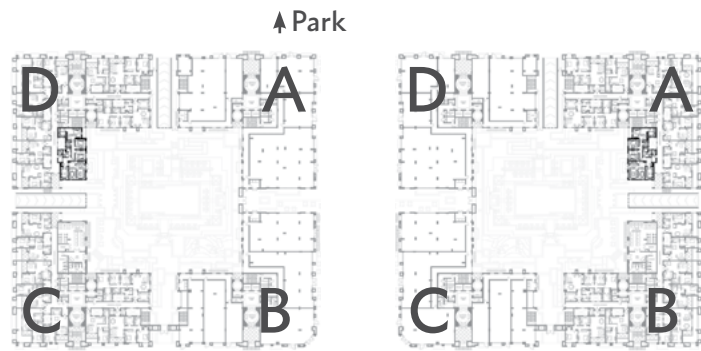
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APARTMENT TYPE 25

GROSS AREA: 190.86 sqm

APARTMENT TYPE 28.1

GROSS AREA: 96.06 sqm



Apartment Components	Apartment	Area
Bedrooms	3	
Bathrooms	2	
Powder room	1	
Maid's room with bathroom	1	
	Net area	162.10 sqm

Apartment Components	Apartment	Area
Bedrooms	1	
Bathrooms	1	
	Net area	72.65 sqm
	Terrace	8.93 sqm
	Total Net area	81.58 sqm

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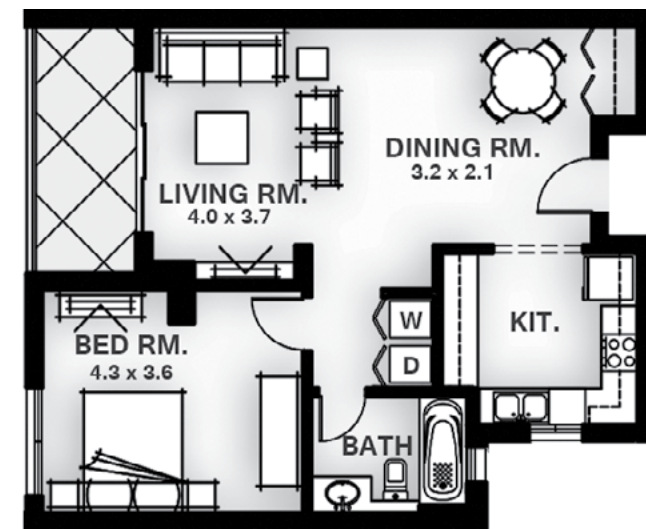
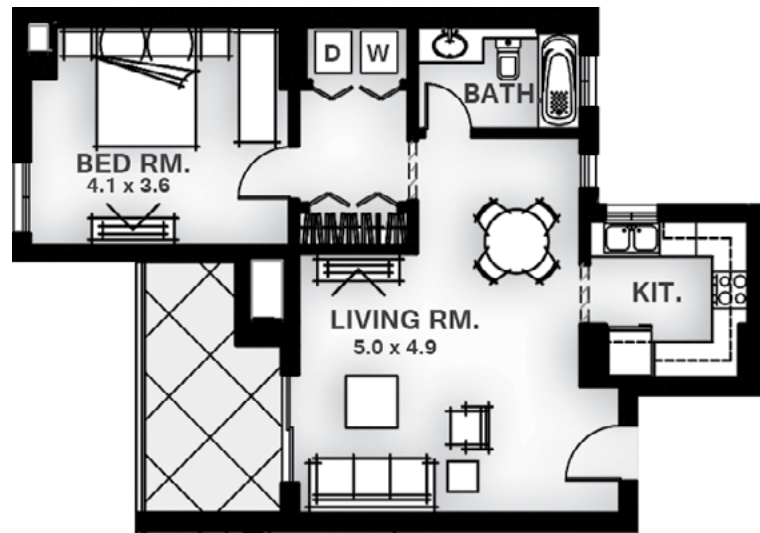
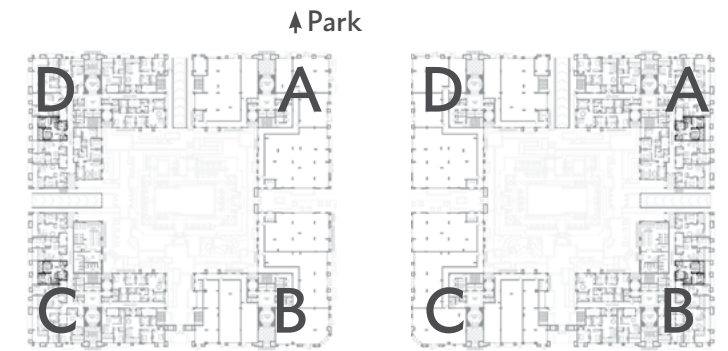
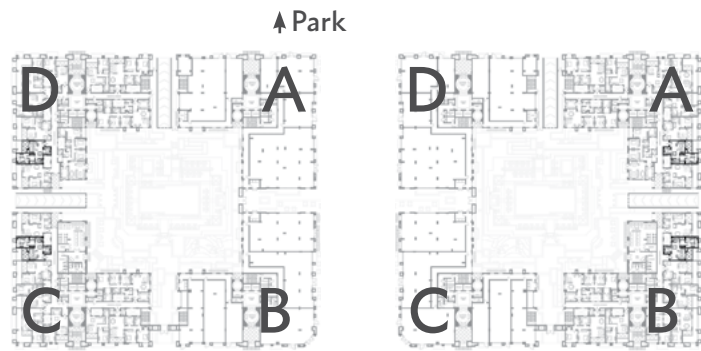
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APARTMENT TYPE 28.2

GROSS AREA: 94.63 sqm

APARTMENT TYPE 28.3

GROSS AREA: 94.61 sqm



Apartment Components		Apartment	Area
Bedrooms	1	Net area	70.11 sqm
Bathrooms	1	Terrace	10.26 sqm
		Total Net area	80.73 sqm

Apartment Components		Apartment	Area
Bedrooms	1	Net area	72.80 sqm
Bathrooms	1	Terrace	7.55 sqm
		Total Net area	80.35 sqm

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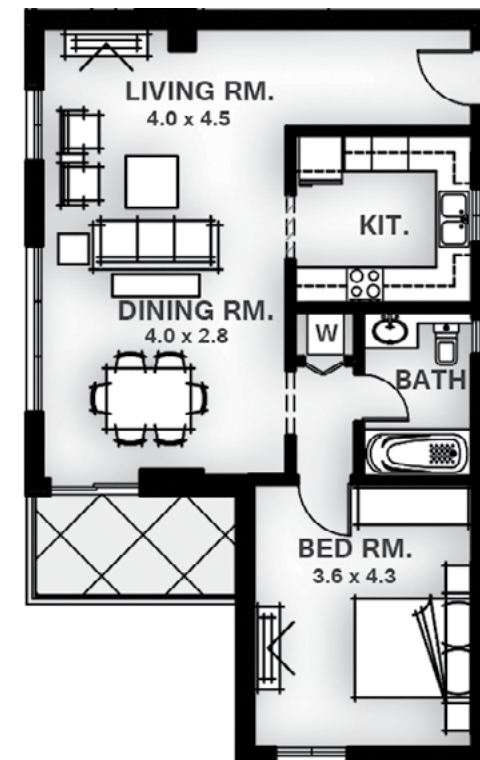
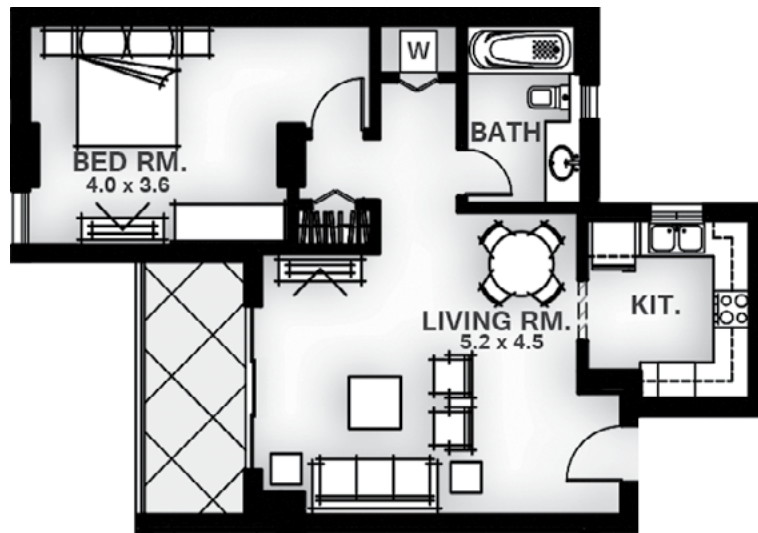
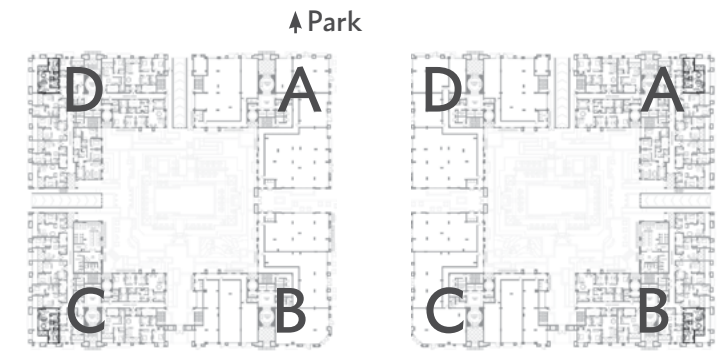
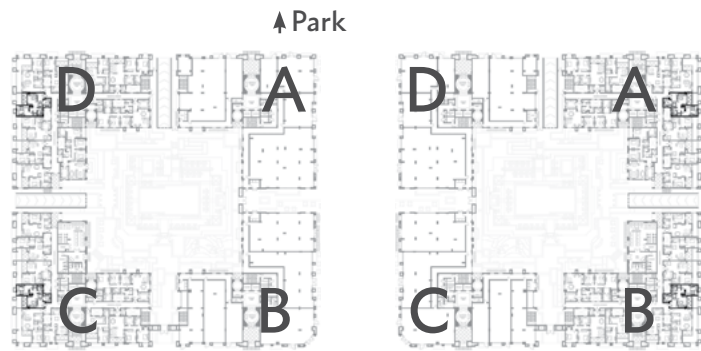
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APARTMENT TYPE 28.4

GROSS AREA: 95.54 sqm

APARTMENT TYPE 28.5

GROSS AREA: 96.70 sqm



Apartment Components	Apartment	Area
Bedrooms	1	73.45 sqm
Bathrooms	1	7.69 sqm
	Total Net area	81.14 sqm

Apartment Components	Apartment	Area
Bedrooms	1	75.92 sqm
Bathrooms	1	6.21 sqm
	Total Net area	82.13 sqm

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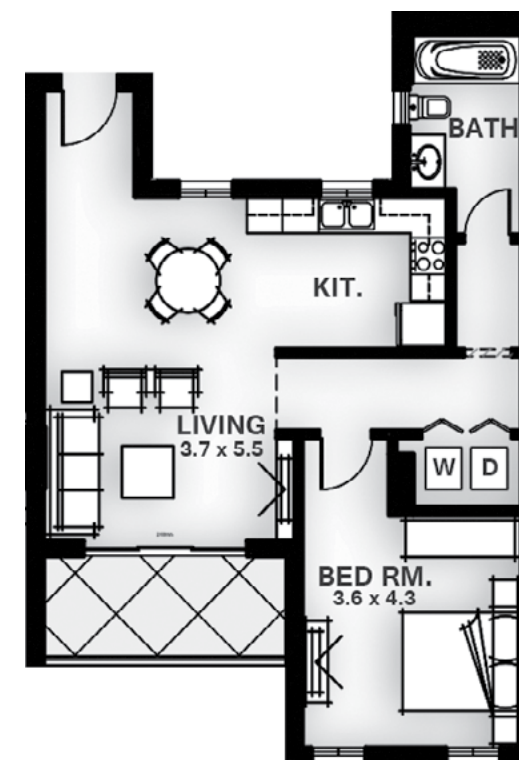
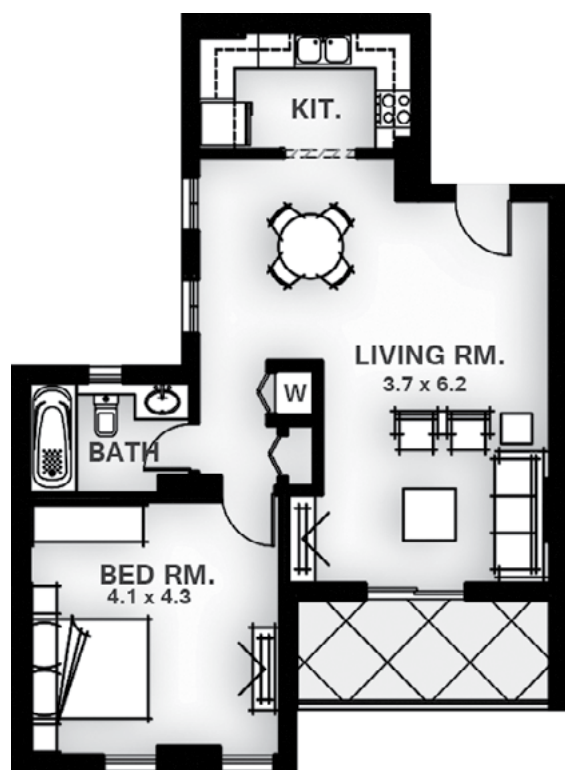
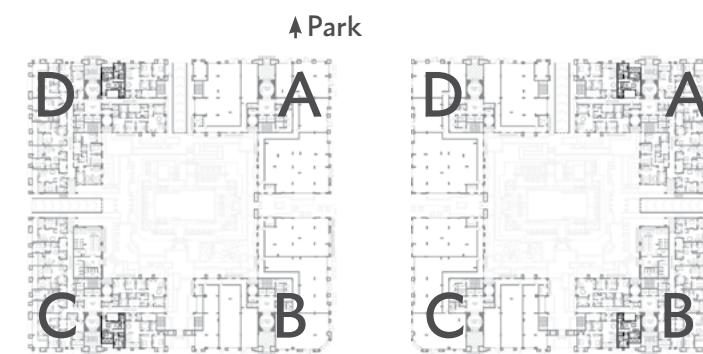
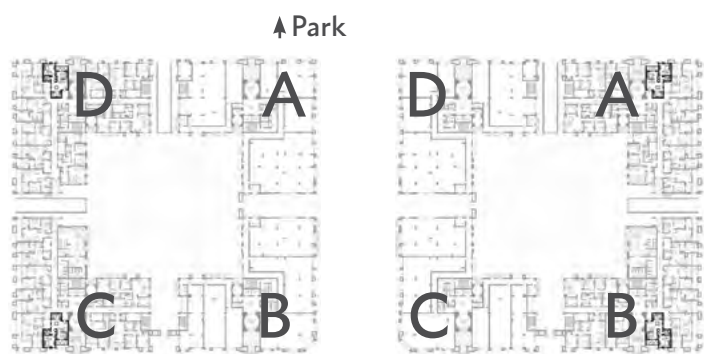
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate and information is subject to change without notice. 4. Actual 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.

APARTMENT TYPE 28.6

GROSS AREA: 98.40 sqm

APARTMENT TYPE 28.7

GROSS AREA: 95.81 sqm



Apartment Components	Apartment	Area
Bedrooms	1	75.65 sqm
Bathrooms	1	7.92 sqm
	Total Net area	83.57 sqm

Apartment Components	Apartment	Area
Bedrooms	1	73.72 sqm
Bathrooms	1	7.65 sqm
	Total Net area	81.37 sqm

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DISCLAIMER:

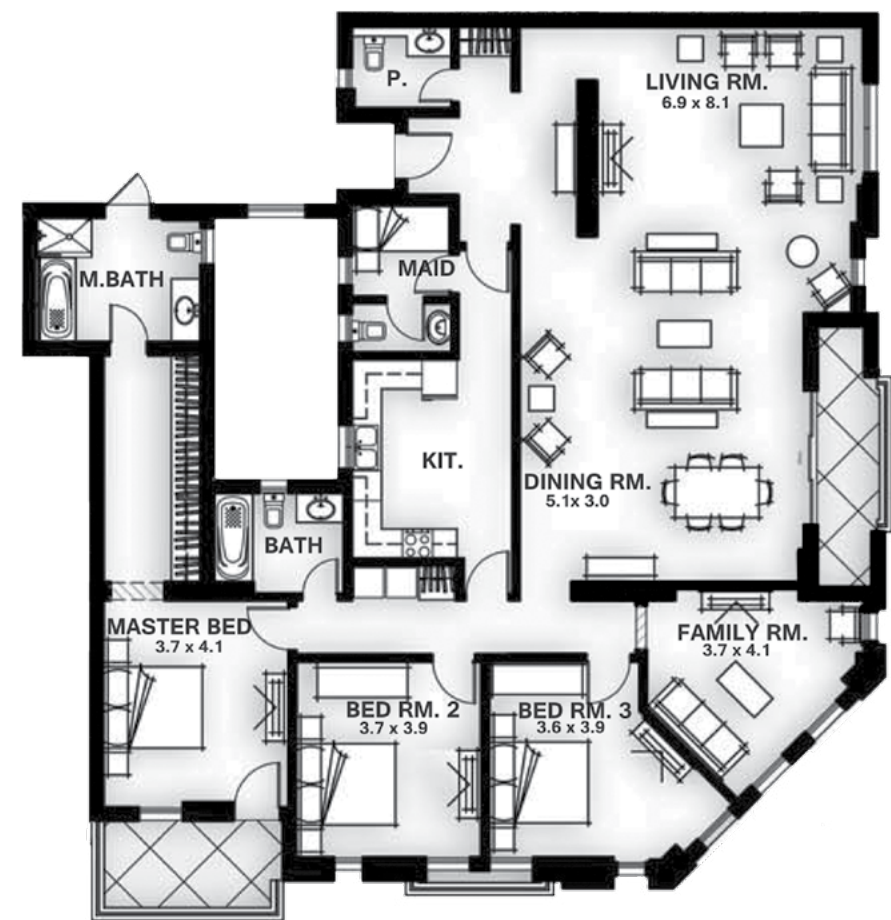
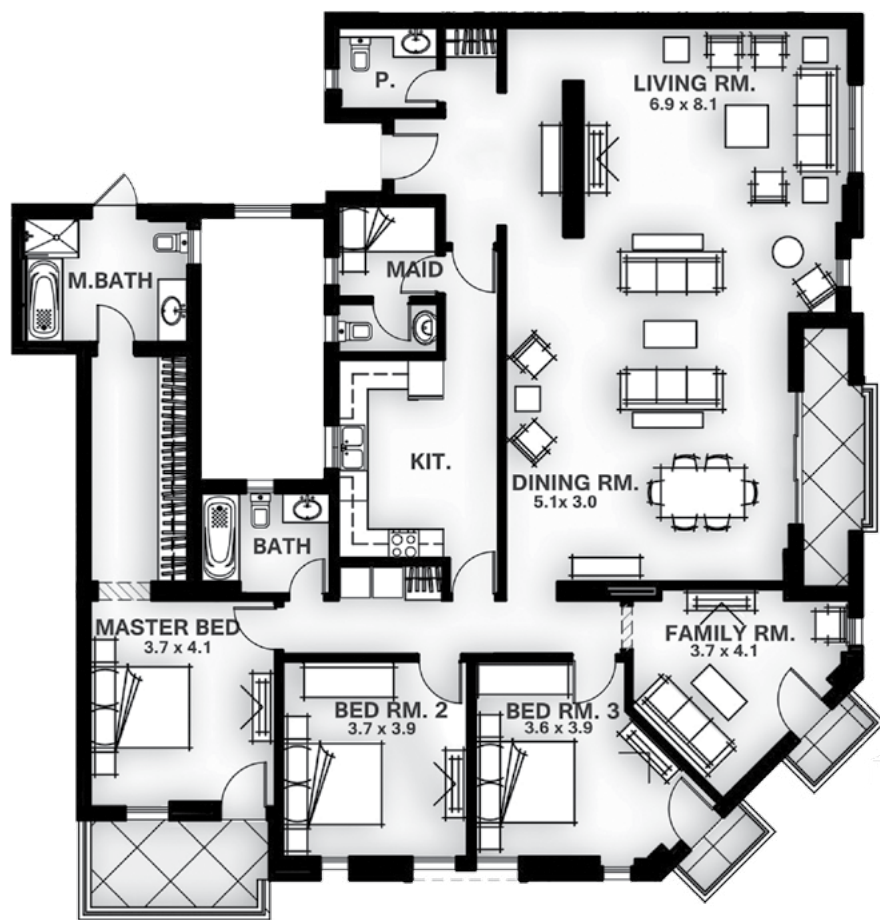
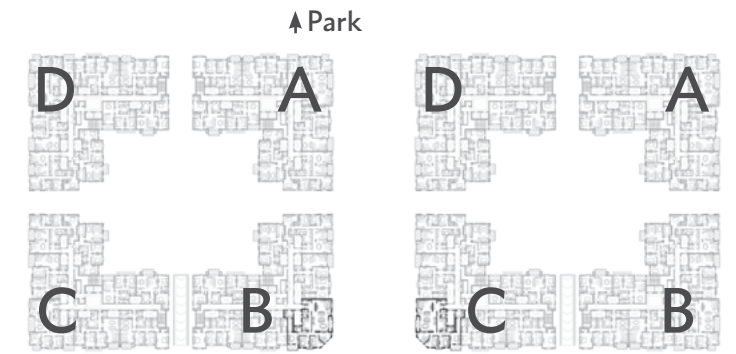
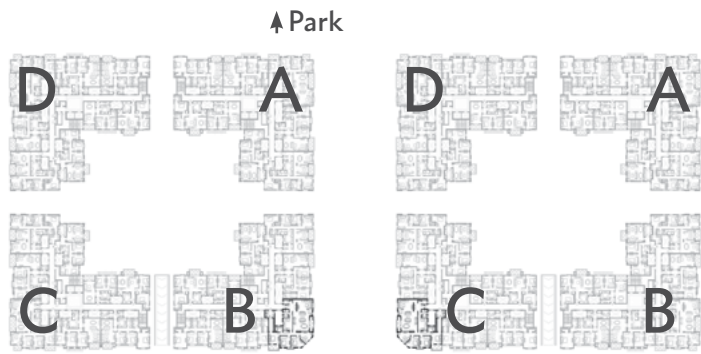
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APARTMENT TYPE 29

GROSS AREA: 281.76 sqm

APARTMENT TYPE 29.1

GROSS AREA: 277.96 sqm



Apartment Components		Apartment	Area
Bedrooms	3	Net area	219.77 sqm
Bathrooms	2	Terrace	19.93 sqm
Powder room	1	Total Net area	239.70 sqm
Family Room	1		
Maid's room with bathroom	1		

Apartment Components		Apartment	Area
Bedrooms	3	Net area	219.77 sqm
Bathrooms	2	Terrace	16.3 sqm
Powder room	1	Total Net area	236.07 sqm
Family Room	1		
Maid's room with bathroom	1		

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BOULEVARD FINISHING GUIDELINES

Lobby, Reception, Corridors:

- Floors: Imported Marble
- Walls/Ceiling: Paint

Bedrooms/Family Living:

- Floors: Engineered Wood
- Walls/Ceiling: Paint

Kitchen:

- Floors: Local Porcelain
- Walls: Local Ceramic Tiles/Paint
- Ceiling: Paint

Master Bathroom/Powder:

- Floors: Imported Marble
- Walls: Imported Marble/Paint
- Ceiling: Paint

Secondary Bathrooms:

- Floors: Local Ceramic Tiles
- Walls: Local Ceramic Tiles/Paint
- Ceiling: Paint

Utility (Maid/Storage/Laundry):

- Floors: Local Ceramic Tiles
- Walls: Paint
- Ceiling: Paint

Doors:

- Internal Doors: Semi-solid with veneer on MDF
- External Doors: Massive Hardwood (Oak)

Vanity Cabinets:

- Carcase: BLockboard
- Leafs: Solid Wood Frame with recessed 12mm Plywood Panel

Kitchen Cabinets (Optional):

- Carcase: BLockboard
- Leafs: Solid Wood Frame with recessed 12mm Plywood Panel

Sanitary Ware:

- Local with Glass partition/enclosure for bathtubs or showers, where applicable

Mixers:

- Local

Toilet Accessories:

- Local

Alum:

- Powder Coated with clear double glazing

AC:

- AC's are not included



- *The above picture is an illustration



EMAAR MISR SALES CENTERS:

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

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