



EVIA



By



A wide-angle photograph of a tropical beach. The foreground shows the gentle waves of turquoise water washing onto a white sandy shore. The water extends to a distant, flat horizon under a clear, vibrant blue sky. In the far distance, a thin, dark line of land or a forested ridge is visible on the horizon.

TAKE SUMMER TO NEW LEVELS



A WORD FROM OUR **CHAIRMAN**

Innovation, design, and international standards of quality are three elements that run deep within our essence, they are what set us apart from competitors and what push us with every new project to be trendsetters within the Egyptian real estate market. In collaboration with highly qualified engineering and design firms and consultants, Mountain View has successfully enhanced thousands of customers' living experiences in more than 10 projects all around Egypt. That means Mountain View always endeavors to develop prime locations within the blissful, diverse lands of Egypt. Take Ras El Hikma for example; a graceful plot of land that we realized its potential, decided to develop the only livable project there and built many phases influenced by the beautiful Greek architecture that brings Greece to these very shores, including our latest phase, Crete Islands, where we bring together every bit of world-class innovations, interesting designs, and experience that we gathered along the way, to continue what we started years ago; perfecting futures.

Amr. Soliman

CEO of Mountain View

OUR PHILOSOPHY

We believe that our trade isn't about steel and concrete, but about helping grow happy families. We try to use every tool and method we can get our hands on, only to guarantee that our customers are happy. It is our belief that homes should be about people before they have people in them. That's why every Mountain View structure is built for one purpose only, that is to create respectful communities where our customers' lives are as easy, as comfortable, and as enjoyable, as they can get.





MOUNTAIN VIEW RAS EL HIKMA: When a City Comes to Life

Mountain View Ras El Hikma is all about getting the most out of summer. The first thing that was drawn on our blueprints was nothing but a family, enjoying the kind of summer they would have to get on a plane to experience. And so, the rest was designed with that one idea in mind; bringing the authentic Greek summer experience to thousands of families who now make this project thrive. With activities that never run old, amenities to the highest level of standards, and uniquely peaceful architecture, families live a meaningful everyday life, filled with joy and true satisfaction in their hearts.

LOCATION MAP

The happy life of Mountain View Ras El Hikma Can be found in a strategic spot: under 3 hours from Cairo through the new Daba'a Road, 2 hours from Alexandria, and just 35 minutes from Sidi Abdulrahman. You will be in the heart of the New Sahel in the new City of Ras El Hikma; Egypt's newest global destination and the hottest first-class tourist attraction for European and international tourists in the Mediterranean region. With 11 unique districts, diversified economy, and a major clean energy corridor, the vibrant new city will put you only 15 KM east of North Coast and 50 KM west of El Alamein Airport.



MASTER PLAN

Mountain View Ras El Hikma project is differentiated by its Greek-style architecture, where each phase is named after a Greek island, while preserving the sense authenticity deeply rooted in all of us.

1. ITALLIAN VILLAGE

2. EMARAT MISR

3. Rhodes

4A. Crete

4B. Skala heights

5A. Paros heights

5B. SKALA APTS HOTEL
(BRANDED & SERVICED)

6. Hotel & Retail

7. CRYSTAL LAGOONS

8. PAROS
9. SKALA SEAFRONT

10. MV NC

11. EVIA

12. Agora Village

13. DIPLO





EVERLASTING
SUMMER EXPERIENCE.

Greek Architecture: The Secret to a Great Summer

Every little corner in Mountain View Ras El Hikma is inspired by the truly majestic Greek architecture, and it turned out to be the perfect influence to give a summer place. It creates this wonderful atmosphere of a wholesome family retreat by being a safe place so elegant yet simple and modest. Its sense of tranquility and vastness makes you feel how cozy and welcoming it is. The Greek architecture is very open to nature to the point that it resembles the purest form of freedom, beauty, and joy; elements that make residents of Mountain View Ras El Hikma feel a form of unity and delight that they share this experience with their loved ones.





A **DREAM** You'd Love to Wake up to

Open your eyes every morning to a view that touches your soul and resets your senses. Let the coffee aroma join the morning breeze to help you wake up in the perfect way, a graceful morning you'd aspire to experience every day. Grab your favourite book along with your sunscreen and have a lovely morning in any of our 19 swimming pools.

Vibrant Livability on a Grand Scale

From the moment you wake up in the morning to a sun-kissed dawn, there's always something exciting to do at MountainView Ras El Hikma. Whether you like chilling by the pool, tanning on the beach or taking a dip in the mesmerizing blue waters of the mediterranean, we promise you an unparalleled relaxing experience.





Beach Life: Your Sweet Escape

Perhaps the most treasured feature of a dream summer home is where the sky, sea, and land meet. Mountain View's beach is nothing less than an impeccable creation of nature that is full of gorgeous vistas, wide blue skies, crystal clear waters, and endless activities. Mountain View is blessed with an immaculate sandy beach where your happy family can forget about stress and give yourself the time and energy to feel every aspect of the good life you've earned. Laze around on the sand by the relaxing waves, enjoy the watersports, beach activities, or just cool off in the 19 shimmering swimming pools.

Pampered Privacy at the Ladies Beach

A joyful summer experience means that every preference is thoughtfully catered for. We understand the importance of a long awaited break for the ladies while ensuring their utmost privacy and welfare. Thus at Mountain View Ras El Hikma, we bring you our fully serviced, private, and absolutely safe Ladies Beach; where you can enjoy the water, indulge in the sun carefree, and take part in fun activities too! If this is important to you, it's very important to us!





SERVICES AND FACILITIES
FOR EVERYONE, ALL DAY LONG

A Magical Place for Kids Too!

Knowing your kids are having the time of their lives while being safe will give you extra peace of mind; that's why we've laid on plenty of fun with lots of games, activities, and animation shows to keep the young ones occupied all day, every day. In Mountain View Ras El Hikma, it's not just empty fun for your kids, we add meaning to fun with cycling classes and many other edutainment activities are available for all ages, so they can have the time of their lives while learning something new.



Always **Cooking up** More Delights

Summer life always stimulates the appetite, and at Mountain View you'll be spoiled for choice with a wide range of menus to choose from. Take a relaxing stroll down the Promenade and prepare for delicious food at our Clubhouse Cafe. Enjoy different bursts of flavors at our kiosks by the beach or indulge in the diverse cuisines. And whether it's breakfast, lunch or supper, or any time in between, you won't find a better ambience or setting to enjoy your meal. So you don't just live the happy life, you taste it too.



Let **love** in

Surprise your loved one with a movie-like dinner by the beach. We've got you covered with mouth-watering menus, heart-captivating views and different romantic set ups, so you can put your fancy clothes on and invite your loved one to an unforgettable night at the Clubhouse of Mountain View Ras El Hikma



Agora: for a **Fun** Hangout

At Mountain View Ras El Hikma, mornings are delightful & serene but also nights are fun and active. Gather your favorite ones for a brunch, invite your friends over for coffee or grab a delicious snack at Agora! Enjoy watching our huge screen setup while choosing the type of food you'd love to have from the various mouth-watering food trucks. Making Ras El Hikma a place you can call home, even outdoors.



Your Friendly Neighborhood **Clubhouse**

At the Clubhouse, we've thought of everything to make life more welcoming. Meet your neighbors and make new friends, and bond with the respectful community around you in the comfortable and cozy setting that serves tasty food and beverages alongside our dedicated team at the CRM office always ready to help & constantly at your service.



Wonderville

Wonderville is a one-stop hub summer destination with a Greek essence, filled with a meaningful life. It is the first one of a kind in the North coast, It has a more meaningful purpose rather than just being an ordinary summer destination. Wonderville will benefit from the mix of tenants, combining major top brands in retail, dining, and F&B.





TAKE SUMMER TO NEW LEVELS

Introduction
to **EVIA**



MASTER
PLAN





Floor Plans



Beach House



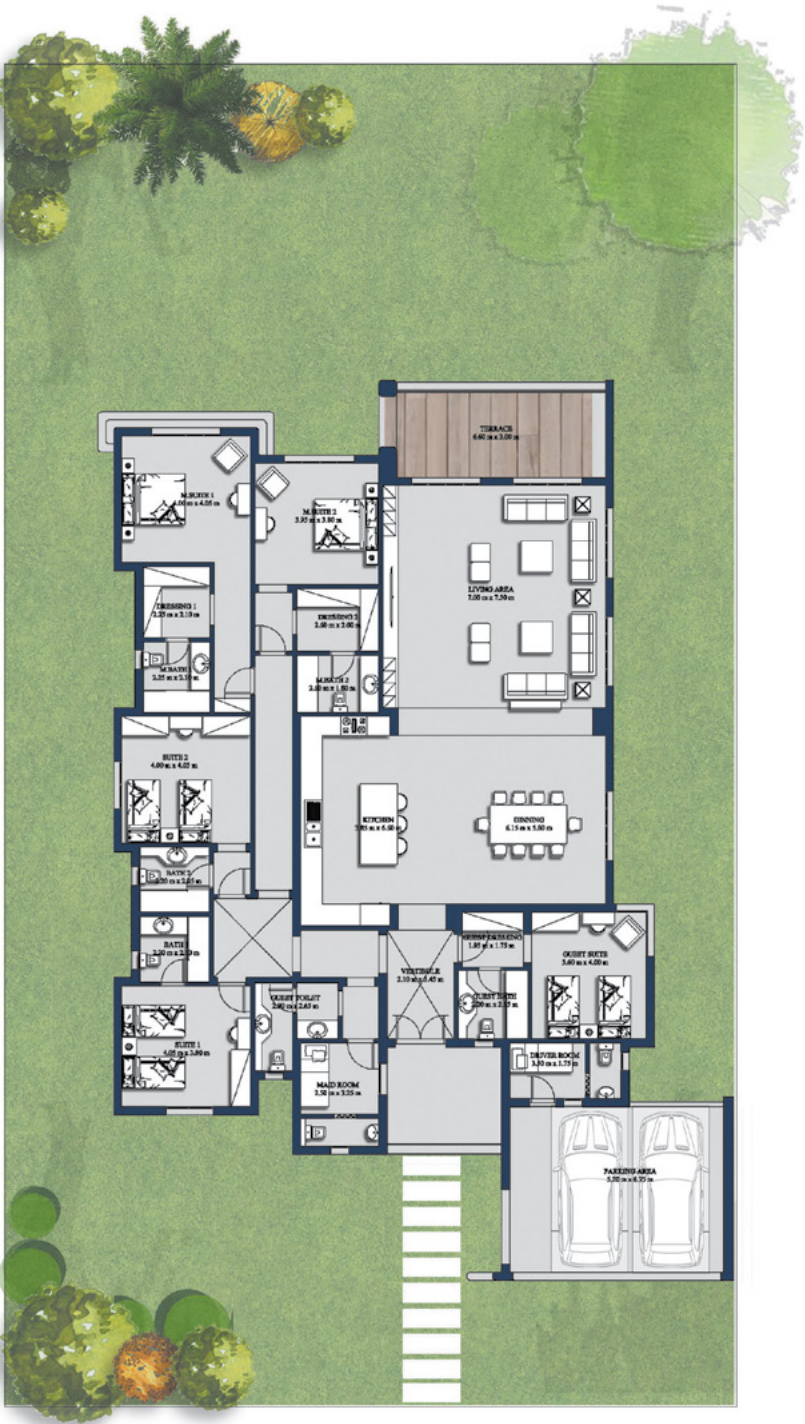


Beach House

GROSS AREA: 400m²

GROUND FLOOR

SPACE	DIM (m)
VESTIBULE	2.10m x 3.45m
LIVING AREA	7.00m x 7.50m
KITCHEN	3.85m x 6.60m
DINNING	6.15m x 5.80m
M.SUITE 1	4.00m x 4.05m
DRESSING 1	2.25m x 2.10m
M.BATHROOM 1	2.25m x 2.10m
SUITE 2	4.00m x 4.05m
BATHROOM 2	2.20m x 2.05m
BATHROOM 1	2.20m x 2.10m
SUITE 1	4.05m x 3.80m
MAID ROOM	2.50m x 3.25m
GUEST TOILET	2.80m x 2.65m
GUEST DRESSING	1.95m x 1.75m
GUEST BATHROOM	2.20m x 2.15m
GUEST SUITE	3.60m x 4.00m
DRIVER ROOM	3.50m x 1.75m
M.SUITE 2	3.95m x 3.80m
M.DRESSING 2	2.60m x 2.00m
MBAHT 2	2.60m x 1.80m
TERRACE	6.60m x 3.00m
PARKING AREA	5.20m x 6.75m





Twinhouse





Twinhouse

GROSS AREA: 155m²

GROUND FLOOR

SPACE	DIM (m)
TERRACE 1	4.30m x 1.30m
RECEPTION	3.25m x 6.10m
DINING, KITCH-EN&STAIRS	5.00m x 4.75m
TOILET	1.00m x 2.00m
ENTRANCE	1.50m x 0.80m
MAID ROOM	1.65m x 2.10m
TERRACE 2	1.50m x 3.00m
MAID BATHROOM	1.50m x 1.45m



FIRST FLOOR

SPACE	DIM (m)
TERRACE 4	0.90m x 3.25m
M.BEDROOM 1	2.90m x 2.90m
M.BATHROOM 1	2.40m x 1.50m
M.LOBBY 1	2.10m x 1.30m
M.DRESSING 1	2.10m x 1.50m
M.BEDROOM 2	3.25m x 3.35m
STAIRS	4.00m x 1.00m
FAMILY LIVING	3.50m x 3.00m
M.BATHROOM 2	1.65m x 1.75m
TERRACE 3	2.00m x 1.50m
M.LOBBY 3	1.65m x 1.20m
M.BEDROOM 3	3.25m x 3.35m
M.BATHROOM 3	1.65m x 1.80m





Townhouse



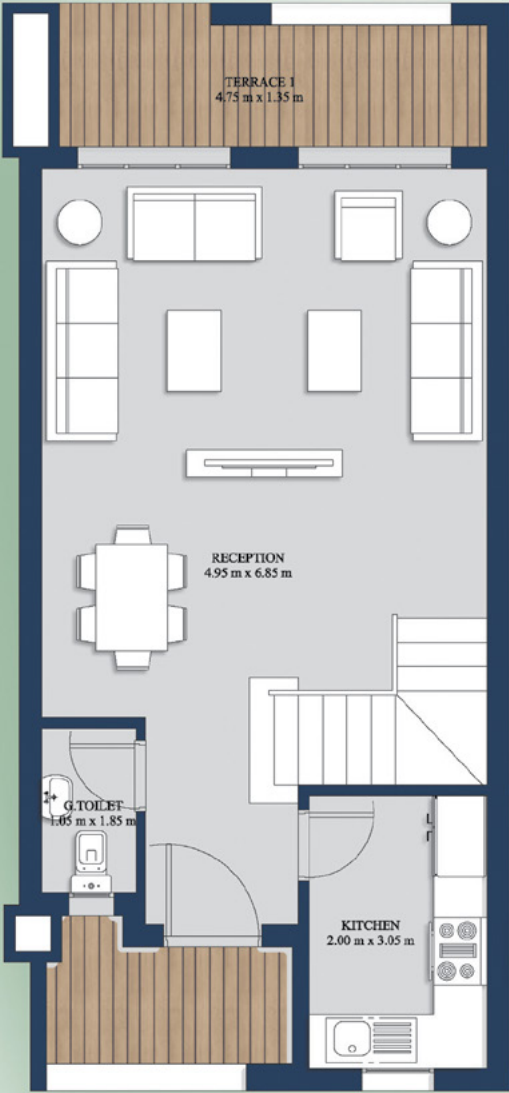


Townhouse
Corner

GROSS AREA: 170m²

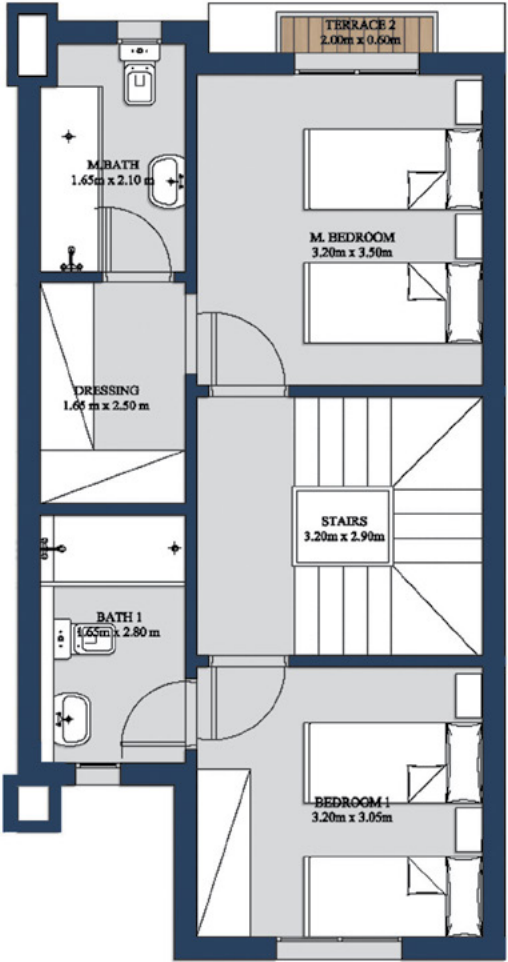
GROUND FLOOR

SPACE	DIM (m)
TERRACE 1	4.75m X1.35m
LIVING ROOM & DINNING	4.95m x 6.85m
KITCHEN	2.00m x 3.05m
G.TOLLET	1.05m x 1.85m



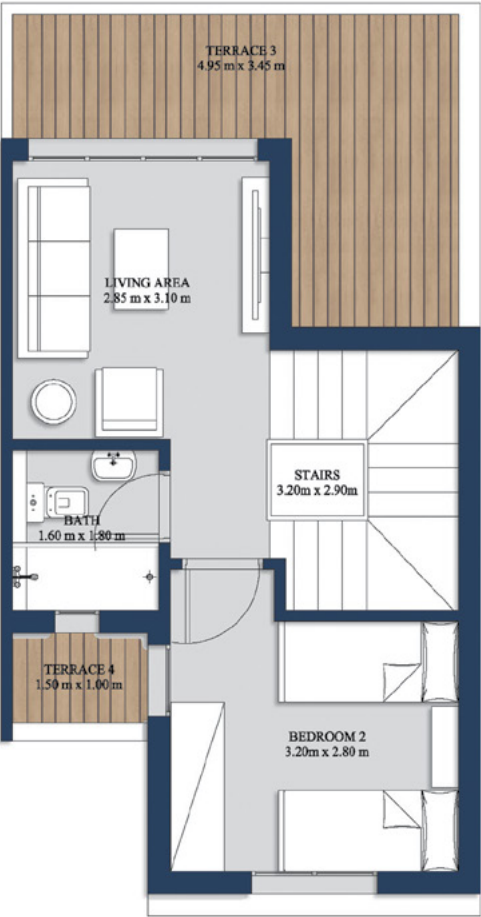
FIRST FLOOR

SPACE	DIM (m)
STAIRS & LOBBY	3.20m x 2.90m
M.BEDROOM	3.20m x 3.50m
M.DRESSING	1.65m x 2.50m
M.BATHROOM	1.65m x 2.10m
BEDROOM 1	3.20m x 3.05m
BATHROOM	1.65m x 2.80m
TERRACE 2	2.00m x 0.60m



ROOF

SPACE	DIM (m)
TERRACE 3	4.95m x 3.45m
LIVING AREA	2.85m x 3.10m
STAIRS	2.10m x 2.90m
BATHROOM	1.60m x 1.80m
TERRACE 4	1.50m x 1.00m
BEDROOM 2	3.20m x 2.80m



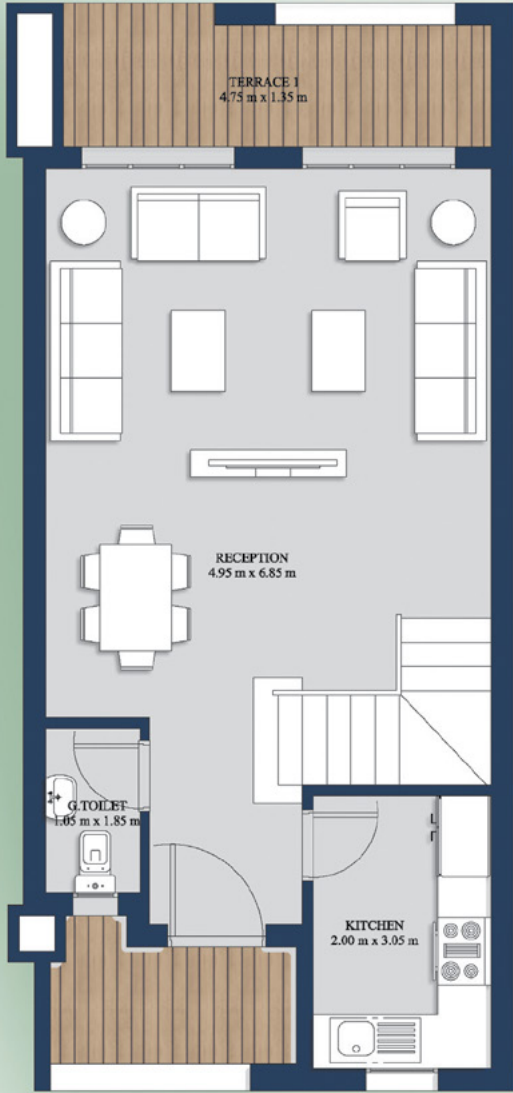


Townhouse
Middle

GROSS AREA: 170m²

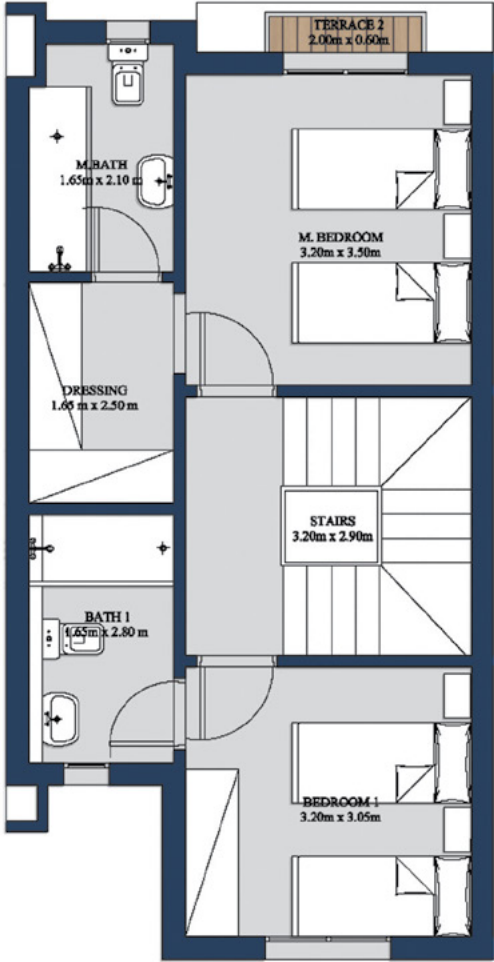
GROUND FLOOR

SPACE	DIM (m)
TERRACE 1	4.75m X1.35m
LIVING ROOM & DINNING	4.95m x 6.85m
KITCHEN	2.00m x 3.05m
G.TOLLET	1.05m x 1.85m



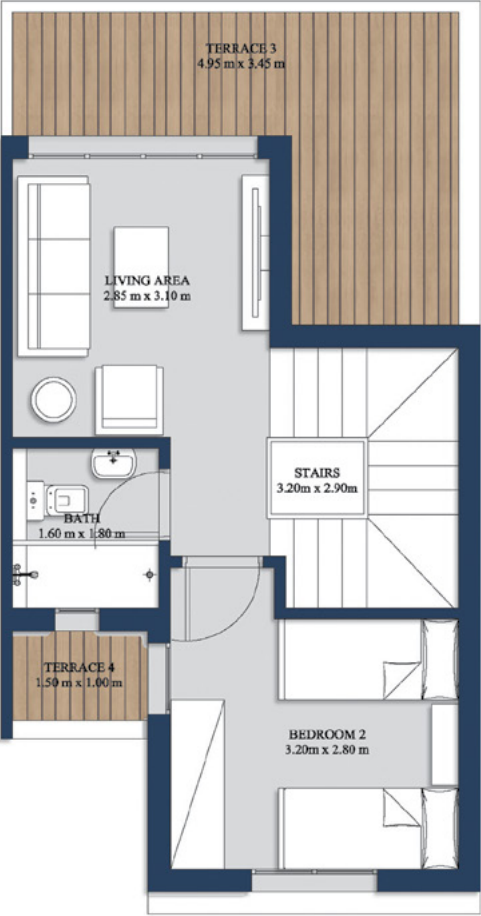
FIRST FLOOR

SPACE	DIM (m)
STAIRS & LOBBY	3.20m x 2.90m
M.BEDROOM	3.20m x 3.50m
M.DRESSING	1.65m x 2.50m
M.BATHROOM	1.63m x 2.55m
BEDROOM 1	3.20m x 3.05m
BATHROOM	1.65m x 2.80m
TERRACE 2	2.00m x 0.60m



ROOF

SPACE	DIM (m)
TERRACE 3	4.95m x 3.45m
LIVING AREA	2.85m x 3.10m
STAIRS	2.10m x 2.90m
BATHROOM	1.60m x 1.80m
TERRACE 4	1.50m x 1.00m
BEDROOM 2	3.20m x 2.80m





Chalet

3 Bedrooms

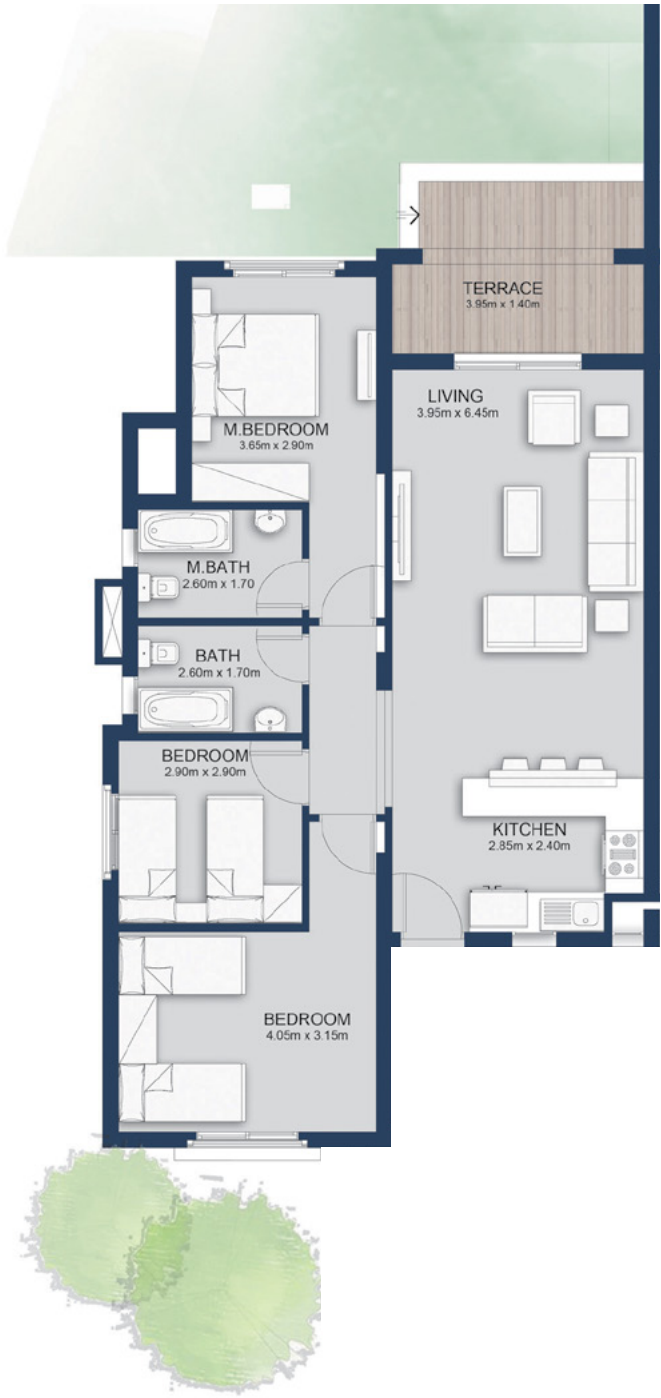




Chalet
3 Bedrooms
Type A
GROSS AREA: 132m²

GROUND FLOOR

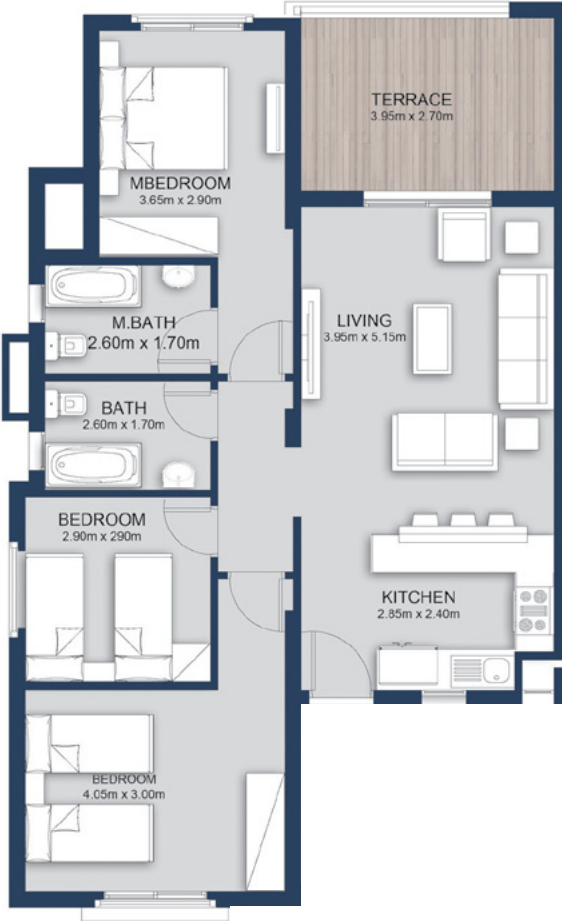
SPACE	DIM (m)
TERRACE	3.95m x 2.95m
LIVING ROOM	3.95m x 6.45m
M.BEDROOM	3.65m x 2.90m
M.BATHROOM	2.60m x 1.70m
BEDROOM	2.90m x 2.90m
BEDROOM	4.05m x 3.15m
BATHROOM	2.60m x 1.70m
KITCHEN	2.85m x 2.40m



Chalet
3 Bedrooms
Type A
GROSS AREA: 125m²

FIRST FLOOR

SPACE	DIM (m)
TERRACE	3.95m x 2.70m
LIVING ROOM	5.15m x 3.95m
M.BEDROOM	3.65m x 2.90m
M.BATHROOM	2.60m x 1.70m
BEDROOM	2.90m x 2.90m
BEDROOM	4.05m x 3.00m
BATHROOM	2.60m x 1.70m
KITCHEN	2.85m x 2.40m





Chalet
3 Bedrooms
Type A
GROSS AREA: 125m²

SECOND FLOOR PLAN

SPACE	DIM (m)
TERRACE	3.95m x 2.70m
LIVING ROOM	5.15m x 3.95m
M.BEDROOM	2.90m x 3.75m
M.BATHROOM	1.70m x 2.60m
BEDROOM	2.88m x 2.88m
BEDROOM	3.00m x 4.05m
BATHROOM	1.70m x 2.60m
KITCHENETTE	2.40m x 2.85m



ROOF

SPACE	DIM (M)
GROSS AREA	70m ²





Chalet
3 Bedrooms
Type B
GROSS AREA: 132m²

GROUND FLOOR

SPACE	DIM (M)
LIVING ROOM	3.95m x 6.45m
KITCHEN	3.95m x 2.40m
BEDROOM 1	3.00m x 3.00m
BEDROOM 2	3.00m x 3.00m
BATHROOM	1.90m x 1.80m
M.BEDROOM	4.45m x 3.20m
M.BATHROOM	1.80m x 2.00m
TERRACE	3.95m x 2.95m



Chalet
3 Bedrooms
Type B
GROSS AREA: 125m²

FIRST FLOOR

SPACE	DIM (M)
LIVING ROOM	3.95m x 6.45m
KITCHEN	3.95m x 2.40m
BEDROOM 1	3.00m x 3.00m
BEDROOM 2	3.00m x 3.00m
BATHROOM	1.90m x 1.80m
M.BEDROOM	4.45m x 3.20m
M.BATHROOM	1.80m x 2.00m
TERRACE	3.95m X 1.40m





Chalet
3 Bedrooms
Type B
GROSS AREA: 125m²

SECOND FLOOR

SPACE	DIM (M)
LIVING ROOM	3.95m x 6.45m
KITCHEN	3.95m x 2.40m
BEDROOM 1	3.00m x 3.00m
BEDROOM 2	3.00m x 3.00m
BATHROOM	1.90m x 1.80m
M.BEDROOM	4.45m x 3.20m
M.BATHROOM	1.80m x 2.00m
TERRACE	3.95m x 1.40m



ROOF

SPACE	DIM (M)
GROSS AREA	70m ²





Chalet
2 Bedrooms





Chalet
2 Bedrooms

GROSS AREA: 92m²

GROUND FLOOR

SPACE	DIM (m)
LIVING ROOM	3.80m x 4.85m
TERRACE	1.20m x 3.70m
M.BEDROOM	3.20m x 3.00m
M.BATHROOM	1.70m x 2.00m
BEDROOM	3.00m x 3.20m
BATHROOM	1.70m x 2.00m
KITCHENETTE	3.80m x 2.20m

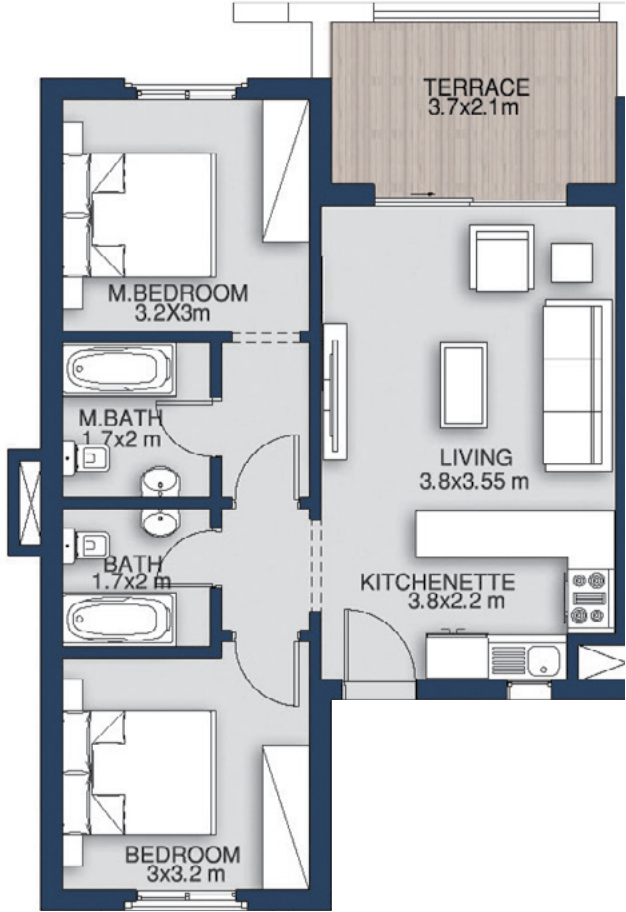


Chalet
2 Bedrooms

GROSS AREA: 92m²

FIRST FLOOR

SPACE	DIM (m)
LIVING ROOM	3.80m x 3.55m
TERRACE	3.70m x 2.10m
M.BEDROOM	3.20m x 3.00m
M.BATHROOM	1.70m x 2.00m
BEDROOM	3.00m x 3.20m
BATHROOM	1.70m x 2.00m
KITCHENETTE	3.80m x 2.20m



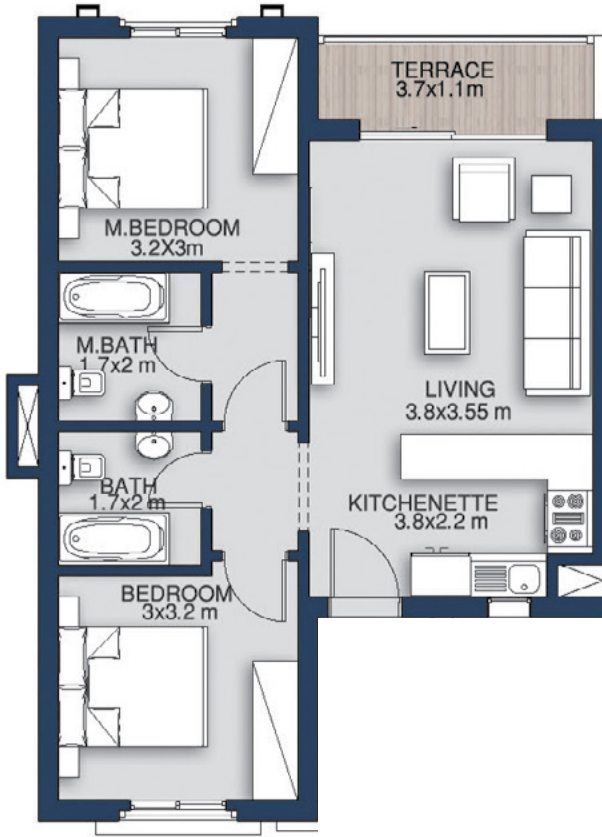


Chalet
2 Bedrooms

GROSS AREA: 92m²

SECOND FLOOR

SPACE	DIM (m)
LIVING ROOM	3.80m x 3.55m
TERRACE	3.70m X1.10m
M.BEDROOM	3.20m x 3.00m
M.BATHROOM	1.70m x 2.00m
BEDROOM	3.00m x 3.20m
BATHROOM	1.70m x 2.00m
KITCHENETTE	3.80m x 2.20m



ROOF

SPACE	DIM (M)
GROSS AREA	50m ²





Heights Chalet



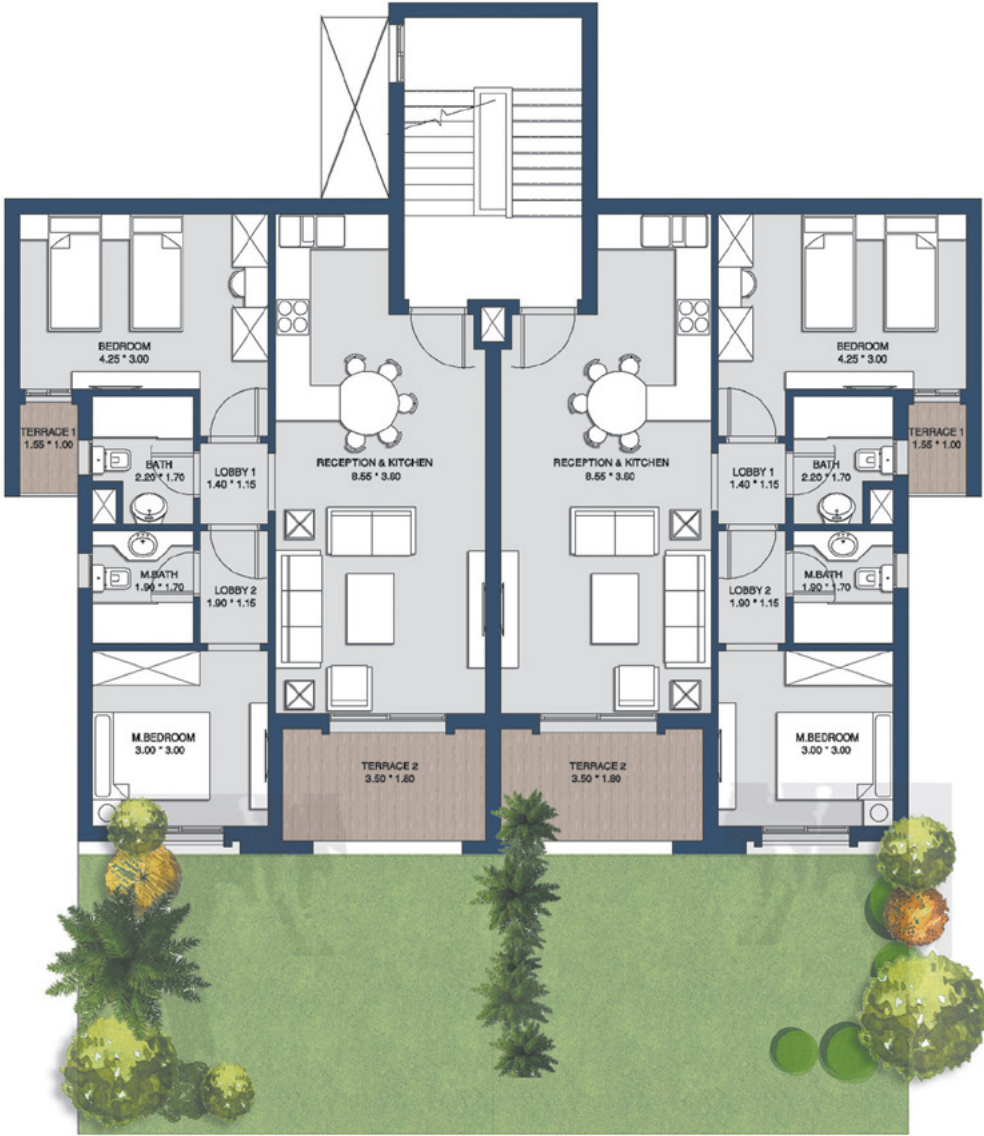


Heights Chalet
2 Bedrooms

GROSS AREA: 108m²

G2

SPACE	DIM (m)
LIVING ROOM	3.60m x 3.45m
KITCHEN	3.60m x 3.37m
BEDROOM	4.25m x 3.00m
BATHROOM	2.20m x 1.70m
LOBBY1	1.40m x 1.15m
LOBBY2	1.92m x 1.16m
M.BEDROOM	3.00m x 3.00m
M.BATHROOM	1.92m x 1.72m
TERRACE 1	1.55m x 1.00m
TERRACE 2	3.47m x 1.92m

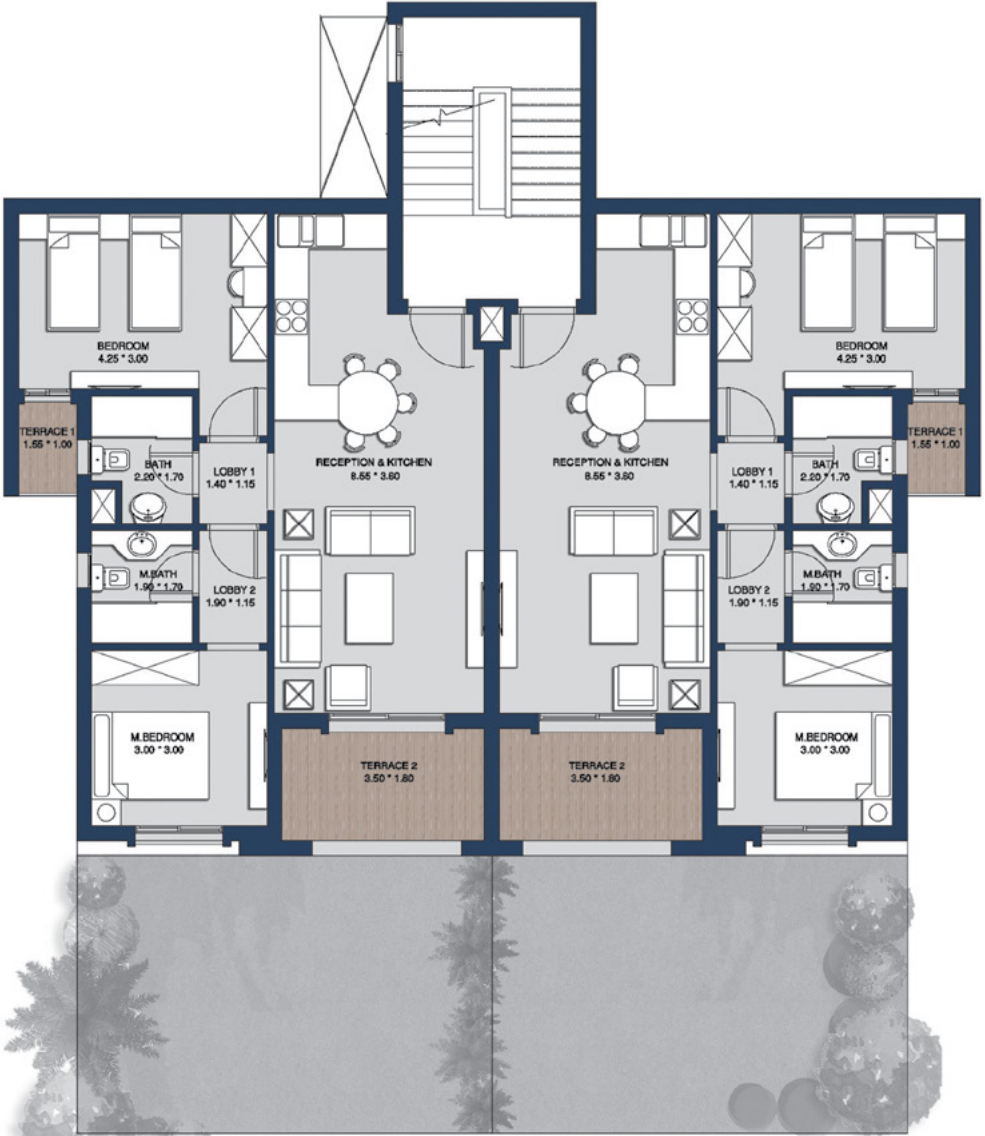


Heights Chalet
2 Bedrooms

GROSS AREA: 108m²

G1

SPACE	DIM (m)
LIVING ROOM	3.60m x 3.45m
KITCHEN	3.60m x 3.37m
BEDROOM	4.25m x 3.00m
BATHROOM	2.20m x 1.70m
LOBBY1	1.40m x 1.15m
LOBBY2	1.92m x 1.16m
M.BEDROOM	3.00m x 3.00m
M.BATHROOM	1.92m x 1.72m
TERRACE 1	1.55m x 1.00m
TERRACE 2	3.47m x 1.92m





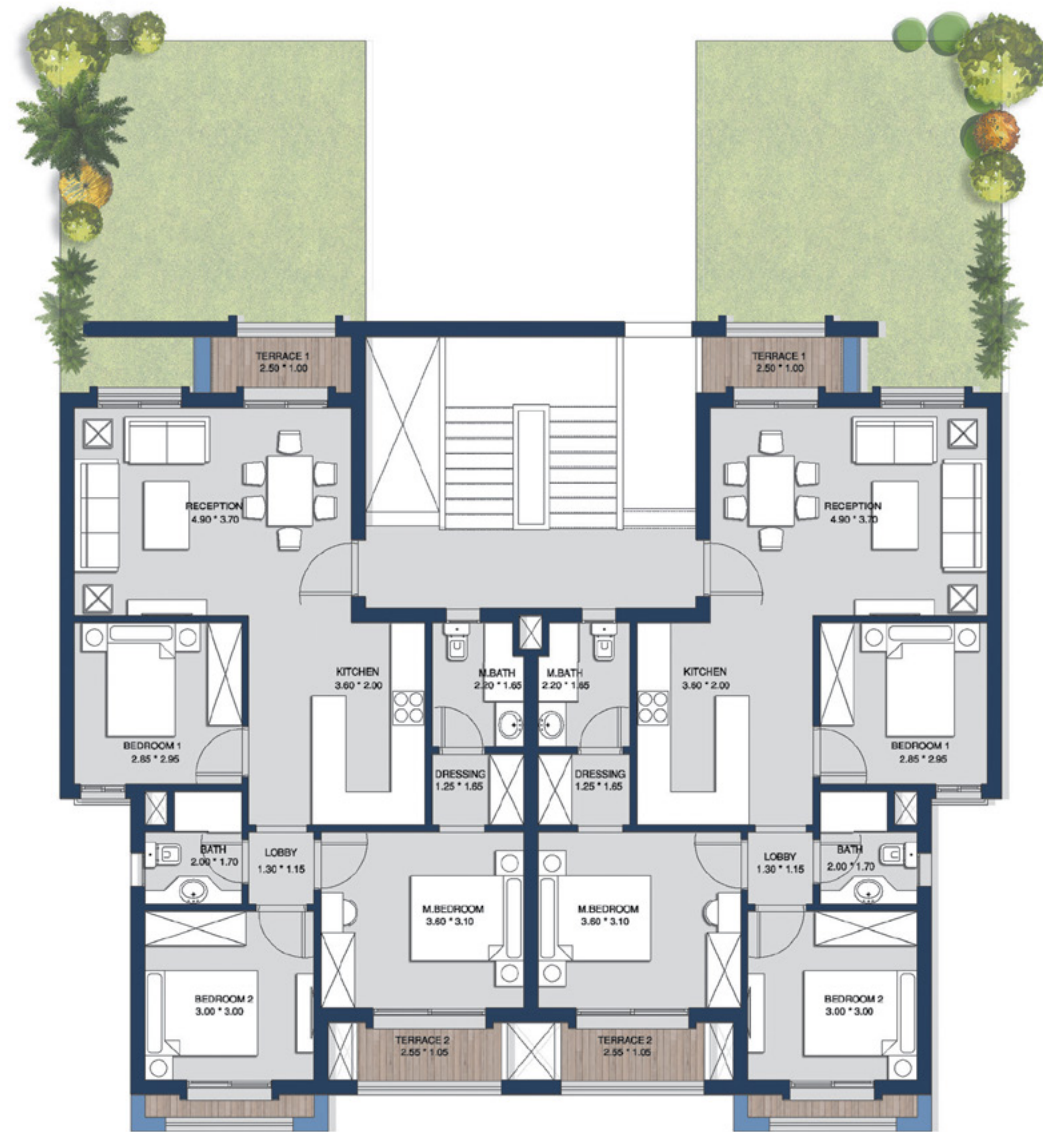
Heights Chalet

3 Bedrooms

GROSS AREA: 115m²

GROUND FLOOR

SPACE	DIM (m)
LIVING ROOM	4.91m x 3.70m
KITCHEN	3.13m x 3.58m
BEDROOM 1	2.86m x 2.97m
BEDROOM 2	3.00m x 3.00m
BATHROOM	1.72m x 1.28m
M.BEDROOM	3.60m x 3.12m
M.BATHROOM	2.20m x 1.63m
DRESSING	1.26m x 1.63m
LOBBY	1.16m x 1.28m
TERRACE 1	2.46m x 1.00m
TERRACE 2	3.47m x 1.03m
TERRACE 3	3.00m x 0.39m



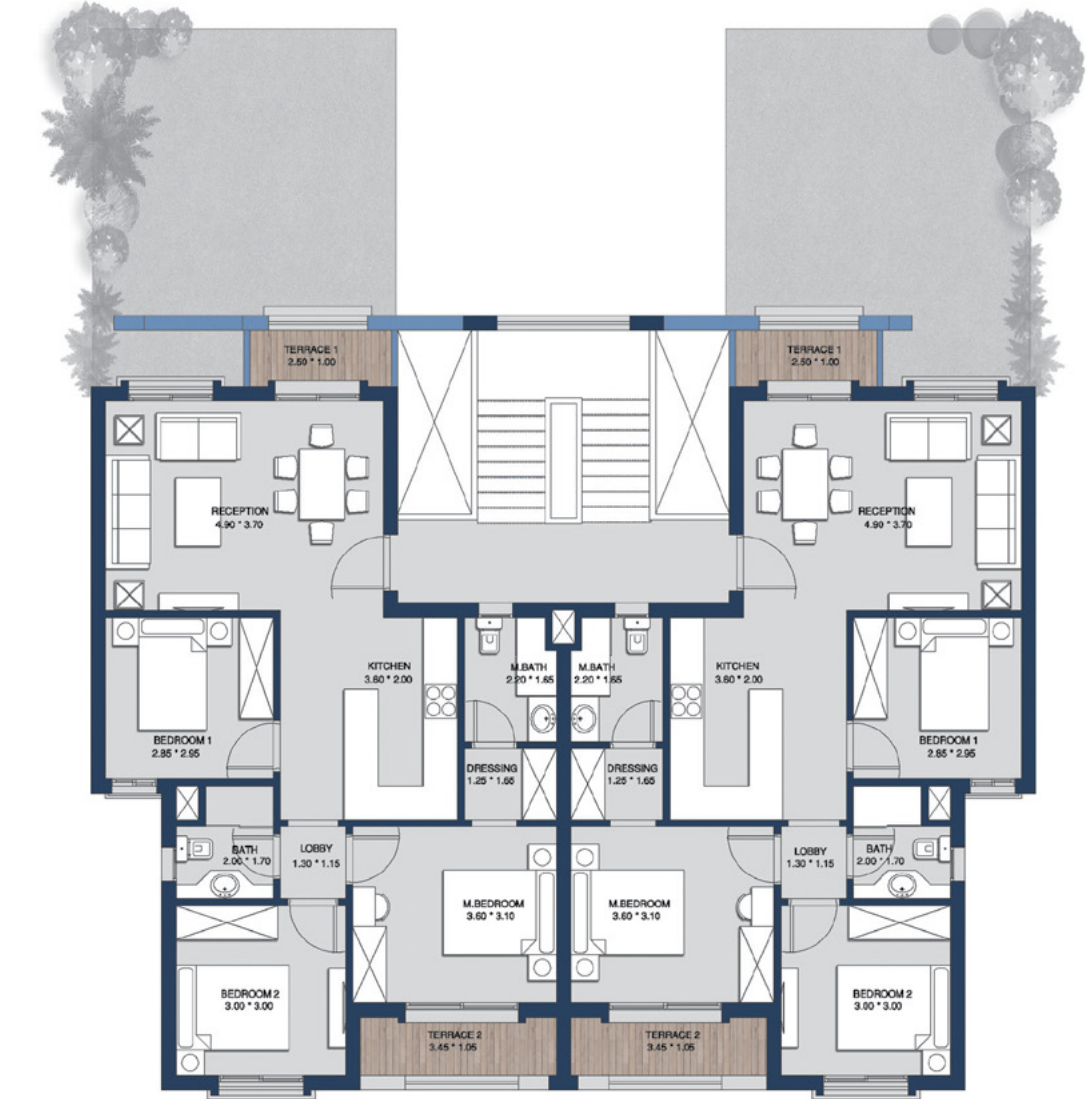
Heights Chalet

3 Bedrooms

GROSS AREA: 115m²

FIRST FLOOR

SPACE	DIM (m)
LIVING ROOM	4.91m x 3.70m
KITCHEN	3.13m x 3.58m
BEDROOM 1	2.86m x 2.97m
BEDROOM 2	3.00m x 3.00m
BATHROOM	1.72m x 1.28m
M.BEDROOM	3.60m x 3.12m
M.BATHROOM	2.20m x 1.63m
DRESSING	1.26m x 1.63m
LOBBY	1.16m x 1.28m
TERRACE 1	2.46m x 1.00m
TERRACE 2	3.47m x 1.03m



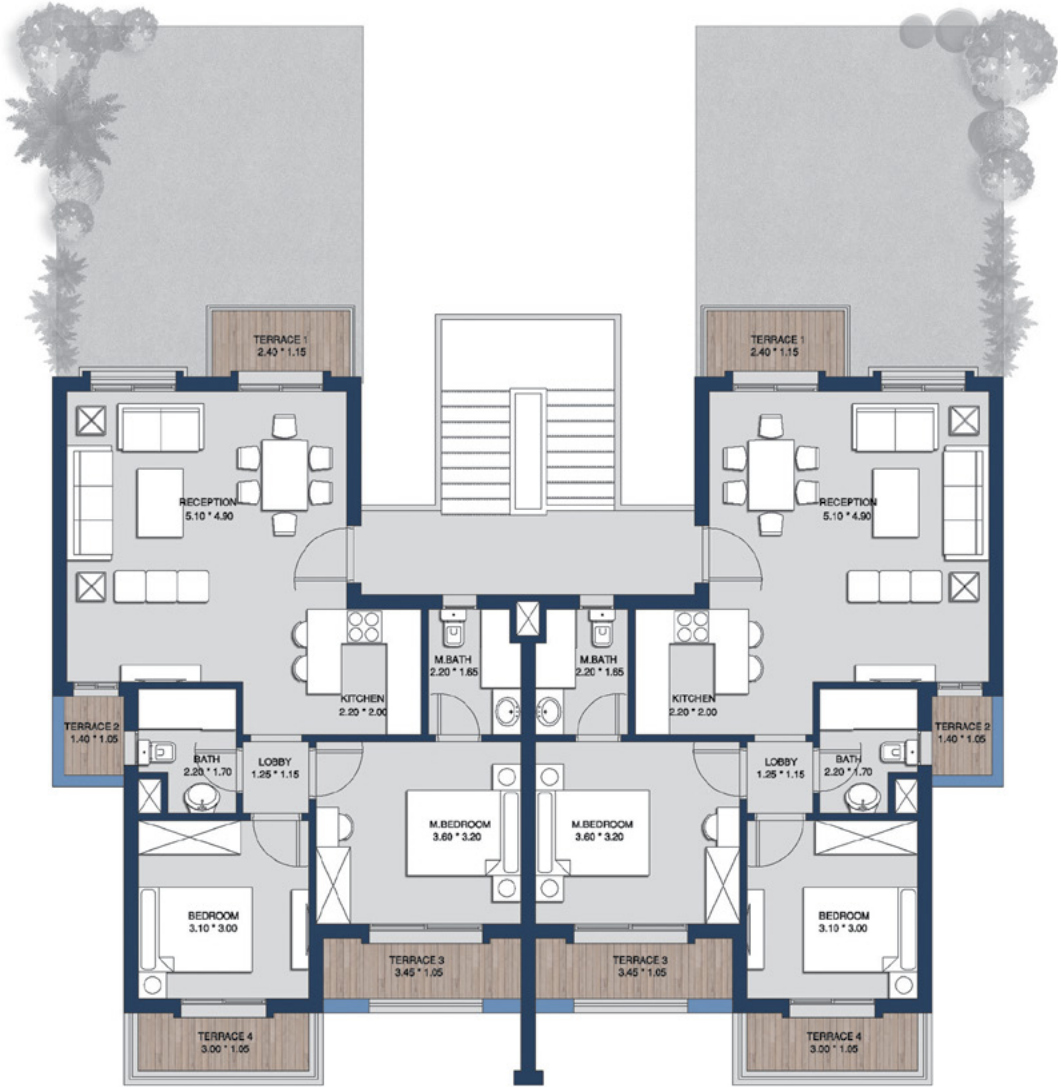


Heights Chalet
2 Bedrooms

GROSS AREA: 110m²

SECOND FLOOR

SPACE	DIM (m)
LIVING ROOM	4.91m x 3.82m
KITCHEN	3.13m x 3.20m
BEDROOM	3.00m x 3.12m
BATHROOM	1.72m x 1.28m
M.BEDROOM	3.60m x 3.20m
M.BATHROOM	2.20m x 1.63m
LOBBY	1.16m x 1.28m
TERRACE 1	2.46m X1.00m
TERRACE 2	1.05m x 1.38m
TERRACE 3	3.47m x 1.05m
TERRACE 4	3.00m x 1.03m





Greek Village Chalet & Roof Unit





**Greek Village
Chalet**

2 Bedrooms

GROSS AREA: 85m²

GROUND FLOOR

SPACE	DIM (m)
RECEPTION	4.4m x 4.00m
KITCHEN	3.05m x 1.88m
BEDROOM 1	3.13m x 3.00m
BATHROOM	1.88m x 1.78m
M.BEDROOM	3.13m x 3.00m
M.BATHROOM	2.50m x 1.78m
TERRACE	2.00m x 1.78m



**Greek Village
Chalet**

2 Bedrooms

GROSS AREA: 85m²

TYPICAL FLOOR

SPACE	DIM (m)
RECEPTION	4.40m x 4.00m
KITCHEN	3.05m x 1.88m
BEDROOM 1	3.13m x 3.00m
BATH	1.88m x 1.78m
M. BEDROOM	3.13m x 3.00m
M. BATH	2.50m x 1.78m
TERRACE	2.00m x 1.78m





**Greek Village
Chalet**

3 Bedrooms

GROSS AREA: 110m²

GROUND FLOOR

SPACE	DIM (m)
RECEPTION	4.40m x 4.00m
KITCHEN	2.28M x 1.90M
BEDROOM 1	3.13m x 3.13m
BEDROOM 2	3.13m x 3.10m
M.BEDROOM	3.60m x 3.05m
M.BATHROOM	3.00m x 1.23m
BATHROOM	1.88m x 1.78m
TERRACE	2.00m x 1.78m



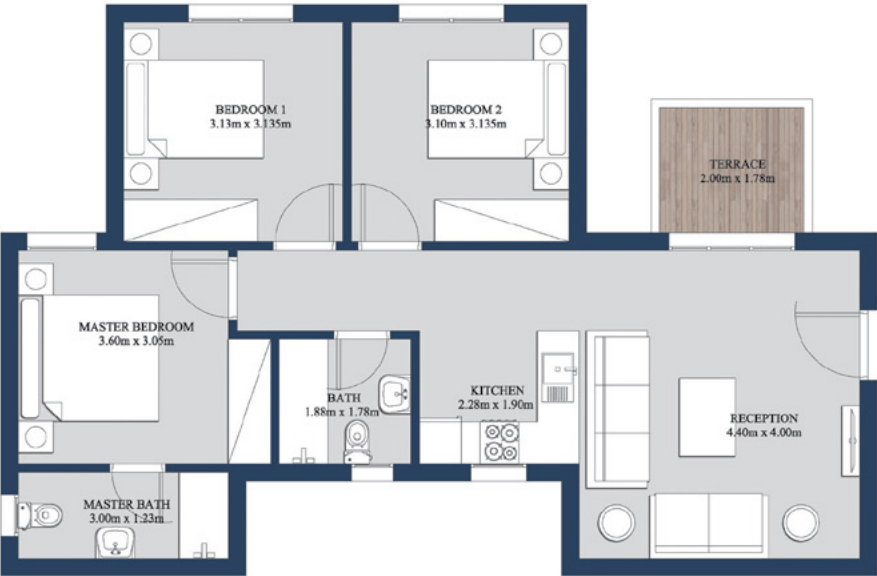
**Greek Village
Chalet**

3 Bedrooms

GROSS AREA: 110m²

TYPICAL FLOOR

SPACE	DIM (m)
RECEPTION	4.40m x 4.00m
KITCHEN	2.28m x 1.90m
BEDROOM 1	3.13m x 3.13m
BEDROOM 2	3.13m x 3.10m
M. BEDROOM	3.60m x 3.05m
M. BATH	3.00m x 1.23m
BATH	1.88m x 1.78m
TERRACE	2.00m x 1.78m





**Greek Village
Roof Unit**

1 Bedroom

GROSS AREA: 70m²

SPACE	DIM (M)
RECEPTION	4.00m x 4.40m
KITCHEN	2.00m x 1.75m
BATHROOM	1.50m x 1.78m
BEDROOM	3.05m x 3.00m
TERRACE	14.20m ²



**Greek Village
Roof Unit**

2 Bedrooms

GROSS AREA: 85m²

SPACE	DIM (M)
RECEPTION	4.00m x 4.40m
KITCHEN	2.00m x 2.28m
TOILET	1.37m x 1.78m
M.BEDROOM	3.60m x 3.05m
M.BATHROOM	3.00m x 1.23m
BEDROOM 1	3.13m x 3.13m
TERRACE	3.00m x 2.95m ²





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E V I A

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EVIA

SALES OFFICES:

- Arkan Mall, 6th of October City,
Building No. 6, 4th Floor
- Mountain View Ras El Hikma, Agora
- Capital Business Park, Building B4 3rd floor
- (DMG) New Cairo, Building 183, Sector 2, 5th
Settlement

16201

info@mountainviewegypt.com