



MIVIDA

GARDENS

EAST CAIRO

VISTA

SPRINGS

VILLAS

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

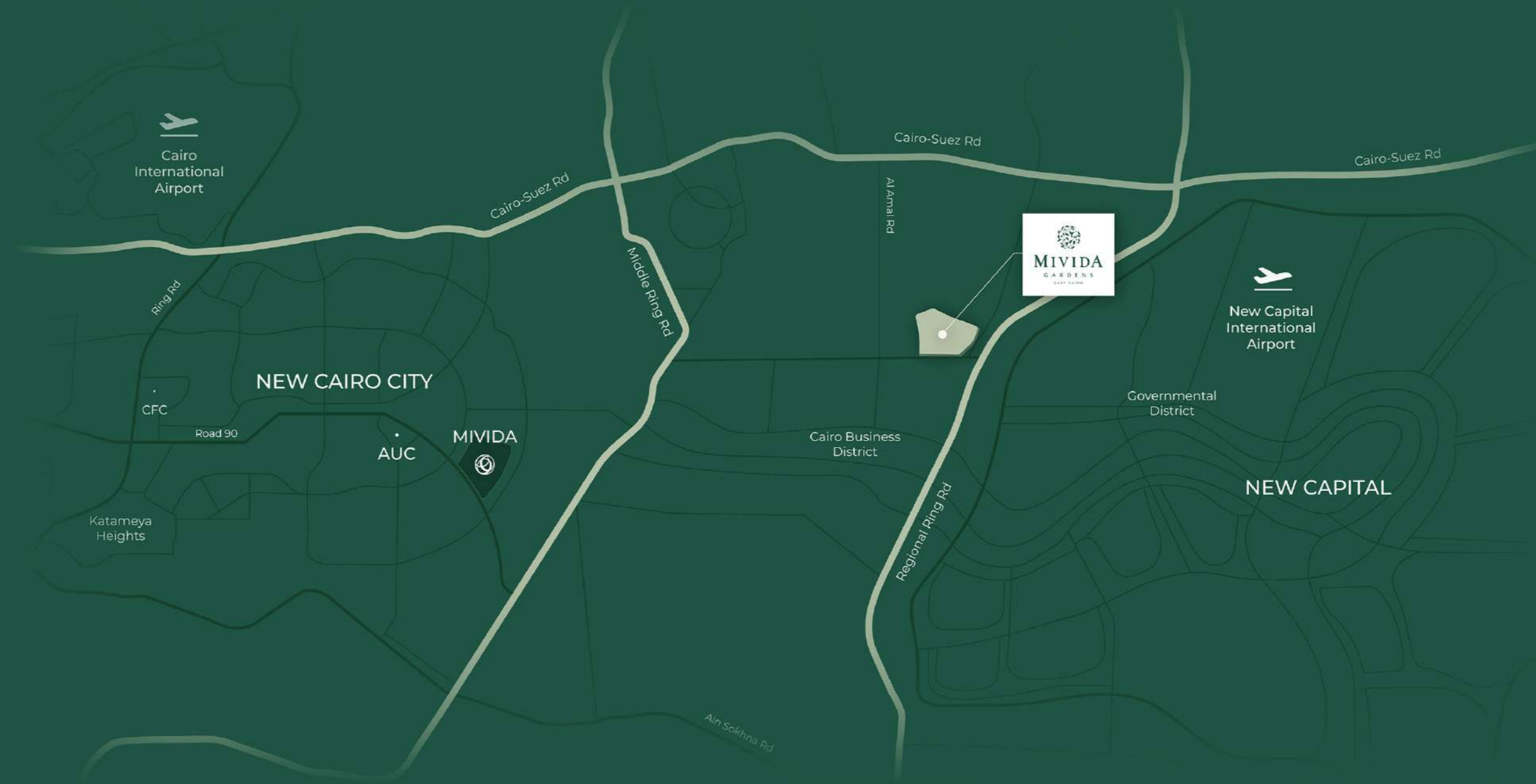
+180

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.

Elevated Living,
Designed for Movement.





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.





VISTA SPRINGS VILLAS



A collection of standalone villas, where expansive landscapes unfold into lush greenery and flowing water features. Just moments from the sports club, Vista Springs brings together space, serenity, and an elevated lifestyle.

VISTA SPRINGS VILLAS

M01-A	498m ²
M01-B	493m ²
M02	492m ²
M03	459m ²
M04	355m ²
M06	311m ²
M08	242m ²
M09	228m ²
M10-A	209m ²
M10-B	212m ²

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M1 A

| 498 Sqm

TOTAL GROSS AREA

| 5

BEDROOMS +
FAMILY LIVING





M1 A

GROUND FLOOR AREA	200m ²
FIRST FLOOR AREA	189m ²
COVERED TERRACE AREA	27m ²
UNCOVERED TERRACE AREA	24m ²
PORCH AREA	21m ²
CARPORT AREA	37m ²
TOTAL GROSS AREA	498m²

- 5 ENSUITE BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM
- 1 FAMILY ROOM
- 1 DRIVER'S ROOM WITH BATHROOM



Ground Floor Level



First Floor Level

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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.
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9. Actual unit orientation (original or mirrored) is according to the contract annex. Brochure encloses only the original orientation.
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M1 B

| 493 Sqm

TOTAL GROSS AREA

| 5

BEDROOMS +
FAMILY LIVING





M1 B

GROUND FLOOR AREA	200m ²
FIRST FLOOR AREA	189m ²
COVERED TERRACE AREA	37m ²
UNCOVERED TERRACE AREA	24m ²
PORCH AREA	6m ²
CARPORT AREA	37m ²
TOTAL GROSS AREA	493m²

- 5 ENSUITE BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM
- 1 MAID'S ROOM WITH BATHROOM
- 1 FAMILY ROOM
- 1 DRIVER'S ROOM WITH BATHROOM



Ground Floor Level



First Floor Level

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M2

| 492 Sqm

TOTAL GROSS AREA

| 6

BEDROOMS





M2

GROUND FLOOR AREA	182m ²
FIRST FLOOR AREA	193m ²
COVERED TERRACE AREA	54m ²
UNCOVERED TERRACE AREA	15m ²
PORCH AREA	5m ²
CARPORT AREA	43m ²
TOTAL GROSS AREA	492m²



Ground Floor Level



First Floor Level

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

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M3

| 459 Sqm
TOTAL GROSS AREA

| 7
BEDROOMS



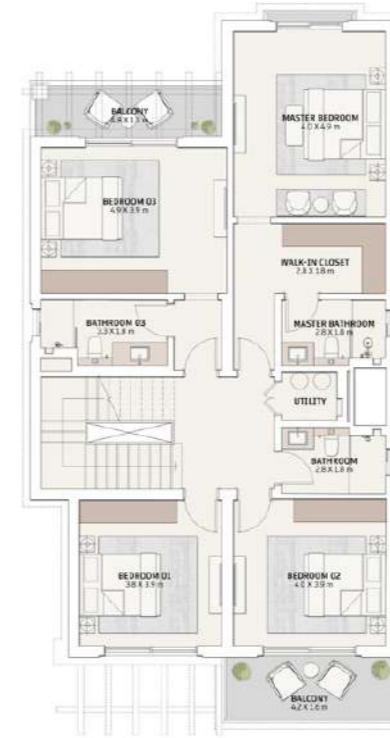


M3

GROUND FLOOR AREA	153m ²
FIRST FLOOR AREA	137m ²
PENTHOUSE AREA	70m ²
COVERED TERRACE AREA	16m ²
UNCOVERED TERRACE AREA	4m ²
ROOF TERRACE AREA	72m ²
PORCH AREA	8m ²
TOTAL GROSS AREA	459m²



Ground Floor Level



First Floor Level



Penthouse Level

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

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M4

| 355 Sqm

TOTAL GROSS AREA

| 5

BEDROOMS





M4

GROUND FLOOR AREA	111m ²
FIRST FLOOR AREA	112m ²
PENTHOUSE AREA	45m ²
COVERED TERRACE AREA	11m ²
UNCOVERED TERRACE AREA	3m ²
ROOF TERRACE AREA	68m ²
PORCH AREA	5m ²
TOTAL GROSS AREA	355m²



Ground Floor Level



First Floor Level



Penthouse Level

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

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M6

| 311 Sqm

TOTAL GROSS AREA

| 5

BEDROOMS





M6

GROUND FLOOR AREA	145m ²
FIRST FLOOR AREA	137m ²
COVERED TERRACE AREA	16m ²
UNCOVERED TERRACE AREA	5m ²
PORCH AREA	8m ²
TOTAL GROSS AREA	311m²

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



Ground Floor Level



First Floor Level

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M8

| 242 Sqm
TOTAL GROSS AREA

| 4
BEDROOMS





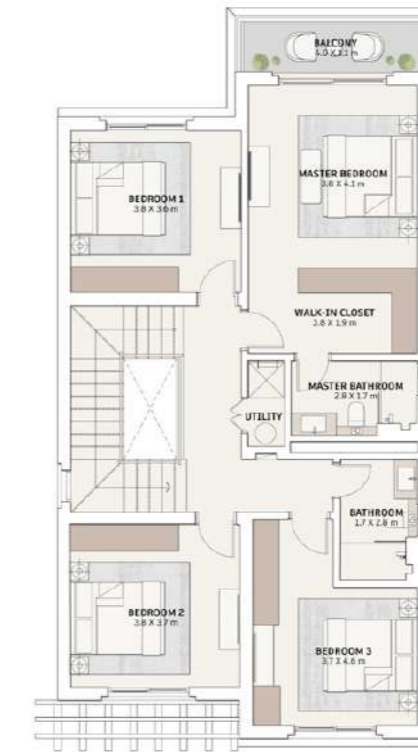
M8

GROUND FLOOR AREA	111m ²
FIRST FLOOR AREA	112m ²
COVERED TERRACE AREA	11m ²
UNCOVERED TERRACE AREA	3m ²
PORCH AREA	5m ²
TOTAL GROSS AREA	242m²

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



Ground Floor Level



First Floor Level

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M9

| 228 Sqm

TOTAL GROSS AREA

| 3

BEDROOMS





M9

GROUND FLOOR AREA	99m ²
FIRST FLOOR AREA	107m ²
COVERED TERRACE AREA	7m ²
UNCOVERED TERRACE AREA	7m ²
PORCH AREA	8m ²
TOTAL GROSS AREA	228m²



Ground Floor Level



First Floor Level

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

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M10 A

| 209 Sqm
TOTAL GROSS AREA

| 3
BEDROOMS





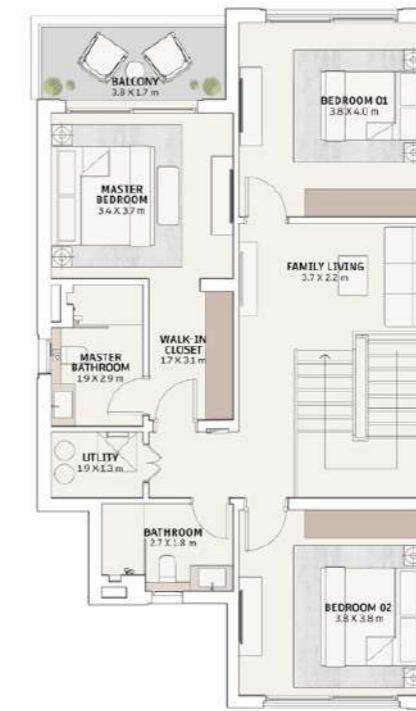
M10 A

GROUND FLOOR AREA	90m ²
FIRST FLOOR AREA	98m ²
COVERED TERRACE AREA	6m ²
UNCOVERED TERRACE AREA	6m ²
PORCH AREA	9m ²
TOTAL GROSS AREA	209m²

- 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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M10 B

| 212 Sqm

TOTAL GROSS AREA

| 3

BEDROOMS





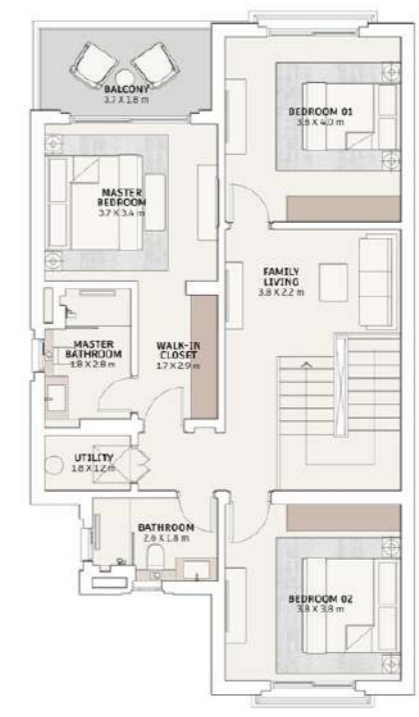
M10 B

GROUND FLOOR AREA	90m ²
FIRST FLOOR AREA	98m ²
COVERED TERRACE AREA	10m ²
UNCOVERED TERRACE AREA	5m ²
PORCH AREA	9m ²
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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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	
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8. KITCHEN CABINETS/ KITCHENETTE

Not Included	
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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	
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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	
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14. EXTERNAL SHUTTERS

Not Included	
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15. 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.





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.

Mivida: Mivida Business Park Building 1, end of road 90 next to AUC new campus.

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

Marassi: Marassi Marina, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh.

www.emaarmisr.com

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