



# MIRASOL

LUXURIOUS TOWNHOUSE LIVING



# THE STORY OF OUR HAVEN

a Spanish noun means “Sunflowers”

The name "Mirasol" carries with it a rich history and a sense of allure. Derived from the Spanish words "mira" meaning "look" and "sol" meaning "sun," Mirasol represents a vision that captures the essence of gazing upon the radiant sun, symbolizing enlightenment and limitless possibilities. The name is a nod to the concept of looking forward to a bright future while basking in the warmth of present indulgence.

Upon entering Mirasol, you will be greeted by a world of unparalleled luxury. Immerse yourself in an exclusive sanctuary where privacy and security are paramount. From meticulously manicured gardens to private amenities such as swimming pools, fitness centers, and serene spa retreats, Mirasol offers an exquisite living environment tailored to the needs and desires of discerning individuals.

Mirasol is not merely a place to reside; it is a sanctuary that celebrates the art of living. It invites you to experience the epitome of luxury, where every moment is an opportunity to indulge in the finest things life has to offer. Welcome to Mirasol, where the name itself evokes a sense of wonder and promises a lifetime of exceptional living.

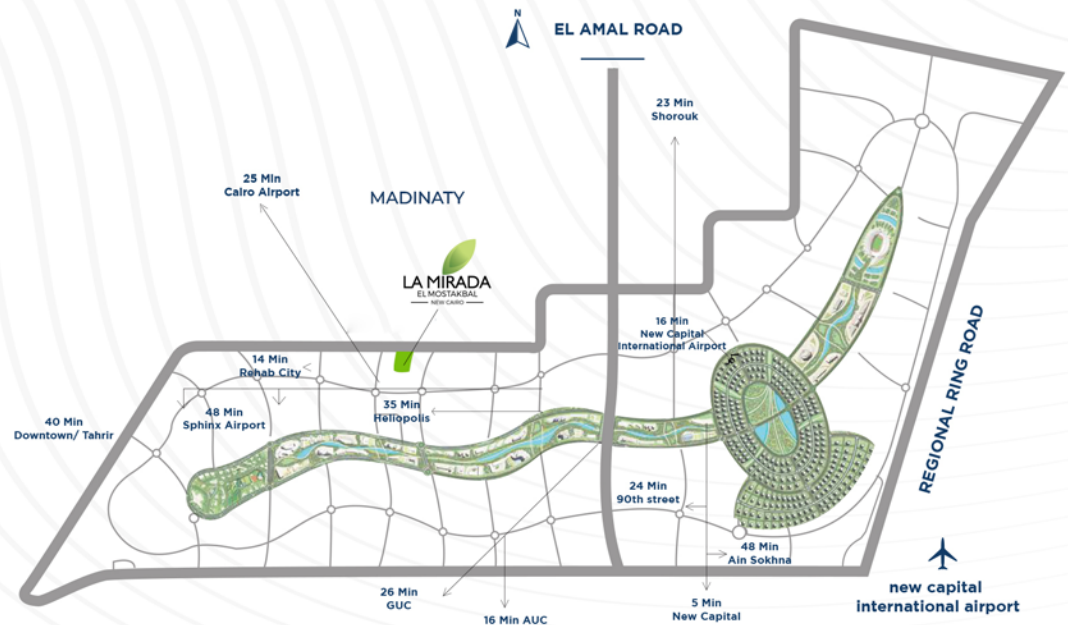


# A REMARKABLE LOCATION

Being located in one of the best locations in New Cairo, La Mirada lies in El Mostakbal City, the first smart green city in east of Cairo! Moreover, it is located gate to gate with the fully-integrated Madinaty Neighborhood.

La Mirada lies between the New Administrative Capital and New Cairo and can be easily reachable via the main ring roads. La Mirada has direct access to the New Capital's fast electric train station and the New Capital's international airport. More importantly, La Mirada's premium whereabouts features the most strategic location, only 45 minutes away from Sokhna.

With its breathtaking views, greenery landscape, turquoise lakes, La Mirada features the perfect harmony between the city-life and the serene quiet peaceful style of living. Have your future home in an unparalleled place. Invest right, in a future so bright.



**15 MIN.**  
FROM NEW  
CAPITAL'S  
AIRPORT

**20 MIN.**  
FROM CAIRO  
INTERNATIONAL  
AIRPORT

**10 MIN.**  
FROM FIFTH  
SETTLEMENT

**45 MIN.**  
FROM AIN  
SOKHNA







WHERE YOUR FUTURE...  
*Reside*



# MOSTAKBAL CITY

Mostakbal City is considered the first smart green city in east of Cairo with the modern concept of modern living. You will enjoy all the facilities you need and want including but not limited to the huge amount of green areas to present to you the healthiest and most sustainable future.

El Mostakbal City is perfectly designed as a smart city with a self-sufficient nature. Having a full administrative structure that operates and manages every detail of the development, El Mostakbal City is taking convenience to a whole new level.

By adopting the latest smart technologies, the city provides smart communication between residents and all services available through a mobile application for easy parking, owning a utilities and networks management system, Mostakbal City offers a self-sufficient electricity power station for equal distribution, independent potable water and gas pipelines, as well as private security services spanning all gates and city roads. Mostakbal City is also powered with optical fiber communication networks to guarantee ultimate connectivity all day long.











LUXURIATE IN OUR  
ETHEREAL FACILITIES



# FITNESS CENTER

Our fitness center is an important amenity for many residents who want to stay fit and healthy. La Mirada Fitness Center & Yoga Center include a range of equipment such as weights, cardio machines, and yoga mats.



# NURSERY

The nursery at La Mirada is staffed with experienced and certified professionals who are trained to provide quality care and education for children.

It features age-appropriate toys and educational materials, as well as a secure outdoor play area for children to enjoy fresh air and sunshine.







## CYCLE & JOGGING TRACK

La Mirada offers a dedicated cycling and jogging track for residents who want to stay active and enjoy the beautiful outdoor surroundings.

The track is designed to provide a safe and enjoyable experience for both cyclists and joggers, and it winds through the beautiful landscaped gardens and green spaces within the compound.



A woman with wet hair and skin is in a swimming pool. A large, vibrant green leaf is in the foreground on the right side, partially obscuring her face. The background is a soft-focus view of the pool and surrounding greenery, with sunlight filtering through the trees, creating a bokeh effect.

# CLUB HOUSE

La Mirada Club House is a luxurious and elegant space designed for residents to socialize, relax, and host events. It features a large lounge area with comfortable seating and stylish decor, creating a welcoming and sophisticated atmosphere.

The clubhouse also has a fully equipped kitchen that residents can use to prepare meals and host events, whether it's a small gathering or a large party.

The swimming pool is a great amenity for our clubhouse, providing a space for residents to cool off and enjoy a refreshing swim.



THE RICHNESS YOU..

*Crave*

TOWNHOUSES & TOWN CORNERS





15-04

15-05

15-06



# MIDDLE TOWNHOUSE

**BUA 257m<sup>2</sup> - Garden 113m<sup>2</sup>**

Front yard ( 37m<sup>2</sup>)

Back yard ( 76m<sup>2</sup>)

Duct (5m<sup>2</sup>)

**Land Area (190 sqm)**

**Ground Floor (72 sqm)**

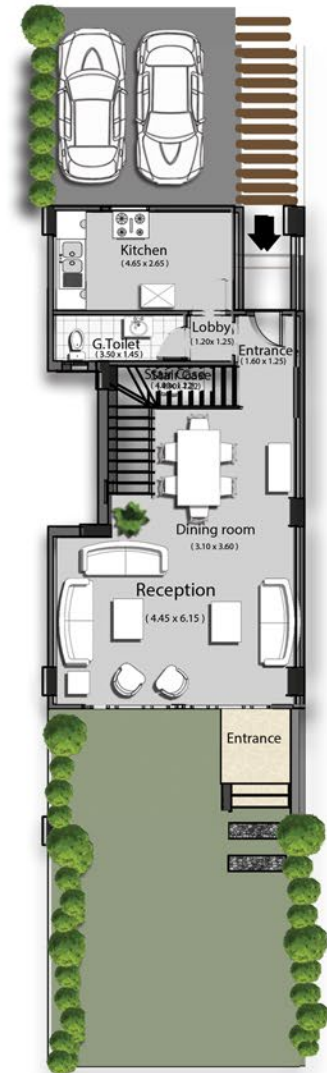
1- Entrance	1.60 x 1.25 m2
2- Stair Case	4.90 x 1.22 m2
3- Dining	3.10 x 3.60 m2
4- Reception	6.15 x 4.45 m2
5- Kitchen	4.65 x 2.65 m2
6- G.Toilet	3.50 x 1.45 m2
7-Lobby	1.20 x 1.25 m2

**First Floor (97 sqm)**

1- INT.Living	2.85 x 4.90 m2
2- Stair Case	4.90 x 1.22 m2
3- M.Bedroom 1	3.85 x 3.95 m2
4- Dressing	2.20 x 1.75 m2
5- M.Bathroom 1	2.20 x 2.35 m2
6- Terrace 1	4.00x 1.25m2
7- Lobby	1.60 x 1.10 m2
8- Bedroom 1	3.20 x 4.20 m2
9-Bathroom 2	2.35 x 1.85m2
10-Bedroom 2	4.45 x 3.82 m2
11-Dressing 2	1.85 x 1.65m2
12- Terrace 2	1.50 x 3.25 m2

**Second Floor (88 sqm)**

1- INT.Living	3.60 x 3.20 m2
2- Stair Case	6.28 x 1.22 m2
3- M.Bedroom	3.95 x 3.85 m2
4- M.Bathroom	2.40x 2.20 m2
5- Bathroom 2	1.10 x 2.15 m2
6- Terrace 1	2.15 x 1.65 m2
7- Terrace 2	43 m2



2ND FLOOR

1ST FLOOR

GROUND

All dimensions shown above are axis to axis .

Diagrams are not to scale , doesn't include structural elements and are for illustrative purposes only.

The total built-up area of the unit includes the walls thickness .



# CORNER TOWNHOUSE

**BUA 262m<sup>2</sup> - Garden 169m<sup>2</sup>**

Front yard ( 48m<sup>2</sup>)

Back & Side yard ( 121m<sup>2</sup>)

Duct (5m<sup>2</sup>)

**Land Area (246 sqm)**

**Ground Floor (72 sqm)**

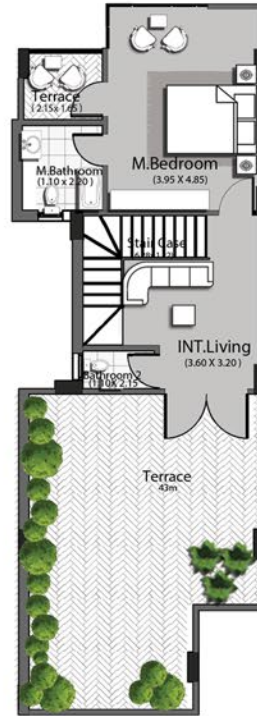
1- Entrance	1.60 x 1.25 m2
2- Stair Case	4.90 x 1.22 m2
3- Dining	3.10 x 3.60 m2
4- Reception	6.15 x 4.45 m2
5- Kitchen	4.65 x 2.65 m2
6- G.Toilet	3.50 x 1.45 m2
7-Lobby	1.20 x 1.25 m2

**First Floor (97 sqm)**

1- INT.Living	2.85 x 4.90 m2
2- Stair Case	4.90 x 1.22 m2
3- M.Bedroom 1	5.10 x 3.85 m2
4- Dressing	2.20 x 1.75 m2
5- M.Bathroom 1	2.20 x 2.35 m2
6- Lobby	1.60 x 1.10 m2
7- Bedroom 1	3.20 x 4.20 m2
8-Bathroom 2	2.35 x 1.85m2
9-Bedroom 2	4.45 x 3.82 m2
10-Dressing 2	1.85 x 1.65m2
11- Terrace 1	1.50 x 3.25 m2

**Second Floor (93 sqm)**

1- INT.Living	3.60 x 3.20 m2
2- Stair Case	6.28 x 1.22 m2
3- M.Bedroom	4.85 x 3.95 m2
4- M.Bathroom	2.40x 2.20 m2
5- Bathroom 2	1.10 x 2.15 m2
6- Terrace 1	2.15 x 1.65 m2
7- Terrace 2	43 m2



2ND FLOOR

1ST FLOOR

GROUND

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DUPLEX APARTMENTS







# GARDEN VILLA

TYPE ( D ) APT. 04- 104  
CORNER DUPLEX

**BUA 198m<sup>2</sup>**

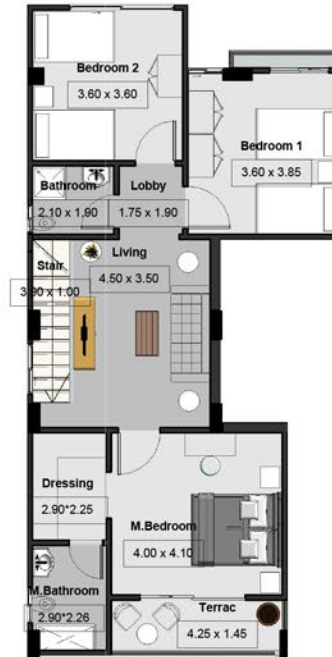
Garden : 79 m<sup>2</sup>  
Front yard : 21 m<sup>2</sup>  
Back yard:58 m<sup>2</sup>

## Ground Floor (84 sqm)

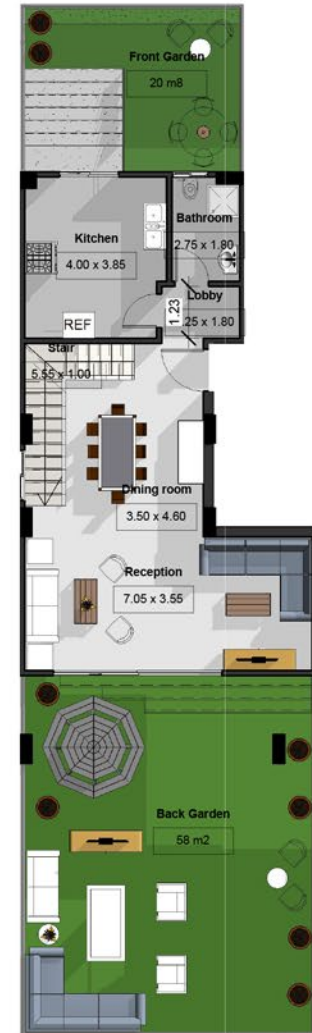
- Dining room 3.50 x 4.60 m<sup>2</sup>
- Lobby 1.25 x 1.80 m<sup>2</sup>
- Kitchen 4.00 x 3.85 m<sup>2</sup>
- Bathroom 2.75 x 1.80 m<sup>2</sup>
- Reception 7.05 x 3.55 m<sup>2</sup>
- Stair Case 5.55 x 1.00 m<sup>2</sup>

## First Floor (133 sqm)

- Living 4.50 x 3.50 m<sup>2</sup>
- Lobby 1.75 x 1.90 m<sup>2</sup>
- Bathroom 2.10 x 1.45 m<sup>2</sup>
- Bedroom 1 3.60 x 3.85 m<sup>2</sup>
- Bedroom 2 3.60 x 3.60 m<sup>2</sup>
- M.Bedroom 4.00 x 4.10 m<sup>2</sup>
- M.Bathroom 2.80 x 1.90 m<sup>2</sup>
- Dressing 2.75 x 1.95 m<sup>2</sup>
- Terrac 1.45 x 4.25 m<sup>2</sup>
- Stair case 1.00 x 3.90 m<sup>2</sup>



② First Floor APT ( 104 )  
1 : 100



① Ground Floor APT ( 04 )  
1 : 100

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# SUN VILLA

TYPE ( D ) APT. 204- 304  
CORNER DUPLEX

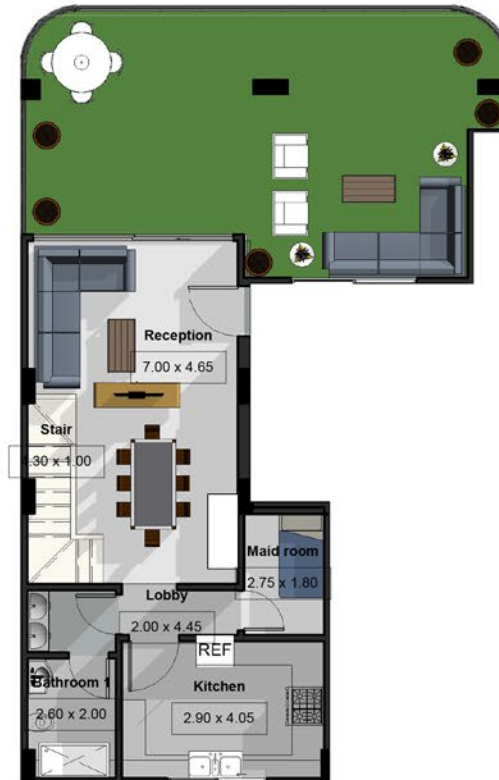
**BUA 248m<sup>2</sup>**

## Second Floor (115 sqm)

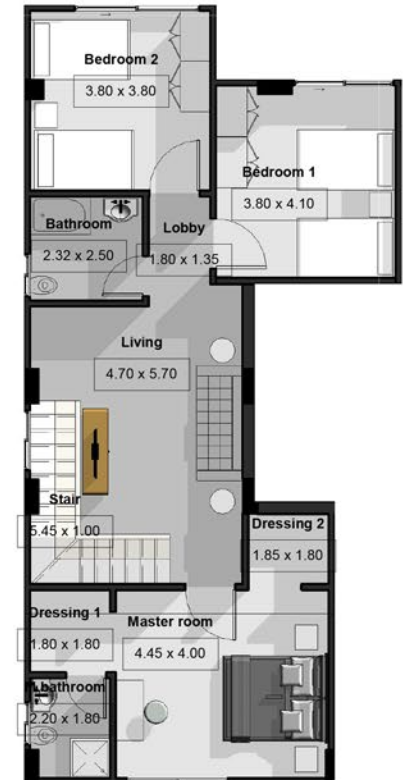
- Living 4.50 x 7.00 m2
- Lobby 1.80 x 1.35 m2
- Bathroom 2.30 x 2.50 m2
- Bedroom 1 3.80 x 4.10 m2
- Bedroom 2 3.80 x 3.80 m2
- M.Bedroom 4.00 x 4.45 m2
- M.Bathroom 2.20 x 1.80 m2
- Dressing 1 1.80 x 1.80 m2
- Dressing 2 1.85 x 1.80 m2
- Stair case 7.65 x 1.00 m2

## Third Floor (133 sqm)

- Reception 7.00 x 4.65 m2
- Lobby 2.00 x 4.45 m2
- Kitchen 2.90 x 4.05 m2
- Bathroom 1 2.60 x 2.00 m2
- Maid room 2.75 x 1.80 m2
- Stair Case 4.30 x 1.00 m2
- Garden 59 m2



② Third Floor APT ( 304 )  
1 : 100



① Second Floor APT ( 204 )  
1 : 100

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# SKY VILLA

TYPE ( D ) APT. 404- 504  
CORNER DUPLEX

**BUA 212m<sup>2</sup>**

## Fourth Floor (103 sqm)

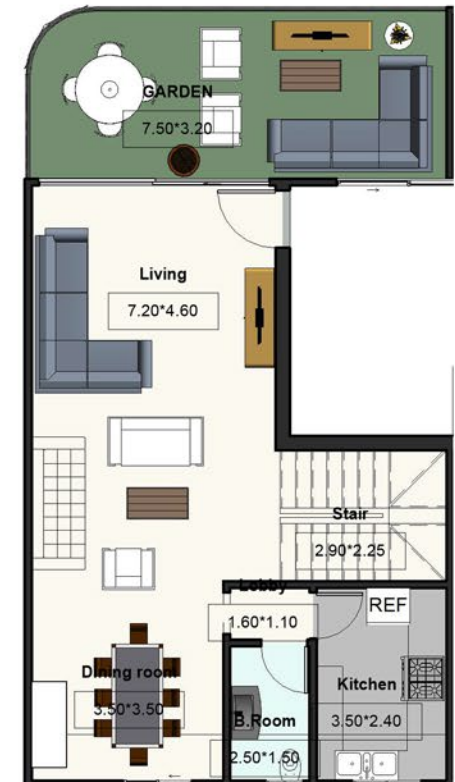
- Bathroom 4.65 x 3.70 m2
- Lobby 2.50 x 1.60 m2
- Bathroom 2.50 x 1.60 m2
- Bedroom 1 3.75 x 3.60 m2
- Bedroom 2 3.75 x 3.60 m2
- M.Bedroom 4.65 x 3.80 m2
- M.Bathroom 2.20 x 2.25 m2
- Dressing 2.25 x 1.80 m2
- Stair case 2.90 x 2.25 m2

## Fifth Floor (109 sqm)

- Dining room 3.50 x 3.50 m2
- Reception 7.20 x 4.60 m2
- Kitchen 3.50 x 2.40 m2
- Bathrooth 2.50 x 1.50 m2
- Stair Case 2.90 x 2.20 m2
- Lobby 1.50 x 1.10 m2
- Garden 28 m2



① Fourth Floor APT ( 404 )  
1 : 100



② Fifth Floor APT ( 504 )  
1 : 100

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# LA MIRADA EL MOSTAKBAL MASTER PLAN



  
**LA MIRADA**  
EL MOSTAKBAL  
NEW CAIRO



# MIRASOL

LUXURIOUS TOWNHOUSE LIVING

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DEVELOPMENT IN  
**MOSTAKBAL**  
CITY