





E£ 19,000,000

3 Bedrooms **4 Bathrooms** **235 m²**

PRIME READY-TO-MOVE 235M² BUA LUXURY MULTI-LEVEL GARDEN DUPLEX IVILLA FEATURING AN EXPANSIVE 107M² PRIVATE LANDSCAPED GARDEN DELIVERED CORE AND SHELL (3 BEDROOMS AND 4 BATHROOMS), AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENTS IN MOUNTAIN VIEW 1.1 BY DMG, G

Core & Shell Garden iVilla with 107m² Garden on Installments Mountain View 1.1 New Cairo 235m² BUA

Category: Residential Luxury Duplex Garden iVilla for Sale

BUA: 235 m²

Garden Area: 107 m² Private Landscaped Garden

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: 4 Contemporary Bathrooms (Core Plumbing Rough-Ins for Master En-Suite, Family Bathrooms, 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 107m² 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: Yes

Status: Available for Immediate Delivery & Flexible Installment Booking

Location

Strategically situated within Mountain View 1.1 developed by DMG (Mountain View), commanding one of the most sought-after residential addresses in the heart of the 5th Settlement, New Cairo. Ideally positioned just off North 90th Street and El Nawadi Street within the prestigious Golden Square, the community ensures seamless connectivity to Suez Road, the Ring Road, and South 90th Street. It lies just 3 minutes from the American University in Cairo (AUC), adjacent to Palm Hills Katameya and Azzar, 12 minutes from Cairo International Airport, and 15 minutes from the New Administrative Capital.

About the Project

Mountain View 1.1 is an established, low-density all-villa gated residential community crafted by Mountain View with signature American-style architecture, white and blue facades, and lush manicured greenery. Over 80% of the compound footprint is dedicated to botanical parks, scenic walkways, and tranquil water features. Premium resident amenities include a vibrant social clubhouse, swimming pools, dedicated pedestrian and cycling tracks, children's play areas, nearby commercial and dining hubs, private parking spaces, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an expansive 235 m² build-up area enhanced by a substantial 107 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 in the heart of Golden Square. Delivered core and shell with immediate handover readiness, it affords homeowners total architectural freedom to execute bespoke interior layouts, custom flooring, and smart-home automations without waiting for construction completion. Coupled with flexible installment terms in Mountain View 1.1, it stands as a rare ready-to-move family residence and an appreciating capital asset in New Cairo.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**IVilla Garden**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**Mountain View 1.1**
Build Up Area	**235 m²**
Bedrooms	**3**
Bathrooms	**4**
Garden	**107 m²**

Additional Details

Type
Corner
Other Rooms
Nanny Room, Living 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,

