

The background of the entire page is a soft, teal-colored image of palm fronds. The fronds are out of focus, creating a bokeh effect with fine, radiating lines of light and shadow. The overall tone is serene and tropical.

BLUe Views

RESIDENCES



MIVIDA
WHERE LIFE COMES TOGETHER

ABOUT
MIVIDA



ABOUT
MIVIDA



Where Life Comes Together



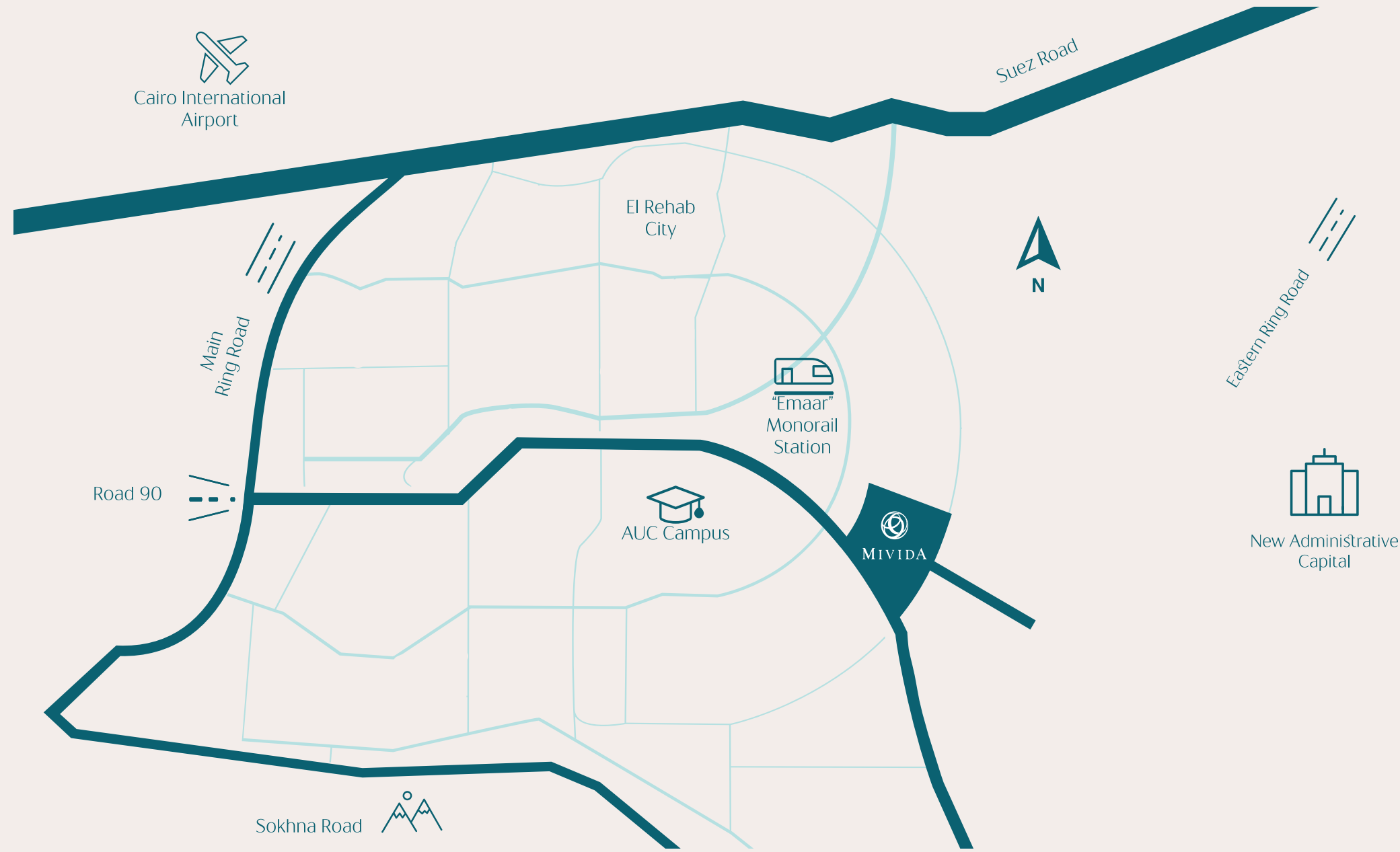
Occupying 890 acres with endless greenery, Mivida is an integrated living community, offering a harmonious mix of residential, commercial and leisure facilities; combining everything you need in one place.










Evergreen Serenity



This green jewel is meticulously designed combining lifestyle, nature and tranquility to be the ideal escape from the city without compromise. Residents are empowered by a lifestyle that embraces health and sustainable living, while their senses are engaged by the rich green surroundings that are sure to invite positivity to the mind, body, and soul.



-  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 mins**
Cairo International Airport
-  **30 mins**
New Administrative Capital

In the Heart of New Cairo

A Fully Integrated Development

ACRES

892

TOTAL AREA

29

UPSCALE RESIDENTIAL VILLAGES

5,430

TOTAL NUMBER OF RESIDENTIAL UNITS

3,630

HANDED OVER UNITS

MORE THAN

2,200

CURRENT LIVING FAMILIES

MORE THAN

22,000

EXPECTED TOTAL RESIDENTS

SQM

140,000

OFFICE SPACES

SQM

90,000

RETAIL OUTLETS

SQM

28,000

MEDICAL FACILITIES

8

GATES TO MIVIDA

4

GATES WITH DIRECT ACCESS TO DOWNTOWN MIVIDA





Life in Mivida



Mivida's 3 outstanding clubhouses offer residents numerous health, wellbeing, entertainment, and business amenities. From meeting rooms to ballrooms, spas to pools, and gourmet restaurants to casual lounges, multiple sports courts and facilities. Mivida Clubhouses guarantee a memorable experience.



Downtown Mivida



The go-to place for all outings, Downtown Mivida offers a wide array of amenities, including trendy shopping districts, upscale eateries, state-of-the-art offices and clinics and international education facilities.

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 *lake* DISTRICT

Located in the heart of Downtown Mivida, The Lake District is an oasis where visitors can breathe the fresh, clean air and get away from it all. Characterized by its beautiful lake and stunning landscape. The Lake District provides an array of activities for the entire family ensuring stunning views.



MY PARK

Designed with your needs in mind, My Park helps you make the most of your days by balancing the needs of your work, family, and everyday life. It offers a vast array of amenities including restaurants, retail outlets, offices, clinics, and even convenient parking, all in a flexible layout aimed at creating a modern holistic experience.



THE *Place!*

The Place makes work a breeze by offering residents offices and clinics located right next to their homes. It also helps save time and effort by providing surrounding amenities that cater to all your needs.

MIVIDA BUSINESS PARK

Increase your productivity and reduce your stress levels in this aesthetically-pleasing office complex. Spread over 100,000 sqm, Mivida Business Park offers world-class facilities including state-of-the-art business center, well equipped meeting rooms, an outdoor area for food and beverages and much more.



A private international bilingual School, Europa-Schule Neu Kairo provides comprehensive international education in modern designed facilities. It also offers IB accreditation starting with Baby-class up to Grade 5.



Repton Cairo is a prominent international British school that celebrates diversity and prioritizes academic achievement. It offers international accreditation from FS1 to YR 6.



HEALTHCARE CITY

Mivida puts your health first, introducing Egypt's first medical complex combining a hospital, multidisciplinary clinics, medical labs, and pharmacies under one roof. This combination of offerings delivers a more comfortable and convenient medical experience for both patients and physicians.

BLUE VIEWS

RESIDENCES



BLUE VIEWS

RESIDENCES



The Beautiful Blue



A community of premium residences, amidst all Mivida has to offer, introduces a new living experience by the deck. Blue Views Residences feature spacious apartments complemented by breathtaking views of spectacular greenery and shimmering blue waters of swimming pools, while seeking the utmost comfort and convenience to all residences with superior levels of privacy as well as surface and underground parking.

Ready to welcome you by 2024.



Charming Views



Aspire to any lifestyle you desire with private amenities within proximity of your new home. Enjoy a dip in the pool steps away from your home or take a step outside to take in nature's breeze surrounded by picturesque views.

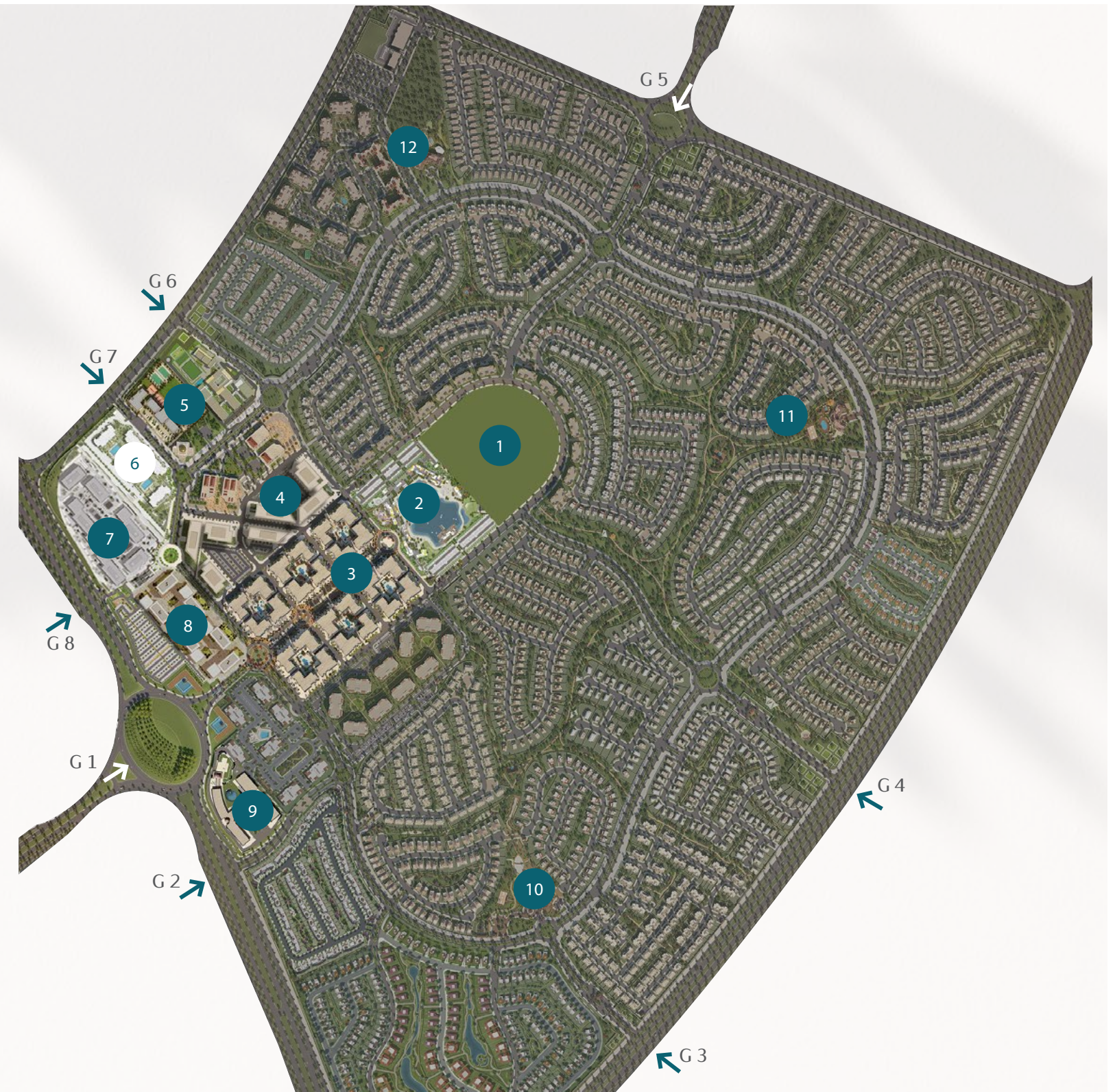


Fully Finished Interiors

Blue Views Residences offer fully finished, high quality modern interiors designed by world-class interior designers to impress and make your home shine in style and elegance. Featuring 1 to 3 bedroom apartments with areas ranging from 86 to 199 SQM.

Masterplan

- | | |
|--------------------------|-----------------------|
| 1. Central Park | 7. My Park |
| 2. The Lake District | 8. The Place |
| 3. The Boulevard | 9. Healthcare City |
| 4. Mivida Business Park | 10. Avenues Clubhouse |
| 5. International Schools | 11. Springs Clubhouse |
| 6. Blue Views Residences | 12. Greens Clubhouse |





Site Plan

BLUE VIEWS



RESIDENCES



FLOOR

PLANS



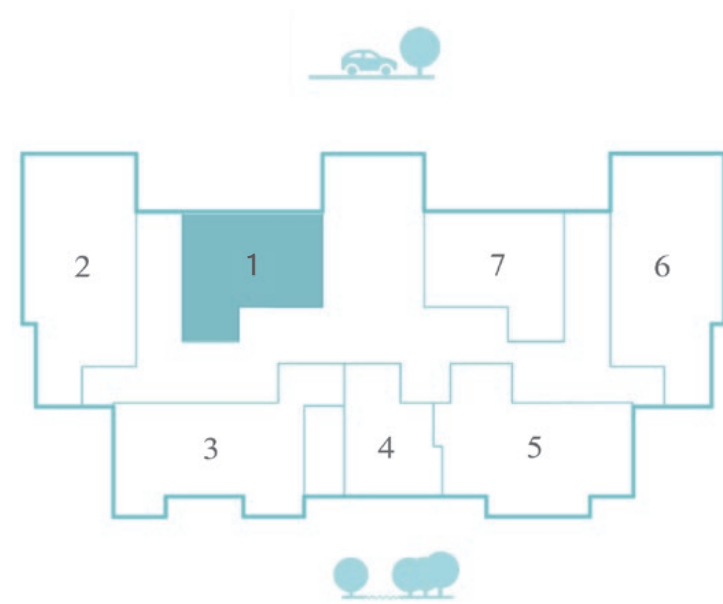
FLOOR

PLANS

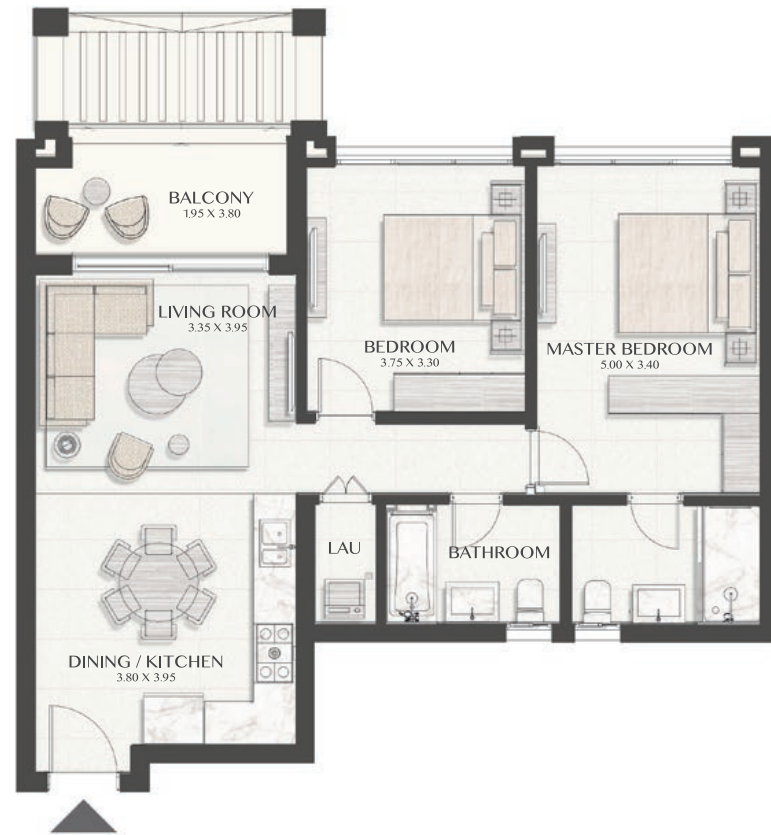
Blue Views Residences

UNIT 1

2 BEDROOM
GROUND FLOOR



TOTAL INTERNAL AREA (SQM)	90
TOTAL TERRACES AREA (SQM)	16
TOTAL GROSS AREA (SQM)	136



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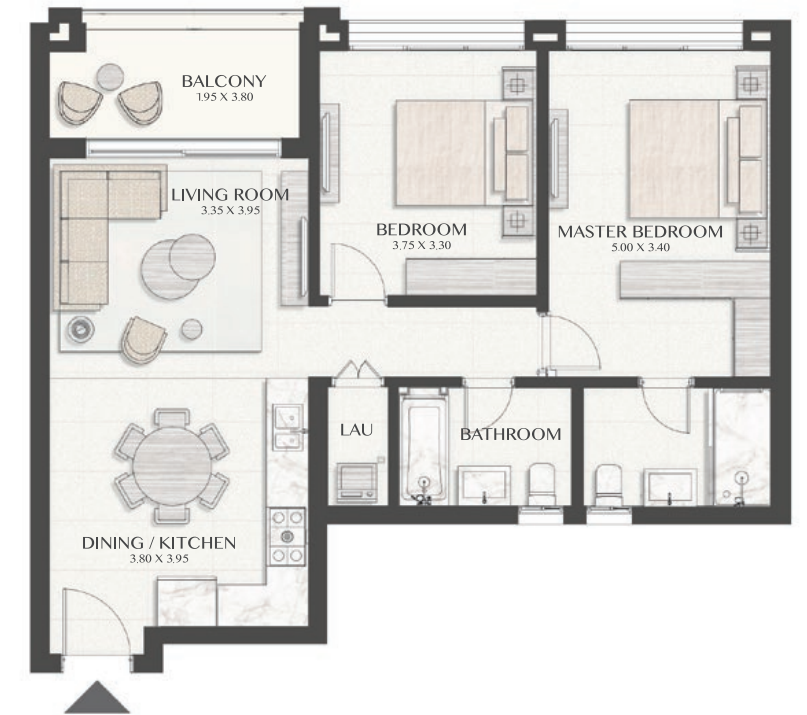
Blue Views Residences

UNIT 1

2 BEDROOM
TYPICAL FLOOR



TOTAL INTERNAL AREA (SQM)	90
TOTAL TERRACES AREA (SQM)	7
TOTAL GROSS AREA (SQM)	125



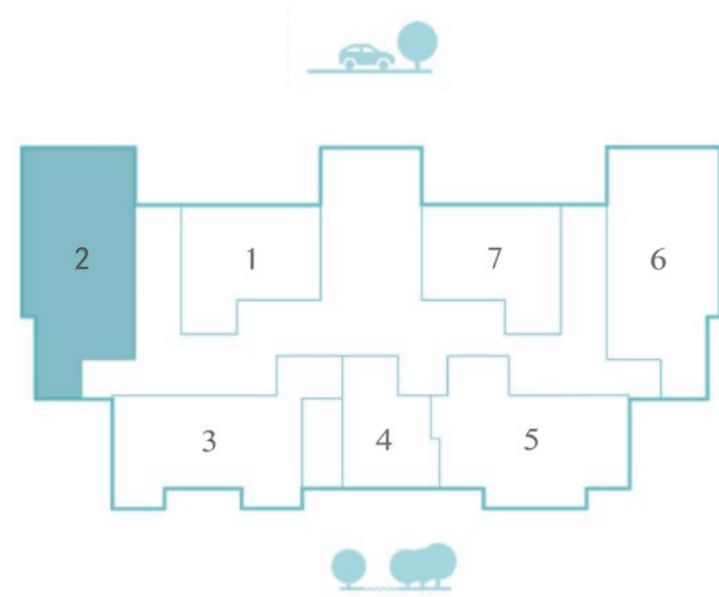
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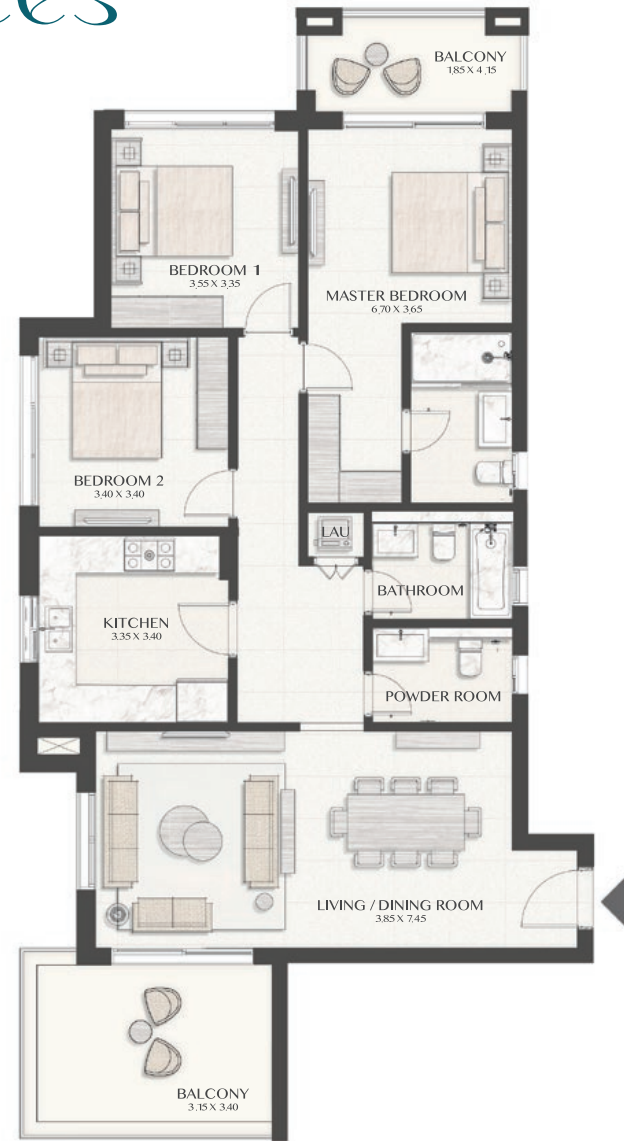
Blue Views Residences

UNIT 2

3 BEDROOM
GROUND FLOOR



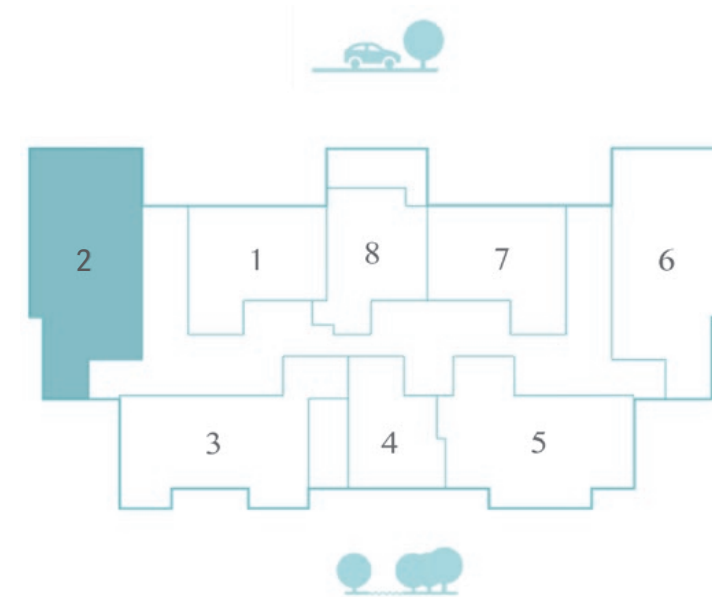
TOTAL INTERNAL AREA (SQM)	132
TOTAL TERRACES AREA (SQM)	23
TOTAL GROSS AREA (SQM)	199



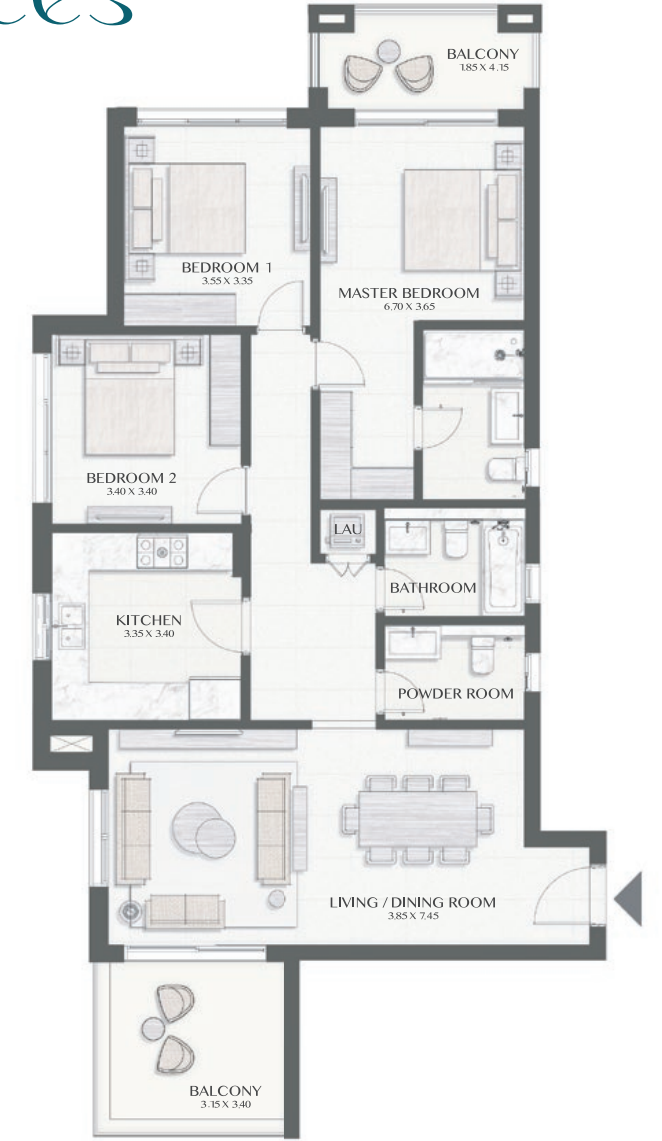
Blue Views Residences

UNIT 2

3 BEDROOM
TYPICAL FLOOR



TOTAL INTERNAL AREA (SQM)	132
TOTAL TERRACES AREA (SQM)	20
TOTAL GROSS AREA (SQM)	195



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Blue Views Residences

UNIT 3

3 BEDROOM
GROUND FLOOR



TOTAL INTERNAL AREA (SQM)	132
TOTAL TERRACES AREA (SQM)	16
TOTAL GROSS AREA (SQM)	190

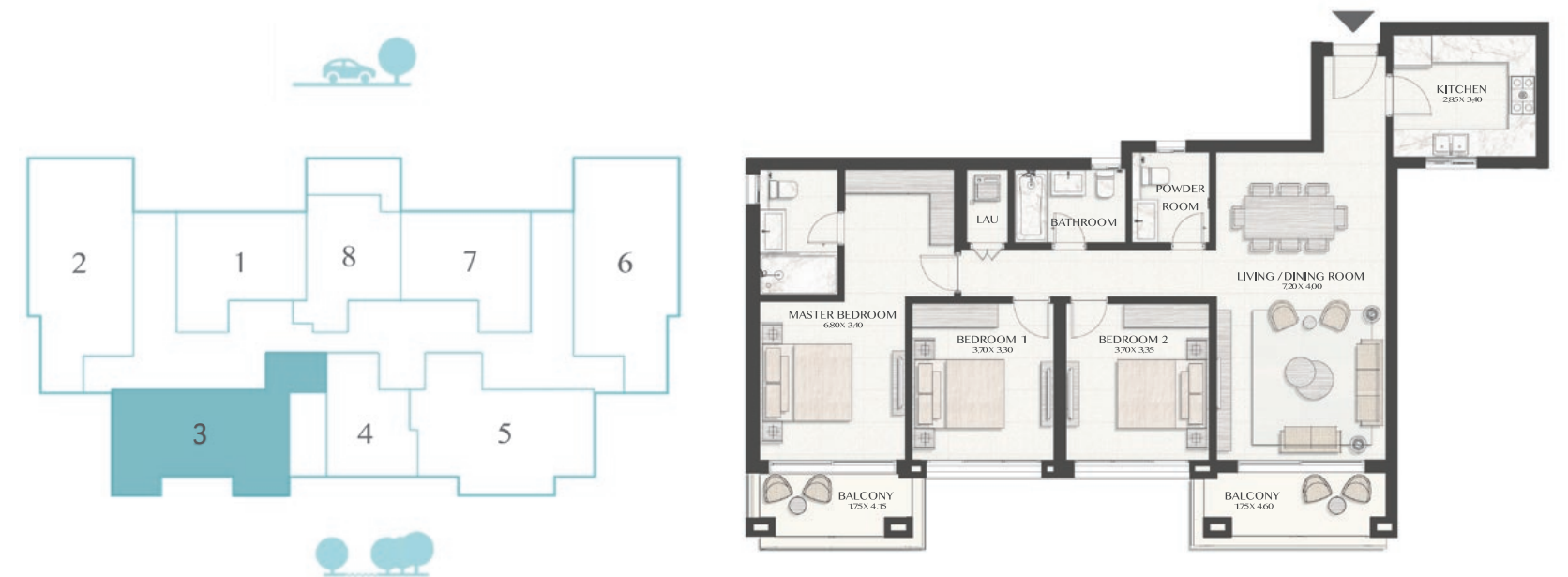
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Blue Views Residences

UNIT 3

3 BEDROOM
TYPICAL FLOOR



TOTAL INTERNAL AREA (SQM)	132
TOTAL TERRACES AREA (SQM)	13
TOTAL GROSS AREA (SQM)	186

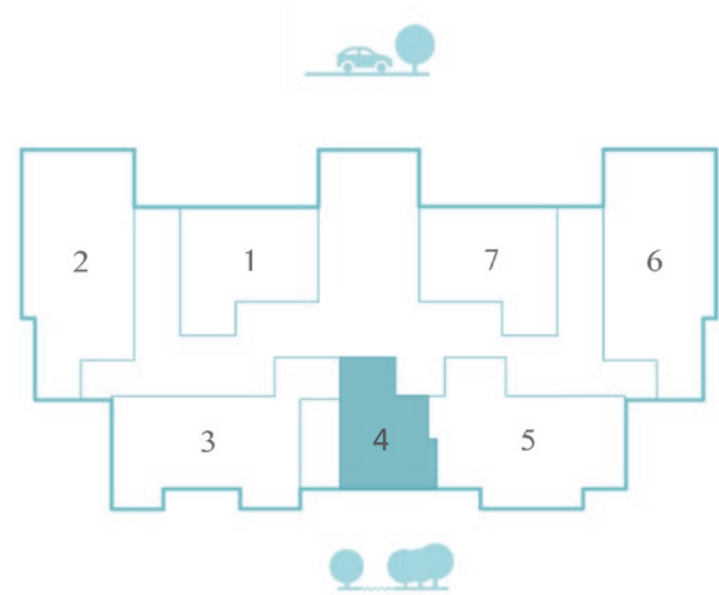
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Blue Views Residences

UNIT 4

1 BEDROOM
GROUND FLOOR



TOTAL INTERNAL AREA (SQM)	60
TOTAL TERRACES AREA (SQM)	17
TOTAL GROSS AREA (SQM)	98



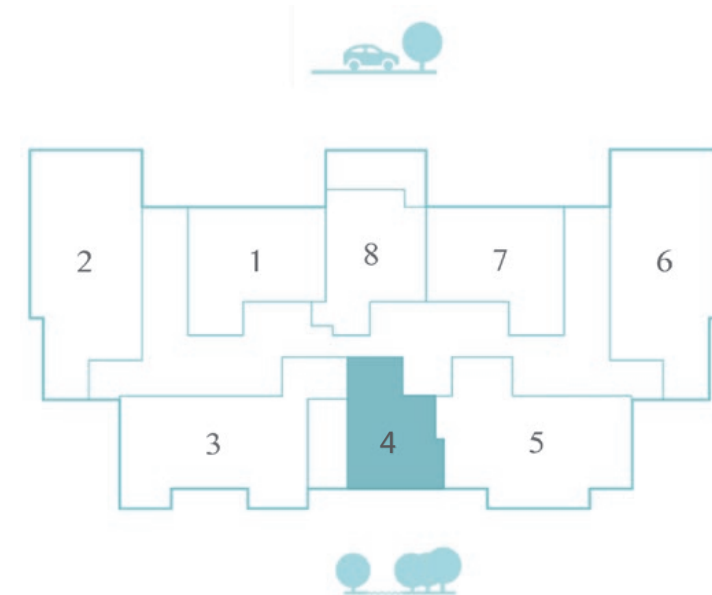
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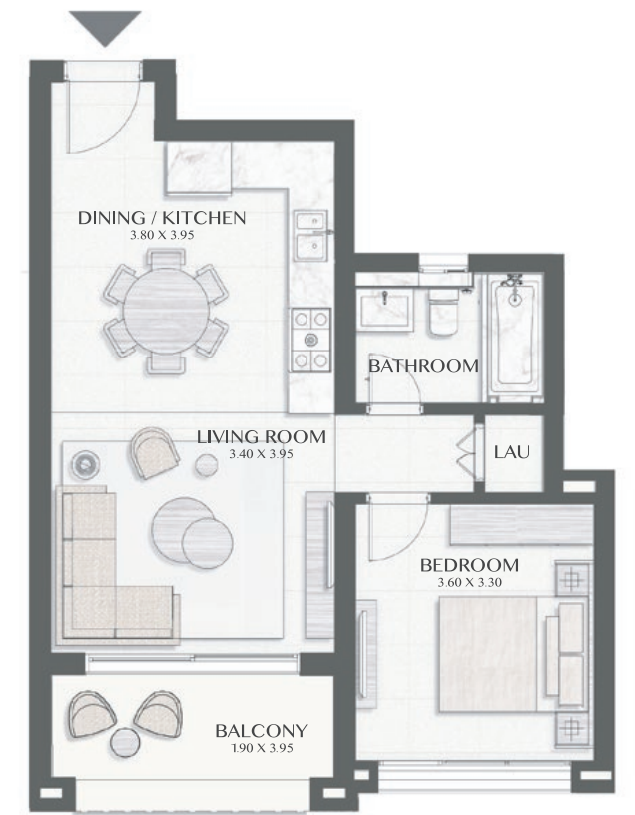
Blue Views Residences

UNIT 4

1 BEDROOM
TYPICAL FLOOR



TOTAL INTERNAL AREA (SQM)	60
TOTAL TERRACES AREA (SQM)	7
TOTAL GROSS AREA (SQM)	86



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Blue Views Residences

UNIT 5

3 BEDROOM
GROUND FLOOR



TOTAL INTERNAL AREA (SQM)	138
TOTAL TERRACES AREA (SQM)	7
TOTAL GROSS AREA (SQM)	185

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Blue Views Residences

UNIT 5

3 BEDROOM
TYPICAL FLOOR



TOTAL INTERNAL AREA (SQM)	138
TOTAL TERRACES AREA (SQM)	5
TOTAL GROSS AREA (SQM)	183

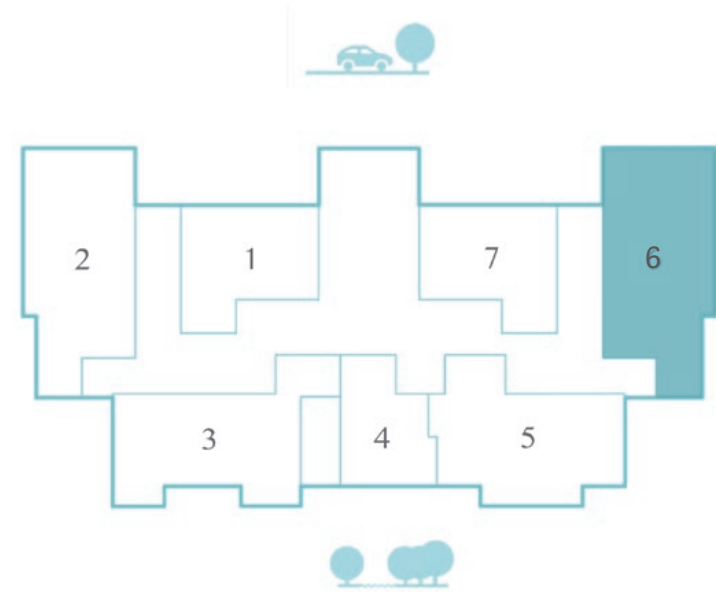
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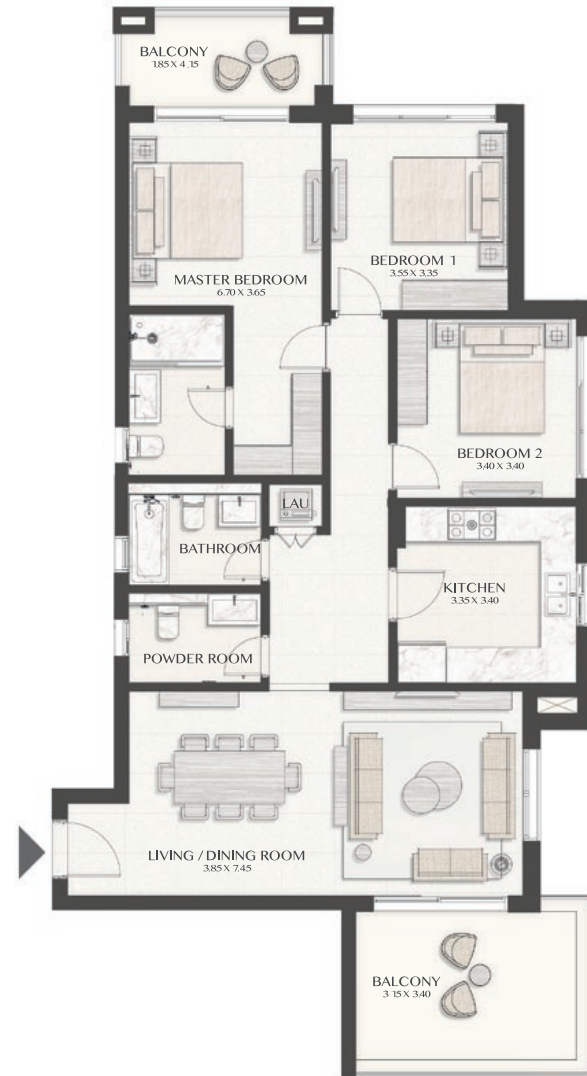
Blue Views Residences

UNIT 6

3 BEDROOM
GROUND FLOOR



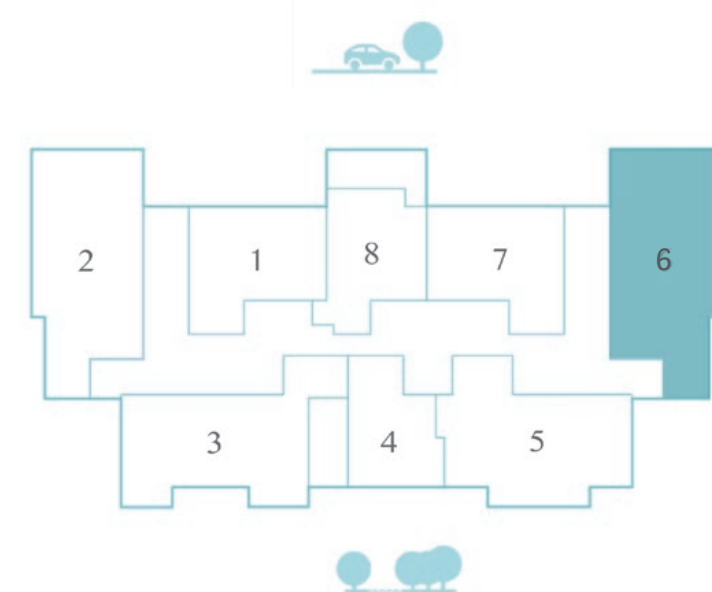
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TOTAL TERRACES AREA (SQM)	23
TOTAL GROSS AREA (SQM)	199



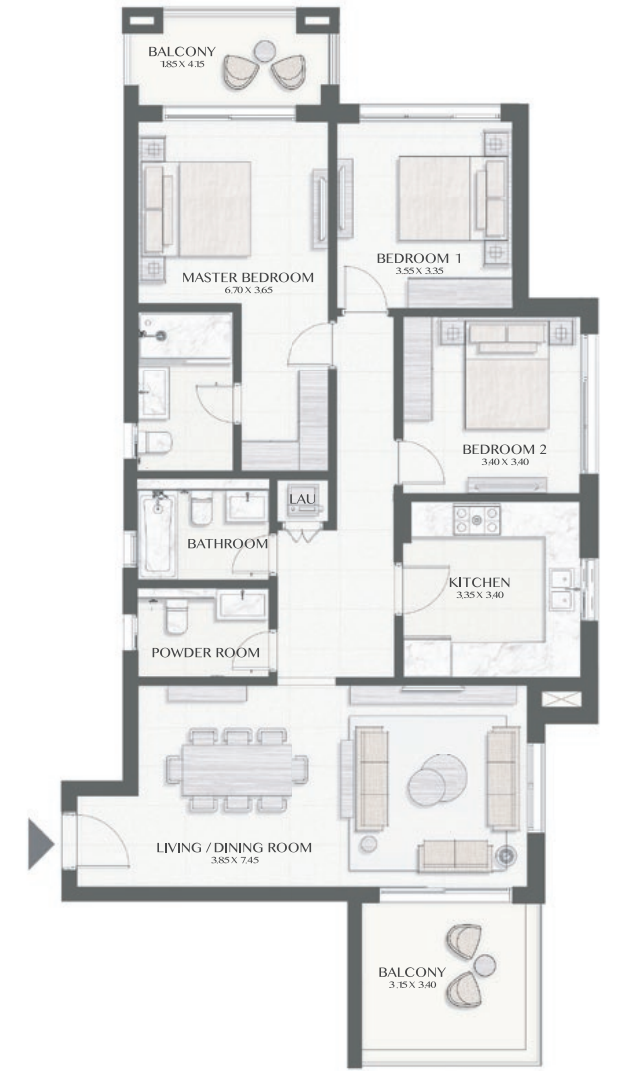
Blue Views Residences

UNIT 6

3 BEDROOM
TYPICAL FLOOR



TOTAL INTERNAL AREA (SQM)	132
TOTAL TERRACES AREA (SQM)	20
TOTAL GROSS AREA (SQM)	195



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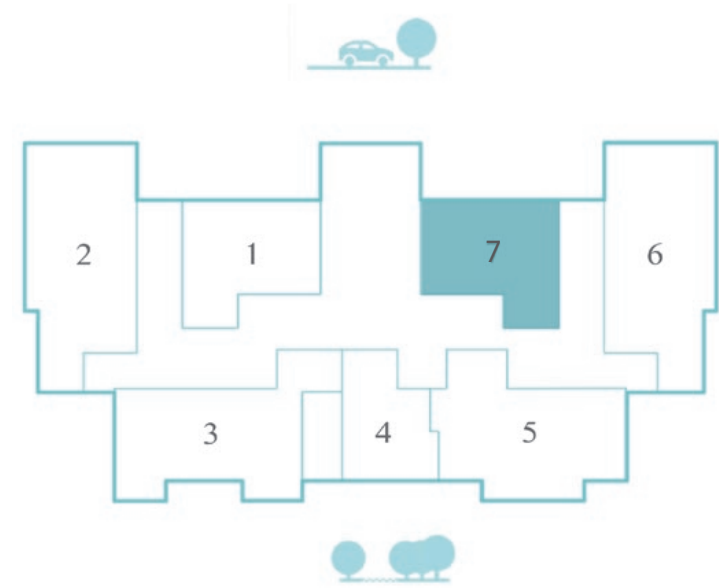
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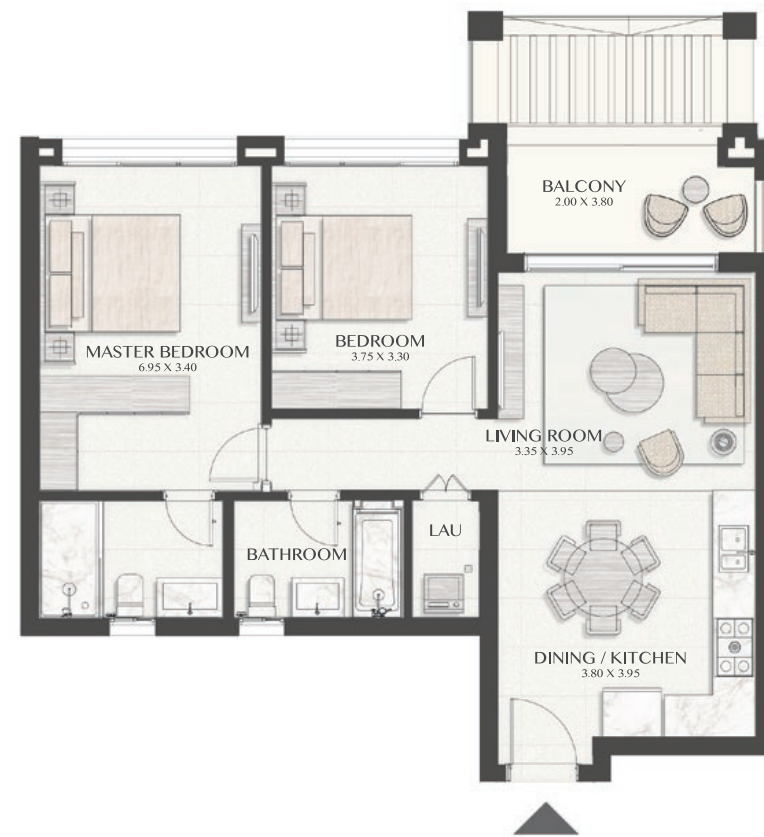
Blue Views Residences

UNIT 7

2 BEDROOM
GROUND FLOOR



TOTAL INTERNAL AREA (SQM)	90
TOTAL TERRACES AREA (SQM)	17
TOTAL GROSS AREA (SQM)	137



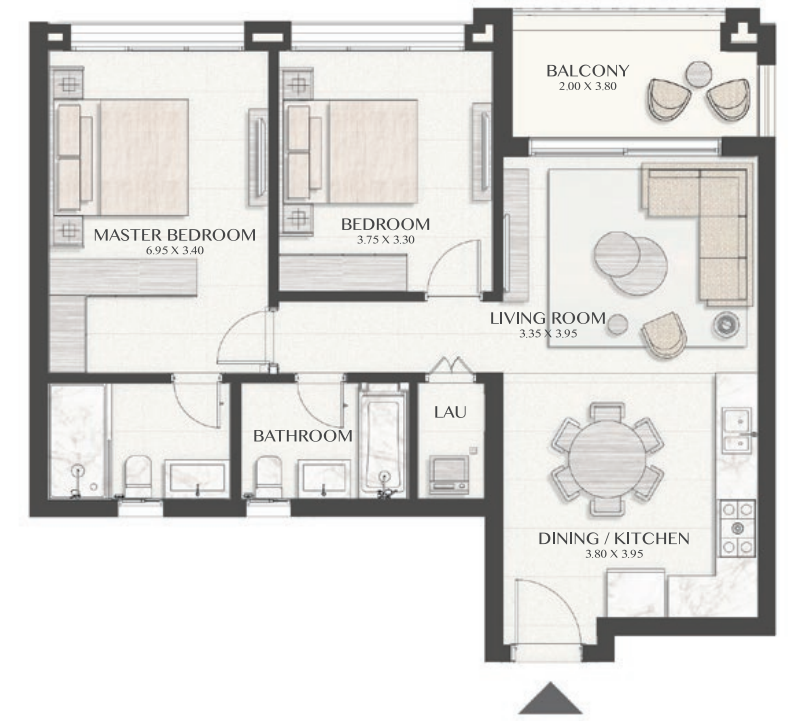
Blue Views Residences

UNIT 7

2 BEDROOM
TYPICAL FLOOR



TOTAL INTERNAL AREA (SQM)	88
TOTAL TERRACES AREA (SQM)	8
TOTAL GROSS AREA (SQM)	124



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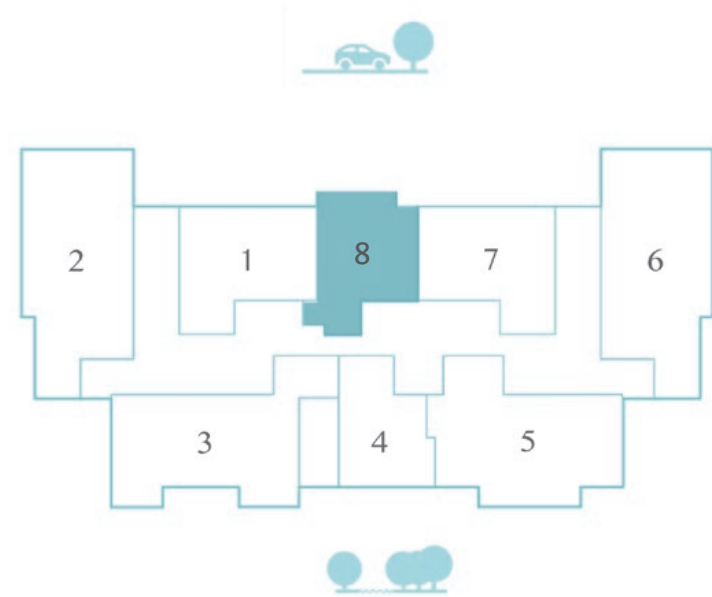
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Blue Views Residences

UNIT 8

1 BEDROOM
TYPICAL FLOOR



TOTAL INTERNAL AREA (SQM)	70
TOTAL TERRACES AREA (SQM)	11
TOTAL GROSS AREA (SQM)	105



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Specification & Facilities

1. ENTRY FOYER

- Floors Engineered Wood
- Walls Paint (white)
- Ceiling Paint (white)

2. LIVING, DINING & INTERNAL CORRIDORS

- Floors Engineered Wood
- Walls Paint (white)
- Ceiling Paint (white)

3. KITCHEN

- Floors Engineered Wood (open kitchen layout)
Local Porcelain Tiles (closed kitchen layout)
- Walls Paint (white)
- Ceiling Paint (white)

4. KITCHEN CABINETRY

- Not Included

5. DOORS

- Entrance Timber veneer wood work
- Internal doors Matt lacquer paint (white)

6. BEDROOMS

- Floors HDF Flooring
- Walls Paint (white)
- Ceiling Paint (white)

7. WARDROBES

- Not Included

8. BATHROOMS

- Floors Porcelain tiles
- Walls Porcelain tiles
Paint (white)
- Ceiling Paint (white)

9. SANITARYWARE

- High quality sanitaryware fixtures and chrome mixers

10. UTILITY ROOM

- Floors Local ceramic tiles
- Walls Local ceramic tiles
- Ceiling Paint (white)

11. MAID'S ROOM

- Floors Local ceramic tiles
- Walls Paint (white)
- Ceiling Paint (white)

12. MAID'S BATHROOM

- Floors Local ceramic tiles
- Walls Local ceramic tiles

13. AIR CONDITIONING UNITS

- Not Included

14. WATER HEATER

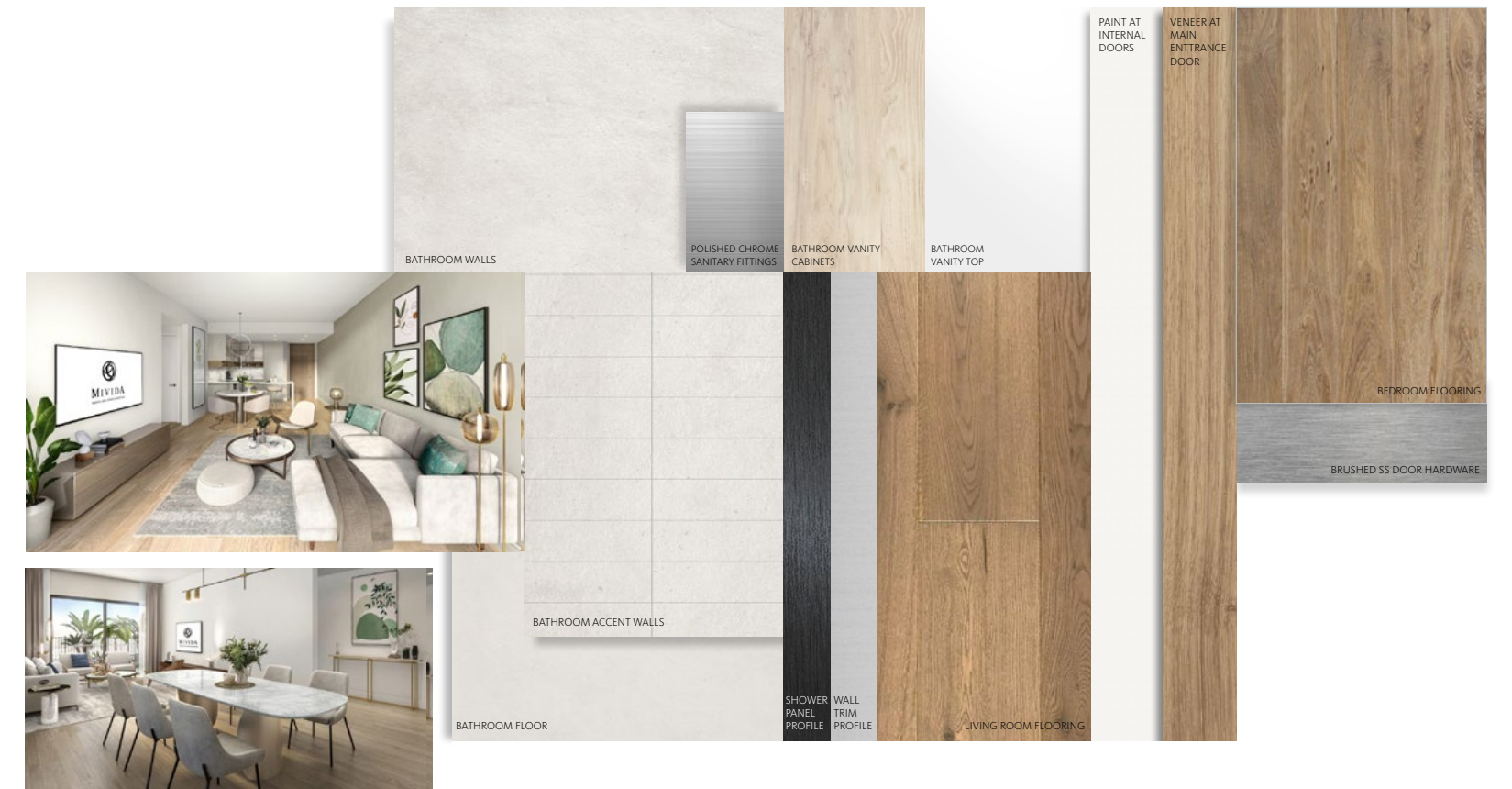
- Not Included – Provisions only
- The design is based on conventional EWH type with electrical load of max 2KW

15. APPLIANCES & PANTRY (IF ANY)

- Not Included – Provisions only

16. ALUMINUM & GLAZING

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing



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

105,500+

HAPPY HOMEBUYERS GLOBALLY

PRESENCE IN

12+

GLOBAL MARKETS

56,000

UNITS COMPLETED TO DATE GLOBALLY

4.5 BN USD

MARKET CAP EMAAR DEVELOPMENT

17.4 M SQUARE METER

OF LANDBANK

Developer of Burj Khalifa and Dubai Mall

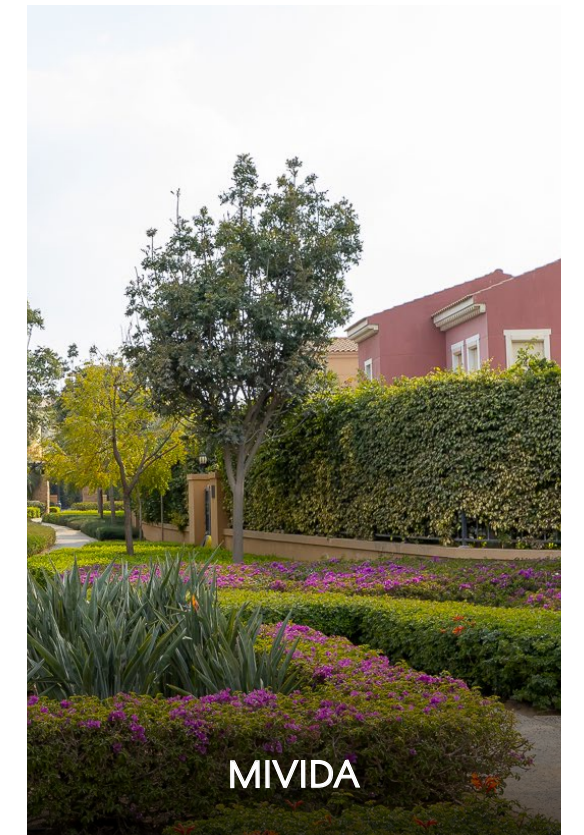


ABOUT EMAAR MISR

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 Sheikh Zayed, directly on Cairo/Alex Desert 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 CENTER

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

New Cairo: 90th Street, Concord Center, B334

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

www.emaarmisr.com

EMAAR
MISR