





E£ 13,520,000

3 Bedrooms **3 Bathrooms** **250 m²**

PRIME 250M² BUA LUXURY MULTI-LEVEL GARDEN DUPLEX IVILLA FEATURING A 73M² PRIVATE LANDSCAPED GARDEN DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) SCHEDULED FOR 2028 DELIVERY, AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN FIELD PARK, MOUNTAIN VIEW

Core & Shell Garden iVilla with 73m² Garden on Installments 2028 Field Park Mountain View Aliva Mostakbal City 250m² BUA

Category: Residential Luxury Duplex Garden iVilla for Sale

BUA: 250 m²

Garden Area: 73 m² Private Landscaped Garden

Delivery Date: 2028

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 Secondary 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 73m² 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 (Handover scheduled for 2028)

Status: Available for Advance Developer Booking & Flexible Installment Contract Signing

Location

Strategically situated within the Field Park phase of Mountain View Aliva developed by DMG (Mountain View), commanding a prime residential address in the heart of Mostakbal City, East Cairo. Ideally positioned along the Amal Axis and bordered by Suez Road, the Middle Ring Road, and the Bin Zayed Axis extension, the community ensures rapid connectivity between New Cairo and the New Administrative Capital. It lies just 5 minutes from the New Administrative Capital and Madinaty, 10 minutes from Al Rehab City, 18 minutes from the American University in Cairo (AUC) and Golden Square, and 20 minutes from Cairo International Airport.

About the Project

Mountain View Aliva is a visionary 638-acre experiential smart community crafted by Mountain View to merge vibrant outdoor lifestyle parks with serene waterfront and botanical living. The masterplan features signature themed parks, with Field Park specifically designed around organic greenery, farming gardens, tranquil orchards, and community wellness spaces. Amenities include expansive Central Park greenery, swimmable lagoons, modern clubhouses, cycling and jogging tracks, commercial and fine dining promenades, international schools, underground parking facilities, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 250 m² build-up area enhanced by a 73 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 with scheduled 2028 handover, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and smart-home automations. Backed by Mountain View's market-leading reputation and flexible extended installment terms in Field Park, it stands as an elite family residence and a high-appreciation capital asset in Mostakbal City.

Classification	Delivery date
Installment	**2028**

Property details

Property Type	**IVilla Garden**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**Mountain View Aliva**
Phase	**FIELD PARK**
Build Up Area	**250 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**73 m²**

Additional Details

Type
Middle
View
Landscape View

Location

Mostakbal City, Mostakbal City
Mountain View Aliva











Villa


