

by
EVEREST VIEW
Development



M O N T A N I A
G a r d e n s

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ABOUT EVEREST VIEW DEVELOPMENTS

Big Spaces for
Big Dreamers.

1

DISCLAIMER

Everest View real estate developments has been working in real estate developments since 2004 and has significant work in the field of residential, commercial and administrative real estate development.



About Everest View Developments

Everest View is one of the leading pioneers in the market of real-estate development, construction, and supplies with expertise for more than 16 years. At a steady pace, Everest View took over a major portion of the real-estate market and became the first choice for people seeking to purchase or construct housing units. Also, the company is marked by various services performed by a well-trained staff to fulfill customer needs. It started to expand with housing projects in Tanta, Menoufia, Berket EL Saba, Al-Alamein, and a residential compound in New Sheikh Zayed city. In addition to the administrative units and mosques that are built with design to match the universal design standards.



About Green October - New Zayed

The Green Belt area, known for its natural beauty and ecological significance, has become an increasingly important focus for real estate analysis in recent years. As urban expansion pressures intensify, understanding the dynamics of this unique market is essential for investors, developers, and policymakers alike.



2

A New Era of
Elite Compounds

ABOUT MONTANIA
GARDENS

A Distinctive Project Style

WELCOME TO

Montania
GARDENS

MONTANIA is designed with unparalleled meticulousness to create a fully integrated environment for its residents, fostering a seamless lifestyle that encompasses all their needs.

MONTANIA COMMUNITIES

Everest View real estate developments has been working in real estate developments since 2004 and has significant work in the field of residential, commercial and administrative real estate development.



Under construction project will
be delivered in 2028



Under construction project will
be delivered in 2026



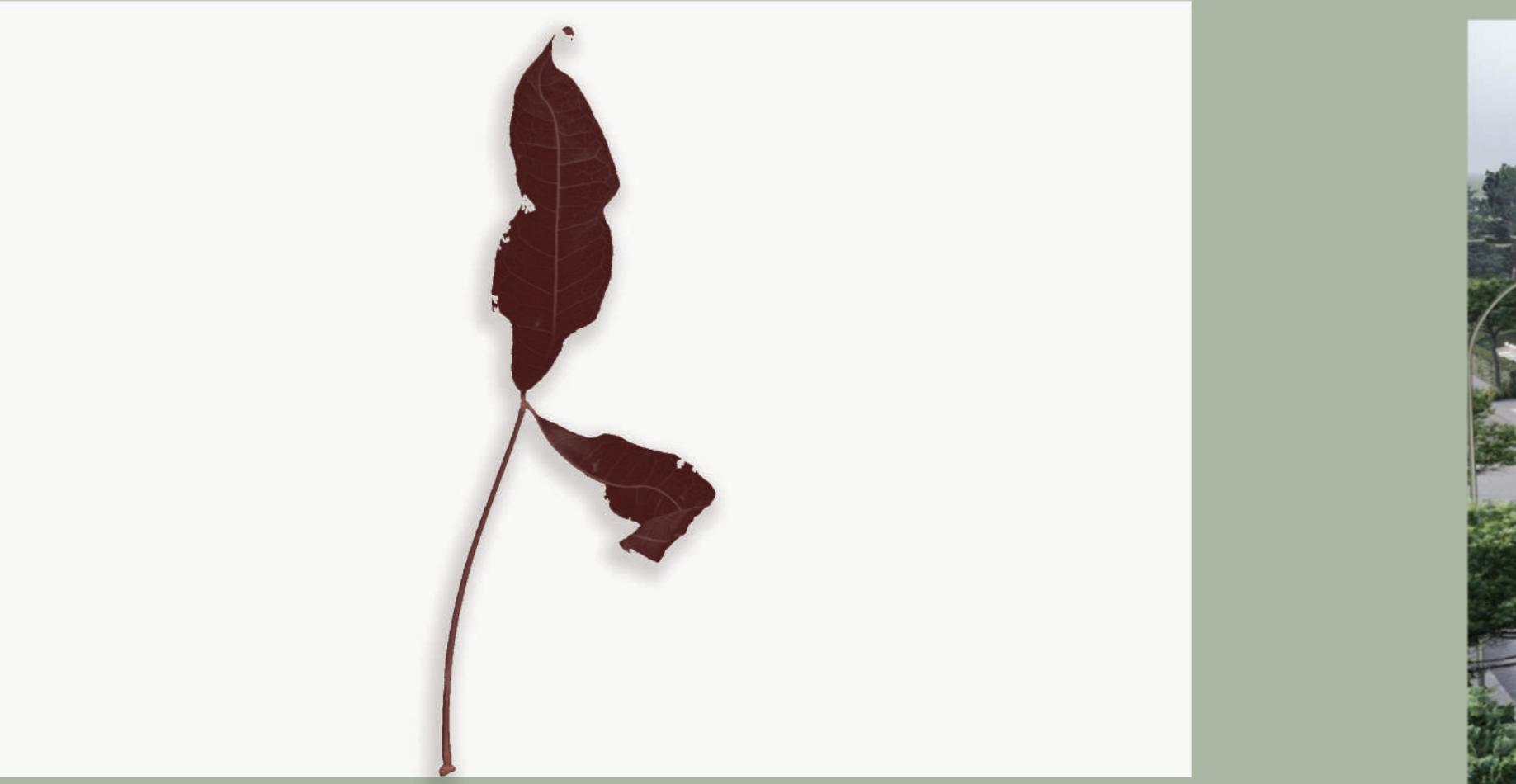
Under construction project will
be delivered in 2025

*Elegance Redefined, Estates
Perfected*

MONTANIA
PHILOSOPHY

Where Luxury
Meets Lifestyle

3



MONTANIA Philosophy

In Montania Gardens Green spaces have been exploited to provide privacy and luxury moreover. The compound provides running track and kids area.

In addition, the compound uses solar power lightings to illuminate the roads and gardens.



4

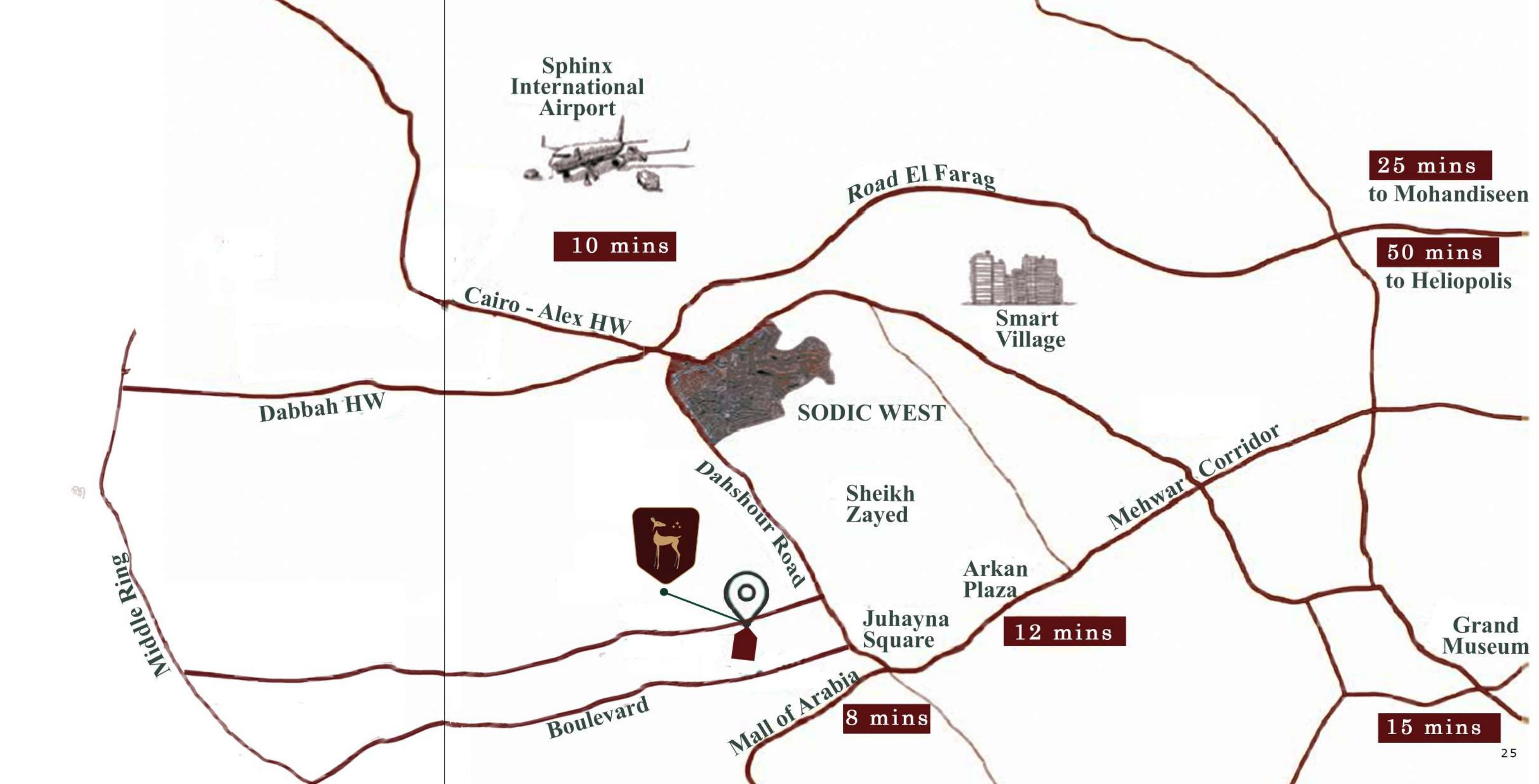
Your New Living
Starts Here

LOCATION MAP

Setteling Your Premium Life

LOCATION MAP

Montania Gardens is located in new Zayed, 6th of October city in the luxurioss housing area where distinction and elegance exist and its proximity of shopping area and universities as well.





02 MIN
from Dahshur Road



03 MIN
from Cairo University



04 MIN
from Mall of Arabia



05 MIN
from 26 July Corridor



07 MIN
from Must University



08 MIN
from Mall of Egypt.

A NEW LIFE IS COMING TO OCTOBER

Enjoying direct access to Dahshur road and links to the Alexandria-Cairo dessert road, it also offers quick access to an array of amenities in the nearby vicinity, including Smart Village, Mall of Egypt, and Sphinx Airport.

*Creating Legacies Through
Luxury Homes*

Home Dreams
Coming True

DESIGN CONCEPT

5

Design Concept

The beauty of MONTANIA is that the energy flows seamlessly creating a harmonious balance.

Functionality

MONTANIA gardens is the intersection of functionality and aesthetics, built to cater to a spectrum of commercial needs.

Luxury design that meets functionality.

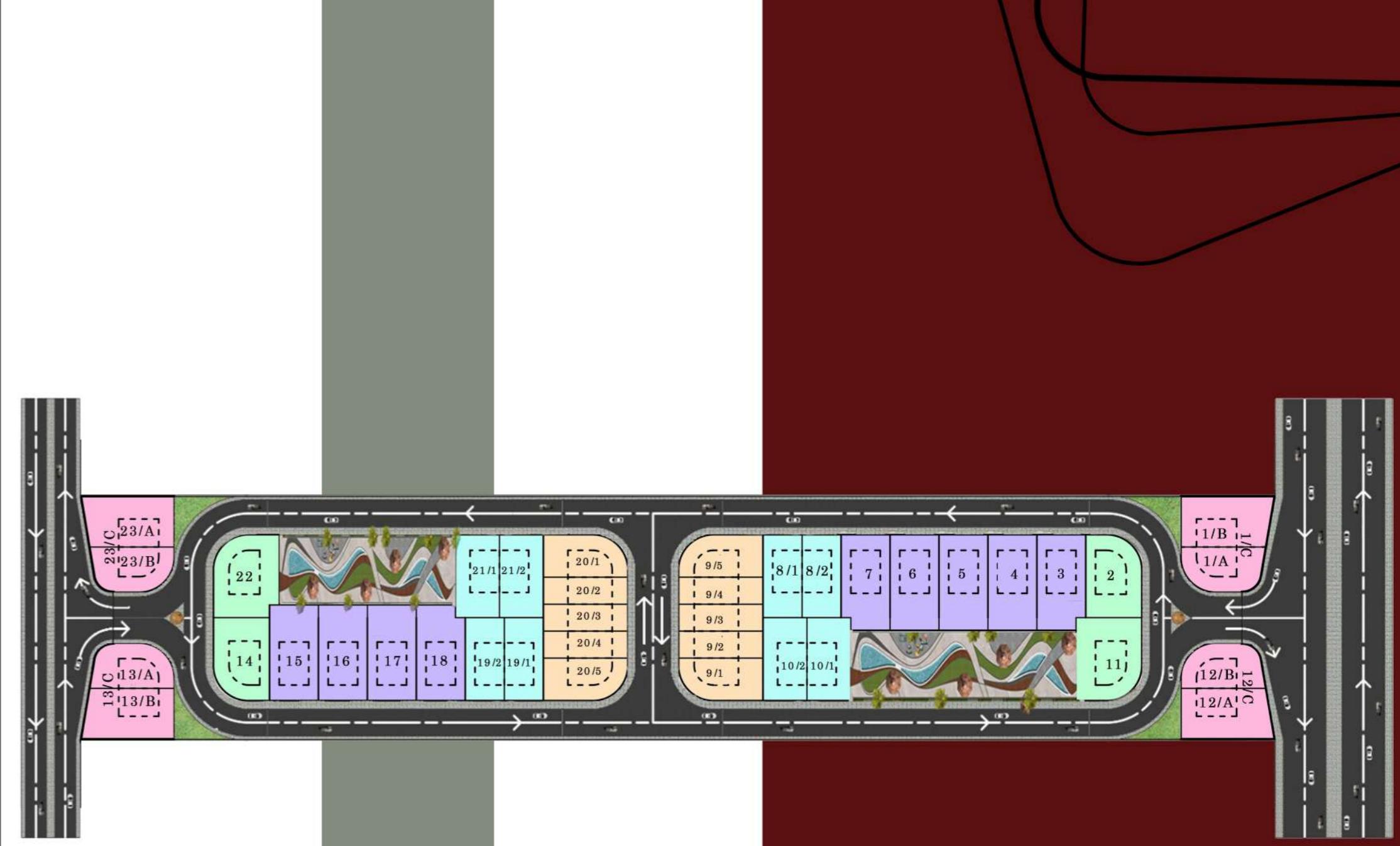


A close-up photograph of a single, large, dark red leaf, possibly a Monstera leaf. The leaf is set against a plain, light-colored background, which makes the deep red color stand out. The leaf is attached to a thin, red stem. The texture of the leaf is visible, showing the characteristic veining of a Monstera leaf. The lighting is soft, highlighting the natural shape and color of the leaf.

MONTANIA GARDENS Design Concept

Montania Gardens is envisioned as an exclusive residential community featuring a collection of luxurious villas nestled within a lush, verdant landscape. The project aims to create a harmonious blend of nature and modern living, promoting residents with privacy and comfort.

MASTER PLAN



SIGNATURE VILLA

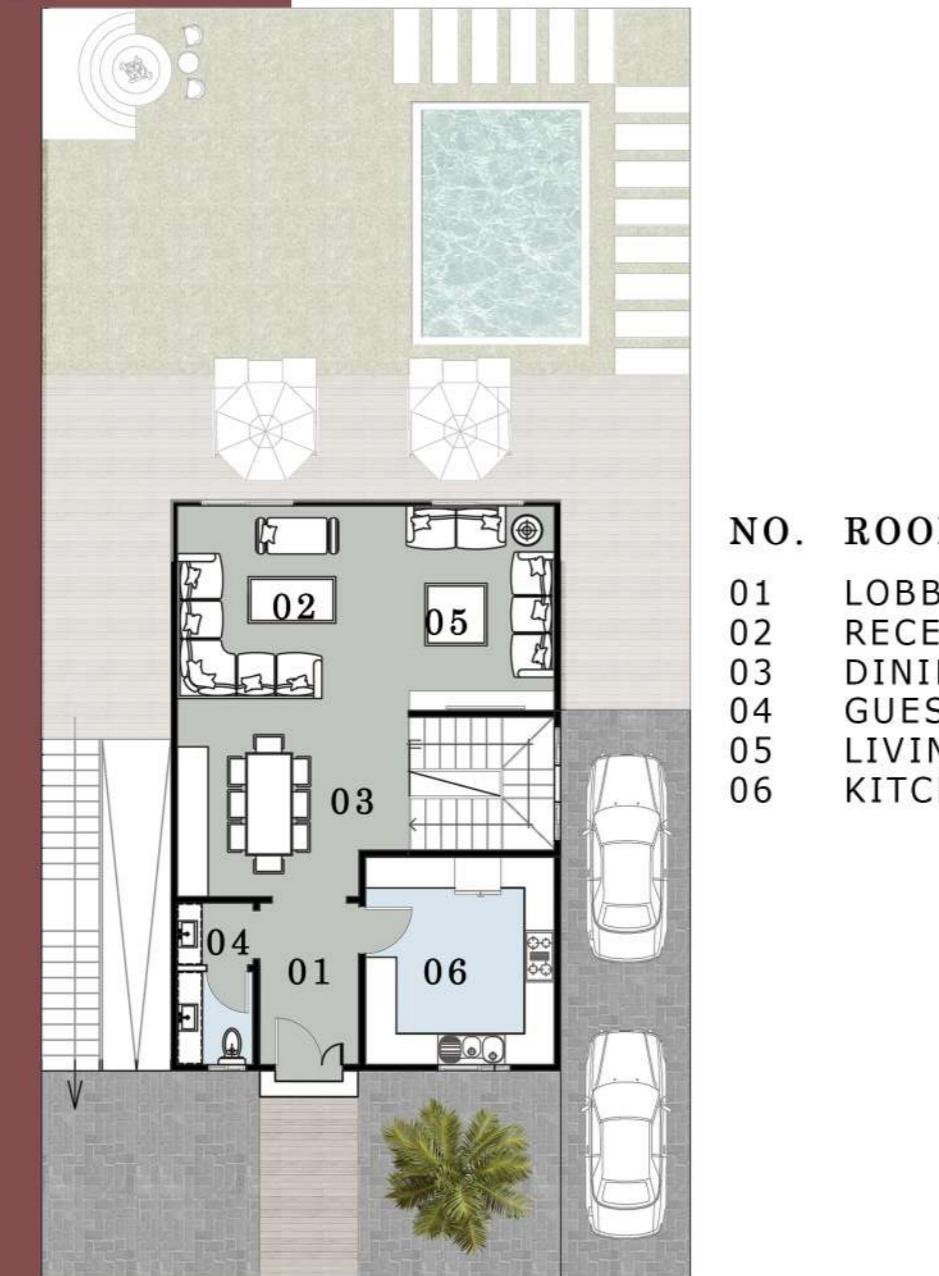


SIGNATURE VILLA

Total Built-up Area: 327 m²

Ground Floor Area: 83m²

Total Garden Area: 224 m²



NO. ROOM

- 01 LOBBY
- 02 RECEPTION
- 03 DINING ROOM
- 04 GUEST TOILET
- 05 LIVING ROOM
- 06 KITCHEN

DIMENSIONS

- 3.10m X 1.50m
- 7.00m X 3.60m
- 4.60m x 2.60m
- 3.10m x 1.50m
- 3.90m x 2.00m
- 3.80m x 3.40m

Walk out Floor Area: 131m²



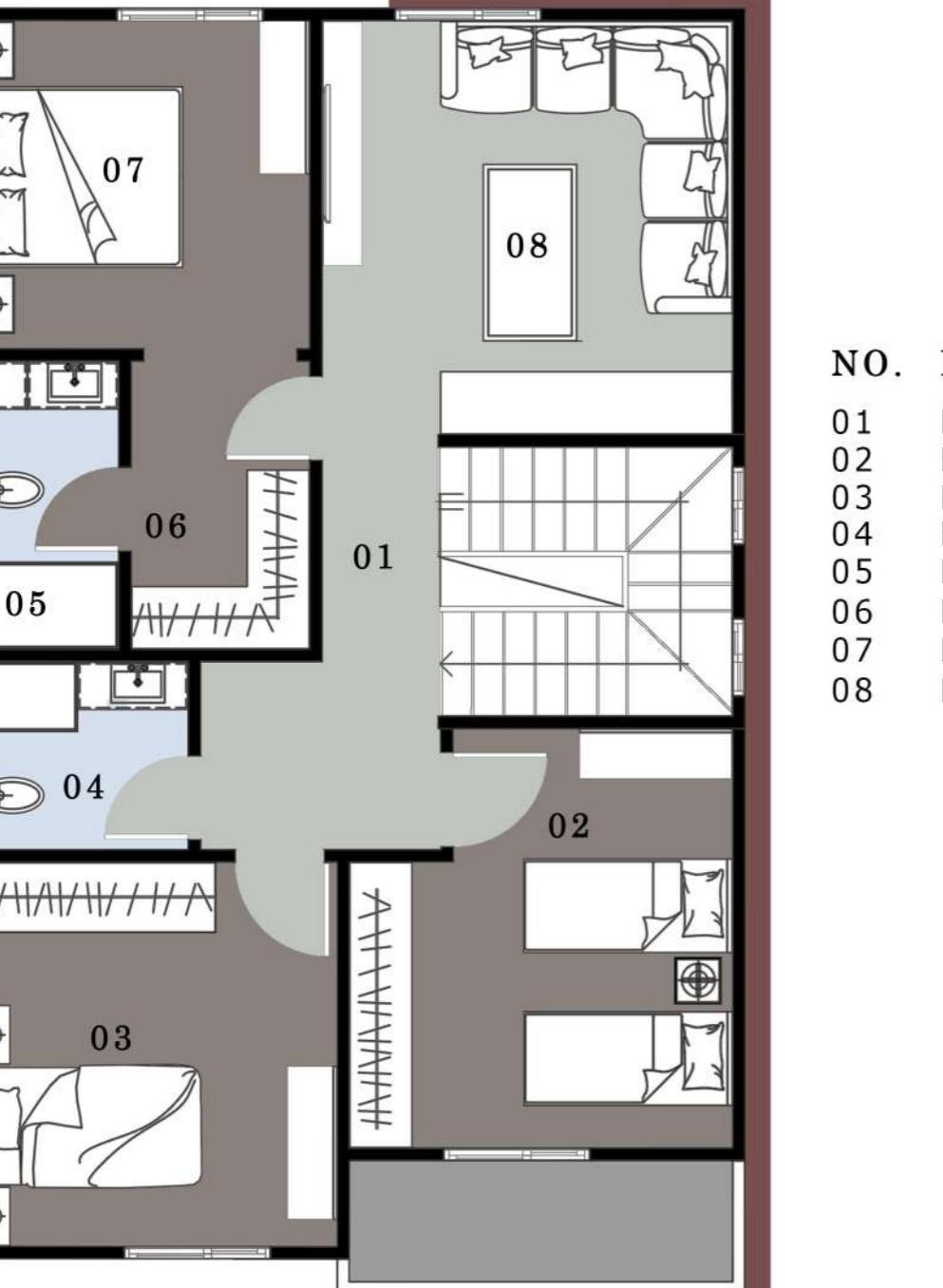
NO. ROOM

- 01 LOBBY
- 02 LIVING ROOM
- 03 BATHROOM
- 04 MAID'S BEDROOM
- 05 MAID'S BATHROOM

DIMENSIONS

- 2.60m X 1.80m
- 4.8m X 3.60m
- 3.20m x 1.30m
- 3.80m x 2.40m
- 2.70m x 1.40m

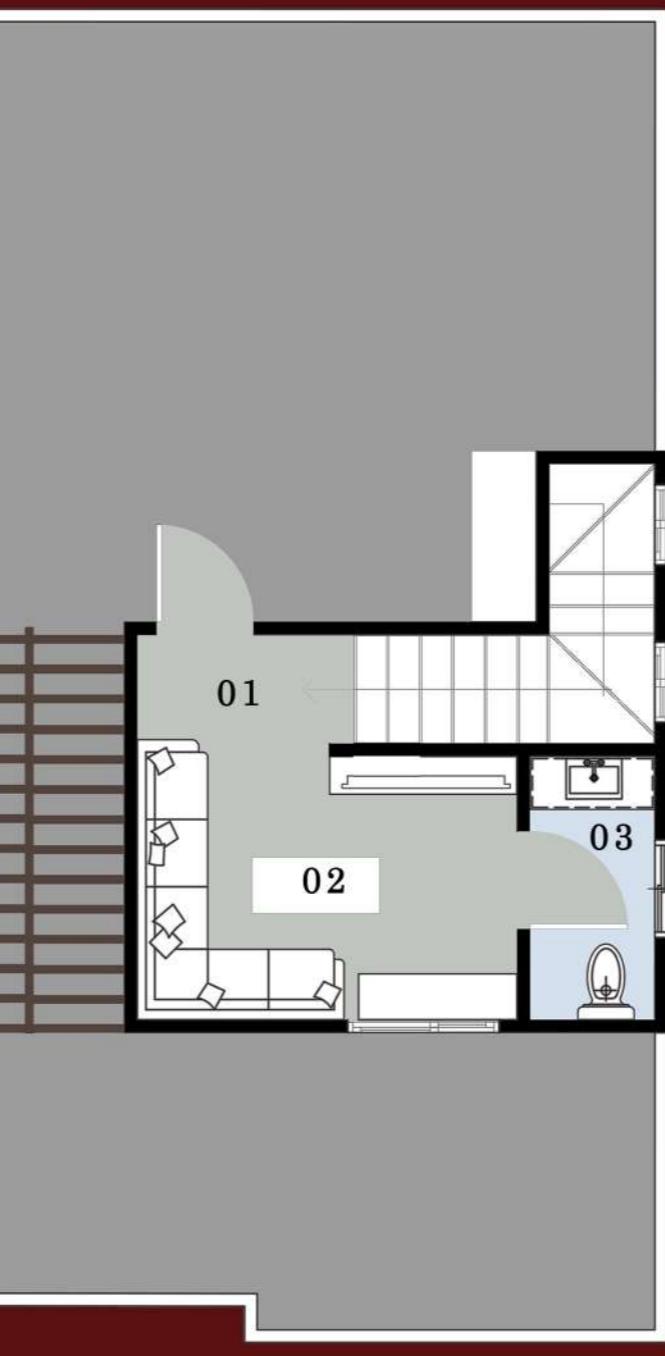
First Floor Area: 91.30 m²



NO.	ROOM
01	LOBBY
02	BEDROOM-1
03	BEDROOM-2
04	BATHROOM
05	MASTER BATHROOM
06	DRESSING
07	MASTER BEDROOM
08	LIVING ROOM

DIMENSIONS	
2.70m	X 1.80m
3.90m	X 3.80m
4.60m	x 3.20m
2.10m	x 1.60m
2.10m	x 1.70m
2.10m	x 1.60m
3.00m	x 3.10m
3.80m	x 3.60m

Roof Floor Area: 22 m²



NO.	ROOM
01	LOBBY
02	ROOF ROOM
03	BATHROOM

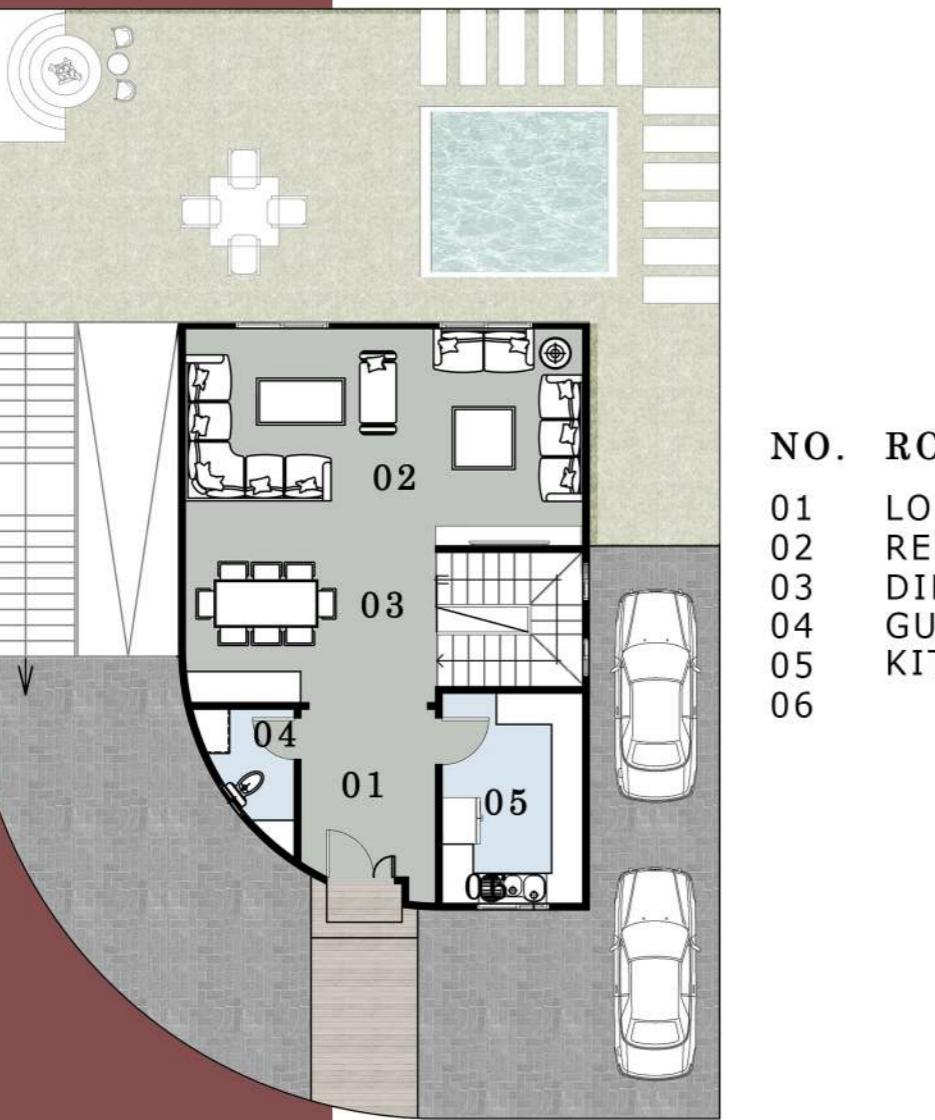
DIMENSIONS	
2.60m	X 2.80m
2.30m	X 2.10m
2.30m	X 1.20m

SIGNATURE VILLA

Total Built-up Area: 327 m²

Total Garden Area: 258 m²

Ground Floor Area: 83m²



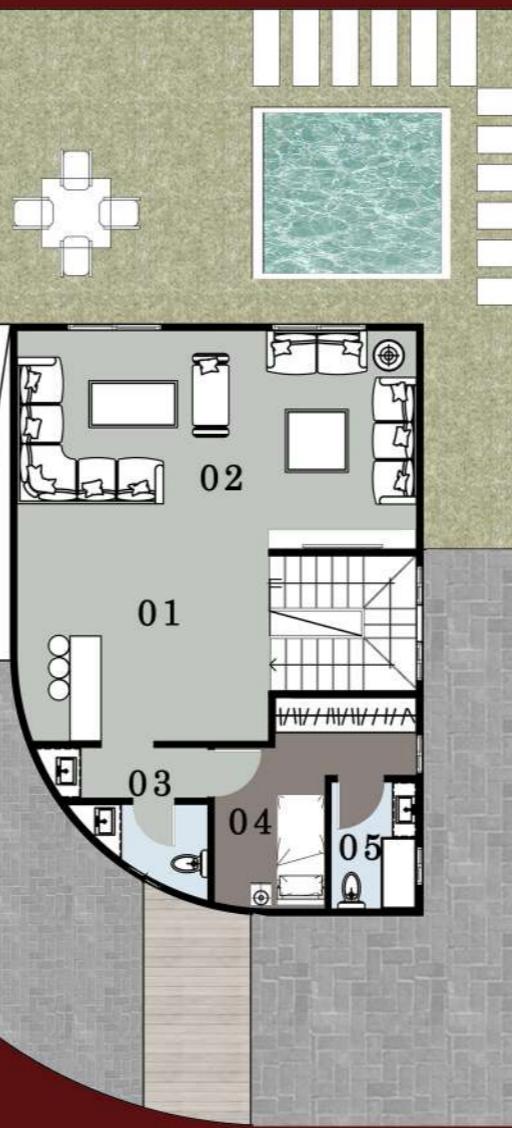
NO. ROOM

- 01 LOBBY
- 02 RECEPTION
- 03 DINING ROOM
- 04 GUEST TOILET
- 05 KITCHEN
- 06

DIMENSIONS

- 3.10m X 1.50m
- 7.00m X 3.60m
- 4.60m x 2.60m
- 3.10m x 1.50m
- 3.80m x 3.40m

Walk out Floor Area: 131 m²



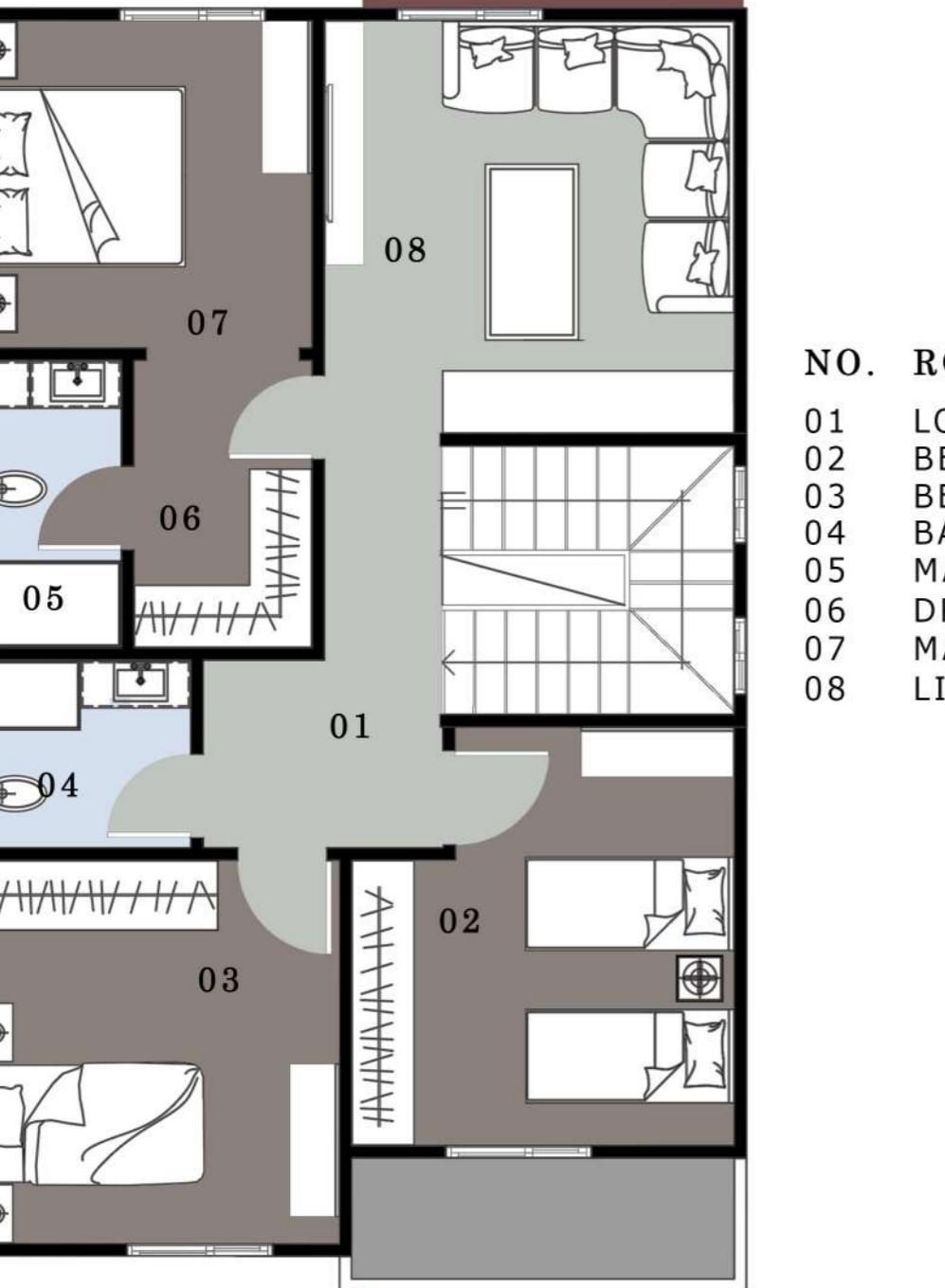
NO. ROOM

- 01 LOBBY
- 02 LIVING ROOM
- 03 BATHROOM
- 04 MAID'S BEDROOM
- 05 MAID'S BATHROOM

DIMENSIONS

- 2.60m X 1.80m
- 4.8m X 3.60m
- 3.20m x 1.30m
- 3.80m x 2.40m
- 2.70m x 1.40m

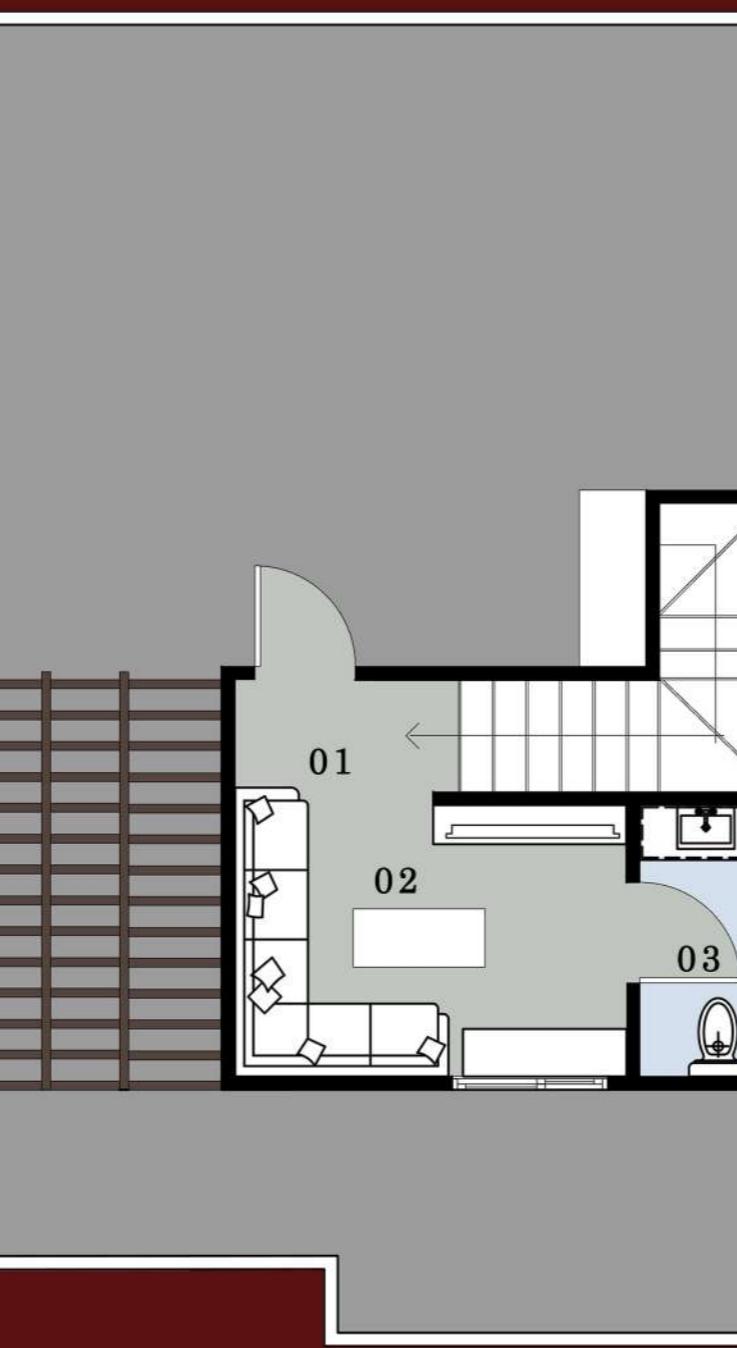
First Floor Area: 91.30 m²



NO.	ROOM
01	LOBBY
02	BEDROOM-1
03	BEDROOM-2
04	BATHROOM
05	MASTER BATHROOM
06	DRESSING
07	MASTER BEDROOM
08	LIVING ROOM

DIMENSIONS	
2.70m	X 1.80m
3.90m	X 3.80m
4.60m	x 3.20m
2.10m	x 1.60m
2.10m	x 1.70m
2.10m	x 1.60m
3.00m	x 3.10m
3.80m	x 3.60m

Roof Floor Area: 22 m²



NO.	ROOM
01	LOBBY
02	ROOF ROOM
03	BATHROOM

DIMENSIONS	
2.60m	X 2.80m
2.30m	X 2.10m
2.30m	X 1.20m

TWIN HOME

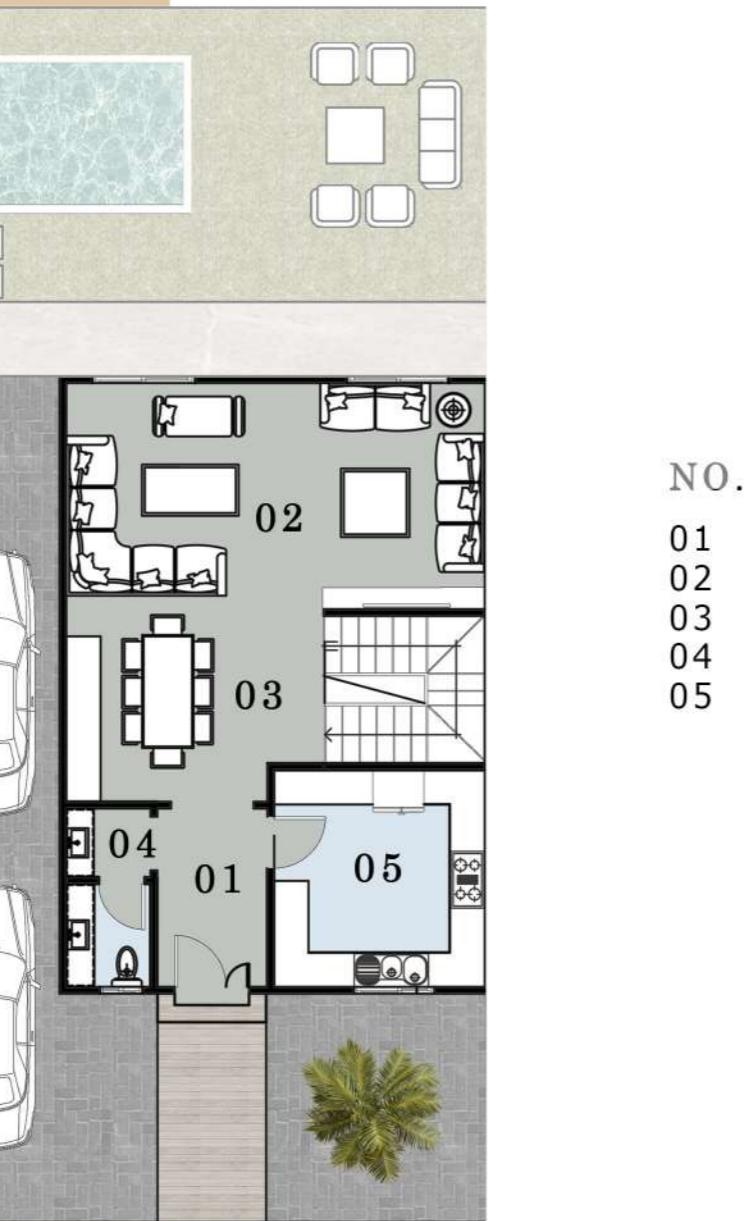


TWIN HOME

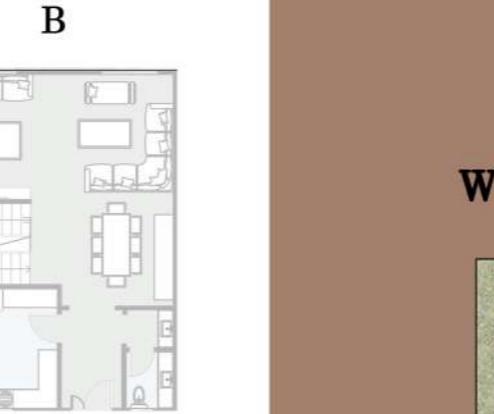
Total Built-up Area: 311 m²

Total Garden Area: 131m²

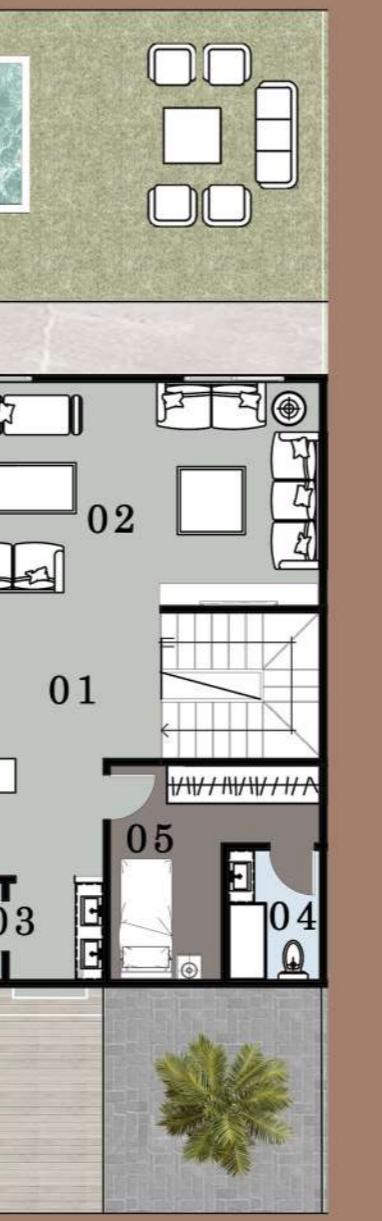
Ground Floor Area: 81 m²



NO.	ROOM	DIMENSIONS
01	LOBBY	2.90m X 2.70m
02	RECEPTION	9.30m X 3.50m
03	DINING ROOM	6.50m x 3.40m
04	GUEST BATHROOM	2.90m x 1.70m
05	KITCHEN	3.50m x 2.80m



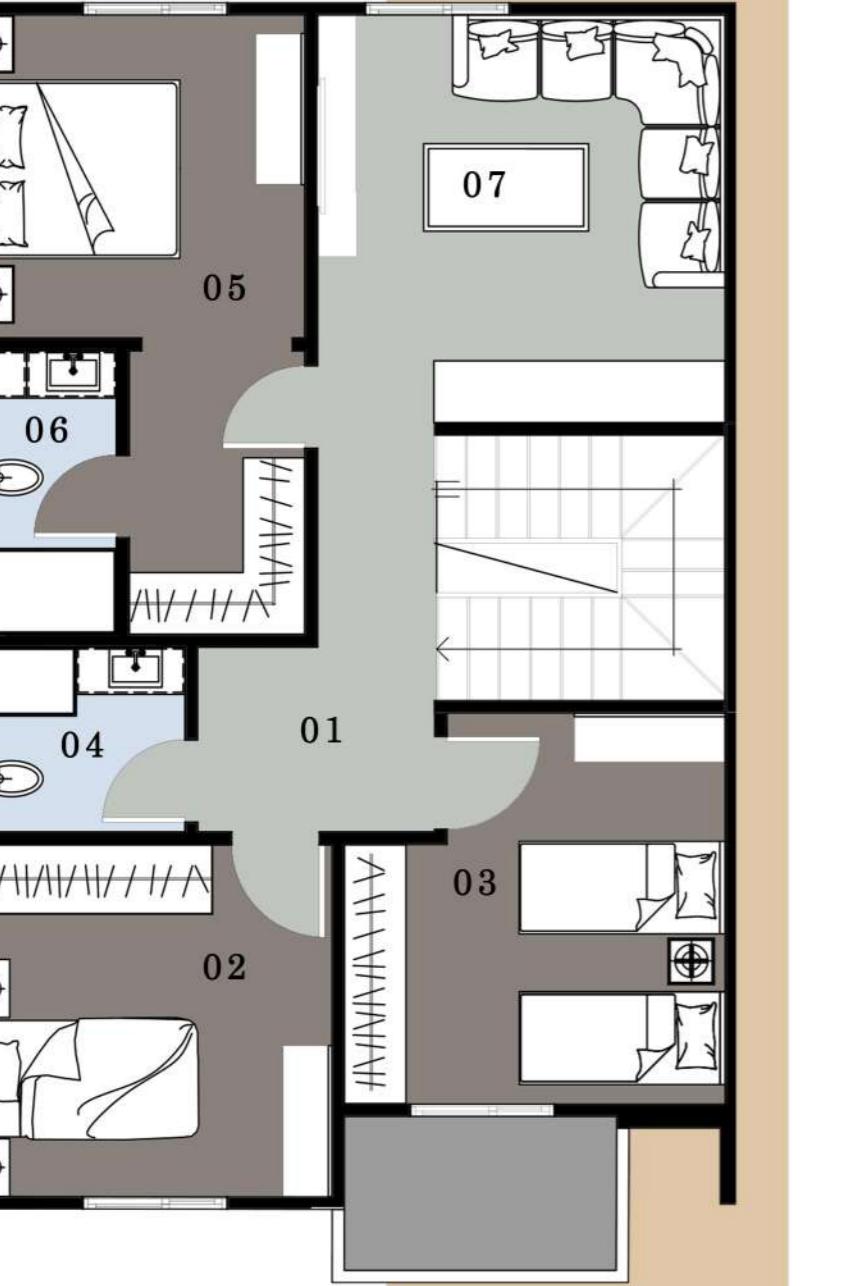
Walk out Floor Area: 120 m²



NO.	ROOM	DIMENSIONS
01	LOBBY	9.30m X 3.10m
02	LIVING ROOM	2.70m X 2.40m
03	BASEMENT BATHROOM	4.00m x 1.60m
04	MAID'S BATHROOM	4.00m x 1.50m
05	MAID'S BEDROOM	5.20m x 2.20m



First Floor Area: 90 m²



NO. ROOM

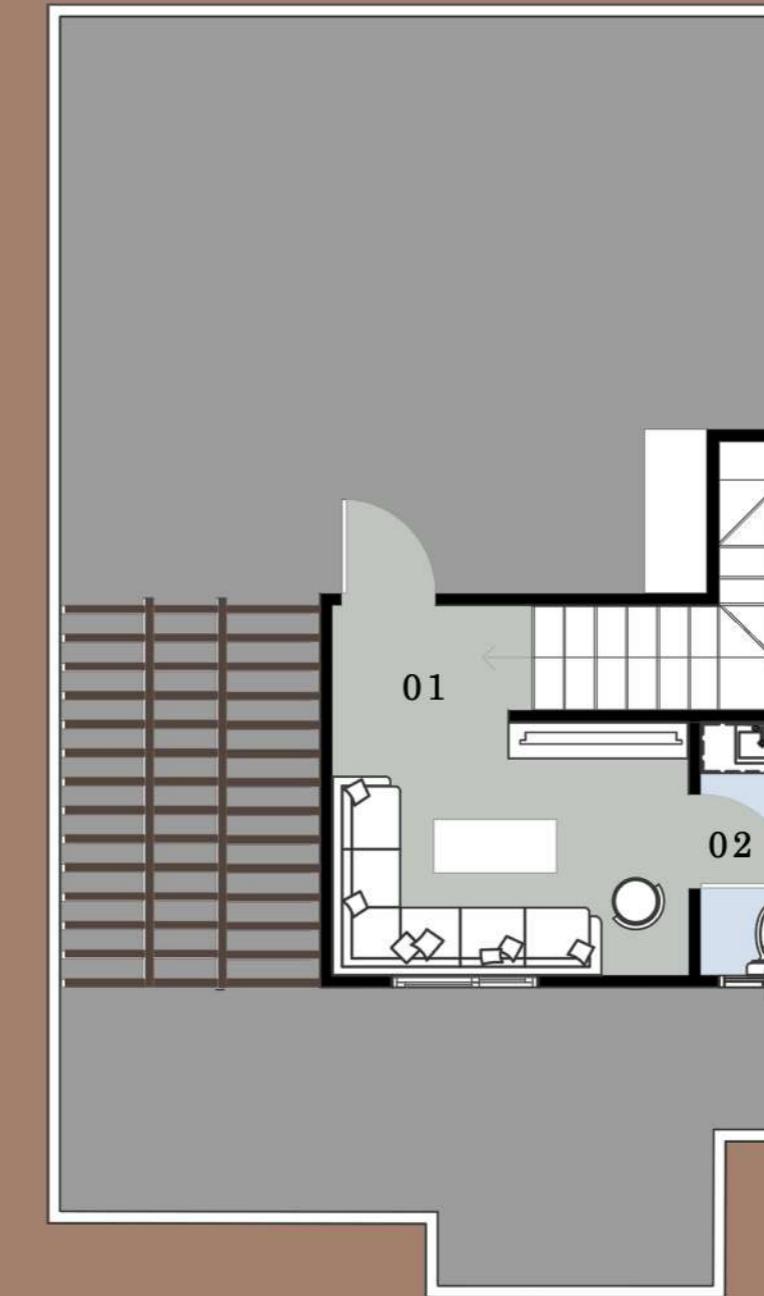
- 01 LOBBY
- 02 BEDROOM-1
- 03 BEDROOM-2
- 04 BATHROOM
- 05 MASTER BEDROOM
- 06 MASTER BATHROOM
- 07 LIVING ROOM

DIMENSIONS

- 2.70m X 2.60m
- 4.00m X 3.60m
- 5.20m x 3.40m
- 3.70m x 1.70m
- 3.70m x 3.40m
- 2.30m x 1.40m
- 4.00m x 3.10m

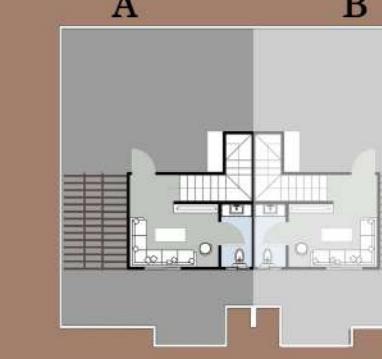


Roof Floor Area: 20 m²



NO. ROOM

- 01 LOBBY
- 02 BATHROOM

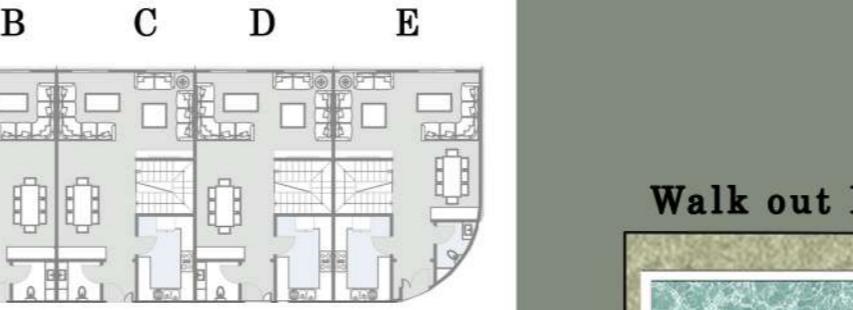
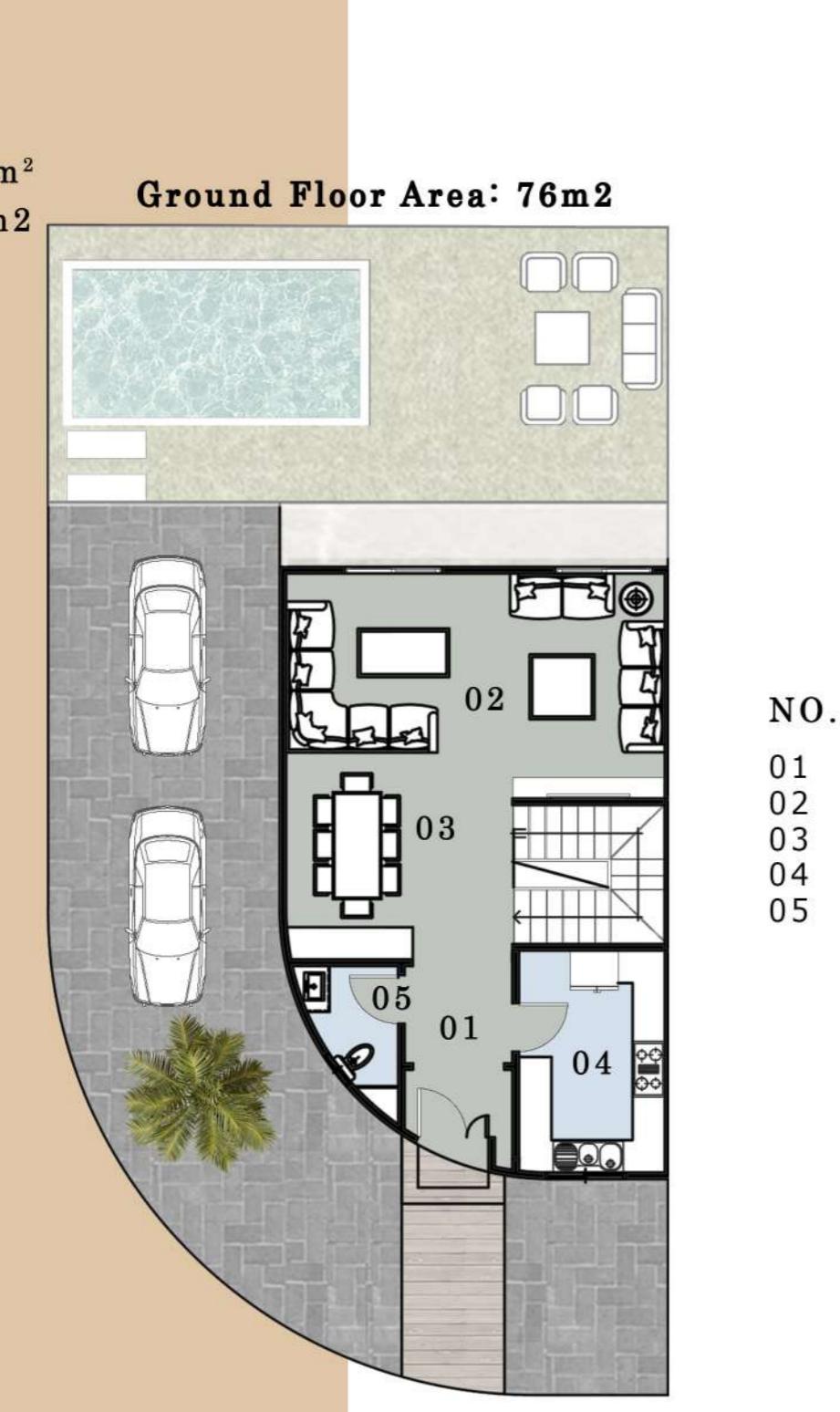


TOWN HOME

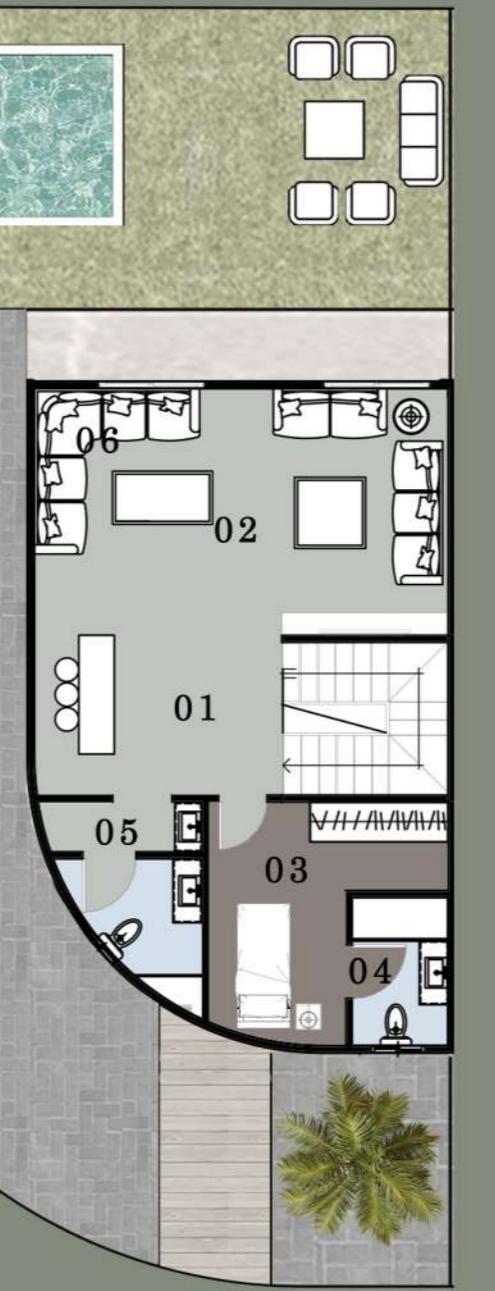


TOWN HOME (CORNER-A)

Total Built-up Area: 295 m²
Total Garden Area: 142 m²

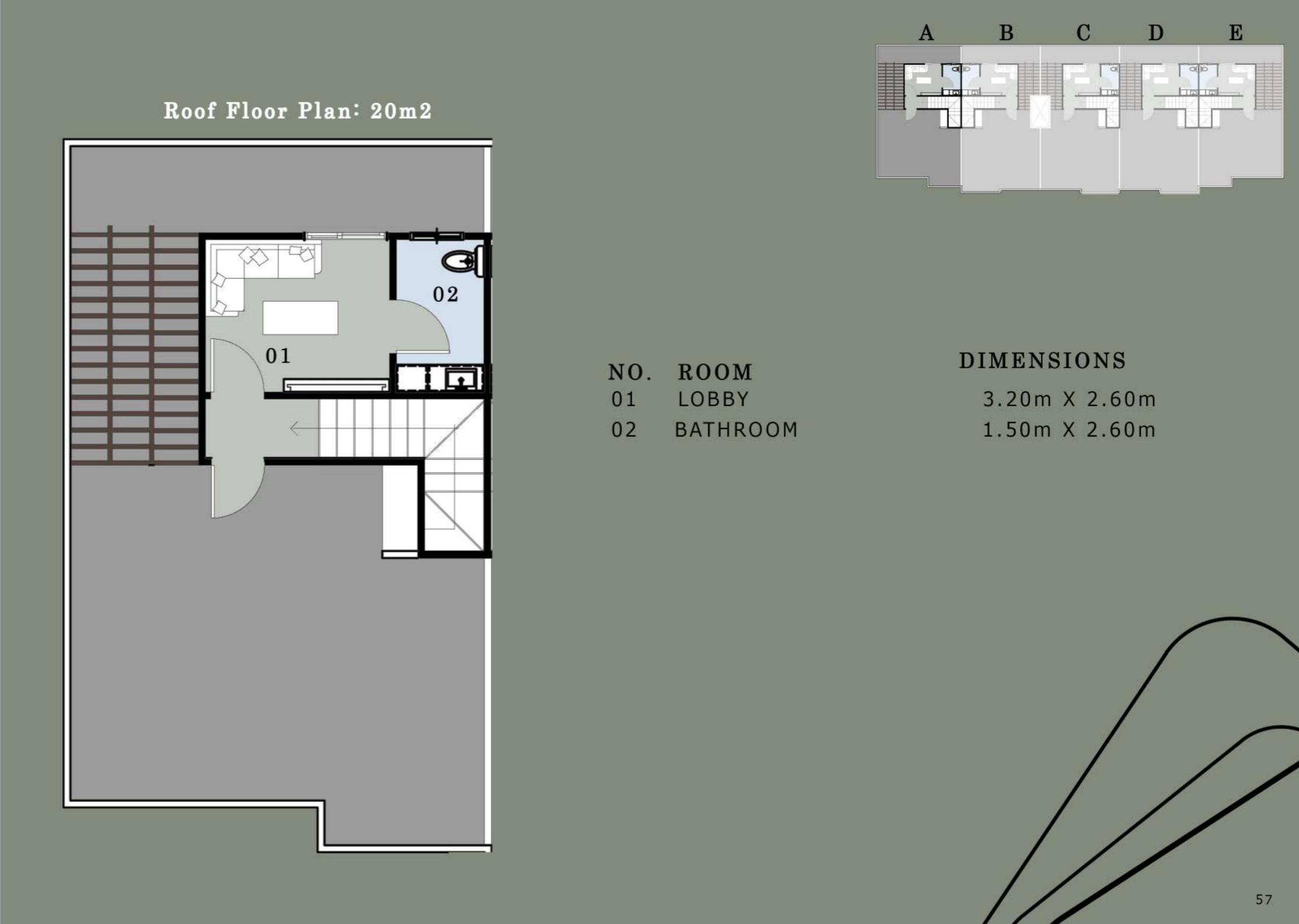
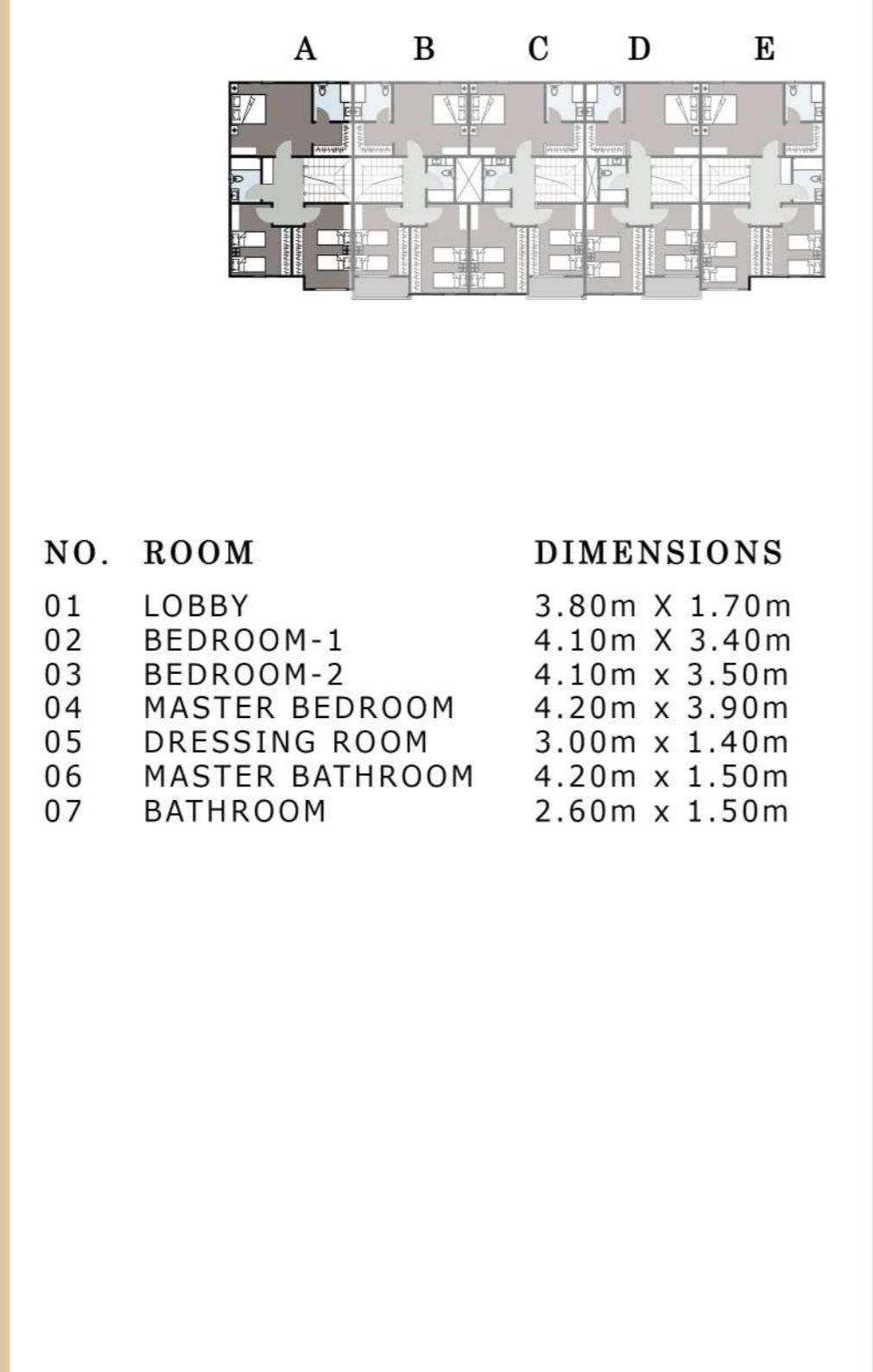
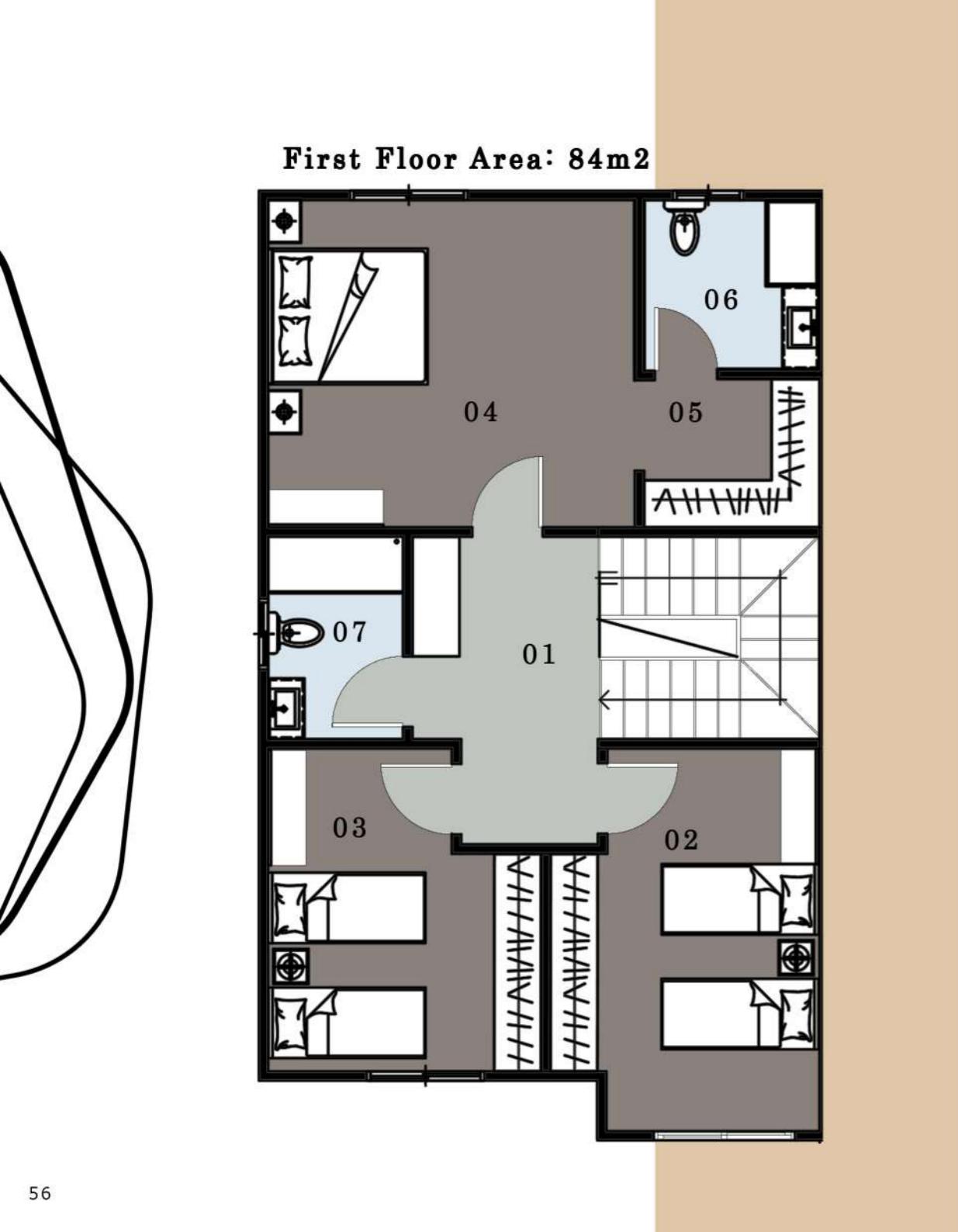


NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.80m
02	RECEPTION	7.00m X 4.20m
03	DINING ROOM	4.20m x 3.00m
04	KITCHEN	4.10m x 2.70m
05	GUEST BATHROOM	2.90m x 2.00m



NO.	ROOM	DIMENSIONS
01	LOBBY	4.15m X 2.20m
02	LIVING ROOM	3.50m X 4.20m
03	MAID'S BEDROOM	2.30m x 4.10m
04	MAID'S BATHROOM	1.60m x 2.50m
05	BASEMENT BATHROOM	2.00m x 2.20m

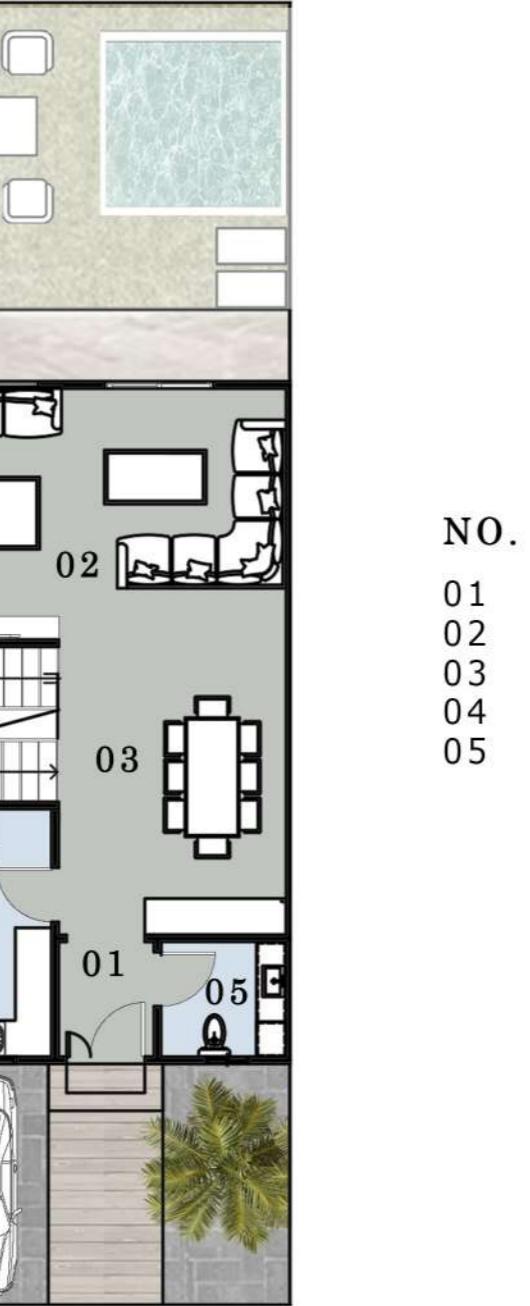




TOWN HOME (MIDDLE - B)

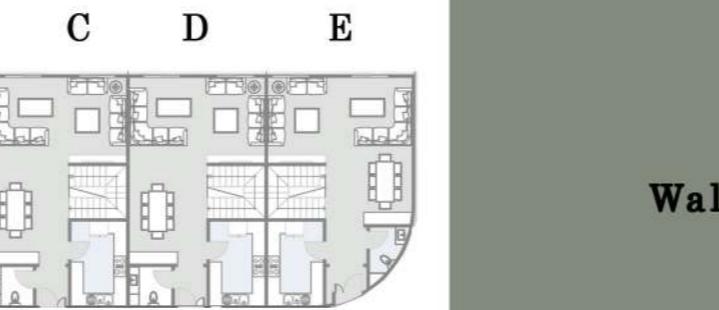
Total Built-up Area: 268 m²
Total Garden Area: 73 m²

Ground Floor Area: 76m²

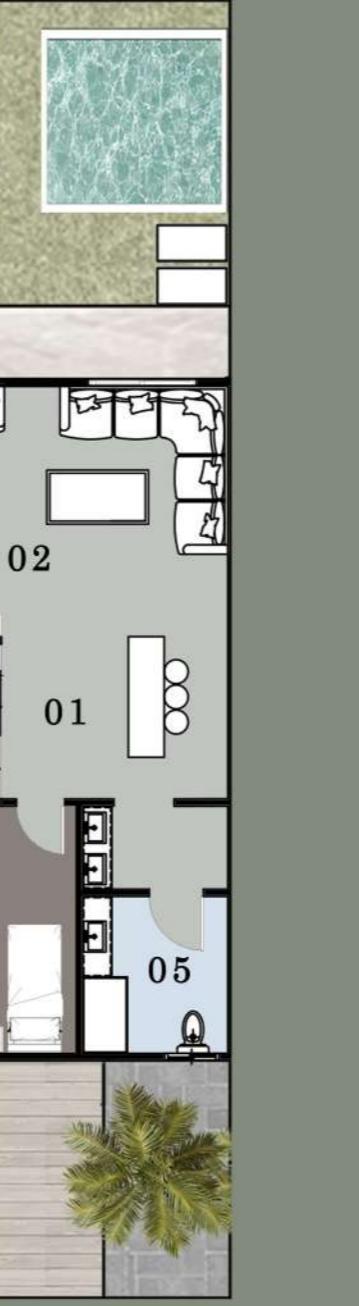


NO. ROOM

NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.80m
02	RECEPTION	7.00m X 4.20m
03	DINING ROOM	4.20m x 3.00m
04	KITCHEN	4.10m x 2.70m
05	GUEST BATHROOM	2.90m x 2.00m

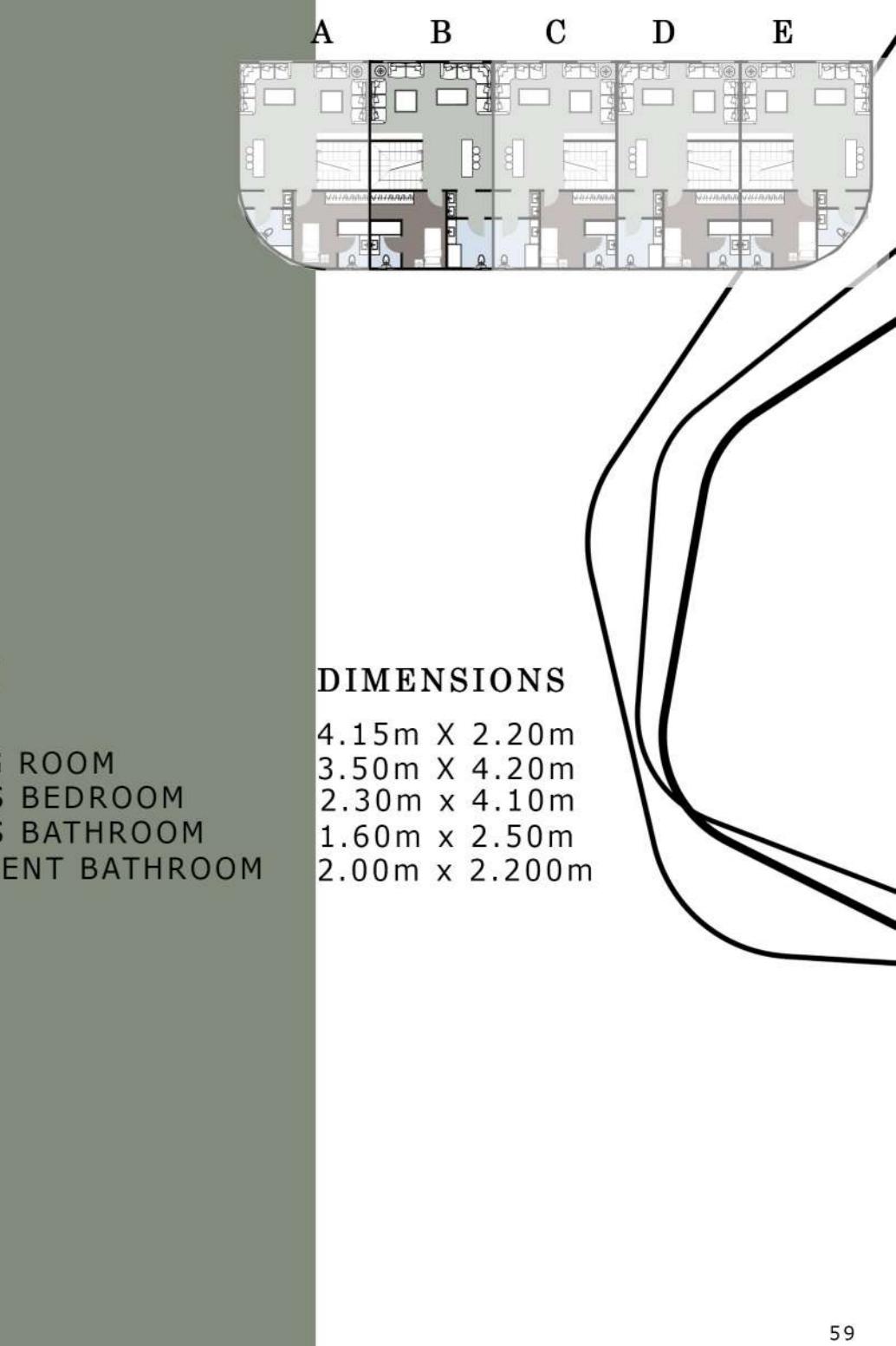


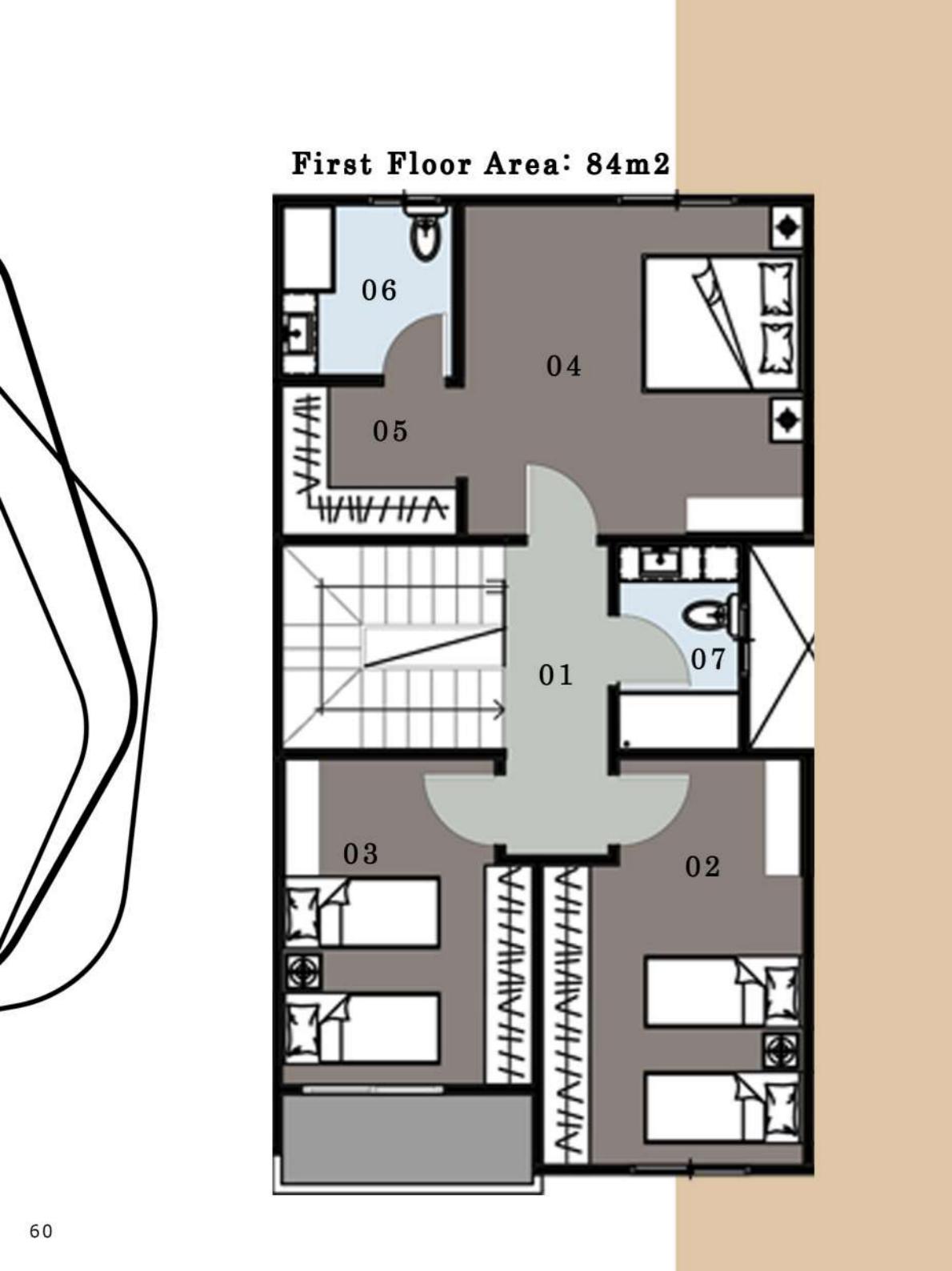
Walk out Floor Area: 88m²



NO. ROOM

NO.	ROOM	DIMENSIONS
01	LOBBY	4.15m X 2.20m
02	LIVING ROOM	3.50m X 4.20m
03	MAID'S BEDROOM	2.30m x 4.10m
04	MAID'S BATHROOM	1.60m x 2.50m
05	BASEMENT BATHROOM	2.00m x 2.20m

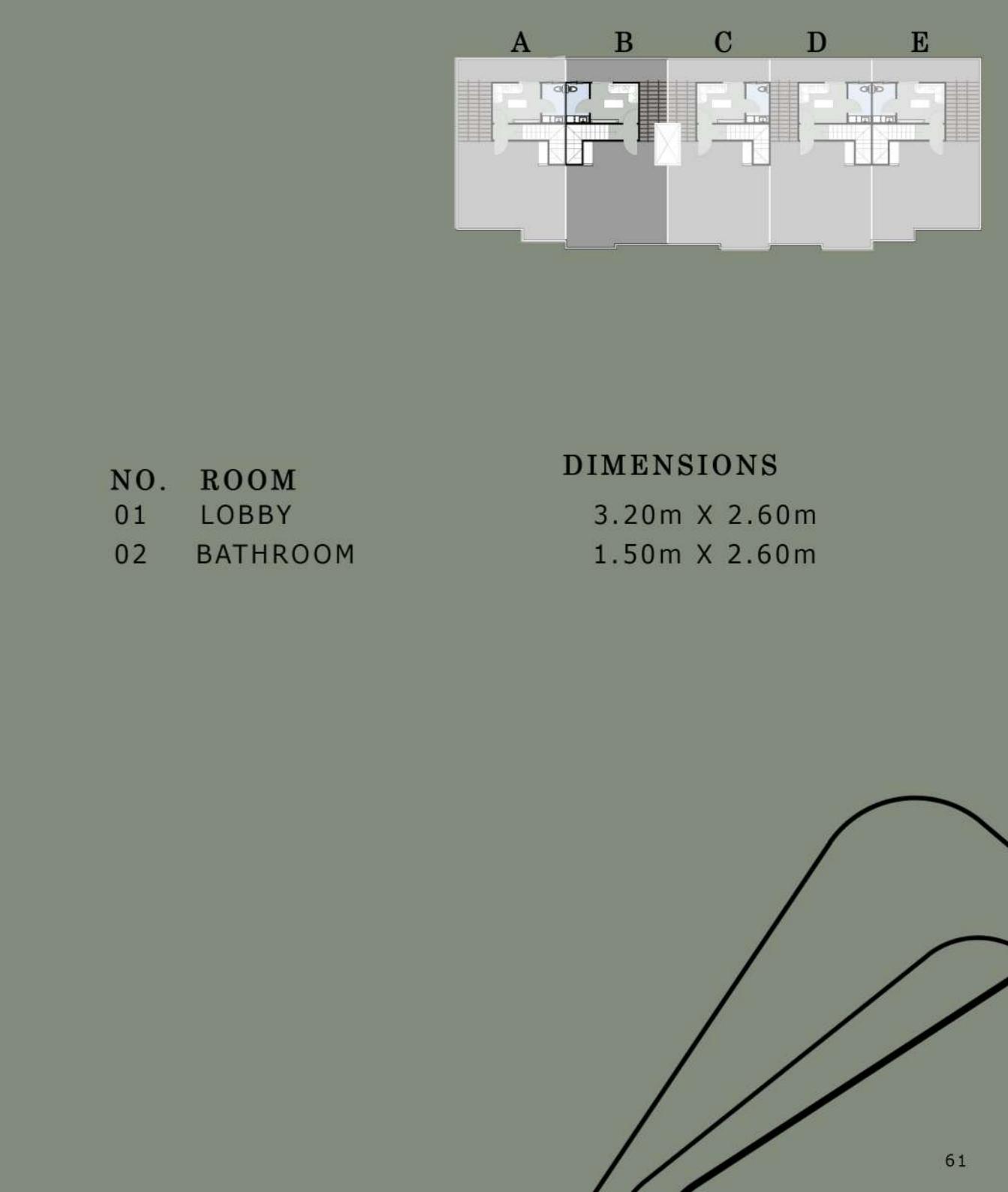
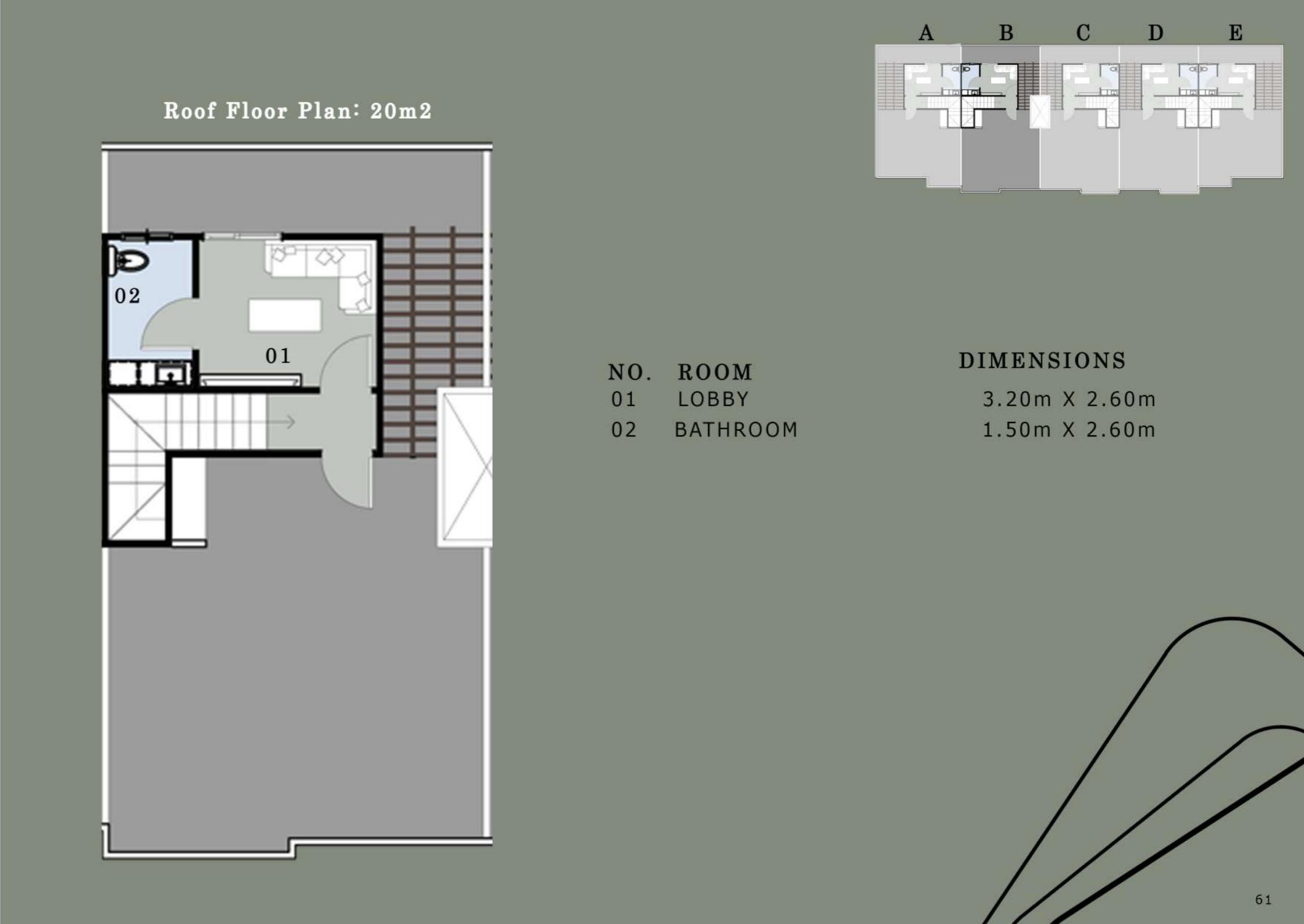




A	B	C	D	E

NO. ROOM DIMENSIONS

01	LOBBY	3.80m X 1.70m
02	BEDROOM-1	4.10m X 3.40m
03	BEDROOM-2	4.10m x 3.50m
04	MASTER BEDROOM	4.20m x 3.90m
05	DRESSING ROOM	3.00m x 1.40m
06	MASTER BATHROOM	4.20m x 1.50m
07	BATHROOM	2.60m x 1.50m



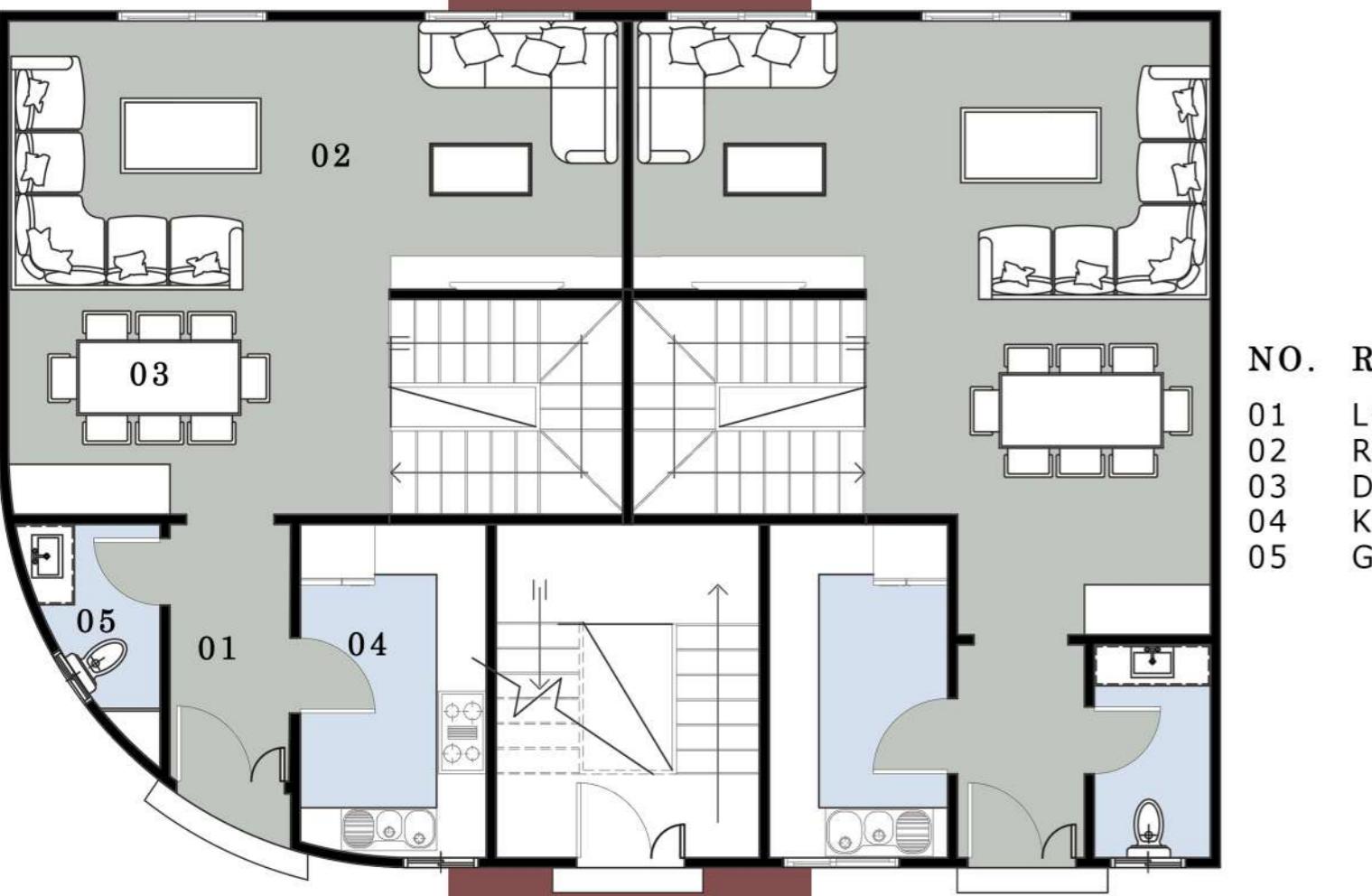
DUPLEX AND PENTHOUSE



DUPLEX AND PENTHOUSE

Total Built-up Area: 205m²

Ground Floor Area: 73m²



NO. ROOM

01 LOBBY

02 RECEPTION

03 DINING ROOM

04 KITCHEN

05 GUEST BATHROOM

DIMENSIONS

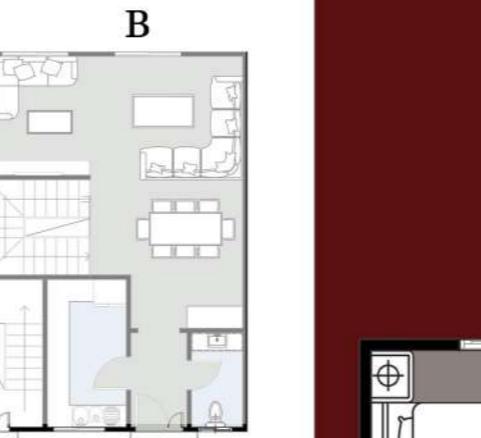
3.40m X 1.70m

4.00m X 7.50m

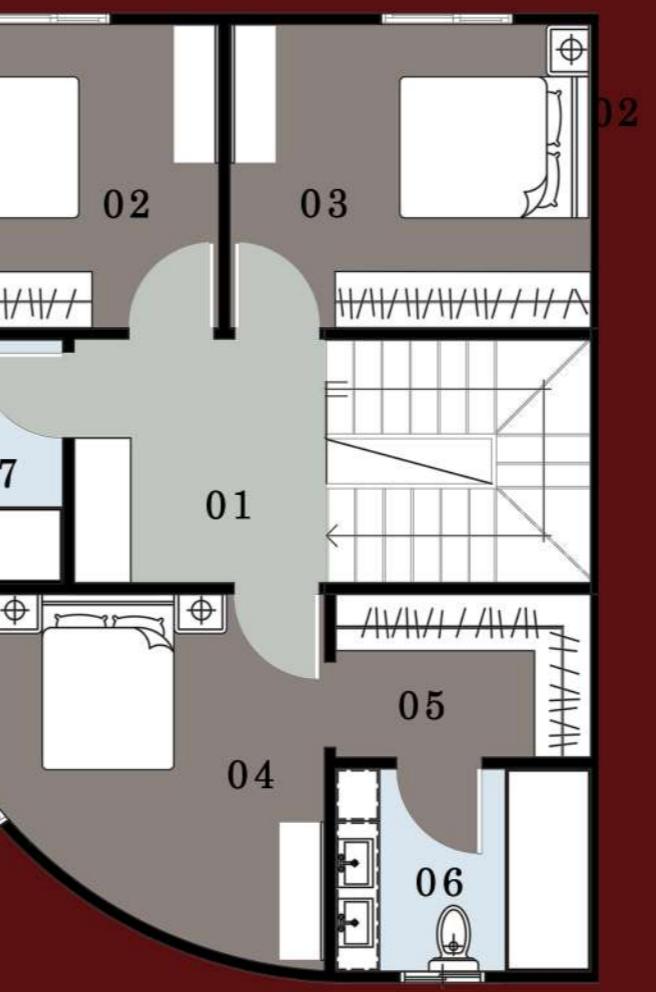
2.70m x 4.50m

4.00m x 2.40m

2.75m x 1.80m



Walk out Floor Area: 112m²



NO. ROOM

01 LOBBY

02 BEDROOM-1

03 BEDROOM-2

04 MASTER BEDROOM

05 DRESSING

06 MASTER BATHROOM

07 BATHROOM

DIMENSIONS

2.40m X 2.75m

4.00m x 3.95m

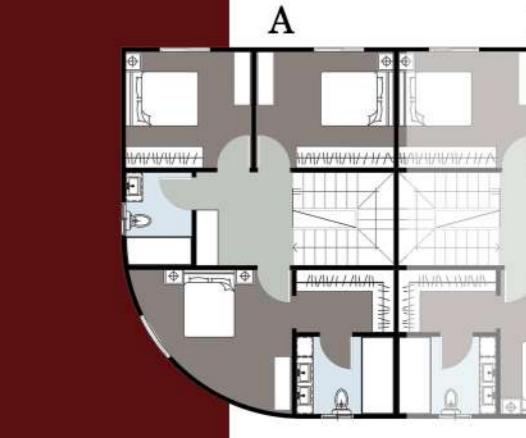
3.00m x 3.55m

3.30m x 2.90m

2.90m x 1.50m

2.20m x 2.10m

2.20m x 2.70m



DUPLEX AND PENTHOUSE

Total Built-up Area: 219 M² + Outdoor Terrace: 109 M²

First Floor Area: 161m²



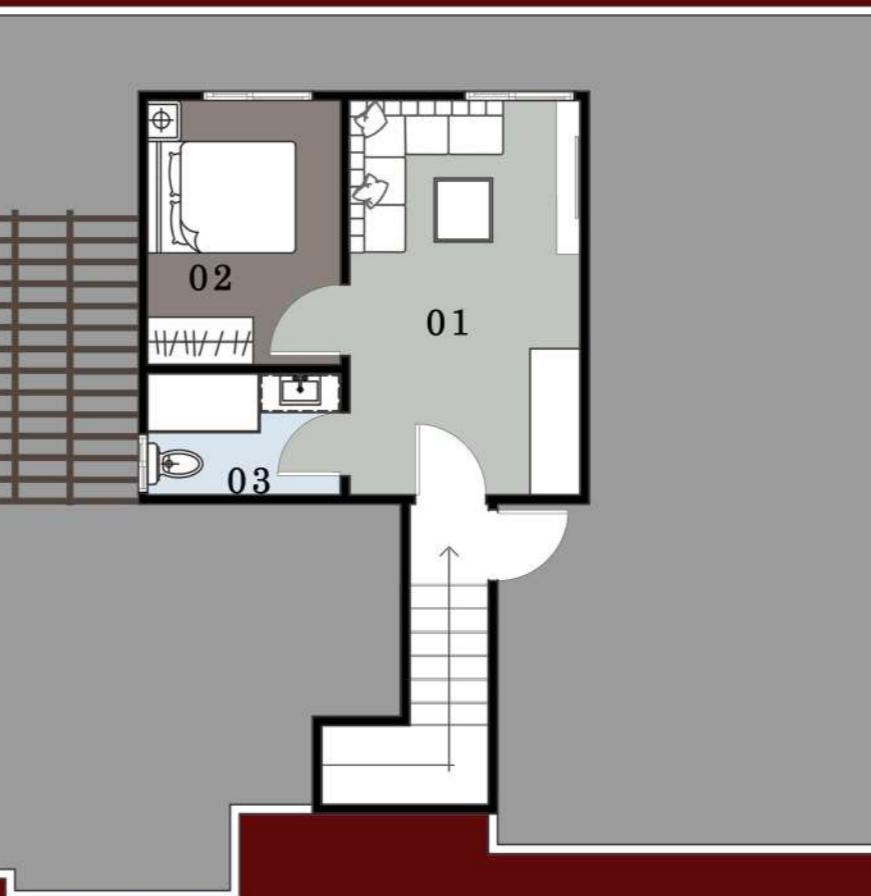
NO. ROOM

- 01 RECEPTION
- 02 DINING ROOM
- 03 GUEST BATHROOM
- 04 STORAGE
- 05 KITCHEN
- 06 LIVING ROOM
- 07 BEDROOM 1
- 08 BEDROOM 2
- 09 MASTER BEDROOM
- 10 DRESSING
- 11 MASTER BATHROOM
- 12 BATHROOM

DIMENSIONS

- 4.50m X 7.50m
- 4.50m X 5.85m
- 1.80m x 2.30m
- 1.80m x 2.40m
- 5.10m x 2.80m
- 1.40m x 2.80m
- 4.10m x 2.85m
- 4.10m x 3.00m
- 5.00m x 3.00m
- 2.50m x 1.70m
- 2.50m x 1.70m
- 1.85m x 2.70m

Penthouse Floor Area: 37 m²



NO. ROOM

- 01 RECEPTION & KITCHENETTE
- 02 MASTER BEDROOM
- 03 BATHROOM

DIMENSIONS

- 5.45m X 3.10m
- 3.75m X 3.10m
- 3.10m x 1.70m

Big Brains
Booming in the
Heart of it All.



CUSTOMIZABLE INTERIORS

Transform your unit into a reflection of your unique style with our bespoke interior design services. We specialize in creating personalized spaces that elevate your living experience. Our dedicated team ensures that every detail is meticulously crafted to the highest standards, turning your vision into a stunning reality. Experience the perfect blend of luxury and individuality with us.





ENJOY BRILLIANT INTERIORS
BY DREAMS CONSULTANCY



6

Smart Luxury
Home Livings

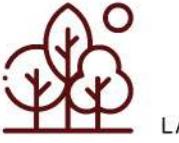
FACILITIES

Feel The Change in Your Life

FACILITIES



SECURITY CAMERAS



LANDSCAPE AREAS



WALKING & RUNNING TRACK



24HOURS SECURITY



INTERLOCK SIDEWALKS



SOLAR HEATING SYSTEM



VILLAS ELEVATOR ACCESS



ELECTRIC GATES



NIGHT FAÇADE LIGHTING



REGULAR & EMERGENCY
MAINTENANCE



SOLAR STREET LIGHTING



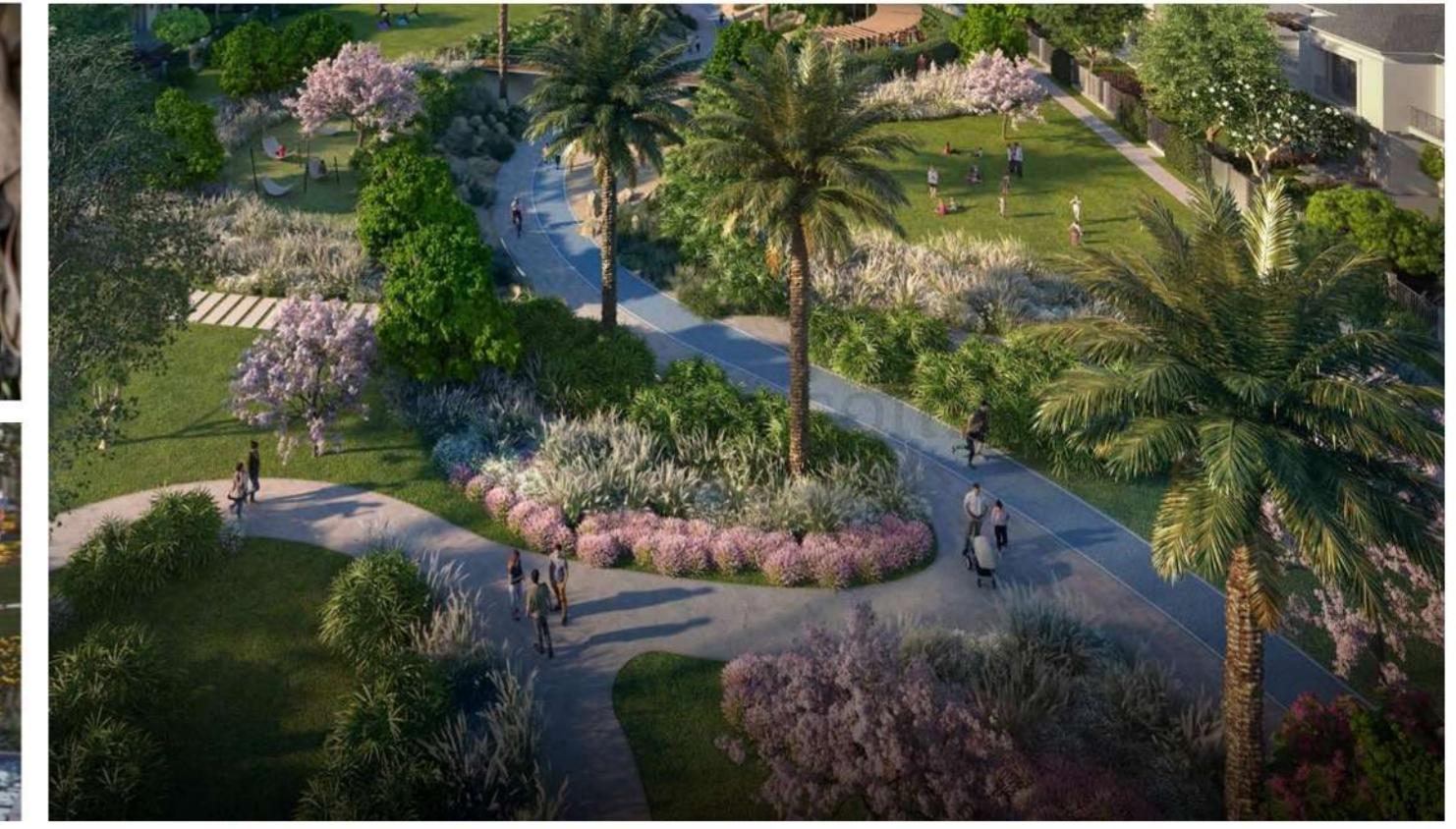
WATER FEATURES



WE INTERNET SERVICES



VILLAS SWIMMING POOL
ACCESS



*We Don't Renovate Spaces
We Transform Them*

MESSAGE FROM DESIGNER

Transform
Criticism into
Creativity





Message from Abd-ElAziz Amin Consultant

We hope that the project, with all its elements, will provide a new and aesthetic look and style that will draw attention

DREAMZ
CONSULTANCY

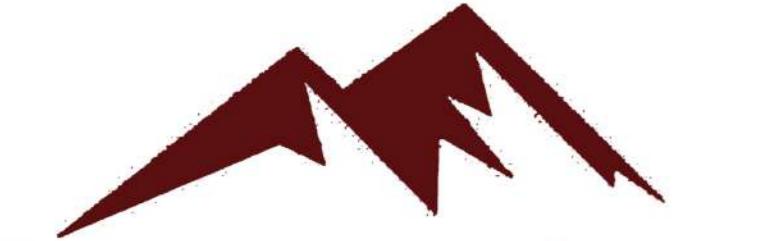
8

A Team Makes A
Dream

COLLABORATIONS

*Reality is Created By The
Mind*

COLLABORATIONS



**Everest View
DEVELOPMENT**

EVEREST VIEW DEVELOPMENTS



VIEW CONSTRUCTION COMPANY



DREAMZ
CONSULTANCY



HSG MANAGEMENT AGENCY

PARTNERS

- 1- SABBOUR FOR ENGINEERING CONSULTING
- 2- EGYPTIAN TELECOMMUNICATIONS COMPANY - (WE)
- 3- NATIONAL BANK OF EGYPT CAPITAL
- 4- SAMSUNG
- 5- SWITCH PLUS COMPANY, APPLE AGENT
- 6- AL-AHRAM FOUNDATION
- 7- ENG./ MAGDY MATAR FOR ENGINEERING CONSULTANCY
- 8- SHOW AGENCY FOR MARKETING
- 9- MARKETEER MARKETING SOLUTIONS
- 10- GO DIGITAL MARKETING SERVICES COMPANY
- 11- THE LEAN SOLUTIONS
- 12- FABRICA MARKETING CONSULTING

Big Dreams, Ambitions,
Opportunities, Moments, Bigger
Spaces, Facilities, Landscape, Sports

Where Big
Things Happen

*Don't Secondthought Your
Decision*

Let's Get
Moving Now

CONTACT US

9