



GARDENS

Twinhomes



MIVIDA

WHERE LIFE COMES TOGETHER

DISCOVER LIFE AT GARDENS TWINHOMES





LIVE GREEN

Emaar'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 890-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.



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.



WELCOME TO GARDENS TWINHOMES

In Gardens Twinhomes, nature effortlessly meets urban living in an unparalleled community. Strategically placed amidst the richness of a green wadi on one side and scenic parks with jogging trails on the other. The trendy and vibrant village is supported by a dynamic living community that offers residents an exciting and upbeat lifestyle with all the serenity and privacy of living in a gated community.





OVERLOOKING AN AWE-INSPIRING WADI

Mivida's natural topography has granted it with two alluring green wadis, where the master planners were able to use this natural gift as an opportunity to build the development around them. The result is a haven offering unobstructed views to expansive green spaces and overlooking magnificent, soul-soothing wadis. These open areas offer residents a unique environment in which they can enjoy quality time with their loved ones, whether it's having a picnic by the lake or taking a quiet early evening walk.



GARDENS TWINHOMES ON MASTERPLAN

Gardens twinhomes is exceptionally proximal to Mivida's key amenities and facilities for residents to enjoy everything their dynamic lifestyle could ask for, because a stroll away is The Boulevard, The Lake District, Sports Club, Mivida Mall, International Schools, and Medical Center.

GARDENS
Twinhomes



1. SPORTS CLUB
2. COMMUNITY CENTER
3. SHOPPING BOULEVARD
4. MEDICAL FACILITY
5. MIVIDA MALL
6. SCHOOLS
7. OFFICE PARK
8. THE LAKE DISTRICT



MIVIDA TODAY





MIVIDA,
A FULLY INTEGRATED LIVING COMMUNITY



EXCLUSIVE CLUBHOUSES

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 Clubhouse offers an array of services; a rejuvenating spa, state-of-the-art gym, swimming pool, tennis and squash courts, ballrooms, meeting rooms, a nursery and decadent gourmet restaurants and lounges.



DOWNTOWN BOULEVARD

Inspired by the famous La 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 pulsing side of life.





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.



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 100,000-square-meter office space includes amenities such as spacious meeting rooms, a state-of-the-art business center and attractive outdoor food and beverage areas with shaded terraces and landscaped walkways.





INTERNATIONAL SCHOOLS

To make your Mivida living experience exceptional, an array of facilities are dedicated solely to your loved ones. Eurpoa Schule Neu Kairo is now offering world class German education. A second bi-lingual international school is expected to open in the near future.



MEDICAL CENTER

Nothing is more comforting than knowing that your health needs will be catered to around the corner. Offering only the most qualified and well-esteemed doctors, nurses and management in the industry, the Mivida Medical complex with its state-of-the-art facilities will redefine everything we've come to know about health-care.

AN ECO-SUSTAINABLE DEVELOPMENT

At Mivida, every aspect calls for introducing path-breaking innovations. Starting with the masterplan, which draws inspiration from a green leaf, to the unprecedented solar lighting of the Mivida community powered by Philips.

Sustainability is a serious commitment. At Mivida emphasis is placed on conserving energy and water resources, in addition to ensuring that the design and use of construction materials are aimed at minimising their impact on the environment. 80% of Mivida is dedicated to open spaces, parks and natural features, irrigating and maintaining this much flora could not have been possible without state-of-the-art technology and the recycling water reservoir.





TWINHOUSE ITALIAN (RIGHT)

TOTAL AREA: 354.67 SQ.M

| | |
|--------------------|-------------|
| Ground Floor | 105.37 sq.m |
| First Floor | 114.01 sq.m |
| Terraces & Loggias | 26.84 sq.m |
| Penthouse | 30.86 sq.m |
| Roof Terrace | 77.59 sq.m |

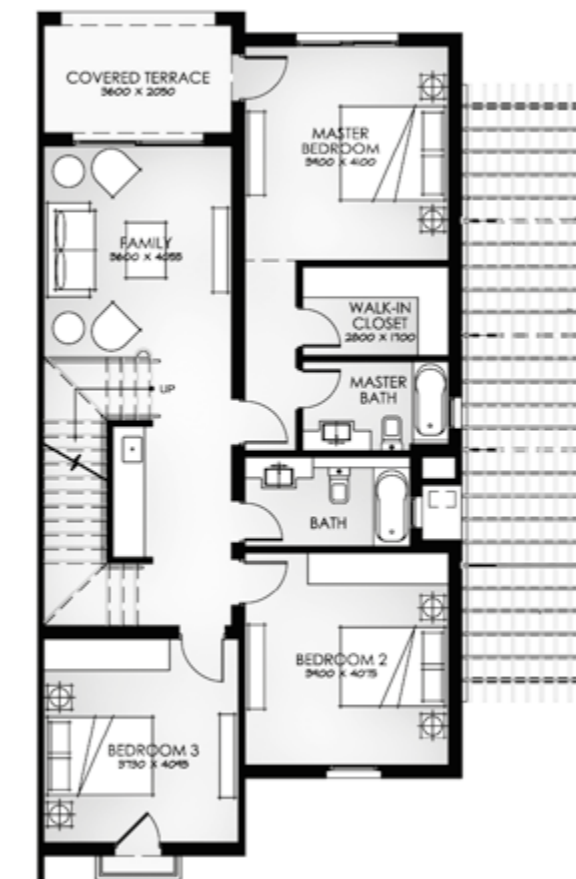
Unit Components

- 3 Bedrooms
- 2 Bathroom
- 3 Reception
- Penthouse with bathroom
- Family room
- Powder Room
- Maid Room with Bathroom

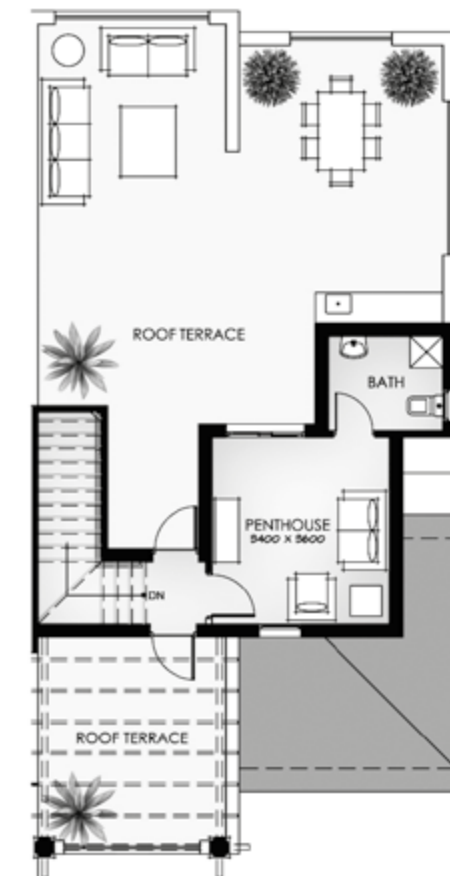
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



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 carport pergolas are not included.



TWINHOUSE
ITALIAN (LEFT)
TOTAL AREA: 347.98 SQ.M

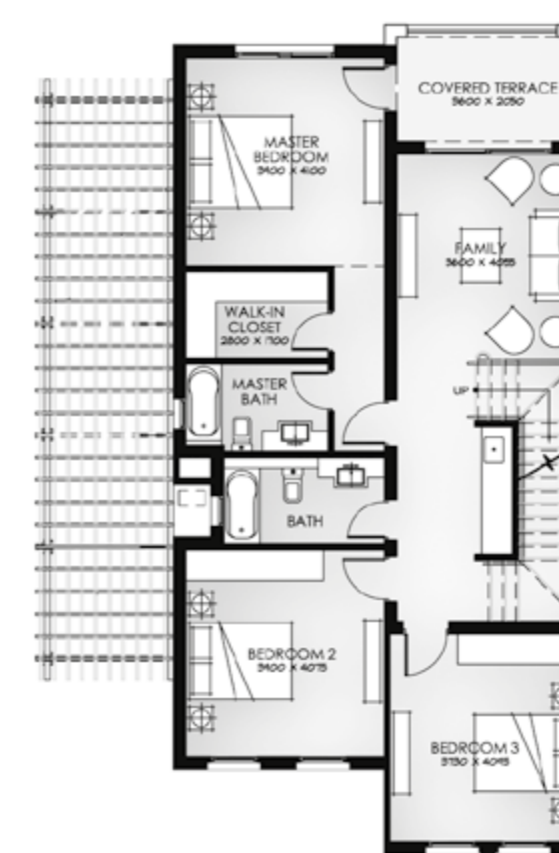
| | |
|--------------------|-------------|
| Ground Floor | 105.37 sq.m |
| First Floor | 114.01 sq.m |
| Terraces & Loggias | 27.60 sq.m |
| Penthouse | 31.29 sq.m |
| Roof Terrace | 68.87 sq.m |

- Unit Components**
- 3 Bedrooms
 - 2 Bathroom
 - 3 Reception
 - Penthouse with bathroom
 - Family room
 - Powder Room
 - Maid Room with Bathroom

GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



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TWINHOUSE
TUSCAN (RIGHT)
 TOTAL AREA: 354.64 SQ.M

| | |
|--------------------|-------------|
| Ground Floor | 105.37 sq.m |
| First Floor | 114.01 sq.m |
| Terraces & Loggias | 26.84 sq.m |
| Penthouse | 30.86 sq.m |
| Roof Terrace | 77.59 sq.m |

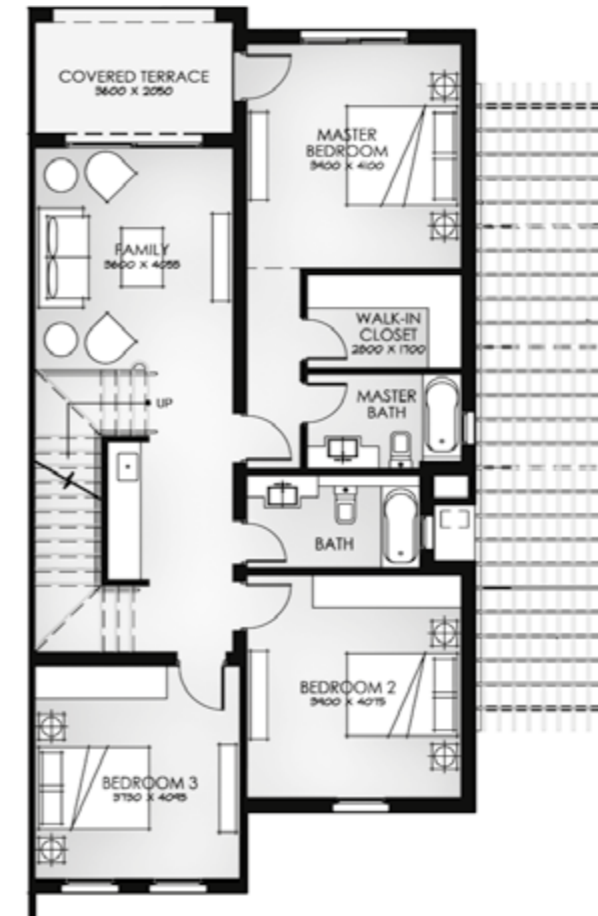
Unit Components

- 3 Bedrooms
- 2 Bathroom
- 3 Reception
- Penthouse with bathroom
- Family room
- Powder Room
- Maid Room with Bathroom

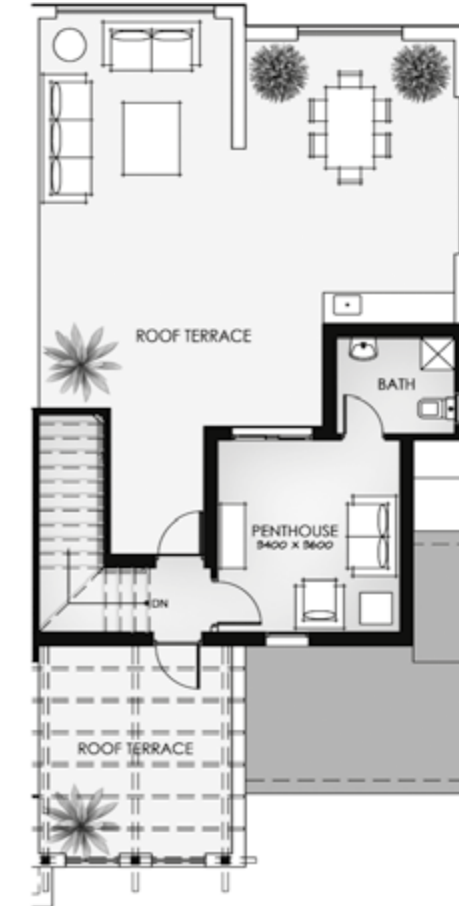
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



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9. Roof terraces and carport pergolas are not included.



TWINHOUSE TUSCAN (LEFT)

TOTAL AREA: 340.76 SQ.M

| | |
|--------------------|-------------|
| Ground Floor | 105.37 sq.m |
| First Floor | 114.85 sq.m |
| Terraces & Loggias | 27.6 sq.m |
| Penthouse | 31.29 sq.m |
| Roof Terrace | 61.65 sq.m |

Unit Components

- 3 Bedrooms
- 2 Bathroom
- 3 Reception
- Penthouse with bathroom
- Family room
- Powder Room
- Maid Room with Bathroom

GROUND FLOOR



FIRST FLOOR

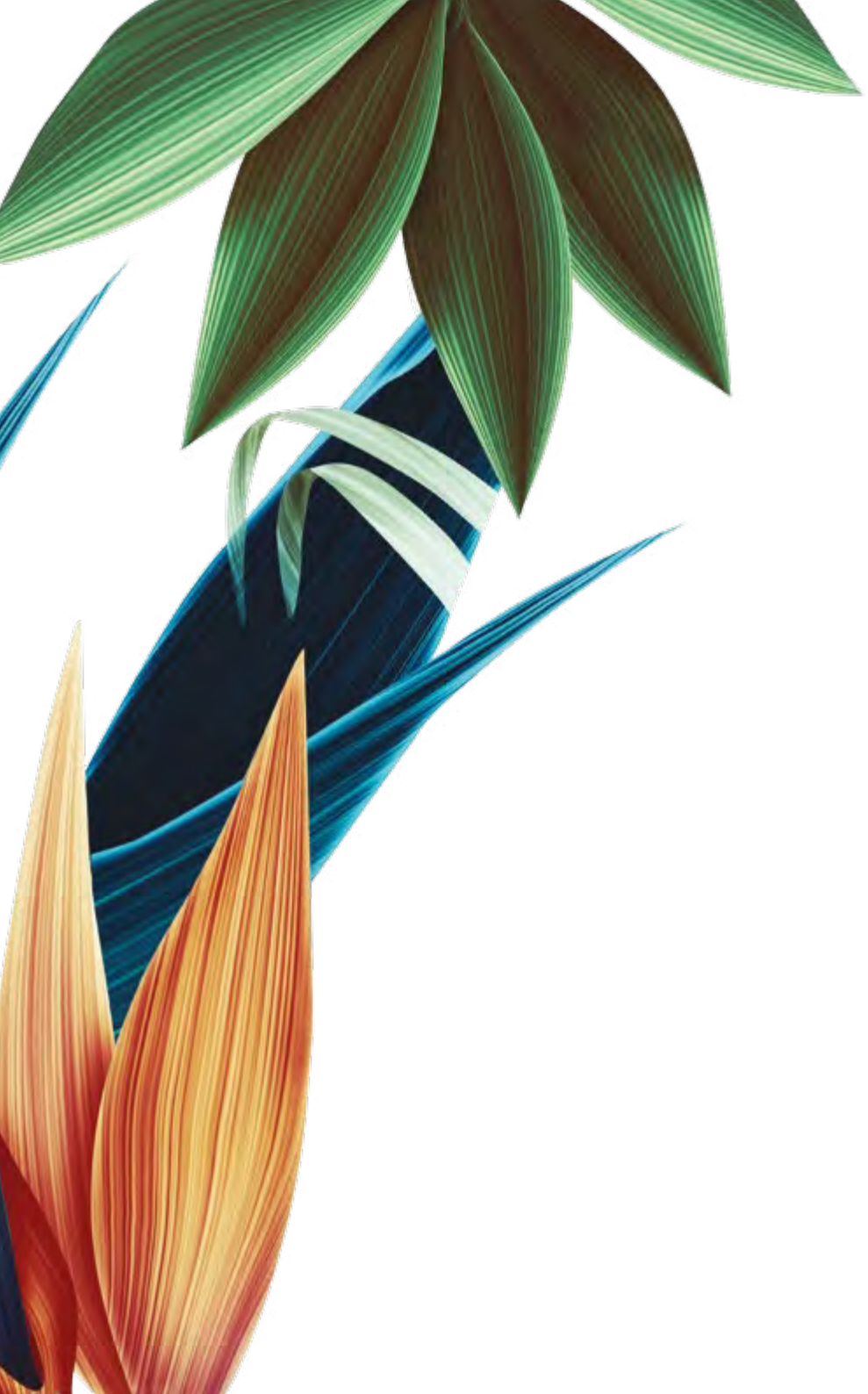


ROOF FLOOR



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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

www.mivida-egypt.com

