

PI ^{the} Place!

BY MIVIDA

CLINICS



MIVIDA
WHERE LIFE COMES TOGETHER

MIVIDA

a slice of nature

Mivida stands out among other real estate projects in Egypt with its delightful greenery and open spaces promoting outdoor activities. Mivida's lush landscapes were designed by renowned international landscape design firm "The Collaborative West" and include pedestrian trails perfect for promenades and cycling.

MIVIDA



THE PLACE

The meticulously planned, fully integrated community located in New Cairo includes a harmonious mix of residencies inspired by Santa Barbara architectural designs as well as commercial and leisure facilities that will guarantee its residents a hassle-free lifestyle.

a central location

in New Cairo



- Main & Eastern Ring Roads**
- Part of Golden Square Area**
- Infront of "Emaar" Monorail Station**
- 5 mins AUC Campus**
- 15 mins Suez & Sokhna Roads**
- 15 mins Main & Eastern Ring Roads**
- 25 minutes Cairo International Airport**
- 30 minutes New Administrative Capital**

890
Acres
Total Area

120,000
sqm
Office Space

53,000
sqm
Sports Club

40,000
sqm
Retail Space

22,000
Total Residents

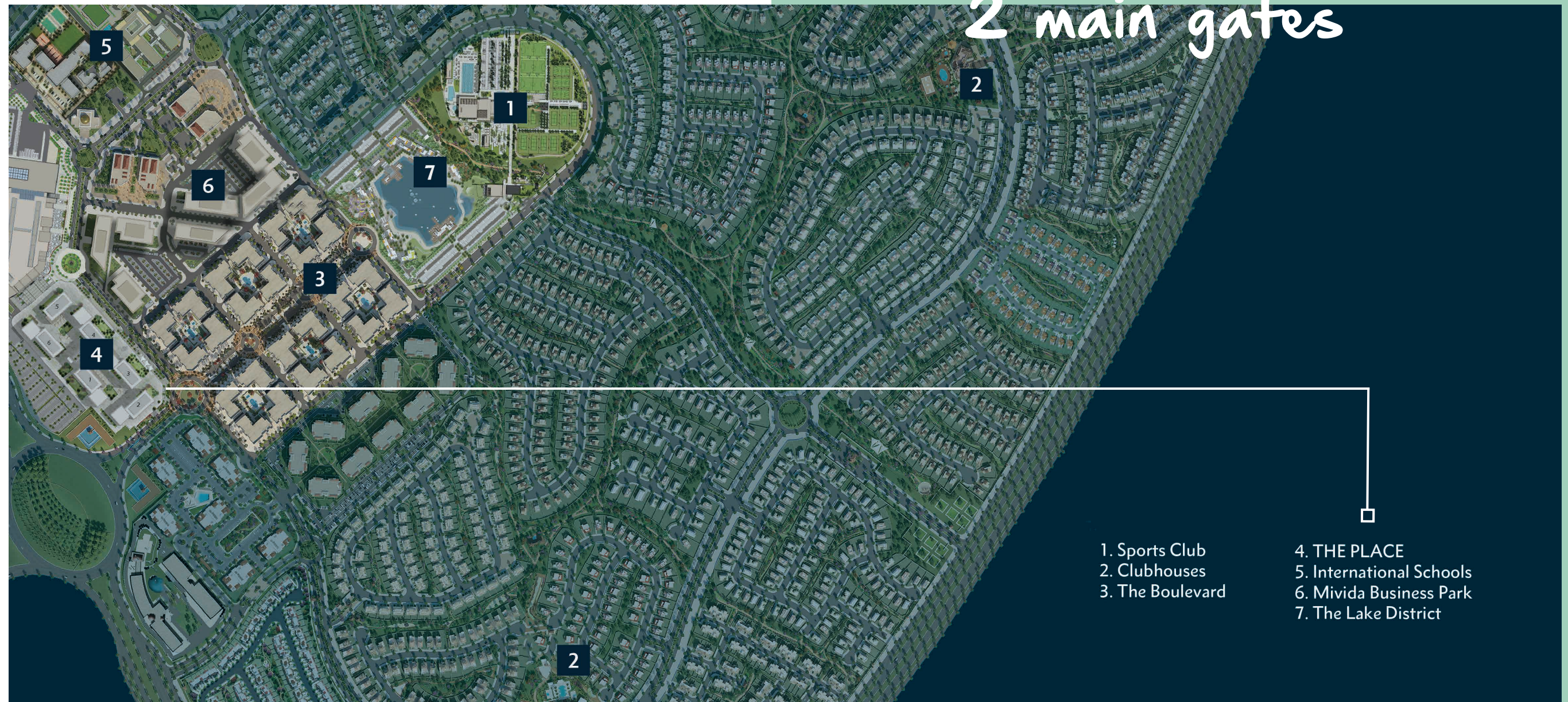
28
Upscale residential
villages

facts and figures

about MIVIDA

Directly on Road 90
and accessible from
2 main gates

MIVIDA



THE PLACE

- 1. Sports Club
- 2. Clubhouses
- 3. The Boulevard

- 4. THE PLACE
- 5. International Schools
- 6. Mivida Business Park
- 7. The Lake District

Central location

THE PLACE is directly on Road 90 with direct access from 2 main gates while centered at Downtown Mivida on the inside. All while neighboring the extravagant Boulevard, Lake District, Mivida Business Park, International Schools, Making it the easiest access point for both Mivida owners and visitors.

MIVIDA BUSINESS PARK



Mivida Business Park has been developed by a world-class team of master planners, architects, designers and technical experts.

The result is a unique working environment with interiors that breathe style and elegance, surrounded by greenery that enhances productivity and reduces stress.

MIVIDA

BOULEVARD RESIDENCES



Inspired by the famous LaRambla 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 exquisite landmark within Mivida.

in the heart of Mivida

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.

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.

A Mixed Hub

^{the}
Place!

MIVIDA



THE PLACE

They say you can't mix business with pleasure... Well, welcome to THE PLACE, a hip blend between work, superlative shopping and dining experience. We keep it simple, easy going, and straight to the point. THE PLACE is the beginning of a new era with new rules.

multiplicity on demand



MIVIDA



THE PLACE

THE PLACE offers an outstanding clinics experience.

CLINIC SPACES

54^{sqm} to 156^{sqm}

Our aim is to provide the visitors and residences of Mivida and their families the medical care they deserve with clinics just around the corner.

as Convenient as It gets

THE PLACE is the go-to spot for people who appreciate life; the ones who want to get things done yet still enjoy life to the fullest and make the most out of each passing moment. At The Place, you get to benefit from a unique vibe that makes people more productive and creative. At the same location where you can enjoy

the morning buzz of caffeine, you can also enjoy the calmness of a stimulating work environment, do some shopping during your lunch break, and give the medical care and support any patient would need without wasting any time. The spot is designed to increase your productivity and get inspired by everything surrounding you.



a holistic experience

MIVIDA

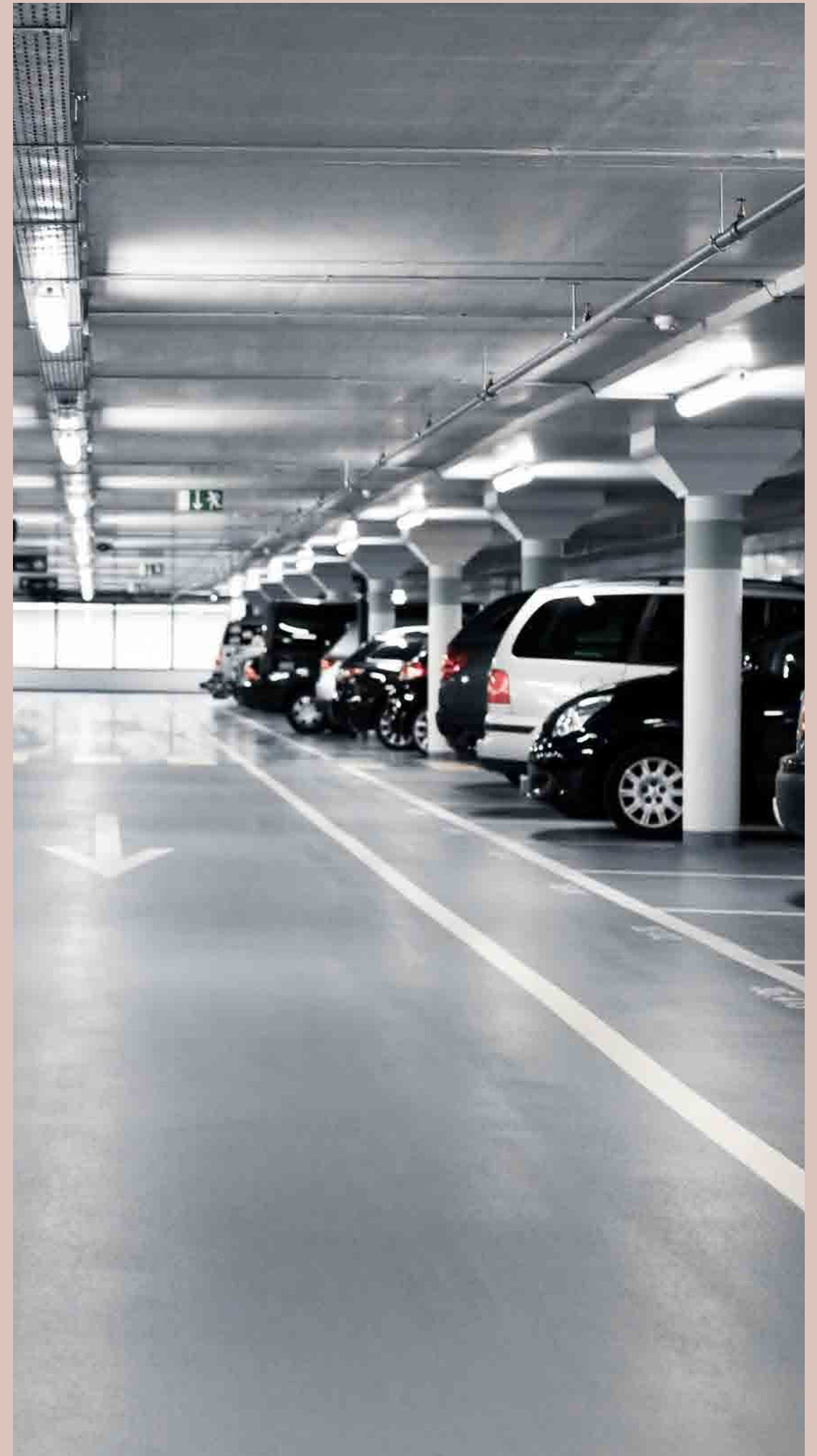


THE PLACE

AT THE PLACE, the perfect work-life balance does exist. The architects who designed this place made sure that it brilliantly blends business and pleasure without any compromises. A balance that ensures you enjoy your work at the clinic without distraction, yet still find so many nice distractions if you want to take a break.

Convenient Parking Spots

At THE PLACE you will not worry about parking your car. You will find the perfect parking spot in the underground or large surface parking accompanied with a convenient spacious drop off area in-front of the main entrance to make your life easier and help you enjoy your work with no hassle.



Designed for your convenience

Flexibility without compromise has been the main design driver for this development, and is evident in the design. The layout offers easy access from mivida's 2 main gates and has convenient parking for doctors & visitors.

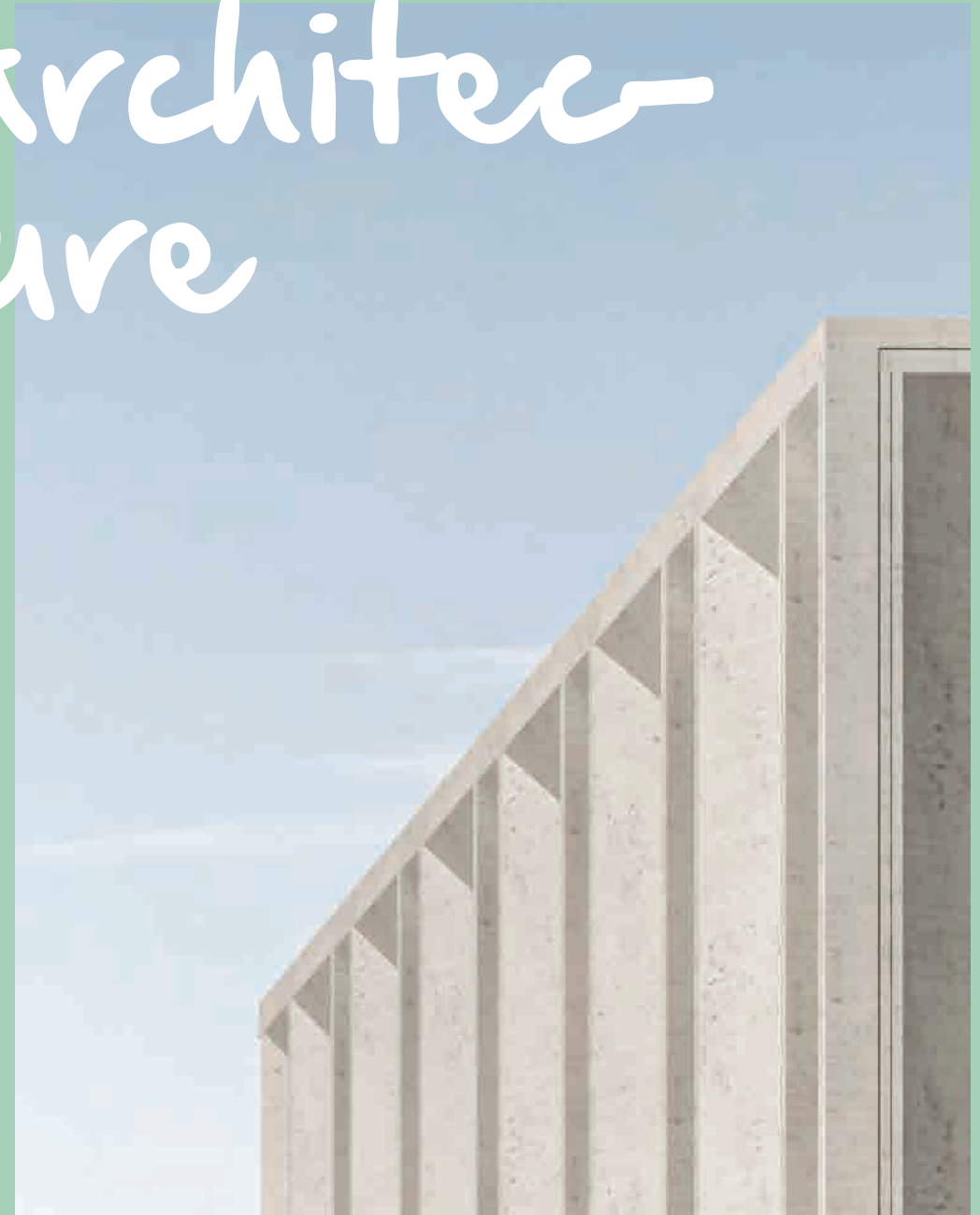
As spacious as it gets

Clinic spaces are arranged with a clear grid allowing multiple partition configurations. All these design elements are created to help facilitate all tenant's fit-out projects. The unique blend between medical care, work, dining and shopping gives THE PLACE its progressive persona.

A new perspective on medical care

THE PLACE is about working smart not hard. Whether on a lunch break or a fun outing with your peers. You will find yourself on trail surrounded by everything you need while running errands or simply enjoying a stroll. THE PLACE will leave a stamp because of the walking experience it offers.

aesthetic Architecture



finishing touches



THE PLACE

We take pride in surpassing expectations by delivering high finishing standards that go above and beyond. We aim to transform spaces into environments that fulfill your aspirations and unleash your business potential. By bringing the highest degrees of design and manufacturing expertise to deliver top-notch fully finished common areas including entrances, corridors, and bathrooms. Making sure to leave room for your ideas and personal touches, to create a workspace interior that reflects your company's culture and identity.

basic technical info

MIVIDA

44,000
sqm
Total Land Area

Expected Delivery Date

Q3, 2023

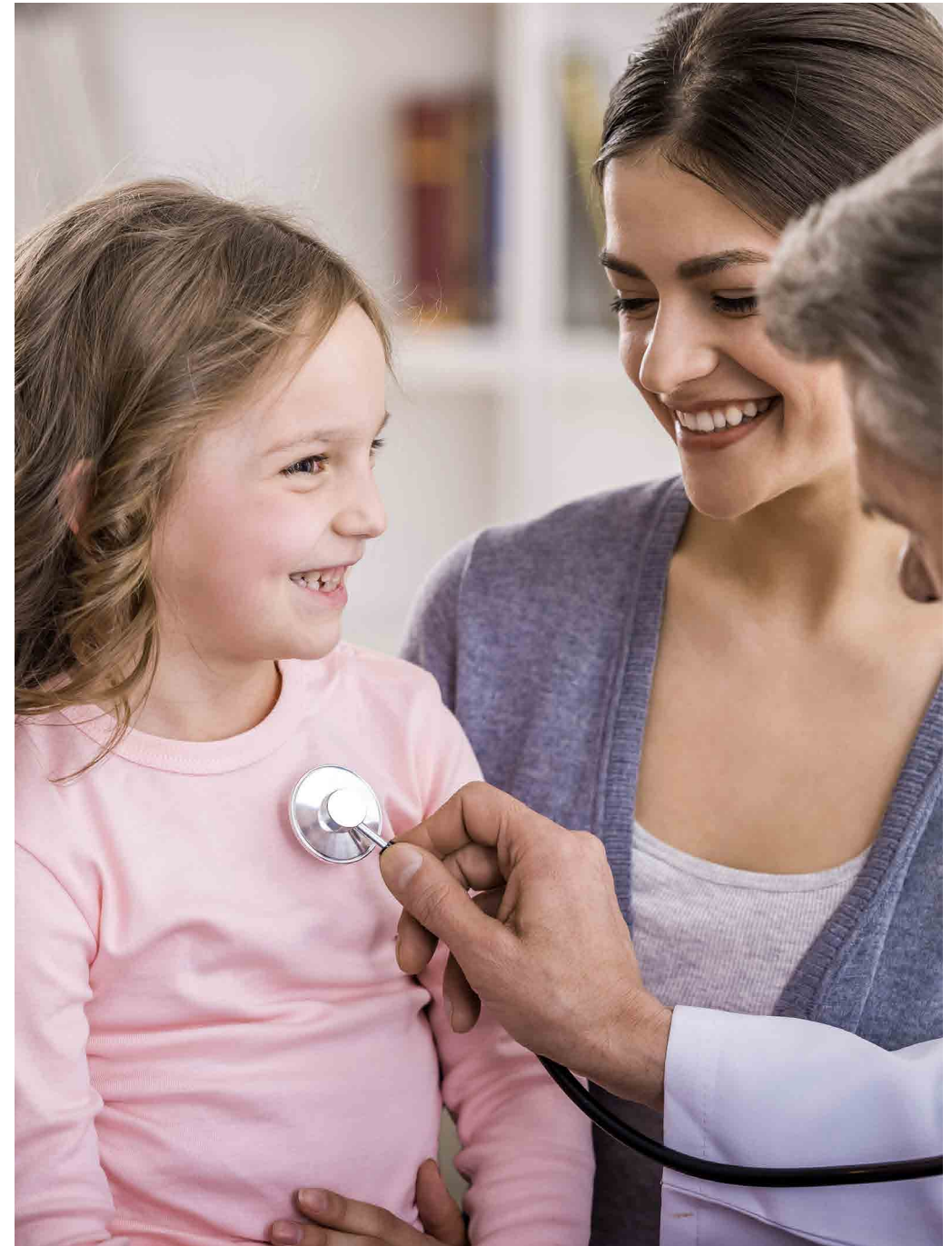
The project delivers both
underground and surface
parking spaces.



THE PLACE

We live in
a new era
with
New rules

**the
Place!**



world-class standards

Design

Areas of Clinics
min. 54 sqm to 156 sqm

No. of Floors
G + 3

No. of Clinics per floor
18 to 25 clinics

3 Elevators Linked to Basement

Basement Utilization
One Level with Whole Parcel Area

Differently abled friendly design

Exterior Finishes
Modern and elegant transparent design that allows for visual connection between the interior and exterior allowing for light penetration

Interior Finishes
High Quality Finish for Building Entrance and Core in all Floors,. Designated Area Above the Clinic unit Entry Door for Signage. Smart Building Entrance and access control.

Prayer Room in Basement

High Quality Finished and Equipped Rest Rooms in all floors

WC Additional Provisions

Technical Information

/Domestic Water Supply Metered Connection for Clinic Unit

/Dedicated Water Storage Plant to Ensure Maximum Service Reliability

/ Stand-By Generators Covering Life Safety and One Elevator

/ KMH Meters on MV, Main LV Board and a Provision for Electrical Meter for Each Clinic / Shop

/ Building Management System (BMS)

/ Chilled Water HVAC System and BTU meters

/ Sprinklers System Provisional Tie-ins for Clinic Unit

/ CCTV System

/ Telecom System Backbone Supporting CAT6 and Triple Play System

/ Smoke management system for Underground parking levels

/ Automatic sprinkler system for building common areas including parking levels

/Fresh air provision for Clinic unit

/ Provisions for Electric Car Charger

/ Garbage collection system

/ Access Control

The Place!



Proudly working with the best

MIVIDA



THE PLACE

A world-class team of master planners, architects, designers and technical experts has been assembled to create a one-of-a-kind business development.

esteemed Occupants



MIVIDA

Mivida Buiness Park
Phase 1 Tenenats

Emaar - Sales, Hand Over, CM
www.emaarmisr.com

Commercial International Bank - CIB
www.cibeg.com

Al Sedawi Pharmacy
www.elsedawy.com

Property Advisors - Brokering Company
property-advisors.net

Sun Infinite - Solar EPC
www.suninfinite.com

Masharea - Project Management
www.masharea.com

Al Shafar Group - ASGC Contracting
www.alshafar.com

Henkel - Industry & Trade Products
www.henkel.com

Karvin Massala Restaurant - Indian,
Continental, Italian Cuisines
karvin-massala.business.site

Hero & Vitrac - Fruit based products
www.heromea.com - www.heromea.com/vitrac/en

Contrack Facilities Management - CFM
www.contrackfm.com

AEDCO Head Office
www.aedco.com

MOBCO - Civil Construction
www.mobco-group.co

Al Marassem Intl. for Urban
Development - Main HQ - Operating
www.sbg-almarasem.com

EMAAR

MIVIDA

Word-Class Developments

/Emaar has been shaping landscapes and lives in the Emirates since the company's inception in 1997.

/Emaar develops value-added, master-planned communities that meet the homebuyers' full spectrum of lifestyle needs.

/Emaar is extending its expertise in creating masterplanned communities internationally and has a significant presence globally.

/Simultaneously, the company has developed competencies in hospitality and leisure, shopping malls and retail, education, healthcare and financial services.

The community features several architectural and engineering landmarks. These include:

UAE

Burj Khalifa

The world's tallest building.

The Dubai Mall

The world's largest shopping and entertainment destination

The Dubai Fountain

The world's tallest performing fountain set in the 30 acre Burj Khalifa Lake.

The Address Downtown Dubai

A five-star premium hotel.

The Palace – The Old Town

A spectacular lakeside hotel.

The Address Dubai Mall

A luxury hotel linked to the world's largest shopping and leisure destination.

Souk Al Bahar

A modern shopping mall with arabesque architectural features.

Egypt

Uptown Cairo

The heart of Cairo.

Mivida

A lifestyle built on sustainability.

Cairo Gate

The first boutique lifestyle experience in Egypt.

Marassi

The good life of the north coast.

THE PLACE

EMAAR MISR SALES CENTERS:

Capital Business Park: Ground floor B2 building, Sheikh Zayed, Giza

Heliopolis: 40, Thawra St.

Uptown Cairo: Emtidad Ramsis St. exit from the 6th of October bridge

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

Marassi: Social Hub, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh

www.mivida-egypt.com

