



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.



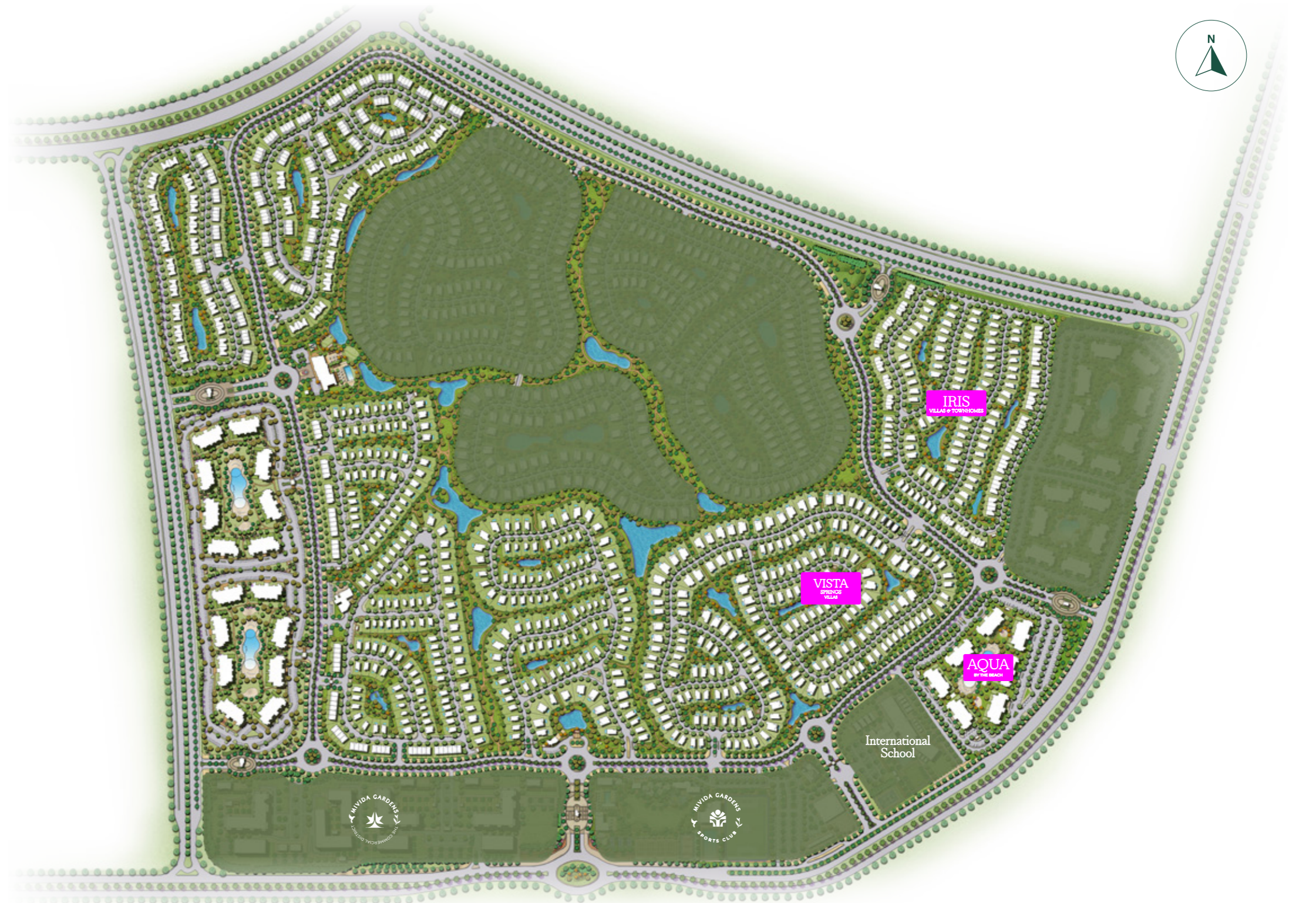
Beyond Gardens, *a Complete Life.*



-  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

BUILDINGS 1 & 2

RESIDENCE B

BUILDINGS 6 & 7

RESIDENCE C

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 ²
TOTAL TERRACES	8m ²
TOTAL GROSS AREA	115m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

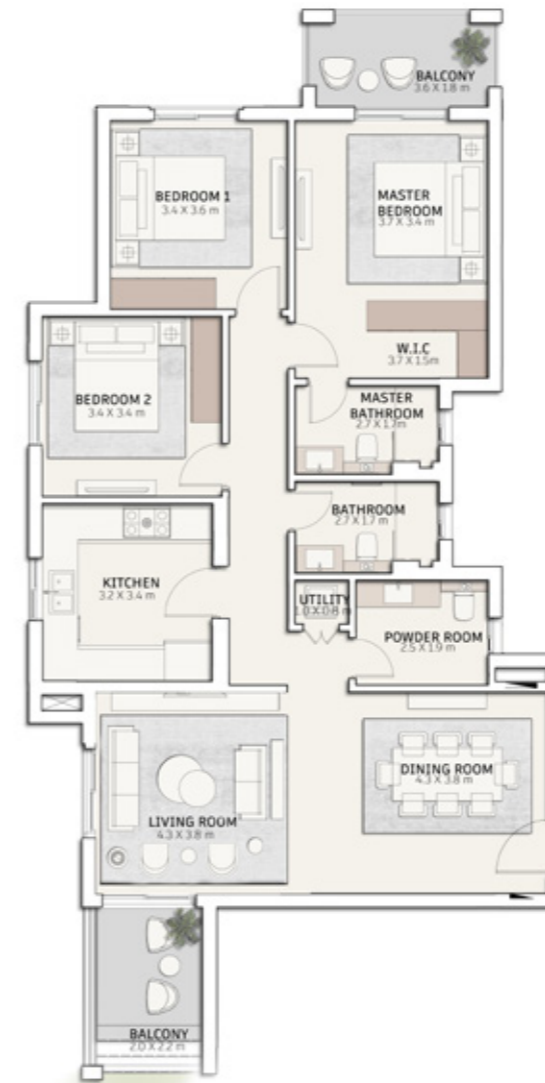
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6. Garden areas and shapes vary from unit to unit, and from building to building.
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9. Actual unit orientation (original or mirrored) is according to the contract annex. Brochure encloses only the original orientation.
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.

3BR UNIT 2

GROUND FLOOR

GROSS AREA	156m ²
TOTAL TERRACES	14m ²
TOTAL GROSS AREA	170m ²

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



DISCLAIMER

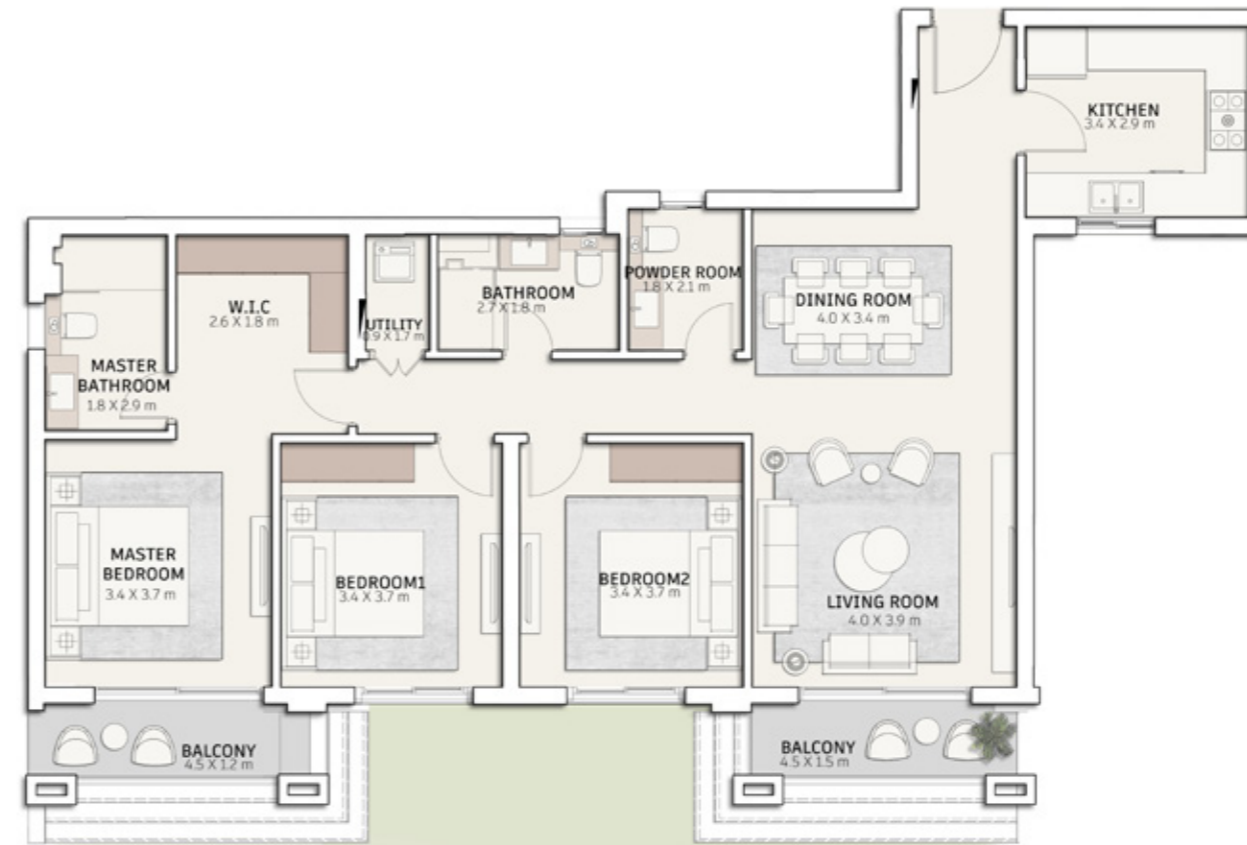
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3BR UNIT 3

GROUND FLOOR

GROSS AREA	156m ²
TOTAL TERRACES	12m ²
TOTAL GROSS AREA	168m ²

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



KEY PLAN



DISCLAIMER

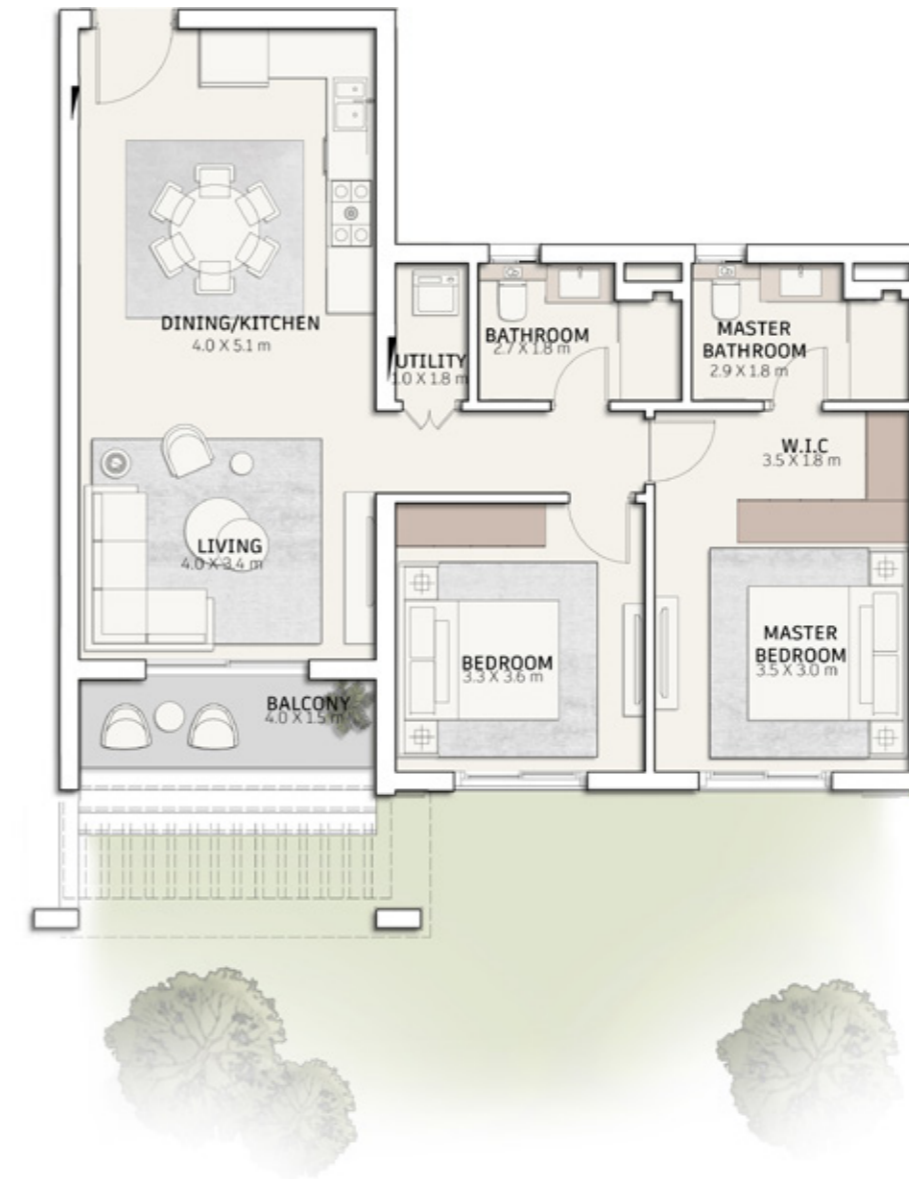
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2BR UNIT 4

GROUND FLOOR

GROSS AREA	109m ²
TOTAL TERRACES	6m ²
TOTAL GROSS AREA	115m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



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2BR UNIT 5

GROUND FLOOR

GROSS AREA	116m ²
TOTAL TERRACES	5m ²
TOTAL GROSS AREA	121m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



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3BR UNIT 6

GROUND FLOOR

GROSS AREA	156m ²
TOTAL TERRACES	13m ²
TOTAL GROSS AREA	169m ²

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



KEY PLAN



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2BR UNIT 7

GROUND FLOOR

GROSS AREA	110m ²
TOTAL TERRACES	7m ²
TOTAL GROSS AREA	117m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

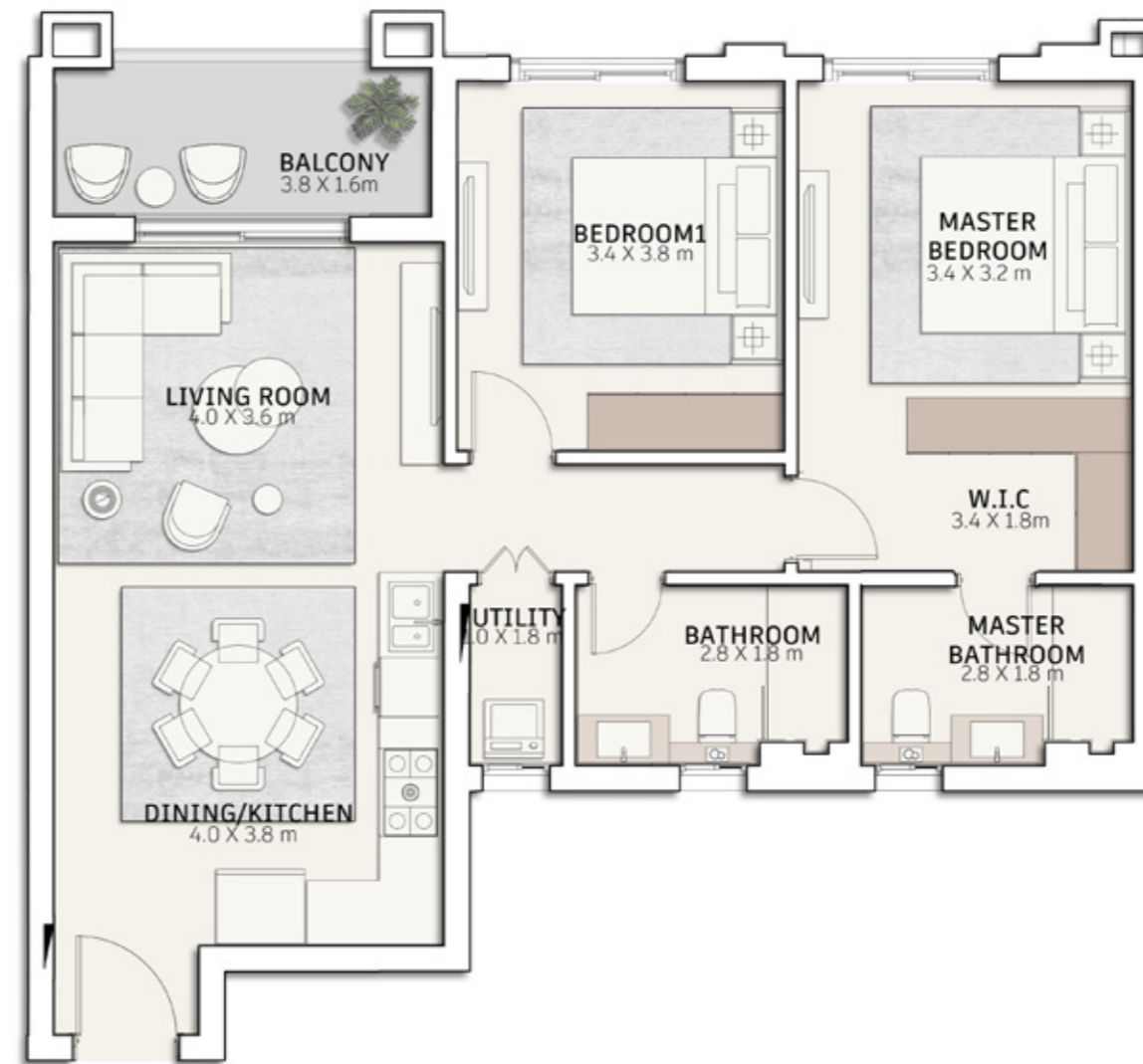
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2BR UNIT 1

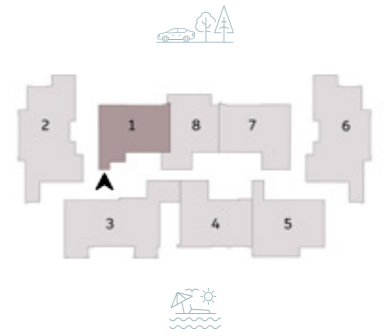
TYPICAL FLOOR

GROSS AREA	107m ²
TOTAL TERRACES	8m ²
TOTAL GROSS AREA	115m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

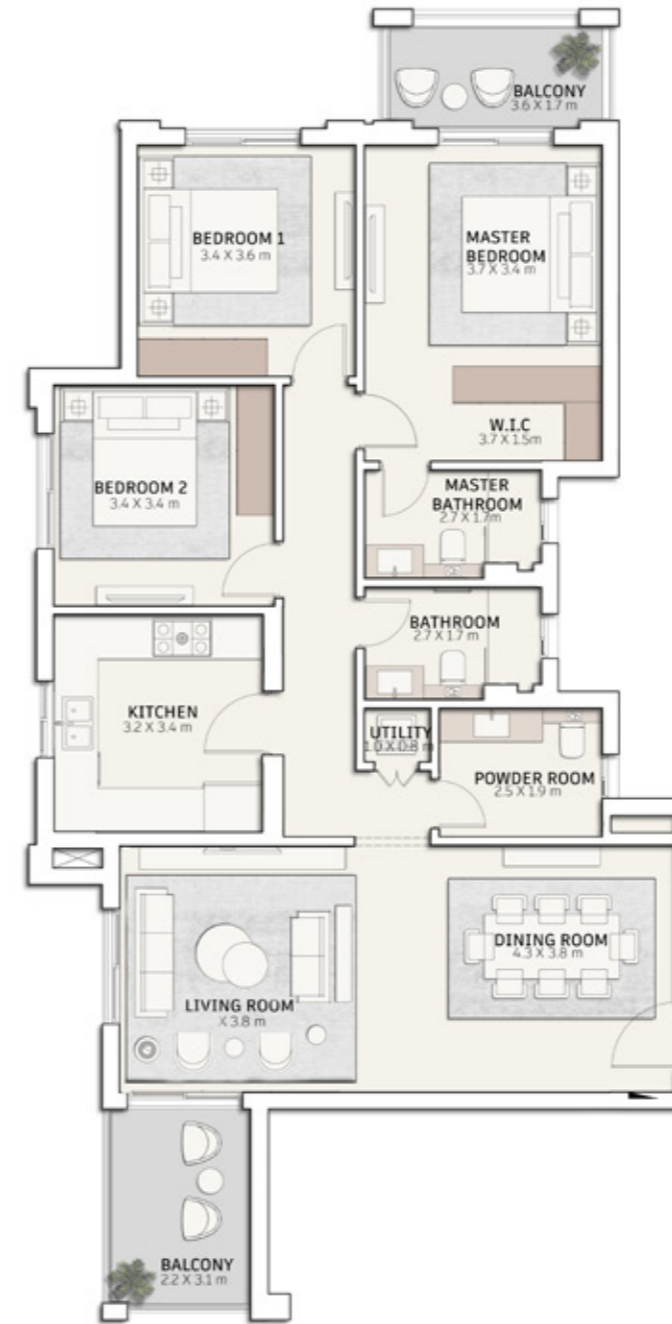
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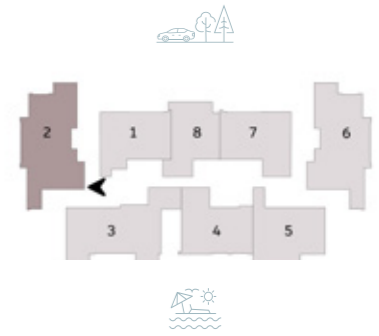
TYPICAL FLOOR

GROSS AREA	156m ²
TOTAL TERRACES	14m ²
TOTAL GROSS AREA	170m ²

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



KEY PLAN



DISCLAIMER

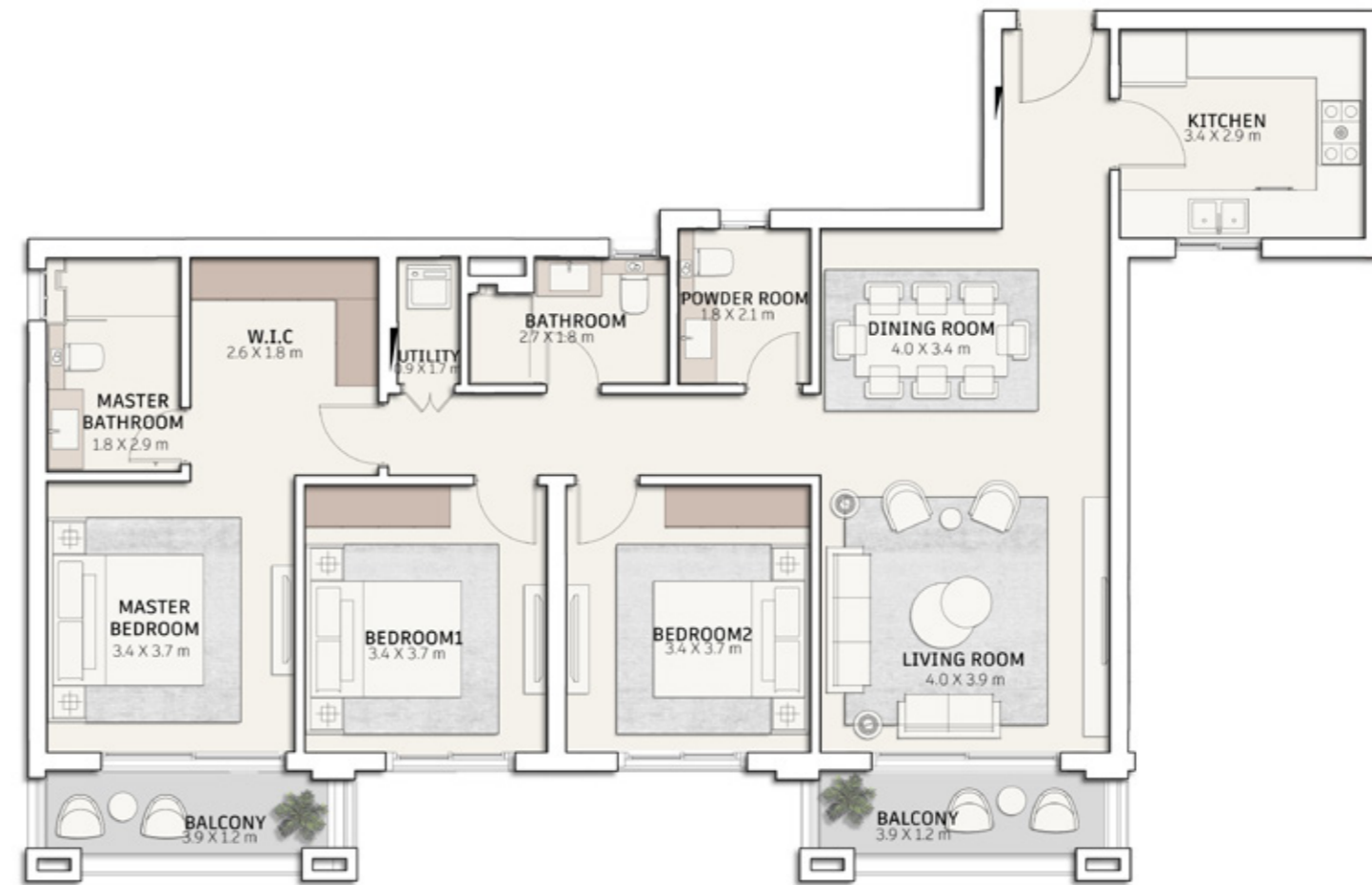
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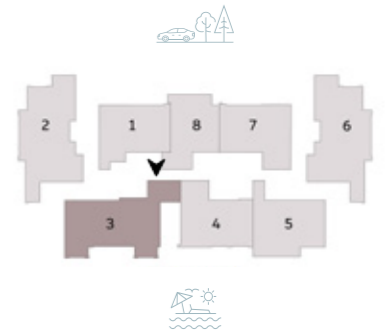
TYPICAL FLOOR

GROSS AREA	156m ²
TOTAL TERRACES	12m ²
TOTAL GROSS AREA	168m ²

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



KEY PLAN



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2BR UNIT 4

TYPICAL FLOOR

GROSS AREA	109m ²
TOTAL TERRACES	6m ²
TOTAL GROSS AREA	115m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



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2BR UNIT 5

TYPICAL FLOOR

GROSS AREA	116m ²
TOTAL TERRACES	5m ²
TOTAL GROSS AREA	121m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

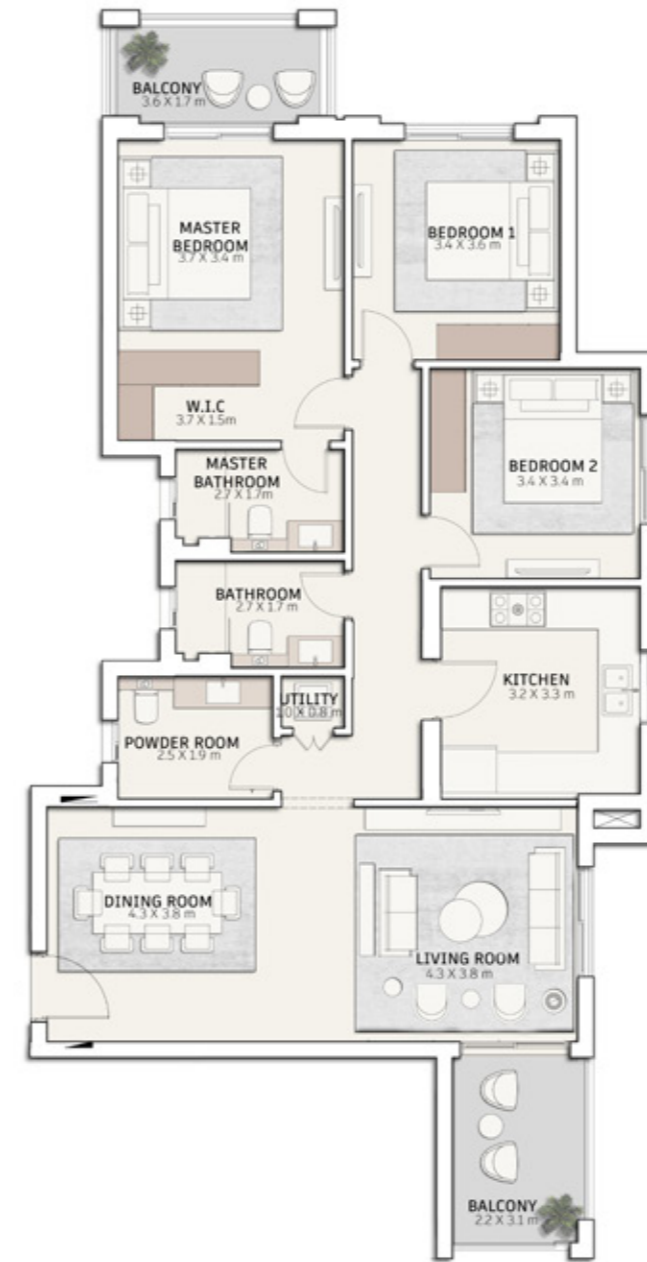
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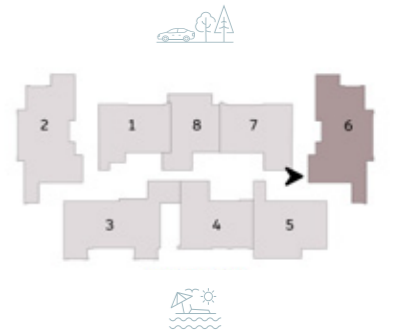
TYPICAL FLOOR

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TOTAL TERRACES	13m ²
TOTAL GROSS AREA	169m ²

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



KEY PLAN



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2BR UNIT 7

TYPICAL FLOOR

GROSS AREA 110m²

TOTAL TERRACES 7m²

TOTAL GROSS AREA 117m²

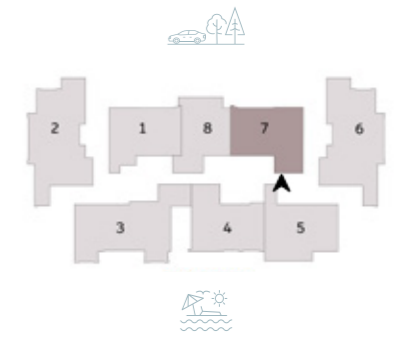
1 ENSUITE BEDROOMS

1 BEDROOMS

2 BATHROOMS



KEY PLAN



DISCLAIMER

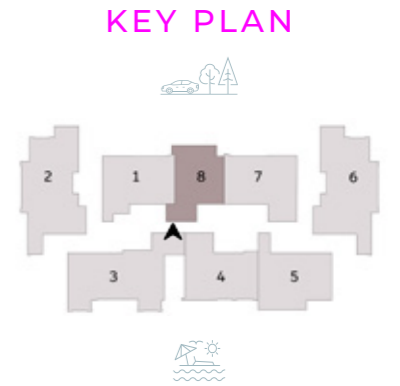
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2BR UNIT 8

TYPICAL FLOOR

GROSS AREA	85m ²
TOTAL TERRACES	9m ²
TOTAL GROSS AREA	94m ²

- 1 BEDROOMS
- 1 BATHROOMS



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Residence B
5-Storey Building

Buildings 6 & 7



RESIDENCE 03



Residence C
6-Storey Building

Buildings 3, 4 & 5



RESIDENCE 03

2BR UNIT 1

GROUND FLOOR

GROSS AREA	107m ²
TOTAL TERRACES	8m ²
TOTAL GROSS AREA	115m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

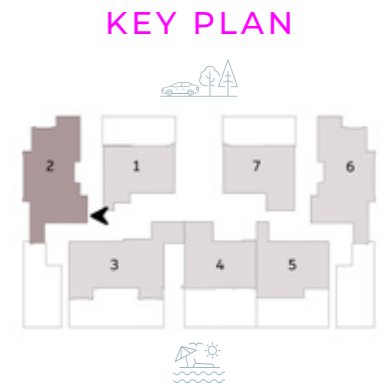
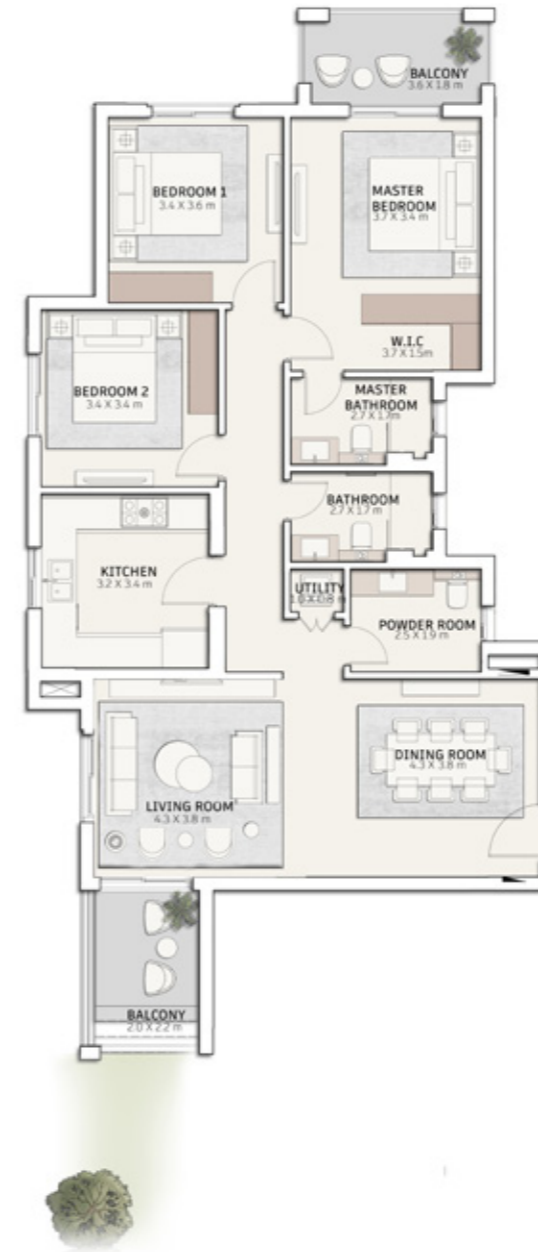
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3BR UNIT 2

GROUND FLOOR

GROSS AREA	158m ²
TOTAL TERRACES	13m ²
TOTAL GROSS AREA	171m ²

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



DISCLAIMER

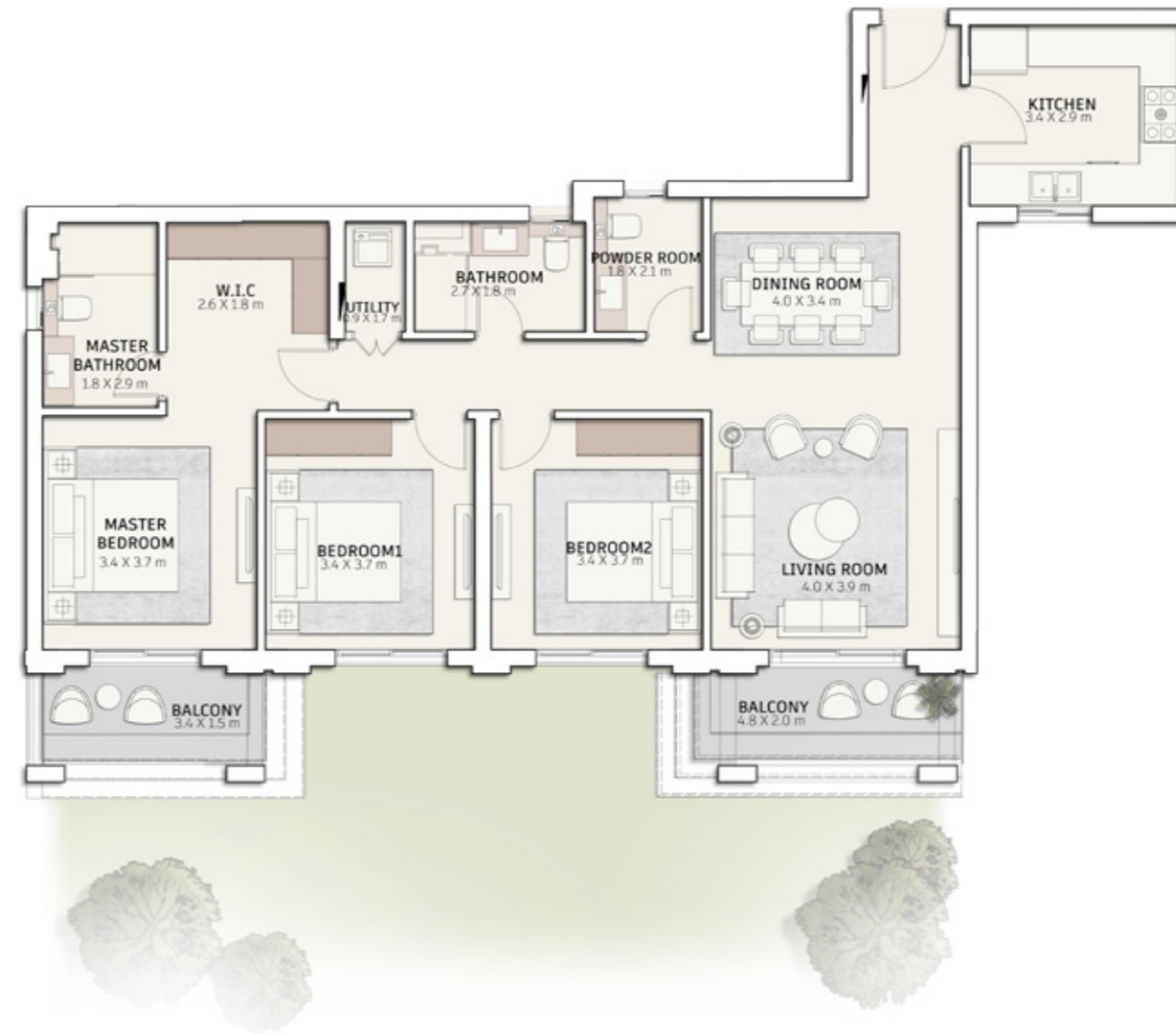
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3BR UNIT 3

GROUND FLOOR

GROSS AREA	157m ²
TOTAL TERRACES	12m ²
TOTAL GROSS AREA	169m ²

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



KEY PLAN



DISCLAIMER

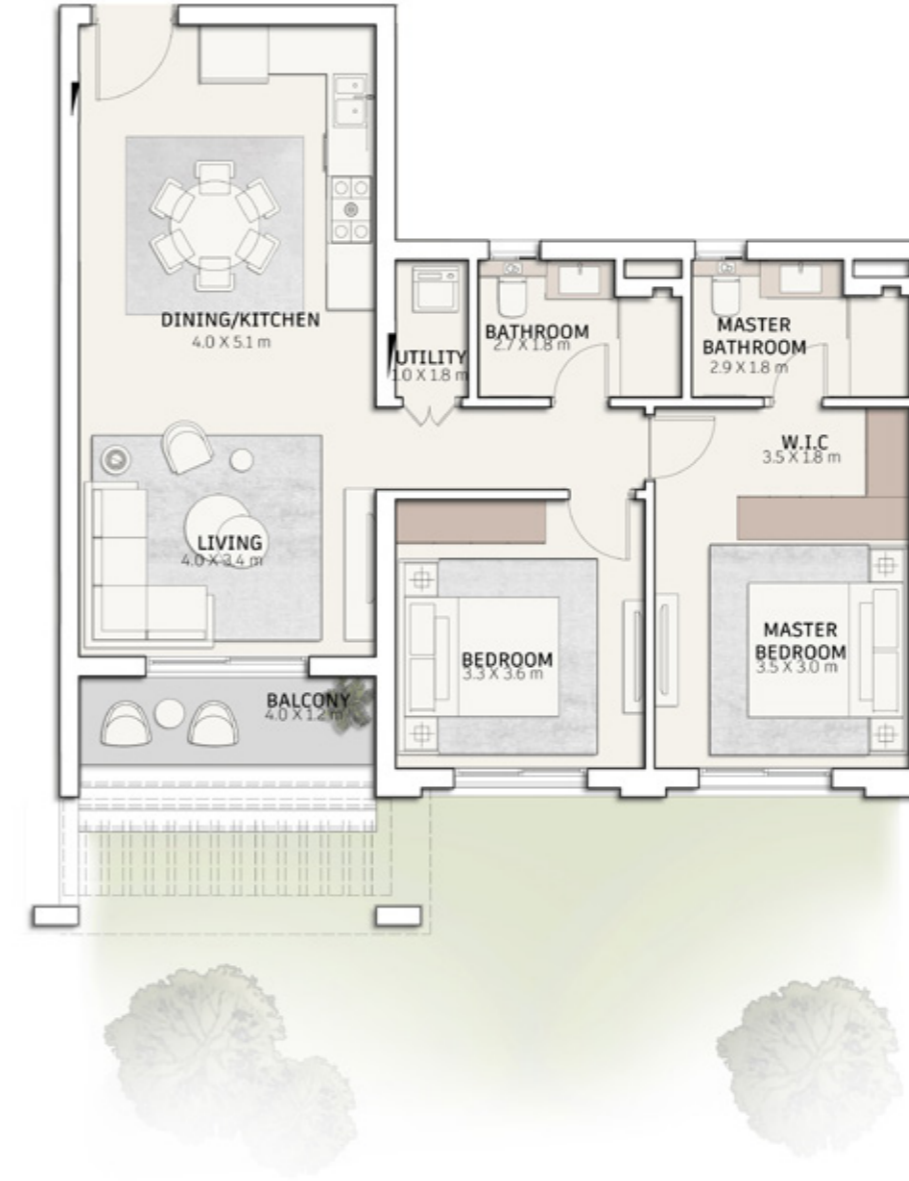
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6. Garden areas and shapes vary from unit to unit, and from building to building.
7. Gardens are delivered without plantation and irrigation.
8. All visuals and layouts are for illustrative purposes and may be subject to change without prior notice.
9. Actual unit orientation (original or mirrored) is according to the contract annex. Brochure encloses only the original orientation.
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.

2BR UNIT 4

GROUND FLOOR

GROSS AREA	110m ²
TOTAL TERRACES	6m ²
TOTAL GROSS AREA	116m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

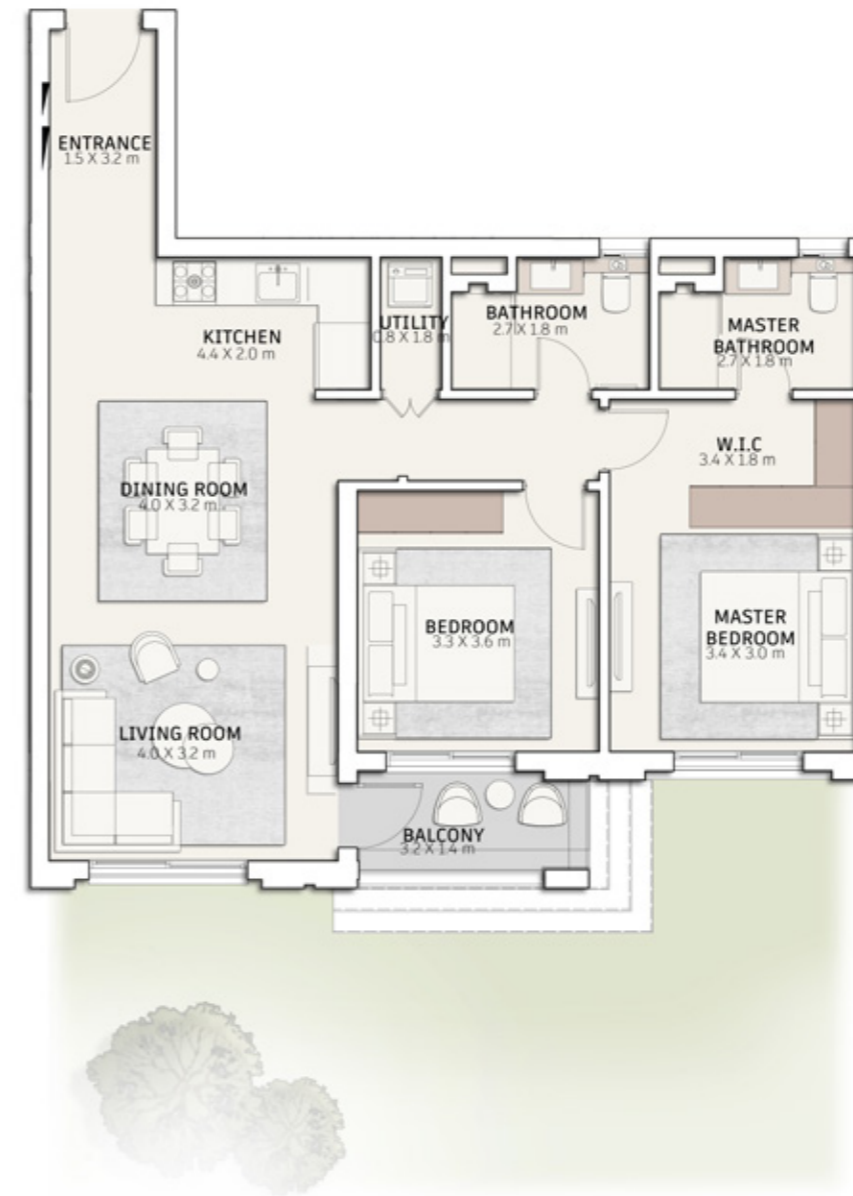
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2BR UNIT 5

GROUND FLOOR

GROSS AREA	116m ²
TOTAL TERRACES	5m ²
TOTAL GROSS AREA	121m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

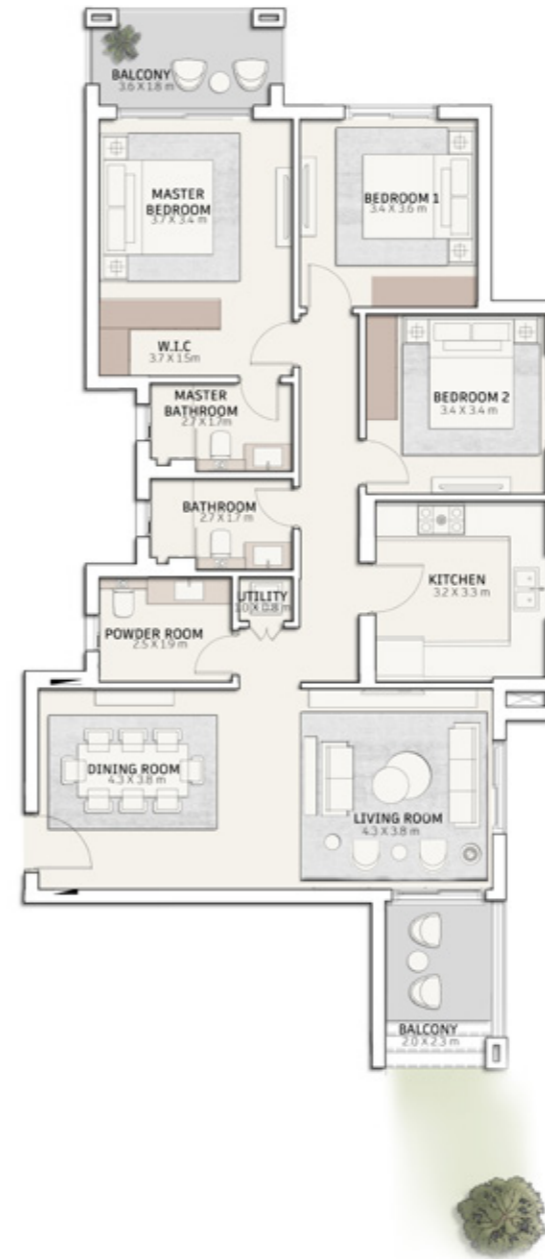
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3BR UNIT 6

GROUND FLOOR

GROSS AREA	157m ²
TOTAL TERRACES	8m ²
TOTAL GROSS AREA	165m ²

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



KEY PLAN



DISCLAIMER

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2BR UNIT 7

GROUND FLOOR

GROSS AREA	109m ²
TOTAL TERRACES	7m ²
TOTAL GROSS AREA	116m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

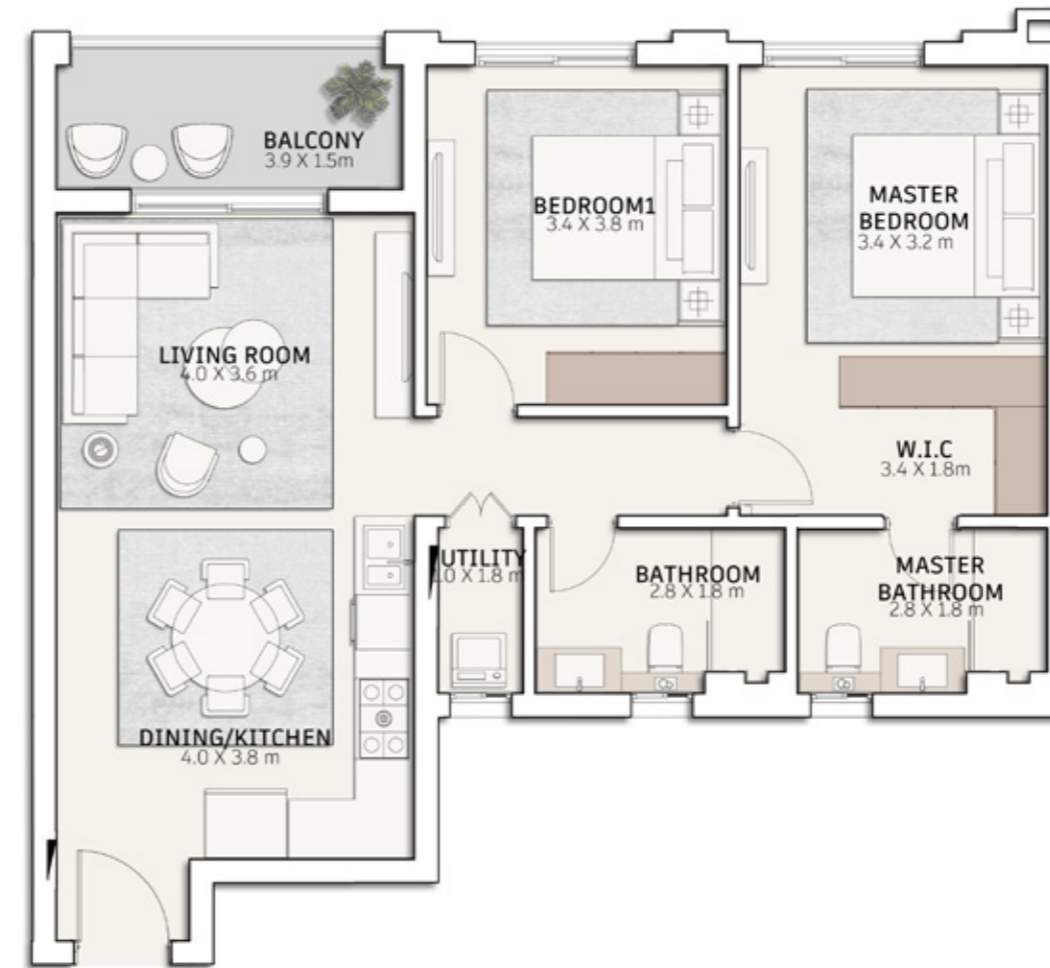
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2BR UNIT 1

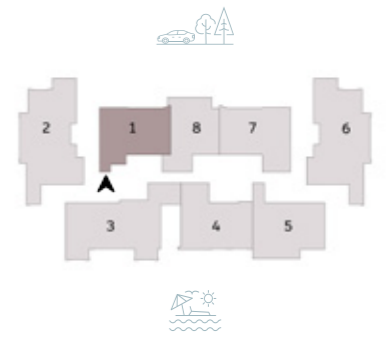
TYPICAL FLOOR

GROSS AREA	107m ²
TOTAL TERRACES	8m ²
TOTAL GROSS AREA	115m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

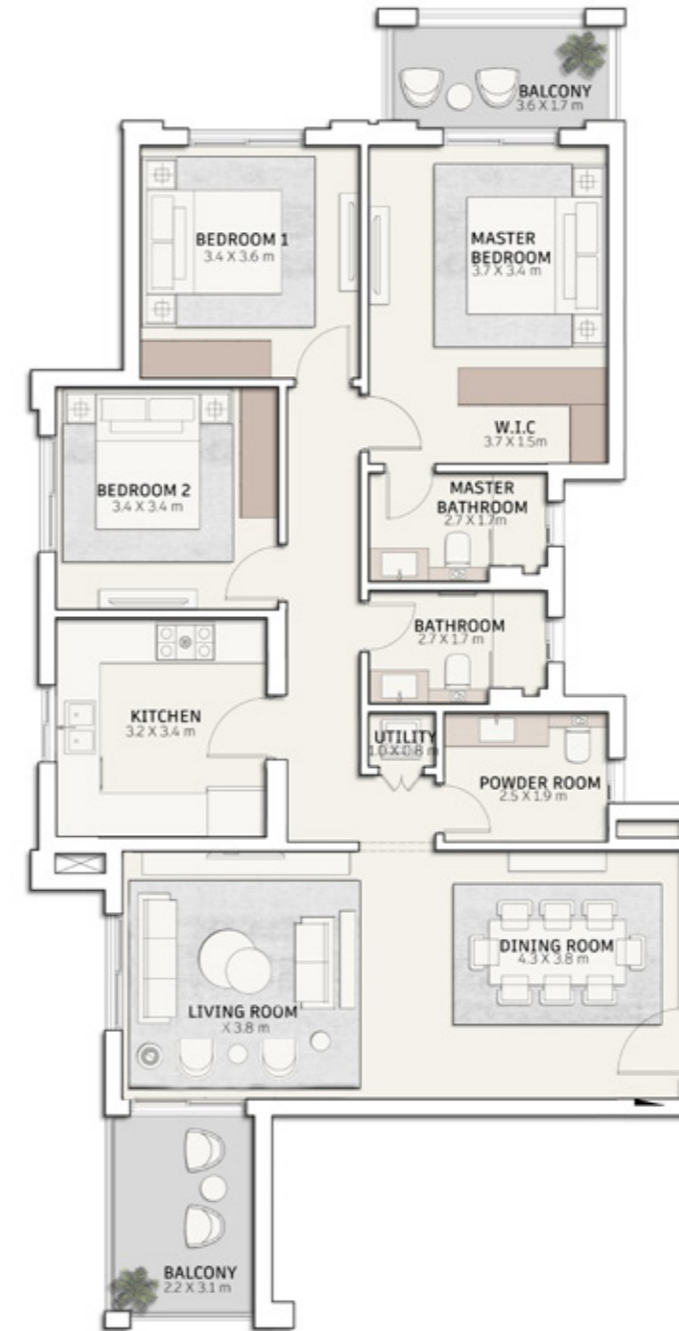
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3BR UNIT 2

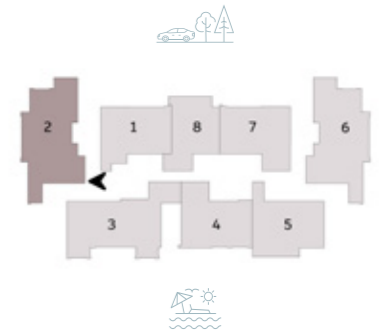
TYPICAL FLOOR

GROSS AREA	156m ²
TOTAL TERRACES	14m ²
TOTAL GROSS AREA	170m ²

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



KEY PLAN



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3BR UNIT 3

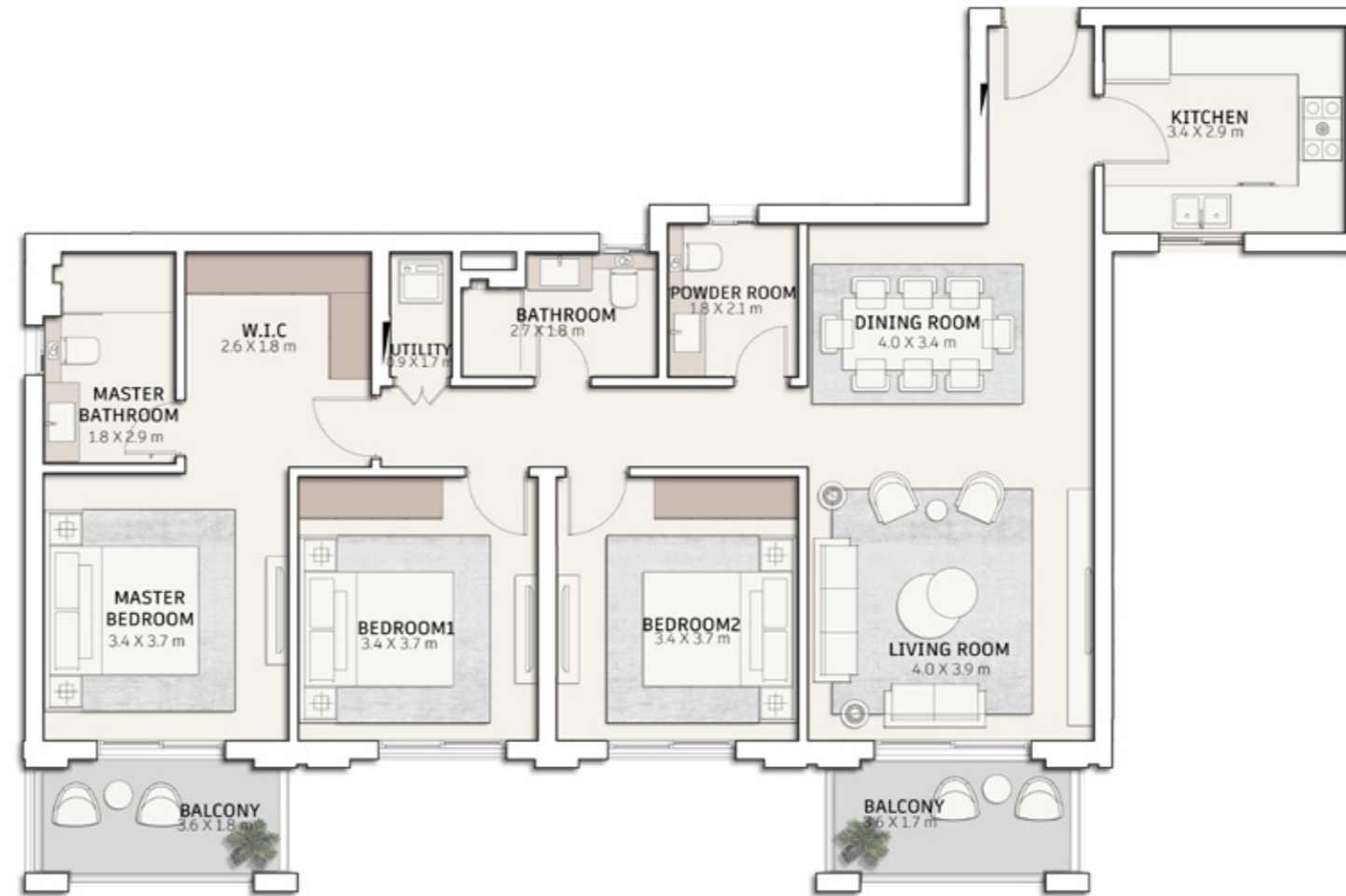
TYPICAL FLOOR

GROSS AREA 157m²

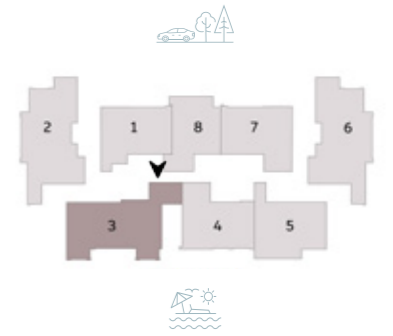
TOTAL TERRACES 12m²

TOTAL GROSS AREA 169m²

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



KEY PLAN



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2BR UNIT 4

TYPICAL FLOOR

GROSS AREA	110m ²
TOTAL TERRACES	6m ²
TOTAL GROSS AREA	116m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

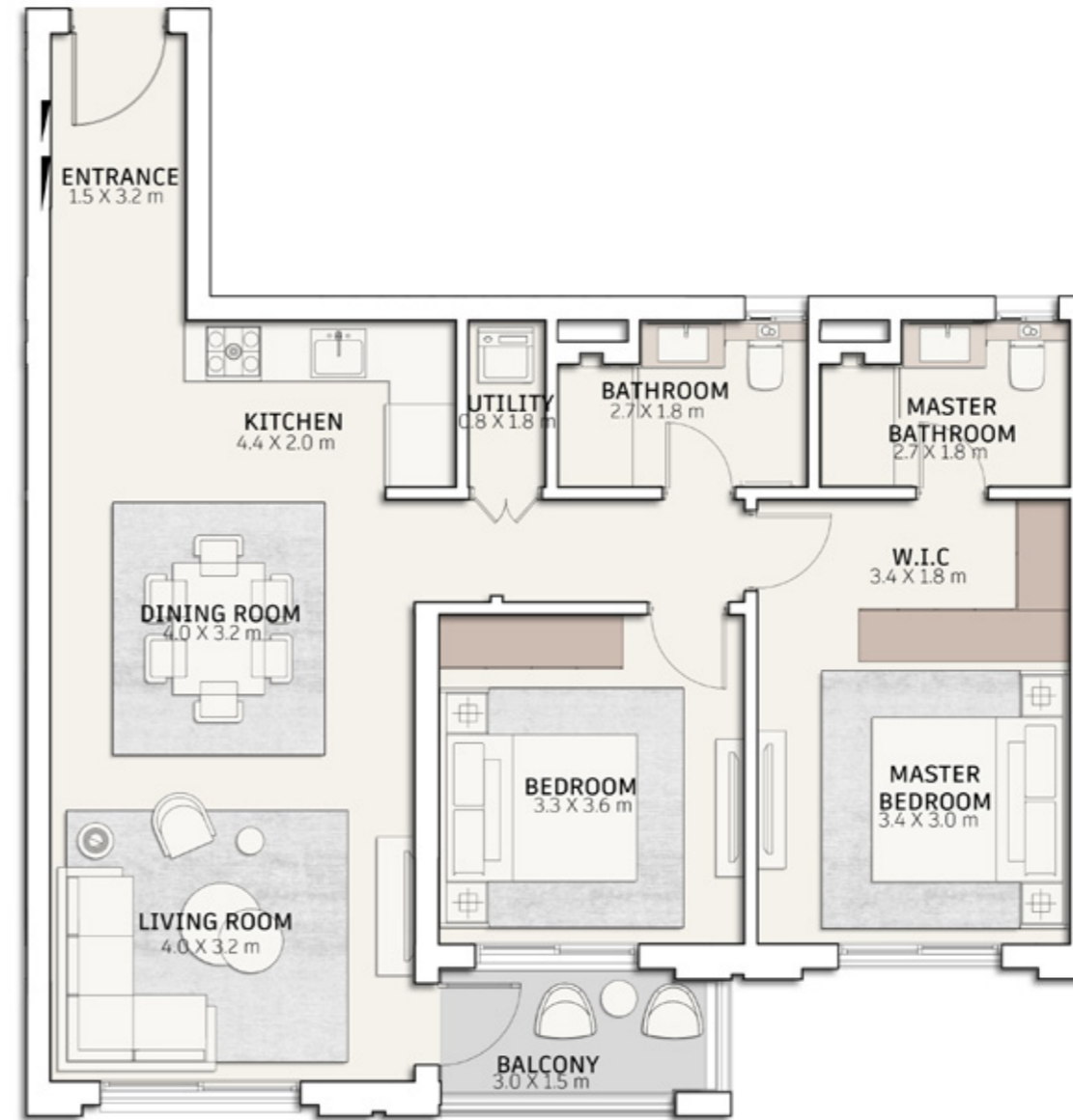
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2BR UNIT 5

TYPICAL FLOOR

GROSS AREA	116m ²
TOTAL TERRACES	5m ²
TOTAL GROSS AREA	121m ²

- 1 ENSUITE BEDROOMS
- 1 BEDROOMS
- 2 BATHROOMS



KEY PLAN



DISCLAIMER

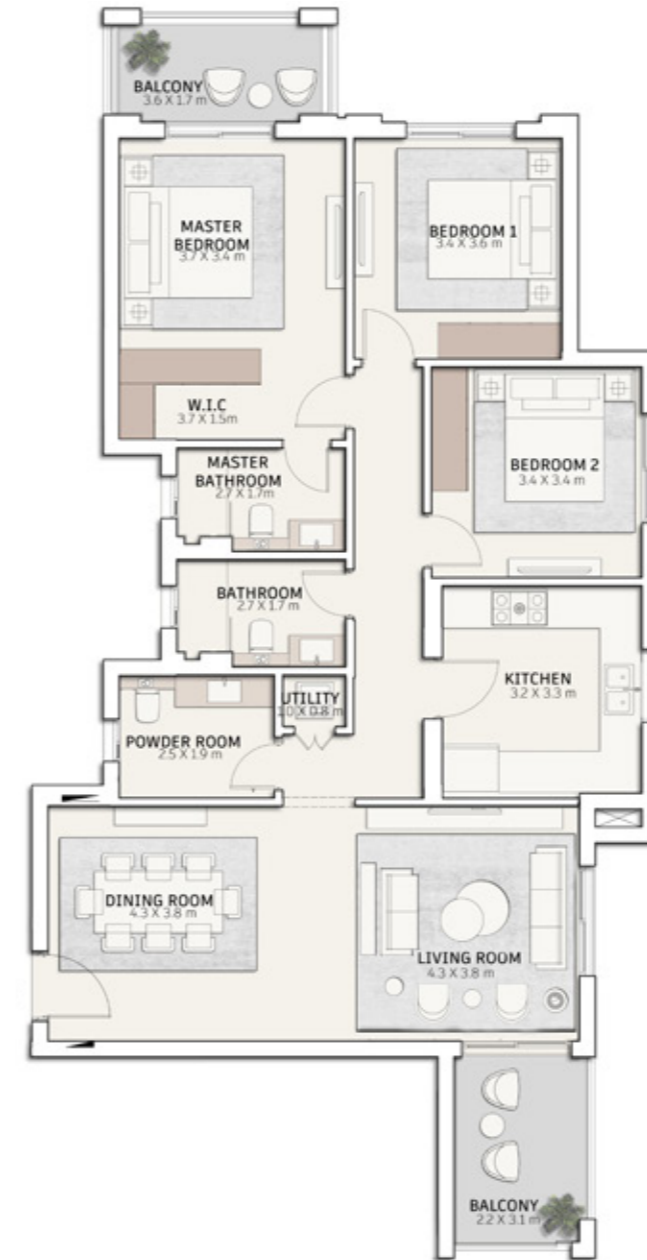
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3BR UNIT 6

TYPICAL FLOOR

GROSS AREA	157m ²
TOTAL TERRACES	8m ²
TOTAL GROSS AREA	165m ²

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



KEY PLAN



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2BR UNIT 7

TYPICAL FLOOR

GROSS AREA 109m²

TOTAL TERRACES 7m²

TOTAL GROSS AREA 116m²

1 ENSUITE BEDROOMS

1 BEDROOMS

2 BATHROOMS



KEY PLAN



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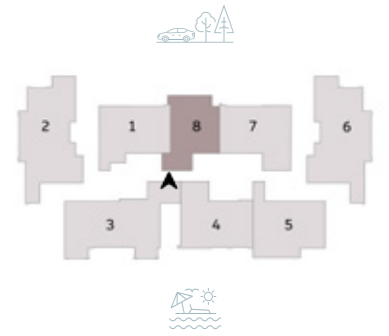
TYPICAL FLOOR

GROSS AREA	84m ²
TOTAL TERRACES	9m ²
TOTAL GROSS AREA	93m ²

- 1 BEDROOMS
- 1 BATHROOMS



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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

7. KITCHEN CABINETS/ KITCHENETTE

Not Included

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

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

13. EXTERNAL SHUTTERS

Not Included

14. 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.





Ready
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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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