

MY PARK

– OFFICES & CLINICS –



MIVIDA
WHERE LIFE COMES TOGETHER



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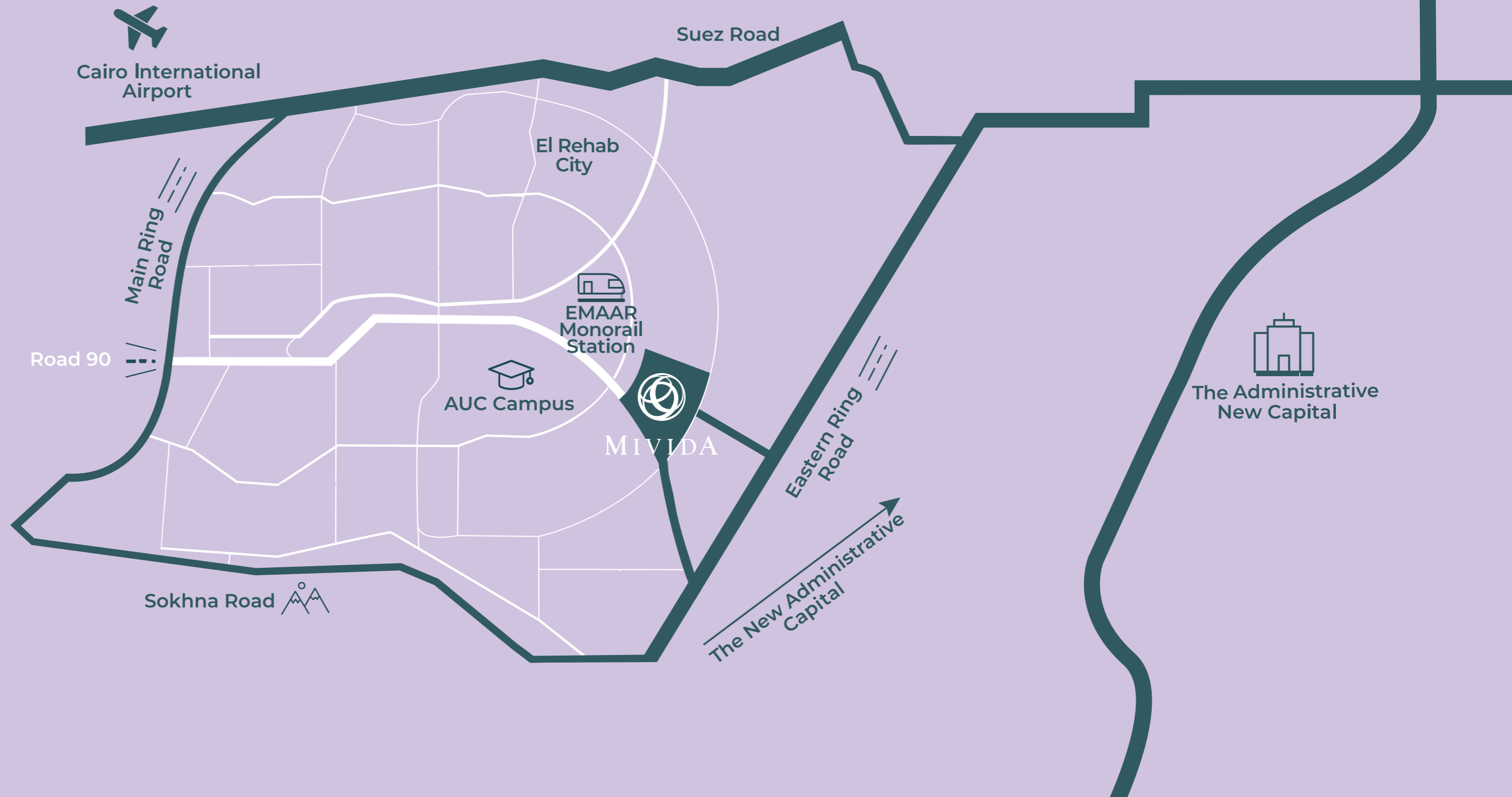
WHERE LIFE COMES TOGETHER

Effortlessly blending urban vibrancy and suburban tranquility, Mivida offers everything you need in one place. A harmonious mix of residential, commercial and leisure facilities, Mivida is an oasis of calm and wellbeing featuring lush landscapes, majestic wadis, and winding trails.



A CENTRAL LOCATION IN NEW CAIRO

-  **MAIN & EASTERN RING ROADS**
-  **PART OF GOLDEN SQUARE AREA**
-  **IN FRONT OF "EMAAR" MONORAIL STATION**
-  **5 MINS AUC CAMPUS**
-  **15 MINS SUEZ & SOKHNA ROADS**
-  **15 MINS MAIN & EASTERN RING ROADS**
-  **25 MINS CAIRO INTERNATIONAL AIRPORT**
-  **30 MINS NEW ADMINISTRATIVE CAPITAL**



FACTS & FIGURES ABOUT MIVIDA

890 ACRES

TOTAL AREA

140,000 SQM

OFFICE SPACES

47,00 SQM

MEDICAL FACILITIES

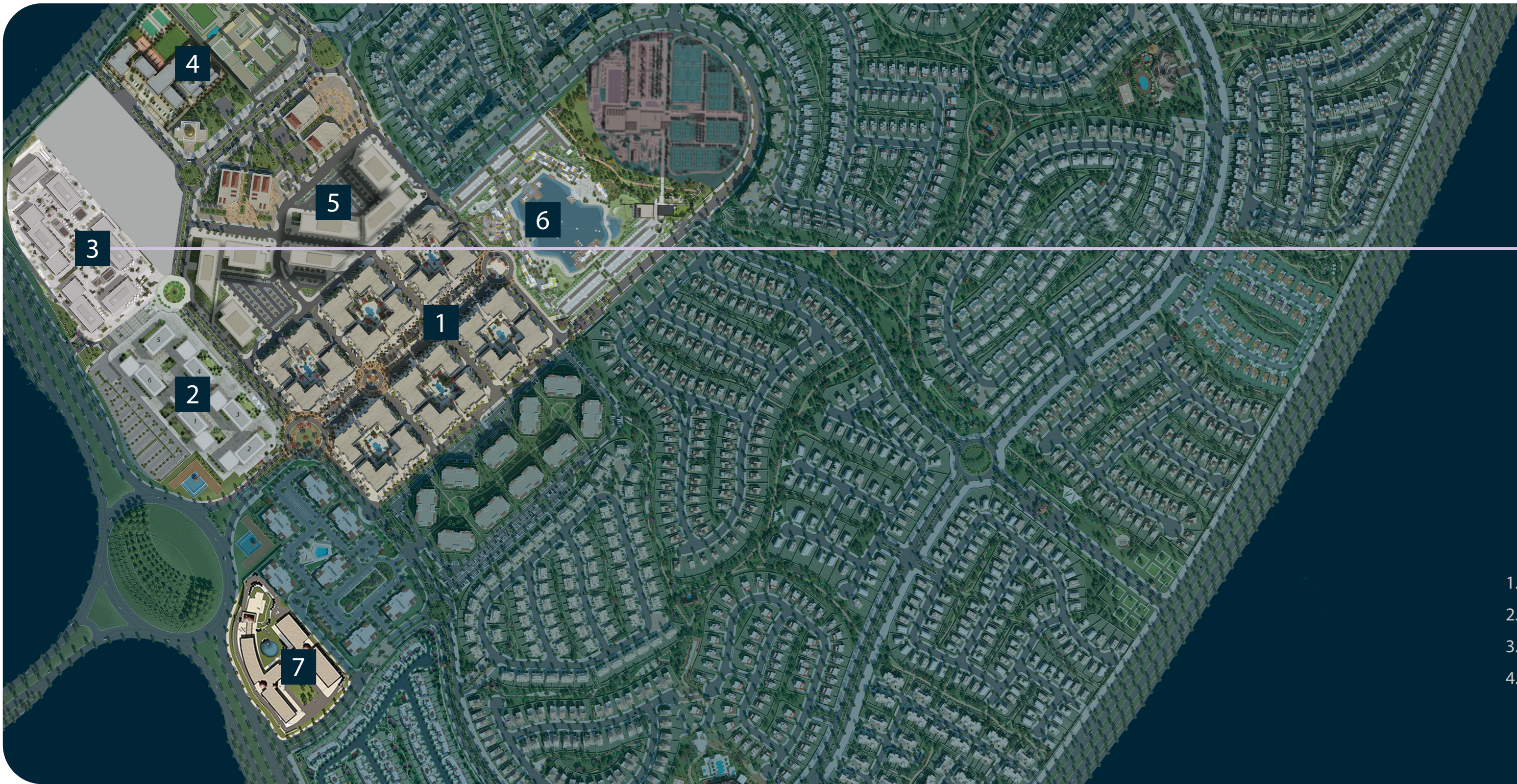
22,000

TOTAL RESIDENTS

29 UPSCALE

RESIDENTIAL VILLAGES





MY PARK

- 1. The Boulevard
- 2. THE PLACE
- 3. MY PARK
- 4. International Schools
- 5. Mivida Business Park
- 6. The Lake District
- 7. Eterna Healthcare City

MY PARK



IN THE HEART OF DOWNTOWN MIVIDA

THE LAKE DISTRICT

Whether you want to have an invigorating morning workout, a quick coffee fix, an exquisite meal by the lake, or simply spend some quality time in nature with your friends and family, The Lake District has it all.



THE BOULEVARD

Inspired by Las Ramblas of Barcelona, The Boulevard combines a meticulous selection of upscale shopping, leisure and entertainment venues. This vibrant area is the ultimate draw for the socialites who call Mivida home.



THE PLACE

They say you can't mix business with pleasure... Well, welcome to THE PLACE, a hip blend between work and superlative shopping and dining experiences. THE PLACE is the beginning of a new era with new rules, where work mixes effortlessly with play.

MIVIDA BUSINESS PARK

Spread over 1000,000 sqm, Mivida Business Park offers world class facilities including a state-of-the-art business center, well equipped meeting rooms, an outdoor area for food and beverages and much more.



INTERNATIONAL SCHOOLS

With the British International School REPTON, a hallmark in quality education, and the advanced German education at Europa Schule Neu Kairo; your children's future can only flourish at Mivida.



ETERNA HEALTHCARE CITY

Eterna HealthCare City is Egypt's first medical complex to combine a hospital, multidisciplinary clinics, medical labs and pharmacies under one roof to provide a convenient medical experience.



MY PARK

If you've ever wondered, "How can I make the most of my day by balancing my work, my family life, and my own needs?", then My Park is the right place for you and your family.

My Park has it all from restaurants, retail shops, and a hypermarket, to clinics and offices exclusively for you.



MY OFFICE

My Park's office spaces range from

54 to 156 sqm

elegantly designed to blend productivity with pleasure.

Offices are designed with different space variations and are fitted with the essentials every business needs to thrive. Key services are contained within the core areas, which feature contemporary layouts, energy efficient design, and an abundance of natural light.



MY CLINIC

My Park's clinic
spaces range from

54 to 156 sqm

Our aim is to provide Mivida residents and
visitors exceptional medical care, with clinics
just around the corner.



MY EXPERIENCE

My Park is the perfect destination to shop, meet, and socialize.

Whether you need to break up an ordinary workday with some window shopping, have a power lunch break with your colleagues, or generate creative ideas in a relaxing environment, My Park has just what you need.

MY CONVENIENCE

Whether you're out running errands or simply enjoying a stroll, you'll find that My Park is a walking-friendly zone that allows you to work smart, not hard.



My Park's design reflects its ethos; flexibility without compromise. It has everything you need, medical healthcare, dining and shopping for a modern holistic experience.



My Park is designed with your needs in mind. Its layout offers easy access from Mivida's main gate and has convenient underground and surface parking areas. This means that you never have to worry about parking and you can just focus on getting things done.

EXCEPTIONAL COLLABORATION

Our exceptional team of master planners, architects, designers, and technical experts are working together to bring our vision to life.

My Park aspires to become a major entertainment and family destination for Mivida and the communities around. The architecture of My Park has been envisioned keeping in mind a vibrant contemporary design.

The design intends to inspire discovery of new perspectives and to change the ordinary to the extraordinary. The office and clinic spaces have been designed in line with high international standards to be lively, spacious, and flexible.



The intent is to facilitate a unique and varied experience catering to all users. The public realm and the open plaza spaces are distinct and carefully curated for a variety of users. They embody a spirit of informality and warmth that encourages interaction.

My Park offers a diverse set of facilities which include best in class dining and retail outlets, as well as state-of-the-art clinic and office spaces.



MODERN FINISHES

By incorporating superior quality and exclusively designed fittings in common areas, we create environments that fulfil your aspirations and unleash your business potential. Of course, we also leave room for your ideas and personal touches so you can create a workspace that reflects your company culture and identity.

WORLD CLASS STANDARDS

DESIGN

Area Spaces
Min 54 sqm - max 156 sqm

No. of floors
G+3

3 elevators linked to basement
Differently abled friendly design

Basement utilization
One level with whole parcel area

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

Interior finishes
High quality finish at the building entrance and core on all floors. Designated area above the unit entry door for signage.

Prayer room in the basement

High quality finished and equipped restrooms on all floors

WC additional provisions

TECHNICAL INFORMATION

- / Domestic water supply metered connection for the unit
- / Dedicated water storage plant to ensure maximum service reliability
- / Standby generators covering life safety and one elevator
- / Kmh meters on mv, main lv board and a provision for electrical meter for each unit
- / Building management system (bms)
- / Chilled water hvac system and btu meters
- / Sprinkler system provisional tie-ins for the 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 the units
- / Provisions for electric car charger
- / Garbage collection system



ABOUT EMAAR

TRANSFORMING LIFESTYLES SINCE 1997

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world.

16,000+

HAPPY HOMEBUYERS IN EGYPT

PRESENCE IN

12+

GLOBAL MARKETS

4.5 BN USD

MARKET CAP EMAAR DEVELOPMENT

105,500+

HAPPY HOMEBUYERS GLOBALLY

56,000

UNITS COMPLETED TO
DATE GLOBALLY

17.4 M SQUARE METER

OF LANDBANK

Developer of **Burj Khalifa and Dubai Mall**

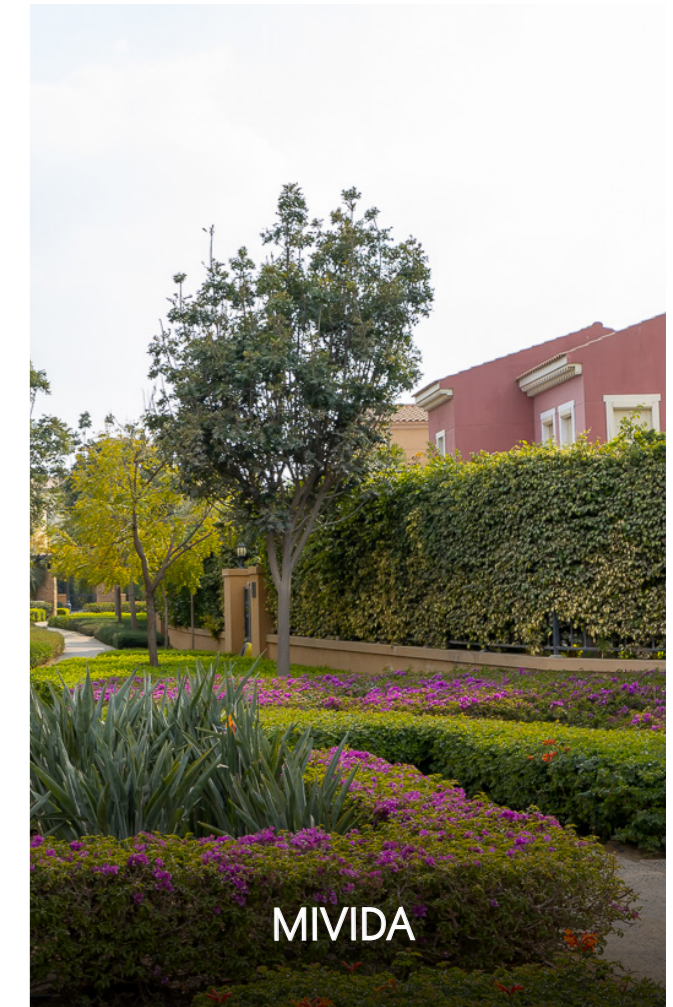
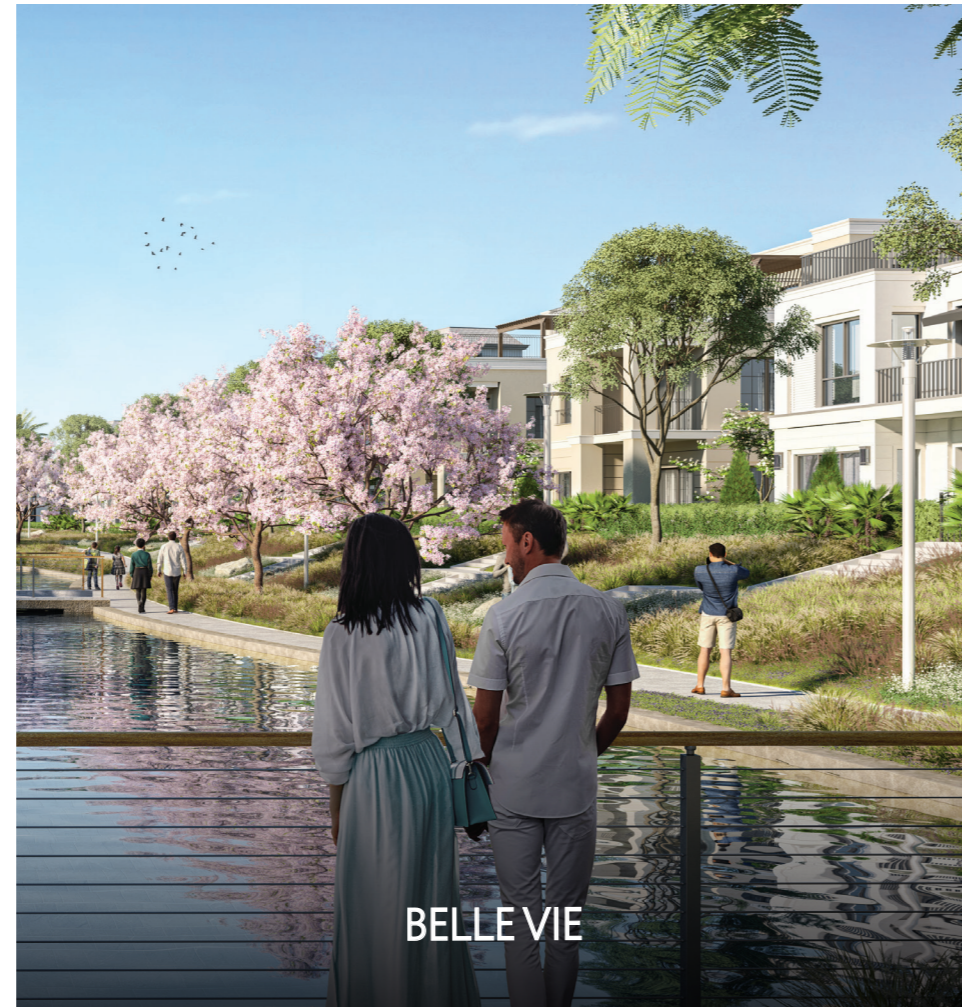


ABOUT EMAAR MISR

EGYPT'S MOST PRESTIGIOUS DEVELOPMENTS

Step into a realm of lavish living and vibrant sophistication with Emaar Misr's prestigious and exquisite communities. Upholding its reputation as one of the world's largest and most progressive property developers, Emaar Misr celebrates a decade of accomplishments with its distinguished gated communities across Egypt: Belle Vie in New Zayed and Cairo Gate in Zayed, directly on Cairo Alex road, Uptown Cairo in the heart of Cairo, Mivida in New Cairo and Marassi in the North Coast.

We develop homes that redefine living standards, putting your needs and aspirations first. We develop thriving neighborhoods that reflect the quality of life you deserve. We create healthy, lively communities that blend extravagance with glamor and white-gloved finesse.



EMAAR MISR SALES CENTERS:

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

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.emaarmisr.com

EMAAR

MISR