





E£ 10,000,000

3 Bedrooms **3 Bathrooms** **210 m²**

PRIME 210M² BUA MULTI-LEVEL GARDEN DUPLEX IVILLA SET ON A 230M² LAND FOOTPRINT FEATURING AN 80M² PRIVATE LANDSCAPED GARDEN DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN CLUB PARK, MOUNTAIN VIEW ICITY BY DMG, 5TH SETTLEM

Core & Shell Garden iVilla with 80m² Garden for Cash Sale Club Park Mountain View iCity New Cairo 210m² BUA

Category: Residential Luxury Duplex Garden iVilla for Sale

BUA: 210 m²

Land Area: 230 m²

Garden Area: 80 m² Private Landscaped Garden

Roof: No

Delivery Date: 2024

Layout: Multi-Level Duplex Villa Architecture (Ground Floor + First Floor with Private Independent Entrance)

Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 2 Generous Family Bedrooms)

Bathrooms: 3 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite, Family Bathroom, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Glazed Openings Direct to the 80m² Private Garden & Patio Area + Upper Family Living Lounge + Sizable Enclosed Modern Kitchen with Complete Utility Conduits & Storage Provision + Dedicated Maid’s Quarters with Private Bath

Finishing: Core & Shell (Raw structural concrete slab, perimeter masonry, completed American-style architectural exterior facades, and primary entry points for electrical, HVAC ducting, and plumbing connections, ready for bespoke interior design and tailored finishes)

Ready to Move: No (Delivered Phase 2024)

Status: Available for Direct Cash Purchase & Immediate Ownership Transfer

Location

Strategically situated within the Club Park phase of Mountain View iCity developed by DMG (Mountain View), commanding a prime residential address in the 5th Settlement, New Cairo. Ideally positioned along the Middle Ring Road and bordered by Suez Road and the Bin Zayed Axis extension, the community offers direct connectivity across Greater Cairo and the New Administrative Capital. It lies just 4 minutes from Suez Road, 10 minutes from the American University in Cairo (AUC) and Golden Square, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Mountain View iCity New Cairo is a visionary 500-acre 4D smart city master-planned in collaboration with international architects to separate vehicular traffic underground from lush pedestrian-only parks above ground. The community is structured around interconnected themed parks, with Club Park specifically designed as an active sports and wellness hub surrounding a world-class sporting club and athletic facilities. Amenities include expansive Central Park greenery, swimming pools, cycling and jogging boulevards, the Heartwork international business park, commercial and fine dining promenades, international schools, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an optimized 210 m² build-up area across a 230 m² land plot, enhanced by an 80 m² private garden and a separate private entrance, Mountain View’s signature iVilla Garden delivers the spatial privacy and outdoor lifestyle of a standalone villa at duplex value. Delivered core and shell, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and smart-home automations. Coupled with the clear financial advantage of an unencumbered direct cash acquisition in Club Park, it stands as an elite family residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**2024**

Property details

Property Type	**IVilla Garden**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**Mountain View Icity**
Phase	**Club Park**
Build Up Area	**210 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**80 m²**

Additional Details

Type
Middle
View
Prime Location, Garden View

Location

5th Settlement, New Cairo
Mountain View Icity





Court 36

A


