

E£ 12,500,000

3 Bedrooms **2 Bathrooms** **160 m²**

PRIME 160M² BUA MULTI-LEVEL DUPLEX IVILLA DELIVERED SEMI-FINISHED (3 BEDROOMS AND 2 BATHROOMS) AVAILABLE ON FLEXIBLE DEVELOPER INSTALLMENT PAYMENT PLANS IN KINGSWAY BY MOUNTAIN VIEW (DMG), 6TH OF OCTOBER / SHEIKH ZAYED VICINITY.

Semi-Finished iVilla on Installments Kingsway Mountain View 6th of October 160m² BUA

Category: Residential Multi-Level Duplex iVilla for Sale

BUA: 160 m²

Garden: 0 m²

Roof: 0 m²

Basement: No

Layout: Multi-Level Duplex Villa Architecture (Lower Living Level + Upper Bedroom Suite Level)

Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Dedicated Dressing Space + 2 Comfortable Secondary Bedrooms)

Bathrooms: 2 Contemporary Fully Plumbed Bathrooms (Family/Master Bathroom + Guest Powder Room on the Entertaining Level)

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

Finishing: Semi-Finished (Core masonry, plastering, modern architectural facades, double-glazed window frames, and primary electrical and plumbing rough-ins installed, ready for custom interior architecture and personalized finishes)

Ready to Move: No (Under Construction / Contact for Handover Schedule & Staged Milestones)

Status: Available for Direct Developer Booking & Installment Contract Signing

Location

Strategically situated within Kingsway developed by Mountain View (DMG), commanding a prime residential address in 6th of October, closely serving the Sheikh Zayed corridor. Directly accessible via the 26th of July Corridor, Wahat Road, and the Ring Road, the development enjoys seamless connectivity to West Cairo's premier commercial and educational hubs. It lies within minutes of Mall of Arabia, Mall of Egypt, Arkan Plaza, Juhayna Square, and reputable universities including Nile University and MUST.

About the Project

Kingsway is a master-planned community by Mountain View designed to integrate upscale European and equestrian-inspired architecture with expansive open landscapes. The project emphasizes sustainable, low-density living, allocating the vast majority of its footprint to manicured botanical gardens, tranquil water features, and linear green corridors. Community amenities include a multi-functional sports and social clubhouse, swimming pools, athletic courts, specialized fitness and wellness zones, children’s recreational play parks, an open-air commercial and dining boulevard, cycling tracks, and 24/7 smart gated security with access control and CCTV surveillance.

Concept

Spanning an optimized 160 m² build-up area across an efficient multi-level layout, the signature iVilla format provides the spatial volume, privacy, and prestige of a standalone villa combined with the functional efficiency of an apartment. Delivered semi-finished, it affords buyers complete architectural freedom to tailor interior flooring, lighting schemes, and smart-home installations to their exact taste. Combined with Mountain View's established developer track record and structured installment payment plans, it represents a compelling primary family home and an appreciating long-term capital asset in West Cairo.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**I Villa**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**Mountain View**
Project	**Kingsway**
Build Up Area	**160 m²**
Bedrooms	**3**
Bathrooms	**2**

Location

EL-Sheikh Zayed, October
Kingsway