

# PI <sup>the</sup> Place!

BY MIVIDA



**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.

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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



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THE PLACE

- 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**
- New Administrative Capital**

890  
Acres  
Total Area

120,000  
sqm  
Office Space

47,000  
sqm  
Medical Facilities

53,000  
sqm  
Sports Club

40,000  
sqm  
Retail Space

40,000  
sqm  
Educational Facilities

22,000  
Total Residents

28  
Upscale residential  
villages

# facts and figures

about MIVIDA

# in the heart of mivida



## 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, and Eterna Healthcare City. 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 array of Mivida residents. With lush landscaping, outdoor exquisite landmark within 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.

Located in the heart of 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.

ETERNA  
HEALTHCARE CITY



Eterna HealthCare City is Egypt's first medical complex to combine a hospital, multi-disciplinary clinics, medical labs and pharmacies under one roof.

This combination of medical offerings delivers a more comfortable and convenient medical experience for both patients and physicians.

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 office experience.

## Office Spaces



70<sup>sqm</sup> to 150<sup>sqm</sup>

amidst a vibrant hub emulating both upscale shopping along with dining & leisure retail. Giving your office a clever blend of formal with an inspiring ambience

# as Convenient as It gets

The place is the perfect destination to boost the shopping experience. Equipped with the most exquisite shopping and dining experience it's the perfect place to shop, meet and socialize. No matter if it's simply to lift up your ordinary day with some window shopping or to have a different kind of lunch break with your colleagues.



# a holistic experience

MIVIDA



THE PLACE

At THE PLACE, Whitespace architects have seamlessly blended business and pleasure; efficiency and flexibility. Sleek open office spaces with a common core containing all services complement efficiently the tenants and the visitors. The tailored contemporary workspace layouts offer functionality while balancing ample natural lighting with energy efficient design.

### 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 main gate and has convenient parking for visitors.

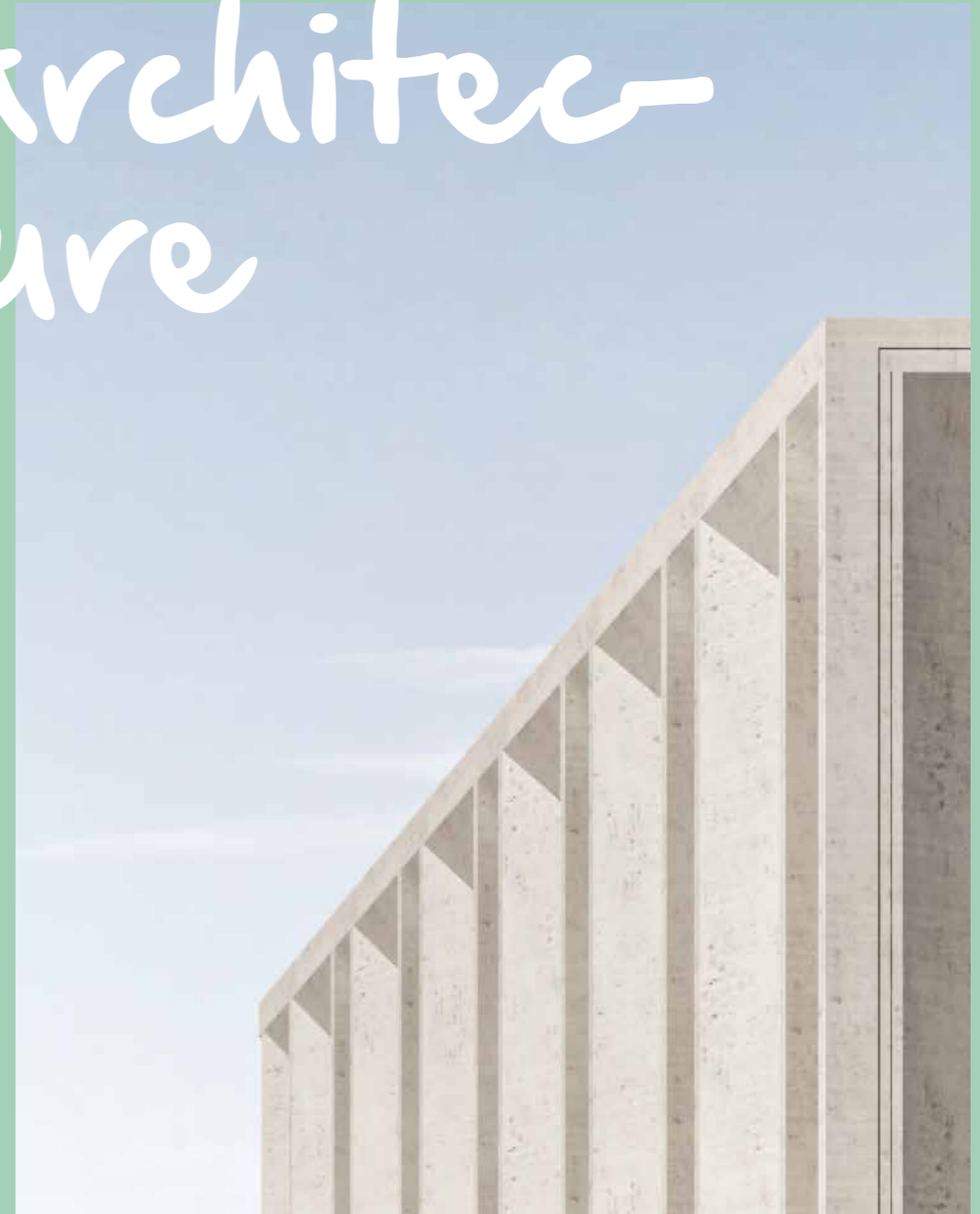
### As spacious as it gets

Office 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 work, dining, and shopping gives THE PLACE its progressive persona.

### A new perspective on work

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



Quality Details

# finishing touches

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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 the customer's 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

6  
Buildings

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

<sup>the</sup>  
Place!



# world-class standards

## Design

### Areas of Offices

min. 70 sqm- max 150 sqm

### No. of Floors

G + 3

### No. of offices per floor

10 to 22 offices

### 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 office 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 Office 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 Office / Shop

/ Building Management System (BMS)

/ Chilled Water HVAC System and BTU meters

/ Sprinklers System Provisional Tie-ins for Office 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 Office 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 Buiness Park  
Phase 1 Tenenats

Emaar - Sales, Hand Over, CM  
[www.emaarmisr.com](http://www.emaarmisr.com)

Commercial International Bank - CIB  
[www.cibeg.com](http://www.cibeg.com)

Al Sedawi Pharmacy  
[www.elsedawy.com](http://www.elsedawy.com)

Property Advisors - Brokering Company  
[property-advisors.net](http://property-advisors.net)

Sun Infinite - Solar EPC  
[www.suninfinite.com](http://www.suninfinite.com)

Masharea - Project Management  
[www.masharea.com](http://www.masharea.com)

Al Shafar Group - ASGC Contracting  
[www.alshafar.com](http://www.alshafar.com)

Henkel - Industry & Trade Products  
[www.henkel.com](http://www.henkel.com)

Karvin Massala Restaurant - Indian,  
Continental, Italian Cuisines  
[karvin-massala.business.site](http://karvin-massala.business.site)

Hero & Vitrac - Fruit based products  
[www.heromea.com](http://www.heromea.com) - [www.heromea.com/vitrac/en](http://www.heromea.com/vitrac/en)

Contrack Facilities Management - CFM  
[www.contrackfm.com](http://www.contrackfm.com)

AEDCO Head Office  
[www.aedco.com](http://www.aedco.com)

MOBCO - Civil Construction  
[www.mobco-group.co](http://www.mobco-group.co)

Al Marassem Intl. for Urban  
Development - Main HQ - Operating  
[www.sbg-almarasem.com](http://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 6<sup>th</sup> 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](http://www.mivida-egypt.com)

EMAAR  
MISR