



LVLS

HAPPINESS AT ALL LEVELS

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FIVE LEVELS

THREE EXCEPTIONAL EXPERIENCES

Where panoramic views, exclusive beach front living, and a vibrant village atmosphere easily combine to create an unmatched coastal lifestyle.





100% SEA VIEW
VILLA COMMUNITY





LOCATION MAP

Just minutes away from everything,
that truly matters.

MASTER PLAN



201 Feddan



100% Sea
View Villas



Exclusive Boutique
Communities



600m Beach
Front



+45m Elevation



Three Experiences

Mountain View reserves the right to make minor alterations without prior notice. All renders and visual materials, design and facades are for demonstrative purposes and are subject to change.



SEA MOUNT

BEACH TOP

BLU VILLE

Sea Level

Sea +9

Sea +18

Sea +27

Sea +36

Sea +45

THE LIGHT WALK

MASTER PLAN



SEA WALK



HORIZON POOL



THE LIGHT WALK



WATER ACTIVITIES



THE LIGHTHOUSE



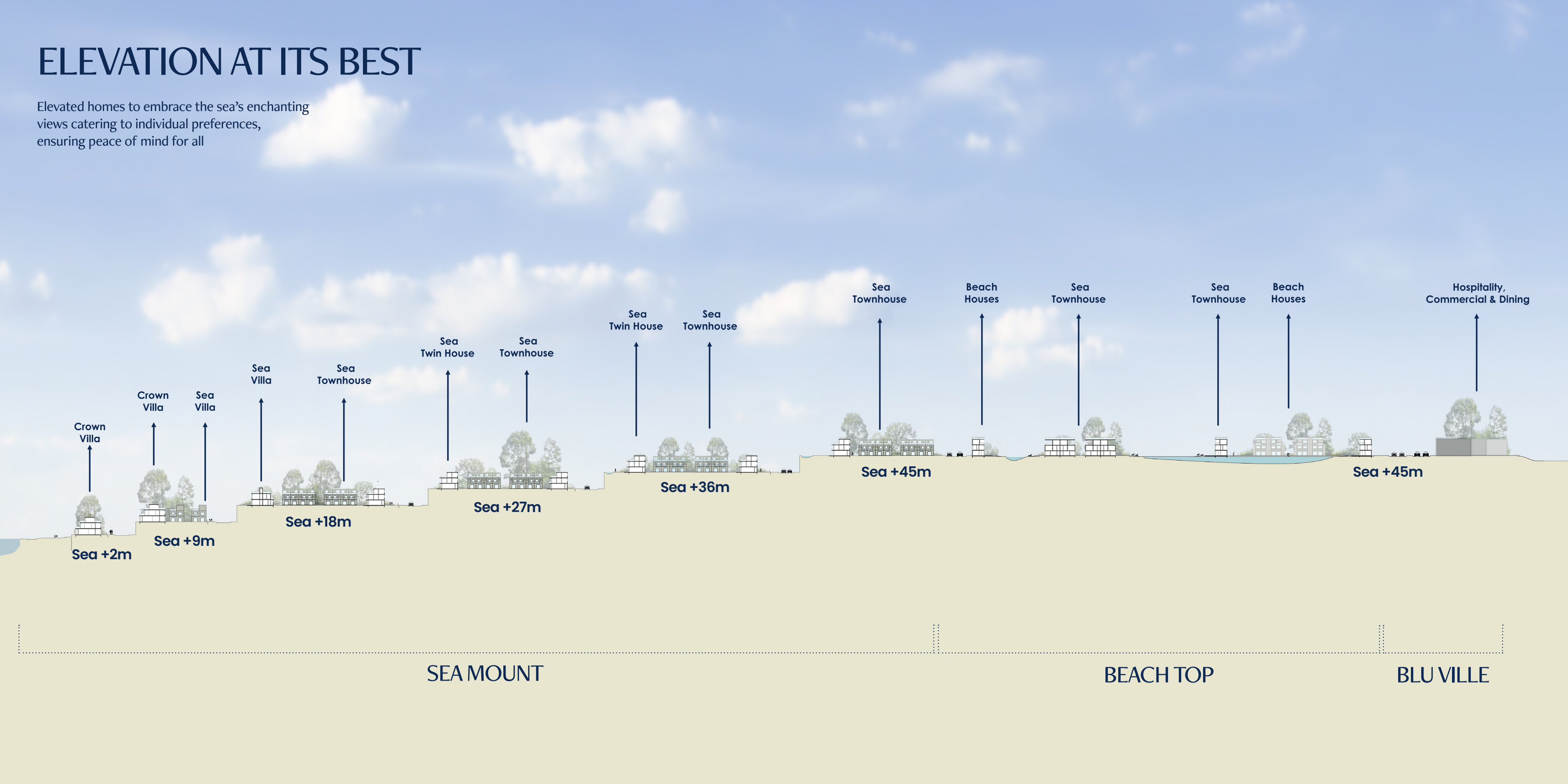
HOSPITALITY



COMMERCIAL & RETAIL

ELEVATION AT ITS BEST

Elevated homes to embrace the sea’s enchanting views catering to individual preferences, ensuring peace of mind for all





SEA MOUNT

Experience One



Experience One

SEA MOUNT

Where Every Unit Enjoys Panoramic Views of the Sea.

A remarkable gated community spanning over **133 Feddan**, with varying five levels and an elevation of up to **+45 meters** above sea level. Enjoy a **600 meter** beach front and immerse yourself in this extraordinary haven, where natural beauty and elevated living converge.



100% Sea View Villas



Exclusive Gated Community



+45m Elevation



600m Beach Front



Horizon Pool

ELEVATED COASTAL PANORAMAS

Experience the beauty of the
Mediterranean from every unit with
an elevation of up to +45m



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A CUSTOM-BUILT ELEVATED DESIGN

Offering one-of-a-kind uninterrupted
views of the sea for each unit



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UNPARALLELED SEA VIEWS

Where homes meet the sea for an
unmatched connection to the crystal
clear waters



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SEA SIDE SERENITY

Indulge in the sea's beauty right from
the coziness of your home



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HORIZON POOL

Unwind in the infinity pool, where
water and sky effortlessly harmonize

SEAWALK

Embark on a journey along a
stunning 600m beach path, embraced
by breathtaking scenery



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An aerial photograph of a beach with turquoise waves crashing onto a sandy shore. The waves are white with foam, and the sand is a light beige color. The image has a textured, slightly grainy appearance.

THE BEACH TOP

Experience Two

Experience Two

THE BEACH TOP

An exclusive gated community that offers a unique seaside experience. Spanning across **44 feddan** with a **7 feddan** waterbody and a **2.5km long** sandy beach, this extraordinary destination featuring **100% sea view** beach houses, allows you to savor breathtaking vistas from every angle.

With our exclusive summer activities, you'll enjoy privileged access to exceptional amenities and personalized services all summer long.



44 Feddan



100%
Lagoon View



7 Feddan
Water-body



Exclusive Water
Activities



2.5km Sandy
Beach



Exclusive Gated
Community



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LAGOON HAVEN

Submerge into the tranquil sandy
beach smoothly integrating with the
calm lagoon just outside
your doorstep

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2.5 km SANDY BEACH

Your home's front is a picturesque sandy beach, inviting tranquility right to your doorstep



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MEDITERRANEAN HORIZONS

Experience the luxury of gazing upon
the stunning beauty of the sea, a
sandy lagoon and the horizon from
the highest peak



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An aerial view of a man and his dog on a blue and white paddleboard in clear turquoise water. The man, wearing a white long-sleeved shirt and black shorts, is standing and holding a blue paddle. The dog, a light-colored breed, is sitting on the board. The water is bright green with visible ripples and reflections of sunlight.

SUMMER WATER ACTIVITIES

Dive into a world of endless
summer fun and create
unforgettable memories with
our exciting water activities



A wide-angle photograph of a vibrant, white-walled village square. The foreground is filled with numerous white wooden tables and chairs arranged for outdoor dining. The middle ground features a paved area with colorful, circular outdoor furniture in shades of yellow, blue, and orange. The background consists of white buildings with colorful accents, including a mural on the left and a sign that reads "Heartwork mör." on the right. The sky is clear and blue.

BLU VILLE

Experience Three



Experience Three

BLU VILLE

A vibrant Greek inspired downtown experience

Whether you are a passionate shopper, a homeowner, a tenant, or simply seeking entertainment and nightlife, Blu Ville seamlessly blends commercial and hospitality elements with charming boutique hotels and residential areas.



Hospitality



Retail



Dining

A VIBRANT DOWNTOWN EXPERIENCE

Embark on a diverse journey
exploring global restaurants, retail,
and hospitality





— *The* —
LIGHTHOUSE
— BY MOUNTAIN VIEW —

The Lighthouse brings you a holistic experience that is designed according to the science of happiness and customized to your specific needs, interests, and aspirations.

At The Lighthouse, participants of all ages can develop and connect with others through a wide range of workshops, one-time classes, and community events that enable them to find their true, meaningful happiness.



ENABLING MEANINGFUL HAPPINESS

Providing a diverse range of workshops
tailored to enhance personal growth
and enrich your family's development







THE LIGHT WALK

Powered By

The
LIGHTHOUSE
BY MOUNTAIN VIEW

An exceptional green spine of 880 meters, featuring water ponds, tree-houses, luxury camping, and much more, offers a sense of excitement and connection with nature.

The Light Walk provides endless opportunities for adventure, relaxation, and family bonding, a place where you can experience thrilling, exciting various activities while enjoying the beautiful landscape.

In Partnership with





FAMILY BONDING ACTIVITIES

The Light Walk offers exciting family bonding activities to enable happiness and create lasting memories





UNIT TYPES

CROWN VILLA

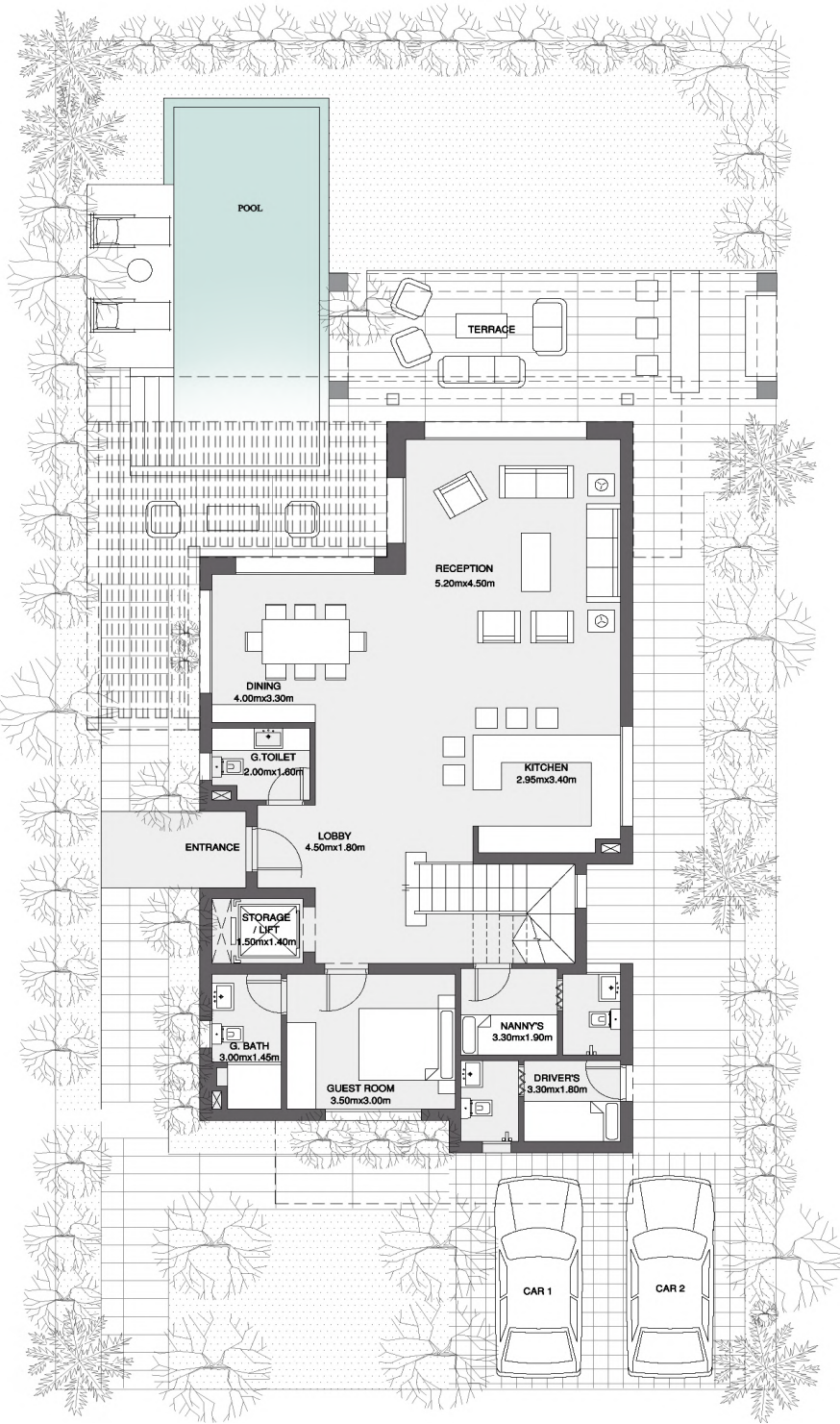


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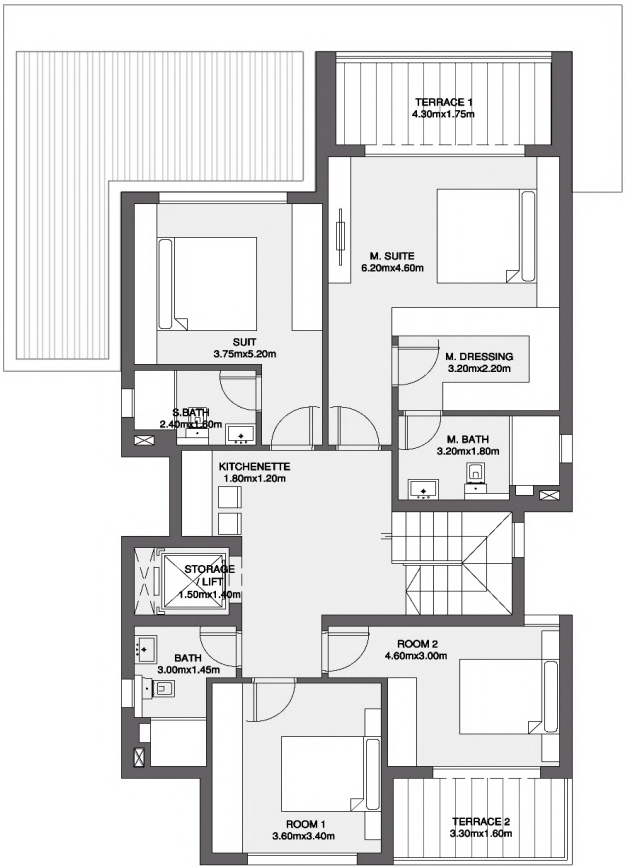
TOTAL
GROSS AREA **450** sqm

6 BEDROOMS

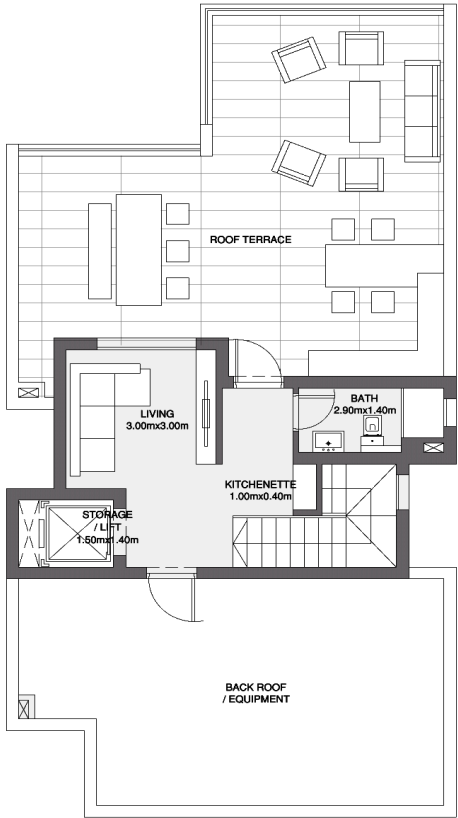
Ground floor	130 sqm
First floor	140 sqm
Second floor	40 sqm
Pergola	19 sqm
Parking	20 sqm
Roof	101 sqm



Ground Floor



First Floor



Roof

SEA VILLA

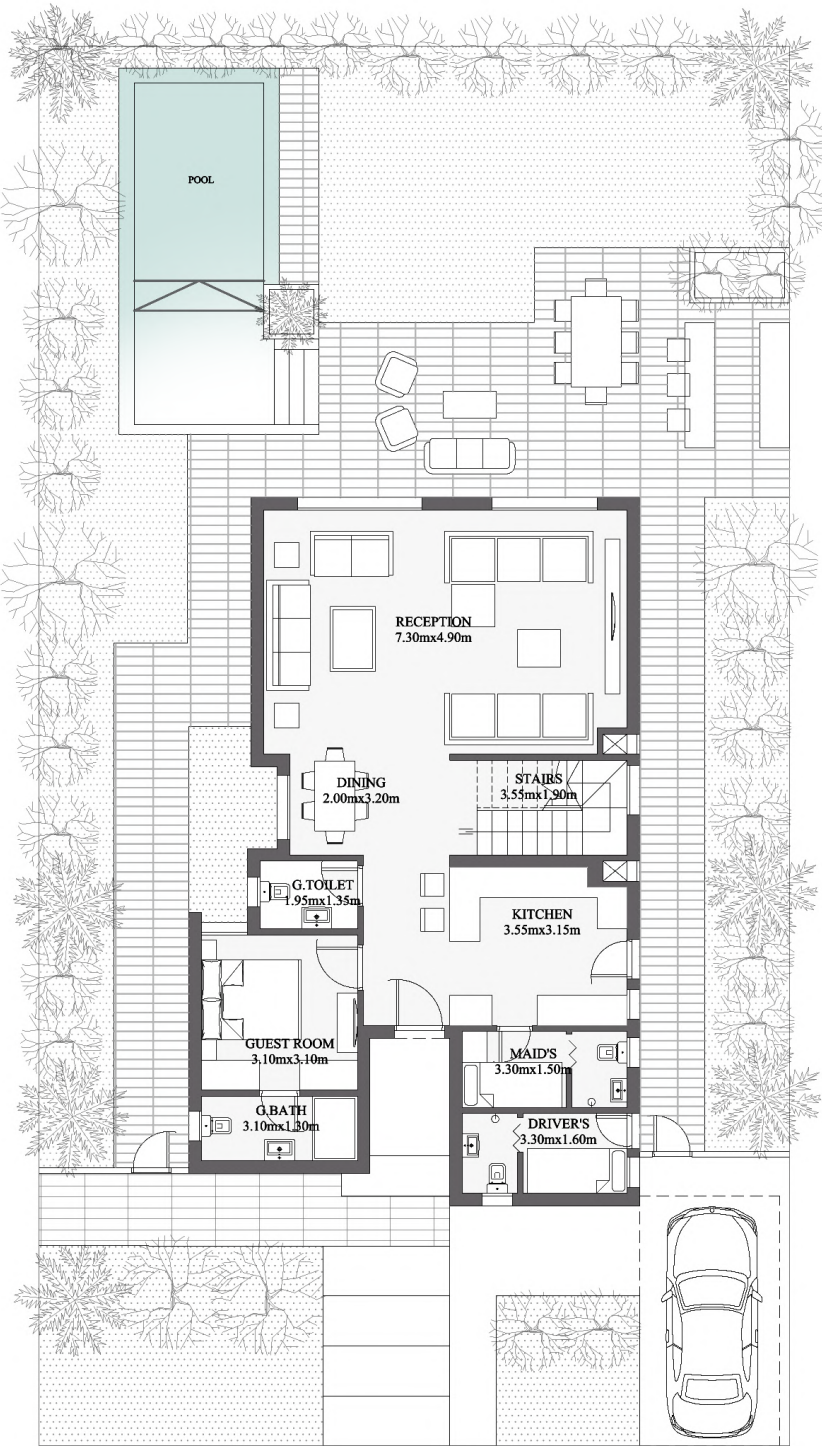


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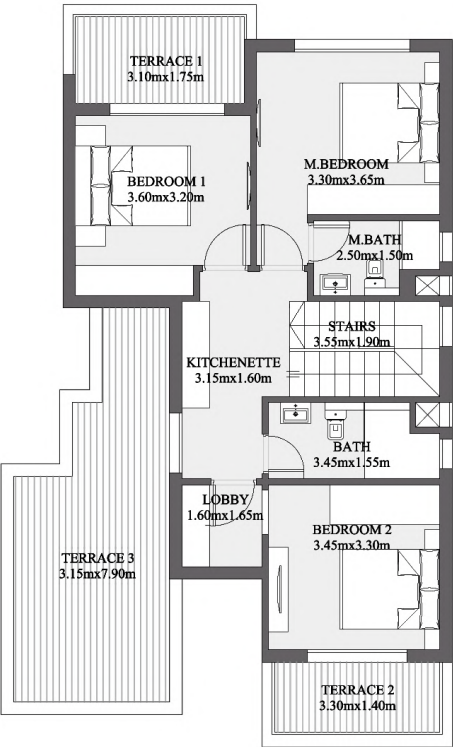
TOTAL
GROSS AREA **320** sqm

5 BEDROOMS

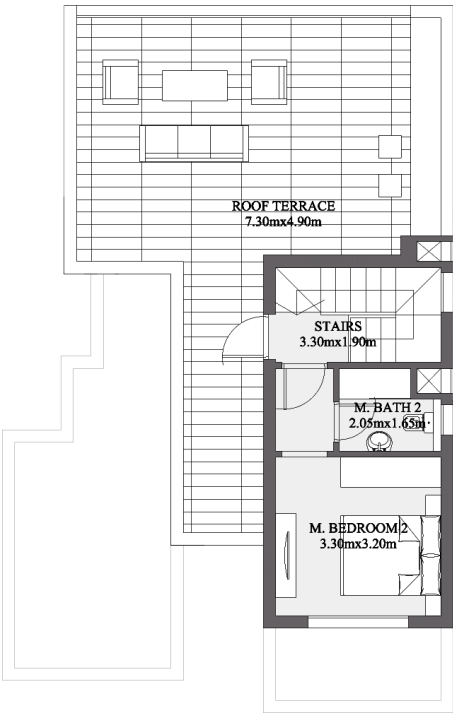
Ground floor	110 sqm
First floor	90 sqm
Second floor	30 sqm
Pergola	10 sqm
Parking	10 sqm
Roof	70 sqm



Ground Floor



First Floor



Roof

SEA TWIN HOUSE

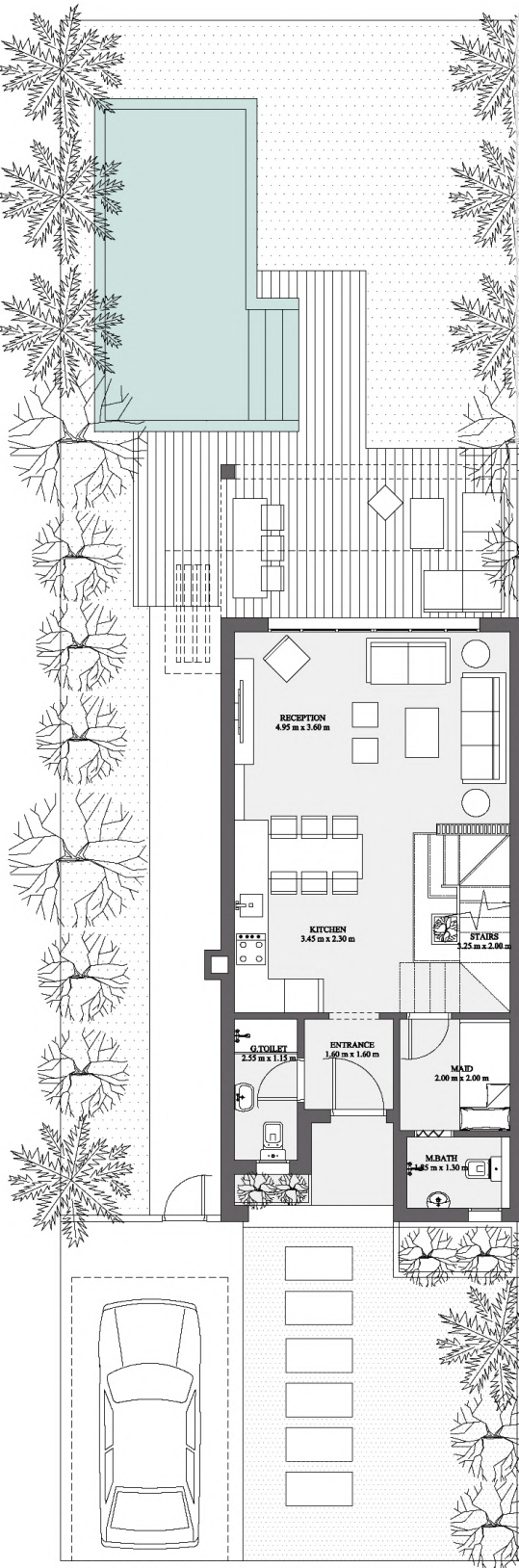


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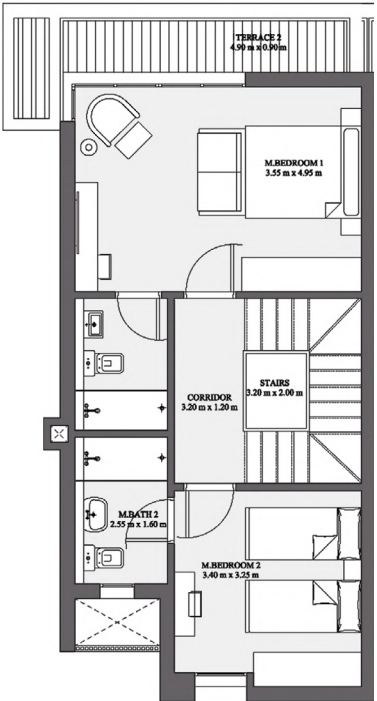
TOTAL
GROSS AREA **185** sqm

3 BEDROOMS + LIVING ROOM

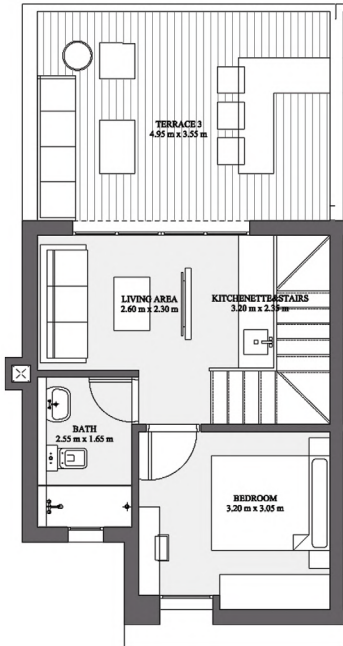
Ground floor	55 sqm
First floor	60 sqm
Second floor	35 sqm
Pergola	10 sqm
Parking	10 sqm
Roof	15 sqm



Ground Floor



First Floor



Roof

SEA TOWN HOUSE



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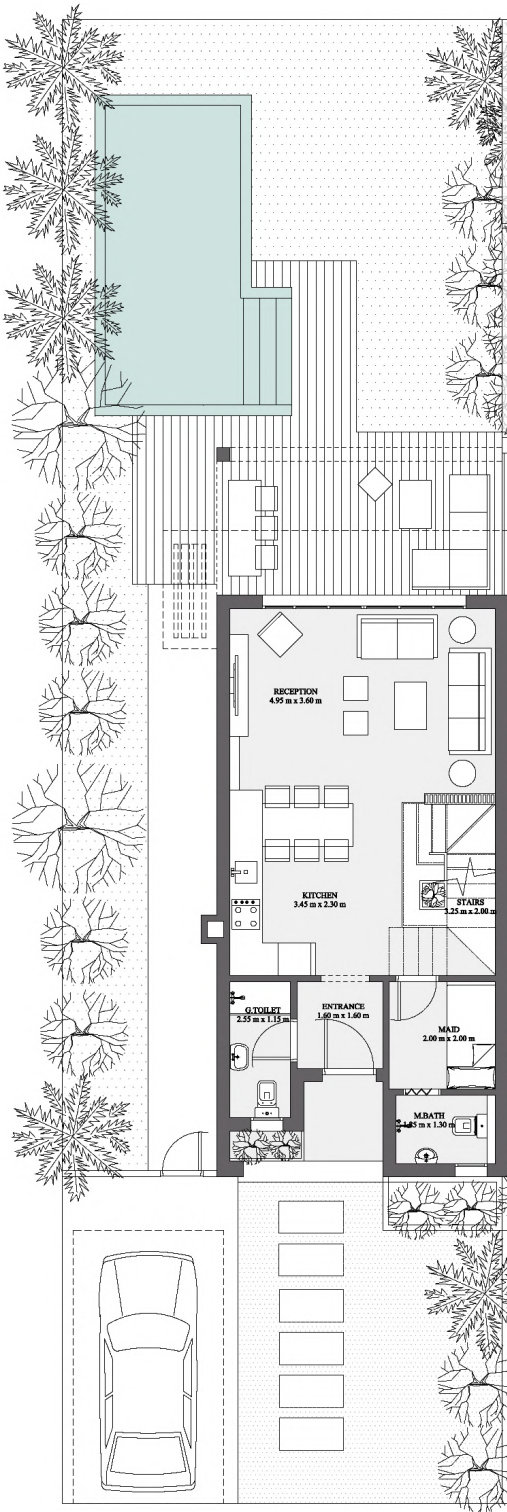
SEA TOWN HOUSE
CORNER

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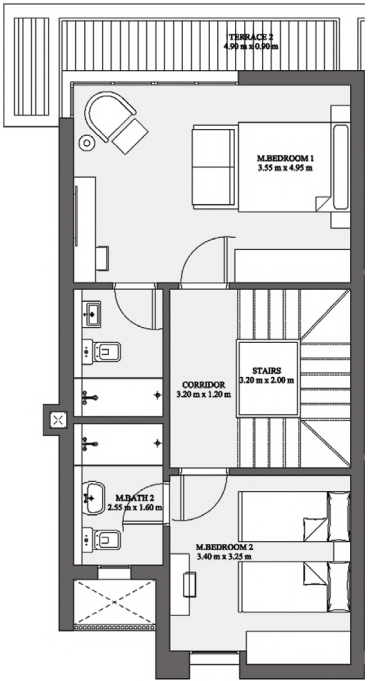
TOTAL
GROSS AREA **185** sqm

3 BEDROOMS + LIVING ROOM

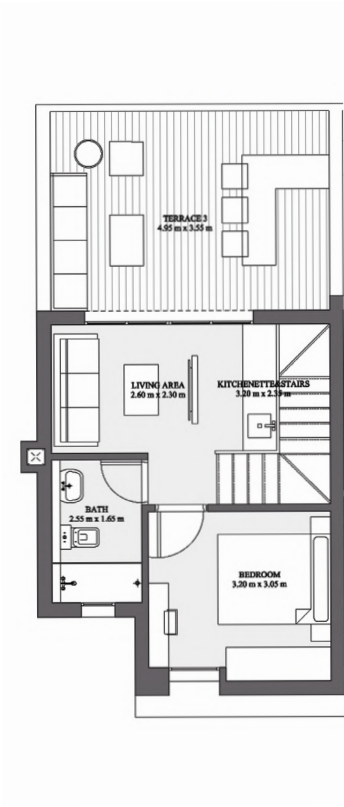
Ground floor	55 sqm
First floor	60 sqm
Second floor	35 sqm
Pergola	10 sqm
Parking	10 sqm
Roof	15 sqm



Ground Floor



First Floor



Roof

SEA TOWN HOUSE
MIDDLE

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TOTAL
GROSS AREA **180** sqm

3 BEDROOMS + LIVING ROOM

Ground floor 53 sqm

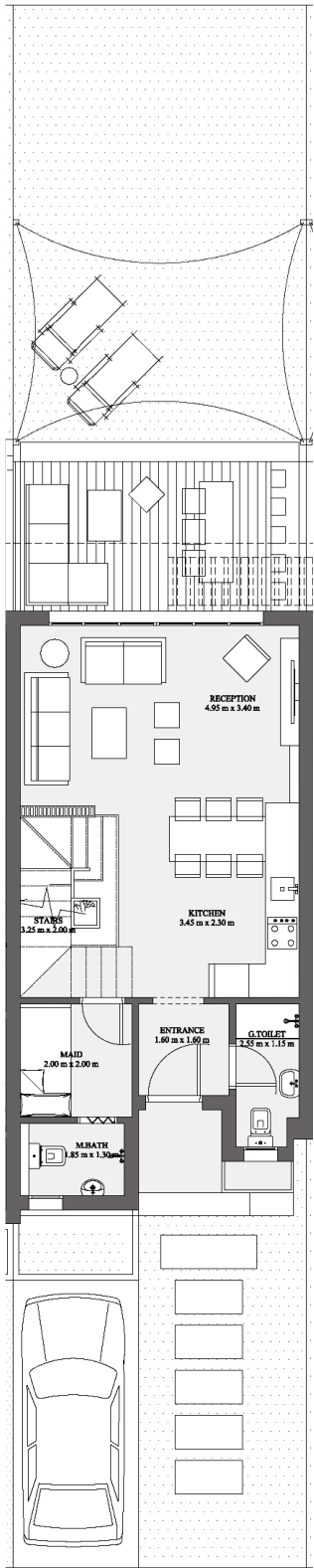
First floor 58 sqm

Second floor 34 sqm

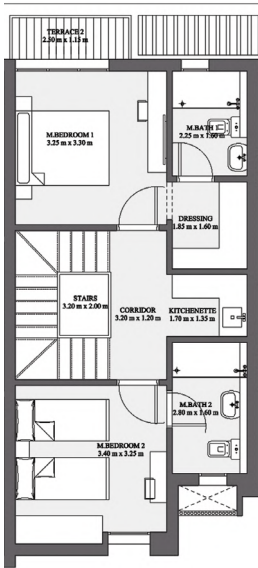
Pergola 10 sqm

Parking 10 sqm

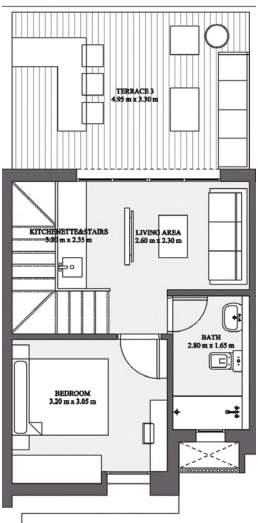
Roof 15 sqm



Ground Floor



First Floor



Roof

BEACH
HOUSE



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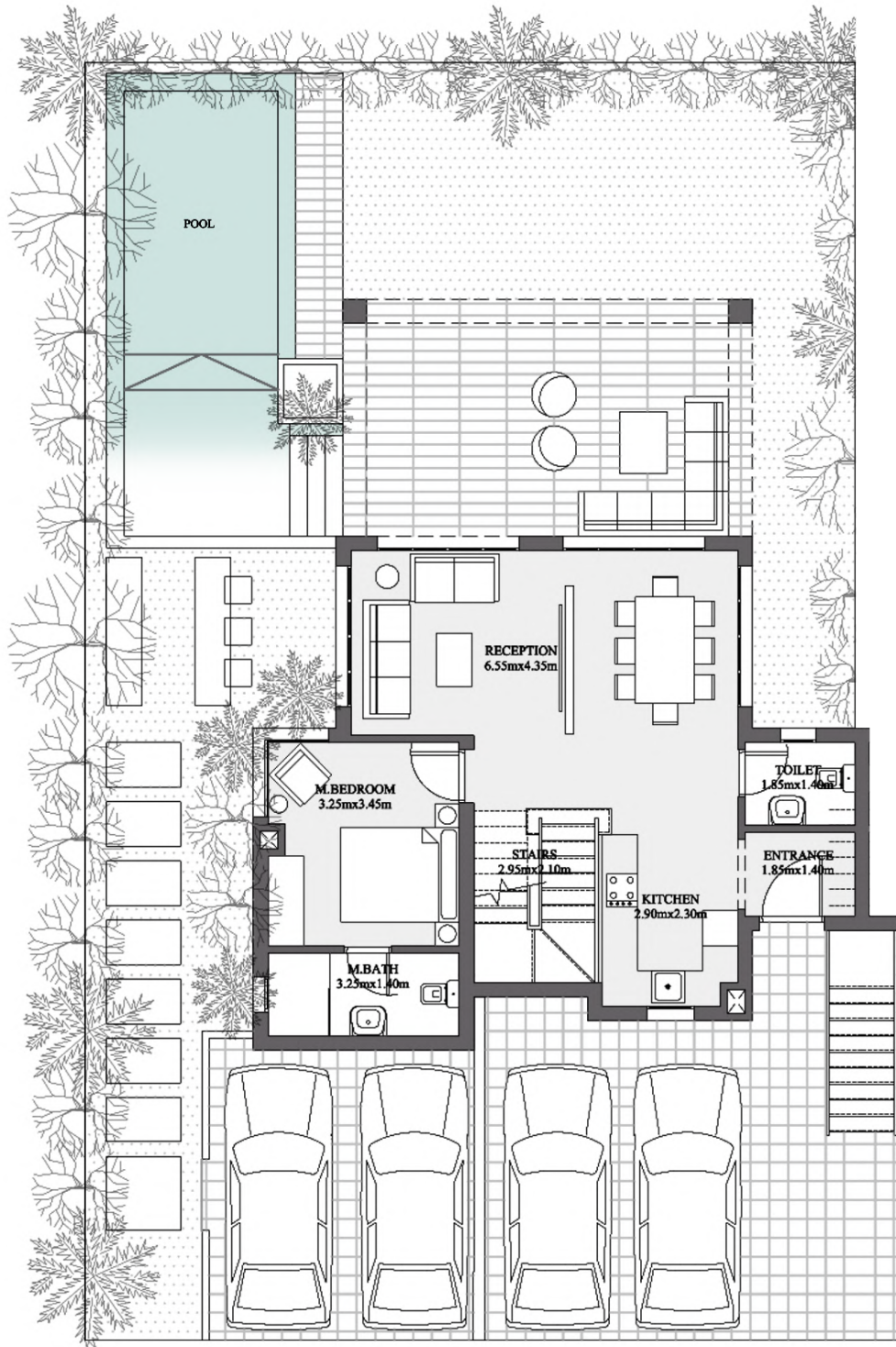
BEACH HOUSE
GARDEN

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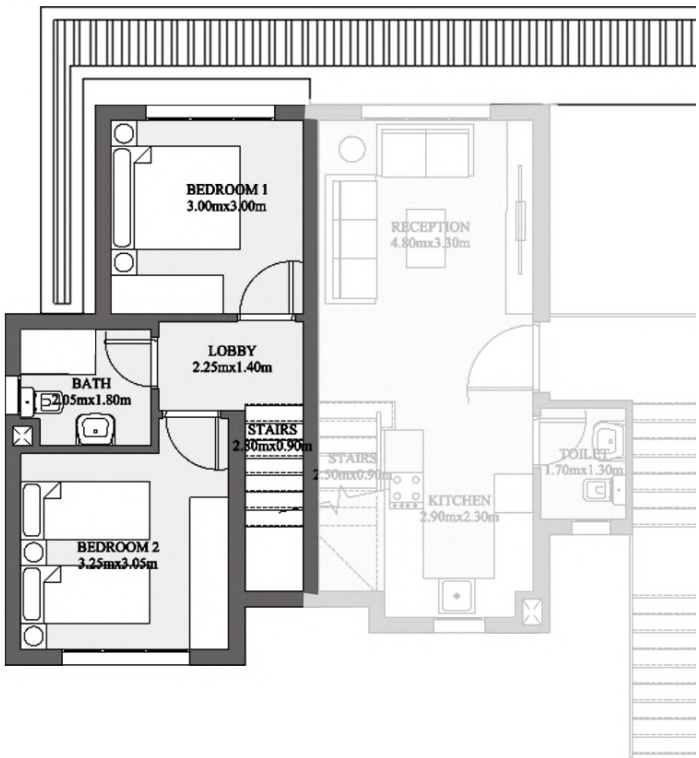
TOTAL
GROSS AREA **150** sqm

3 BEDROOMS

Ground floor	75 sqm
First floor	40 sqm
Parking	10 sqm
Utilities & services	25 sqm



Ground Floor



First Floor

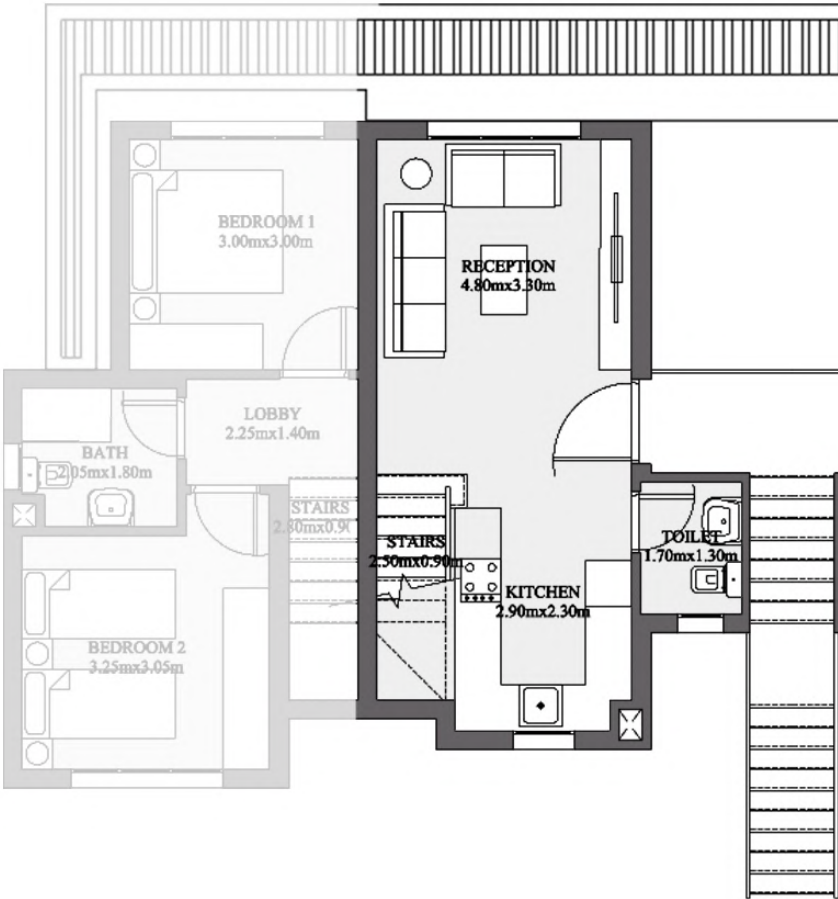
BEACH HOUSE
ROOF

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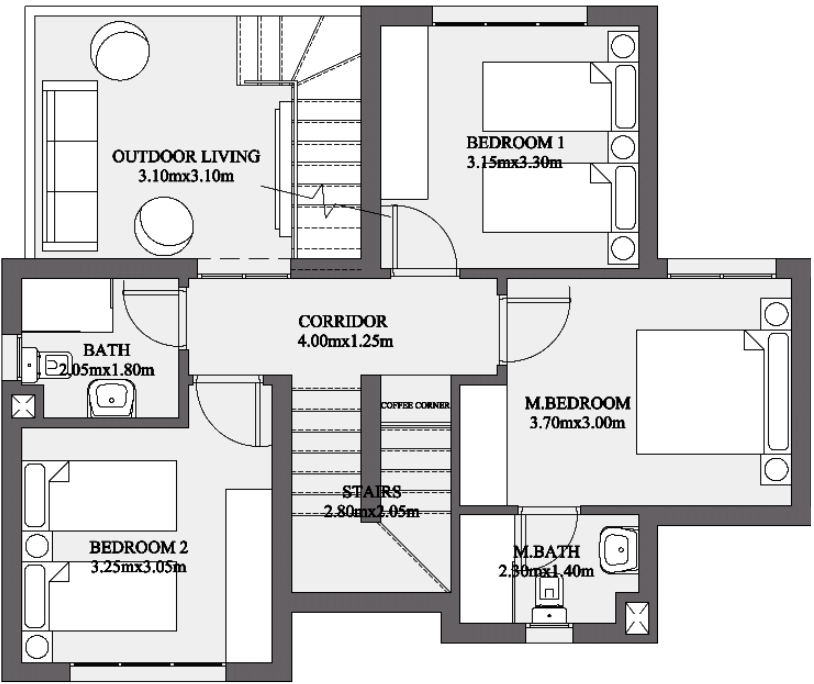
TOTAL
GROSS AREA **145** sqm

3 BEDROOMS

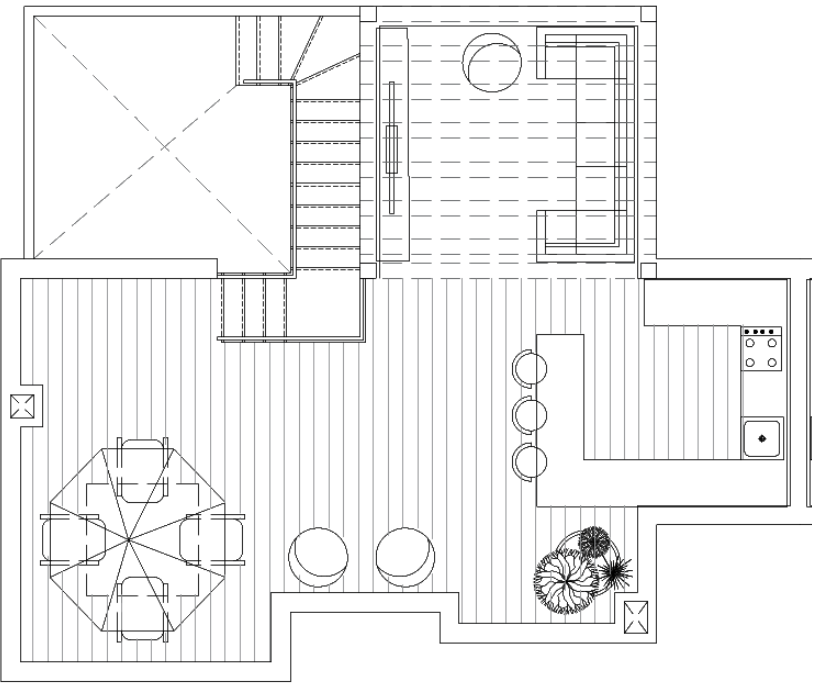
First floor	35 sqm
Second floor	75 sqm
Parking	10 sqm
Utilities & services	25 sqm
Roof terrace	62 sqm



First Floor



Second Floor



Roof

FULLY FINISHED UNITS

READY TO EMBRACE YOUR
UNIQUE STYLE



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Coastal Living By  MOUNTAIN VIEW

SALES OFFICES

New Cairo, Building 183, Sector 2, 5th Settlement
Capital Business Park Building B4-3rd Floor, 6th of October city
Arkan Mall, 6th of October City Building No.6, 4th Floor

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