





E£ 15,000,000

3 Bedrooms **3 Bathrooms** **278 m²**

PRIME READY-TO-MOVE 279M² BUA LUXURY MULTI-LEVEL IVILLA GARDEN WITH A 60M² PRIVATE LANDSCAPED GARDEN DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN MOUNTAIN VIEW HYDE PARK BY MOUNTAIN VIEW (DMG), SOUTH 90TH STREET, 5TH S

Core & Shell iVilla Garden with 60m² Garden for Cash Sale Mountain View Hyde Park New Cairo 279m² BUA

Category: Residential Luxury Multi-Level iVilla Garden for Sale

BUA: 279 m²

Garden Area: 60 m² Private Landscaped Garden

Layout: Multi-Level Garden Duplex Architecture (Ground Floor + Lower Ground / First Floor)

Bedrooms: 3 Expansive Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom)

Bathrooms: 3 Well-Appointed Contemporary Bathrooms (Master En-Suite, Second Family Bathroom, and Dedicated Ground Floor Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Hall with Panoramic Glazing Opening Directly onto the 60m² Private Garden + Upper Family Living Lounge + Sizable Enclosed Kitchen Space with Complete Utility Conduits + Maid's Quarters with Private Bath + Dedicated Storage & Laundry Areas + Shaded Veranda for Al Fresco Dining

Finishing: Core & Shell (Raw structural finish with solid masonry, concrete framing, and primary electrical and plumbing conduits installed, ready for custom interior architecture and tailored finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Mountain View Hyde Park developed by Mountain View (DMG), commanding a premier residential address directly along South 90th Street in the 5th Settlement, New Cairo. Positioned with seamless connectivity to the Middle Ring Road, Ain Sokhna Road, and Suez Road, the community lies just 3 minutes from the American University in Cairo (AUC), 5 minutes from the Golden Square, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Mountain View Hyde Park is a signature master-planned gated sanctuary spanning 200 acres, engineered around iconic American-classical architecture and pedestrian-first landscape planning. The community directly overlooks the sprawling 141-acre Hyde Park central gardens and integrates cascading lakes, serene water features, and expansive greenery. Features include a luxury resident clubhouse, multiple swimming pools, multi-sport athletic courts, scenic jogging and cycling paths, commercial retail and dining avenues, secured underground garages, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 279 m² build-up area paired with a private 60 m² landscaped garden, this signature iVilla Garden delivers the independent lifestyle, volume, and private outdoor tranquility of a standalone villa with the practical efficiency of a luxury duplex. Delivered core and shell with immediate handover readiness, it grants homeowners complete creative freedom to tailor architectural partitions, interior materials, smart-home automation, and private outdoor living zones to their exact taste. Supported by the pricing advantage and unencumbered equity of a direct cash purchase, it represents an outstanding family residence and an inflation-hedged capital asset along South 90th Street.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**IVilla Garden**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**Mountain View Hyde Park**
Build Up Area	**278 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**60 m²**

Additional Details

Type
Middle
View
Landscape View
Other Rooms
Nanny Room, Living Room

Location

5th Settlement, New Cairo
Mountain View Hyde Park











