

The logo for MIVIDA BUSINESS PARK features the text 'MIVIDA BUSINESS PARK' in a bold, white, sans-serif font, arranged in three lines. The text is enclosed within a white square frame that is open on the right side, with the top and bottom lines extending slightly beyond the text.

**MIVIDA
BUSINESS
PARK**

BUILDING 02

OFFICE SPACES
100 STARTING SQM

LAUNCHING A NEW PHASE
OF OFFICES STARTING 100 SQM

The new phase comprises three buildings built on a spacious outdoor office area to ensure every tenant's comfort.

CENTRAL LOCATION IN THE **HEART OF MIVIDA**

Directly on Road 90, 20 minutes away from Cairo International Airport, Mivida Business Park is located at the Center of Downtown Mivida, steps away from The Lake District, The Boulevard, Mivida Mall and The Medical Center.

WORLD-CLASS **ARCHITECTURE**

A world-class team of masterplanners and architects developed an exclusive design to offer you low rise buildings with ground floor retail experience.

L35 has created unobstructed open office spaces timeless, environmentally-sensitive and cost-effective designs that are attractive, functional and balanced.



**DEVELOPED
FOR BUSINESS,
DESIGNED
FOR YOU**



6 MIVIDA BUSINESS PARK

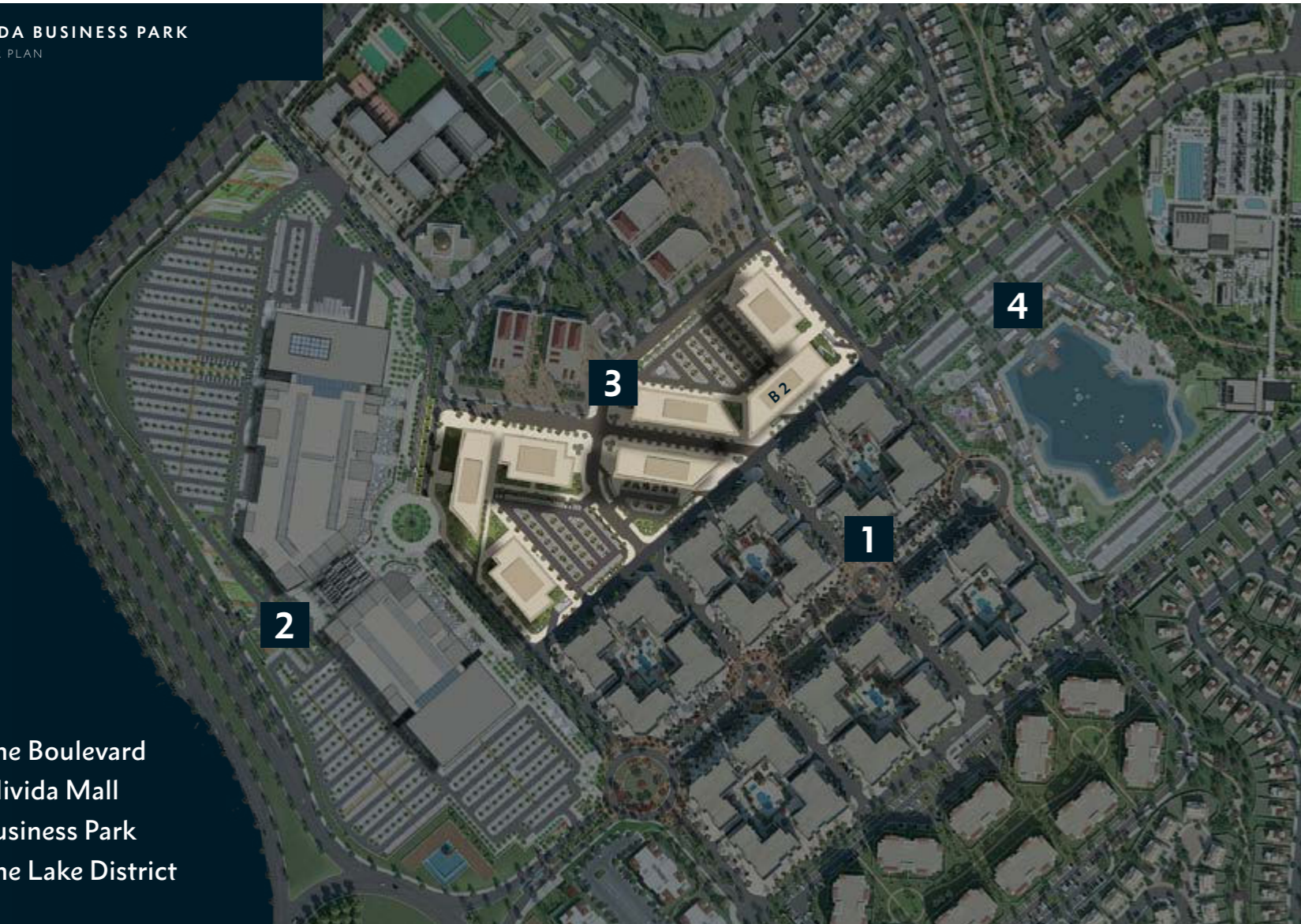
MIVIDA BUSINESS PARK 7



8 MIVIDA BUSINESS PARK



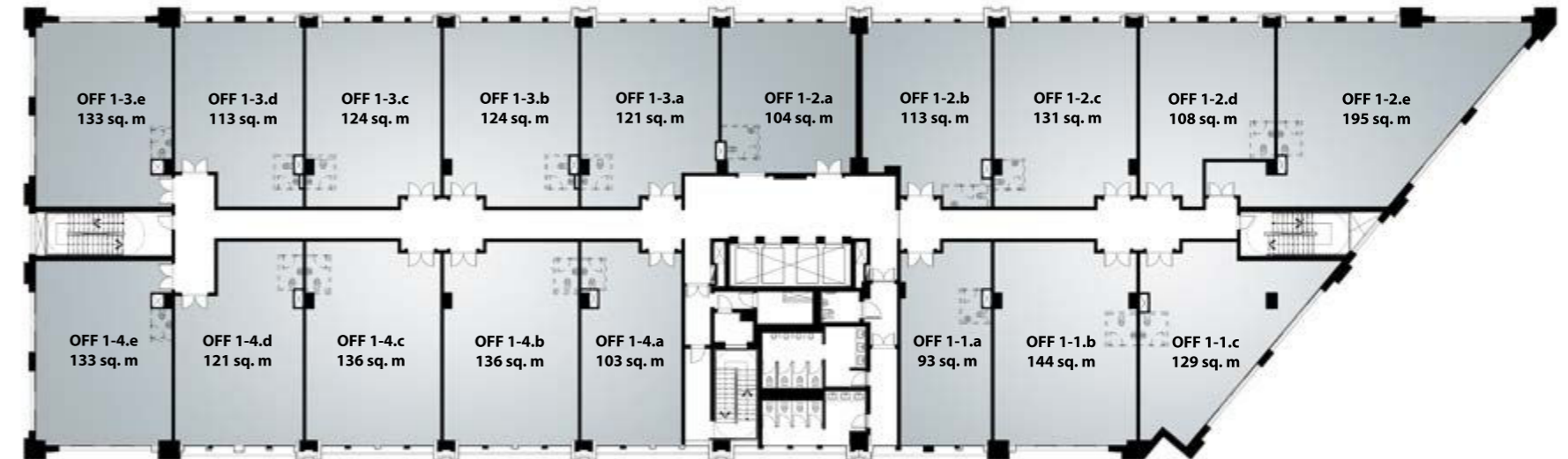
MIVIDA BUSINESS PARK 9



- 1. The Boulevard
- 2. Mivida Mall
- 3. Business Park
- 4. The Lake District



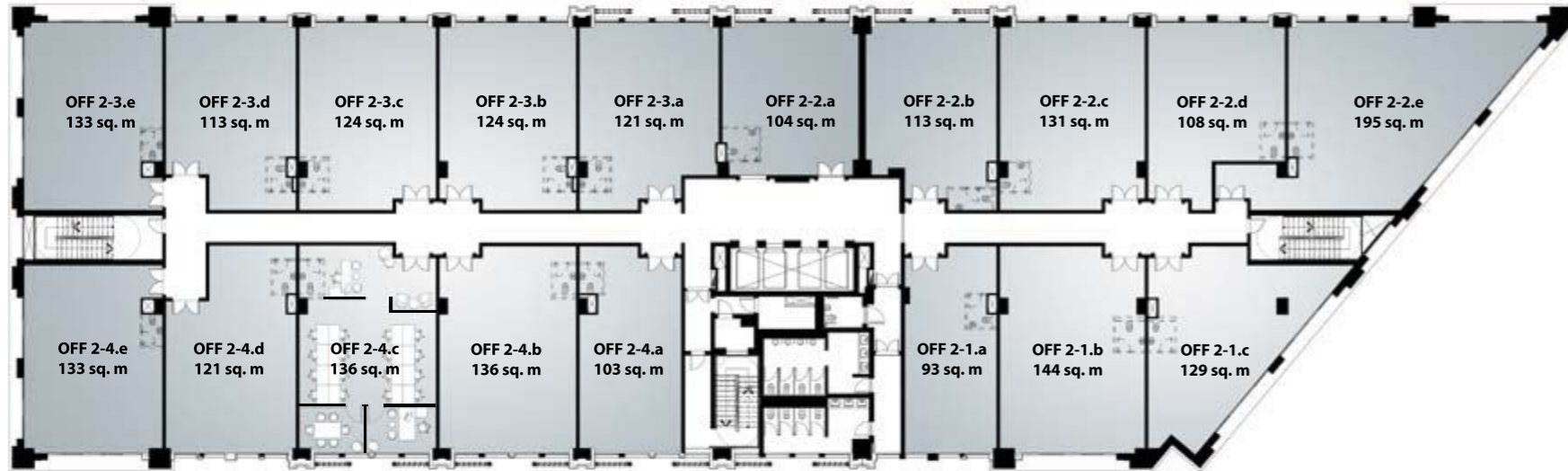
MIVIDA BUSINESS PARK B02
FLOOR PLANS



DISCLAIMER:

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate and information is subject to change without notice.
4. Actual area may vary from the stated area.
5. Drawing areas not to scale.
6. The developer reserves the right to make revisions.
7. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles.
8. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.
9. Roof terraces and carport pergolas are not included.

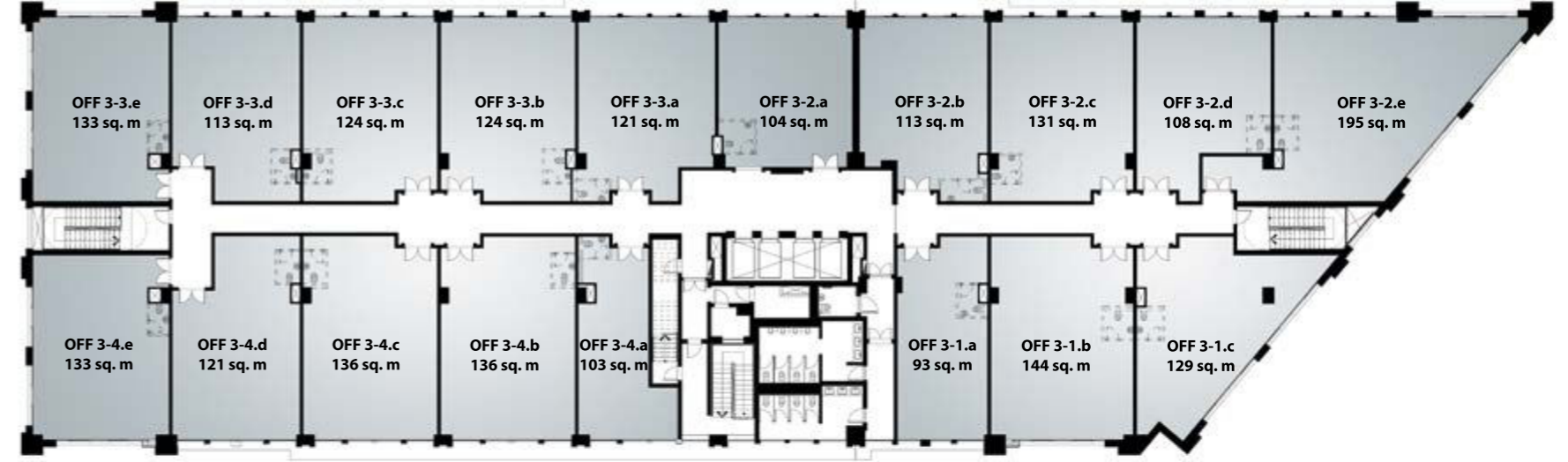
MIVIDA BUSINESS PARK - BO2
SECOND FLOOR PLAN



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MIVIDA BUSINESS PARK - BO2
THIRD FLOOR PLAN



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6. The developer reserves the right to make revisions. 7. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles.
8. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans. 9. Roof terraces and carport pergolas are not included.

**WORLD CLASS
STANDARDS**

DESIGN

- **Areas of Offices**
Avg. of 125 (min. 93 - max 194)
- **No. of floors:**
G + 3 with 8,855sqm gross area
- **No. of offices per floor**
18 Offices
- **4 Elevators Linked to Basement**
- **Basement Utilization**
One/Two Basement Levels with Whole Parcel Area
- **Possibility for Storage Rent in Basement**
- **Allowed Retail use for Ground Floor**
- **Handicapped Considerations**
- **Exterior Finishes**
Local Stone - Curtain Wall - Metal Cladding and Paint
- **Interior Finishes**
High Quality Finish for Building Entrance and Core in all Floors, Walls: Local Stone/Wood Cladding and Paint. Flooring: Local Marble/Granite. Wooden Entry Door for Office Unit with Designated Area Above the Entry Door for Signage. Smart Building Entrance and Turnstiles
- **Prayer Room in Basement**
- **High Quality Finished and Equipped Rest Rooms in all Floors**
- **WC Additional Provisions (Tie Ins) in Office Spaces**

TECHNICAL INFO.

- **Domestic Water Supply Metered Connection for Office Unit**
- **Dedicated Water Storage Plant to Ensure Maximum Service Reliability**
- **Electrical Transformer per Building (1600 KVA)**
- **Stand-By Generators Covering Life Safety and One Elevator**
- **2 Redundant Independent Power Feeders**
- **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**
- **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 EV Car Chargers**

**PROUDLY WORKING
WITH THE BEST**

A world-class team of master planners, architects, designers and technical experts has been assembled to create a one-of-a-kind business development.



Intl. Designer



Local Consultant



Intl. Master Planner



Project Manager



Intl. Lighting Consultant

