



MOUNTAIN VIEW 1.1

The Park

Next to One. Second to None.



The Legacy of Mountain View

With more than 15 projects all over Egypt, Mountain View's presence can't be overlooked. Especially, in East Cairo where one of Mountain View's proudest achievements and finest projects is built: Mountain View I, the place of absolute privacy and luxury. The deep implementation of the American-style community & green landscapes created an environment for its residents where the community bonds are strong, privacy is respected, and life is simply unmatched.

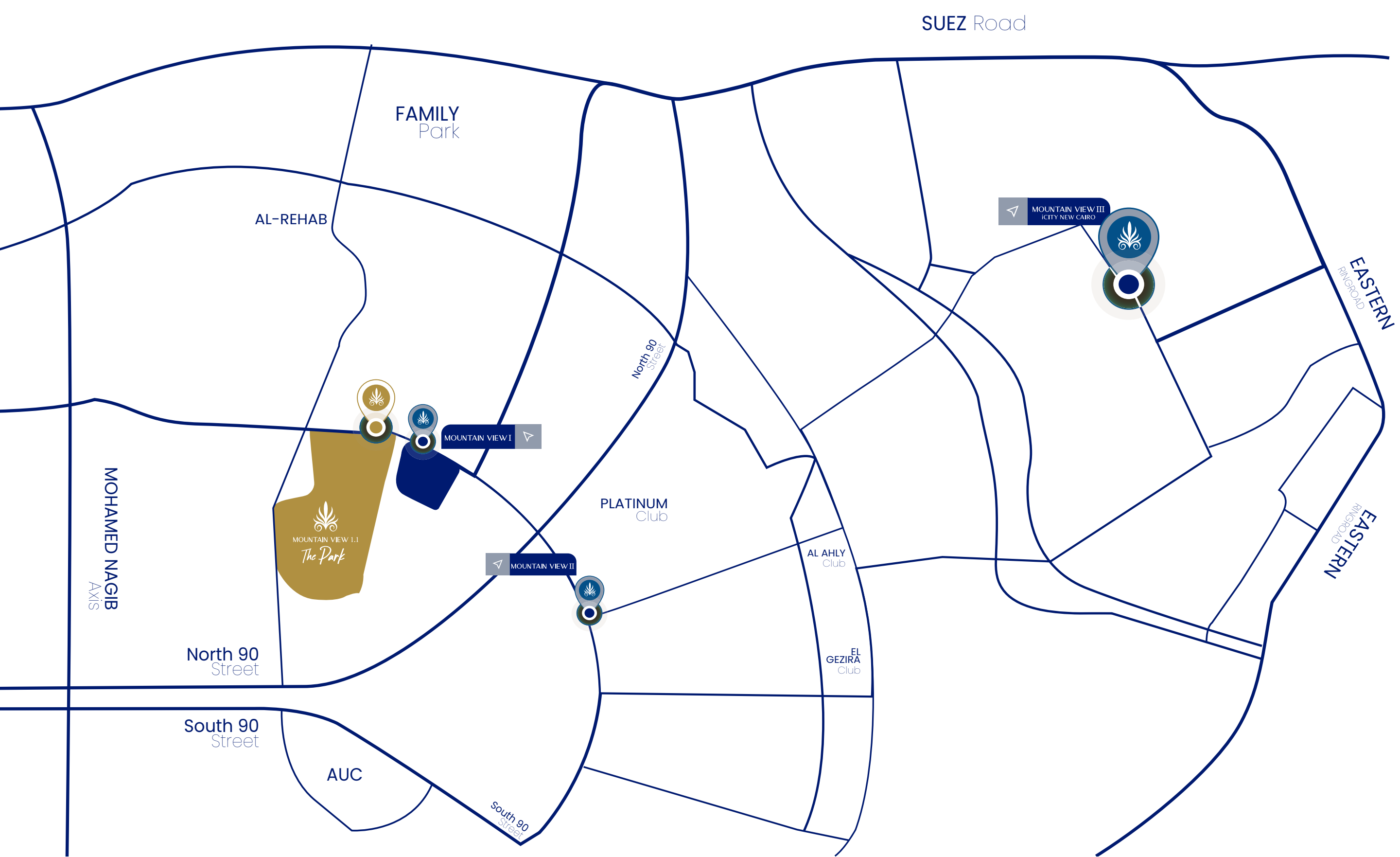


Mountain View 1.1: Next To One. Second To None

For many, Mountain View 1 was the dream, and Mountain View 1.1 is a chance to live that dream once more. Mountain View 1.1 offers you a rare opportunity to live in New Cairo's finest locations, right next to other prominent & thriving projects.

Built with Mountain View's unique designs that you can recognize from the first glimpse, Mountain View 1.1 provides a modern living experience that is clearly unique from every other place in Egypt, as it combines the qualities of being safe, luxurious & friendly in one neighborhood.

Always been near





MOUNTAIN VIEW 1.1

The Park

Master Plan

Mountain View 1.1 The Park is designed from the foundation upwards to afford the highest levels of luxury and convenience for its residents. Built on a 70 Feddan area, overlooking the Royal Valley, the boutique gated compound is mostly dedicated to large green landscapes, with every home overlooking the huge valley, which makes for beautiful natural surroundings.



MV GATE



EVENTS LAWN



KIDS PLAYGROUND



VALLEY



LAKE ZONE



SWIMMING POOL

Next to One, Second to None



The Valleys: Greener on Every Side

Greenery adds to the aesthetics of everything around it. At Mountain View 1.1 The Park, we blend aesthetics with functionality to make the most out of our green spaces. The Valleys are vast areas of exuberant greenery, surrounded by the homes of each island on an elevated level to grant a panoramic view of the landscape and water features. Each valley is the activity center of its island, catering for the well-being of our families, where there is a space to meditate or to light their creative sparks, or even for daily workouts or jogs.



Immersive & Liberating: iVilla Garden

The American-style designs boost your everyday lifestyle in every way possible. The impeccable architecture, along with the Blue & White palette, is guaranteed to elevate your mood and help you find peace & serenity in every detail. The open areas and optimized use of fences magically free your family from stress and strengthen their bond with a respectful community that puts privacy first.

Villa Garden
FLOOR PLANS

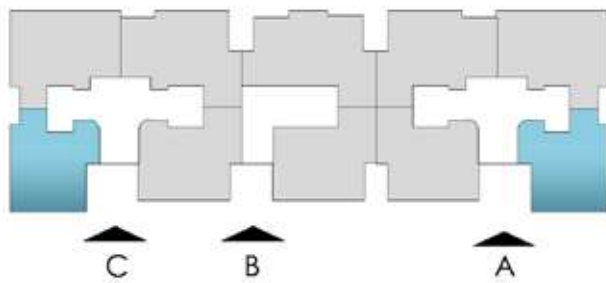
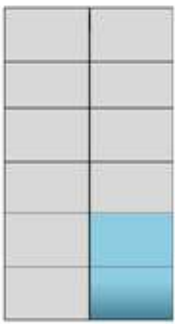
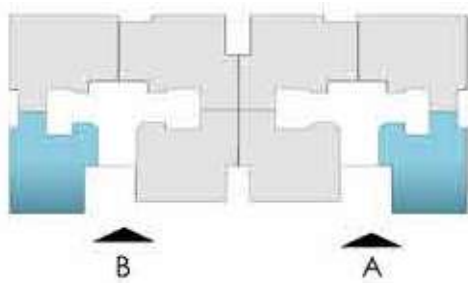
MV1.1 THE PARK

IVILLA GARDEN 235M2



GROUND FLOOR	
VESTIBULE	2.65 X 1.30
STAIRCASE	2.65 X 2.95
RECEPTION & DINING	7.50 X 4.80
MAID ROOM	2.60 X 2.30
MAID TOILET	1.40 X 0.90
VANITY	2.60 X 1.70
GUEST TOILET	2.70 X 1.15
KITCHEN	3.60 X 3.05

FIRST FLOOR	
STAIRCASE	2.65 x 2.90
CORRIDOR	2.80 x 1.20
BATHROOM	2.70 x 1.65
M. BEDROOM	3.70 x 3.60
M. DRESSING	3.60 x 1.65
M. BATHROOM	2.60 x 2.30
BEDROOM 1	3.70 x 3.70
DRESSING	1.95 x 3.00
BEDROOM 2	3.60 x 3.65
TERRACE 1	3.60 x 2.40
TERRACE 2	3.50 x 1.25



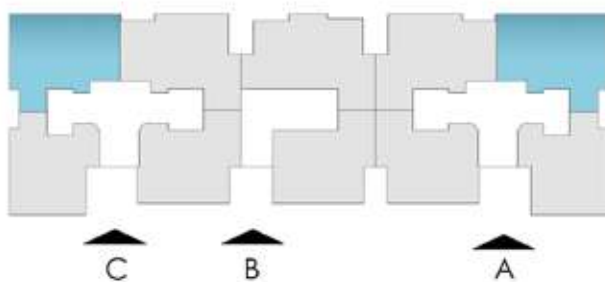
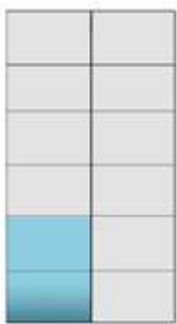
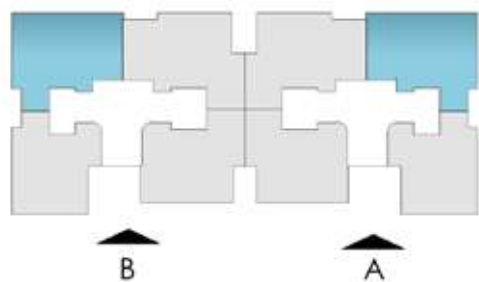
MV1.1 THE PARK

IVILLA GARDEN 235M2



GROUND FLOOR	
VESTIBULE	1.50 X 3.30
STAIRCASE	3.20 X 2.00
RECEPTION & DINING	11.20 X 4.00
MAID ROOM	2.60 X 2.30
MAID TOILET	1.40 X 0.90
VANITY	2.00 X 1.70
GUEST TOILET	2.00 X 1.60
KITCHEN	4.20 X 3.40

FIRST FLOOR	
STAIRCASE	3.10 x 2.00
CORRIDOR	4.40 x 1.10
BATHROOM	3.35 x 2.10
M. BEDROOM	3.60 x 4.00
M. DRESSING	4.55 x 2.10
M. BATHROOM	2.60 x 2.30
BEDROOM 1	3.70 x 4.10
BEDROOM 2	3.70 x 4.10
TERRACE 1	3.50 x 1.10



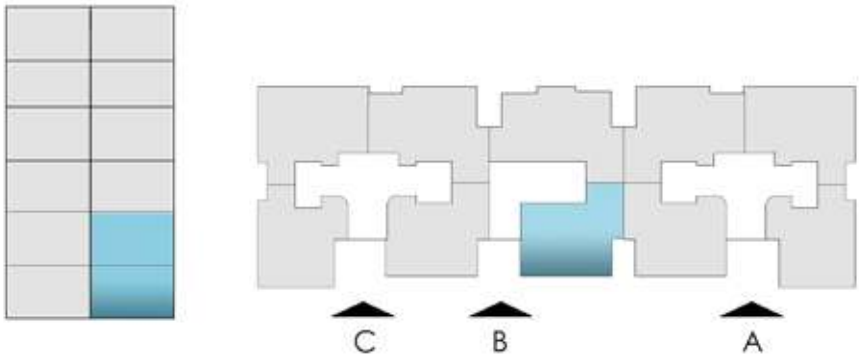
MV1.1 THE PARK

IVILLA GARDEN 240M2



GROUND FLOOR	
VESTIBULE	3.85 X 1.55
RECEPTION & DINING	9.05 X 3.60
STAIRCASE	3.85 X 1.95
MAID ROOM	2.40 X 1.95
MAID TOILET	1.25 X 1.95
VANITY	1.15 X 2.30
GUEST TOILET	1.35 X 2.30
KITCHEN	3.70 X 3.60
CORRIDOR	2.50 X 1.10

FIRST FLOOR	
STAIRCASE	5.05 x 1.90
CORRIDOR	5.05 x 1.60
LIVING ROOM	3.40 x 3.50
M. BEDROOM LOBBY	2.65 x 1.10
BATHROOM	2.65 x 2.30
M. BEDROOM	3.70 x 3.70
M. DRESSING	2.50 x 3.50
M. BATHROOM	3.70 x 2.05
BEDROOM 1	3.60 x 3.70
BEDROOM 2	3.60 x 3.70



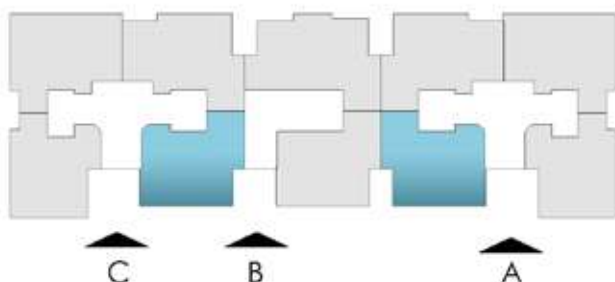
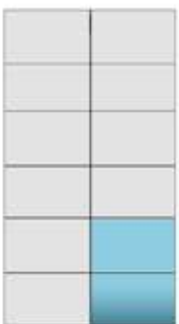
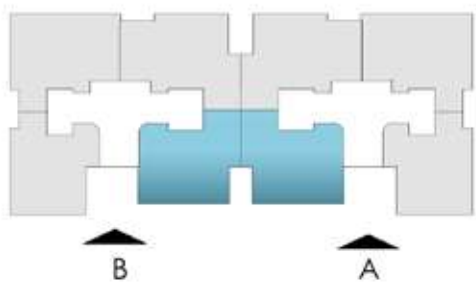
MV1.1 THE PARK

IVILLA GARDEN 240M2



GROUND FLOOR	
VESTIBULE	4.40 X 1.10
STAIRCASE	2.75 X 3.15
RECEPTION & DINING	9.05 X 3.60
MAID ROOM	2.40 X 2.05
MAID TOILET	1.25 X 2.05
LOBBY	1.35 X 1.10
VANITY	1.55 X 2.30
GUEST TOILET	1.35 X 2.30
KITCHEN	4.30 X 3.50

FIRST FLOOR	
STAIRCASE	2.75 x 2.90
CORRIDOR	4.90 x 1.10
BATHROOM	2.80 x 2.30
M. BEDROOM	3.60 x 3.70
M. BEDROOM LOBBY	1.10 x 1.10
M. DRESSING	2.50 x 3.50
M. BATHROOM	3.70 x 2.05
BEDROOM 1	3.70 x 3.70
BEDROOM 2	3.60 x 3.70
M. BEDROOM 2 LOBBY	1.55 x 1.25
DRESSING HIS	1.95 x 2.00
DRESSING HER	1.95 x 2.25
KITCHENETTE	1.90 x 2.30



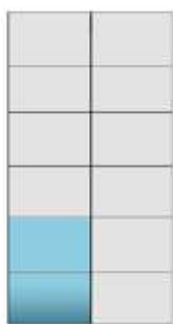
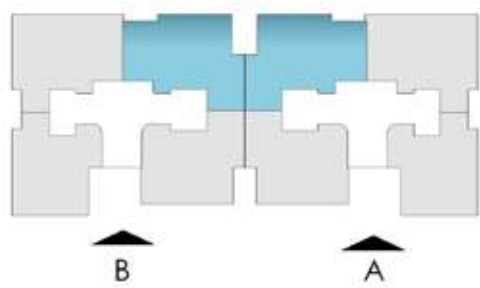


MV1.1 THE PARK
IVILLA GARDEN 250M2



GROUND FLOOR	
VESTIBULE	1.60 X 3.30
RECEPTION	7.30 X 4.00
DINING	3.70 X 3.30
STAIRCASE	3.20 X 2.00
MAID ROOM	2.40 X 2.05
MAID TOILET	1.25 X 2.05
VANITY	2.10 X 1.70
GUEST TOILET	2.10 X 1.50
KITCHEN	5.20 X 3.30

FIRST FLOOR	
STAIRCASE	3.10 x 2.05
CORRIDOR	5.50 x 1.10
LIVING ROOM	3.60 x 3.50
BATHROOM	2.90 x 2.10
M. BEDROOM	3.70 x 3.60
M. DRESSING	2.40 x 2.10
M. BATHROOM	3.70 x 1.75
BEDROOM 1	3.60 x 4.10
BEDROOM 2	3.60 x 4.10
TERRACE	3.60 x 1.95



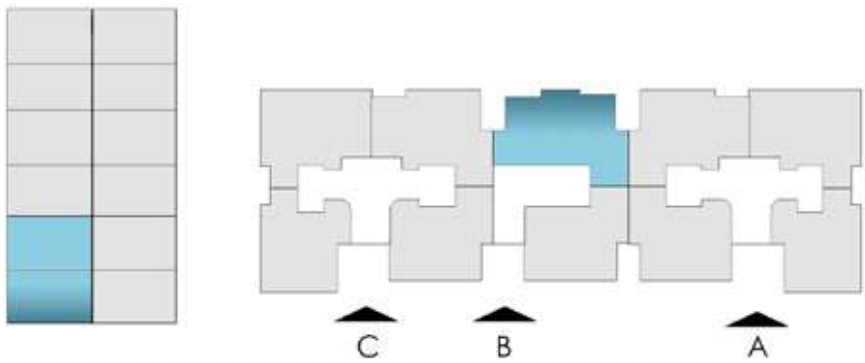
MV1.1 THE PARK

IVILLA GARDEN 265M2



GROUND FLOOR	
VESTIBULE	3.15 X 3.40
STAIRCASE	3.05 X 3.30
RECEPTION	7.30 X 3.60
DINING	3.70 X 3.30
MAID ROOM	2.40 X 2.05
MAID TOILET	1.25 X 2.05
VANITY	2.10 X 1.70
GUEST TOILET	2.10 X 1.50
KITCHEN	5.20 X 3.30
STORAGE	1.05 X 1.55

FIRST FLOOR	
STAIRCASE	3.05 x 3.35
CORRIDOR	6.95 x 1.10
LIVING ROOM	3.60 x 3.35
TERRACE	3.45 x 2.05
BATHROOM	2.70 x 2.10
M. BEDROOM	3.70 x 3.60
M. DRESSING	2.40 x 2.10
M. BATHROOM	3.70 x 1.75
BEDROOM 1	3.60 x 4.10
BEDROOM 2	3.60 x 3.60





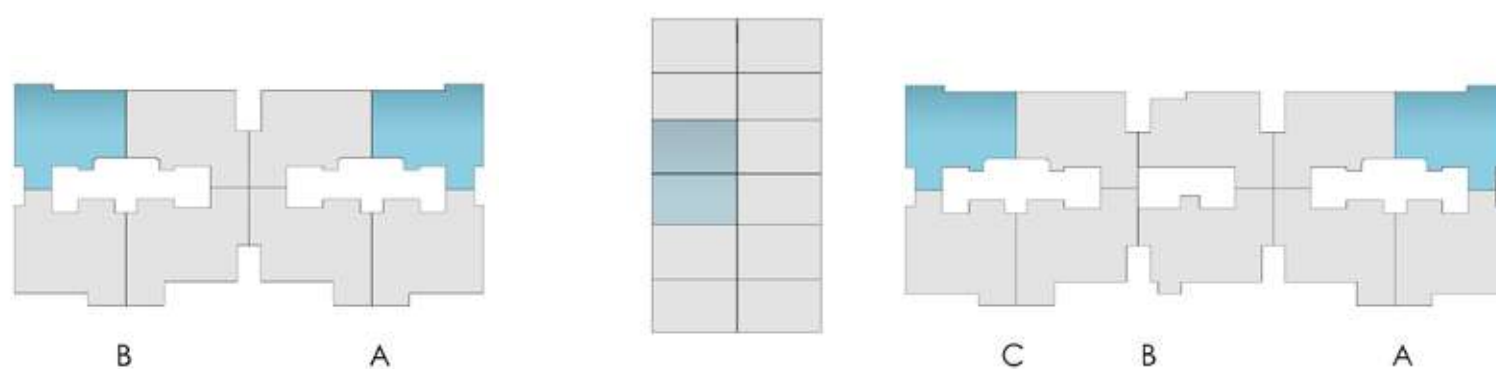
iVilla Sky Garden

Exclusively developed and designed by a team of international architects and engineers for Mountain View, the iVilla offers executives Smart Living solutions without compromising their comfortable lifestyles. The iVilla combines four homes together yet provides its residents with private entrances and gardens or rooftops based on their preferences- simple pleasures that would otherwise only be accessible to standalone villa owners. With iVilla, privacy, convenience and everyday wellbeing are finally within your reach and without any compromise.

Villa Sky Garden
FLOOR PLANS



FIRST FLOOR	
STAIRCASE	3.10 x 2.00
CORRIDOR	3.15 x 1.10
BATHROOM	2.45 x 2.10
M. BEDROOM	3.60 x 3.60
M. DRESSING	1.75 x 2.10
M. BATHROOM	2.60 x 2.30
BEDROOM 1	3.70 x 4.10
BEDROOM 2	3.70 x 4.10
TERRACE 1	3.15 x 1.25





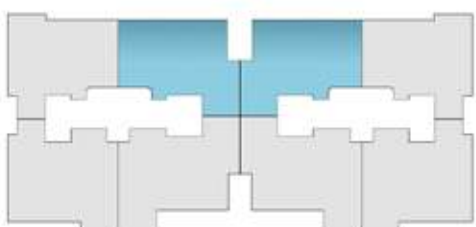
MV1.1 THE PARK

IVILLA SKY GARDEN 240M2



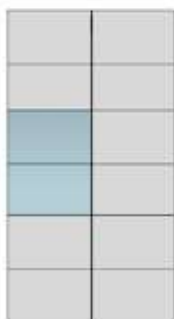
GROUND FLOOR	
VESTIBULE	2.00 X 3.30
RECEPTION & DINING	7.30 X 4.00
STAIRCASE	3.20 X 2.00
MAID ROOM	2.35 X 2.05
MAID TOILET	1.25 X 2.05
VANITY	1.95 X 1.70
GUEST TOILET	1.95 X 1.50
KITCHEN	4.95 X 3.30
GARDEN TERRACE	3.50 X 4.00

FIRST FLOOR	
STAIRCASE	3.10 x 2.00
CORRIDOR	5.50 x 1.10
BATHROOM	2.60 x 2.10
M. BEDROOM	3.70 x 3.50
M. DRESSING	2.70 x 2.10
M. BATHROOM	3.70 x 1.85
BEDROOM 1	3.60 x 4.10
BEDROOM 2	3.60 x 4.10
TERRACE 1	3.50 x 1.25



B

A



C

B

A



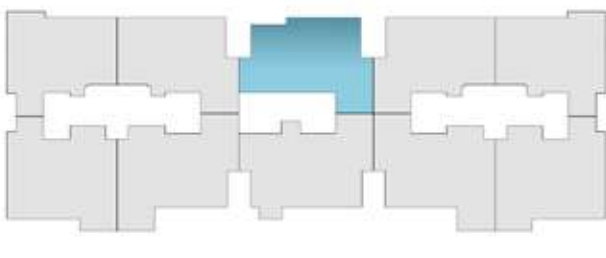
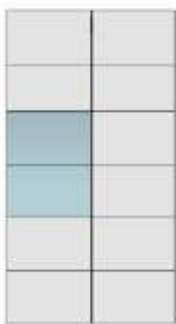
MV1.1 THE PARK

IVILLA SKY GARDEN 255M2



GROUND FLOOR	
VESTIBULE	1.85 X 3.30
RECEPTION & DINING	7.30 X 4.10
STAIRCASE	3.00 X 3.30
MAID ROOM	2.35 X 2.05
MAID TOILET	1.25 X 2.05
VANITY	1.95 X 1.70
GUEST TOILET	1.95 X 1.50
KITCHEN	4.95 X 3.30
CORRIDOR	1.50 X 3.30
GARDEN TERRACE	3.40 X 3.20

FIRST FLOOR	
STAIRCASE	4.20 x 3.30
CORRIDOR	5.80 x 1.10
BATHROOM	2.90 x 2.10
M. BEDROOM	3.70 x 3.50
M. DRESSING	2.70 x 2.10
M. BATHROOM	3.70 x 1.85
BEDROOM 1	3.60 x 4.10
BEDROOM 2	3.60 x 4.10
TERRACE 1	3.50 x 1.25



C

B

A



Islands In Green: iVilla Roof Garden

Our goal was to build the heaven of mixed-use projects. The unique terrain of Mountain View 1.1 allowed it to be gracefully designed into two islands: Mountain View 1.1 The Park for iVillas and Mountain View 1.1 The Villas developed to be a Villas-only island. The two are elegantly connected, yet each one is embraced by green valleys that naturally separate them and preserve the greatest levels of privacy.

Villa Roof Garden
FLOOR PLANS



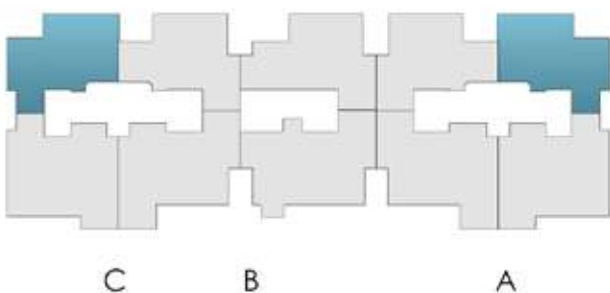
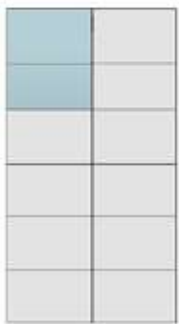
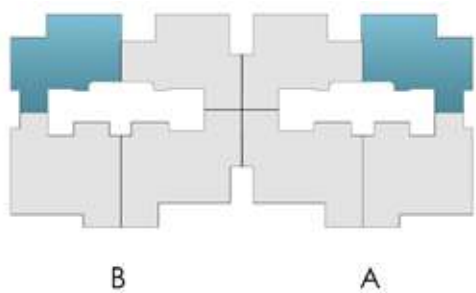
MV1.1 THE PARK

IVILLA ROOF GARDEN 215M2



GROUND FLOOR	
VESTIBULE	1.50 X 3.30
RECEPTION & DINING	7.50 X 3.50
STAIRCASE	3.20 X 2.00
MAID ROOM	2.60 X 2.30
MAID TOILET	1.40 X 0.90
VANITY	2.00 X 1.70
GUEST TOILET	2.00 X 1.60
KITCHEN	4.20 X 3.60
GARDEN TERRACE	3.50 X 4.50

FIRST FLOOR	
STAIRCASE	3.10 x 2.00
CORRIDOR	3.15 x 1.10
BATHROOM	2.45 x 2.10
M. BEDROOM	3.60 x 3.60
M. DRESSING	1.75 x 2.10
M. BATHROOM	2.60 x 2.30
BEDROOM 1	3.70 x 3.60
BEDROOM 2	3.70 x 3.60
TERRACE 1	3.00 x 1.25





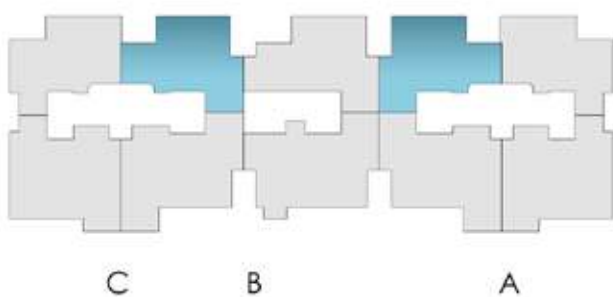
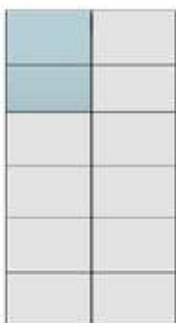
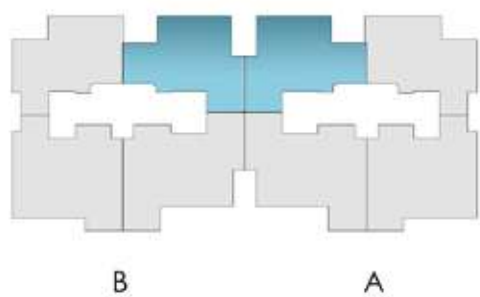
MV1.1 THE PARK

IVILLA ROOF GARDEN 220M2



GROUND FLOOR	
VESTIBULE	2.00 X 3.30
RECEPTION & DINING	7.30 X 3.50
STAIRCASE	3.20 X 2.00
MAID ROOM	2.40 X 2.05
MAID TOILET	1.25 X 2.05
VANITY	1.95 X 1.70
GUEST TOILET	1.95 X 1.50
KITCHEN	4.95 X 3.30
GARDEN TERRACE	3.50 X 3.60

FIRST FLOOR	
STAIRCASE	3.10 x 2.00
CORRIDOR	5.50 x 1.10
BATHROOM	2.60 x 2.10
M. BEDROOM	3.70 x 3.60
M. DRESSING	2.70 x 2.10
M. BATHROOM	3.70 x 1.75
BEDROOM 1	3.60 x 3.60
BEDROOM 2	3.60 x 3.60
TERRACE	3.50 x 1.40





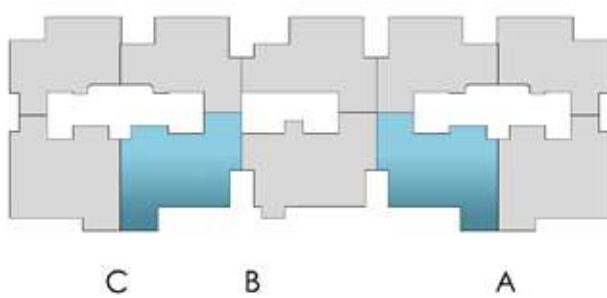
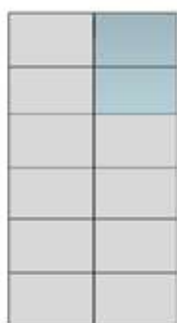
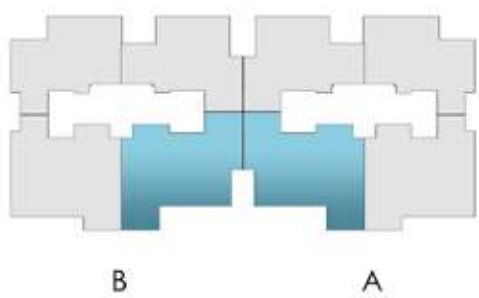
MV1.1 THE PARK

IVILLA ROOF GARDEN 245M2



GROUND FLOOR	
VESTIBULE	1.30 X 3.15
RECEPTION & DINING	7.30 X 4.80
STAIRCASE	4.10 X 3.15
MAID ROOM	2.40 X 2.05
MAID TOILET	1.25 X 2.05
LOBBY	2.25 X 1.10
GUEST TOILET	2.35 X 1.10
KITCHEN	4.95 X 2.30
GARDEN TERRACE	3.60 X 4.80
PANTRY	1.10 X 1.10

FIRST FLOOR	
STAIRCASE	5.30 x 2.70
CORRIDOR	4.80 x 1.45
BATHROOM	3.70 x 1.95
M. BEDROOM	3.70 x 3.60
M. DRESSING	1.80 x 1.95
M. BATHROOM	1.80 x 1.95
BEDROOM 1	3.60 x 3.70
BEDROOM 2	3.60 x 3.70
TERRACE	3.60 x 1.50





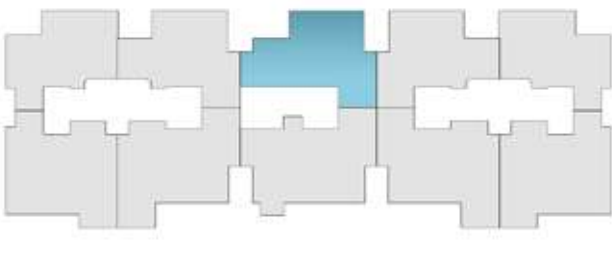
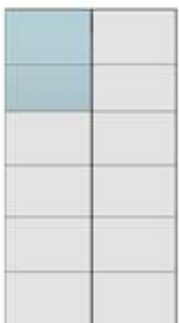
MV1.1 THE PARK

IVILLA ROOF GARDEN 245M2



GROUND FLOOR	
VESTIBULE	1.85 X 3.30
LOBBY	1.50 X 3.20
RECEPTION & DINING	7.30 X 3.60
STAIRCASE	3.00 X 3.30
MAID ROOM	2.35 X 2.05
MAID TOILET	1.25 X 2.05
VANITY	1.95 X 1.70
GUEST TOILET	1.95 X 1.50
KITCHEN	4.95 X 3.30
GARDEN TERRACE	3.40 X 3.20

FIRST FLOOR	
STAIRCASE	4.20 x 3.30
CORRIDOR	5.80 x 1.10
BATHROOM	2.90 x 2.10
M. BEDROOM	3.70 x 3.50
M. DRESSING	2.70 x 2.10
M. BATHROOM	3.70 x 1.85
BEDROOM 1	3.60 x 3.60
BEDROOM 2	3.60 x 3.60
TERRACE	3.65 x 1.40



C

B

A



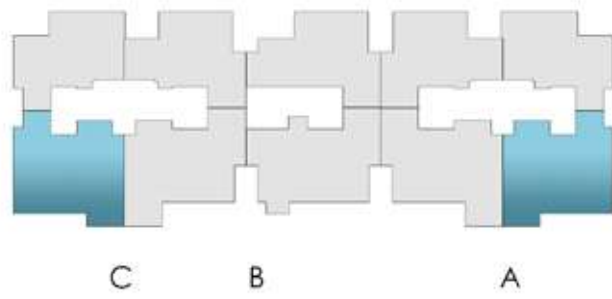
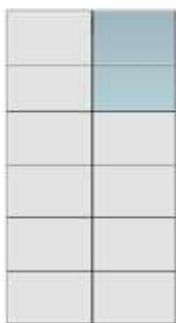
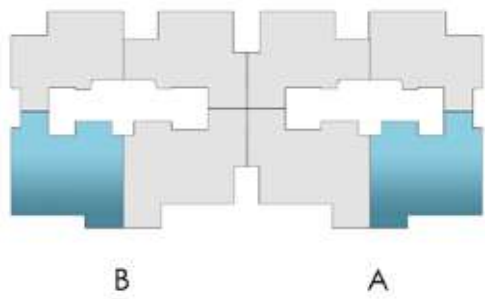
MV1.1 THE PARK

IVILLA ROOF GARDEN 250M2



GROUND FLOOR	
VESTIBULE	1.50 X 2.75
RECEPTION	4.70 X 5.40
DINING	2.70 X 3.70
STAIRCASE	2.70 X 2.75
MAID ROOM	2.60 X 2.30
MAID TOILET	1.40 X 0.90
LOBBY	2.60 X 1.70
GUEST TOILET	2.70 X 1.15
KITCHEN	3.60 X 2.95
GARDEN TERRACE	3.60 X 4.80

FIRST FLOOR	
STAIRCASE	2.70 x 2.80
CORRIDOR	3.20 x 1.10
BATHROOM	2.30 x 2.20
VANITY	2.30 x 1.05
M. BEDROOM	3.60 x 3.60
M. DRESSING	2.70 x 1.75
M. BATHROOM	2.60 x 1.65
BEDROOM 1	3.60 x 3.70
BEDROOM 2	3.70 x 3.85
CORRIDOR 1	1.45 X 2.80
TERRACE	3.10 X 1.20
TERRACE 1	3.70 X 1.30





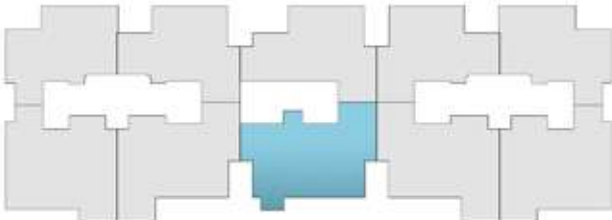
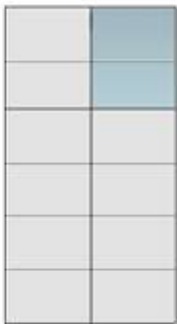
MV1.1 THE PARK

IVILLA ROOF GARDEN 255M2



GROUND FLOOR	
VESTIBULE	1.85 X 3.50
RECEPTION & DINING	7.40 X 4.90
STAIRCASE	3.00 X 3.50
MAID ROOM	2.35 X 2.05
MAID TOILET	1.25 X 2.05
VANITY	1.10 X 2.30
GUEST TOILET	2.50 X 1.10
LOBBY	1.70 X 1.10
KITCHEN	4.90 X 2.30
GARDEN TERRACE	3.50 X 3.60
PANTRY	1.10 X 1.10

FIRST FLOOR	
STAIRCASE	4.90 x 3.50
CORRIDOR	5.10 x 1.10
BATHROOM	2.50 x 2.30
M. BEDROOM	3.70 x 3.60
M. DRESSING	3.70 x 1.95
M. BATHROOM	2.40 x 2.30
BEDROOM 1	3.70 x 3.70
BEDROOM 2	3.60 x 3.70
TERRACE 1	3.50 x 1.15



C

B

A



The True Freedom of Movement: Millennial

Within each island, you can still see the brilliant and careful design, whether in the separation of the wide streets and pedestrian lanes to maximize your family's comfort & safety or in the jogging and bike lanes weaving the greenery to help you move in any way you like, any time you like.

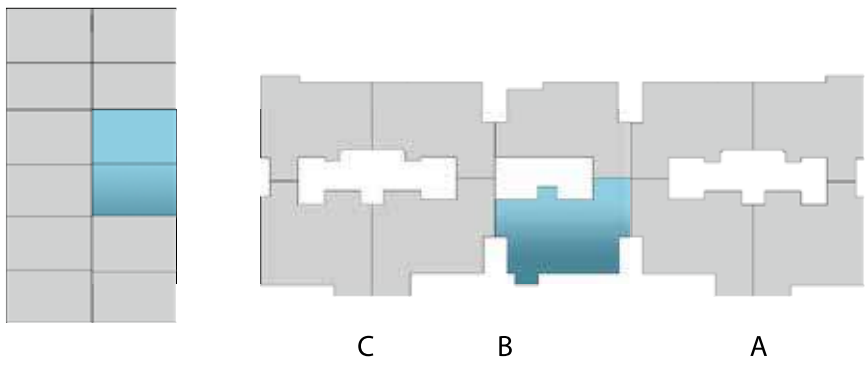
Millennial
FLOOR PLANS

MV1.1 THE PARK

MILLENNIAL 140M2



DINING	5.60 x 3.50
RECEPTION	3.60 x 3.80
GUEST TOILET	1.80 x 1.15
KITCHEN	2.60 x 2.30
CORRIDOR	4.20 x 1.10
BATHROOM	1.60 x 2.30
M. BEDROOM	3.70 x 3.60
M. DRESSING	1.80 x 1.95
M. BATHROOM	1.80 x 1.95
BEDROOM 1	3.70 x 3.70
BEDROOM 2	3.60 x 3.70
TERRACE	2.00 x 1.00

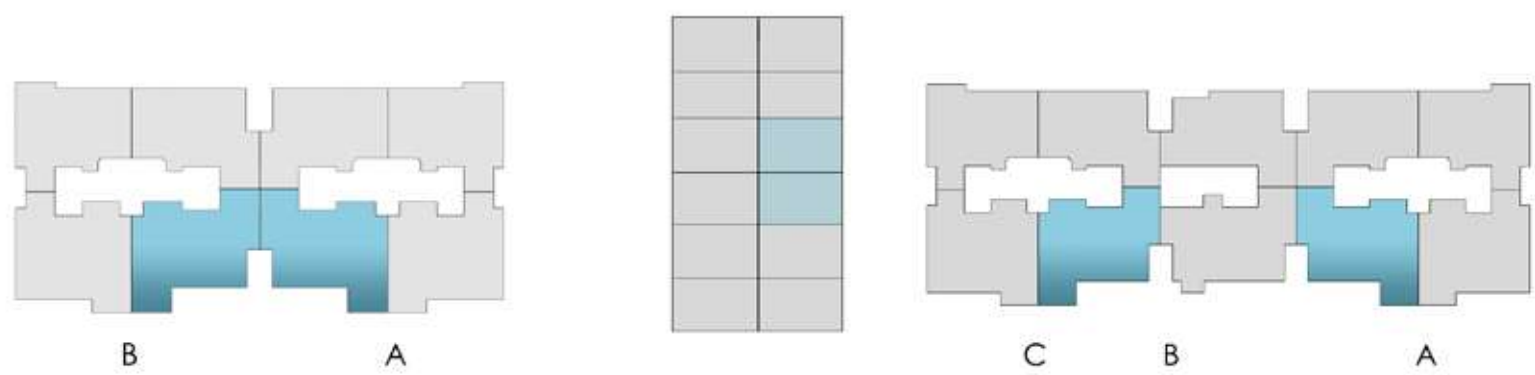


MV1.1 THE PARK

MILLENNIAL 140M2



RECEPTION & DINING	3.60 x 7.35
GUEST TOILET	2.40 x 1.20
KITCHEN	3.20 x 2.30
CORRIDOR	4.90 x 1.10
BATHROOM	1.60 x 2.30
M. BEDROOM	3.70 x 3.60
M. DRESSING	1.80 x 1.95
M. BATHROOM	1.80 x 1.95
BEDROOM 1	3.60 x 3.70
BEDROOM 2	3.70 x 3.70
TERRACE	3.60 x 1.65



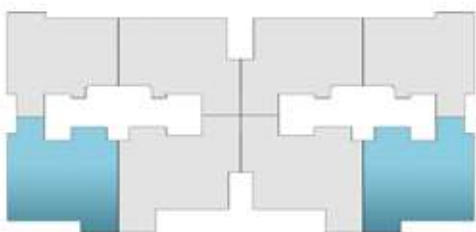


MV1.1 THE PARK

MILLENNIAL 140M2

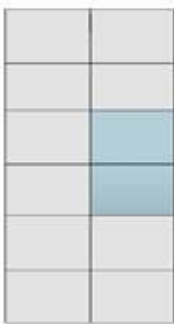


RECEPTION & DINING	3.60 x 7.35
GUEST TOILET	2.30 x 1.20
KITCHEN	2.20 x 2.95
CORRIDOR	4.90 x 1.10
BATHROOM	1.50 x 2.95
M. BEDROOM	3.60 x 3.60
M. DRESSING	2.40 x 1.10
M. BATHROOM	2.60 x 1.65
BEDROOM 1	3.60 x 3.70
BEDROOM 2	3.80 x 3.70
TERRACE	3.50 x 1.65



B

A



C

B

A



JOIN THE MOVEMENT

The Bubble-free concept has inspired us to launch a global humanitarian movement emphasizing the importance of real-life experiences. An initiative by Mountain View to enjoy nature & human interactions while envisioning a culture that brings back profound bonds between family and friends without the uprising digital barriers. Aiming to bring back genuine conversation, empathy, and emotional intelligence within the society around us, through constantly developing programs for all family members in our community.

Next to One. Second to None.

INNOVATED BY

