



MIVIDA

GARDENS

EAST CAIRO

RESIDENCE EDITION

BY THE BEACH



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

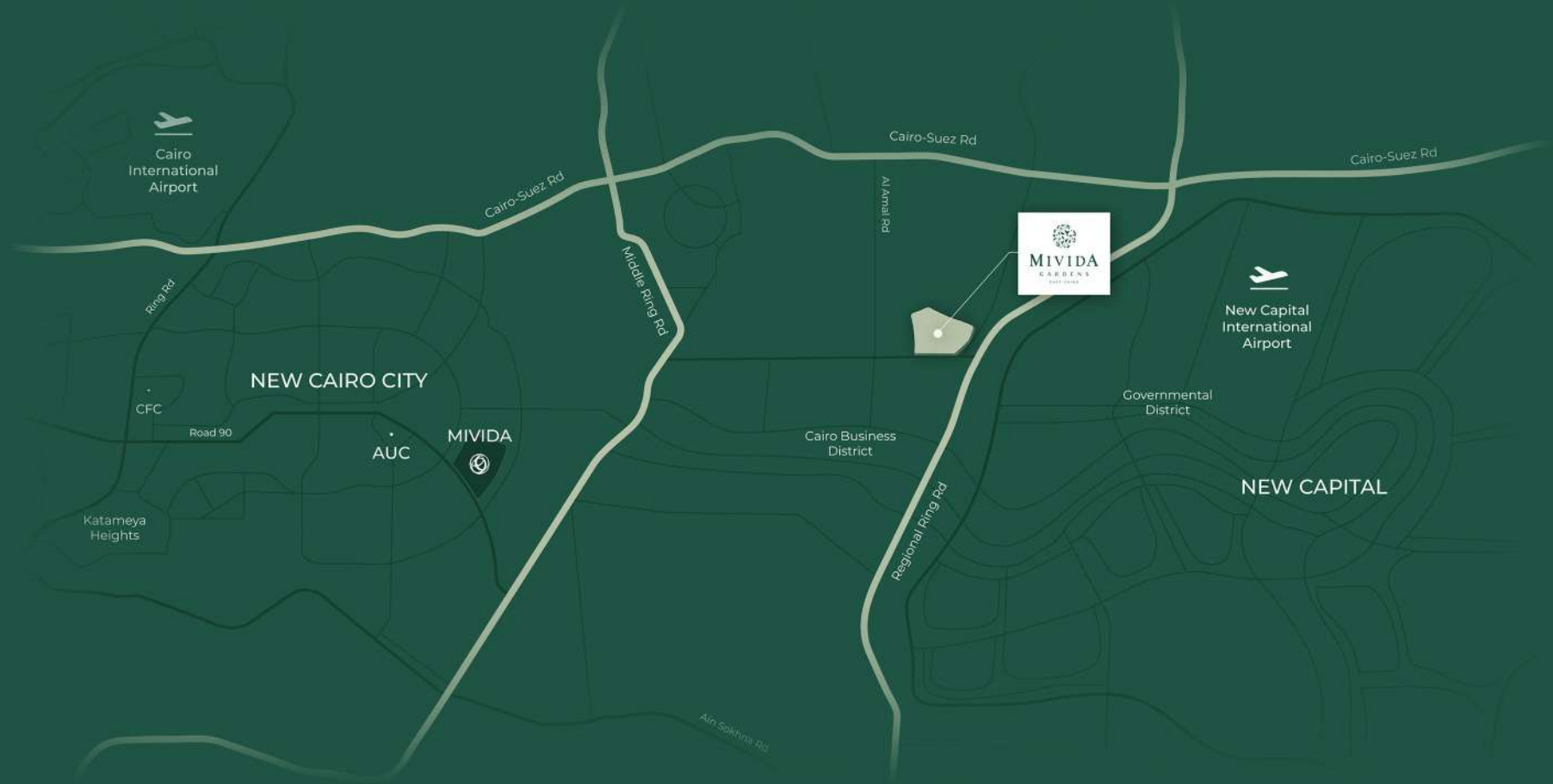
180+

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



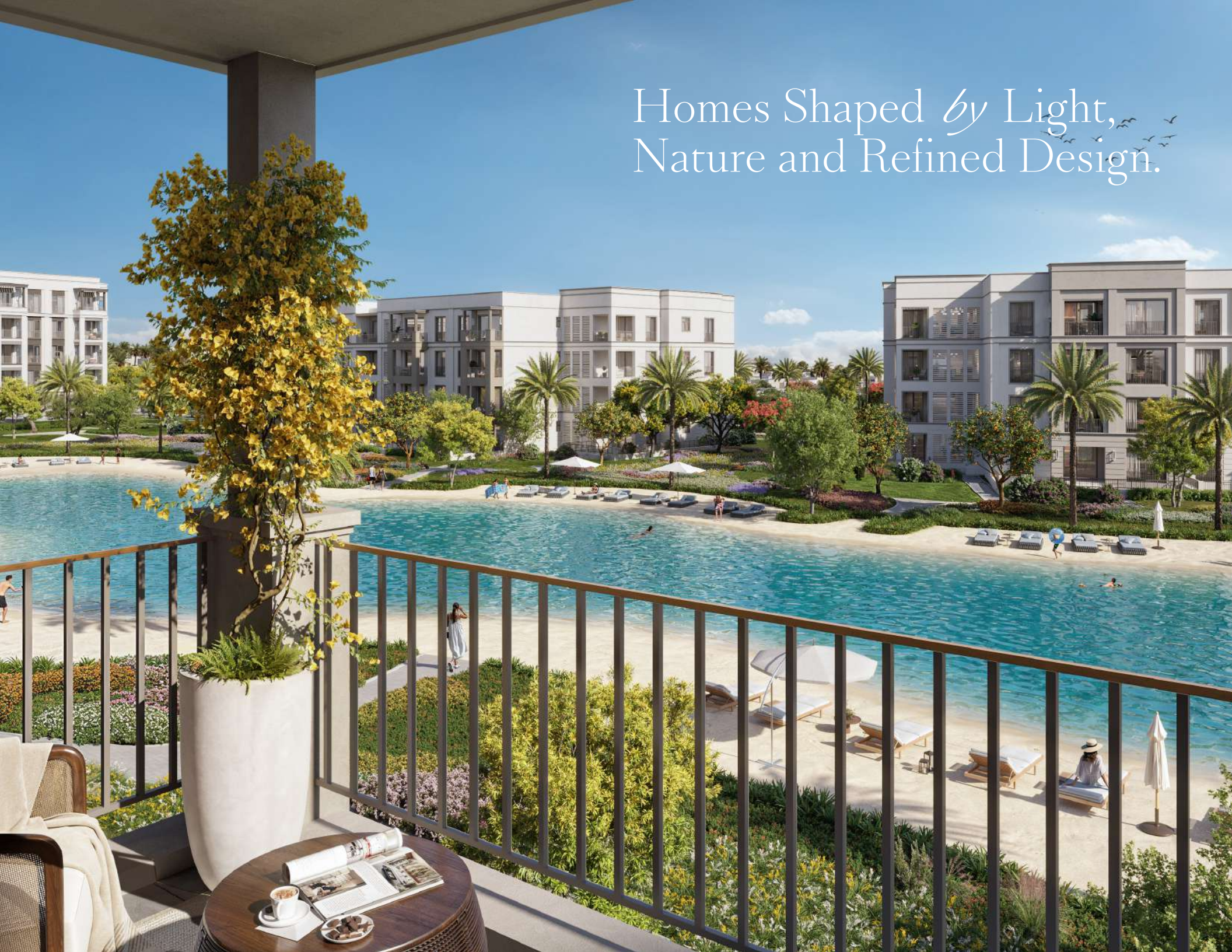
Homes that blend elegance,
nature, and classic contemporary
design with modern aesthetics.



The Perfect Escape by The Beach

Where white sand meets clear water,
creating a quiet escape without ever
leaving the community.

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







Designed *for* Elevated
Everyday Living.



Where Life *Connects.*



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



DISCLAIMER
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 and only for illustrative purposes.

BEACH RESIDENCE COLLECTION

CRYSTAL

BY THE BEACH

PEARL

BY THE BEACH



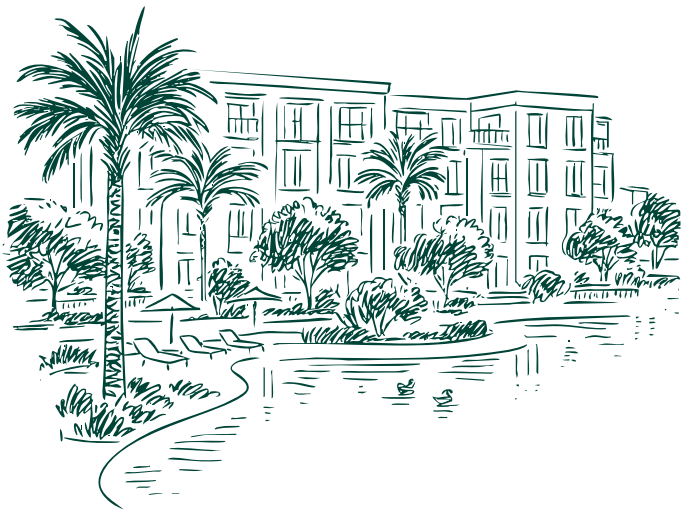






RESIDENCE 01

SITE PLAN





Residence A

4-STOREY BUILDING

| BUILDING 1 & 2



RESIDENCE 01

2BR UNIT 1

GROUND FLOOR

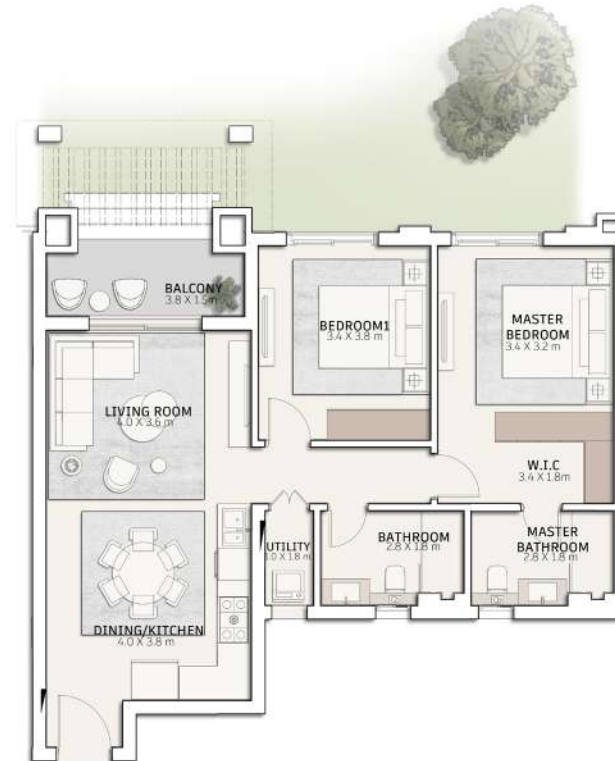
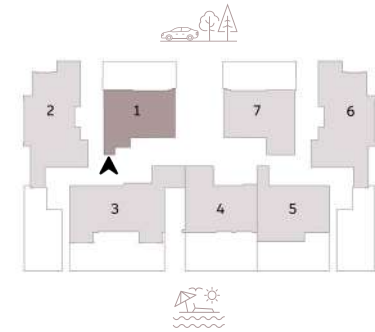
GROSS AREA 107m²

TOTAL TERRACES 8m²

TOTAL GROSS AREA 115m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

KEY PLAN



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3BR UNIT 2

GROUND FLOOR

GROSS AREA 156m²

TOTAL TERRACES 14m²

TOTAL GROSS AREA 170m²

- 1 ENSUITE BEDROOM
- 2 BEDROOM
- 2 BATHROOMS
- 1 POWDER ROOM



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3BR UNIT 3

GROUND FLOOR

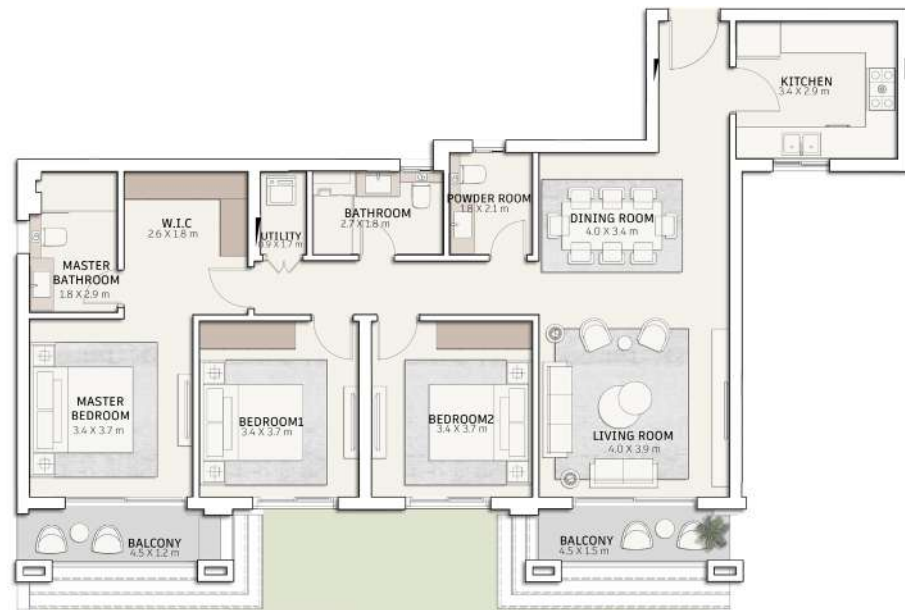
GROSS AREA 156m²

TOTAL TERRACES 12m²

TOTAL GROSS AREA 168m²

- 1 ENSUITE BEDROOM
- 2 BEDROOM
- 2 BATHROOMS
- 1 POWDER ROOM

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2BR UNIT 4

GROUND FLOOR

GROSS AREA	109m ²
TOTAL TERRACES	6m ²
TOTAL GROSS AREA	115m ²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

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2BR UNIT 5

GROUND FLOOR

GROSS AREA 116m²

TOTAL TERRACES 5m²

TOTAL GROSS AREA 121m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

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3BR UNIT 6

GROUND FLOOR

GROSS AREA 156m²

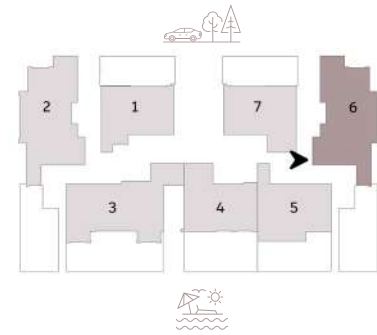
TOTAL TERRACES 13m²

TOTAL GROSS AREA 169m²

- 1 ENSUITE BEDROOM
- 2 BEDROOM
- 2 BATHROOMS
- 1 POWDER ROOM



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2BR UNIT 7

GROUND FLOOR

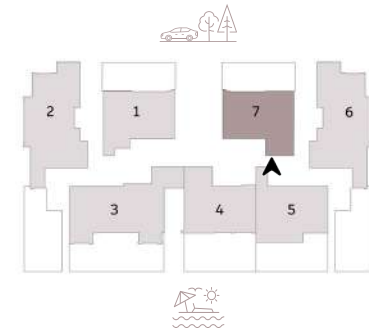
GROSS AREA 110m²

TOTAL TERRACES 7m²

TOTAL GROSS AREA 117m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

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2BR UNIT 1

TYPICAL FLOOR

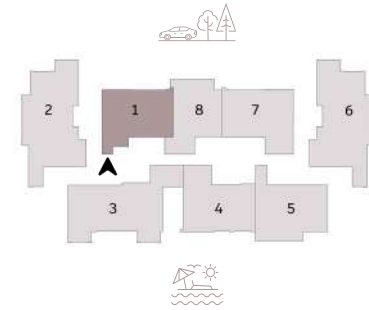
GROSS AREA 107m²

TOTAL TERRACES 8m²

TOTAL GROSS AREA 115m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

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3BR UNIT 2

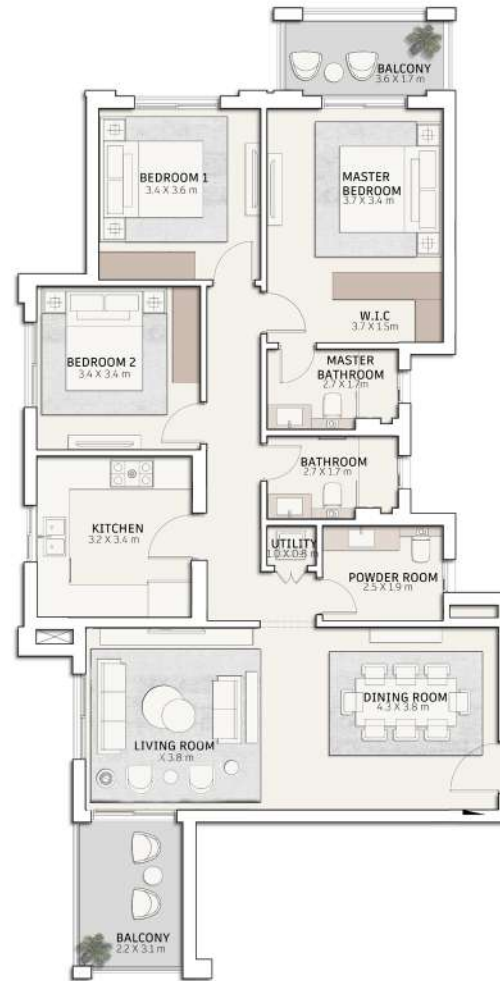
TYPICAL FLOOR

GROSS AREA 156m²

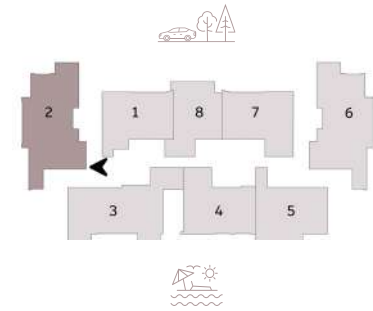
TOTAL TERRACES 14m²

TOTAL GROSS AREA 170m²

- 1 ENSUITE BEDROOM
- 2 BEDROOM
- 2 BATHROOMS
- 1 POWDER ROOM



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3BR UNIT 3

TYPICAL FLOOR

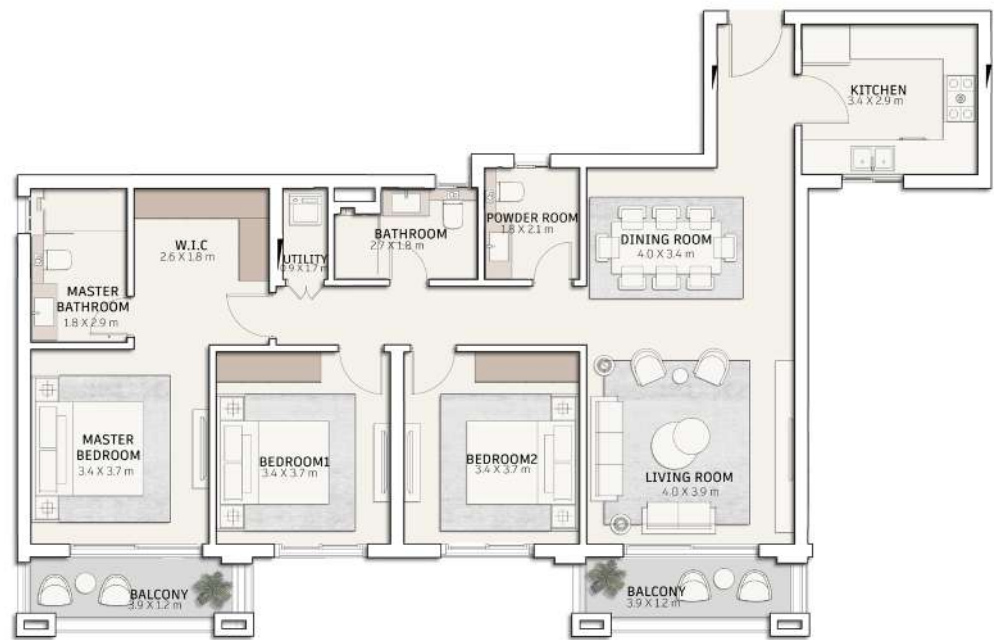
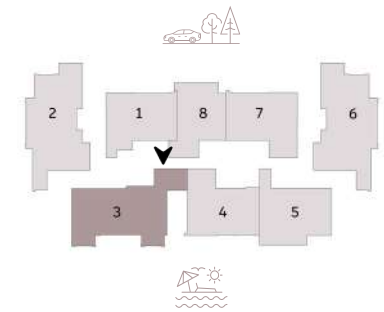
GROSS AREA 156m²

TOTAL TERRACES 12m²

TOTAL GROSS AREA 168m²

- 1 ENSUITE BEDROOM
- 2 BEDROOM
- 2 BATHROOMS
- 1 POWDER ROOM

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2BR UNIT 4

TYPICAL FLOOR

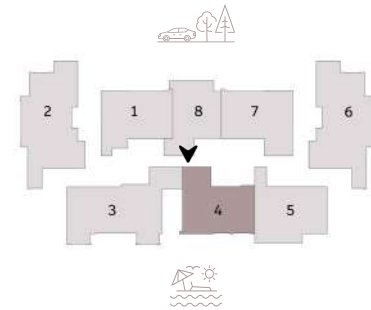
GROSS AREA 109m²

TOTAL TERRACES 6m²

TOTAL GROSS AREA 115m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

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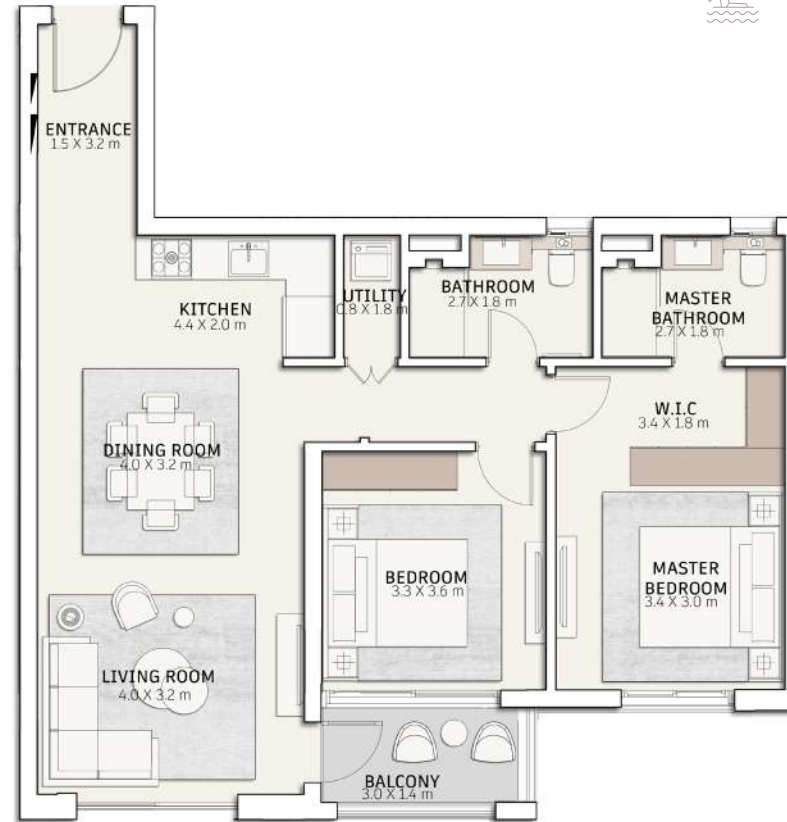
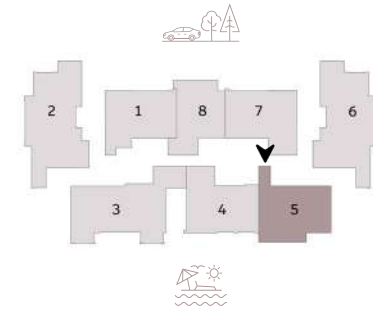
2BR UNIT 5

TYPICAL FLOOR

GROSS AREA	116m ²
TOTAL TERRACES	5m ²
TOTAL GROSS AREA	121m ²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

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3BR UNIT 6

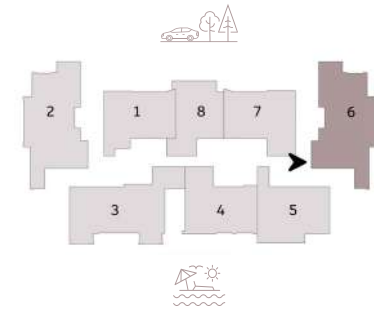
TYPICAL FLOOR

GROSS AREA	156m ²
TOTAL TERRACES	13m ²
TOTAL GROSS AREA	169m ²

- 1 ENSUITE BEDROOM
- 2 BEDROOM
- 2 BATHROOMS
- 1 POWDER ROOM



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2BR UNIT 7

TYPICAL FLOOR

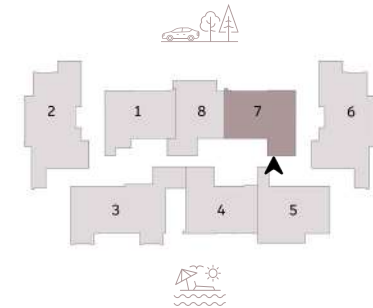
GROSS AREA 110m²

TOTAL TERRACES 7m²

TOTAL GROSS AREA 117m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

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1BR UNIT 8

TYPICAL FLOOR

GROSS AREA 85m²

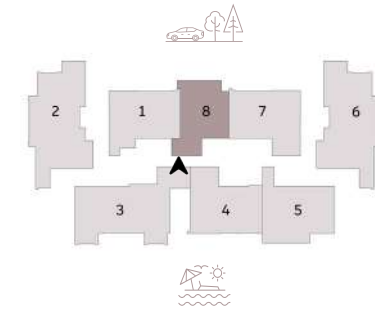
TOTAL TERRACES 9m²

TOTAL GROSS AREA 94m²

1 BEDROOMS

1 BATHROOMS

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Residence B

5 STOREY BUILDING

| BUILDING 3 TO 8



RESIDENCE 03

2BR UNIT 1

GROUND FLOOR

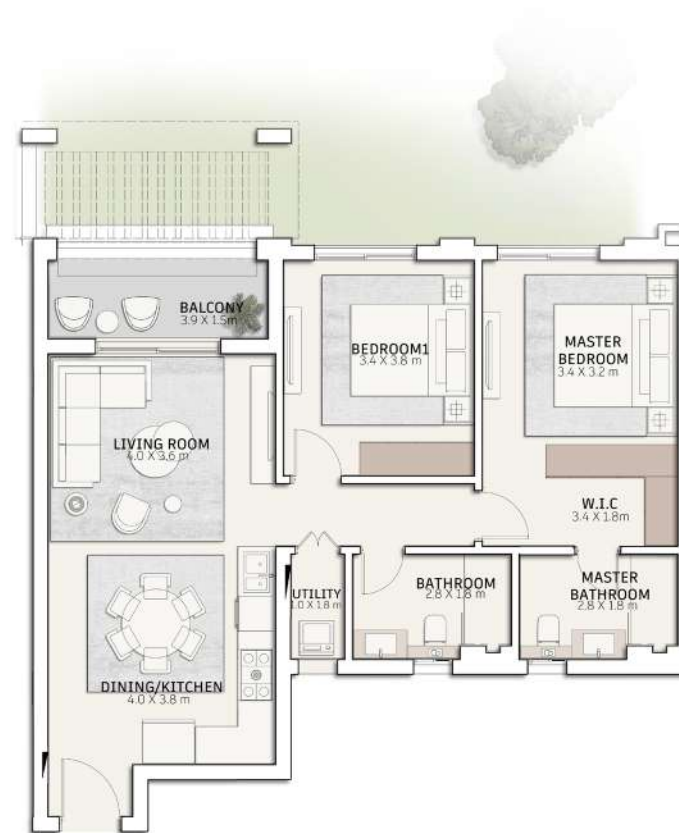
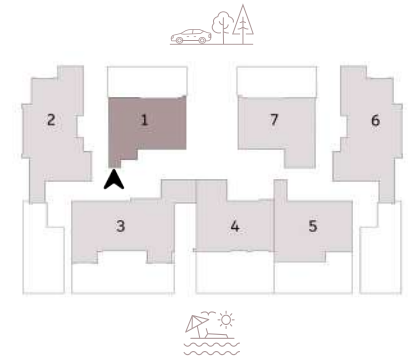
GROSS AREA 107m²

TOTAL TERRACES 8m²

TOTAL GROSS AREA 115m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
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3BR UNIT 2

GROUND FLOOR

GROSS AREA 158m²

TOTAL TERRACES 13m²

TOTAL GROSS AREA 171m²

1 ENSUITE BEDROOM

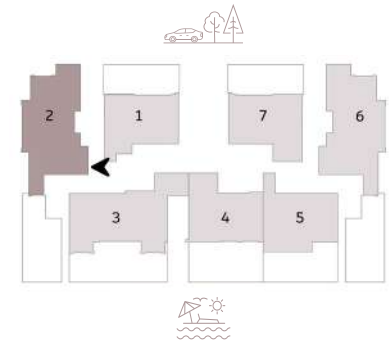
2 BEDROOMS

2 BATHROOMS

1 POWEDR ROOM



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3BR UNIT 3

GROUND FLOOR

GROSS AREA 157m²

TOTAL TERRACES 12m²

TOTAL GROSS AREA 169m²

- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWEDR ROOM

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2BR UNIT 4

GROUND FLOOR

GROSS AREA 110m²

TOTAL TERRACES 6m²

TOTAL GROSS AREA 116m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

KEY PLAN



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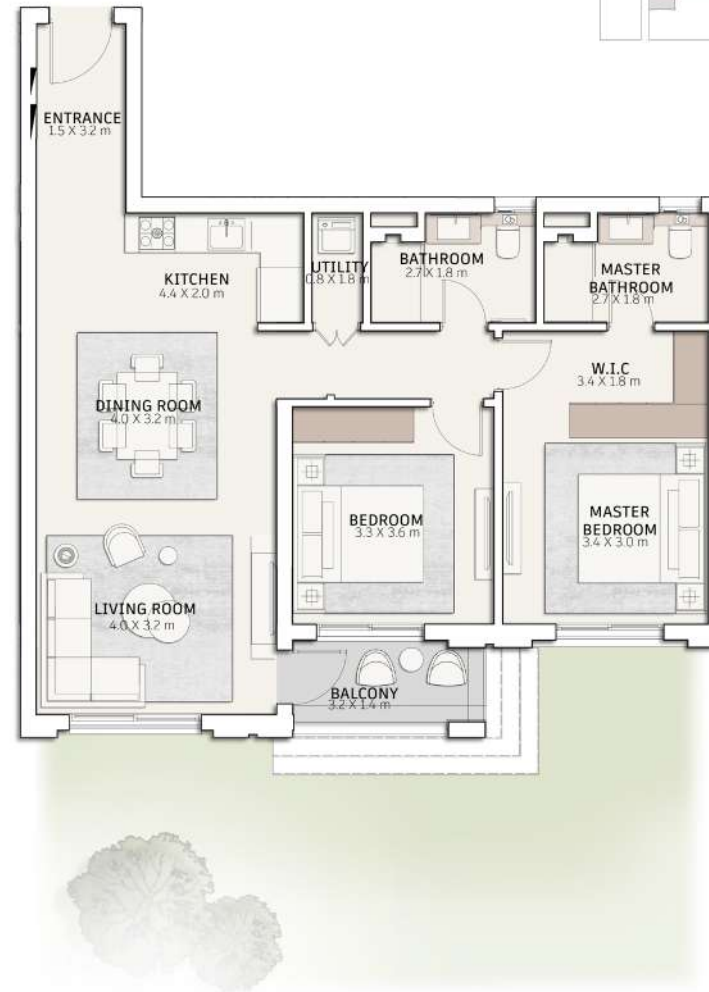
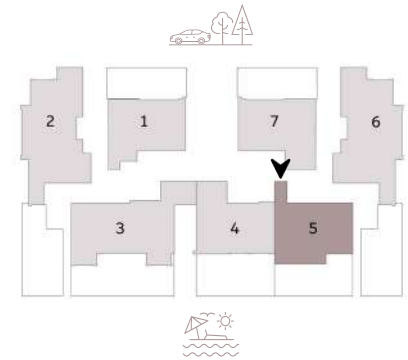
2BR UNIT 5

GROUND FLOOR

GROSS AREA	116m ²
TOTAL TERRACES	5m ²
TOTAL GROSS AREA	121m ²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

KEY PLAN



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3BR UNIT 6

GROUND FLOOR

GROSS AREA 157m²

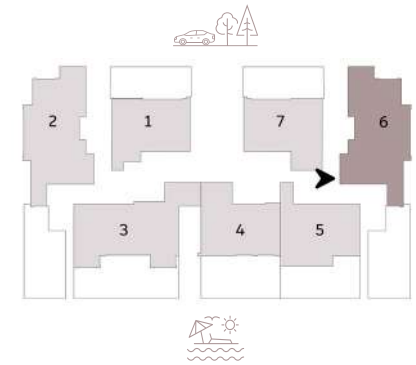
TOTAL TERRACES 8m²

TOTAL GROSS AREA 165m²

- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWEDR ROOM



KEY PLAN



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2BR UNIT 7

GROUND FLOOR

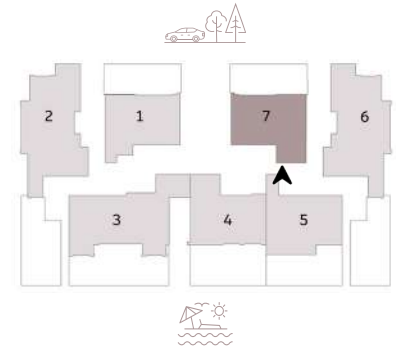
GROSS AREA 109m²

TOTAL TERRACES 7m²

TOTAL GROSS AREA 116m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

KEY PLAN



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2BR UNIT 1

TYPICAL FLOOR

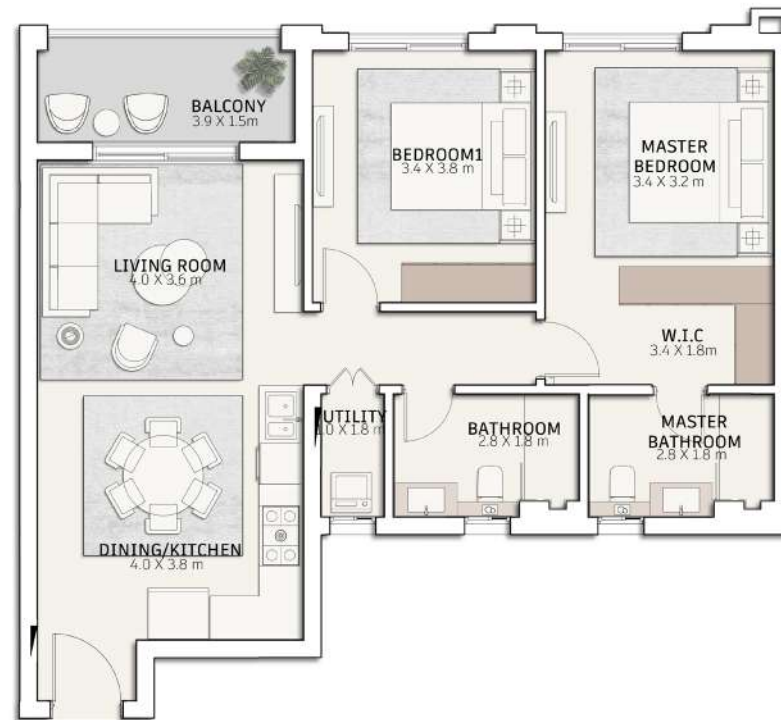
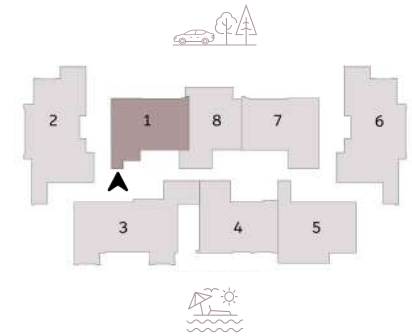
GROSS AREA 107m²

TOTAL TERRACES 8m²

TOTAL GROSS AREA 115m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

KEY PLAN



DISCLAIMER

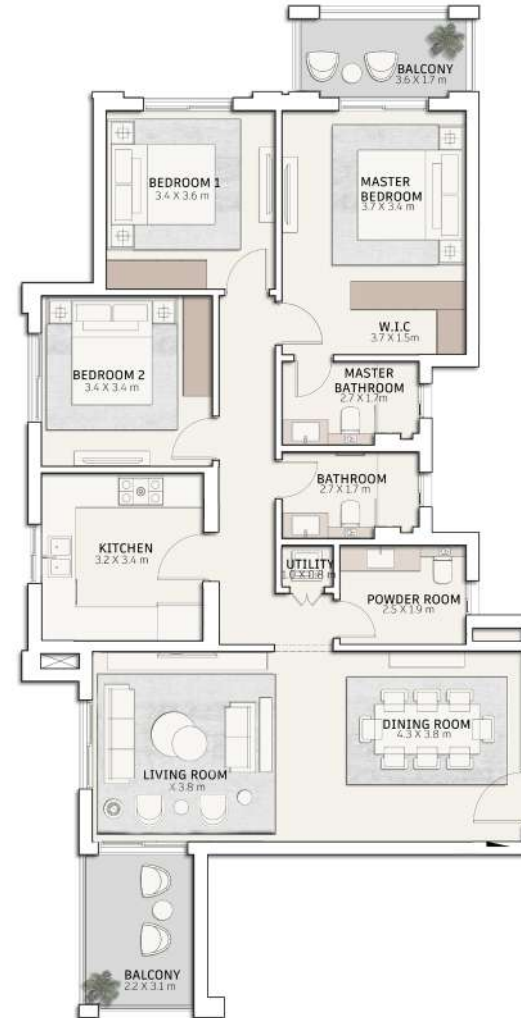
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3BR UNIT 2

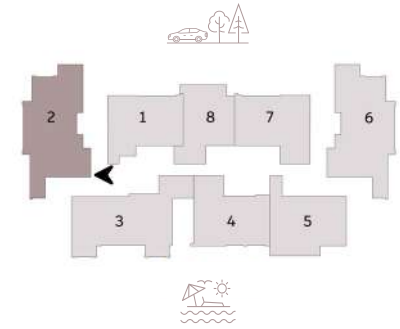
TYPICAL FLOOR

GROSS AREA	158m ²
TOTAL TERRACES	13m ²
TOTAL GROSS AREA	171m ²

- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWEDR ROOM



KEY PLAN



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3BR UNIT 3

TYPICAL FLOOR

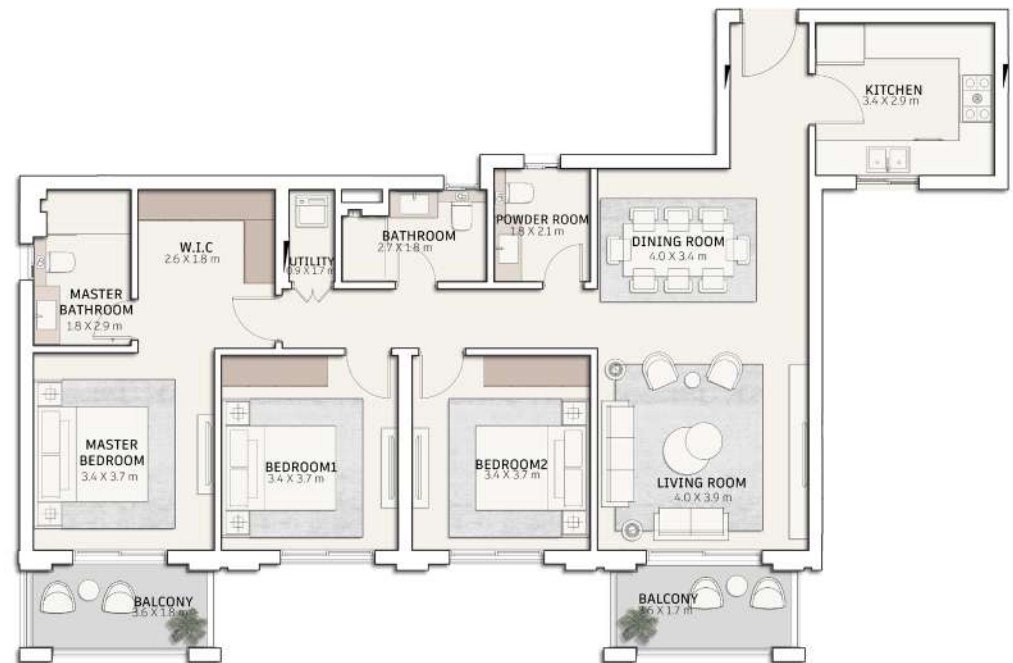
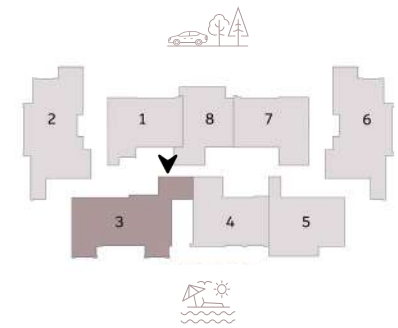
GROSS AREA 157m²

TOTAL TERRACES 12m²

TOTAL GROSS AREA 169m²

- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWEDR ROOM

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2BR UNIT 4

TYPICAL FLOOR

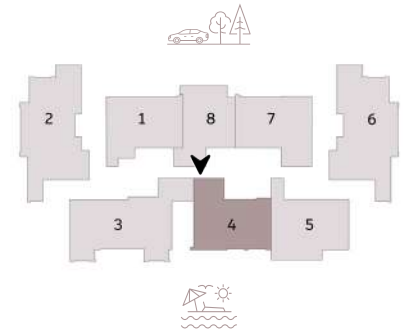
GROSS AREA 110m²

TOTAL TERRACES 6m²

TOTAL GROSS AREA 116m²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

KEY PLAN



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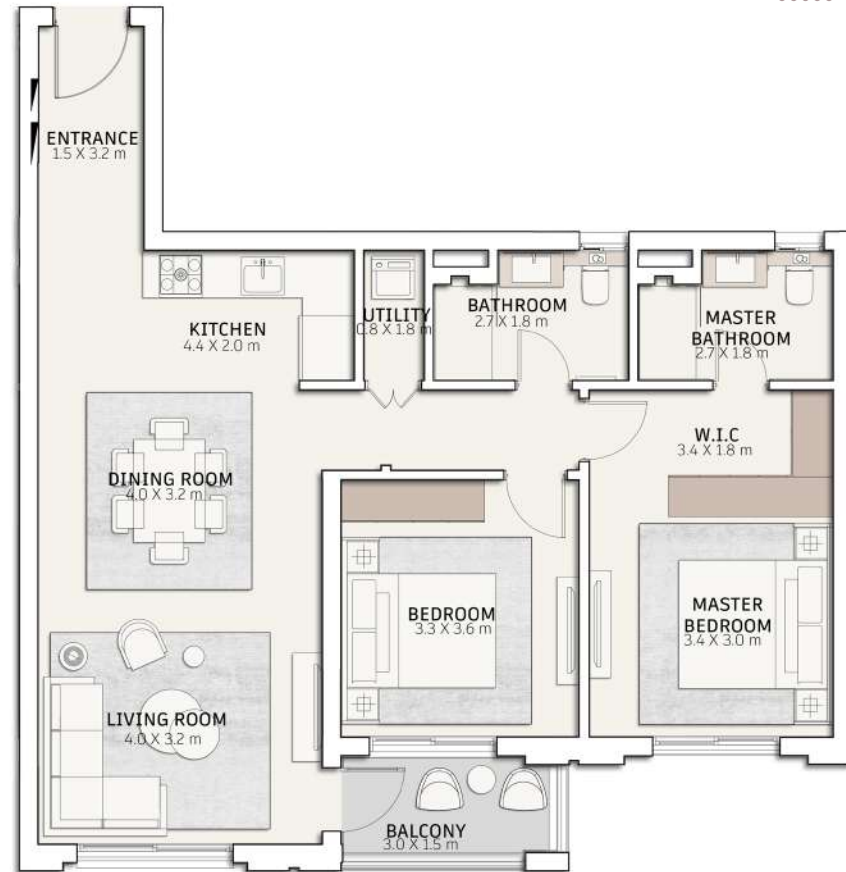
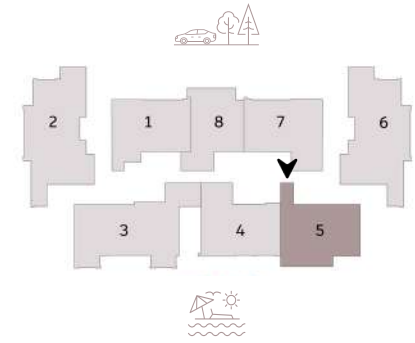
2BR UNIT 5

TYPICAL FLOOR

GROSS AREA	116m ²
TOTAL TERRACES	5m ²
TOTAL GROSS AREA	121m ²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

KEY PLAN



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3BR UNIT 6

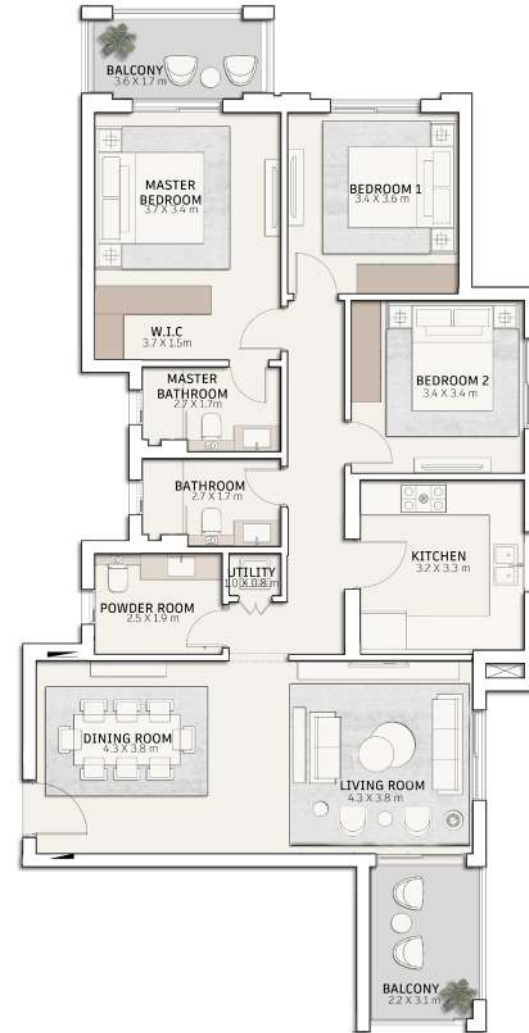
TYPICAL FLOOR

GROSS AREA 157m²

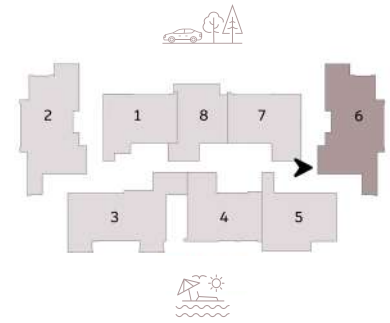
TOTAL TERRACES 8m²

TOTAL GROSS AREA 165m²

- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWEDR ROOM



KEY PLAN



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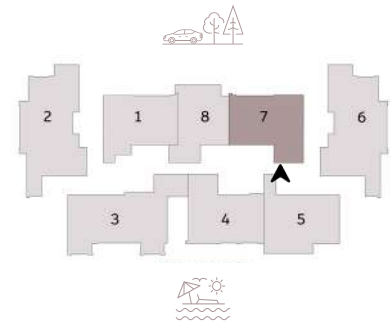
2BR UNIT 7

TYPICAL FLOOR

GROSS AREA	109m ²
TOTAL TERRACES	7m ²
TOTAL GROSS AREA	116m ²

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS

KEY PLAN



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1BR UNIT 8

TYPICAL FLOOR

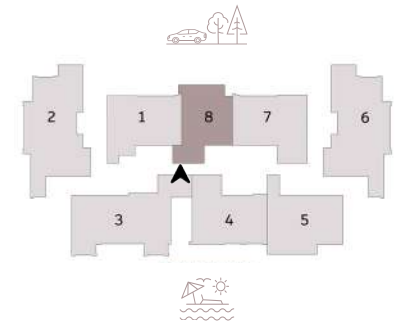
GROSS AREA 84m²

TOTAL TERRACES 9m²

TOTAL GROSS AREA 93m²

- 1 BEDROOM
- 1 BATHROOM

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ELEVATED MATERIALS



1. LIVING, DINING & INTERNAL CORRIDORS

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

2. KITCHEN

Floors	HDF (open kitchen layout) Local Porcelain (closed kitchen layout)
Walls	Paint (white)
Ceiling	Paint (white)

3. DOORS

Entrance	Timber Veneer
Internal Doors	Lacquered wood (white)

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
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8. KITCHEN CABINETS/ KITCHENETTE

Not Included - Provisions only

9. TERRACES

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

10. UTILITY ROOMS

Floors	Local porcelain
Walls	Local porcelain with paint
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

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 conditions are not included. Provisions are for split type. 4. Gardens for ground floor units are delivered without fences, plantation and irrigation.





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