

Imagine yourself living inside a park

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## What does it mean to live inside a park?

Living in a Park is not like living anywhere else. Your home resides in a refreshing atmosphere of greenery amongst the woods, fountains and lush grass. Enjoy relaxing here in your home, surrounded by nature.

Enjoy life in Cairo in Mountain View October Park. With an exclusive range of luxury houses of American architecture nestled in acres of garden parks. Far away from the stress of city life, there are panoramic lake views, tree-lined boulevards and outdoor fitness trails.

L I V E   L I F E   S U R R O U N D E D   B Y   A B S O L U T E   G R E E N





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## October Park Life

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Mountain View October Park is a new spacious environment. Clean air and stylish homes within acres of green landscape are combined to create the perfect, secure and comfortable family life. Whether enjoying a stroll along the lake or taking time off to relax in one of our peaceful and leafy gardens. The compound offers a wide range of means to experience the park life.

Acquire a lifestyle you want and attain a life to look up to with Mountain View October Park.

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L I V E   I N S I D E   A   P A R K

# Community

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In Mountain View October Park you will be among your like-minded peers a community of high fliers who share the same values and goals and aspirations-and have the same genuine passion for success.

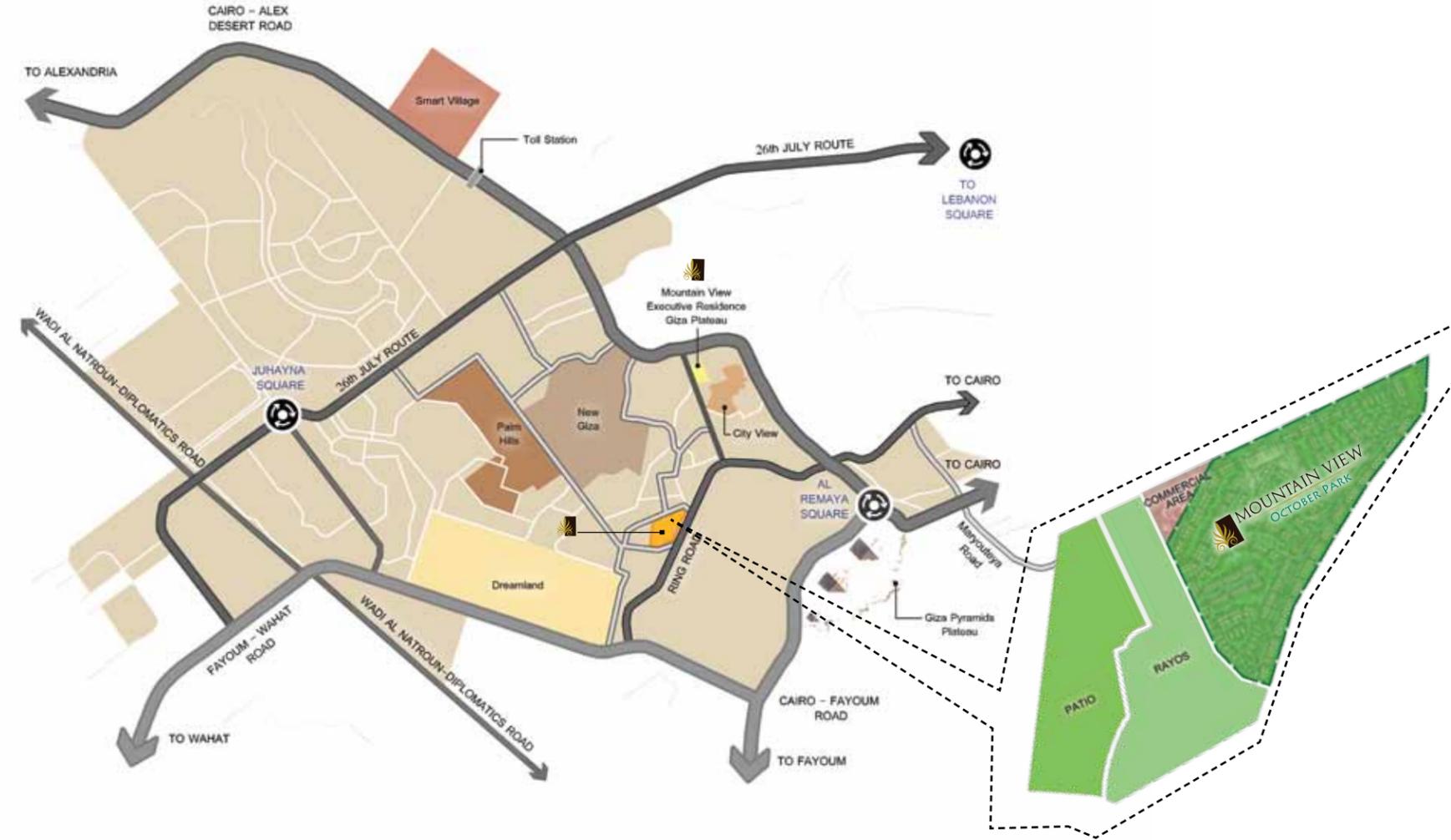
Raising your children within a balanced, coherent community sharing the same values, is at the top of our priorities to prepare them for their futures. Witness them develop and grow assured by the fact that they are being brought up within the society of your choices and among healthy surroundings of rich greenery and landscaping present in the various outdoor facilities.

COME HOME TO WHERE YOU BELONG



# Master Plan and Location

In the heart of 6<sup>th</sup> of October City, just beside the Ring Road, 5 minutes away from Mehwar and accessible from the Ring Road and from Cairo - Alex Desert Road this premium location is overlooking the great Pyramids of Giza.



- |  |                    |  |                |
|--|--------------------|--|----------------|
|  | Entrance           |  | Vehicle Bridge |
|  | Promenade          |  | Parking Lots   |
|  | Reflecting Lake    |  | The Palace     |
|  | Sports Courts      |  | Swimming Pools |
|  | Royal Garden       |  | Walking Trails |
|  | Vita Parcoarse     |  | Crystal Lake   |
|  | Commercial Area    |  | Organic Park   |
|  | Tennis Courts      |  | Tree Houses    |
|  | Meditation Gardens |  |                |



# Location and Facilities

Your home will be within 7 minutes from the business center in Smart Village, as well as 8 minutes from Juhayna square the center of 6<sup>th</sup> of October City, with its luxurious sports centers, medical care entertainment, education and the New Grand Egyptian Museum.

You will be 9 minutes away from Mohandessin and the rest of Cairo, and 7 minutes from Alex Road.

## Businesses



## Entertainment



## Services



# Distinctive Features

When you own a unit at Mountain View October Park, Your home will be in the middle of lush landscapes. As you would expect from a gated community of this quality, the compound is equipped with the highest levels of security.

For further convenience and the added safety of its residents, Mountain View October Park is designed with separate pedestrian walkways throughout the compound, set on a different level from the roads used by vehicles.

ADOPT THE PACE OF NATURE





## Crossover Bridges

You don't have to worry about your kids' safety playing outdoor, especially when it comes to crossing streets, it will become a thing of the past. Now with Mountain View October Park ingenious overhead bridges crossing over walkways, we ensure that vehicles will never interrupt your pedestrian experience. This will provide a healthy and safe environment for you and your young ones.

G I V E   T H E M   T H E   S A F E R  
C H I L D H O O D

# Crystal Lake

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One of the most stunning features of Mountain View October Park is the Crystal Lake. The Lake gathers together natural beauty with a touch of refinement. Leisurely unwind by drifting in the water in one of the canoes and while watching the sky and listening to the birdsong. Crystal lake is a calm retreat where you can enjoy a perfect sunset scene with all your beloved ones .

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A C R Y S T A L C L E A R S E R E N I T Y



## 2 KM Pedestrian Trail

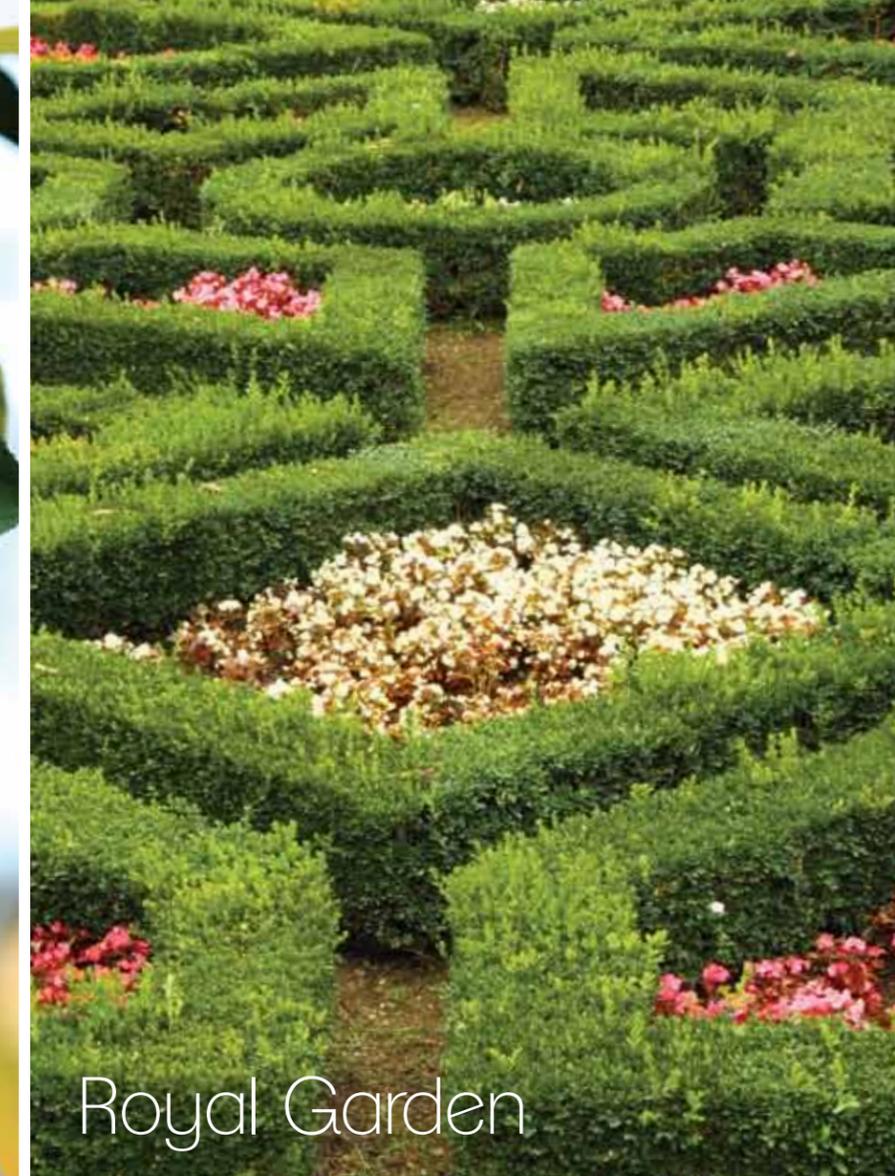
The pedestrian trails in Mountain View October Park wind through two kilometers and can be used for jogging and cycling, or for gently strolling through the natural environment. The Swedish Vita Parcours concept is a new way to exercise on a fitness trail in the woods. It is an outdoor gym for a refreshing workout in the crisp air.

E X E R C I S E   N A T U R A L L Y

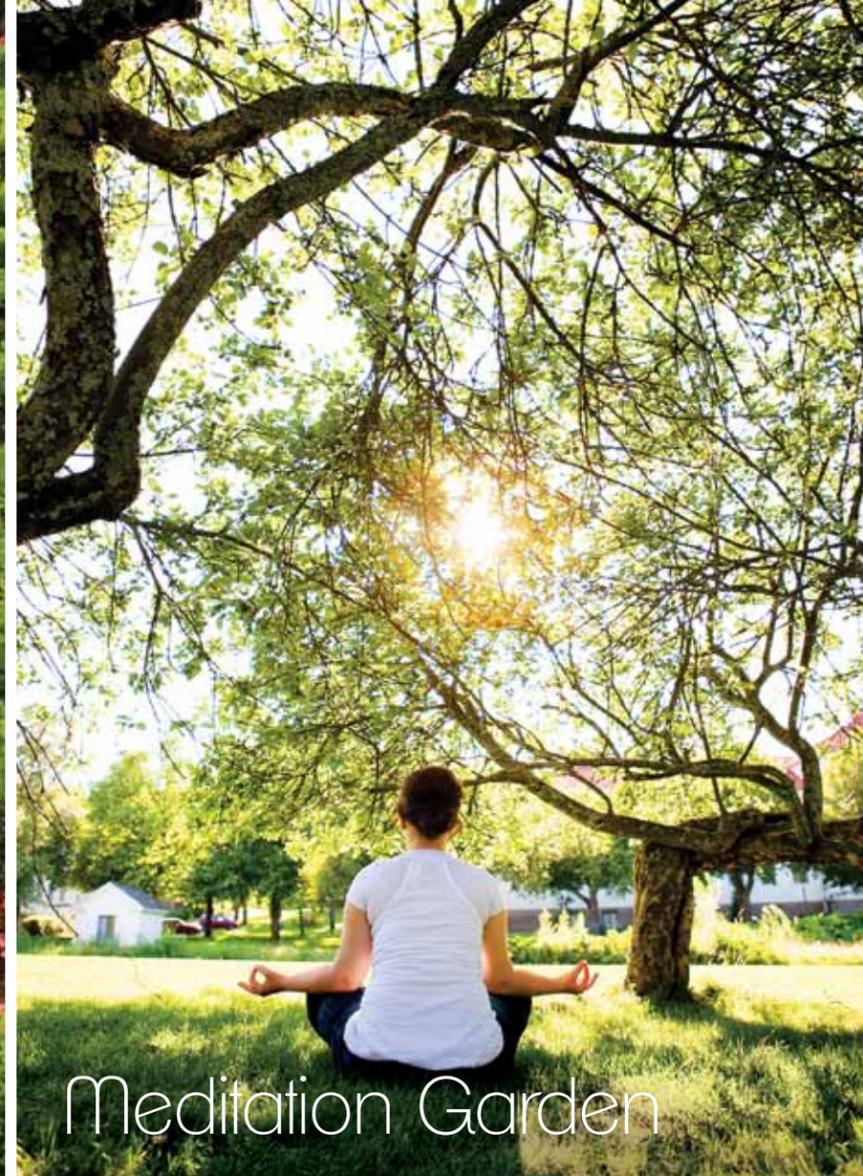




Organic Garden



Royal Garden



Meditation Garden

## The Garden Arrangement

All parts of Mountain View October Park branch away from the tree-lined boulevard, which acts as the main stem connecting all the gardens together. The variety of styles means that everyone will have a favorite garden that reflects their taste and choosing from the Meditation, Royal and Organic Gardens.

The Meditation Garden is the perfect, peaceful retreat. There are meditation spots with comfortable seating to enjoy the surroundings for hours. This garden can be enjoyed for solitary moments or romantic ones.

The Royal Garden exhibit graceful geometric design with a central water feature providing a serene meeting point for all residents.

The Organic Garden is a natural space that brings out the joy of nurturing plants, harvesting orchards and watching natural pollination and growth. The trees provide the perfect shade while children take part and watch agriculture in all its colorful glory with the benefit of tasting the fruits they produce.

ENJOY NATURE'S BEAUTY



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## The Tree House

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Amongst the woods is the enchanting tree house, where adults and children can take pleasure in tree-top adventures in a vista perfectly situated atop the mature trees. At the foot of the main tree is a large clearing for outdoor barbecues, camping or for picnics.

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FLY BACK TO A NEST KEPT WARM  
BY THE FAMILY

## Unique Architecture Style

A modern home requires modern architecture: wide open front yards, blue tiled roofs and traditional American mail boxes, these are few of the features of Mountain View October Park's unique architectural style.

Choose your dream house from a fine selection of designs tailored to your individual needs. Attain a life to look up to with our range of homes that reflect the best of American style villas, Town Houses and iVillas. Each unit has a breathtaking pyramids view. Designed with innovation and conveniently located to provide peace of mind and privacy.

BEAUTY IS IN THE  
DETAILS



Villa



Townhouse



iVilla



Garden



Roof Garden

# Stand Alone Villa



# Stand Alone Villa

Total Area: 345 sq.m

Designed to accommodate a 3-piece Reception overlooking the Terrace and Garden, a large Dining area, a Guest Toilet, a spacious Kitchen and a Maid's Room. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, one Bedroom with its private Bathroom, 2 Bedrooms, a Bathroom and a Living. This design includes a spacious Roof for entertaining and Living.



Ground Floor Plan			
No.	Item	Area	Dimesion
1	Entrance	17.2	2.35x9.24
2	Lobby	10	3.28x4.38
3	Maid Room	8.85	2.91x3.04
4	Toilet	2.48	1.34x1.88
5	Kitchen	22.32	4.65x5.78
6	Reception	80.8	8.95x9.98
7	Terrace	17.8	3.79x4.84
8	Utilities	0.55	
Gross Area			160



First Floor Plan			
No.	Item	Area	Dimesion
9	Stair	9	2.97x3.02
10	Lobby	7.4	2.64x2.97
11	Living	15	3.48x4.37
12	Bedroom 1	18.85	4.31x4.43
13	Terrace	5.53	4.10x1.39
14	Master Bedroom	23.55	4.50x4.59
15	Master Bedroom Bath	5.7	2.04x2.80

16	Dressing	5.8	2.07x2.80
17	Bathroom	5.62	2.02x2.80
18	Bedroom 2	21.35	4.11x4.65
19	Bedroom 2 Bath	6.9	2.21x3.35
20	Bedroom 3	19.1	4.43x4.44
21	Terrace	4.4	1.29x3.39
22	Utilities	0.55	
Gross Area			148.75



Roof Floor Plan			
No.	Item	Area	Dimesion
23	Stair	10	2.95x3.41
24	Living	26.25	4.74x5.73
Gross Area			36.25
Roof Terrace Area			55.52
Total Gross Area			345

# Town House

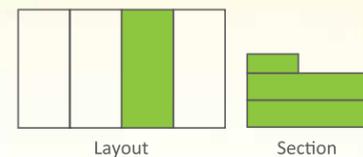


# Town House Regular

Total Area: 287.25 Sq.m

Designed to accommodate a 3-piece Reception overlooking the Terrace and Garden, a large Dining area, a Guest Toilet, a spacious Kitchen with a Laundry Room and a Maid's Room.

On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, one Bedroom with its private Bathroom, 2 Bedrooms, a Bathroom and a Living. This design includes a spacious Roof for entertaining and Living.



Ground Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	6.67	2.65x3.49
2	Kitchen	18.79	3.98x5.81
3	Laundry	1.87	1.35x1.39
4	Maid Room	6.94	2.28x3.11
5	Toilet	3.77	1.85x2.43
6	Reception	76.2	7.60x11.33
7	Terrace	6.22	1.64x3.88
8	Utilities	6.59	
Gross Area		127.05	



First Floor Plan			
No.	Item	Area	Dimesion
9	Stair	8.62	2.40x3.75
10	Corridor	6.39	1.54x4.32
11	Living	14.33	3.79x3.79
12	Bedroom 1	16.58	3.98x4.31
13	Terrace	2.66	1.18x2.44
14	Master Bedroom	16.1	3.82x4.31
15	Terrace	3.51	1.41x2.50

16	Master Bedroom Bath	5.03	1.92x2.63
17	Dressing	3.45	1.82x1.90
18	Bathroom	4.03	2.00x2.09
19	Bedroom 2	16.02	3.82x4.30
20	Bedroom 2 Bath	3.63	1.75x2.09
21	Bedroom 3	16.66	3.98x4.63
22	Utilities	4.74	
Gross Area		121.75	



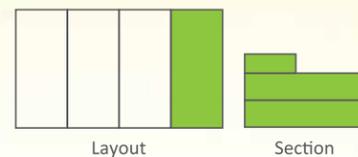
Roof Floor Plan			
No.	Item	Area	Dimesion
23	Stair	10.35	2.90x4.00
24	Bathroom	2.9	1.57x1.84
25	Living	25.2	4.38x6.05
Gross Area		38.45	
Roof Terrace Area		40.2	
Total Gross Area		287.25	

# Town House Corner

Total Area: 297.3 sq.m

Designed to accommodate a 3-piece Reception overlooking the Terrace and Garden, a large Dining area, a Guest Toilet, a spacious Kitchen with a Laundry Room and a Maid's Room.

On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, one Bedroom with its private Bathroom, 2 Bedrooms, a Bathroom and a Living. This design includes a spacious Roof for entertaining and Living.



Ground Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	6.67	2.65x3.49
2	Kitchen	19.19	4.10x5.81
3	Maid Room	6.94	2.28x3.11
4	Toilet	3.77	1.85x2.43
5	Laundry	2.03	1.39x1.48
6	Reception	79.47	8.19x11.33
7	Terrace	6.22	1.64x3.88
8	Utilities	6.59	
Gross Area		130.88	



First Floor Plan			
No.	Item	Area	Dimesion
9	Stair	10.97	2.98x4.00
10	Corridor	6.39	1.54x4.32
11	Living	14.78	3.79x3.91
12	Bedroom 1	17.12	4.10x4.31
13	Master Bedroom	16.1	3.82x4.31
14	Terrace	3.51	1.41x2.50
15	Master Bedroom Bath	5.03	1.92x2.63

16	Dressing	3.45	1.82x1.90
17	Bathroom	4.03	2.00x2.09
18	Bedroom 2	16.02	3.82x4.30
19	Bedroom 2 Bath	3.63	1.75x2.09
20	Bedroom 3	17.22	4.10x4.63
21	Terrace	2.66	1.18x2.44
22	Utilities	4.74	
Gross Area		125.65	



Roof Floor Plan			
No.	Item	Area	Dimesion
23	Stair	11.53	2.96x4.00
24	Bathroom	2.9	1.57x1.84
26	Living	26.34	4.38x6.05
Gross Area		40.77	
Roof Terrace Area		36.34	
Total Gross Area		297.3	

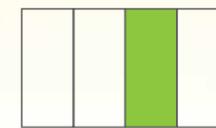
# iVilla A



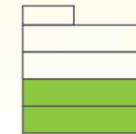
# iVilla A Garden Regular

Total Area: 272.35 sq.m

A Villa within a Villa. Design to accommodate a 3-piece Reception overlooking the Terrace and Garden, a large Dining area, a Guest Toilet, and a spacious Kitchen. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, 2 Bedrooms, a Bathroom, a Living, a Kitchenette and a Storage Room.



Layout



Section

Ground Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	11.4	3.44x4.00
2	Kitchen	16.3	4.00x4.09
3	Toilet	4.65	1.88x2.54
4	Reception	70.58	6.50x11.85
5	Terrace	8.18	2.18x4.37
6	Utilities	22.22	
Gross Area		133.33	



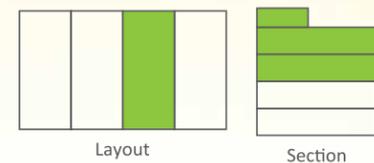
First Floor Plan			
No.	Item	Area	Dimesion
7	Stair	7.98	1.35x5.91
8	Dressing	6.54	2.32x2.82
9	Master Bedroom	21.41	4.38x5.47
10	Master Bedroom Bath	4.36	1.95x2.32
11	Living	23.21	4.49x5.15
12	Terrace	3.35	1.74x1.93
13	Corridor	7.86	1.84x5.35
14	Store	1.97	1.39x1.48

15	Bedroom 1	15.14	3.87x4.04
16	Bathroom	5.08	2.15x2.37
17	Bedroom 2	18.95	4.00x4.86
18	Utilities	23.17	
Gross Area		139.02	
Total Gross Area		272.35	

# iVilla A Roof Regular

Total Area: 316.7 Sq.m

A Villa within a Villa. Design to accommodate a 3-piece Reception overlooking the Terrace, a large Dining area, a Guest Toilet, a spacious Kitchen and a Maids Room. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, 2 Bedrooms, a Bathroom, a Living, a Kitchenette and a Storage Room. This design includes a spacious Roof for entertaining and Living.



Third Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	6.84	2.19x3.44
2	Kitchen	16.31	4.00x4.09
3	Maid Room	10.87	3.52x3.75
4	Toilet	3.53	1.78x2.02
5	Reception	72.58	6.50x13.59
6	Terrace	3.4	1.37x2.90
7	Utilities	22.71	
Gross Area		136.24	



Fourth Floor Plan			
No.	Item	Area	Dimesion
8	Stair	10.68	1.48x7.30
9	Dressing	6.52	2.32x2.81
10	Master Bedroom	17.37	3.97x4.38
11	Terrace	3.82	1.5x2.54
12	Master Bedroom Bath	4.39	1.96x2.32
13	Living	22.65	4.55x5.03
14	Terrace	3.35	1.74x1.93

15	Corridor	7.7	1.84x5.62
16	Store	1.85	1.31x1.48
17	Bedroom 1	14.97	3.87x3.97
18	Bathroom	5.08	2.15x2.37
19	Bedroom 2	23.31	4.59x5.23
20	Utilities	24.34	
Gross Area		146.03	

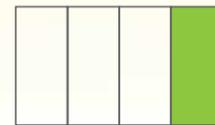


Roof Floor Plan			
No.	Item	Area	Dimesion
21	Stair	10.61	1.48x7.49
22	Living	18.08	3.51x5.15
23	Utilities	5.74	
Gross Area		34.43	
Roof Terrace Area		90.92	
Total Gross Area		316.7	

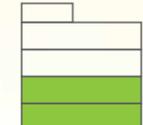
# iVilla A Garden Corner

Total Area: 280.25 sq.m

A Villa within a Villa. Design to accommodate a 3-piece Reception overlooking the Terrace and Garden, a large Dining area, a Guest Toilet, and a spacious Kitchen. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, 2 Bedrooms, a Bathroom, a Living, a Kitchenette and a Storage Room.



Layout



Section

Ground Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	11.34	3.44x4.00
2	Kitchen	16.36	4.00x4.09
3	Toilet	4.57	1.88x2.41
4	Reception	71.85	6.63x11.85
5	Terrace	8.18	2.18x4.37
6	Utilities	22.45	
Gross Area		134.75	



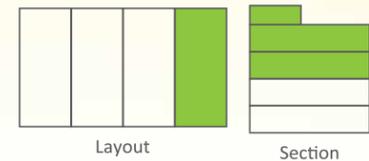
First Floor Plan			
No.	Item	Area	Dimesion
7	Stair	7.98	1.35x5.91
8	Dressing	7.41	2.32x3.20
9	Master Bedroom	21.28	4.38x5.47
10	Master Bedroom Bath	7.54	2.38x3.43
11	Living	23.69	4.49x5.28
12	Corridor	7.86	1.84x5.36
13	Store	1.97	1.39x1.48

14	Bedroom 1	16.08	3.99x4.02
15	Bathroom	6.19	2.29x2.97
16	Lobby	2.14	1.02x2.1
17	Bedroom 2	19.11	4x4.92
18	Utilities	24.25	
Gross Area		145.5	
Total Gross Area		280.25	

# iVilla A Roof Corner

Total Area: 326 sq.m

A Villa within a Villa. Design to accommodate a 3-piece Reception overlooking the Terrace, a large Dining area, a Guest Toilet, a spacious Kitchen and a Maid's Room. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, 2 Bedrooms, a Bathroom, a Living, a Kitchenette and a Storage Room. This design includes a spacious Roof for entertaining and Living.



Third Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	6.96	2.19x3.50
2	Kitchen	16.36	4.00x4.09
3	Maid Room	7.4	2.29x3.64
4	Toilet	5.16	1.46x3.64
5	Reception	78.74	6.63x13.59
6	Terrace	3.4	1.37x2.90
7	Utilities	23.6	
Gross Area		141.62	



Fourth Floor Plan			
No.	Item	Area	Dimesion
8	Stair	10.18	1.48x7.30
9	Dressing	7.4	2.32x3.19
10	Master Bedroom	17.23	3.97x4.38
11	Terrace	3.82	1.5x2.54
12	Master Bedroom Bath	7.55	2.38x3.44
13	Living	21.18	4.02x5.28
14	Corridor	8.25	1.84x6.10

15	Store	1.85	1.31x1.48
16	Bedroom 1	17.98	3.99x4.56
17	Bathroom	6.19	2.29x2.97
18	Lobby	2.14	1.02x2.10
19	Bedroom 2	23.31	4.59x5.23
20	Utilities	25.42	
Gross Area		152.5	



Roof Floor Plan			
No.	Item	Area	Dimesion
21	Stair	10.53	1.48x7.49
22	Living	16.04	3.88x4.14
23	Utilities	5.31	
Gross Area		31.88	
Roof Terrace Area		95.8	
Total Gross Area		326	

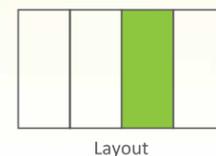
# iVilla B



# iVilla B Garden Regular

Total Area: 218.05 sq.m

A Villa within a Villa. Design to accommodate a 2-piece Reception overlooking the Terrace and Garden, a large Dining area, a Guest Toilet and a spacious Kitchen. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, 2 Bedrooms, a Bathroom and a Storage Room.



Ground Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	9.6	2.99x3.90
2	Kitchen	15.18	3.90x3.89
3	Toilet	4.05	1.63x2.49
4	Reception	51.15	6.45x8.05
5	Terrace	7.9	1.73x4.58
6	Utilities	17.57	
Gross Area		105.45	



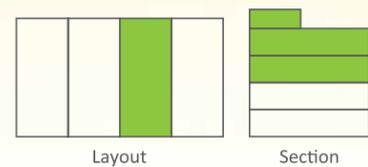
First Floor Plan			
No.	Item	Area	Dimesion
7	Stair	6.26	1.35x4.64
8	Dressing	8.55	4.15x2.07
9	Master Bedroom	23.85	6.72x4.58
10	Master Bedroom Bath	6.12	1.87x3.82
11	Corridor	11.34	8.06x1.94
12	Bedroom 1	13.3	3.62x3.81

13	Bathroom	4.75	2.31x2.05
14	Bedroom 2	17.91	3.90x5.48
15	store	1.76	1.48x1.20
16	Utilities	18.76	
Gross Area		112.6	
Total Gross Area		218.05	

# iVilla B Roof Regular

Total Area: 256.6 sq.m

A Villa within a Villa. Design to accommodate a 2-piece Reception overlooking the Terrace, a large Dining area, a Guest Toilet, a spacious Kitchen and a Maid's Room. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, 2 Bedrooms, a Bathroom and a Storage Room. This design includes a spacious Roof for entertaining and Living.



Third Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	7.32	2.59x3.11
2	Kitchen	15.15	3.89x3.90
3	Maid Room	6.75	3.17x3.30
4	Toilet	3.17	2.06x3.11
5	Reception	55.75	6.45x9.77
6	Terrace	3.57	1.41x2.90
7	Utilities	18.34	
Gross Area		110.05	



Fourth Floor Plan			
No.	Item	Area	Dimesion
8	Stair	8.24	1.42x5.83
9	Dressing	8.54	2.07x4.15
10	Master Bedroom	19.82	4.58x5.22
11	Terrace	3.81	1.5x2.54
12	Master Bedroom Bath	6.15	1.87x3.82
13	Corridor	11.23	1.94x8.32
Gross Area		118.9	

14	Bedroom 1	13.29	3.62x3.82
15	Bathroom	4.75	2.05x2.32
16	Bedroom 2	21.17	4.72x5.13
17	Store	2.09	1.42x1.48
18	Utilities	19.81	
Gross Area		118.9	

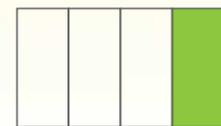


Roof Floor Plan			
No.	Item	Area	Dimesion
19	Stair	8.12	1.35x6.02
20	Living	14.93	3.60x4.08
21	Utilities	4.6	
Gross Area		27.65	
Roof Terrace Area		70.25	
Total Gross Area		256.6	

# iVilla B Garden Corner

Total Area: 227.50 sq.m

A Villa within a Villa. Design to accommodate a 2-piece Reception overlooking the Terrace and Garden, a large Dining area, a Guest Toilet, and a spacious Kitchen. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, 2 Bedrooms, a Bathroom, 2 Bedrooms, a Bathroom and a Storage Room.



Layout



Section

Ground Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	9.75	3.05x3.90
2	Kitchen	15.19	3.90x3.89
3	Toilet	4.2	1.69x2.49
4	Reception	52.55	6.58x8.04
5	Terrace	7.9	1.73x4.58
6	Utilities	17.91	
Gross Area		107.5	



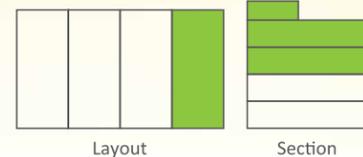
First Floor Plan			
No.	Item	Area	Dimesion
7	Stair	6.26	1.35x4.64
8	Dressing	8.78	2.23x3.94
9	Master Bedroom	21.5	4.39x5.44
10	Master Bedroom Bath	6.2	2.19x2.83
11	Corridor	11.34	1.94x8.06
12	Bedroom 1	18.39	3.94x4.67
13	Bathroom	5.71	2.12x2.82

14	Lobby	2.16	1.12x1.93
15	Bedroom 2	17.9	3.90x5.48
16	store	1.76	1.20x1.48
17	Utilities	20	
Gross Area		120	
Total Gross Area		227.5	

# iVilla B Roof Corner

Total Area: 269 sq.m

A Villa within a Villa. Design to accommodate a 3-piece Reception overlooking the Terrace, a large Dining area, a Guest Toilet, a spacious Kitchen and a Maid's Room. On the Top Floor: One Master Bedroom with its own private Dressing and Bathroom, 2 Bedrooms, a Bathroom and a Storage Room. This design includes a spacious Roof for entertaining and Living.



Third Floor Plan			
No.	Item	Area	Dimesion
1	Lobby	7.88	2.59x3.42
2	Kitchen	15.15	3.89x3.90
3	Maid Room	6.5	2.19x3.29
4	Toilet	4.74	1.42x3.29
5	Reception	58.45	6.58x9.65
6	Terrace 1	0.7	0.63x1.12
7	Terrace 2	3.57	1.41x2.90
8	Utilities	19.39	
Gross Area		116.38	



Fourth Floor Plan			
No.	Item	Area	Dimesion
9	Stair	8.24	1.42x5.83
10	Dressing	8.74	2.22x3.94
11	Master Bedroom	17.46	3.94x4.58
12	Terrace	3.81	1.50x2.54
13	Master Bedroom Bath	5.65	2.19x2.84
14	Corridor	11.23	1.94x8.32

15	Bedroom 1	18.44	3.94x4.67
16	Bathroom	5.37	2.12x2.82
17	Lobby	2.21	1.12x1.93
18	Bedroom 2	21.17	4.72x5.13
19	Store	2.09	1.42x1.48
20	Utilities	20.88	
Gross Area		125.29	



Roof Floor Plan			
No.	Item	Area	Dimesion
21	Stair	8.12	1.35x6.02
22	Living	14.66	3.54x4.08
23	Utilities	4.55	
Gross Area		27.33	
Roof Terrace Area		75.84	
Total Gross Area		269	



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# Facility Management

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In order to assist you with everyday details, Mountain View October Park provides a wide range of Facility Management services, including security, landscaping, maintenance and housekeeping. For a successful environment, we bring to you KEY, a leading international Facilities Management company that provides top notch services 24/7.

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C L E A R   Y O U R   M I N D   A N D   L E T   G O



MOUNTAIN  
VIEW



# About Mountain View

Mountain View is part of Dar Al Mimar Group (DMG), one of the most successful privately owned, vertically integrated real estate enterprises in Egypt. Since its establishment in May 2005, the management team has been further strengthened with the addition of multinational expertise. The rich and unique mix of both local proficiency and multinational experience is what makes the company different. All projects are designed with client satisfaction as the ultimate goal, providing them not only with homes, but also with a lifestyle to match. The company is structured, up-to-date, innovative and cost-efficient while remaining deeply ingrained in real life. It is with this integration, that Mountain View is able to provide true value for money and has launched nine other successful projects, four in New Cairo area, one in 6th October City, two along the dazzling North Coast and two in the hills of Ain Sokhna – and now its latest development: Mountain View October Park.

 **MOUNTAIN VIEW**  
a life to look up to

Mountain View I is a distinctive community located in New Cairo, and rising 900 feet above sea level, Mountain View Cairo I offers an exclusive lifestyle in a breathtaking setting. Designed to offer a private, luxurious living environment for its residents in American style. This tranquil gated community was developed on an area of 153,000 square meters using a master plan that makes the most of open green spaces. which is why the community's built-up area amounts to just 15% of the entire project - leaving thousands of square meters of lush greenery and inspiring landscape for residents to enjoy.



# Mountain View Projects

## MOUNTAIN VIEW a life to look up to

Mountain View II is a residential community in the heart of New Cairo strategically located just a stone's-throw away from the American University in Cairo campus. Covering an area of more than 202,000 square meters, and having the same American theme of Mountain View I, this vast community encompasses the timeless traditions of home, family, and friendly neighbors. Filled with parks, lush landscape, and a multitude of recreational activities, there is always something exciting to discover.

## MOUNTAIN VIEW EXECUTIVE RESIDENCE

Ideally situated on the Giza Plateau, and a mere 18 km away from downtown Cairo, Mountain View Executive Residence is an exclusive community built on 16 acres of land. With its ample space, residents of this luxury community can enjoy copious amounts of greenery, open front yards, and a central green park, as well as a wide range of amenities and facilities, in addition to elegant and comfortable homes in one of the safest, most luxurious integrated communities on the west side of Cairo.

## MOUNTAIN VIEW HYDE PARK

Mountain View Hyde Park located in New Cairo on Road 90, 5 minutes away from the American University in Cairo's new campus. It boasts the best in contemporary villas, townhouses, villas, apartments and penthouses. All houses have direct access to huge interconnected parks overlooking Hyde Park, the biggest park in Egypt.

## MOUNTAIN VIEW KATAMEYA EXECUTIVE RESIDENCE

A new gated residential community east of Cairo; Executive Residence is located strategically in the Katameya area only minutes away from the Ring Road, and just ten minutes away from the AUC new campus. This community is perfectly situated just outside the city's perimeters to allow for peace and quiet, whilst convenient proximity ensures that the capital's attractions are still within reach.

## MOUNTAIN VIEW SOKHNA ENJOY THE LUXURY

The Mountain View North Coast is situated in a prime location, known as Ras El Hikma, on the Mediterranean Sea, in an area known for calm waters and mood altering landscapes. Mountain View North Coast covers an area of 120 acres and is designed using a Greek theme, with lavish white buildings and turquoise trimmings. Mountain View North Coast is a mixed-use development offering stand-alone villas, semi-attached villas, attached villas, town houses and chalets with a selection of interiors to suit the different tastes of our clients.

## Diplomats

The Diplomats project is situated in a prime location, also in Ras El Hikma, and covers an area of 36 acres. This affluent resort comes with a complete range of housing options and amenities such as a hotel, a roman theater, a marina and plenty more. It has been designed using a Tuscan theme; with lavish white buildings trimmed with summery red. Diplomats Ras El Hikma is a mixed-use development offering stand alones, town houses and chalets.

## MOUNTAIN VIEW SOKHNA LUXURY IN A WEEKEND

Mountain View Sokhna is approximately 60 minutes from the Cairo-Sokhna gates; making it the perfect weekend getaway or a permanent home address. MV Sokhna I covers an area of 50 acres, while the second project, MV Sokhna II, covers an area of 25 acres. Situated at a high altitude allowing it to have a constant breeze year-round and reduced levels of humidity, it is possible to enjoy this magnificent spot during the warmest months of the year. Built using a tropical Hawaiian theme with a warm vibrant feel, flourishing greenery and outstanding facilities, Mountain View Sokhna I & II offer stand-alone villas, semi-attached villas, attached villas and chalets.



### East Cairo:

- ★ Mountain View I
- ★ Mountain View II
- ★ Mountain View Executive Residence Katameya
- ★ Mountain View Hyde Park

### North Coast:

- ★ Mountain View Ras El Hikma
- ★ Diplomats Ras El Hikma

### West Cairo:

- ★ Mountain View Executive Residence Giza Plateau
- ★ Mountain View October Park

### Ein El Sokhna:

- ★ Mountain View Sokhna I
- ★ Mountain View Sokhna II

## DMG overview

Dar Al Mimar Group (DMG) was established more than two decades ago as a contractor. Today DMG has member companies in the engineering, real estate and hospitality sectors. The DMG family of companies are vertically integrated with an innovative and unique approach to delivering projects. The group's companies strive individually in their core specialties and succeed in adding considerable value to their sister companies. In collaboration between the DMG member companies, a project is materialized from concept to design, contracting to sales and finally facilities management. The business model and leverage of DMG has enabled the group to grow rapidly within the Middle East. The DMG family is made up of 877 professionals and administrators creating an integrated network of dedicated talent that make DMG distinct in what it offers.

### Engineering



### Real Estate



### Hospitality



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# Terms and Conditions Disclaimer

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1. All drawings are not to scale and Actual usable floor space may vary from stated areas.
2. All rooms dimensions have been provided by our Architecture consultant and are measured to structural elements and exclude wall finishes and construction tolerances.
3. All materials, dimensions and drawings are approximate.
4. The developer reserves the right to make revisions to the floor plan.
5. Information is subject to change without notice.