





E£ 6,800,000

3 Bedrooms **3 Bathrooms** **165 m²**

PRIME READY-TO-MOVE 165M² BUA RESIDENTIAL APARTMENT DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) OVERLOOKING SERENE PARK GREENERY, AVAILABLE FOR DIRECT CASH PURCHASE IN CLUB PARK (PARCEL C16), MOUNTAIN VIEW ICITY BY DMG, 5TH SETTLEMENT, NEW CAIRO

Core & Shell Apartment for Cash Sale Club Park C16 Mountain View iCity New Cairo 165m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 165 m²

Layout: Functional Well-Proportioned Floorplan

Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Dedicated Walk-In Dressing Area & Private En-Suite Bathroom)

Bathrooms: 3 Contemporary Fully Plumbed Bathrooms (Master En-Suite, Secondary Family Bathroom, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Double-Glazed Facades Opening onto Scenic Terraces Overlooking Lush Park Greens + Sizable Enclosed Modern Kitchen Space with Complete Utility Conduits & Storage Provision

Finishing: Core & Shell (Raw structural finish with solid masonry, modern American-style architectural facades, soundproof double-glazed window frames, and primary electrical and plumbing conduits installed, ready for custom interior architecture and personalized luxury finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Parcel C16 in the prestigious Club Park phase of Mountain View iCity developed by DMG (Mountain View), commanding an exceptional residential address in the 5th Settlement, New Cairo. Positioned directly along the Middle Ring Road and bordered by the Suez Road and the extension of the Bin Zayed Axis, the community offers seamless connectivity across Greater Cairo. It lies just 4 minutes from the Suez Road, 10 minutes from the American University in Cairo (AUC) and Golden Square, 7 minutes from Al Rehab City, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Mountain View iCity New Cairo is an innovative 500-acre smart mega-community engineered with a groundbreaking multi-tiered 4D master plan that completely separates vehicular networks from pedestrian and park levels. The Club Park district is master-planned specifically around active lifestyle living, sports wellness, and botanical greenery. World-class community amenities include the expansive MV Sports Club, themed central parks, interconnected water canals and lagoons, shaded 15-kilometer corniche pedestrian and cycling boulevards, vibrant commercial promenades featuring fine dining and boutique retail, international schools, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an optimized 165 m² build-up area with a practical 3-bedroom and 3-bathroom layout, this residence combines generous spatial planning with immediate move-in readiness. Delivered core and shell in Parcel C16 of Club Park, it affords homeowners total freedom to execute bespoke interior partitions, luxury smart home installations, and tailored finishes without waiting for construction timelines. Coupled with the clear pricing advantage of an unencumbered direct cash acquisition in Mountain View iCity, it represents an outstanding primary family residence and a commanding capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**Mountain View Icity**
Phase	**Club Park**
Build Up Area	**165 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

Floor
5
Parking
With Parking
View
Open View, Bahry
Other Rooms
Dressing Room

Location

5th Settlement, New Cairo
Mountain View Icity





Court 36

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