





E£ 18,000,000

3 Bedrooms **3 Bathrooms** **287 m²**

PRIME READY-TO-MOVE 287M² BUA MULTI-LEVEL IVILLA GARDEN WITH AN 80M² PRIVATE LANDSCAPED GARDEN DELIVERED FULLY FINISHED WITH INSTALLED ACS AND MODERN KITCHEN CABINETRY (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN MOUNTAIN VIEW HYDE PARK (PHASE

Fully Finished iVilla Garden with ACs & Kitchen Cash Sale Mountain View Hyde Park Phase 1 New Cairo 287m² BUA

Category: Residential Luxury Multi-Level iVilla Garden for Sale

BUA: 287 m²

Garden Area: 80 m² Private Landscaped Garden

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

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

Bathrooms: 3 Contemporary Fully Equipped 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 Wide Floor-to-Ceiling Glazing Opening onto the 80m² Private Garden + Upper Family Living Lounge + Gourmet Modern Kitchen Fully Outfitted with Custom Cabinetry + Climate Control via Installed Split Air Conditioners + Dedicated Maid's Quarters with En-Suite Bathroom + Shaded Veranda for Outdoor Entertaining

Finishing: Fully Finished with A/Cs & Kitchen (Turnkey Ultra Super Lux Specifications featuring Imported Flooring, Fitted Kitchen Units, Pre-Installed Air Conditioners, and Premium Sanitary Ware)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Phase 1 of Mountain View Hyde Park developed by Mountain View (DMG), commanding a prominent residential address along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. The development offers direct access to the Middle Ring Road, Suez Road, and the Bin Zayed Axis. It is located just 3 minutes from the American University in Cairo (AUC), 5 minutes from Point 90 Mall and Concord Plaza, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Mountain View Hyde Park spans 200 acres and merges American countryside architecture with extensive natural landscapes. Directly integrated with Hyde Park's monumental 141-acre central park, the compound devotes roughly 80% of its total footprint to manicured botanical gardens, tranquil reflection lakes, and pedestrian avenues. Amenities include multiple resident clubhouses, temperature-controlled and recreational swimming pools, tennis and multi-sport athletic courts, dedicated jogging and cycling tracks, children's play zones, secure underground parking facilities, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 287 m² build-up area paired with an 80 m² private garden, this signature iVilla Garden delivers the independent outdoor serenity of a standalone villa alongside the functional efficiency of a duplex residence. Delivered turnkey with installed air conditioning units and a fully fitted kitchen, it eliminates renovation downtime, contractor management, and fit-out expenses. Coupled with the clear pricing advantage of an unencumbered direct cash acquisition in Phase 1, it represents an outstanding private family sanctuary and an appreciating capital asset in New Cairo.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**IVilla Garden**
Category	**Residential**
Finishing	**Fully Finished With A/c's & Kitchen**
Developer	**Mountain View**
Project	**Mountain View Hyde Park**
Phase	**1**
Build Up Area	**287 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**80 m²**

Additional Details

View
Prime Location
Other Rooms
Nanny Room

Location

5th Settlement, New Cairo
Mountain View Hyde Park











