





E£ 27,886,000

3 Bedrooms **3 Bathrooms** **265 m²**

LUXURY 265M² BUA CORE AND SHELL RESIDENTIAL IVILLA (3 BEDROOMS, 3 BATHROOMS) FEATURING A 100M² PRIVATE GARDEN FOR SALE ON FLEXIBLE INSTALLMENT PLANS (DELIVERY 2026) IN MOUNTAIN VIEW 1.1 BY MOUNTAIN VIEW (DMG), DIRECTLY ON NORTHERN 90TH STREET, 5TH SETTLEM

Core & Shell iVilla Garden with 100m² Garden for Sale Installments Mountain View 1.1 New Cairo 265m² BUA

Type: Residential iVilla Garden for Sale

BUA: 265 m²

Garden Area: 100 m²

Bedrooms: 3 (Including Master Suite)

Bathrooms: 3

Finishing: Core & Shell

Delivery Date: 2026

Status: Available for Sale on Installments / Resale

Location

Strategically situated within Mountain View 1.1 (Phase 1 Extension) by Mountain View (DMG), occupying an ultra-prime address directly fronting Northern 90th Street in the 5th Settlement, New Cairo, immediately connected to Mohamed Naguib Axis, Sadat Axis, Cairo–Suez Road, and the Ring Road, positioned directly opposite Al Rehab City and just 7 minutes from the American University in Cairo (AUC).

About the Project

Mountain View 1.1 is a premier boutique master-planned extension of Mountain View's signature American-style community developments. Crafted around intimate natural landscapes and serene privacy, the development features lush central parklands, crystal water bodies, community clubhouses, dedicated cycling and jogging tracks, children's play zones, and 24/7 smart security and facility management.

Concept

Spanning an expansive 265 m² build-up area complemented by a 100 m² private outdoor garden delivered core and shell for delivery in 2026, featuring 3 spacious bedrooms, generous multi-level living and reception layouts, and 3 bathrooms opening onto the garden, this signature duplex iVilla delivers the exclusivity and outdoor lifestyle of a standalone villa alongside complete architectural freedom to execute custom luxury interiors, paired with strong long-term capital appreciation and flexible installment plans in Prime New Cairo.

Classification	Delivery date
Installment	**2026**

Property details

Property Type	**IVilla Garden**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**Mountain View 1.1**
Build Up Area	**265 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**100 m²**

Additional Details

Other Rooms

Nanny Room

Location

5th Settlement, New Cairo

Mountain View 1.1


This is care,
imagine blooming


This is joy,




This is fulfillment,
imagine aspiration


This is reality,

