



MIVIDA

GARDENS

EAST CAIRO

FLAIR

TOWNHOMES

EMAAR

MISR



WELCOME TO MIVIDA GARDENS



Spanning over 500 acres in East Cairo, Mivida Gardens is a natural evolution of Mivida's legacy where refined living meets timeless beauty. Set amidst lush landscapes and tranquil lakes, it offers a sophisticated lifestyle in perfect harmony with nature.

Where *Life*, Nature &
Community Come Together.





Mivida Gardens at a Glance

500

Acres of
Master-planned Living

85%

Dedicated to
Open Spaces

6KM

Central Greenway

100+

Retail & Dining
Destinations

500+

Offices & Clinics

3000+

Signature Homes

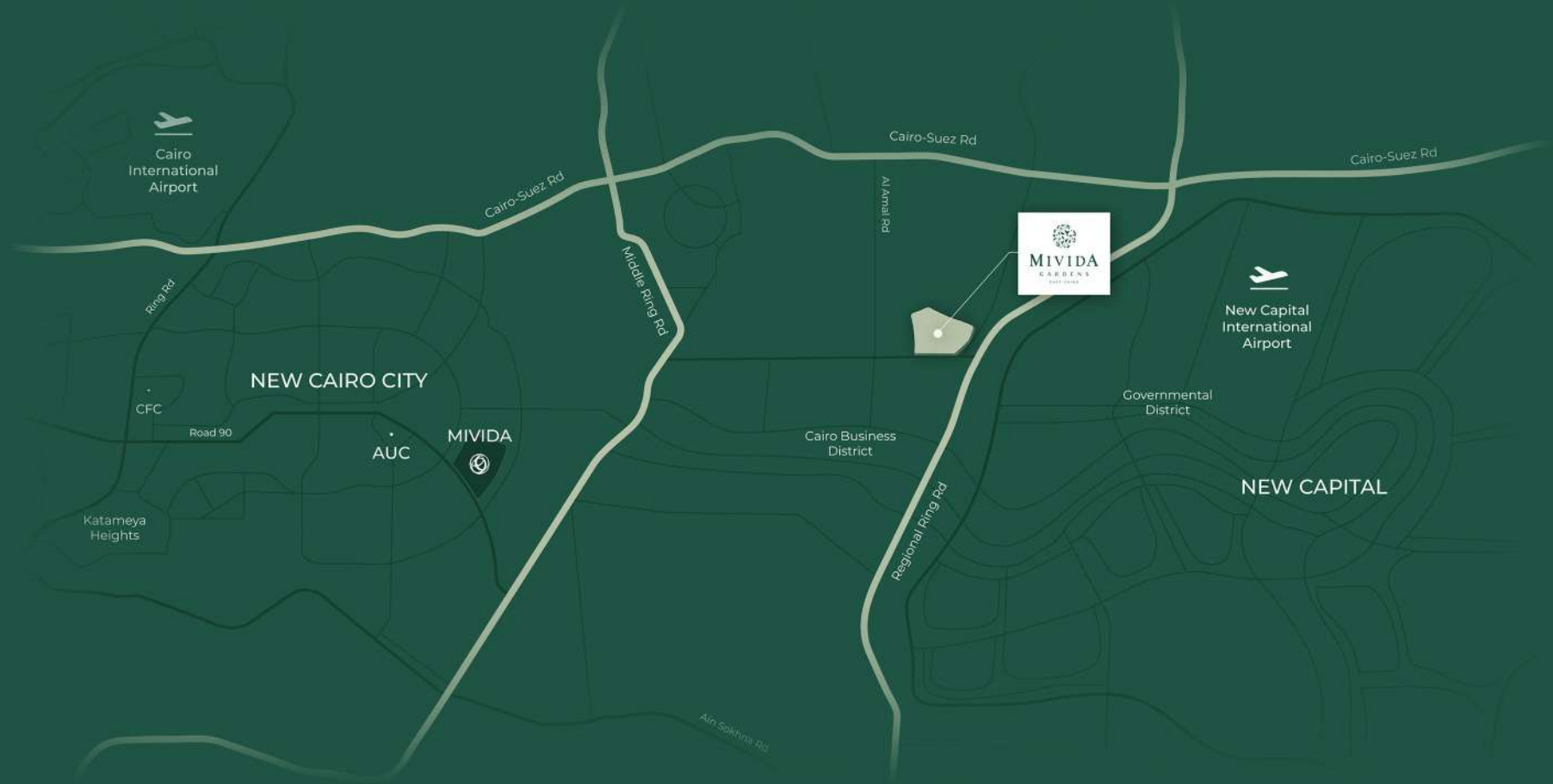
180+

Hospitality Keys

2200

Student Capacity
International School

Perfectly Located



A COMMUNITY DESIGNED *for* LIFE





The Greenway



Lush parks, trails, and open landscapes place nature at the heart of the community.



Lakeside
Living



Lakes flow through Mivida
Gardens, connecting water,
nature, and community.



Hotel & Serviced Residences

Hotel and serviced apartments offer flexibility, world-class service, and full community access.



Mivida Walk



Mivida Walk blends curated dining, retail, and offices into a vibrant destination.



The Residence Club



Dynamic social spaces
designed to connect and bring
the community together.



The Sports Club



The Sports Club offers state-of-the-art facilities and activities for all ages.



Splash Pool

A dedicated splash pool for younger residents, bringing water and play together.



International School

The international school offers quality education with easy access from all residential zones.



Signature
Homes



Homes that blend elegance,
nature, and classic contemporary
design with modern aesthetics.

A Haven *of*
Comfort & Elegance








Homes Shaped *by* Light,
Nature and Refined Design.



Beyond Gardens, *a Complete Life.*



-  Hotel & Serviced Residences
-  Mivida Walk
-  Sports Club
-  International School
-  Residence Clubs
-  Urban Beach



DISCLAIMER

All materials and drawings are approximate and not to scale.
The developer reserves the right to make revisions without
prior notice and only for illustrative purposes.



FLAIR

TOWNHOMES



Townhomes designed for a lifestyle immersed in nature, surrounded by expansive greenery. Thoughtfully planned to offer a peaceful retreat within a vibrant, lush landscape.

FLAIR

TOWNHOMES



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TH1A

MIDDLE UNIT

| 300 Sqm

TOTAL GROSS AREA

| 5

BEDROOMS

CORNER UNIT

| 229 Sqm

TOTAL GROSS AREA

| 4

BEDROOMS





TH1A

MIDDLE UNIT

GROUND FLOOR AREA	106m ²
FIRST FLOOR AREA	103m ²
PENTHOUSE AREA	52m ²
COVERED TERRACE AREA	11m ²
ROOF TERRACE AREA	20m ²
PORCH AREA	7m ²
TOTAL GROSS AREA	300m²



Ground Floor Level

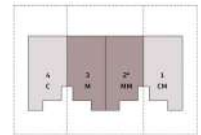


First Floor Level



Penthouse Floor Level

KEY PLAN



*THIS UNIT IS THE MIRROR OF THE BELOW

- 4 ENSUITE BEDROOMS
- 1 BEDROOM
- 5 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM

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, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.
6. Garden areas and shapes vary from unit to unit, and from building to building.
7. Gardens are delivered without plantation and irrigation.
8. All visuals and layouts are for illustrative purposes and may be subject to change without prior notice.
9. Actual unit orientation (original or mirrored) is according to the contract annex. Brochure encloses only the original orientation.
10. The design, materials, and placement of facade features, including canopies and shading elements, are indicative only and are subject to revisions, alterations, or removal without prior notice.

TH1A

CORNER UNIT

GROUND FLOOR AREA 108m²

FIRST FLOOR AREA 103m²

COVERED TERRACE AREA 11m²

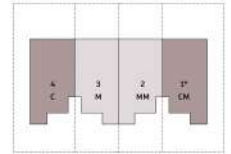
PORCH AREA 7m²

TOTAL GROSS AREA 229m²

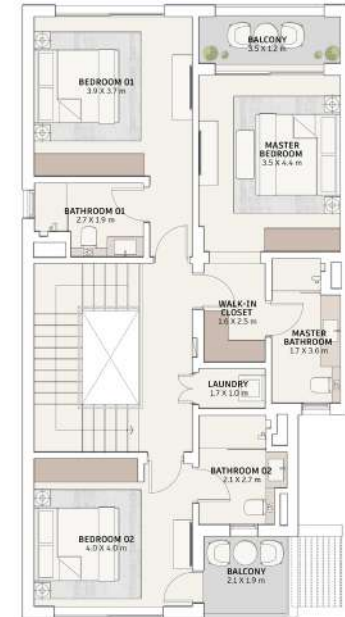


Ground Floor Level

KEY PLAN



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First Floor Level

- 4 ENSUITE BEDROOMS
- 4 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM

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TH1 B

MIDDLE UNIT

| 300 Sqm

TOTAL GROSS AREA

| 5

BEDROOMS

CORNER UNIT

| 229 Sqm

TOTAL GROSS AREA

| 4

BEDROOMS





TH1B

MIDDLE UNIT

GROUND FLOOR AREA	106m ²
FIRST FLOOR AREA	103m ²
PENTHOUSE AREA	52m ²
COVERED TERRACE AREA	11m ²
ROOF TERRACE AREA	20m ²
PORCH AREA	7m ²
TOTAL GROSS AREA	300m²



Ground Floor Level

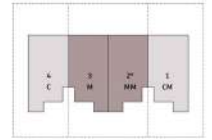


First Floor Level



Penthouse Floor Level

KEY PLAN



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- 1 BEDROOM
- 5 BATHROOMS
- 1 POWDER ROOM
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TH1 B

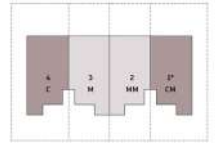
CORNER UNIT

GROUND FLOOR AREA	108m ²
FIRST FLOOR AREA	103m ²
COVERED TERRACE AREA	11m ²
PORCH AREA	7m ²
TOTAL GROSS AREA	229m²

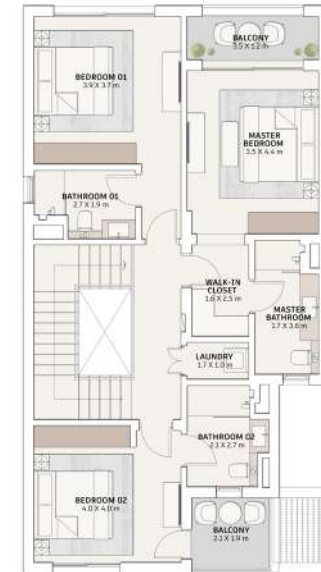


Ground Floor Level

KEY PLAN



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First Floor Level

- 4 ENSUITE BEDROOMS
- 4 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM

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TH2 A

MIDDLE UNIT

| 233 Sqm

TOTAL GROSS AREA

| 4

BEDROOMS

CORNER UNIT

| 169 Sqm

TOTAL GROSS AREA

| 3

BEDROOMS





TH2 A

MIDDLE UNIT

GROUND FLOOR AREA	79m ²
FIRST FLOOR AREA	74m ²
PENTHOUSE AREA	46m ²
COVERED TERRACE AREA	11m ²
UNCOVERED TERRACE AREA	2m ²
ROOF TERRACE AREA	16m ²
PORCH AREA	5m ²
TOTAL GROSS AREA	233m²



Ground Floor Level

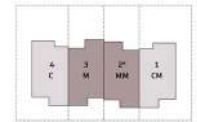


First Floor Level



Penthouse Floor Level

KEY PLAN



*THIS UNIT IS THE MIRROR OF THE BELOW

- 1 ENSUITE BEDROOM
- 3 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM

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TH2 A

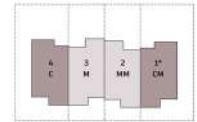
CORNER UNIT

GROUND FLOOR AREA	80m ²
FIRST FLOOR AREA	70m ²
COVERED TERRACE AREA	10m ²
UNCOVERED TERRACE AREA	2m ²
PORCH AREA	7m ²
TOTAL GROSS AREA	169m²



Ground Floor Level

KEY PLAN



*THIS UNIT IS THE MIRROR OF THE BELOW



First Floor Level

- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM

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TH2 c

MIDDLE UNIT

| 233 Sqm

TOTAL GROSS AREA

| 4

BEDROOMS

CORNER UNIT

| 169 Sqm

TOTAL GROSS AREA

| 3

BEDROOMS





TH2c

MIDDLE UNIT

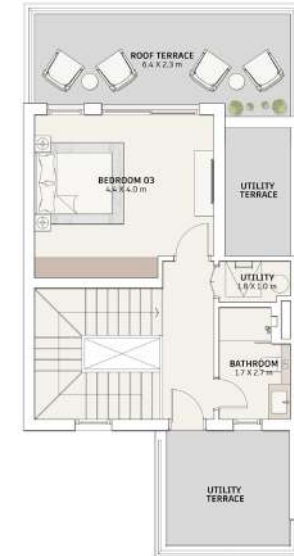
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Ground Floor Level

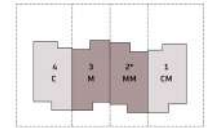


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Penthouse Floor Level

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TH2c

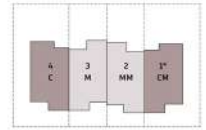
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Ground Floor Level

KEY PLAN



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First Floor Level

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ELEVATED MATERIALS



1. ENTRANCE, LIVING & DINING AREA

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

2. KITCHEN

Floors	Local Porcelain
Walls	Paint (white)
Ceiling	Paint (white)

3. DOORS

Entrance	Solid Wood
internal doors	Lacquered Doors

4. STAIRCASE & INTERNAL CORRIDORS

Floors	High Quality Marble
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5. BEDROOMS

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

6. POWDER ROOM & BATHROOMS

Floors	Local Porcelain
Walls	Local Porcelain with Paint
Ceiling	Paint (white)

7. SANITARYWARE

High quality sanitary fixtures & mixers

8. KITCHEN CABINETS/ KITCHENETTE

Not Included - Provisions only

9. TERRACES

Floors	Local porcelain
Walls	Paint (white)
Ceiling	Paint (white)

10. UTILITY ROOMS & BATHROOMS (IF ANY)

Floors	Local porcelain
Walls	Local porcelain
Ceiling	Paint

11. AIR CONDITIONING UNITS

Not Included - Provisions only

12. WATER HEATERS

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

13. APPLIANCES & PANTRY (IF ANY)

Not Included - Provisions only

14. EXTERNAL SHUTTERS

Not Included - Provisions only

15. WIC & WARDROBES

Not Included

DISCLAIMER:

All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalents will then be installed instead.

1. Kitchens, pantries and wardrobes are not included.

2. Instant water heaters are not allowed, provisions are for conventional water heaters.

The design is based on conventional EWH type with an electrical load of max 2 KW.

3. Air conditioning units are not included. Provisions are for split type.

4. Gardens are delivered without plantation and irrigation.





Ready by
Design

Every home is fully finished and ready to move in, with inspired interiors that balance comfort, quality, and modern simplicity.



EMAAR MISR SALES CENTERS

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

Cairo Gate: Cairo - Alexandria Desert Rd, in front of Dandy Mall.

www.emaarmisr.com

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