MIVIDA

GARDENS

EAST CAIRO

IRIS

VILLAS & 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

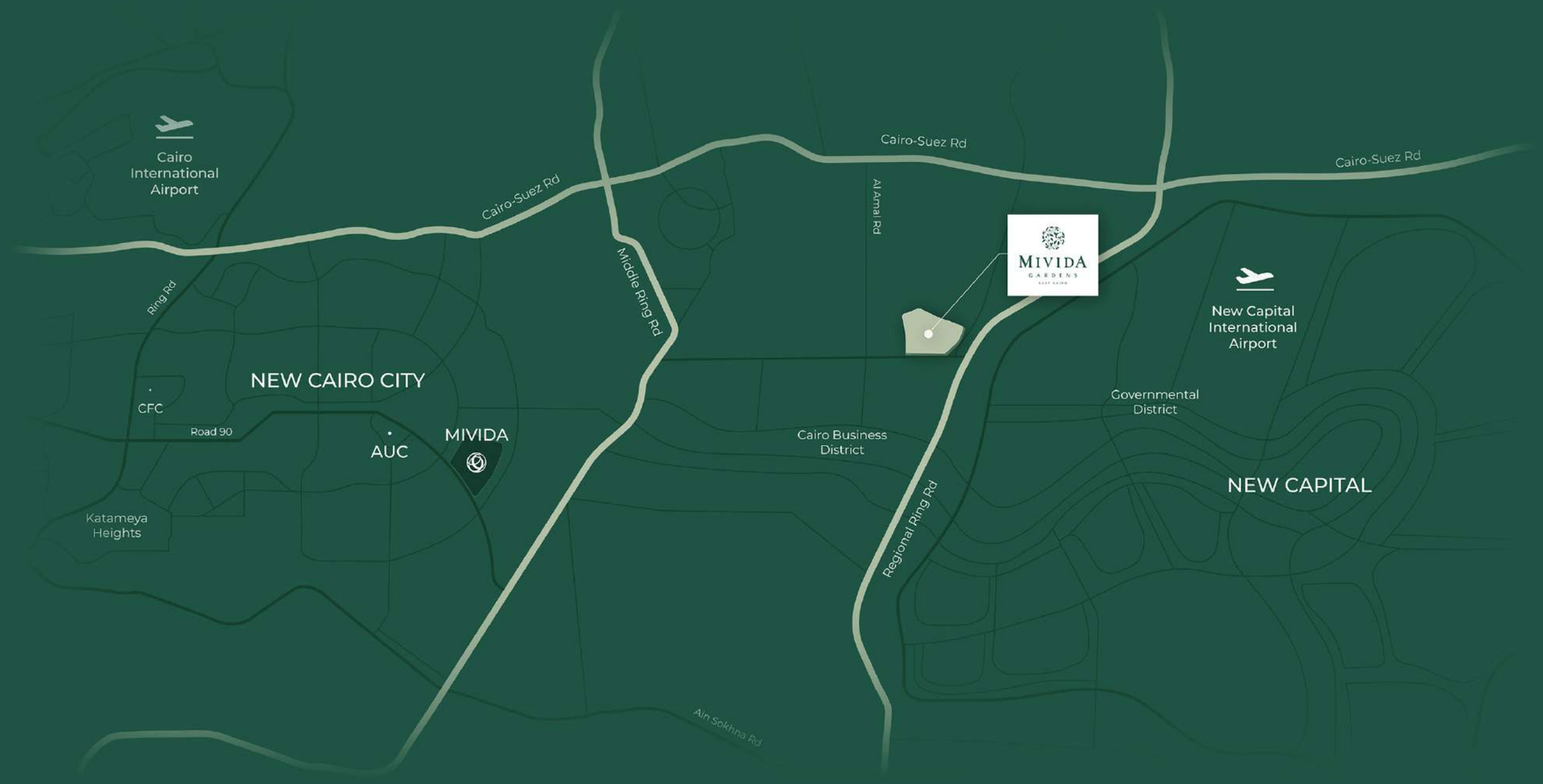
+500
& Offices Clinics

+3000
Signature Homes

+180
Hospitality Keys

2200
Student Capacity International School

Perfectly Located



A COMMUNITY DESIGNED *for* LIFE

The Greenway

MIVIDA GARDENS
GREENWAY

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

Lakeside Living

MIVIDA GARDENS
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

MIVIDA GARDENS
THE COMMERCIAL DISTRICT

The Commercial District blends curated dining, retail, and offices into a vibrant destination.

The Residence Club

MIVIDA GARDENS RESIDENCE CLUB

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

The Sports Club

MIVIDA GARDENS 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

MIVIDA GARDENS
SIGNATURE HOMES

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

Beyond Gardens,
a Complete Life.

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

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IRIS

VILLAS & TOWNHOMES

Standalone villas and exclusive townhomes set amidst lush greenery and serene water features, Sports Club, and International School, where elevated living meets everyday convenience.

IRIS

VILLAS & TOWNHOMES

M03	459m²
M06	311m²
M09	228m²
M10-A	209m²
M10-B	212m²
M11	368m²
M12	259m²
TH02-A	169m² - 233m²
TH02-C	169m² - 233m²
TH04-A	219m² - 224m²
TH04-B	219m² - 224m²

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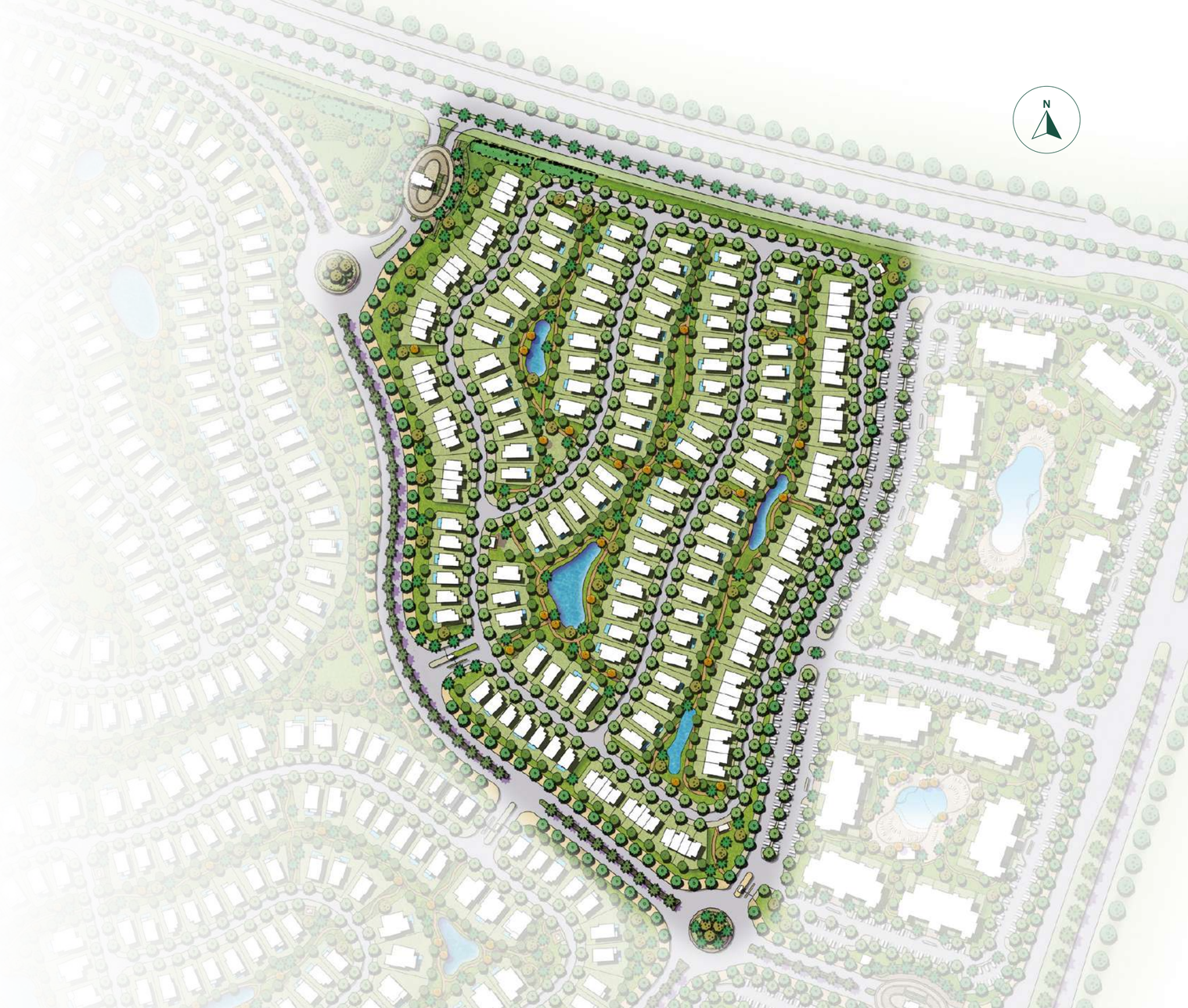


M3

459 Sqm
TOTAL GROSS AREA

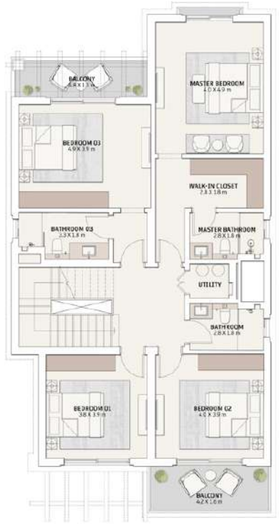
7
BEDROOMS

M3

GROUND FLOOR AREA	153m²
FIRST FLOOR AREA	137m²
PENTHOUSE AREA	70m²
COVERED TERRACE AREA	16m²
UNCOVERED TERRACE AREA	4m²
ROOF TERRACE AREA	72m²
PORCH AREA	8m²
TOTAL GROSS AREA	459m²

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

Ground Floor Level



First Floor Level

Penthouse Level

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M6

311 Sqm
TOTAL GROSS AREA

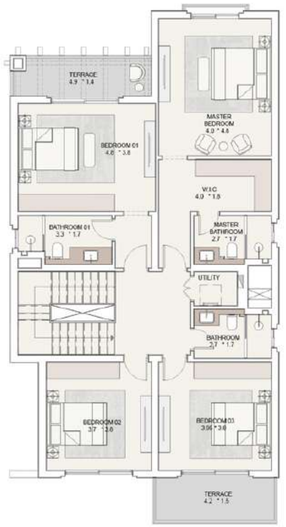
5
BEDROOMS

M6

GROUND FLOOR AREA	145m²
FIRST FLOOR AREA	137m²
COVERED TERRACE AREA	16m²
UNCOVERED TERRACE AREA	5m²
PORCH AREA	8m²
TOTAL GROSS AREA	311m²

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

Ground Floor Level



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M9

228 Sqm
TOTAL GROSS AREA

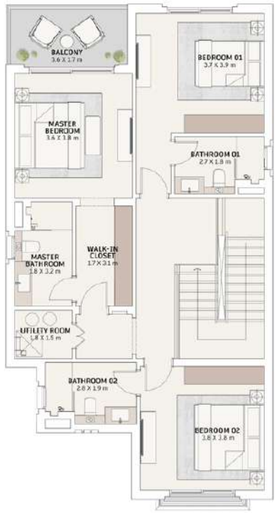
3
BEDROOMS

M9

GROUND FLOOR AREA	99m²
FIRST FLOOR AREA	107m²
COVERED TERRACE AREA	7m²
UNCOVERED TERRACE AREA	7m²
PORCH AREA	8m²
TOTAL GROSS AREA	228m²

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

Ground Floor Level



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M10 A

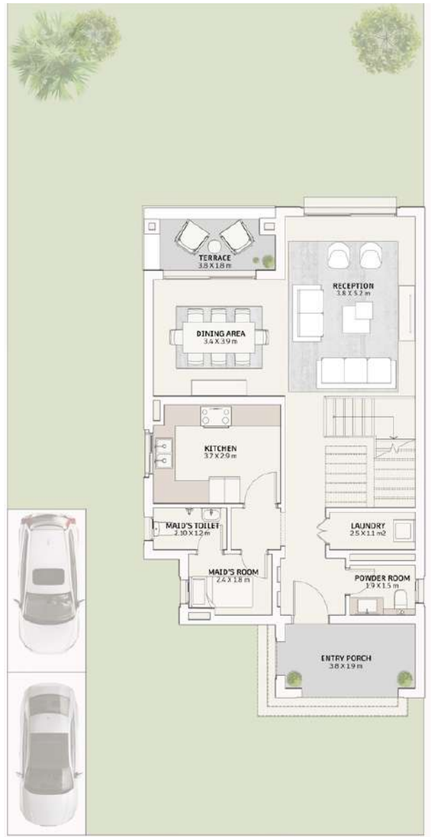
209 Sqm
TOTAL GROSS AREA

3
BEDROOMS

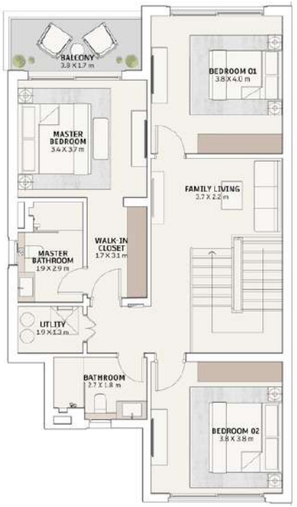
M10 A

GROUND FLOOR AREA	90m²
FIRST FLOOR AREA	98m²
COVERED TERRACE AREA	6m²
UNCOVERED TERRACE AREA	6m²
PORCH AREA	9m²
TOTAL GROSS AREA	209m²

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



Ground Floor Level



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M10 B

212 Sqm
TOTAL GROSS AREA

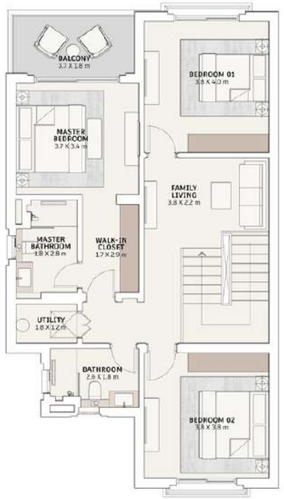
3
BEDROOMS

M10 B

GROUND FLOOR AREA	90m²
FIRST FLOOR AREA	98m²
COVERED TERRACE AREA	10m²
UNCOVERED TERRACE AREA	5m²
PORCH AREA	9m²
TOTAL GROSS AREA	212m²

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

Ground Floor Level



First Floor Level

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M11

368 Sqm
TOTAL GROSS AREA

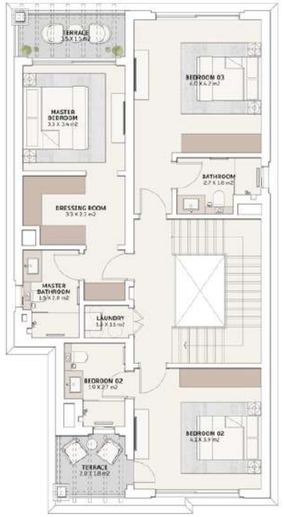
5
BEDROOMS

M11

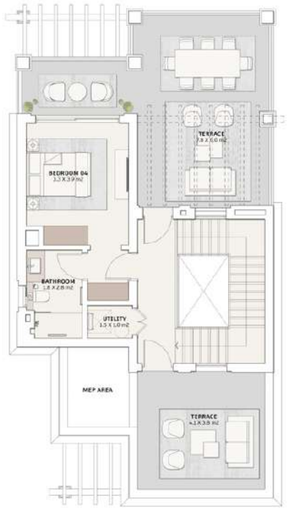
GROUND FLOOR AREA	124m²
FIRST FLOOR AREA	110m²
PENTHOUSE AREA	49m²
COVERED TERRACE AREA	10m²
UNCOVERED TERRACE AREA	12m²
ROOF TERRACE AREA	54m²
PORCH AREA	9m²
TOTAL GROSS AREA	368m²

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

Ground Floor Level



First Floor Level



Penthouse Floor Level

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M12

259 Sqm
TOTAL GROSS AREA

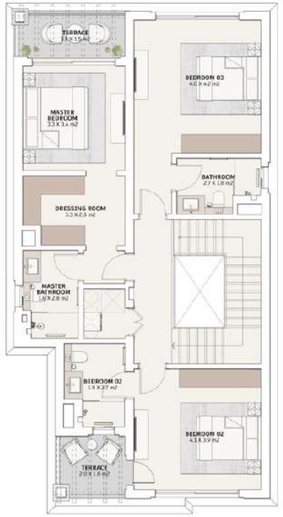
4
BEDROOMS

M12

GROUND FLOOR AREA	124 m²
FIRST FLOOR AREA	110 m²
COVERED TERRACE AREA	16 m²
PORCH AREA	9 m²
TOTAL GROSS AREA	259 m²

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

Ground Floor Level



First Floor Level

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TH2 A

MIDDLE UNIT

233 Sqm
TOTAL GROSS AREA

4
BEDROOMS

CORNER UNIT

169 Sqm
TOTAL GROSS AREA

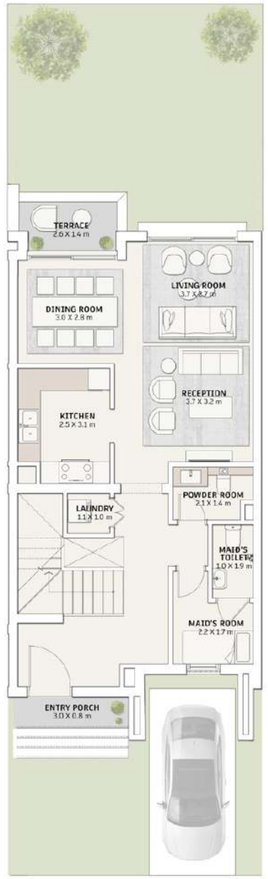
3
BEDROOMS

TH2 A

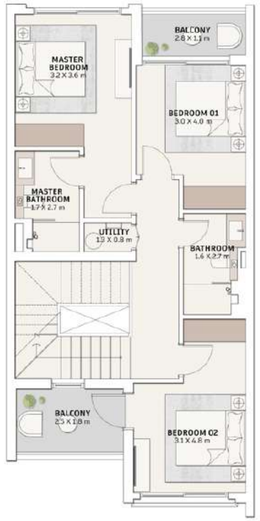
MIDDLE UNIT

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

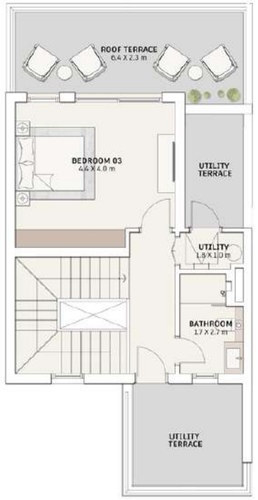
- 1 ENSUITE BEDROOM
- 3 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM



Ground Floor Level

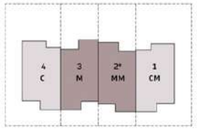


First Floor Level



Penthouse Floor Level

KEY PLAN



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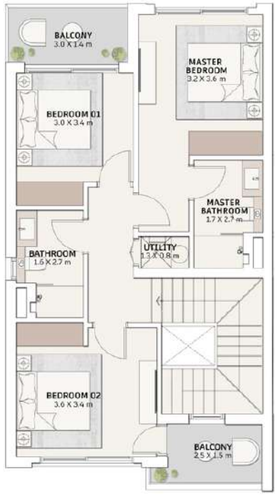
TH2 A

CORNER UNIT

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

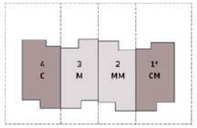
- 1 ENSUITE BEDROOM
- 3 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM

Ground Floor Level



First Floor Level

KEY PLAN



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TH2 C

MIDDLE UNIT

233 Sqm
TOTAL GROSS AREA

4
BEDROOMS

CORNER UNIT

169 Sqm
TOTAL GROSS AREA

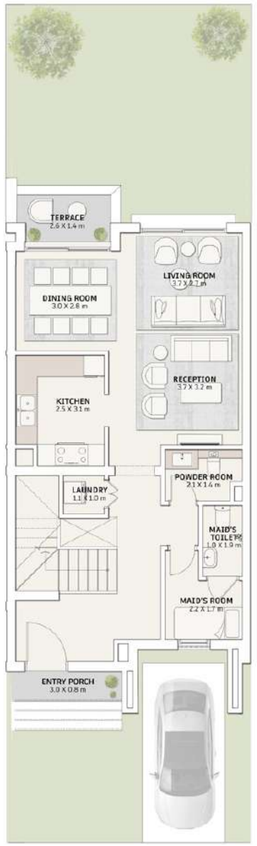
3
BEDROOMS

TH2 C

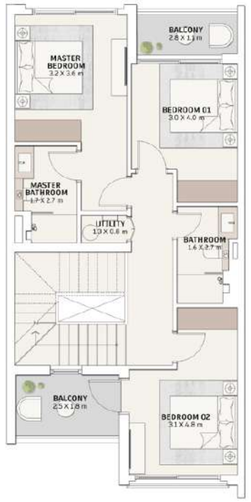
MIDDLE UNIT

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

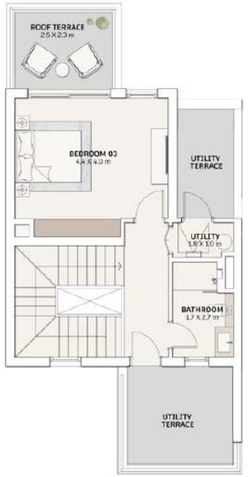
- 1 ENSUITE BEDROOM
- 3 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM



Ground Floor Level

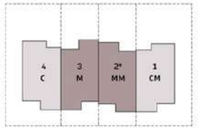


First Floor Level



Penthouse Floor Level

KEY PLAN



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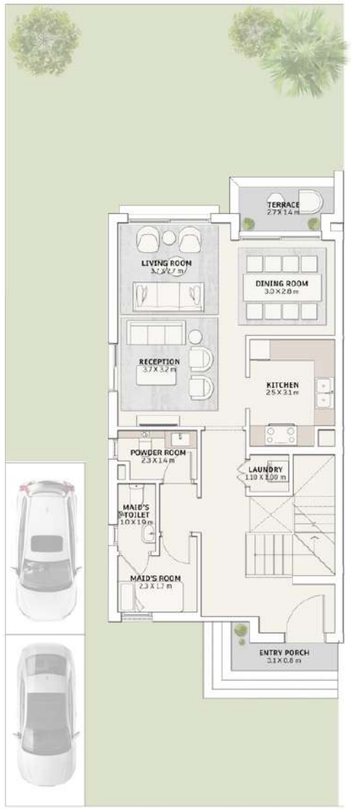
TH2 C

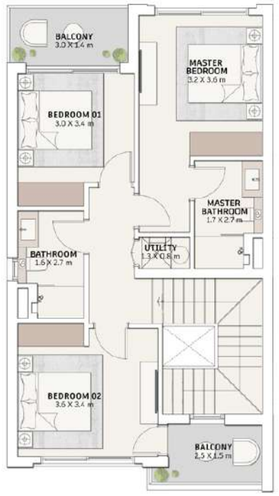
CORNER UNIT

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

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

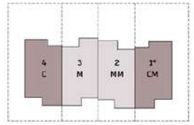


Ground Floor Level



First Floor Level

KEY PLAN



THIS UNIT IS THE MIRROR OF THE BELOW*

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TH4 A

MIDDLE UNIT

224 Sqm
TOTAL GROSS AREA

4
BEDROOMS

CORNER UNIT

219 Sqm
TOTAL GROSS AREA

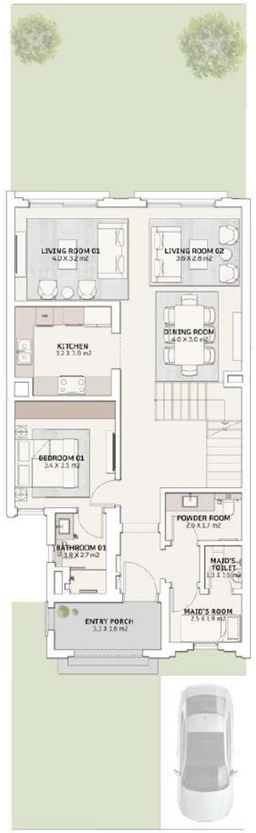
3
BEDROOMS

TH4 A

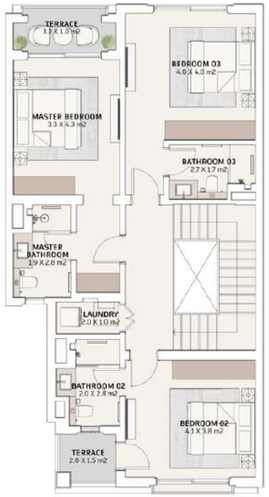
MIDDLE UNIT

GROUND FLOOR AREA	108m²
FIRST FLOOR AREA	101m²
COVERED TERRACE AREA	8m²
UNCOVERED TERRACE AREA	1m²
PORCH AREA	6m²
TOTAL GROSS AREA	224m²

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

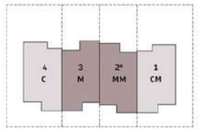


Ground Floor Level



First Floor Level

KEY PLAN



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TH4 A

CORNER UNIT

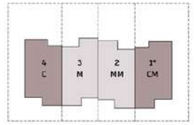
GROUND FLOOR AREA	96m²
FIRST FLOOR AREA	101m²
COVERED TERRACE AREA	12m²
UNCOVERED TERRACE AREA	1m²
PORCH AREA	9m²
TOTAL GROSS AREA	219m²

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

Ground Floor Level

First Floor Level

KEY PLAN



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TH4 B

MIDDLE UNIT

224 Sqm
TOTAL GROSS AREA

4
BEDROOMS

CORNER UNIT

219 Sqm
TOTAL GROSS AREA

3
BEDROOMS

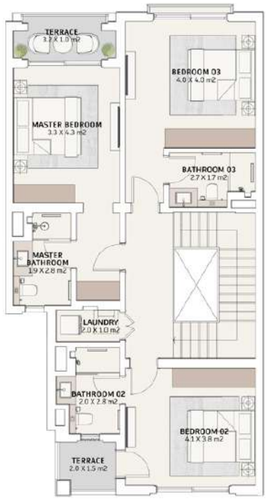
TH4 B

MIDDLE UNIT

GROUND FLOOR AREA	108m²
FIRST FLOOR AREA	101m²
COVERED TERRACE AREA	8m²
UNCOVERED TERRACE AREA	1m²
PORCH AREA	6m²
TOTAL GROSS AREA	224m²

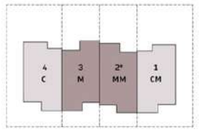
- 4 ENSUITE BEDROOM
- 4 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM

Ground Floor Level



First Floor Level

KEY PLAN



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CORNER UNIT

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COVERED TERRACE AREA	12m²
UNCOVERED TERRACE AREA	1m²
PORCH AREA	9m²
TOTAL GROSS AREA	219m²

- 3 ENSUITE BEDROOM
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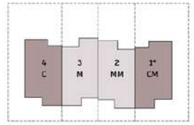
Ground Floor Level

First Floor Level

KEY PLAN



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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

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

9. TERRACES

Floors	Local Porcelain
Walls	Paint
Ceiling	Paint

10. UTILITY ROOMS & BATHROOMS (IF ANY)

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

14. EXTERNAL SHUTTERS

Not Included

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.

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

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