



by
EVEREST VIEW
Development



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

TABLE OF CONTENTS

01 ABOUT EVEREST VIEW
DEVELOPMENTS

02 ABOUT MONTANIA
GARDENS

03 MONTANIA PHILOSOPHY

04 LOCATION MAP

05 DESIGN CONCEPT

06 FACILITIES

07 MESSAGE FROM
DESIGNER

08 COLLABORATIONS

09 CONTACT US



A Modern Concept of Life

ABOUT EVEREST VIEW
DEVELOPMENTS

Big Spaces for
Big Dreamers.

1



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 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.

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 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

ABOUT MONTANIA
GARDENS

A New Era of
Elite Compounds

A Distinctive Project Style

WELCOME TO

Montania GARDENS

MONTANIA is designed with unparalleled meticulousness to create a fully integrated environment for its residents, fostering to 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

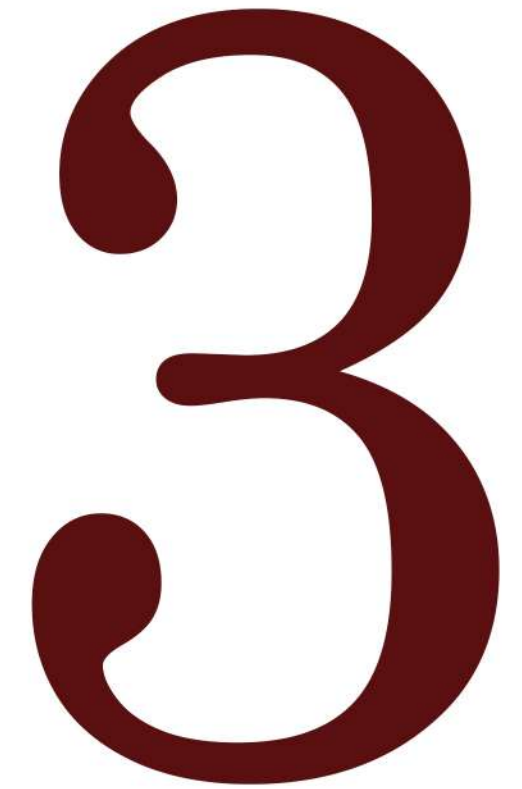


Under construction project will be delivered in 2025

*Elegance Redefined, Estates
Perfect*

MONTANIA
PHILOSOPHY

Where Luxury
Meets Lifestyle





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

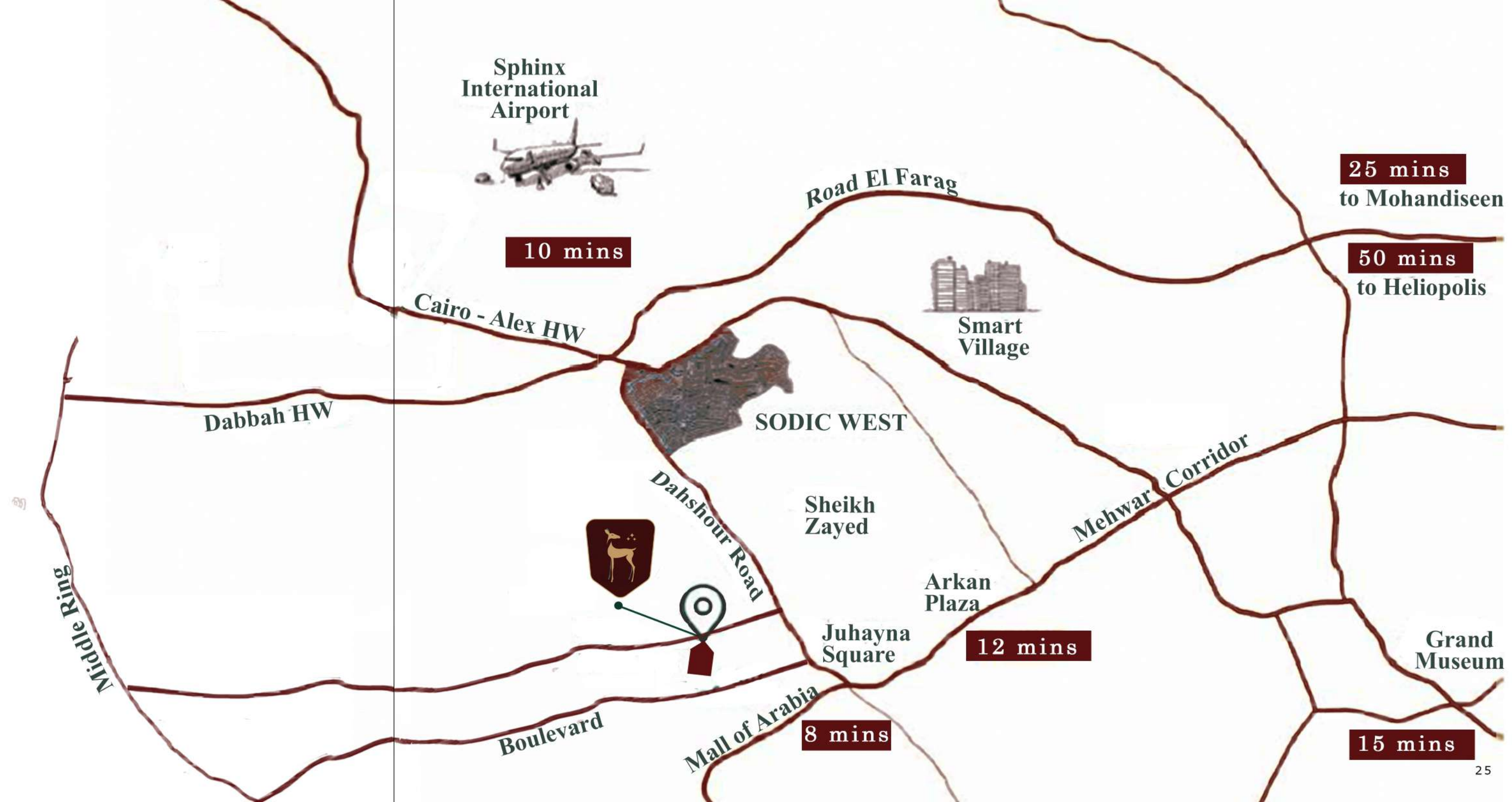
LOCATION MAP

Your New Living
Starts Here

Settling Your Premium Life

LOCATION MAP

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





02MIN
from Dahshur Road



03MIN
from Cairo University



Mall of
Arabia

04 MIN
from Mall of Arabia



05MIN
from 26 July Corridor



07MIN
from Must University



08MIN
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*

DESIGN CONCEPT

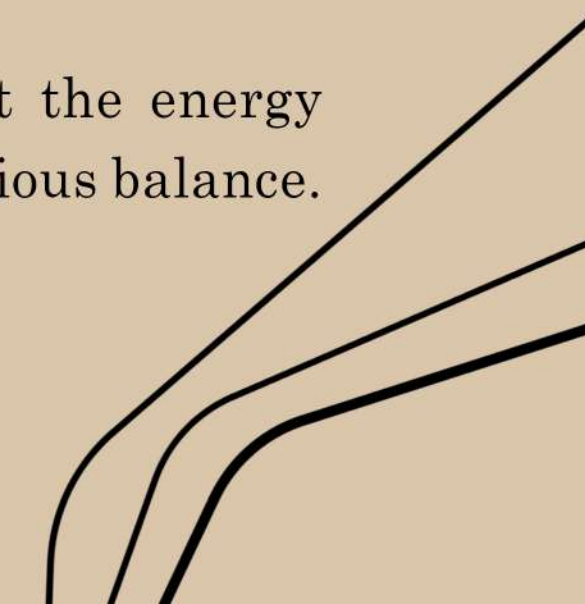
Home Dreams
Coming True

5



Design Concept

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



Functionality

Meets Aesthetics...

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

Luxury design that meets functionality.



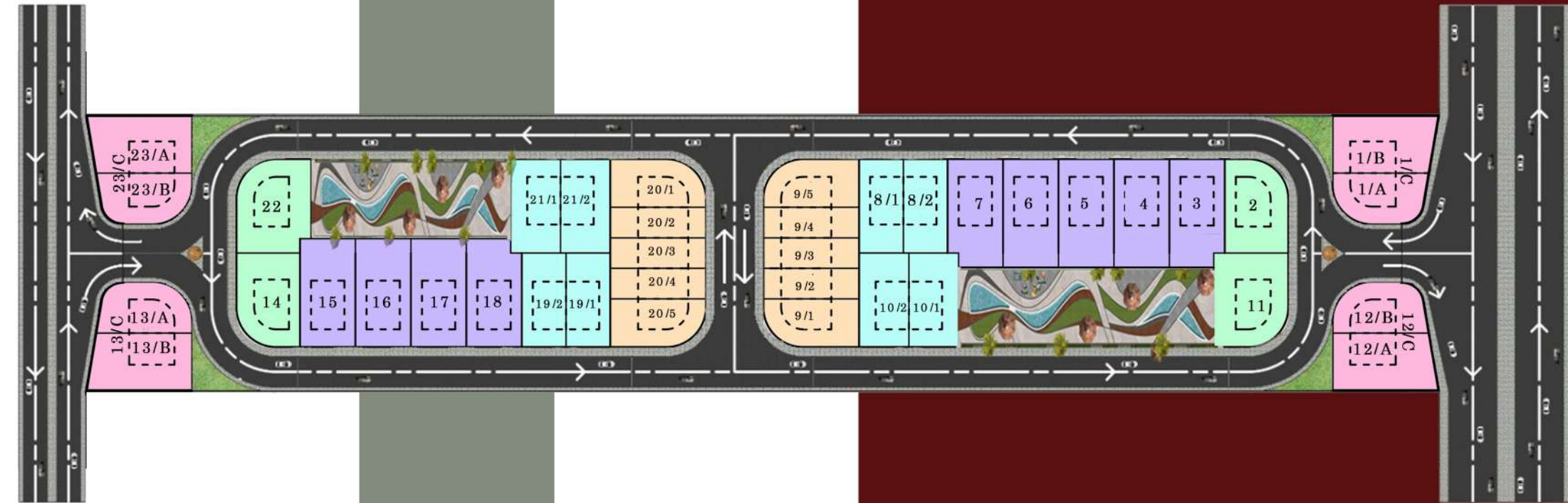


MONTANIA GARDENS Design Concept

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



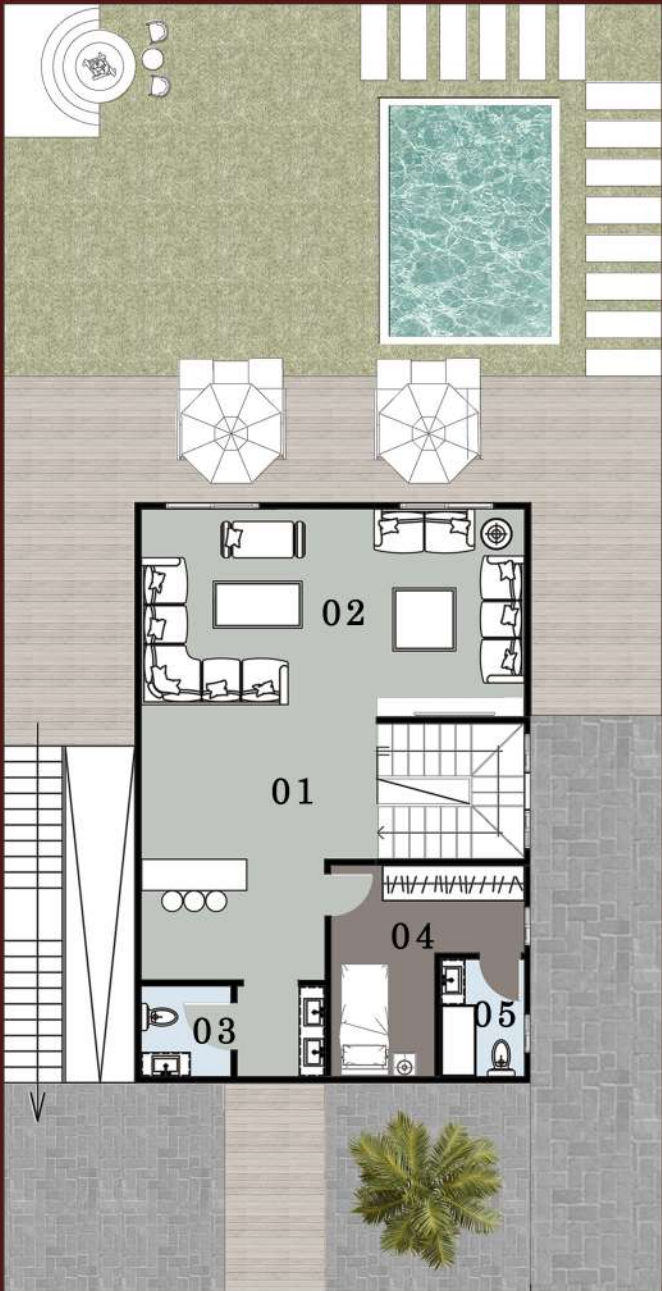
SIGNATURE VILLA

Total Built-up Area: 327 m² Ground Floor Area: 83m²
Total Garden Area: 224 m²



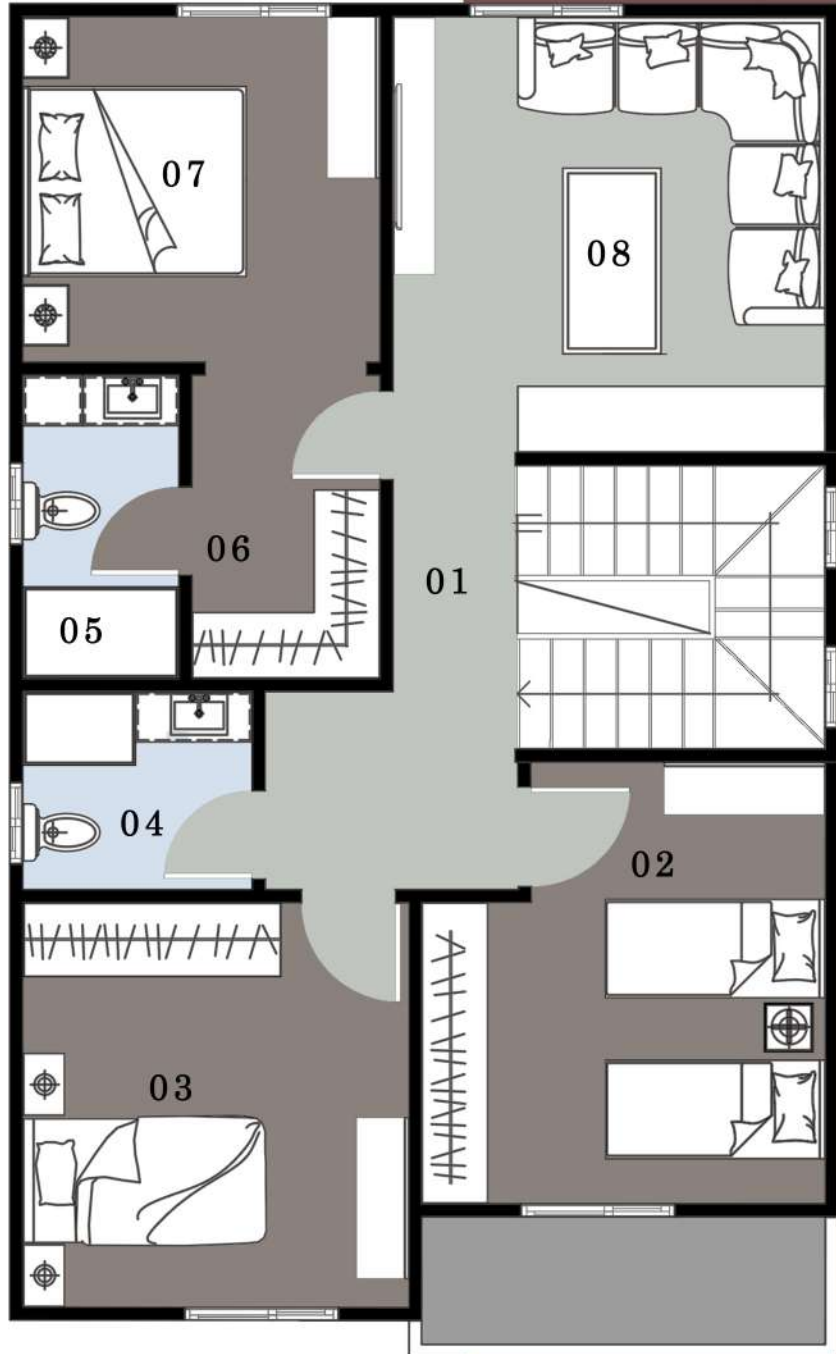
NO.	ROOM	DIMENSIONS
01	LOBBY	3.10m X 1.50m
02	RECEPTION	7.00m X 3.60m
03	DINING ROOM	4.60m x 2.60m
04	GUEST TOILET	3.10m x 1.50m
05	LIVING ROOM	3.90m x 2.00m
06	KITCHEN	3.80m x 3.40m

Walk out Floor Area: 131m²



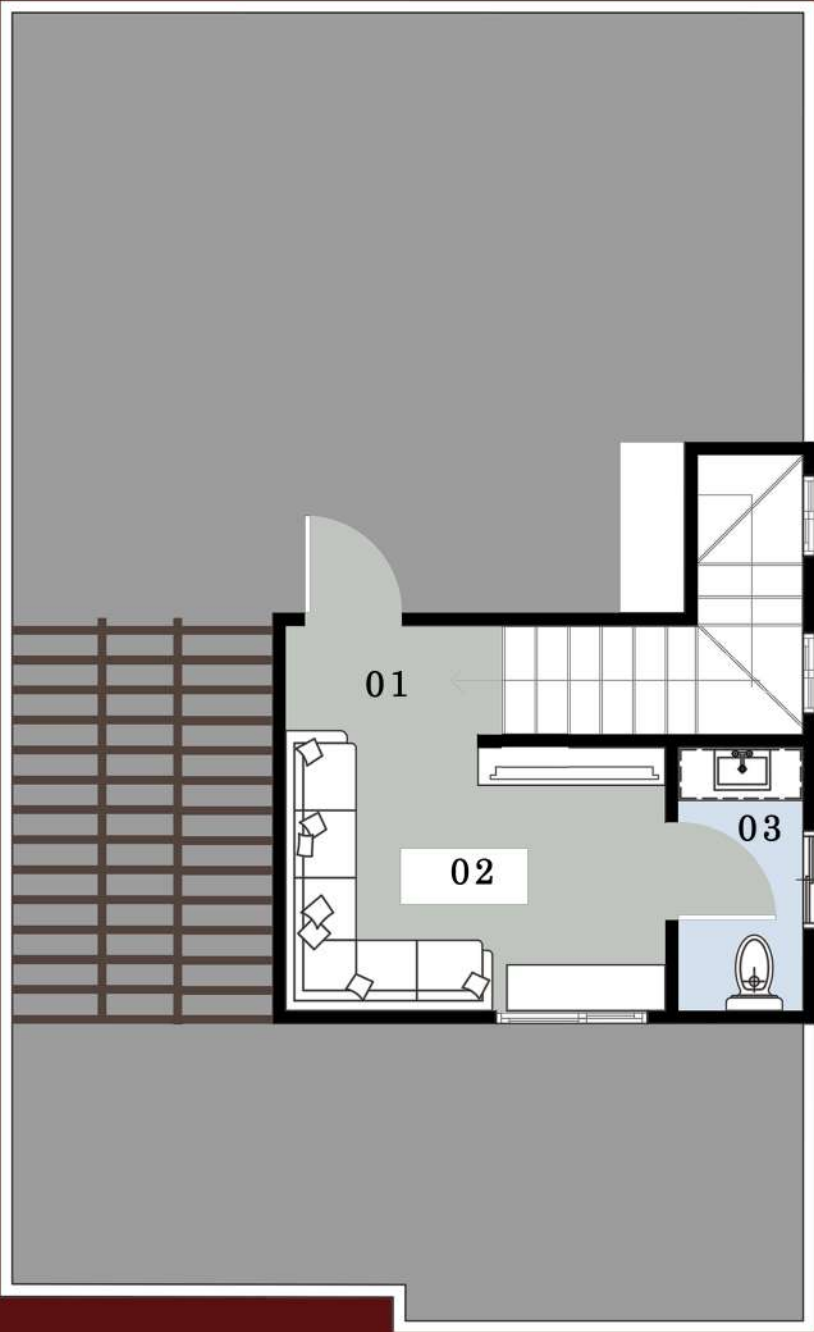
NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 1.80m
02	LIVING ROOM	4.8m X 3.60m
03	BATHROOM	3.20m x 1.30m
04	MAID'S BEDROOM	3.80m x 2.40m
05	MAID'S BATHROOM	2.70m x 1.40m

First Floor Area: 91.30 m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.70m X 1.80m
02	BEDROOM-1	3.90m X 3.80m
03	BEDROOM-2	4.60m x 3.20m
04	BATHROOM	2.10m x 1.60m
05	MASTER BATHROOM	2.10m x 1.70m
06	DRESSING	2.10m x 1.60m
07	MASTER BEDROOM	3.00m x 3.10m
08	LIVING ROOM	3.80m x 3.60m

Roof Floor Area: 22 m2

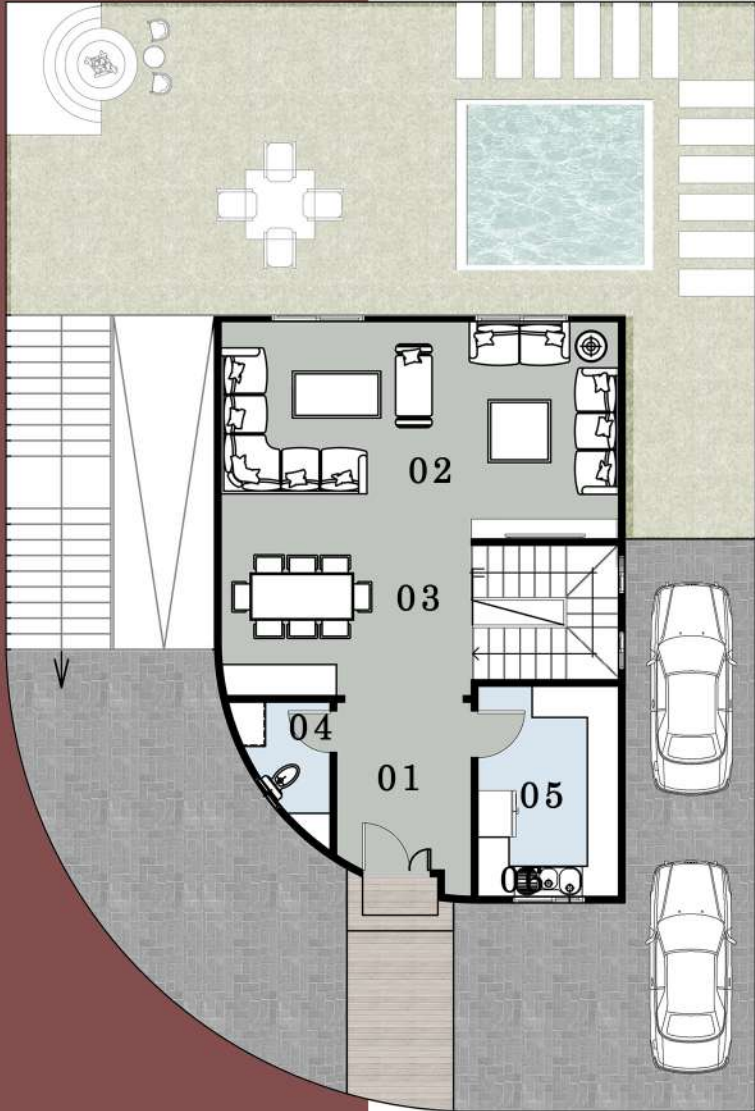


NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 2.80m
02	ROOF ROOM	2.30m X 2.10m
03	BATHROOM	2.30m X 1.20m

SIGNATURE VILLA

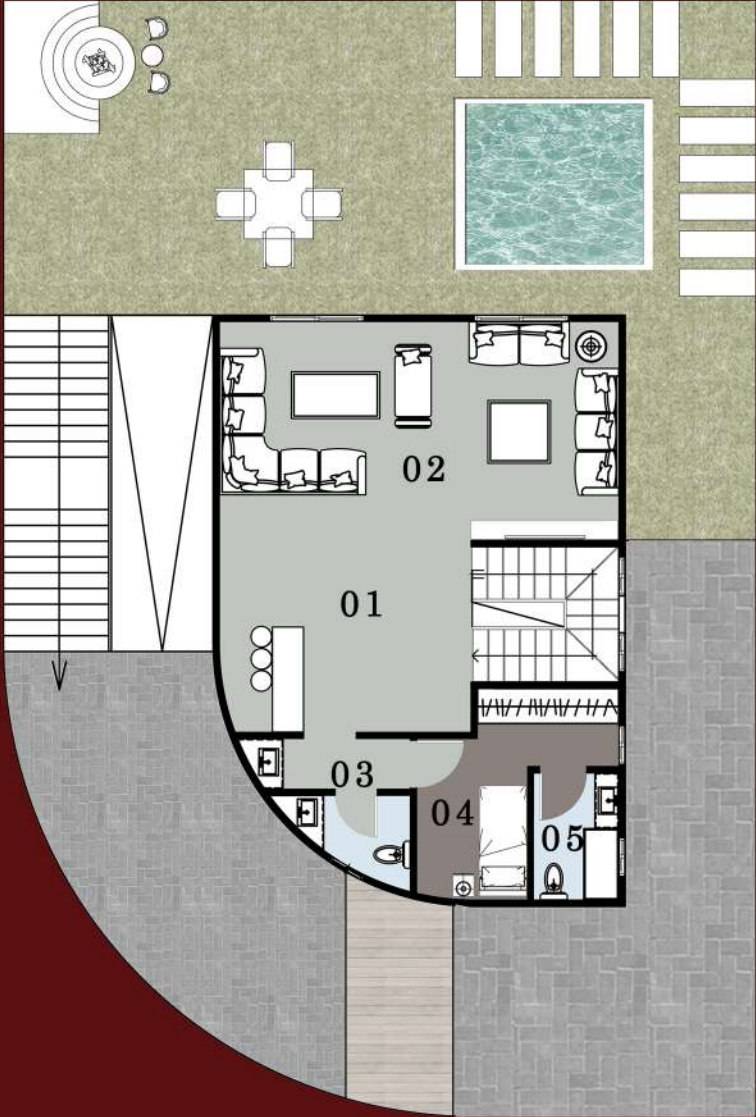
Total Built-up Area: 327 m²
Total Garden Area: 258 m²

Ground Floor Area: 83m²



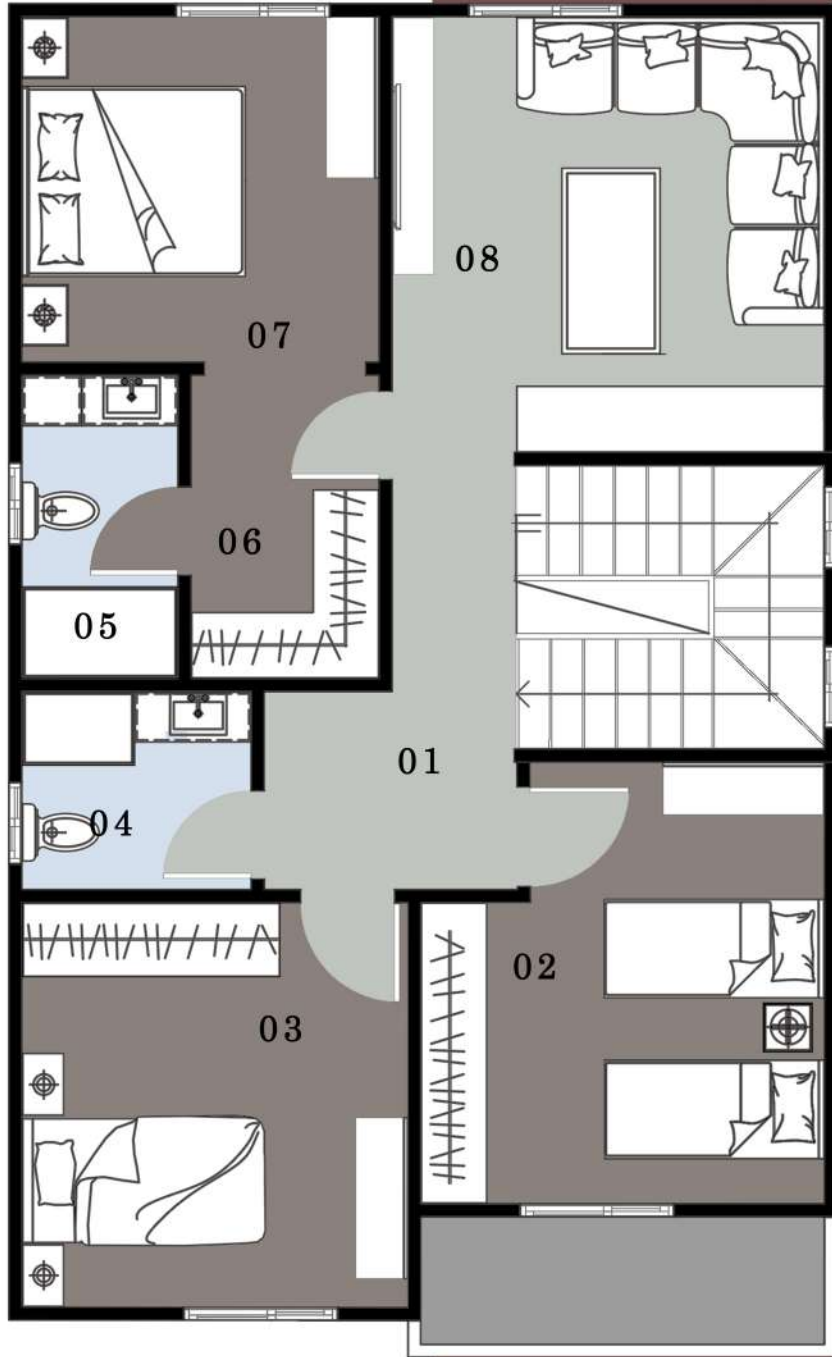
NO.	ROOM	DIMENSIONS
01	LOBBY	3.10m X 1.50m
02	RECEPTION	7.00m X 3.60m
03	DINING ROOM	4.60m x 2.60m
04	GUEST TOILET	3.10m x 1.50m
05	KITCHEN	3.80m x 3.40m
06		

Walk out Floor Area: 131 m²



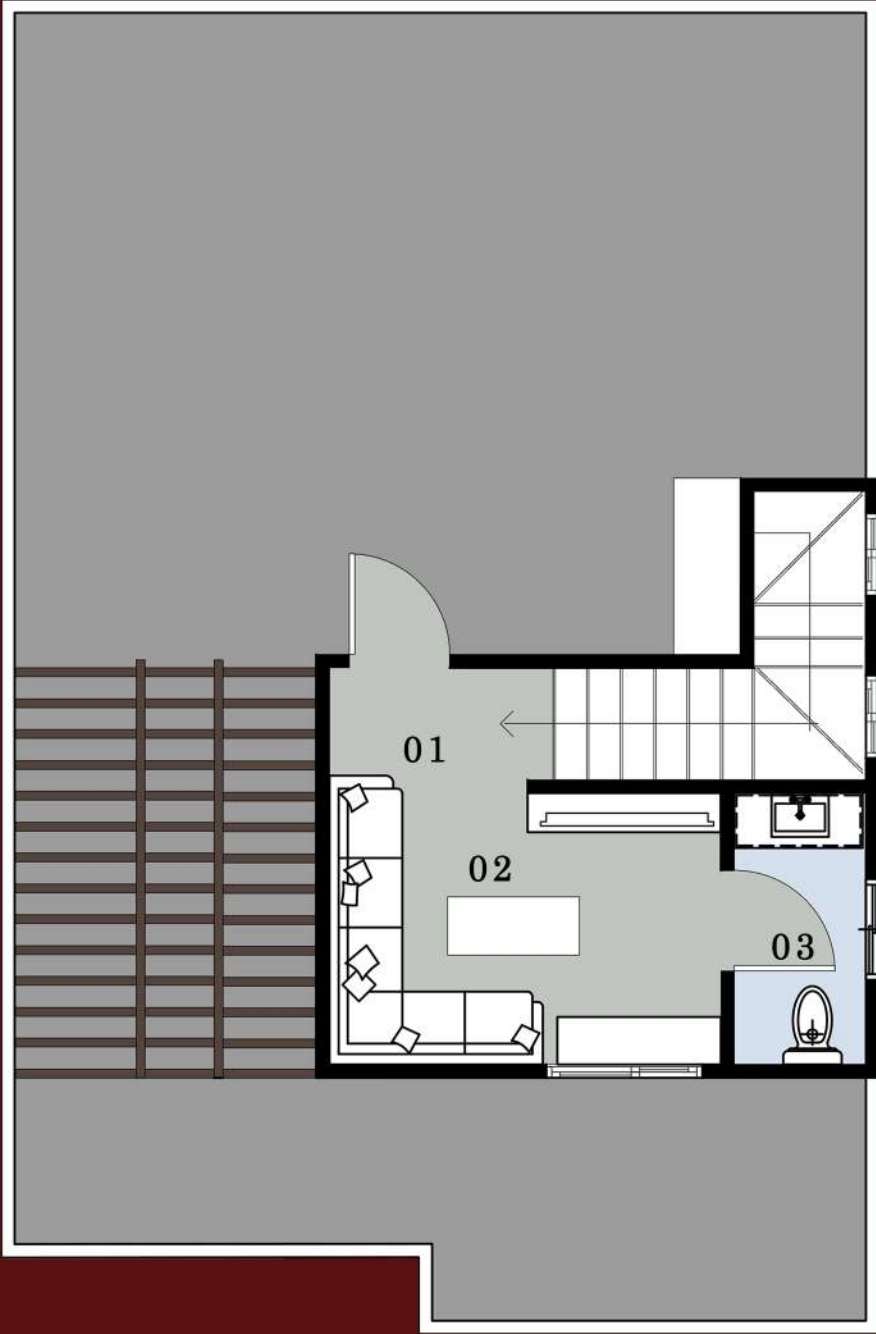
NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 1.80m
02	LIVING ROOM	4.8m X 3.60m
03	BATHROOM	3.20m x 1.30m
04	MAID'S BEDROOM	3.80m x 2.40m
05	MAID'S BATHROOM	2.70m x 1.40m

First Floor Area: 91.30 m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.70m X 1.80m
02	BEDROOM-1	3.90m X 3.80m
03	BEDROOM-2	4.60m x 3.20m
04	BATHROOM	2.10m x 1.60m
05	MASTER BATHROOM	2.10m x 1.70m
06	DRESSING	2.10m x 1.60m
07	MASTER BEDROOM	3.00m x 3.10m
08	LIVING ROOM	3.80m x 3.60m

Roof Floor Area: 22 m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 2.80m
02	ROOF ROOM	2.30m X 2.10m
03	BATHROOM	2.30m X 1.20m

TWIN HOME

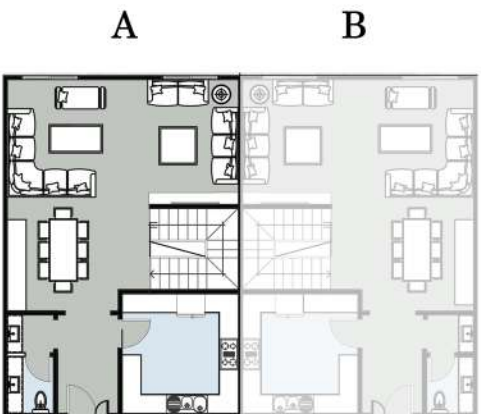
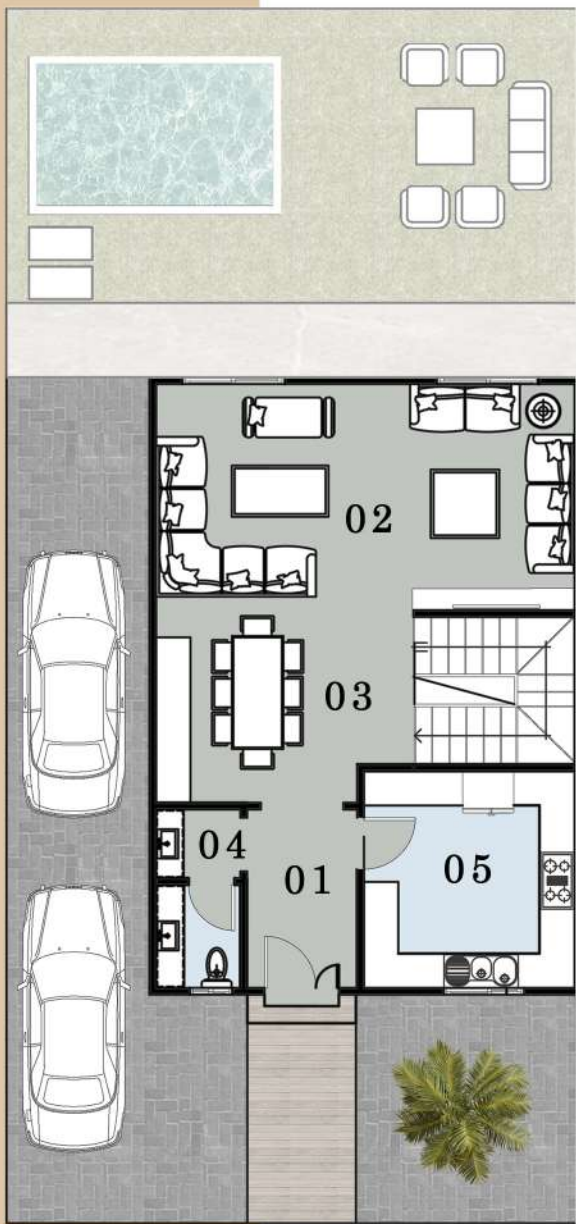


TWIN HOME

Total Built-up Area: 311 m²

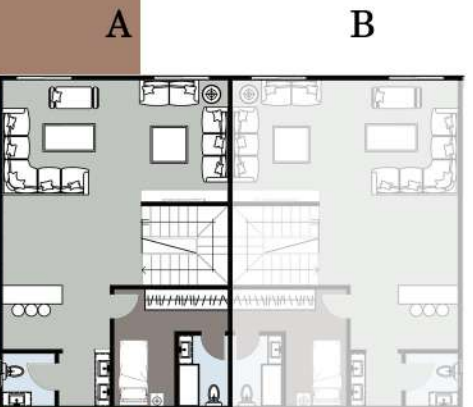
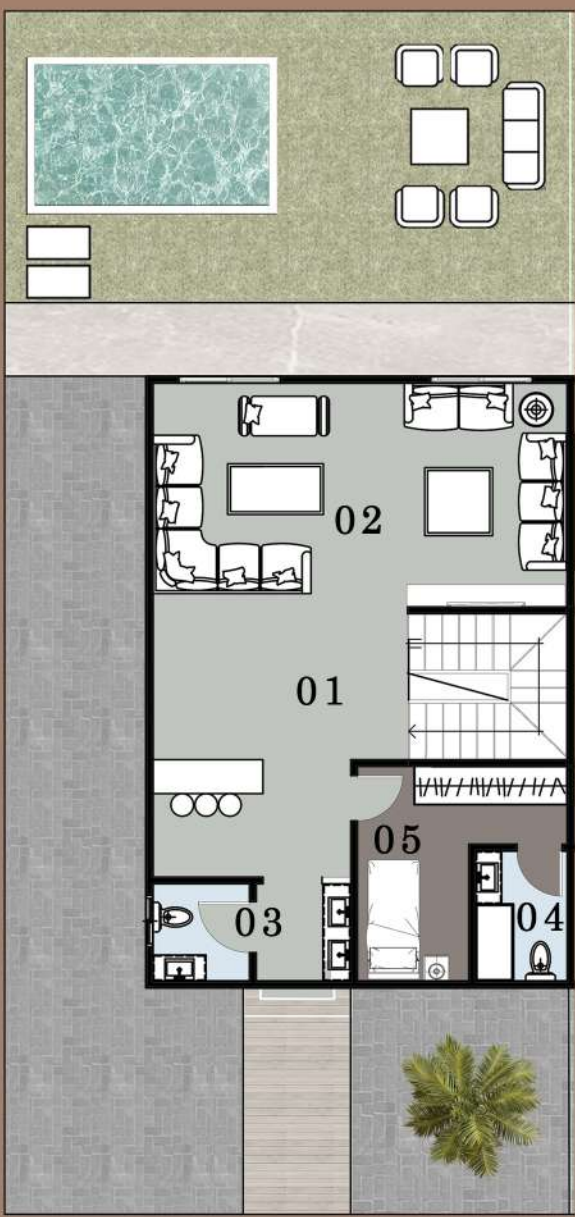
Total Garden Area: 131m2

Ground Floor Area: 81 m2



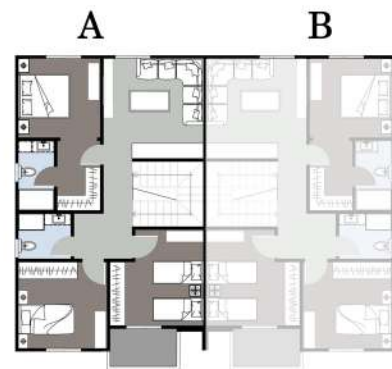
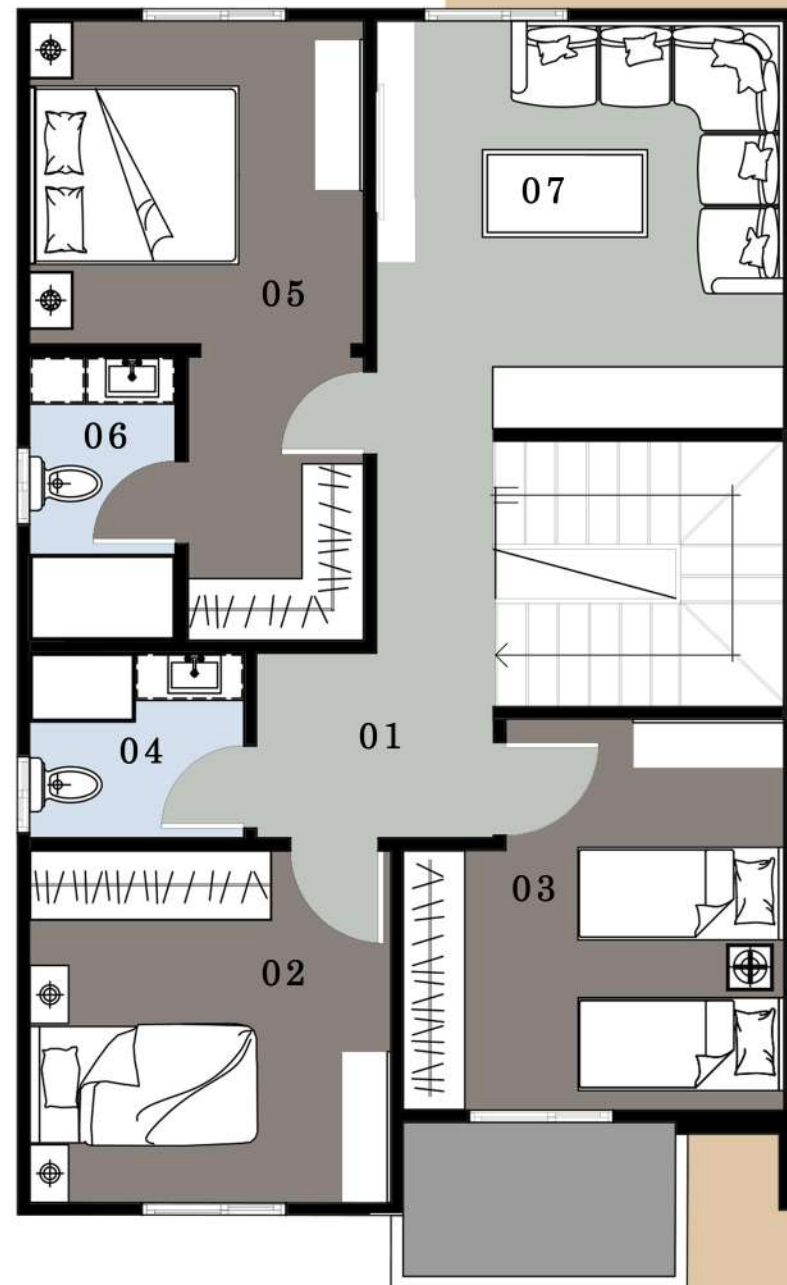
NO.	ROOM	DIMENSIONS
01	LOBBY	2.90m X 2.70m
02	RECEPTION	9.30m X 3.50m
03	DINING ROOM	6.50m x 3.40m
04	GUEST BATHROOM	2.90m x 1.70m
05	KITCHEN	3.50m x 2.80m

Walk out Floor Area: 120 m2



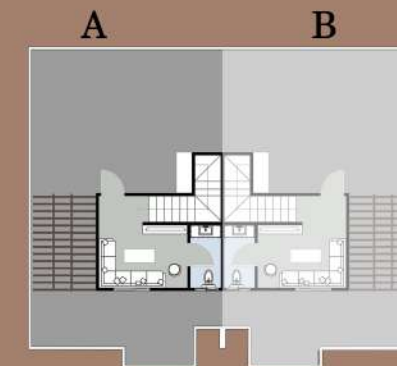
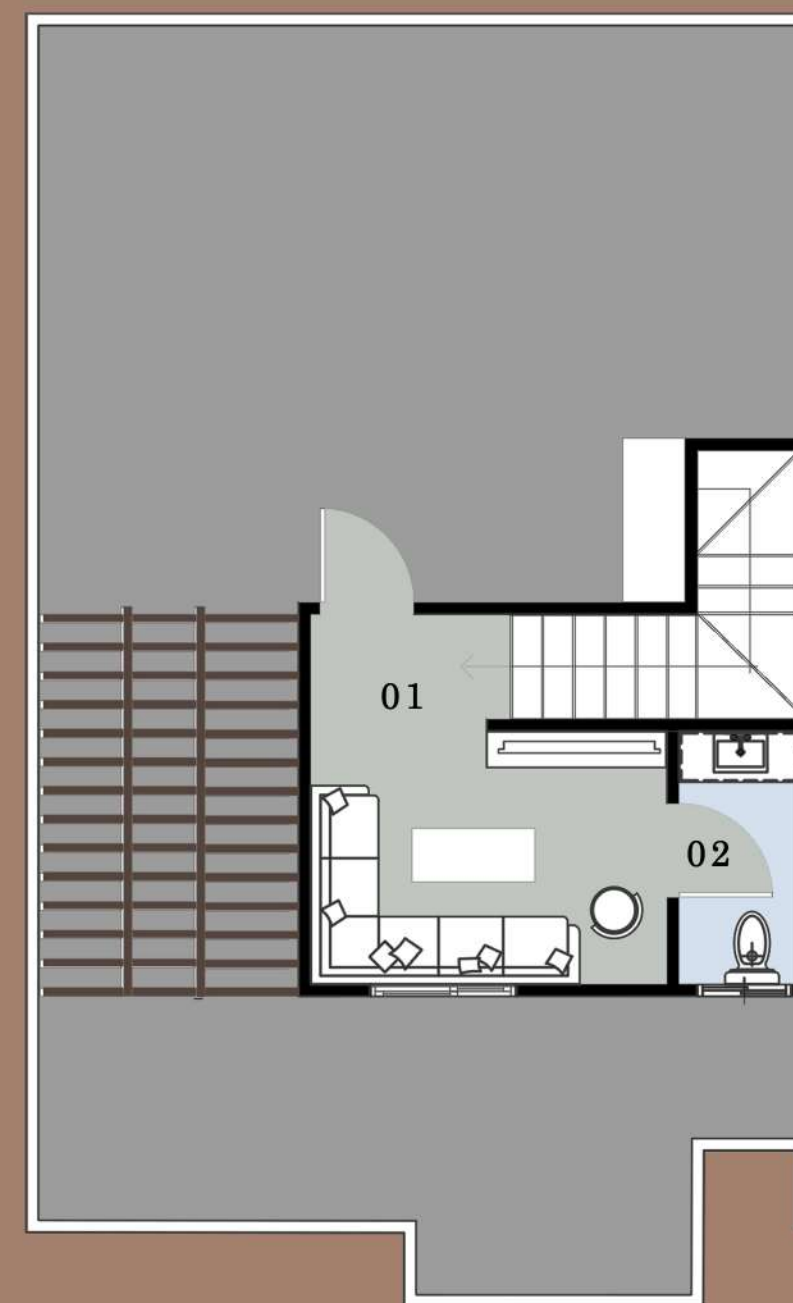
NO.	ROOM	DIMENSIONS
01	LOBBY	9.30m X 3.10m
02	LIVING ROOM	2.70m X 2.40m
03	BASEMENT BATHROOM	4.00m x 1.60m
04	MAID'S BATHROOM	4.00m x 1.50m
05	MAID'S BEDROOM	5.20m x 2.20m

First Floor Area: 90 m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.70m X 2.60m
02	BEDROOM-1	4.00m X 3.60m
03	BEDROOM-2	5.20m x 3.40m
04	BATHROOM	3.70m x 1.70m
05	MASTER BEDROOM	3.70m x 3.40m
06	MASTER BATHROOM	2.30m x 1.40m
07	LIVING ROOM	4.00m x 3.10m

Roof Floor Area: 20 m2



NO.	ROOM	DIMENSIONS
01	LOBBY	4.60m X 2.60m
02	BATHROOM	2.60m X 1.20m

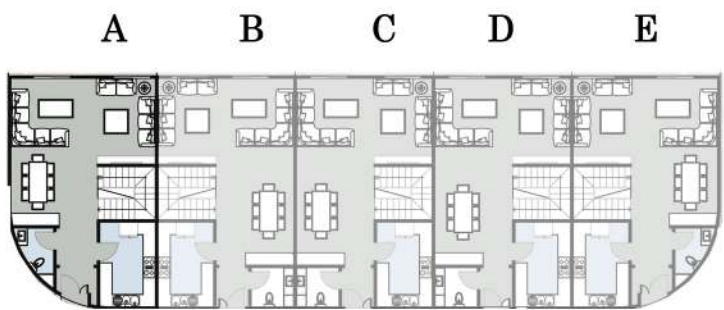
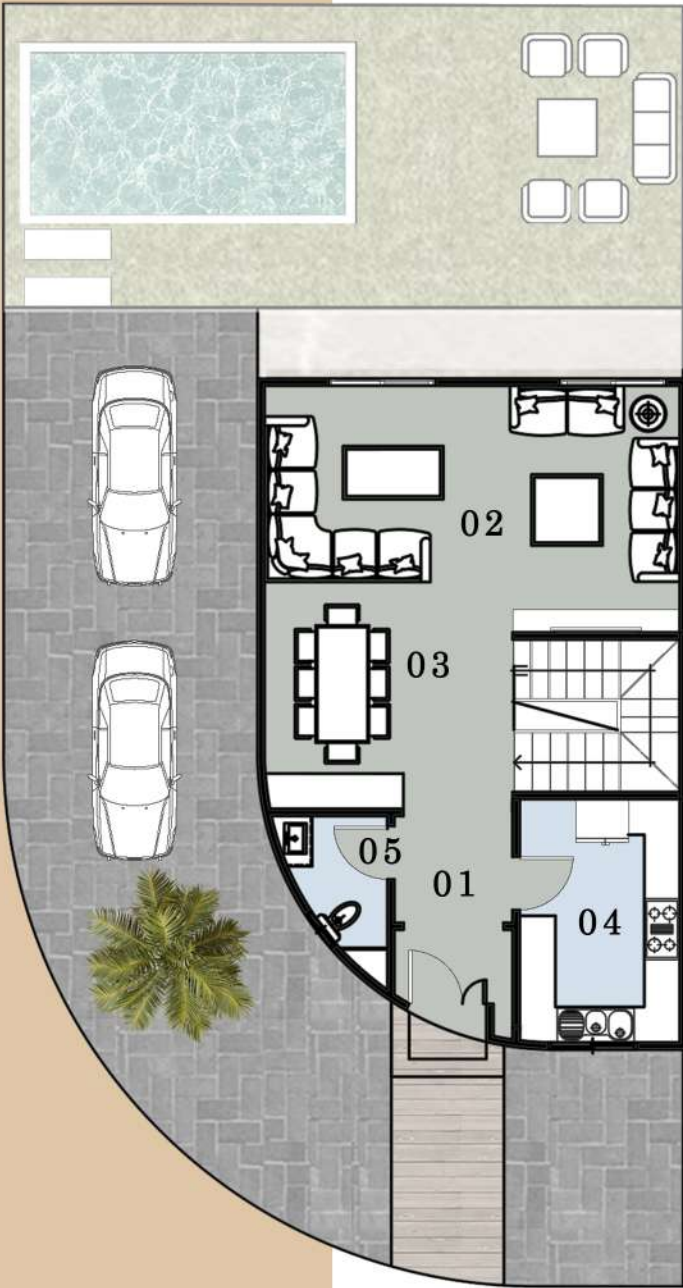
TOWN HOME



TOWN HOME
(CORNER-A)

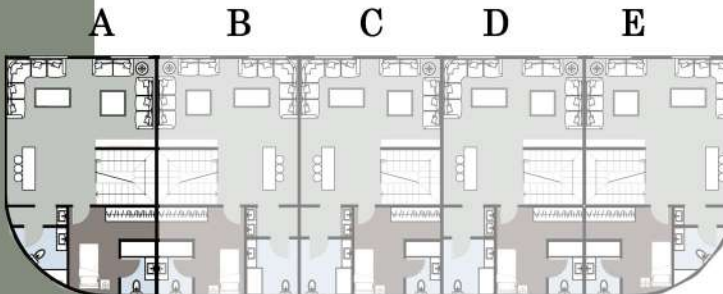
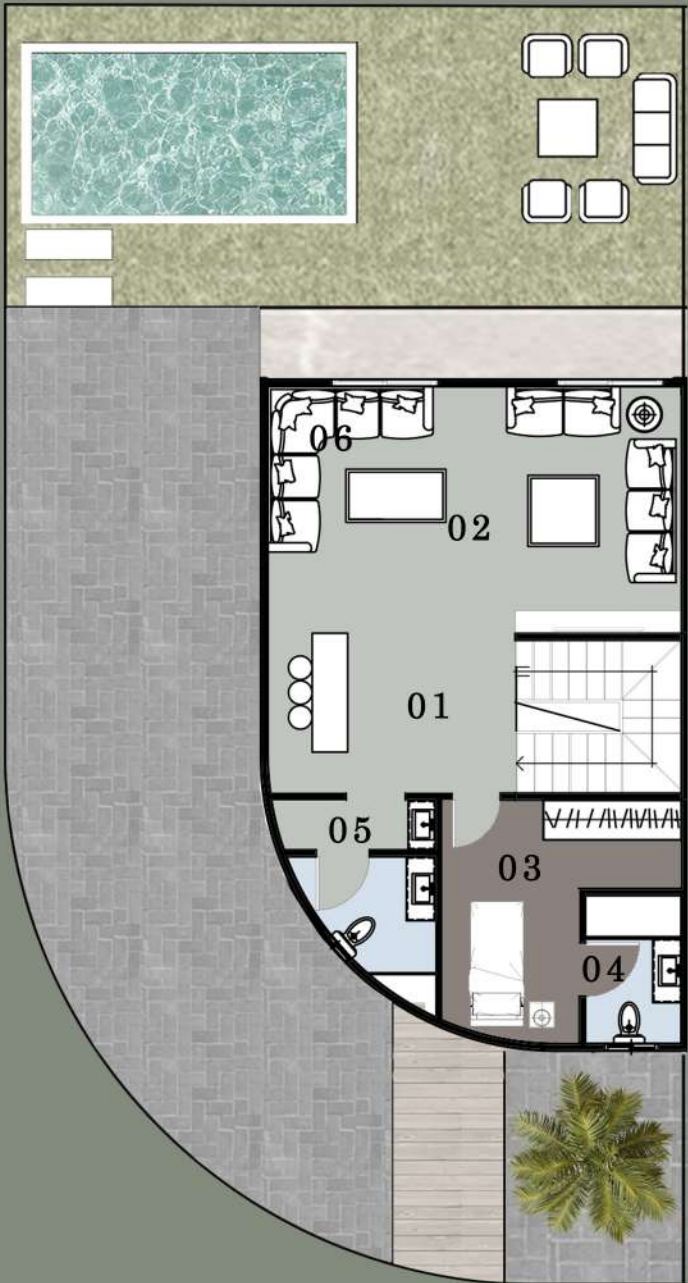
Total Built-up Area: 295 m²
Total Garden Area: 142 m²

Ground Floor Area: 76m²



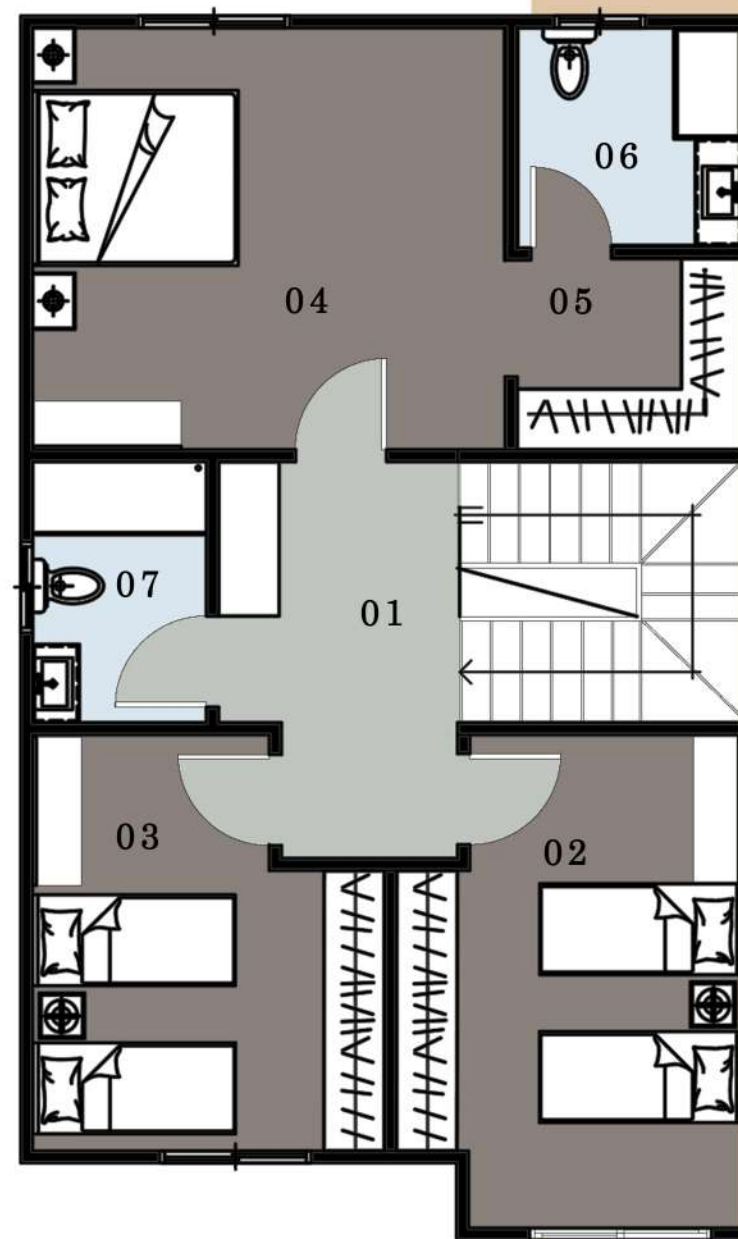
NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.80m
02	RECEPTION	7.00m X 4.20m
03	DINING ROOM	4.20m x 3.00m
04	KITCHEN	4.10m x 2.70m
05	GUEST BATHROOM	2.90m x 2.00m

Walk out Floor Area: 115m²

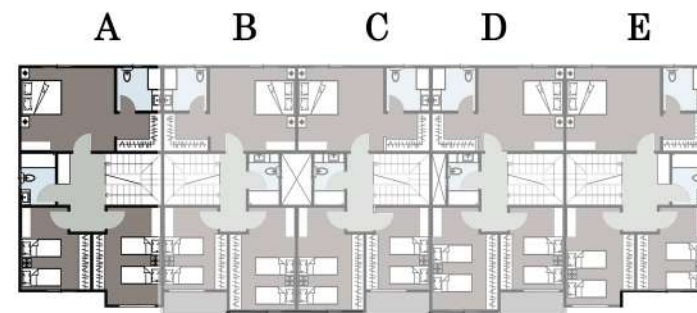


NO.	ROOM	DIMENSIONS
01	LOBBY	4.15m X 2.20m
02	LIVING ROOM	3.50m X 4.20m
03	MAID'S BEDROOM	2.30m x 4.10m
04	MAID'S BATHROOM	1.60m x 2.50m
05	BASEMENT BATHROOM	2.00m x 2.200m

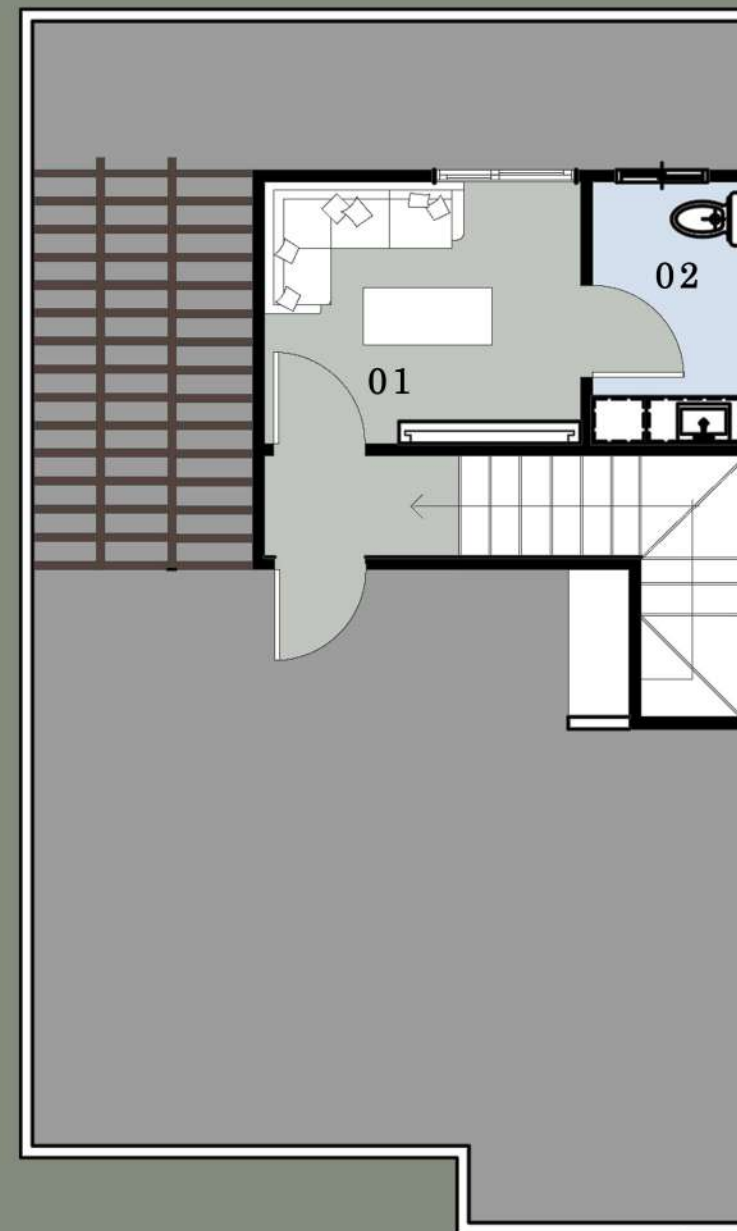
First Floor Area: 84m²



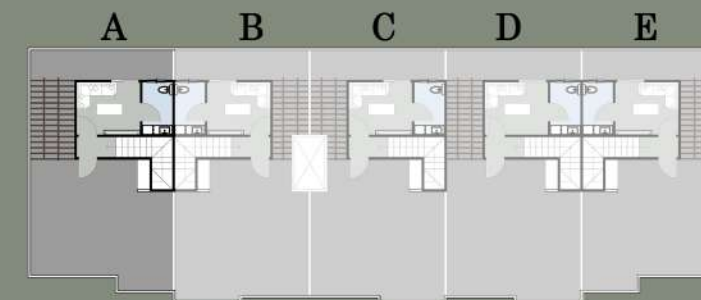
NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.70m
02	BEDROOM-1	4.10m X 3.40m
03	BEDROOM-2	4.10m x 3.50m
04	MASTER BEDROOM	4.20m x 3.90m
05	DRESSING ROOM	3.00m x 1.40m
06	MASTER BATHROOM	4.20m x 1.50m
07	BATHROOM	2.60m x 1.50m



Roof Floor Plan: 20m²



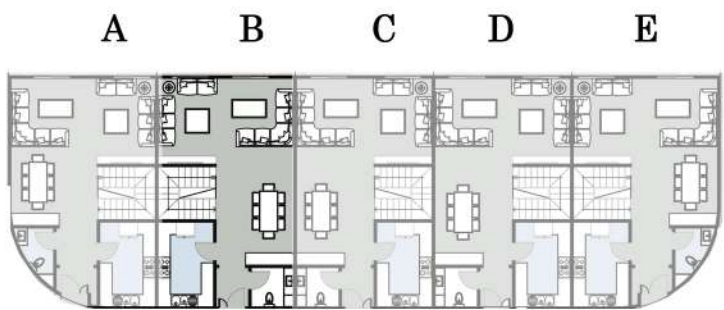
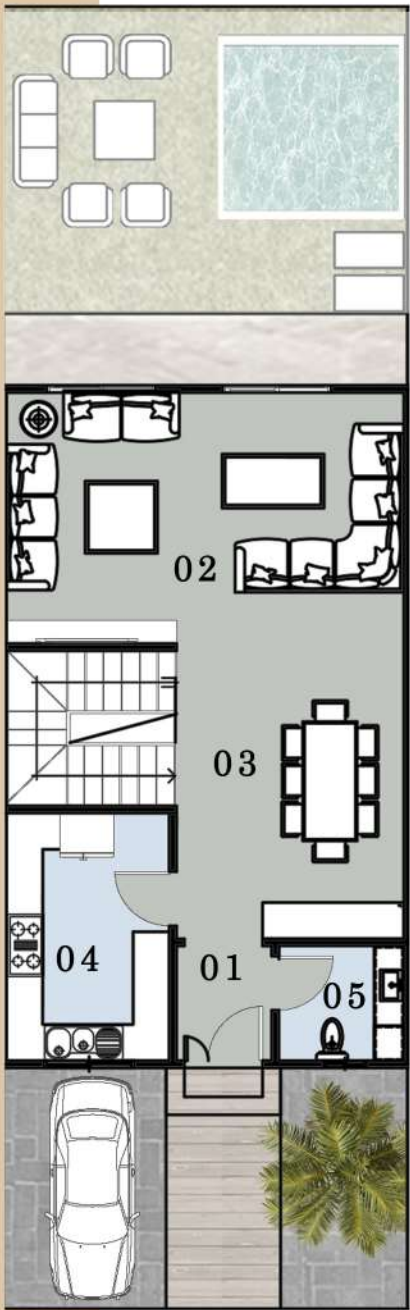
NO.	ROOM	DIMENSIONS
01	LOBBY	3.20m X 2.60m
02	BATHROOM	1.50m X 2.60m



TOWN HOME
(MIDDLE - B)

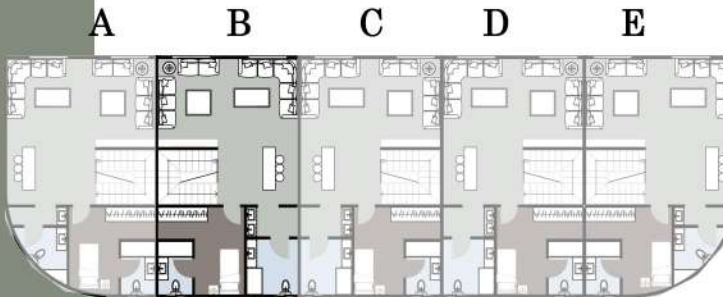
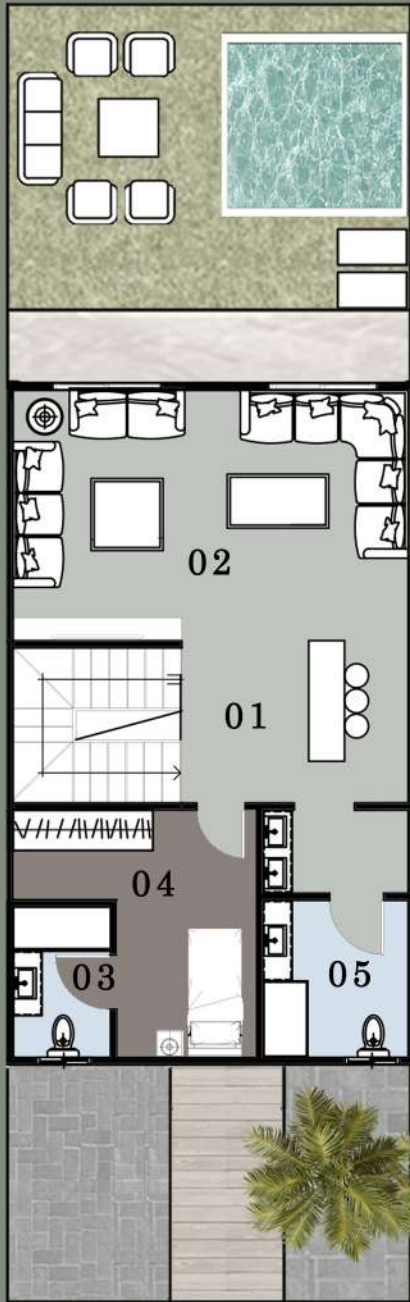
Total Built-up Area: 268 m²
Total Garden Area: 73 m²

Ground Floor Area: 76m²



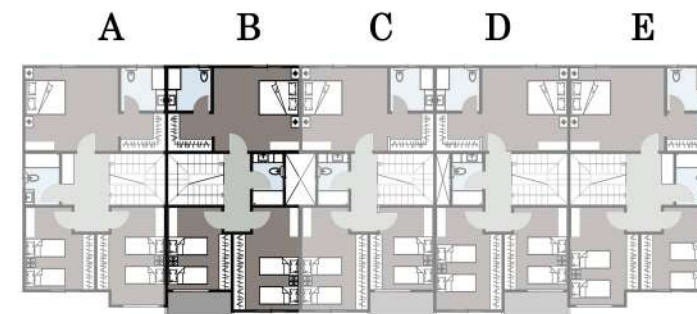
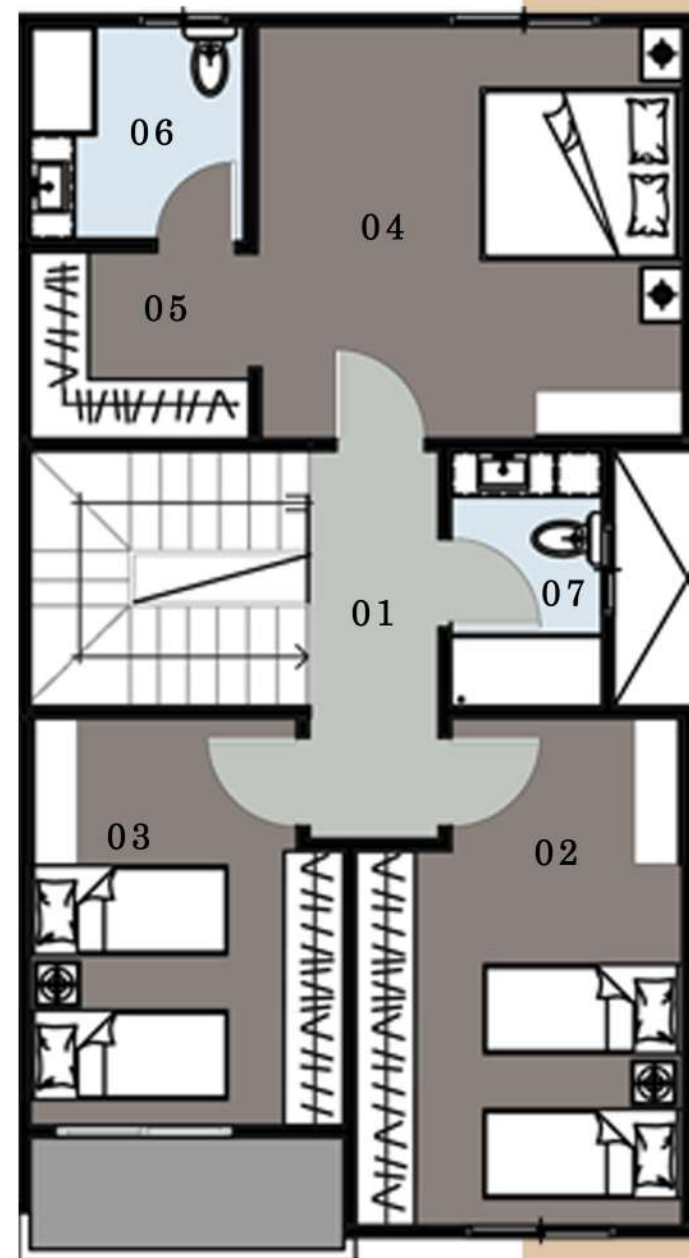
NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.80m
02	RECEPTION	7.00m X 4.20m
03	DINING ROOM	4.20m x 3.00m
04	KITCHEN	4.10m x 2.70m
05	GUEST BATHROOM	2.90m x 2.00m

Walk out Floor Area: 88m²



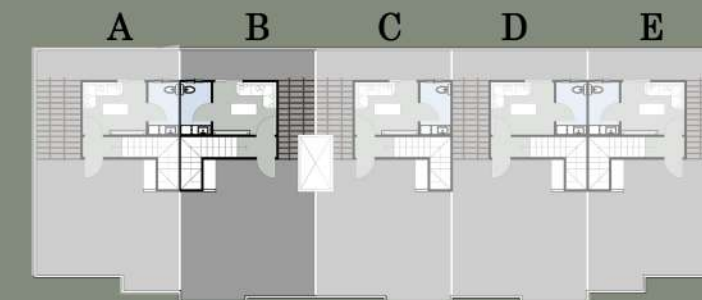
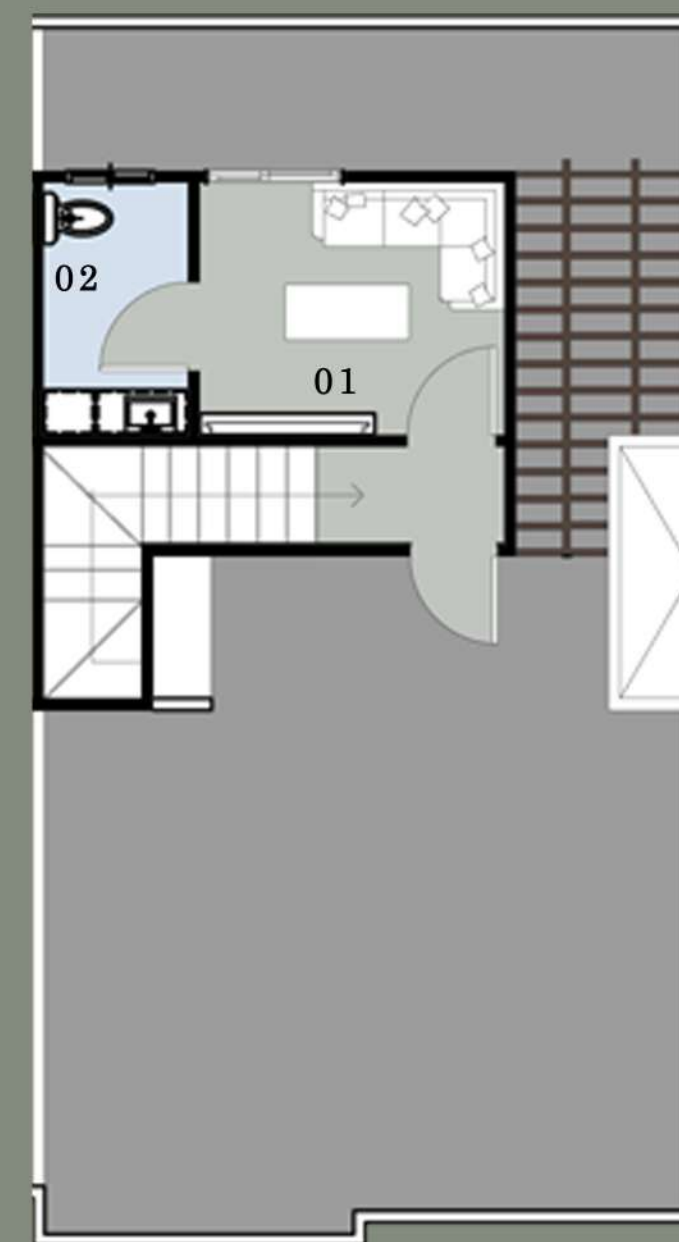
NO.	ROOM	DIMENSIONS
01	LOBBY	4.15m X 2.20m
02	LIVING ROOM	3.50m X 4.20m
03	MAID'S BEDROOM	2.30m x 4.10m
04	MAID'S BATHROOM	1.60m x 2.50m
05	BASEMENT BATHROOM	2.00m x 2.200m

First Floor Area: 84m²



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

Roof Floor Plan: 20m²



NO.	ROOM	DIMENSIONS
01	LOBBY	3.20m X 2.60m
02	BATHROOM	1.50m X 2.60m

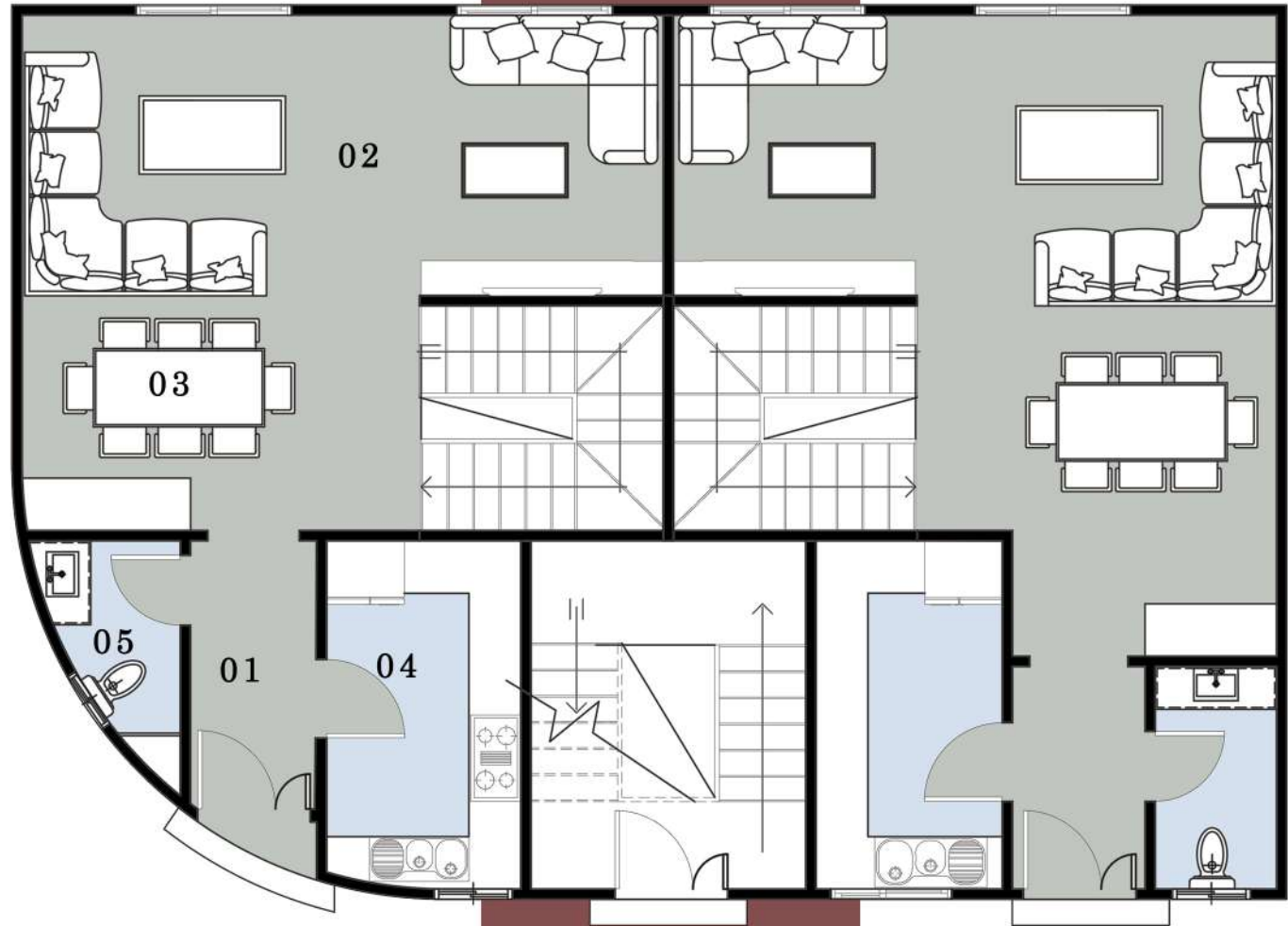
DUPLIX AND PENTHOUSE



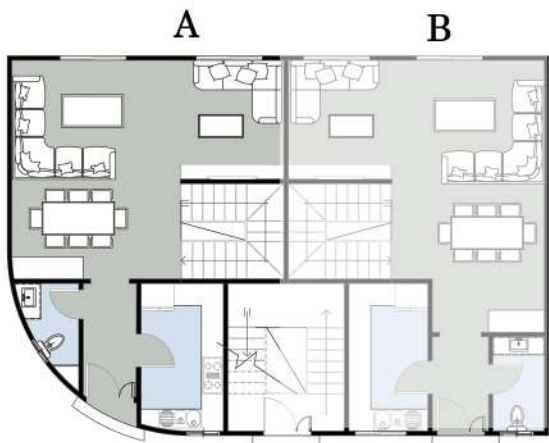
DUPLEX AND
 PENTHOUSE

Total Built-up Area:205m²

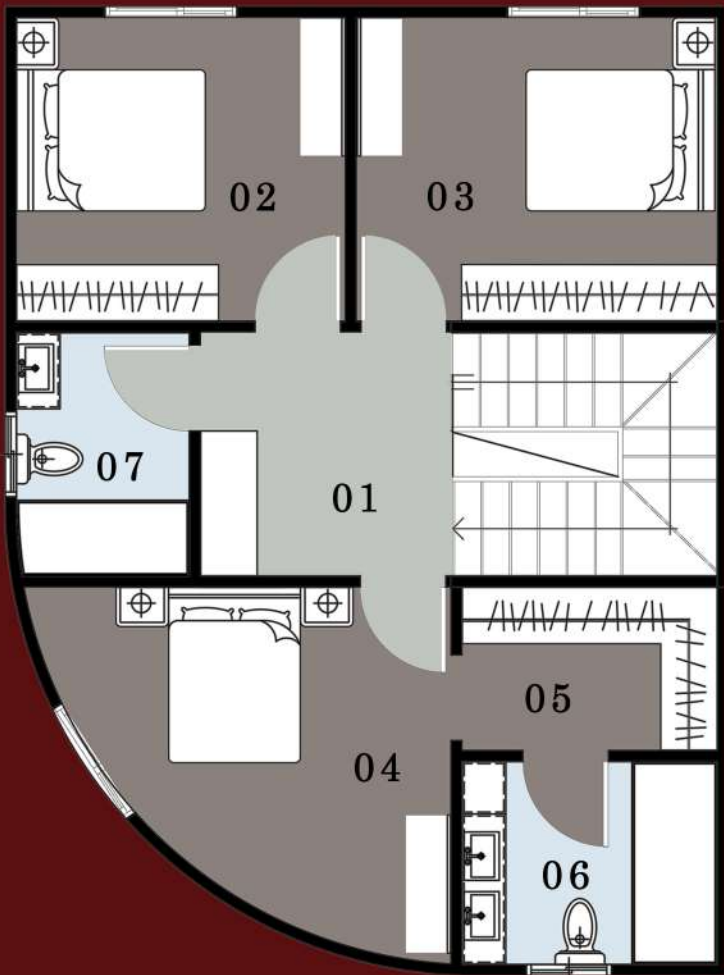
Ground Floor Area: 73m2



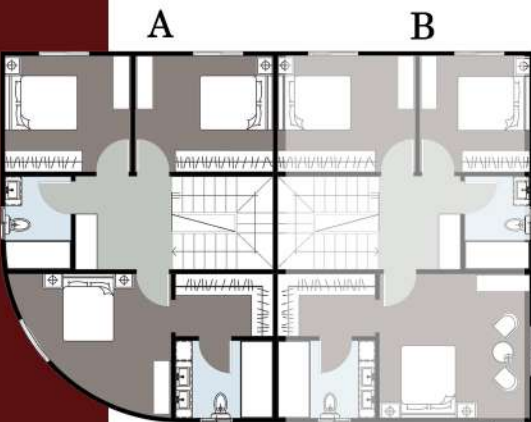
NO.	ROOM	DIMENSIONS
01	LOBBY	3.40m X 1.70m
02	RECEPTION	4.00m X 7.50m
03	DINING ROOM	2.70m x 4.50m
04	KITCHEN	4.00m x 2.40m
05	GUEST BATHROOM	2.75m x 1.80m



Walk out Floor Area: 112m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.40m X 2.75m
02	BEDROOM-1	4.00m x 3.95m
03	BEDROOM-2	3.00m x 3.55m
04	MASTER BEDROOM	3.30m x 2.90m
05	DRESSING	2.90m x 1.50m
06	MASTER BATHROOM	2.20m x 2.10m
07	BATHROOM	2.20m x 2.70m



DUPLEX AND
 PENTHOUSE

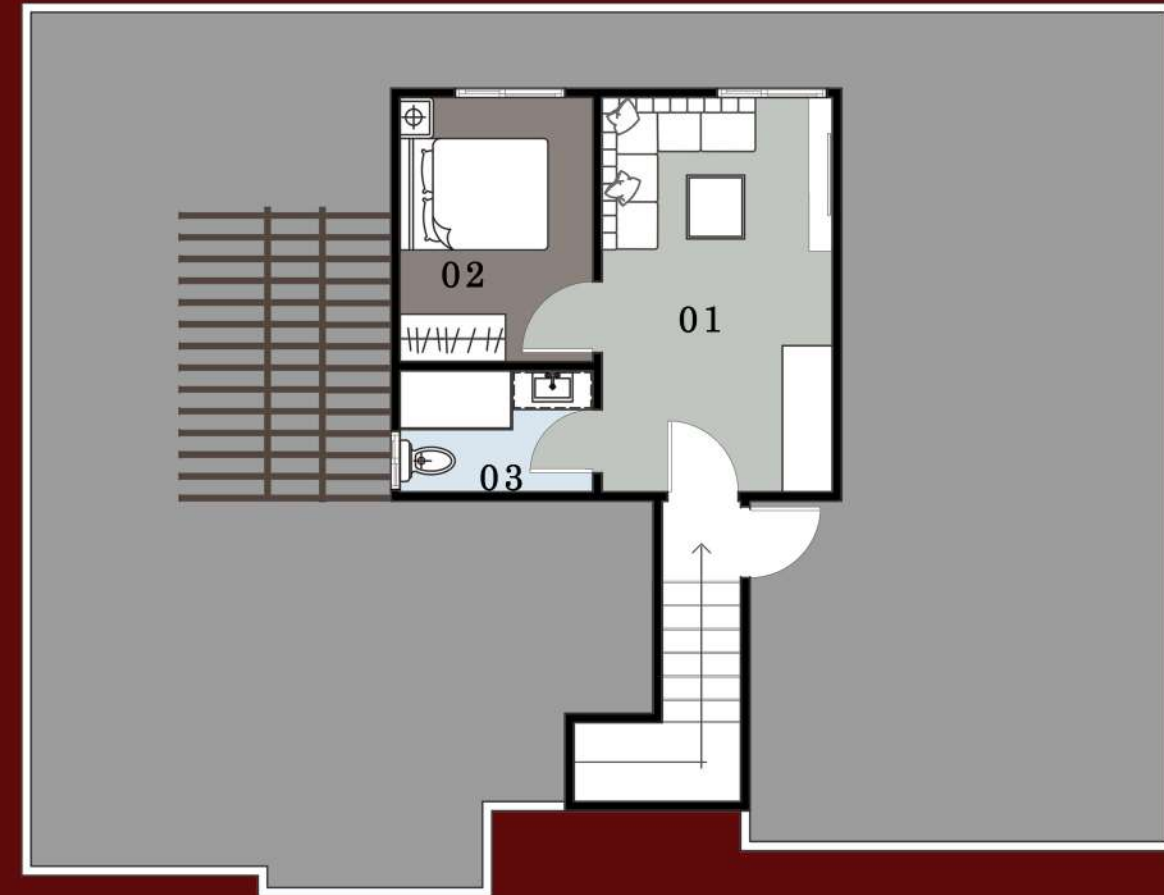
Total Built-up Area:219 M2 + Outdoor Terrace: 109 M2

First Floor Area: 161m2




NO.	ROOM	DIMENSIONS
01	RECEPTION	4.50m X 7.50m
02	DINING ROOM	4.50m X 5.85m
03	GUEST BATHROOM	1.80m x 2.30m
04	STORAGE	1.80m x 2.40m
05	KITCHEN	5.10m x 2.80m
06	LIVING ROOM	1.40m x 2.80m
07	BEDROOM 1	4.10m x 2.85m
08	BEDROOM 2	4.10m x 3.00m
09	MASTER BEDROOM	5.00m x 3.00m
10	DRESSING	2.50m x 1.70m
11	MASTER BATHROOM	2.50m x 1.70m
12	BATHROOM	1.85m x 2.70m

Penthouse Floor Area: 37 m2



NO.	ROOM	DIMENSIONS
01	RECEPTION & KITCHENTTE	5.45m X 3.10m
02	MASTER BEDROOM	3.75m X 3.10m
03	BATHROOM	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

FACILITIES

Smart Luxury
Home Livings

Feel The Change in Your Life

FACILITIES



SECURITY CAMERAS



LANDSCAPE AREAS



WALKING & RUNNING TRACK



24HOURS SECURITY



INTERLOCK SIDEWALKS



SOLAR HEATING SYSTEM



VILLAS ELEVATOR ACCESS



ELECTIC GATES



NIGHT FACADE LIGHTING



REGULAR & EMERGENCY MAINTENANCE



SOLAR STREET LIGHTING



WATER FEATURES



WE INTERNET SERVICES



VILLAS SWIMMING POOL ACCESS

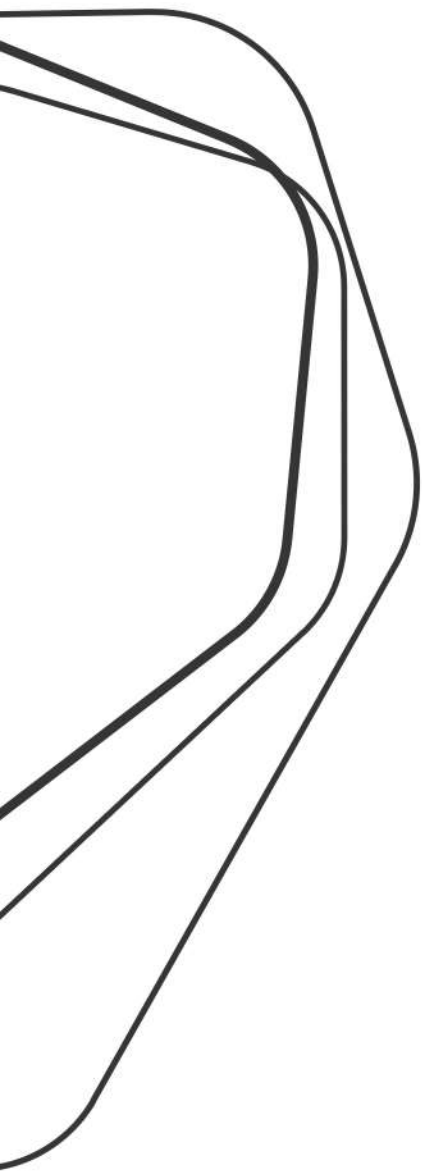


*We Don't Renovate Spaces
We Transform Them*

MESSAGE FROM
DESIGNER

Transform
Criticism into
Creativity

7



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

WREAMZ
CONSULTANCY

8

COLLABORATIONS

A Team Makes A
Dream

*Reality is Created By The
Mind*

COLLABORATIONS



EVEREST VIEW DEVELOPMENTS



VIEW CONSTRUCTION COMPANY



DREAMS 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*

CONTACT US

Let's Get
Moving Now

9