

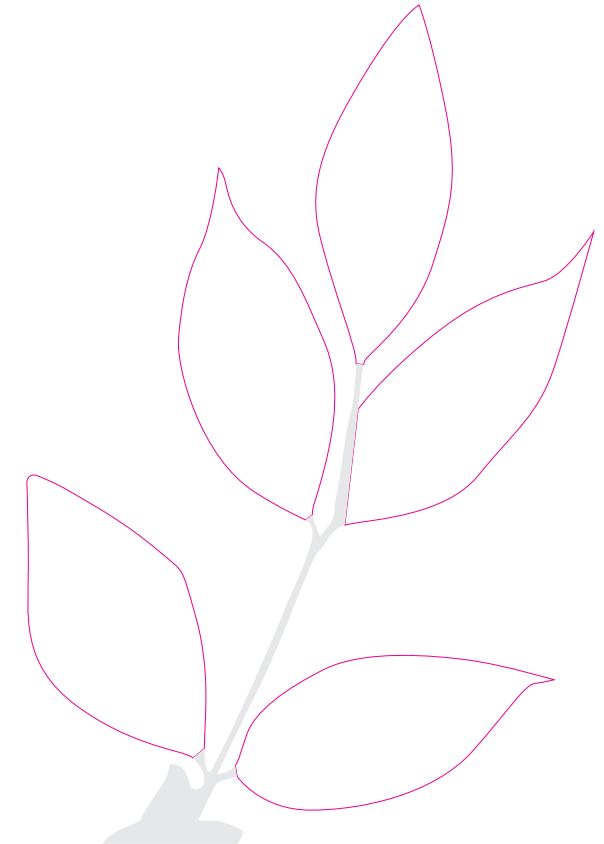
A close-up photograph of a plant branch with small white flowers and a dark seed pod against a soft, teal background. The text "JUST BREATHE" is overlaid in white, bold, sans-serif font in the upper right quadrant.

JUST
BREATHE



LIVE GREEN

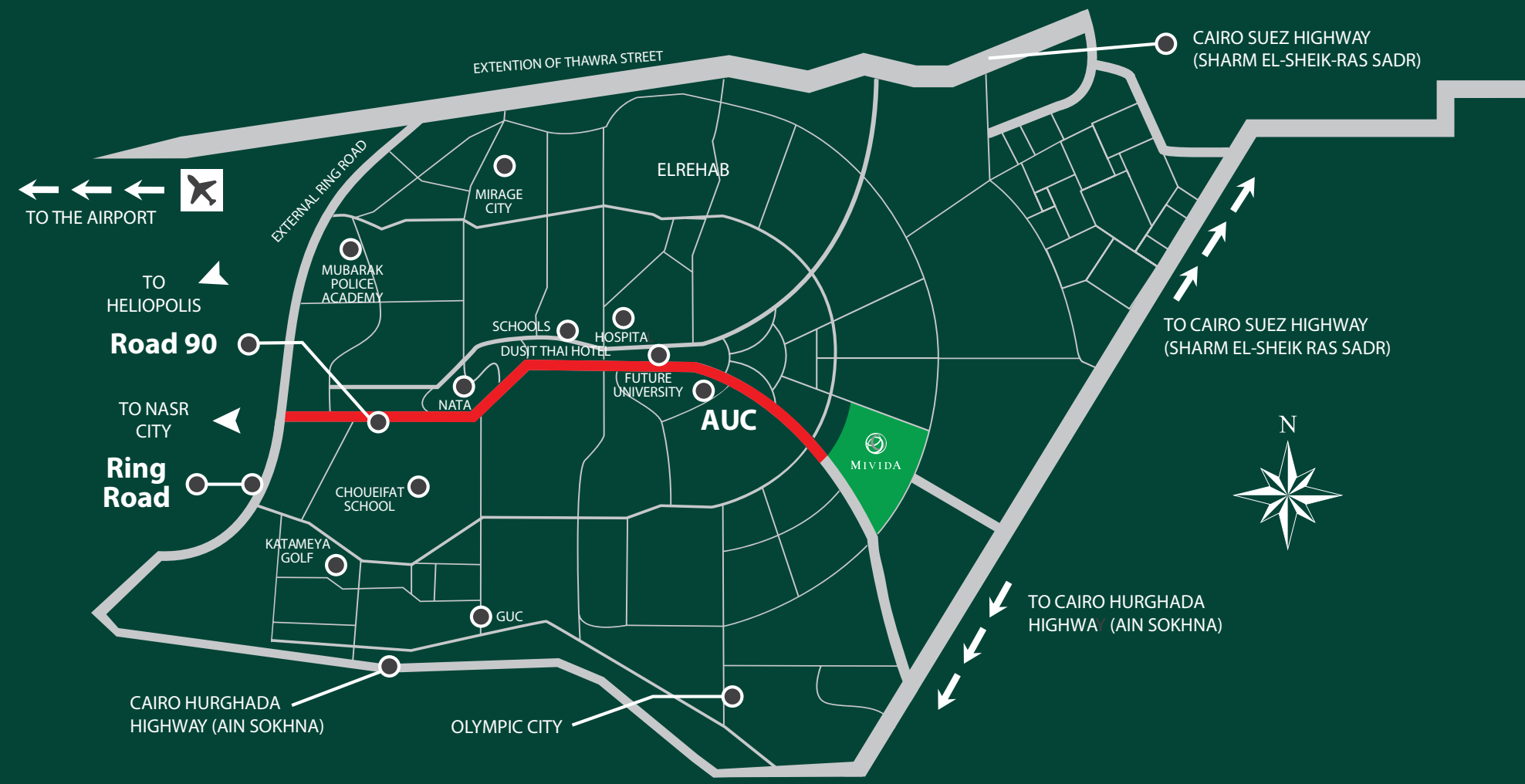
Emaar's truly green community in New Cairo, with lush landscapes designed by renowned international landscape design firm "The Collaborative West". Mivida was directly inspired by the personal tastes and needs of Cairo urban dwellers who are looking for an escape from the city without compromising on the convenience of city life. The meticulously planned 890-acre community is an integrated development that includes a harmonious mix of residential, commercial and leisure facilities that will guarantee its residents a hassle-free lifestyle. From elegant villas to uniquely designed townhouses and apartments, Mivida's diverse product offering caters to a wide range of discerning homeowners. With architectural styles reminiscent of Santa Barbara, California.



BREATHTAKING VISTAS OF GREEN OPEN SPACE

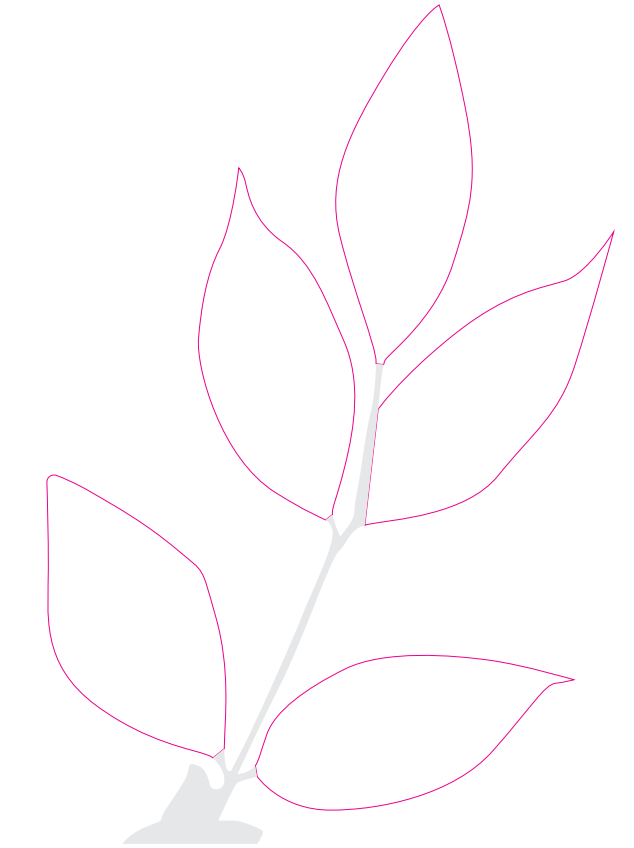
Awe-inspiring vistas with stunning views of the lush greenery, perfectly manicured gardens, walking trails surrounding each and every building from multiple unobstructed views, ensuring the utmost privacy and sense of space.





IN THE HEART OF NEW CAIRO

Mivida is strategically located in the heart of New Cairo City, which is quickly becoming a new urban center. It is ideally situated in proximity to the American University in Cairo and only 20 minutes away from Cairo International Airport. Mivida benefits from having multiple access points through Road 90, Suez and Sokhna Roads.



A METICULOUSLY DESIGNED MASTERPLAN

Mivida has been thoroughly thought-out down to the finest of details to create the perfect balance between open space and buildings, with extra emphasis on "green". Lakes, trails and meandering pathways are peppered through-out the development creating an unrivalled ambience. World-renowned urban and masterplanners have come together to create the ideal use of space, to offer opulent homes alongside a vibrant Mivida Downtown that is well-segregated for absolute comfort and peace of mind.



AN INTEGRATED
COMMUNITY

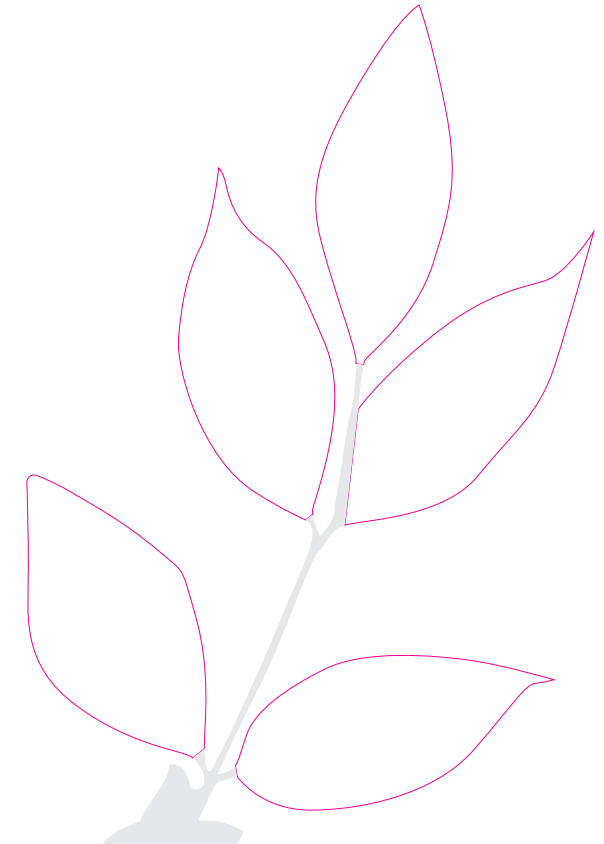




ANCHORED BY A 33 ACRE CENTRAL PARK

Mivida is anchored by a 33-acre Central Park that will be synonymous with perfectly manicured gardens, lush foliage and beautiful landscaping. The Central Park is peppered with walking trails, promenades and lakes, making for the perfect setting for community activities or a tranquil walk or jog for a one of a kind outdoor experience.

The Central Park will be home to an array of F&B outlets that will offer a unique experience for residents and visitors alike.



AN ECO-SUSTAINABLE DEVELOPMENT

At Mivida, every aspect calls for introducing path-breaking innovations. Starting with the masterplan, which draws inspiration from a green leaf, to the unprecedented solar lighting of the Mivida community powered by Philips.

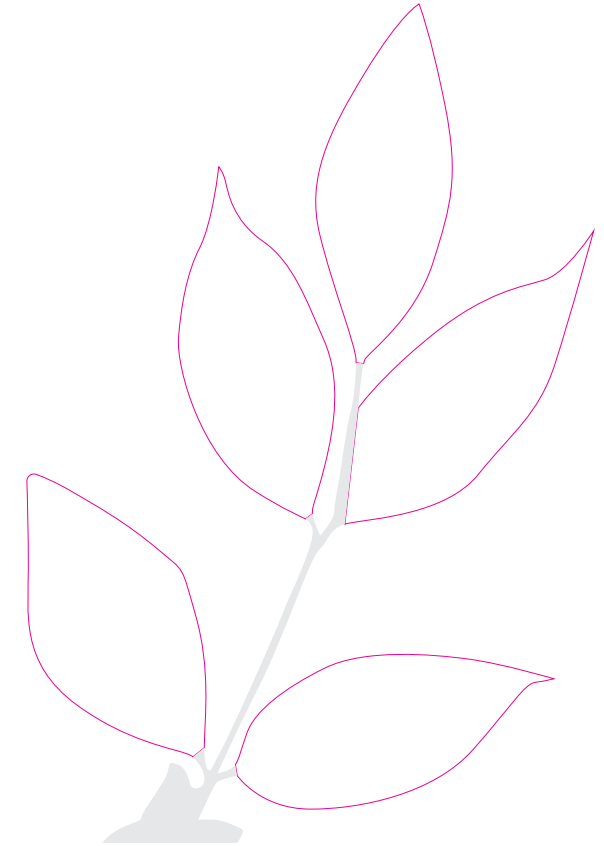
Sustainability is a serious commitment. At Mivida emphasis is placed on conserving energy and water resources, in addition to ensuring that the design and use of construction materials are aimed at minimising their impact on the environment. 80% of Mivida is dedicated to open spaces, parks and natural features, irrigating and maintaining this much flora could not have been possible without state-of-the-art technology and the recycling water reservoir.





A VIBRANT AND PULSING DOWNTOWN BOULEVARD

Inspired by the famous La Rambla of Barcelona, this one of a kind destination is set to be a thriving cosmopolitan area featuring an array of upscale shopping, leisure and entertainment venues. Lining this iconic destination, the extravagant Boulevard Residences offer a luxuriously lavish way of life, a short walk from the 33 acre Central Park and the Lake District.



EXCLUSIVE CLUBHOUSES

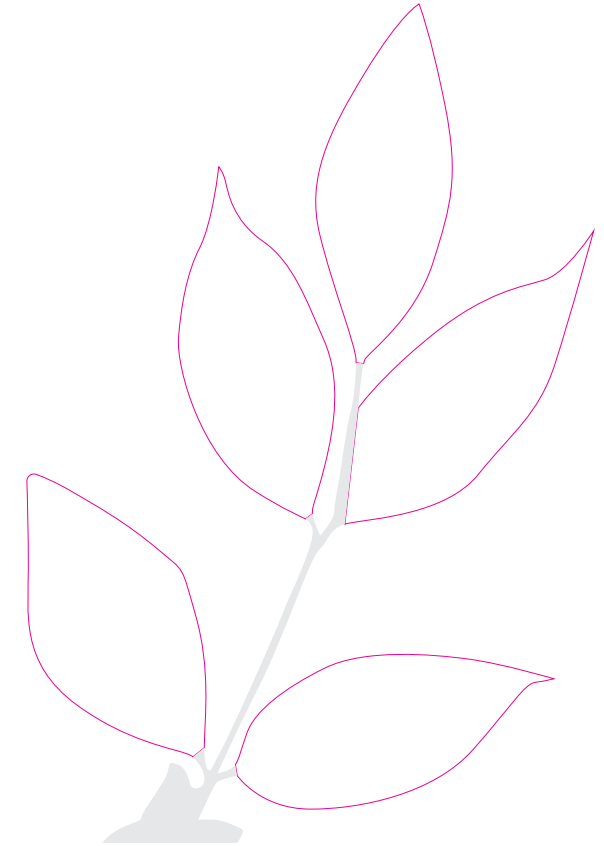
Mivida is home to 3 elegantly designed clubhouses. Designed with our residents in mind, the clubhouses will offer an array of facilities that cater to your health and well-being and your entertainment and your business requirements. From ballrooms & meeting rooms to a rejuvenating spa, gym & swimming pool to decadent gourmet restaurants & lounges.





MIVIDA BUSINESS PARK

The Mivida business park brings you world class facilities in an aesthetically-pleasing environment layered with greenery that will enhance productivity and reduce stress. The 100,000-square-meter office space includes amenities such as spacious meeting rooms, a state-of-the art business center and attractive outdoor food and beverage areas with shaded terraces and landscaped walkways.



WORLD-CLASS EDUCATION

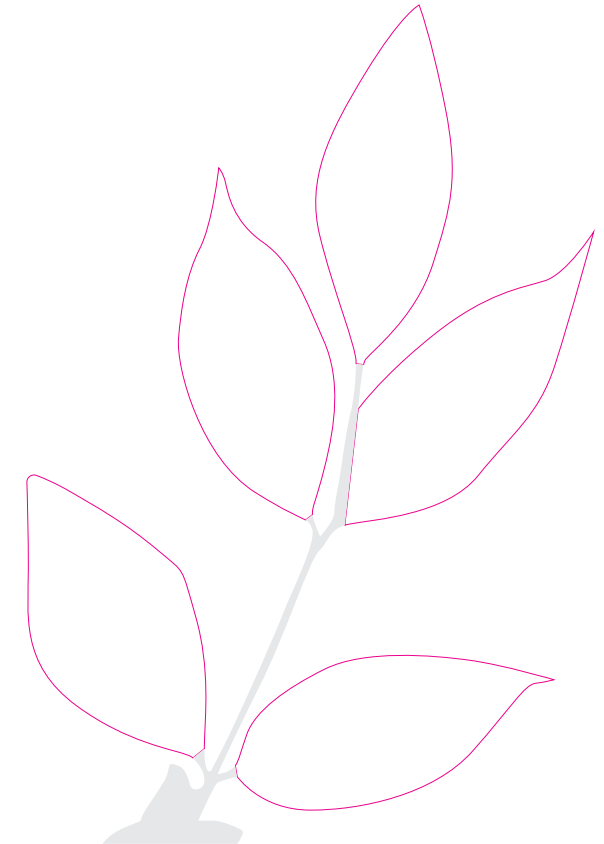
We know that your children are your life, which is why to make your Mivida living experience exceptional, Mivida is home to an array of facilities dedicated solely to your loved ones. Schools, parks, playgrounds and educational facilities galore, you can always rest assured your children are safe and living life the way they should.





HEALTH-CARE AT YOUR DOORSTEP

Nothing is more comforting than knowing that your health needs will be catered to around the corner. Offering only the most qualified and well-esteemed doctors, nurses and management in the industry, the Mivida Medical complex with its state-of-the-art facilities will redefine everything we've come to know about health-care.



LUXURY BUSINESS HOTEL

Mivida will be home to world-class hotel and leisure & entertainment venues. Buzzing with life and energy, they will redefine hospitality and serve as the center of glitz and glam for Mivida guests and residents alike.

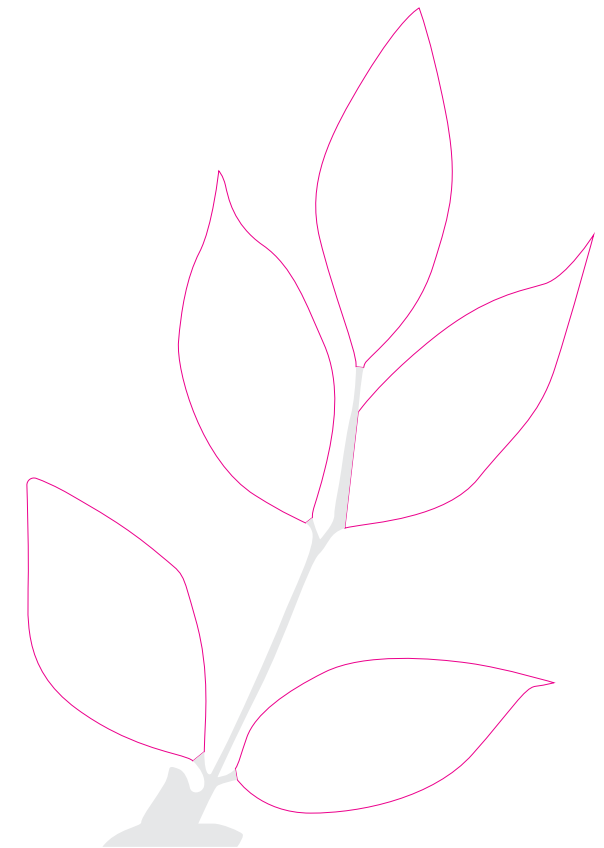




SANTA BARBARA INSPIRED ARCHITECTURE

Inspired by Santa Barbara and designed by world renowned architects JZMK, the homes at Mivida exude warmth and elegance. Thick-walled buildings, arched arcades and wide courtyards favored by early Spanish settlers are just a few of the components that create the charming homes in Mivida.

From elegant villas to uniquely designed townhouses and apartments, Mivida's diverse product offering with architectural styles varying from Tuscan to Andalusian and South Californian caters to a wide range of discerning homeowners.



Avenues - Now a living community, The name Avenue originally stems from a suburban, usually tree lined, residential street. Mivida Avenues is precisely that, a neighborhood defined by its lush landscaping and majestic towering palm trees that lines the streets. The Avenues is located in the heart of Mivida and is well-distanced from the hustle and bustle of the downtown area.

The Avenues village, which is now a living community is where you will find the most luxurious villas and townhomes with the highest Emaar finishing quality and attention to the smallest details.

Gardens Residence, changes everything we've come to know about apartment living. Designed without compromise, Gardens Residence buildings stand tall and are nothing less than awe-inspiring.

Discover a whole new level of serenity as you look out your window, with spectacular views of rich green foliage in the horizon, the landscaping surrounding those exclusive apartment buildings is taken to a whole new different level.

Boulevard, is the real heart of Mivida Downtown with residential, retail, & restaurants.

A mixed use Main Street is the key component of the whole town center area. Retail is orientated to the street and wide sidewalks promote a comfortable pedestrian environment.

Greens, As its name indicates, Mivida Greens is a sophisticated green haven of tranquility.

The village has a serene view of the perfectly manicured gardens and open areas within Mivida, which offers a tranquil retreat away from the city's hectic pace.

For those seeking the freedom to customize their home to suit their personal taste, Greens offers semi-finished homes delivered to a pristine standard.

Springs, Overlooking Mivida's largest Wadis and with homes reminiscent of Tuscan (Italian) architecture, the Springs district is one of the quietest residential areas in Mivida. It's proximity to the Central Park and Mivida's Main Club and walking trails meander throughout this village.

The Springs has its very own exclusive Clubhouse and Destination Park, making it a village that emphasizes the great outdoor experience.

Parkside, literally describes the location of this village. Prestigious and with a front row view of the magnificent Central Park, the premium Parkside homes are aspirational and nothing short of beautiful.

Views, based at the peak of our inspiring natural topography, this sought after neighbourhood is of breathtaking, panoramic views of the entire development and beyond. This neighbourhood settled on the highest point of Mivida represents quality and great achievements making it the perfect luxurious neighbourhood.

In a prime location with breathtaking vistas, the Views offer you the most luxurious villas in Mivida. To a pristine standard, it leaves you with the sole task of moving in with your family.

Valleys, This magical village is characterized by its unique Italianate style in its architecture and landscaping. With its exclusive appearance, Valleys village has a different arrangement of blocks that is more formalized than any other Mivida village giving each neighborhood its own neighborhood park that is a part of the community open space system.

GREEN COMMUNITIES



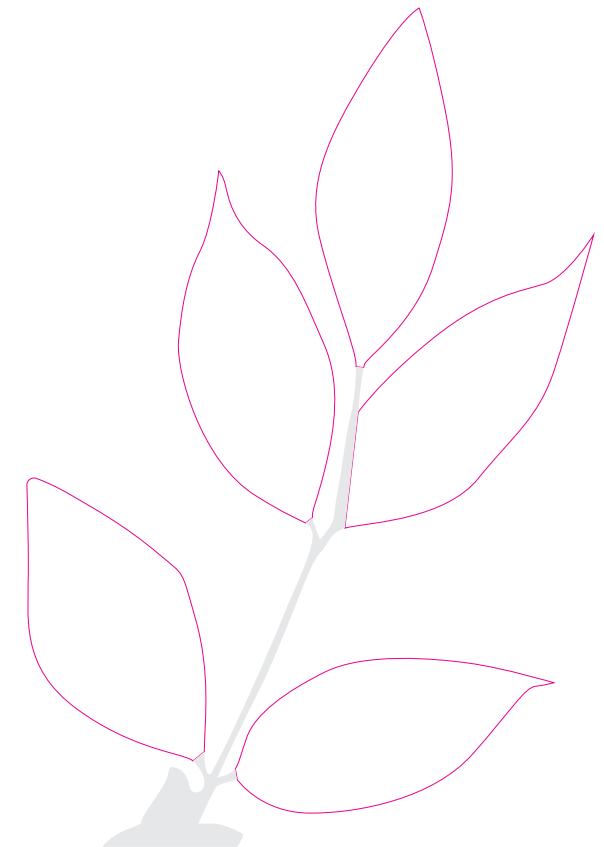
1. CENTRAL PARK
2. CLUB HOUSE
3. BOULEVARD
4. HOTEL
5. MEDICAL FACILITY
6. RETAIL
7. SCHOOLS
8. OFFICE PARK



FULLY-FINISHED INTERIORS

At Mivida, moving into your new home is as easy as ever. Delivered fully-finished, the home interiors utilize natural color schemes of to create a relaxed vibe, while fresh, young and forward interior lines create a comfortable ambiance. Your new Mivida homes leaves you with the sole task of moving in your belongings.

Well renowned international architects and designers created a modern living environment using earth tones. Youthful and sleek interiors have been meticulously planned down to the finest detail using the highest quality materials that assures a green environment.



MIVIDA TODAY



MIVIDA TODAY



MIVIDA TODAY



WORLD-CLASS DEVELOPMENTS

Established in 1997, there are few companies as synonymous with the growth of Dubai as Emaar Properties. Initially a real-estate company, a 'provider of premier lifestyles', in recent years Emaar's remit has expanded into shopping malls and retail, hospitality and leisure, creating flagship assets including The Dubai Mall, Armani Hotel Dubai in Burj Khalifa and The Address Hotels + Resorts. As Dubai's horizons expanded, so too did Emaar's.

Listed on the Dubai Financial Market, Emaar is 32 percent owned by the Government of Dubai, its fortunes very much entwined with the eye-opening success of the Emirate. Its land bank unrivalled, Emaar remains the largest real-estate developer in the Gulf with a presence throughout the Middle East, North Africa, India and Pakistan, Europe and North America.

ABOUT EMAAR



ABOUT EMAAR MISR

Emaar Misr for Development is a subsidiary of the UAE-based Emaar Properties PJSC, a global property developer with a collective presence in key global markets.

Emaar has identified Egypt as a key market for growth, and has announced four key projects: Uptown Cairo, Marassi, Mivida and Cairo Gate. As a result, Emaar Misr is one of the largest foreign direct investors in Egypt's real estate sector.

At the heart of every development by Emaar Misr is a key word: Community. We are not merely bringing brick and mortar projects to Egypt; we continuously strive to usher in a new lifestyle - one that has people at its core. Central to our projects in Egypt is our diligent choice of prime location, within and outside of Cairo.

The Emaar Misr philosophy is to consider the interests of the residents of our communities first and foremost. In that essence, we only employ leading international experts and consultants in their respective fields to offer our valued clientele the best of masterplanning, architecture, interior design, landscaping, streetscaping in each and every home and district.

