



MIVIDA

GARDENS

EAST CAIRO

AQUA

BY THE BEACH  
RESIDENCE EDITION

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

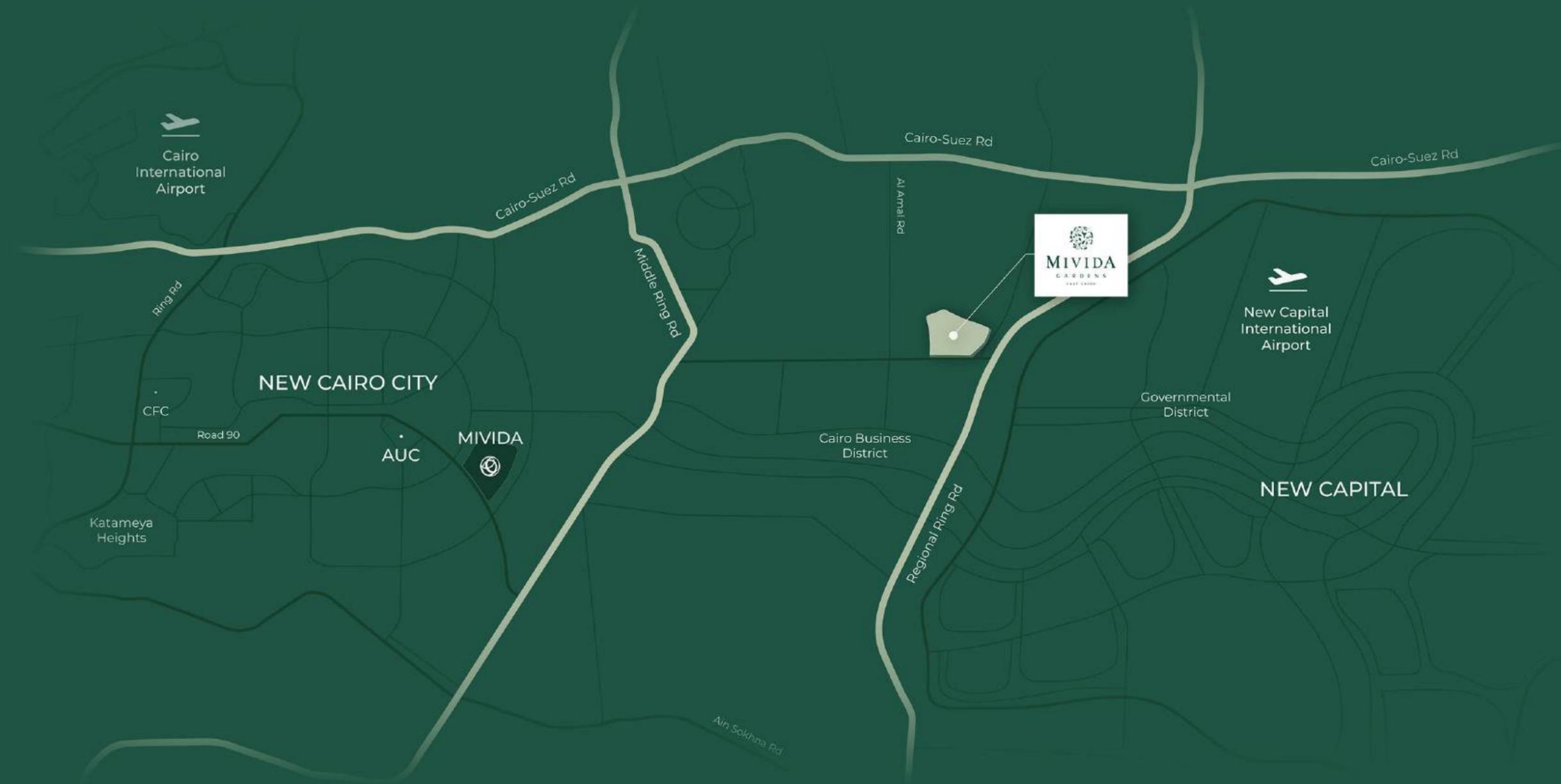
+180

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.



# The Commercial District



The Commercial District 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.

Your Private  
*Wellness* Sanctuary



Designed *for* Elevated  
Everyday Living.



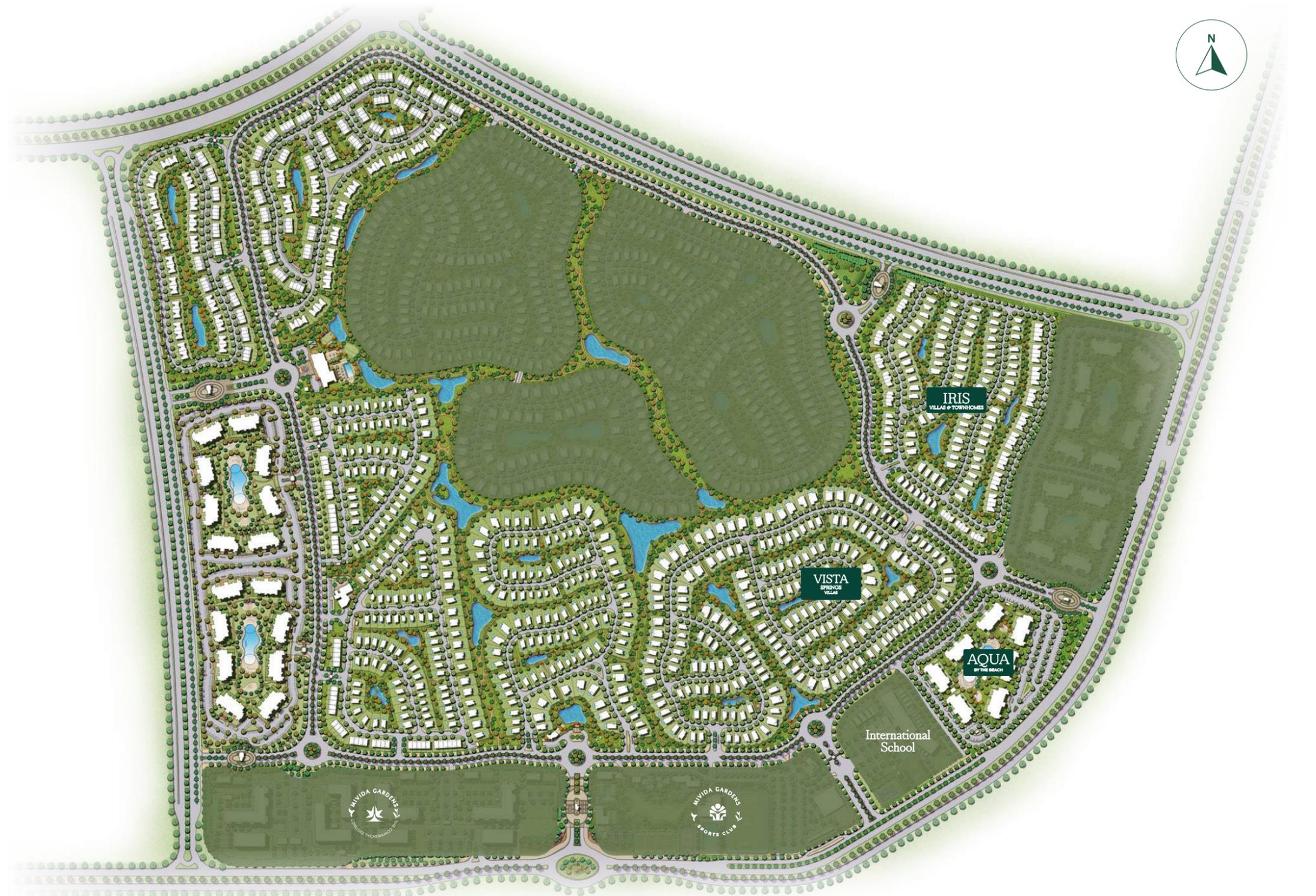
# Beyond Gardens, *a Complete Life.*



-  Hotel & Serviced Residences
-  The Commercial District
-  Sports Club
-  International School
-  Residence Club
-  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.



BEACH RESIDENCE  
COLLECTION

AQUA  
BY THE BEACH









RESIDENCE 01



# AQUA

BY THE BEACH



Where home, nature, and wellbeing align. Apartments embraced by greenery and enriched by water features, with thoughtfully integrated spaces that support an active, balanced everyday lifestyle, all just steps away from the international school and sports club for effortless daily living.

# AQUA

BY THE BEACH

## RESIDENCE A

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BUILDINGS 1 & 2

## RESIDENCE B

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BUILDINGS 6 & 7

## RESIDENCE C

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BUILDINGS 3, 4 & 5

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Residence A  
4-Storey Building

Buildings 1 & 2



RESIDENCE 01

# 2BR UNIT 1

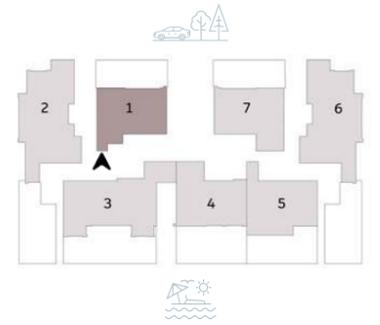
## GROUND FLOOR

GROSS AREA	107m <sup>2</sup>
TOTAL TERRACES	8m <sup>2</sup>
TOTAL GROSS AREA	115m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS



### KEY PLAN



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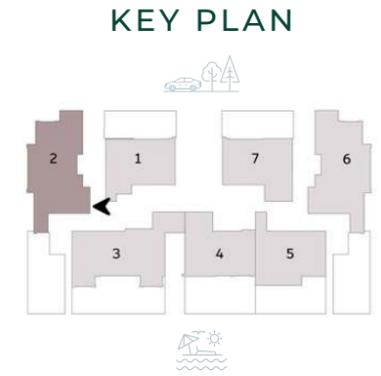
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# 3BR UNIT 2

## GROUND FLOOR

GROSS AREA	156m <sup>2</sup>
TOTAL TERRACES	14m <sup>2</sup>
TOTAL GROSS AREA	170m <sup>2</sup>

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



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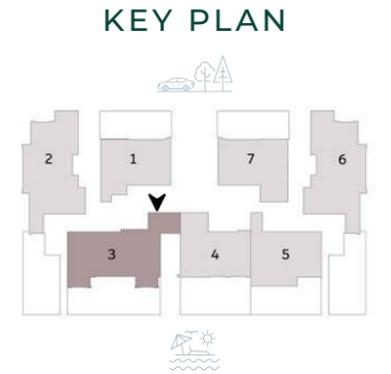
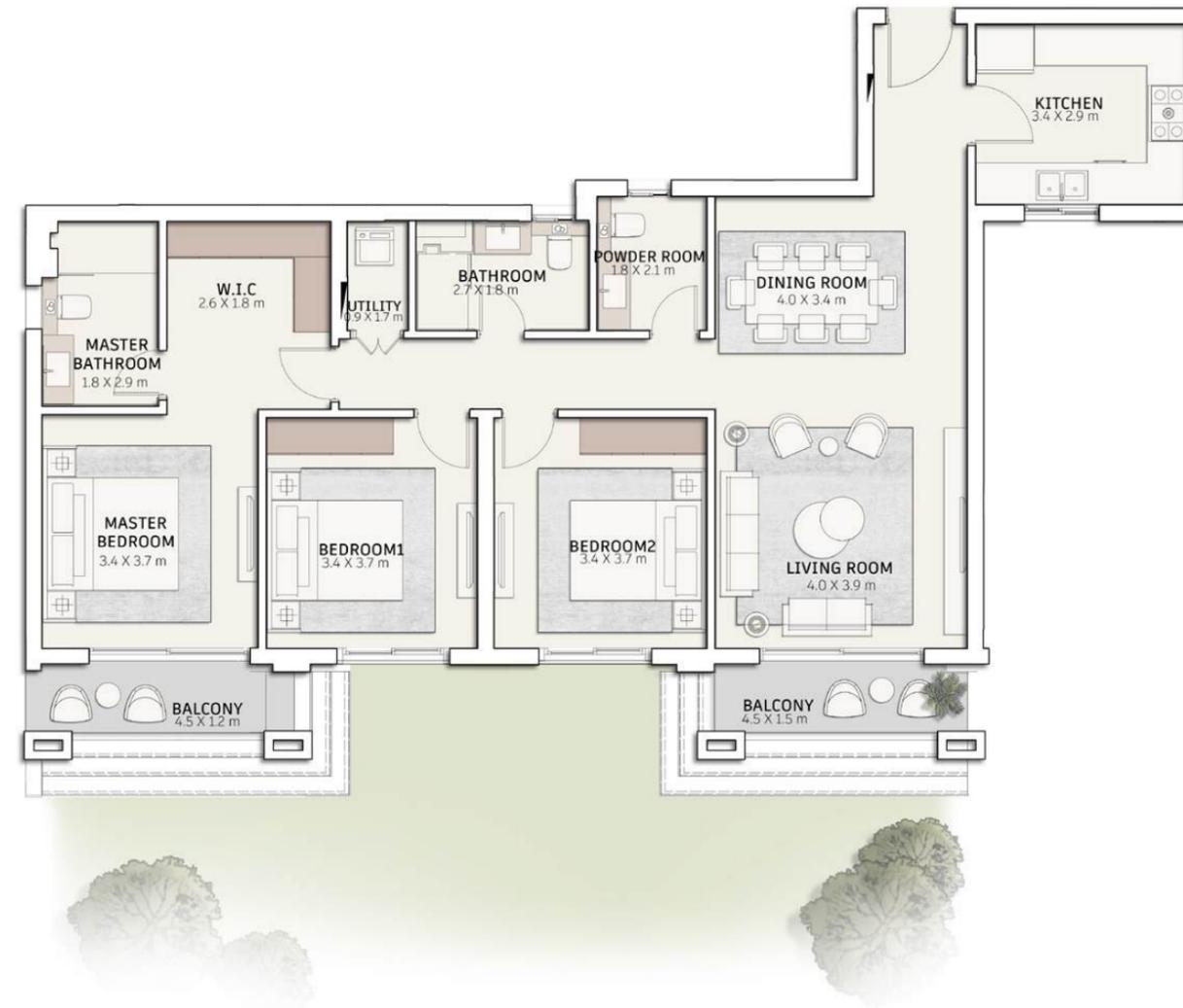
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# 3BR UNIT 3

## GROUND FLOOR

GROSS AREA	156m <sup>2</sup>
TOTAL TERRACES	12m <sup>2</sup>
TOTAL GROSS AREA	168m <sup>2</sup>

- 1 ENSUITE BEDROOM
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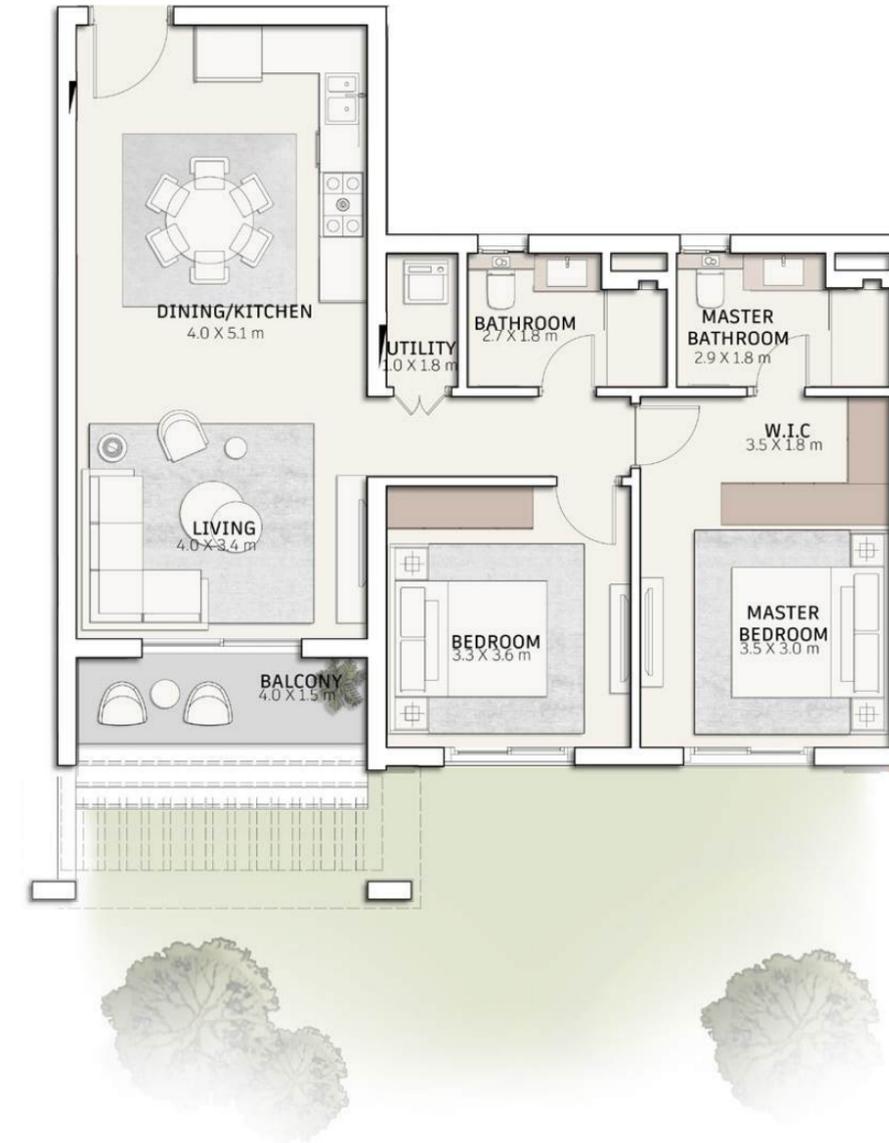
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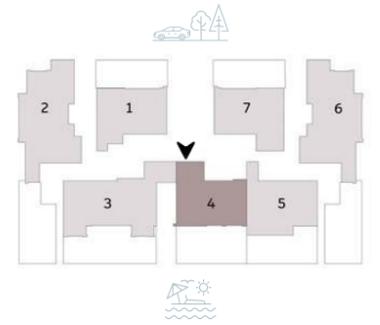
## GROUND FLOOR

GROSS AREA	109m <sup>2</sup>
TOTAL TERRACES	6m <sup>2</sup>
TOTAL GROSS AREA	115m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS



### KEY PLAN



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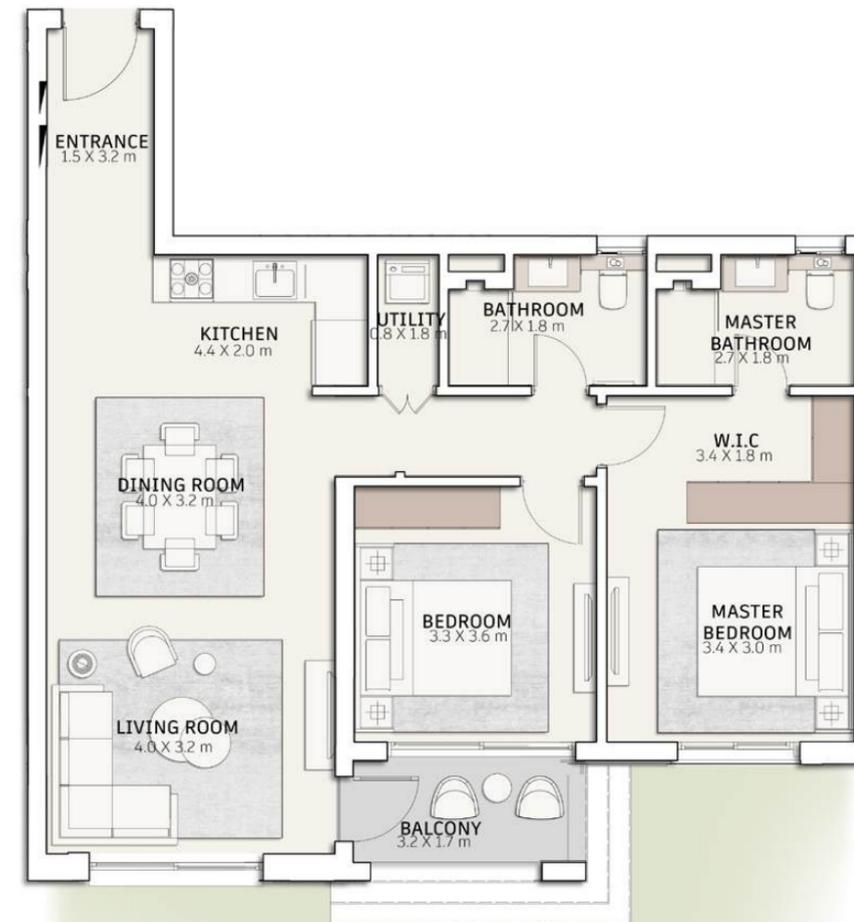
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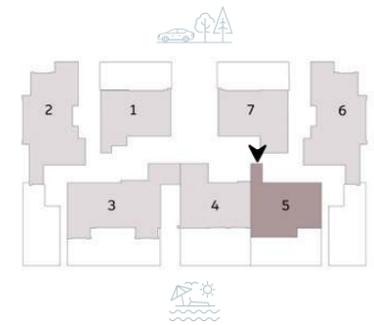
## GROUND FLOOR

GROSS AREA	116m <sup>2</sup>
TOTAL TERRACES	5m <sup>2</sup>
TOTAL GROSS AREA	121m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS



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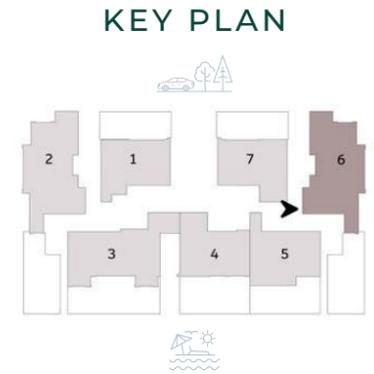
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# 3BR UNIT 6

## GROUND FLOOR

GROSS AREA	156m <sup>2</sup>
TOTAL TERRACES	13m <sup>2</sup>
TOTAL GROSS AREA	169m <sup>2</sup>

- 1 ENSUITE BEDROOM
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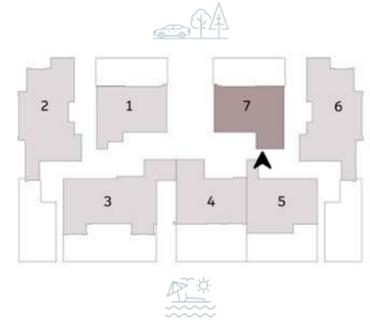
## GROUND FLOOR

GROSS AREA	110m <sup>2</sup>
TOTAL TERRACES	7m <sup>2</sup>
TOTAL GROSS AREA	117m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
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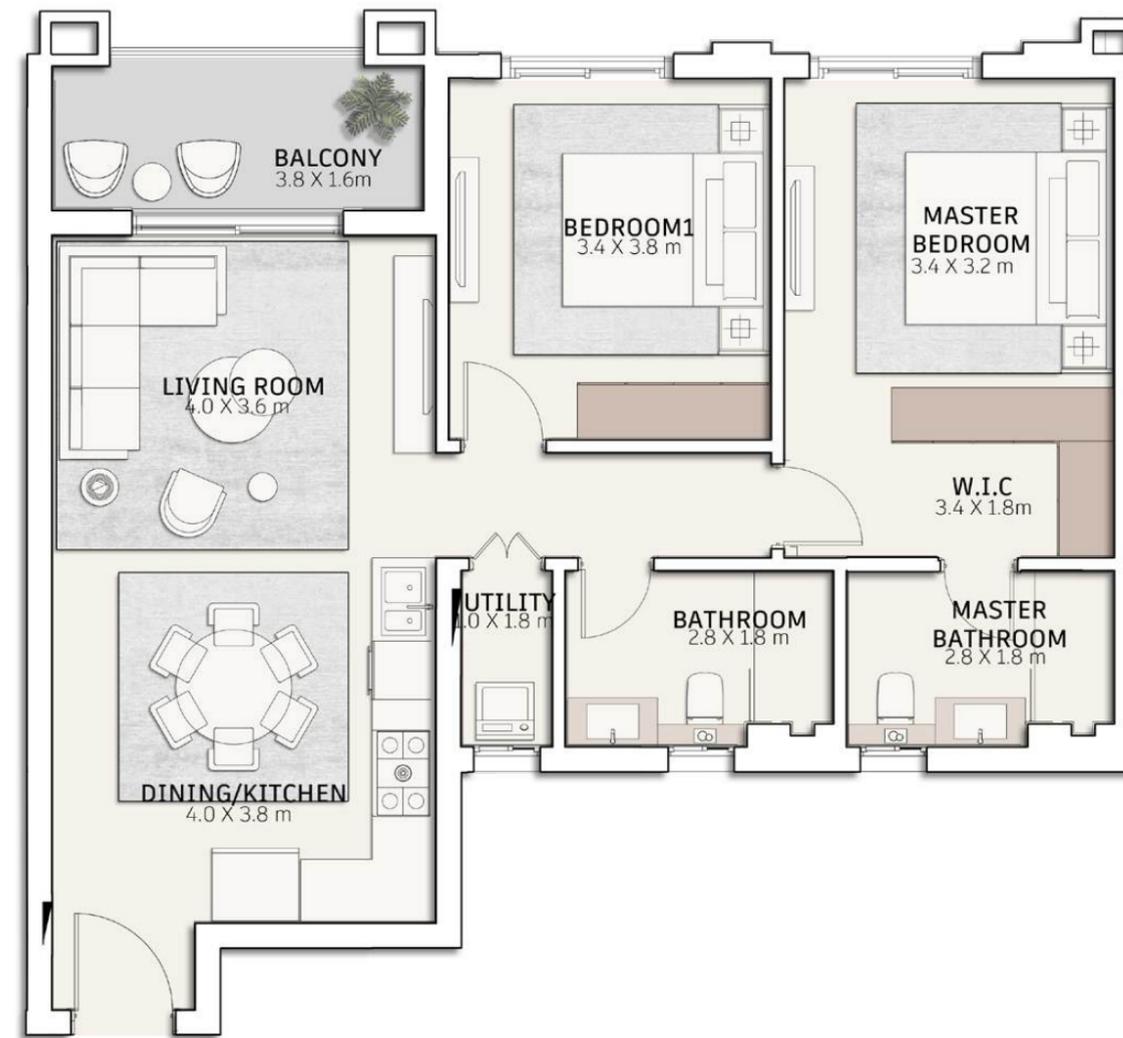
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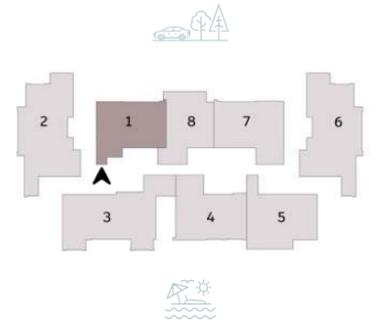
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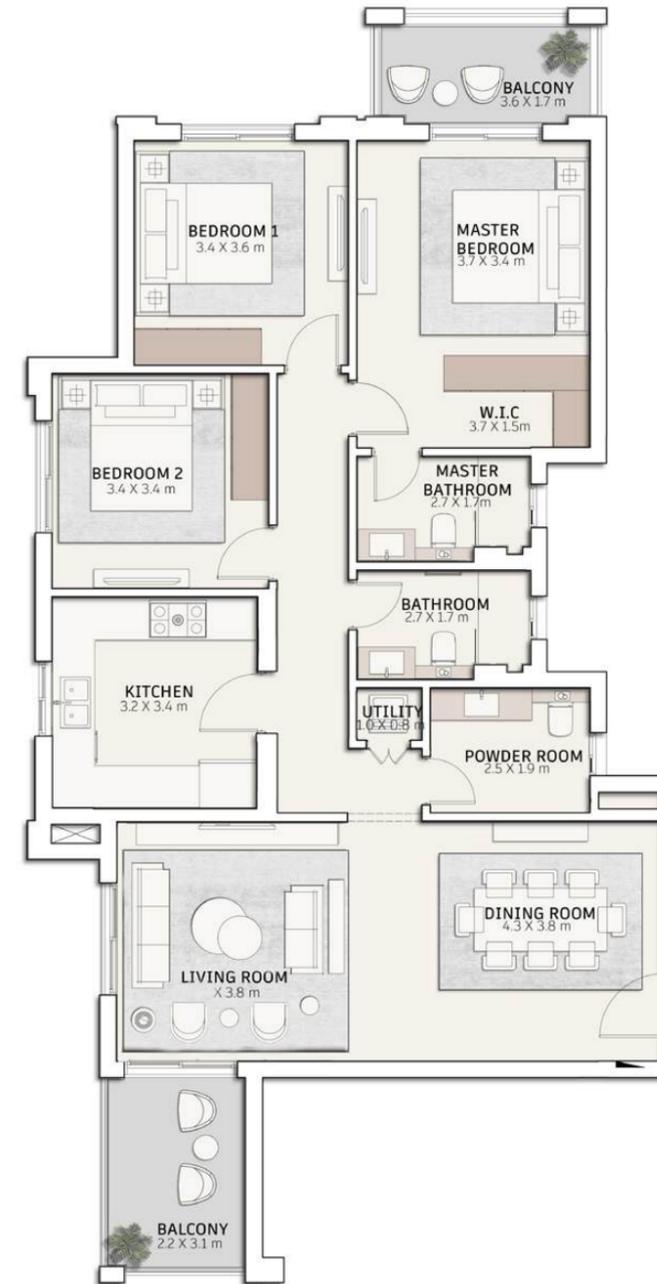
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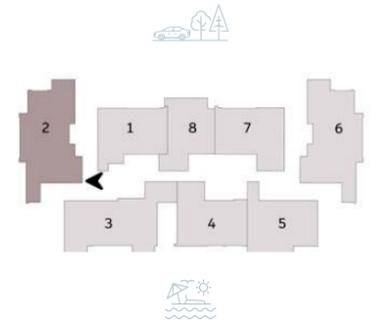
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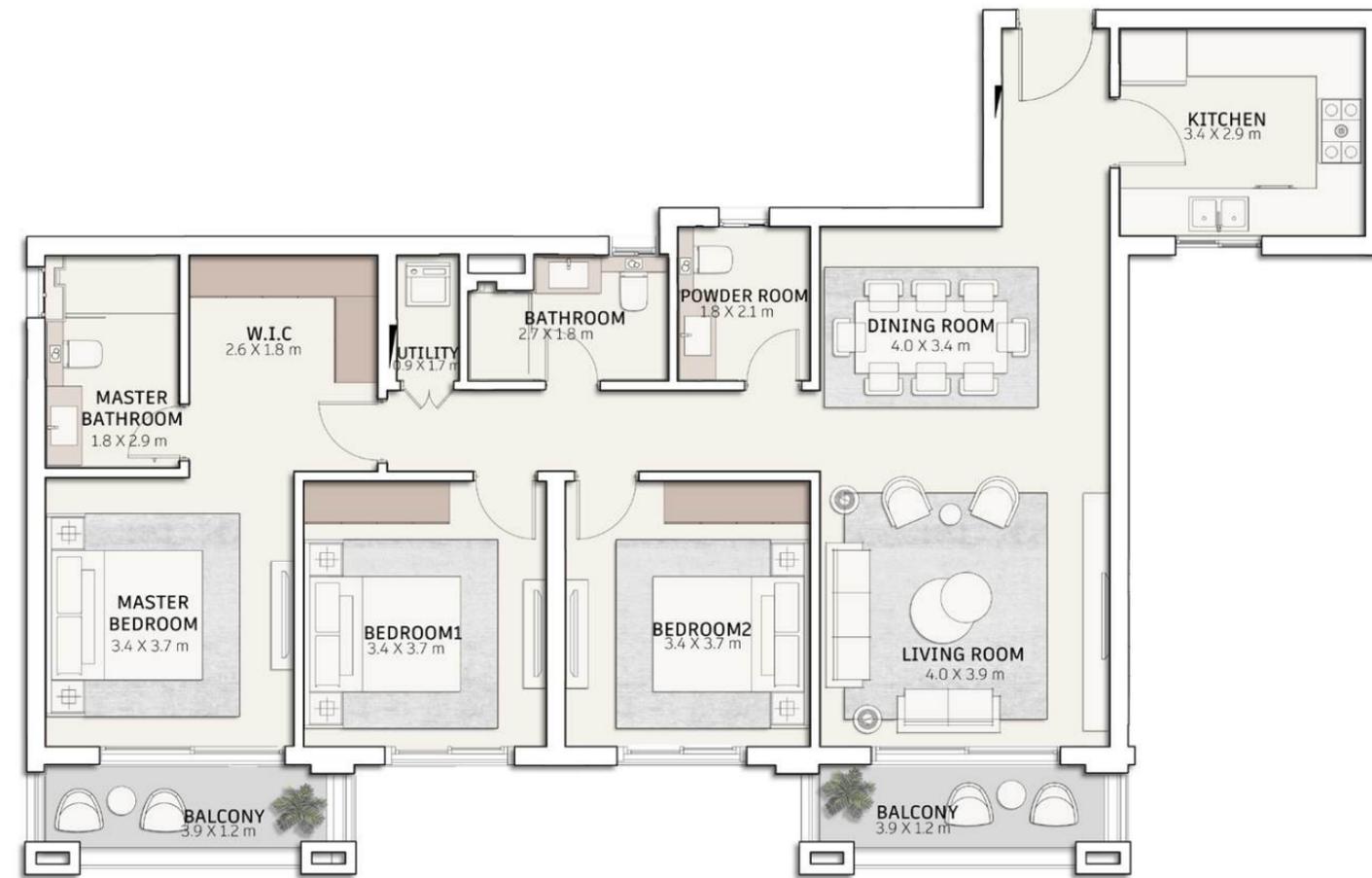
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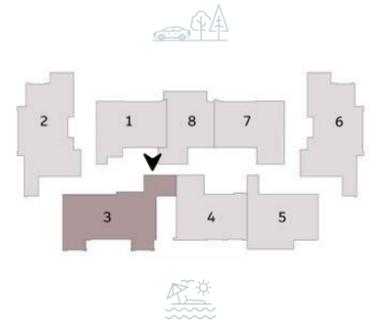
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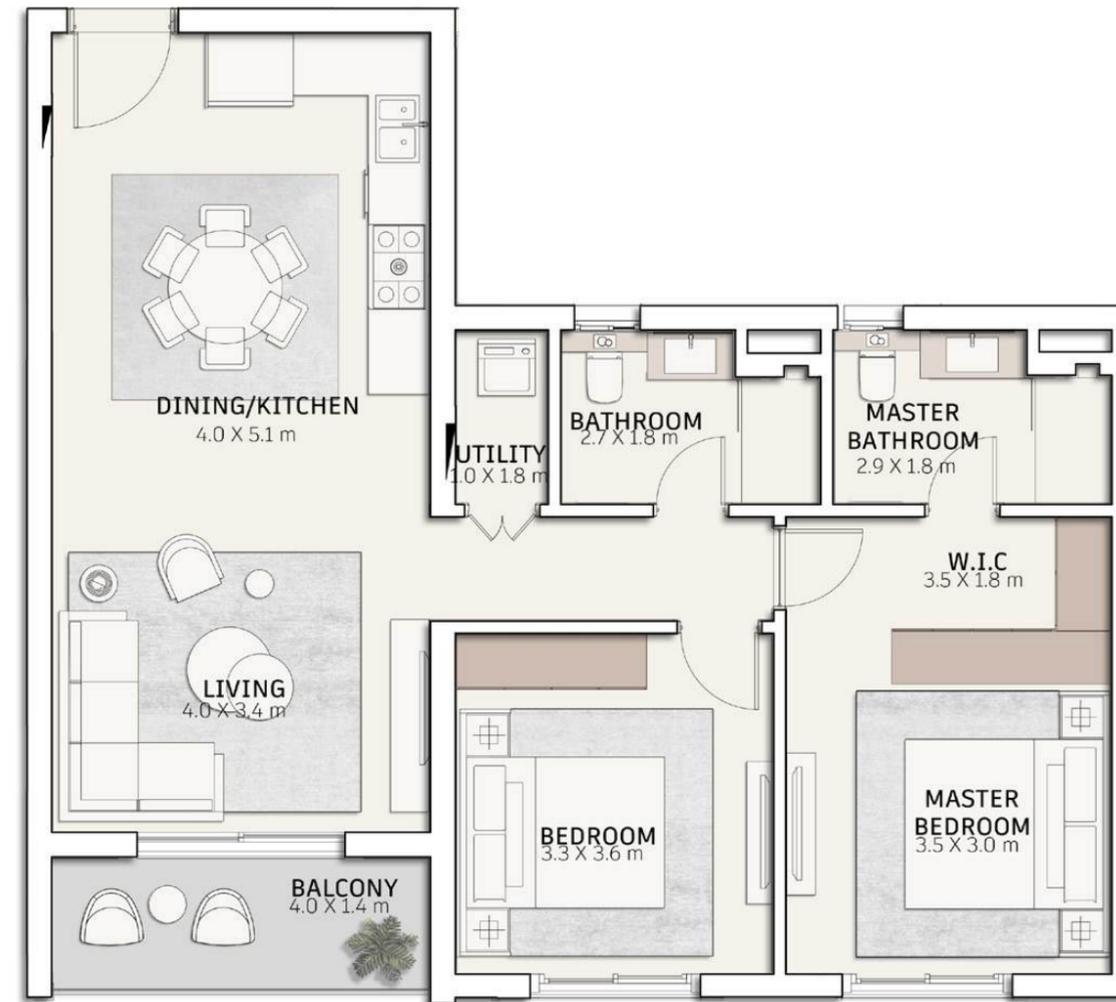
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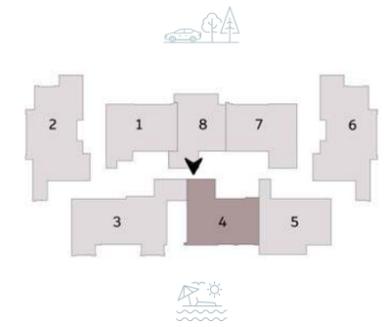
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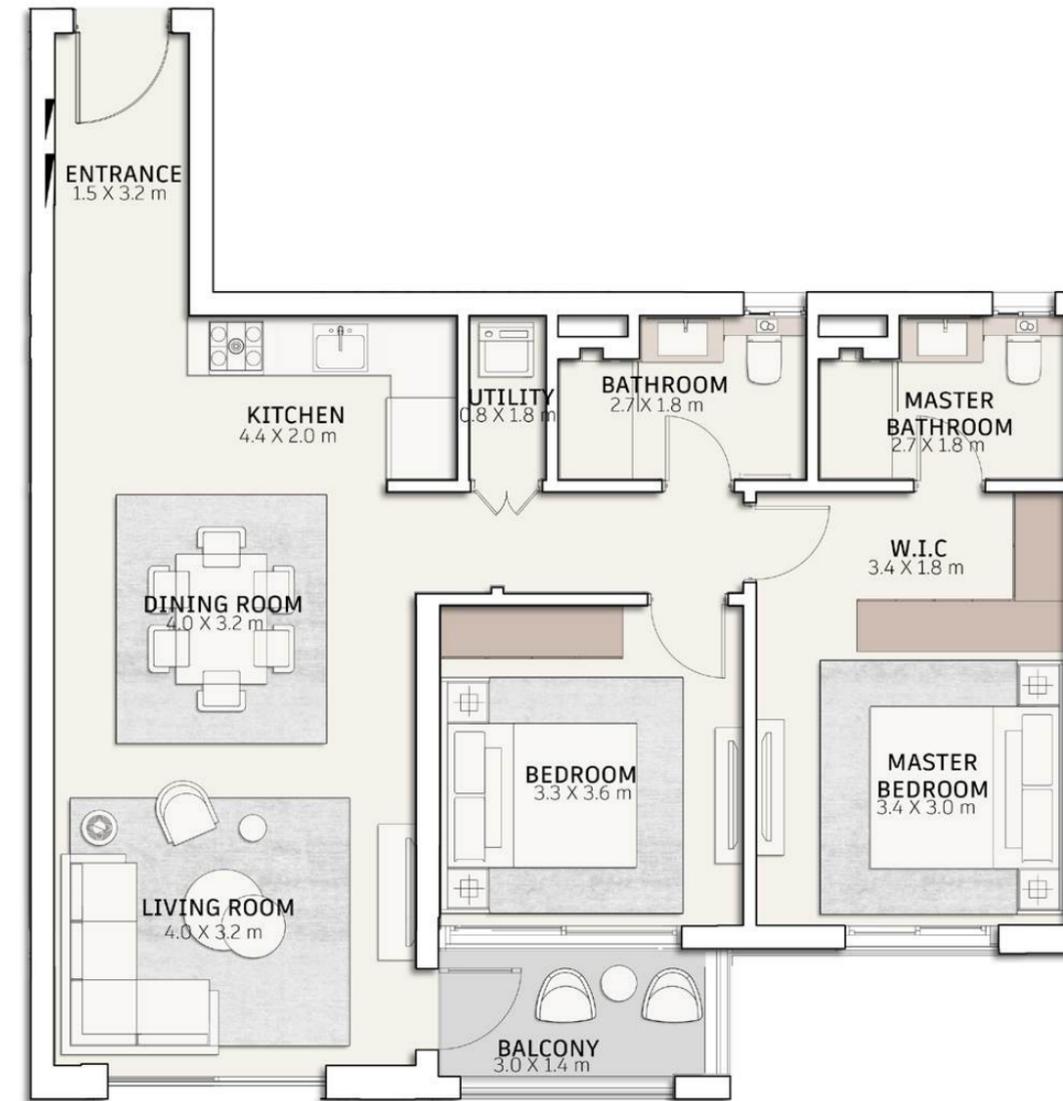
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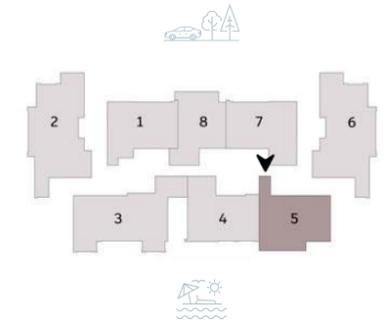
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TOTAL TERRACES	5m <sup>2</sup>
TOTAL GROSS AREA	121m <sup>2</sup>

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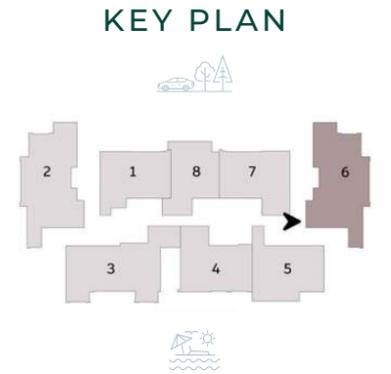
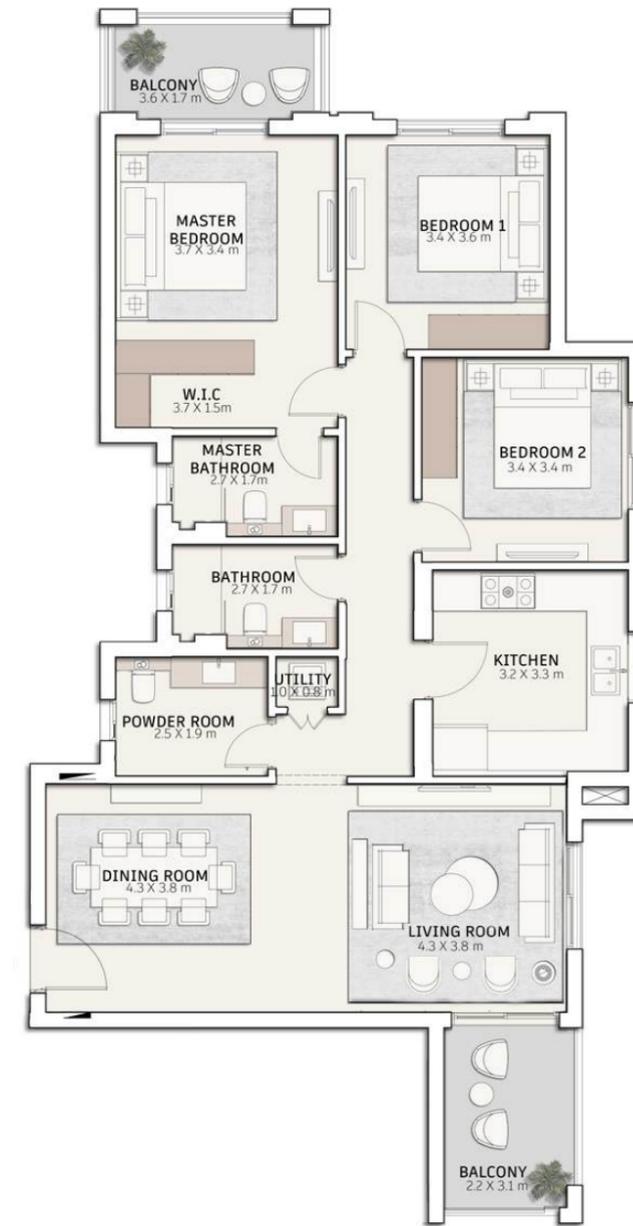
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TOTAL GROSS AREA	169m <sup>2</sup>

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# 2BR UNIT 7

## TYPICAL FLOOR

GROSS AREA 110m<sup>2</sup>

TOTAL TERRACES 7m<sup>2</sup>

TOTAL GROSS AREA 117m<sup>2</sup>

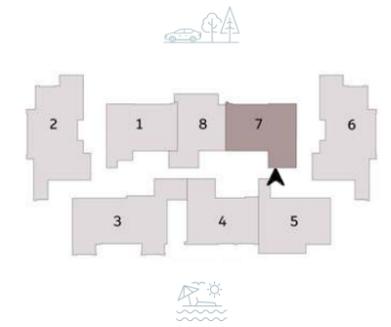
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2 BATHROOMS



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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.

# 1BR UNIT 8

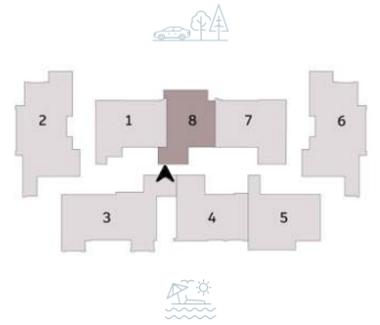
## TYPICAL FLOOR

GROSS AREA	85m <sup>2</sup>
TOTAL TERRACES	9m <sup>2</sup>
TOTAL GROSS AREA	94m <sup>2</sup>

- 1 BEDROOM
- 1 BATHROOM



## KEY PLAN



### DISCLAIMER

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Residence B  
5-Storey Building

Buildings 6 & 7



RESIDENCE 03



Residence C  
6-Storey Building

Buildings 3, 4 & 5



# 2BR UNIT 1

GROUND FLOOR

GROSS AREA 107m<sup>2</sup>

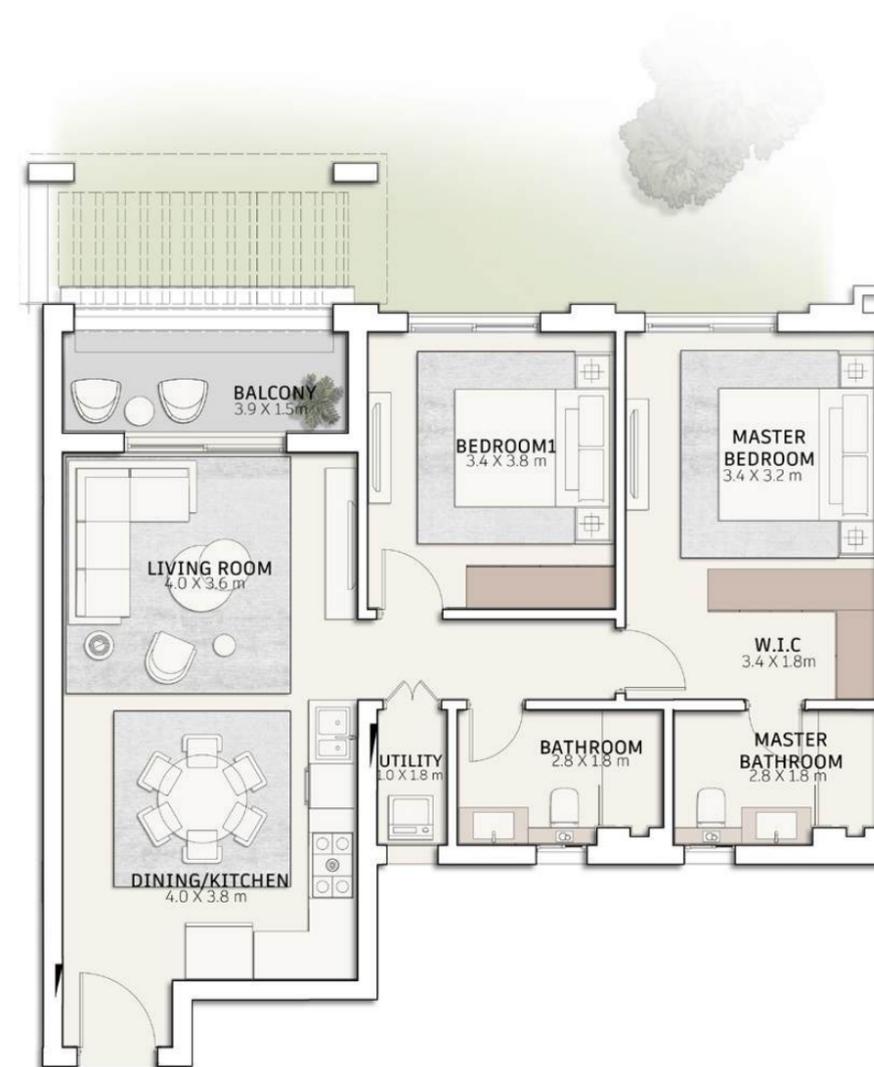
TOTAL TERRACES 8m<sup>2</sup>

TOTAL GROSS AREA 115m<sup>2</sup>

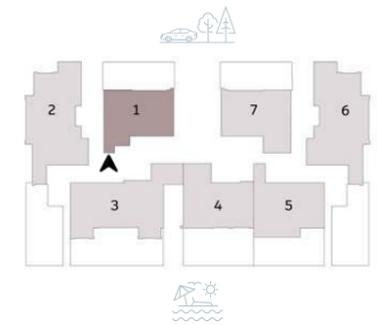
1 ENSUITE BEDROOM

1 BEDROOM

2 BATHROOMS



## KEY PLAN



### DISCLAIMER

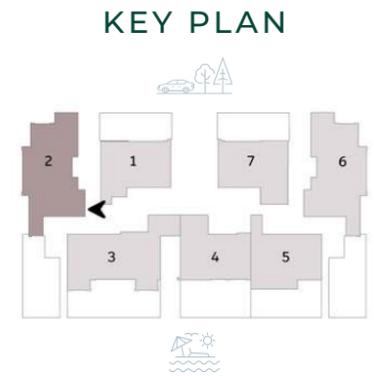
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# 3BR UNIT 2

## GROUND FLOOR

GROSS AREA	158m <sup>2</sup>
TOTAL TERRACES	13m <sup>2</sup>
TOTAL GROSS AREA	171m <sup>2</sup>

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



### DISCLAIMER

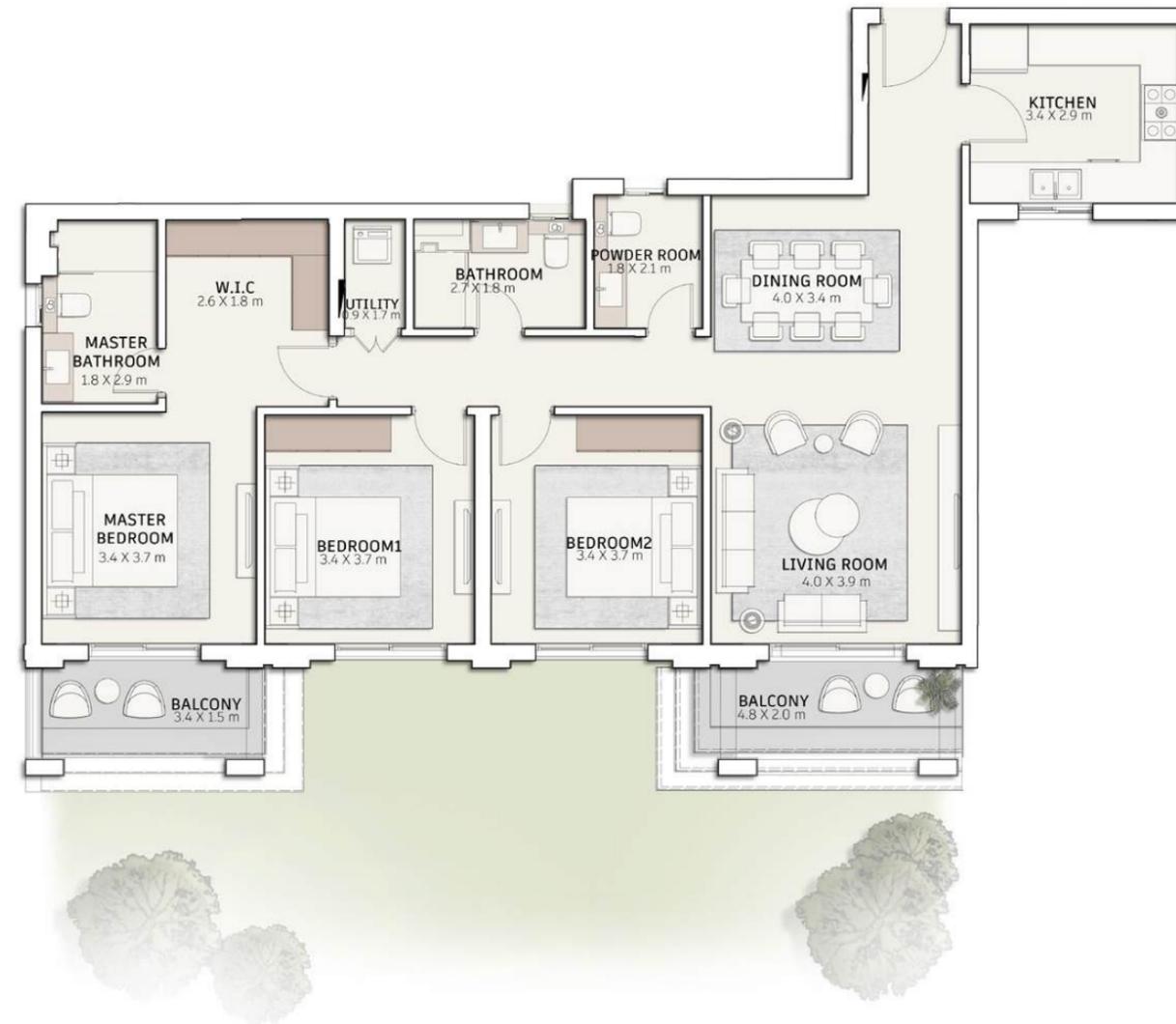
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# 3BR UNIT 3

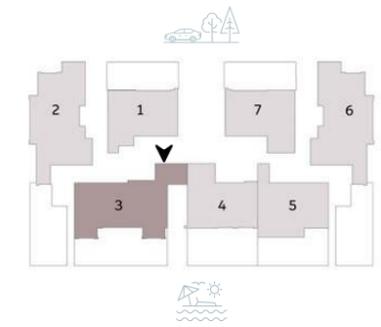
## GROUND FLOOR

GROSS AREA	157m <sup>2</sup>
TOTAL TERRACES	12m <sup>2</sup>
TOTAL GROSS AREA	169m <sup>2</sup>

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



### KEY PLAN



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# 2BR UNIT 4

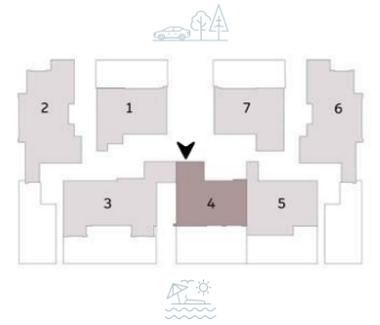
## GROUND FLOOR

GROSS AREA	110m <sup>2</sup>
TOTAL TERRACES	6m <sup>2</sup>
TOTAL GROSS AREA	116m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS



### KEY PLAN



#### DISCLAIMER

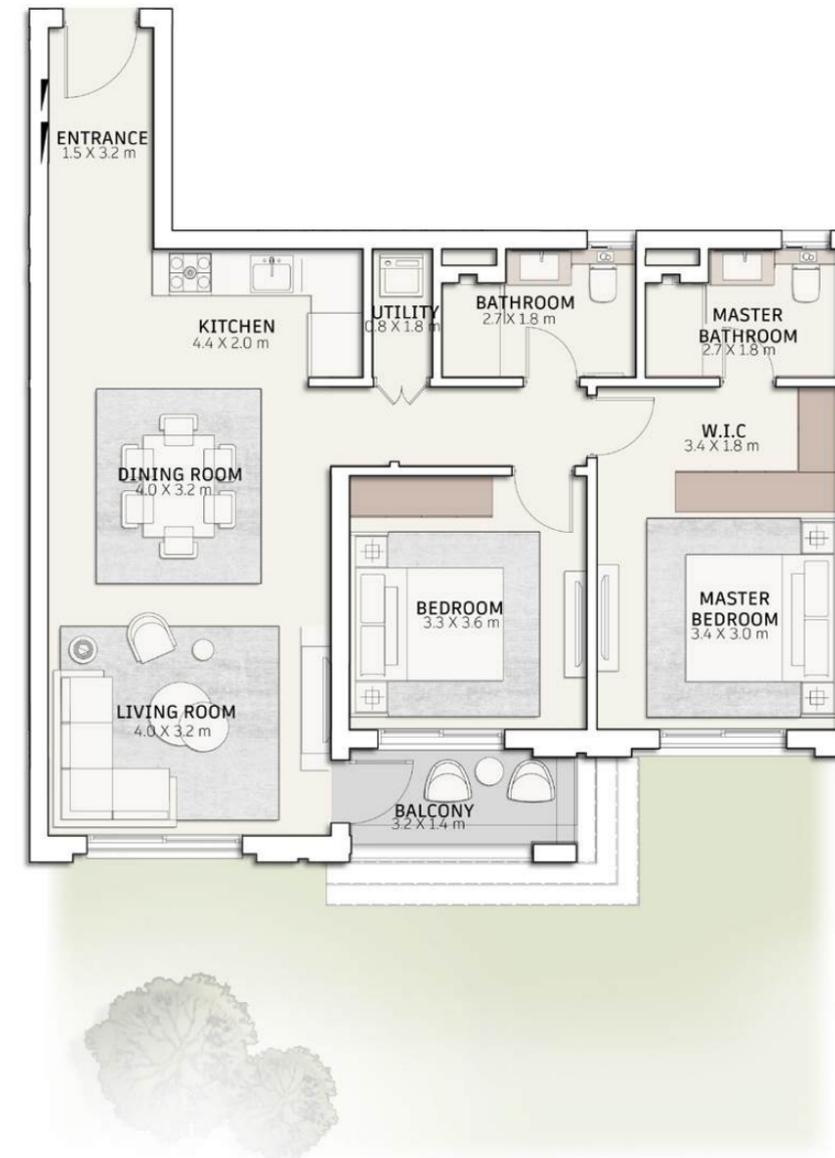
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# 2BR UNIT 5

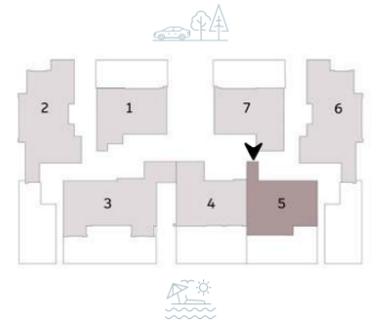
## GROUND FLOOR

GROSS AREA	116m <sup>2</sup>
TOTAL TERRACES	5m <sup>2</sup>
TOTAL GROSS AREA	121m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS



### KEY PLAN



#### DISCLAIMER

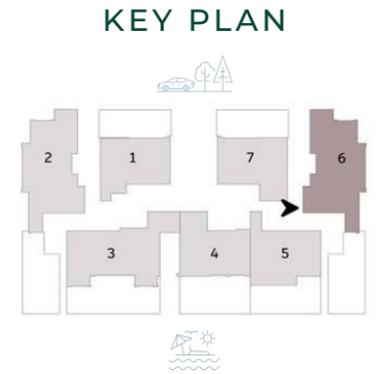
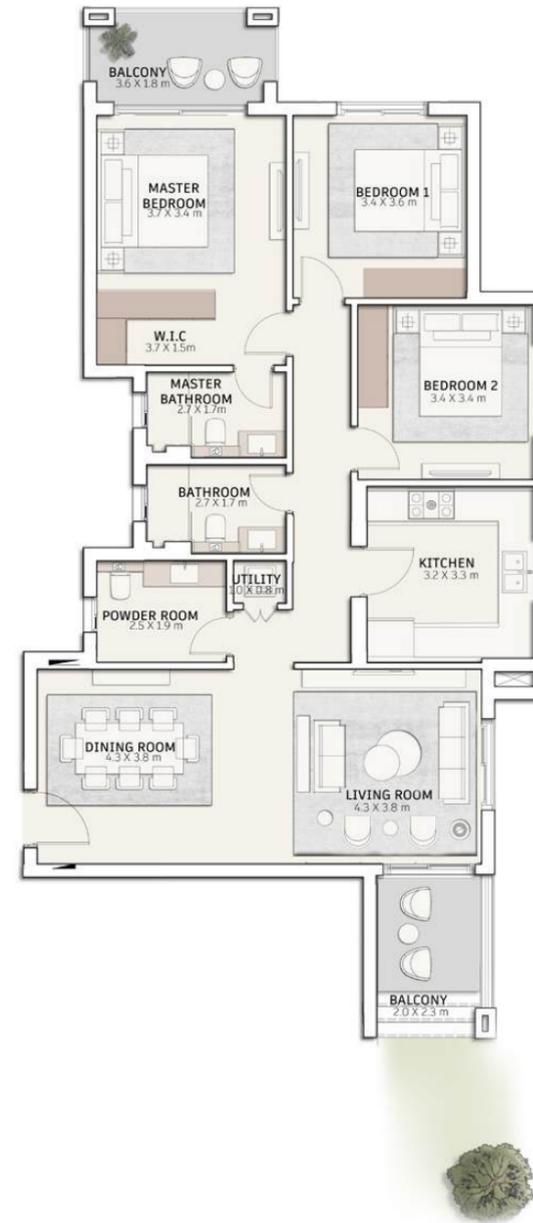
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# 3BR UNIT 6

## GROUND FLOOR

GROSS AREA	157m <sup>2</sup>
TOTAL TERRACES	8m <sup>2</sup>
TOTAL GROSS AREA	165m <sup>2</sup>

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



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# 2BR UNIT 7

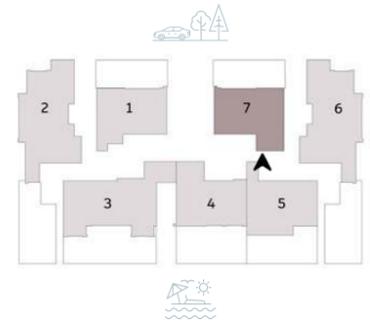
## GROUND FLOOR

GROSS AREA	109m <sup>2</sup>
TOTAL TERRACES	7m <sup>2</sup>
<b>TOTAL GROSS AREA</b>	<b>116m<sup>2</sup></b>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS



### KEY PLAN



#### DISCLAIMER

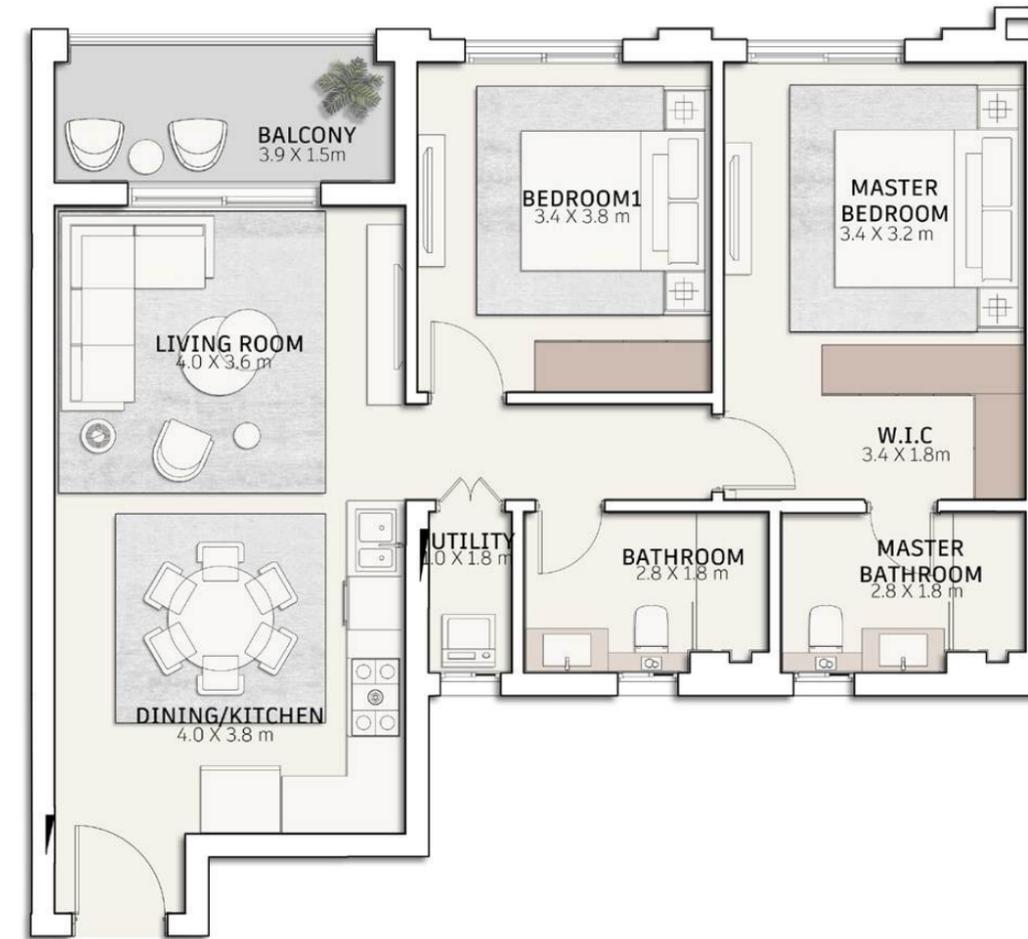
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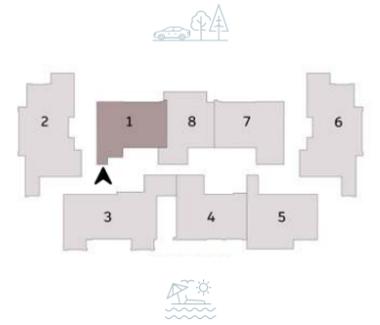
## TYPICAL FLOOR

GROSS AREA	107m <sup>2</sup>
TOTAL TERRACES	8m <sup>2</sup>
TOTAL GROSS AREA	115m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS



### KEY PLAN



#### DISCLAIMER

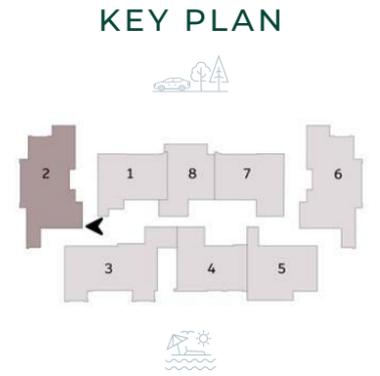
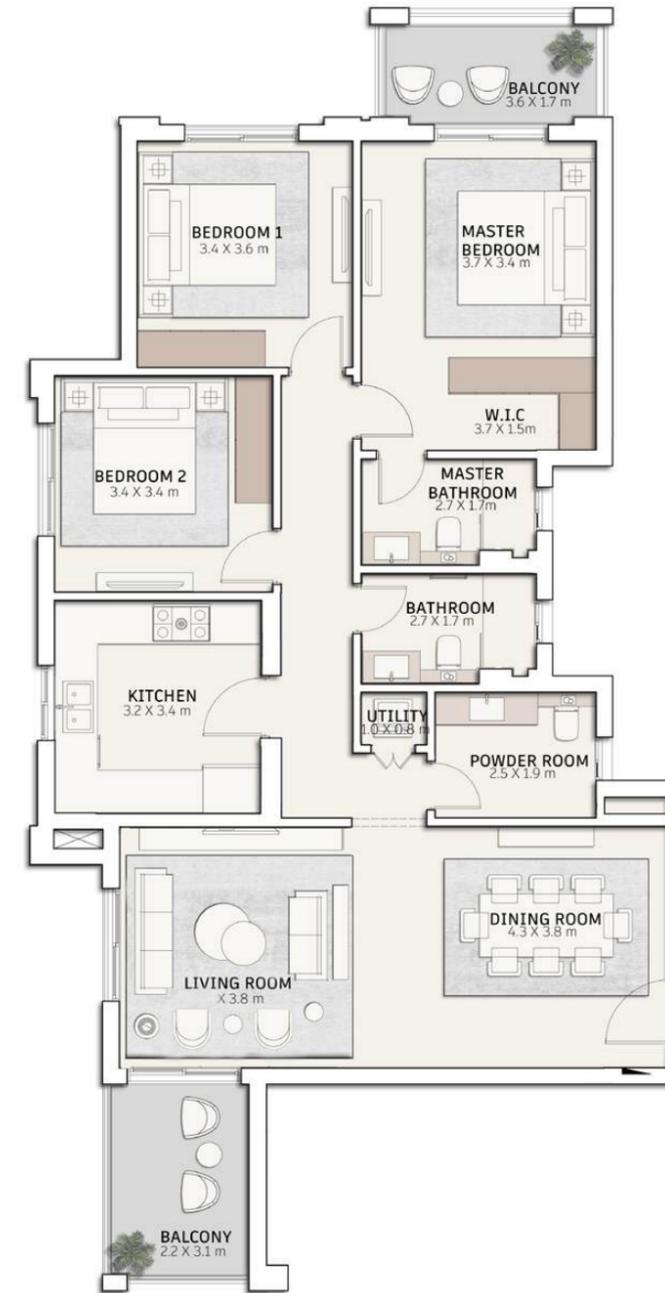
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# 3BR UNIT 2

## TYPICAL FLOOR

GROSS AREA	156m <sup>2</sup>
TOTAL TERRACES	14m <sup>2</sup>
TOTAL GROSS AREA	170m <sup>2</sup>

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



### DISCLAIMER

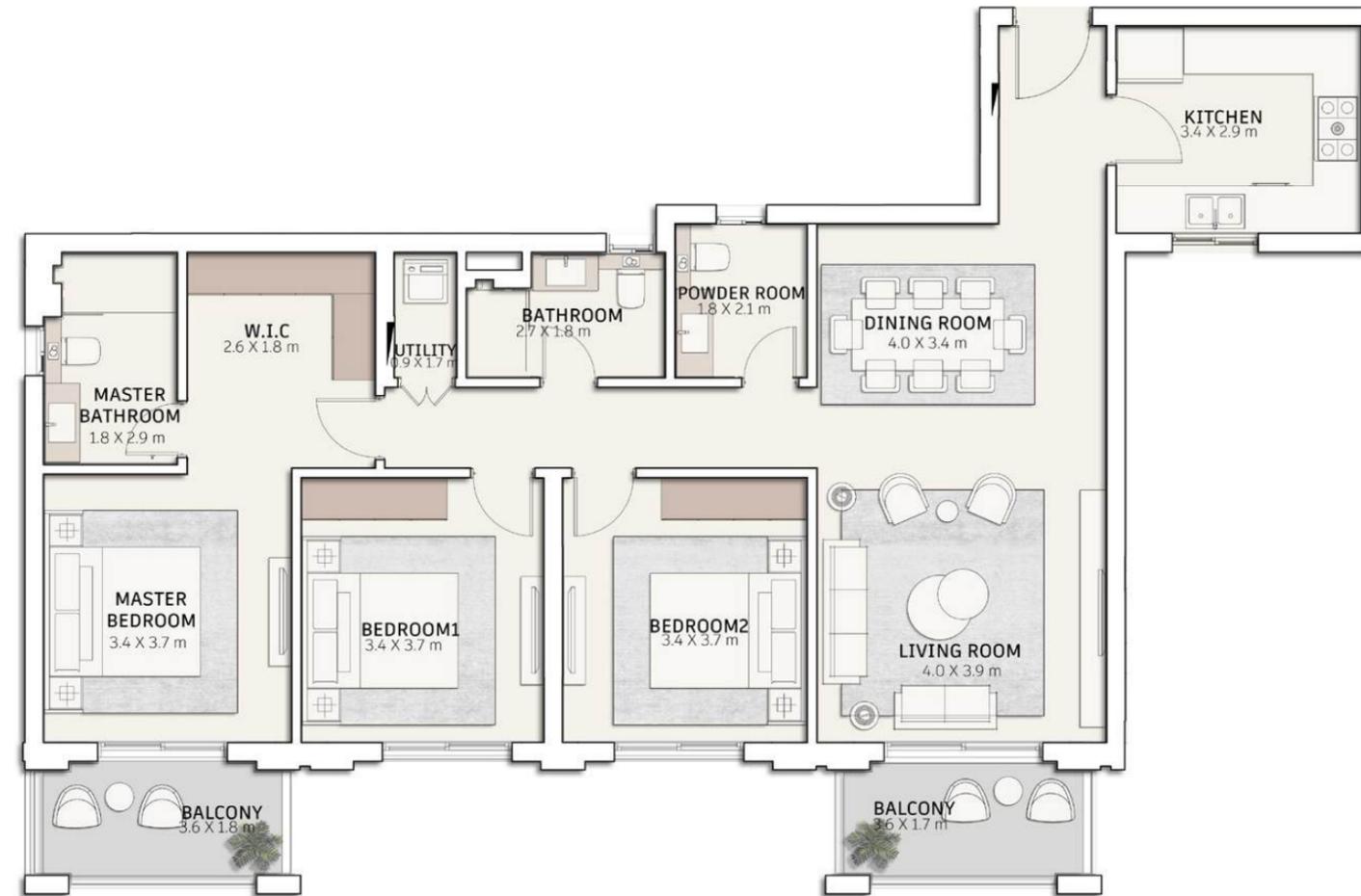
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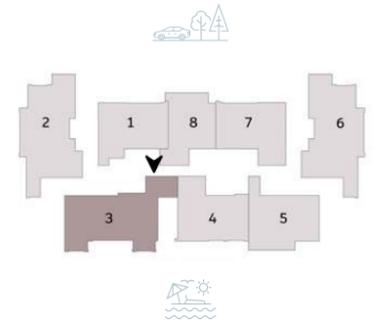
## TYPICAL FLOOR

GROSS AREA	157m <sup>2</sup>
TOTAL TERRACES	12m <sup>2</sup>
TOTAL GROSS AREA	169m <sup>2</sup>

- 1 ENSUITE BEDROOM
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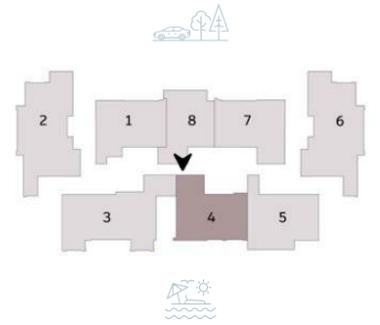
## TYPICAL FLOOR

GROSS AREA	110m <sup>2</sup>
TOTAL TERRACES	6m <sup>2</sup>
TOTAL GROSS AREA	116m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
- 2 BATHROOMS



### KEY PLAN



#### DISCLAIMER

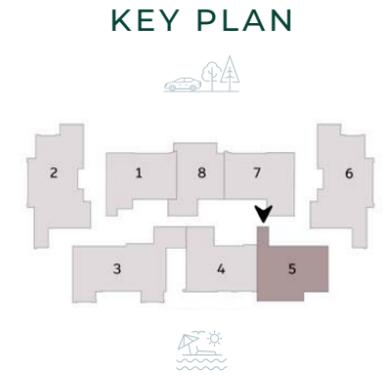
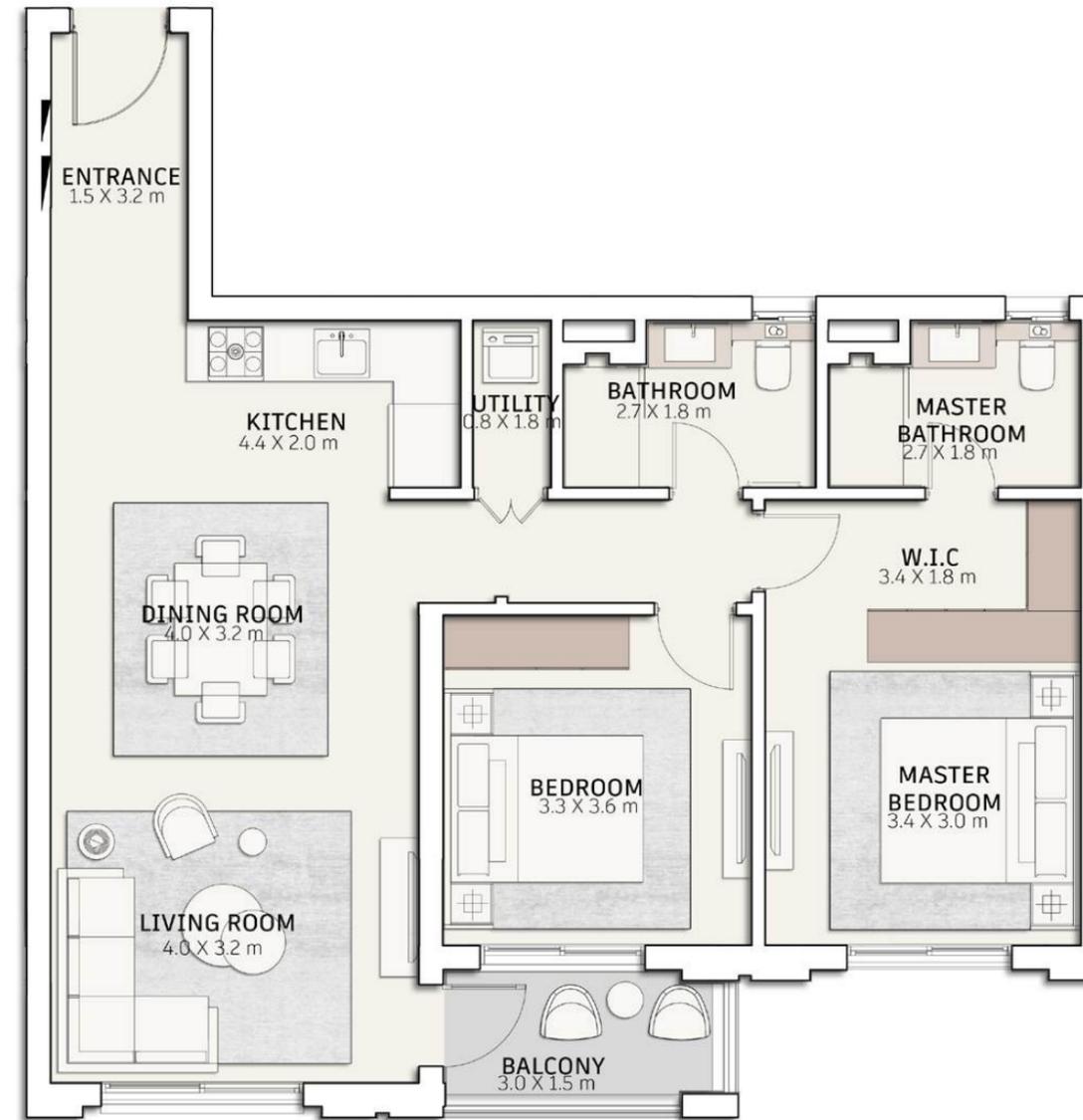
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# 2BR UNIT 5

## TYPICAL FLOOR

GROSS AREA	116m <sup>2</sup>
TOTAL TERRACES	5m <sup>2</sup>
TOTAL GROSS AREA	121m <sup>2</sup>

- 1 ENSUITE BEDROOM
- 1 BEDROOM
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### DISCLAIMER

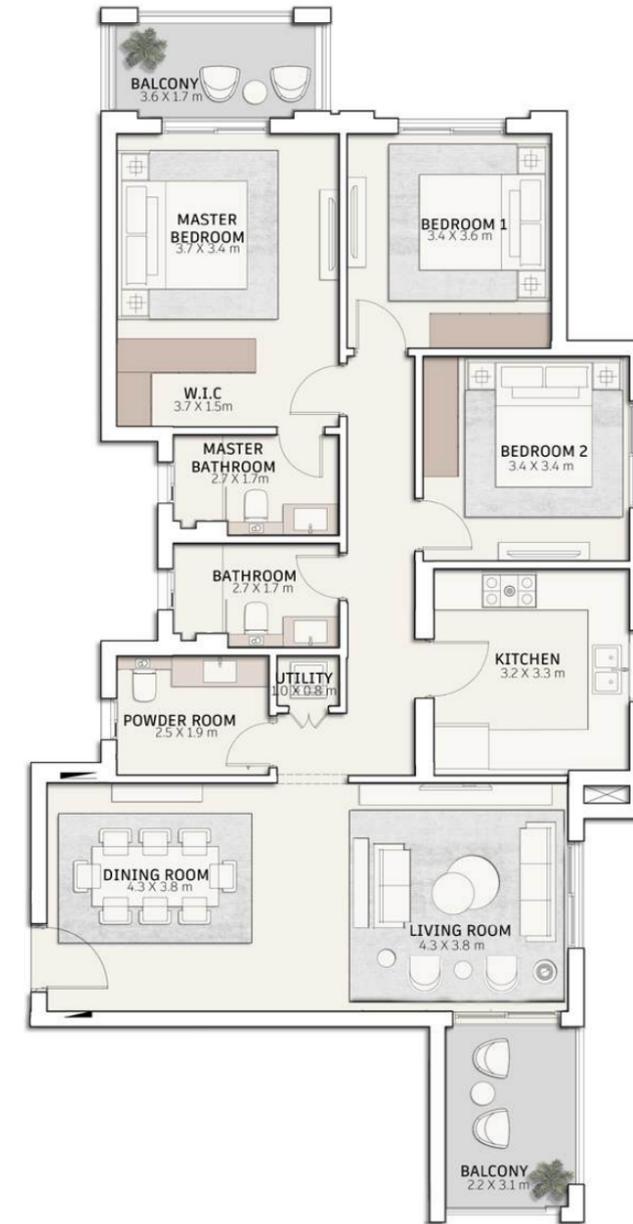
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# 3BR UNIT 6

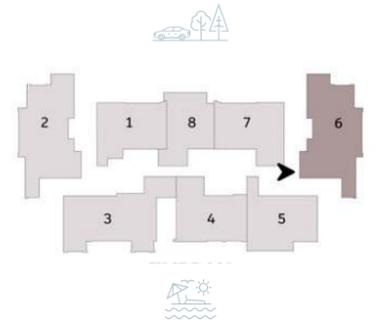
## TYPICAL FLOOR

GROSS AREA	157m <sup>2</sup>
TOTAL TERRACES	8m <sup>2</sup>
TOTAL GROSS AREA	165m <sup>2</sup>

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



### KEY PLAN



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# 2BR UNIT 7

## TYPICAL FLOOR

GROSS AREA 109m<sup>2</sup>

TOTAL TERRACES 7m<sup>2</sup>

TOTAL GROSS AREA 116m<sup>2</sup>

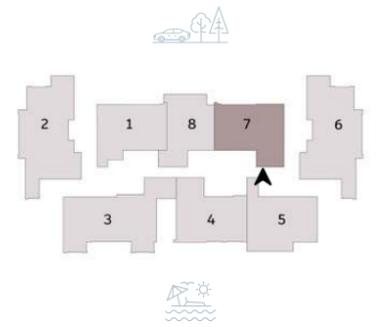
1 ENSUITE BEDROOM

1 BEDROOM

2 BATHROOMS



## KEY PLAN



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# 1BR UNIT 8

## TYPICAL FLOOR

GROSS AREA 84m<sup>2</sup>

TOTAL TERRACES 9m<sup>2</sup>

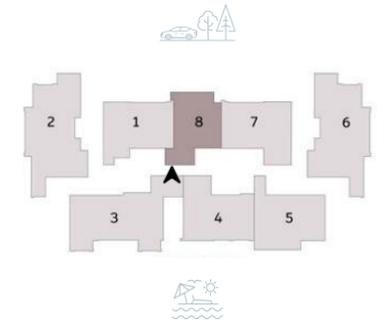
TOTAL GROSS AREA 93m<sup>2</sup>

1 BEDROOM

1 BATHROOM



## KEY PLAN



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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	Massive Wood
Internal Doors	Lacquered wood (white)

## 4. BEDROOMS

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

## 5. POWDER ROOM & BATHROOMS

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

## 6. SANITARYWARE

High quality sanitary fixtures & mixers	
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## 7. KITCHEN CABINETS/ KITCHENETTE

Not Included	
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## 8. TERRACES

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

## 9. UTILITY ROOMS & BATHROOMS (IF ANY)

Floors	Local Porcelain
Walls	Local Porcelain with Paint
Ceiling	Paint

## 10. AIR CONDITIONING UNITS

Not Included - Provisions only	
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## 11. WATER HEATERS

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

## 12. APPLIANCES & PANTRY (IF ANY)

Not Included - Provisions only	
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## 13. EXTERNAL SHUTTERS

Not Included	
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## 14. WIC & WARDROBES

Not Included	
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### 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.

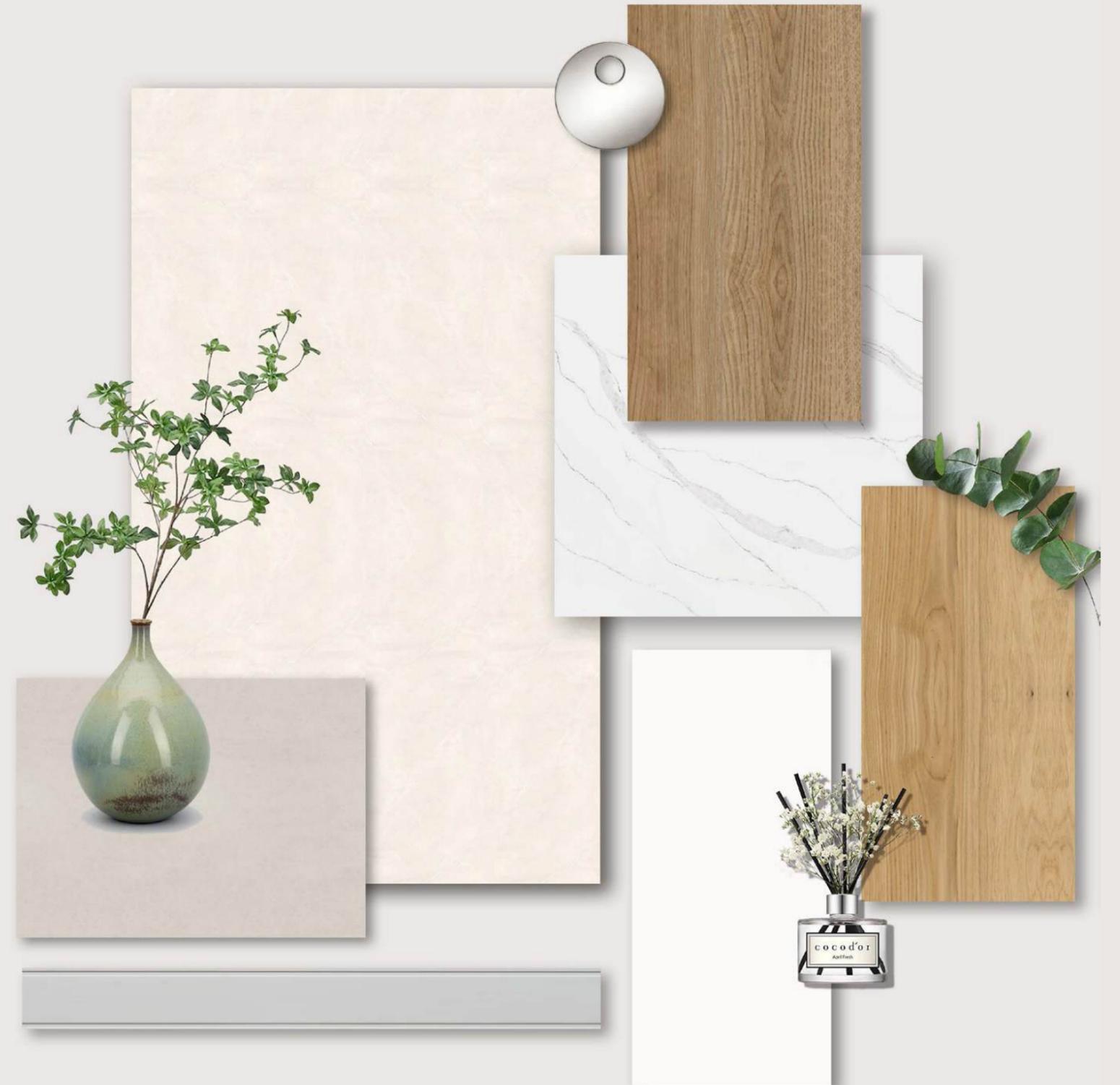
1. Kitchens, pantries and wardrobes are not included.

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.





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