





E£ 11,700,000

3 Bedrooms **3 Bathrooms** **240 m²**

PRIME READY-TO-MOVE 240M² BUA MULTI-LEVEL IVILLA GARDEN WITH A GENEROUS 119M² PRIVATE LANDSCAPED GARDEN DELIVERED CORE AND SHELL (3 BEDROOMS AND 3 BATHROOMS) AVAILABLE ON FLEXIBLE INSTALLMENTS IN MV PARK, MOUNTAIN VIEW ICITY BY MOUNTAIN VIEW (DMG), 5TH SE

Core & Shell iVilla Garden with 119m² Garden on Installments MV Park Mountain View iCity New Cairo 240m² BUA

Category: Residential Luxury Multi-Level iVilla Garden for Sale

BUA: 240 m²

Garden Area: 119 m² Private Landscaped Garden

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

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

Bathrooms: 3 Contemporary Fully Plumbed 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 Floor-to-Ceiling Glazing Opening onto the 119m² Garden + Upper Family Living Lounge + Sizable Enclosed Kitchen Space with Complete Utility Conduits + Dedicated Maid's Quarters with Private Bath + Shaded Veranda for Outdoor Entertaining

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

Ready to Move: Yes

Status: Available for Immediate Delivery & Contract Signing

Location

Strategically situated within the exclusive MV Park phase inside Mountain View iCity developed by Mountain View (DMG), commanding an irreplaceable residential location in the 5th Settlement, New Cairo. Positioned directly adjacent to the Middle Ring Road and Suez Road, the community lies just 4 minutes from Maxim Mall, 7 minutes from the American University in Cairo (AUC), 10 minutes from Cairo Festival City (CFC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Mountain View iCity New Cairo is an innovative master-planned smart city spanning 500 acres, engineered with 4D infrastructure that completely separates vehicular movement from pedestrian zones across 6 distinct thematic lifestyle islands. The MV Park phase directly overlooks the 50-acre Central Park and features scenic water canals, resident clubhouses, multi-sport athletic facilities, swimming pools, jogging and cycling tracks, open-air retail and dining boulevards, underground vehicular tunnels, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 240 m² build-up area paired with a private 119 m² garden, this signature iVilla Garden delivers the independent outdoor serenity of a standalone villa combined with the functional efficiency of a duplex residence. Delivered core and shell with immediate handover readiness, it allows homeowners complete creative freedom to tailor architectural partitions, interior materials, smart-home automation, and private outdoor living zones to their exact taste. Supported by extended installment financing in MV Park, it represents an outstanding family residence and an appreciating capital asset.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**IVilla Garden**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**Mountain View Icity**
Phase	**MV Park**
Build Up Area	**240 m²**
Bedrooms	**3**
Bathrooms	**3**
Garden	**119 m²**

Additional Details

Type
Corner
View
Prime Location, Bahry
Other Rooms
Nanny Room

Location

5th Settlement, New Cairo
Mountain View Icity





Court 36

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