



Uínia



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# Office Spaces for Rent

**LLIVIA IS A MIXED-USE  
PROPERTY OF 9,227 SQM.**

Building 1, MIVIDA NEW Business Park, 5th  
Settlement, New Cairo, Egypt.

Property Components: 1 Basement + 1  
Commercial Ground Floor + 3 Admin Floors.

LLIVIA

03



EMAAR

**AESTHETIC  
ARCHITECTURE**



# Location

## Way Closer Than What You Think

In front of  
Emaar Monorail Station

**5 Mins**  
AUC Campus

**15 Mins**  
Main & Eastern Ring Roads

**15 Mins**  
Suez & Sokhna Roads

**25 Mins**  
Cairo International Airport

**27 Mins**  
The New Capital



# Proposed Building Location

Llivia's, building number 1, location in the new Business Park.



Uívia

## **Facilities and Amenities**

Why our building  
is different...

# State of Art Building

Highest technical specifications for any project in Cairo.

## Accessibility



Underground Parking



4 High Standard Elevators



Electric Car Stations



Wheelchair-Friendly Environment



Monorail Station named Emaar Station

## Essentials



Highest of the Standards Reception



Prayer Room



High Quality Finished Restrooms

## Safety & Security



24 Hours CCTV



Fresh Air Provision for Each Unit



BMS — Building Management System



Smoke Management System



Automatic Sprinkle System



Stand-by Generators



Dedicated Water Storage



Chilled Water HVAC System



# Parking

Underground parking beneath the whole  
downtown area.  
Electric car charges available.

Uívia

08





# Rooftop Access

With access to lounges, catering, yoga space, coffee house and an outdoor smoking area.

Uívia

09





# Innovation Hub

With meeting rooms, shared spaces,  
training center, coffee house and kids area.

Uívia

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EMAAR

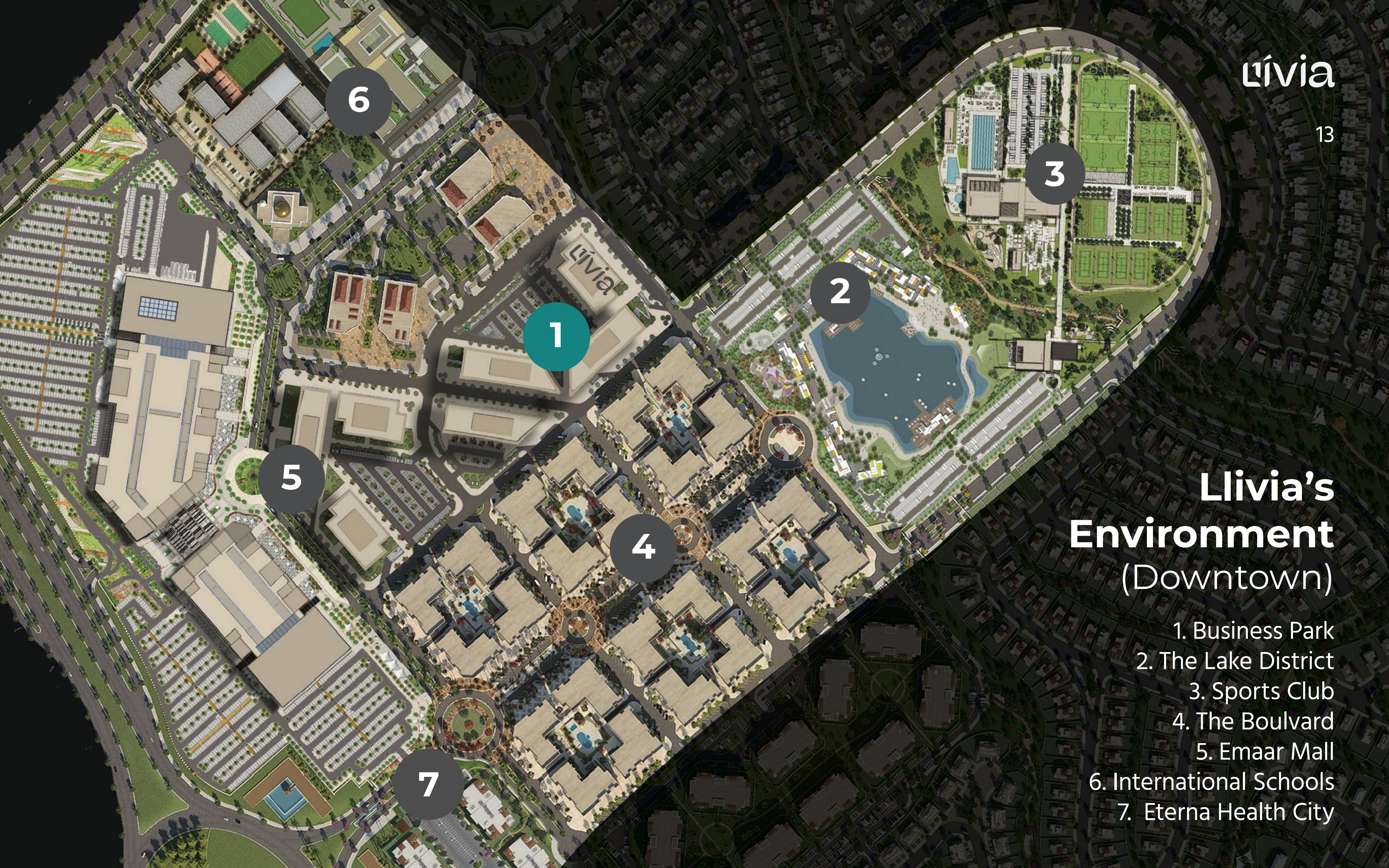







# Llivia's Environment (Downtown)


- 1. Business Park
- 2. The Lake District
- 3. Sports Club
- 4. The Boulevard
- 5. Emaar Mall
- 6. International Schools
- 7. Eterna Health City








# Perks of Being a Tenant!


- 


The State of Art Surroundings
- 


Ultra Fast Wi-Fi
- 


Outdoor Space
- 


Clinics Nearby
- 


Grocery Store
- 


ATM Center
- 


Easy Access to Parking and Transportation
- 


Customer Service Counter
- 

Dining Options
- 

Security Measures
- 

Retail (Bank and Dry Cleaner)
- 

Nursing Station / Kids Area
- 

Lost and Found
- 

Valet Parking





Uívia

# Mivida Downtown is built by

a world-class team of master planners,  
architects, designers, developers, and  
technical experts.



**Turner**

**J Z M K**  
PARTNERS

Spacecoop

EMAAR



# Architecture by L35

L35

Italik - Paris, France





# Masterplanning by JZMK

JZMK  
PARTNERS

Al Houara Master Plan - Tangier, Morocco





# Development by Emaar

EMAAR

The Lake District - Mivida Downtown





The Boulevard - Mivida Downtown





The Business Park - Mivida Downtown



BUILT • DESIGNED  
FOR FOR  
BUSINESS • PEOPLE

lívia

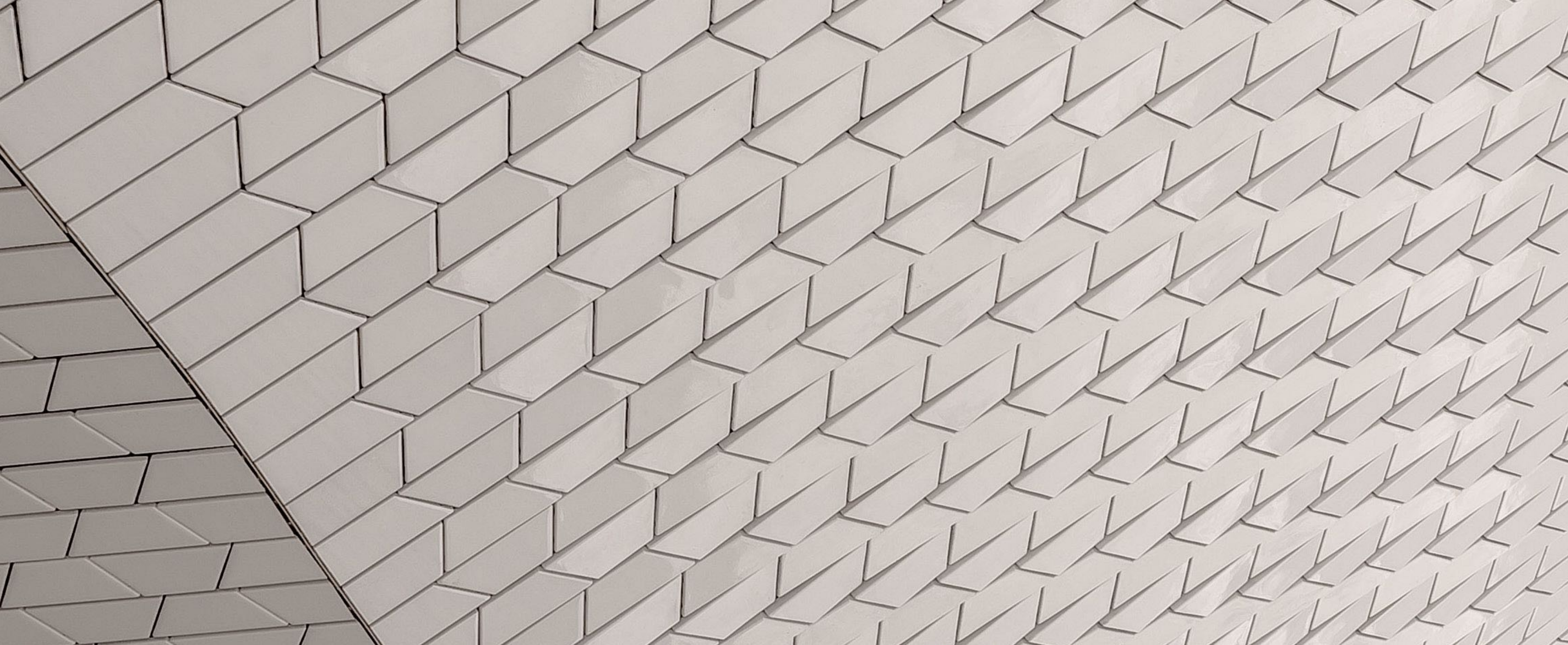


# Current Business Park Tenants

- Emaar - Sales Center
- Al Marassem Intl. for Urban Development
- Al Shafar Group - ASGC Contracting
- Henkel
- Bavaria Auto Group
- Contrack Facilities Management S.A.E.
- Commercial International Bank (CIB)
- Arab African International Bank (AAIB)
- AEDCO Head Office
- MOBCO - Civil Construction
- Sun Infinite - Solar EPC







# Thank You!

**Uívia** | A project by **tayf**

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