



SUMMER *&* ETS SAIL

plage

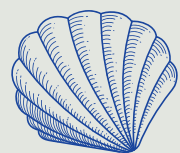
SIDI ABDEL RAHMAN



A Coastal Living by
MOUNTAIN VIEW
Experience Happiness

S U M M E R *ℳ* E T S S A I L

S I D I A B D E L R A H M A N



EMBRACE *A* WHOLE

NEW COASTAL RHYTHM

Steering towards one of the most pristine spots on the Sidi Abdelrahman Bay, discover Plage.

With endless turquoise views alongside the 900-meter beach and white sandy bay, it's time to dive into the splendor of this heavenly holiday haven.



EXPLORING
LIFE BY THE SEA



EXPERIENCE
HAPPINESS

Welcome to the latest seaside
destination by Mountain View.

Everything you love about
exclusive coastal living with a
mix of experiences made for all
sea lovers.





Marassi

Hacienda
bay

El Alamein

SUMMER SETS SAIL

plage

BY
MOUNTAIN VIEW

SIDI ABDEL RAHMAN

IN THE HEART OF THE NORTHERN COAST

Just minutes away from everything, that truly matters.

- 3 mins Hacienda Bay
- 8 mins Marassi
- 30 mins LVLS
- 45 mins MV Ras El Hikma
- 30 mins El Alamein International Airport
- Almost 2:30 hours to Cairo



EXPERIENTIAL MAP



Exclusive Communities



Almost 1 km Beach Front



100% Sea View Villas



14 Feddan Swimmable Sandy Lagoon



Mixed Use Experience



Hotels



The Lighthouse



Releasing 2 Experiences

MAP KEY

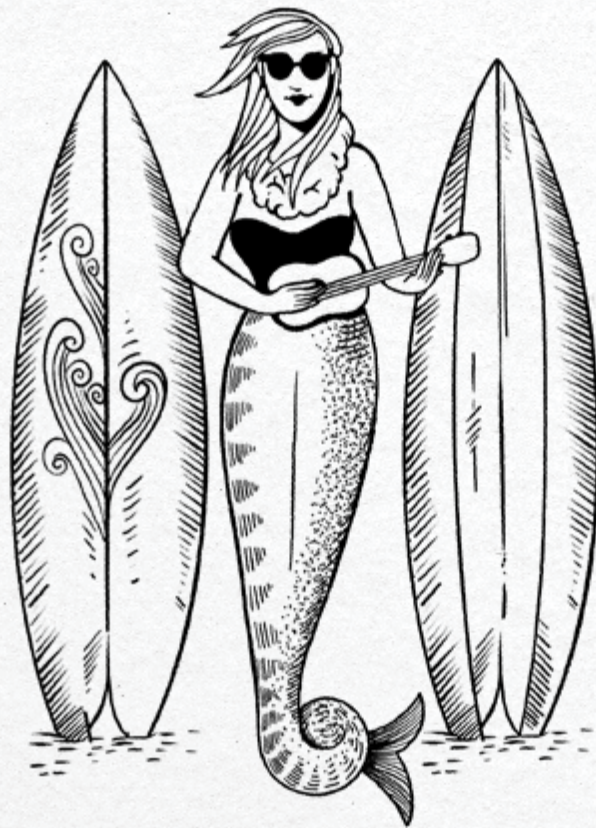
- | | | | |
|---|-------------------------|----|-----------------------|
| 1 | Barefoot Valleys | 8 | Boutique Hotels |
| 2 | The Surfing Hub | 9 | Crystal Line |
| 3 | The Beachside Promenade | 10 | The Lighthouse |
| 4 | The Golden Walk | 11 | Residential Clusters |
| 5 | Sea Front Hotel | 12 | The Blue Beach Club |
| 6 | The Wave Beach Club | | |
| 7 | The Boulevard | | |



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.

THE WAVE
plage

SIDI ABDEL RAHMAN





THE WAVE *plage*

ANCHORS AWAY

The Wave Plage invites its residents to experience the beach pleasures and experiences thanks to its nautical character. The white-washed modern Greek architecture, blends in well with the relaxed, resort-town vibe and the aquatic surf-led experience on the Wave Beach Club.



100% Sea View
Villas



Villa Only
Community



Proximity to
the Sea



65 Feddan



Exclusive Gated
Community



Seafront Hotel



Golden Walk



Barefoot
Valleys



Beach
Promenade



The Wave
Beach Club



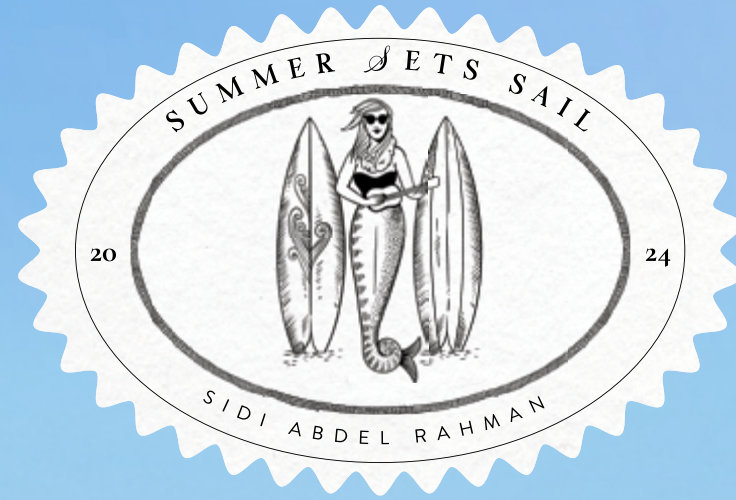
Surfing
Experience

MASTER PLAN

THE WAVE PLAGE



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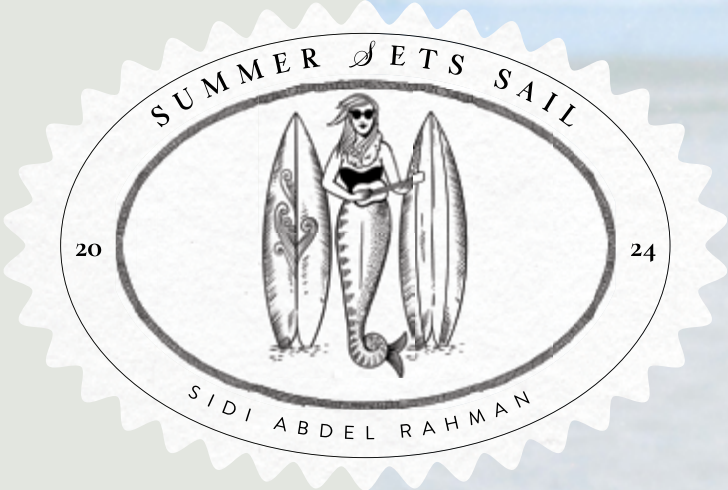


PANORAMIC SCENERY

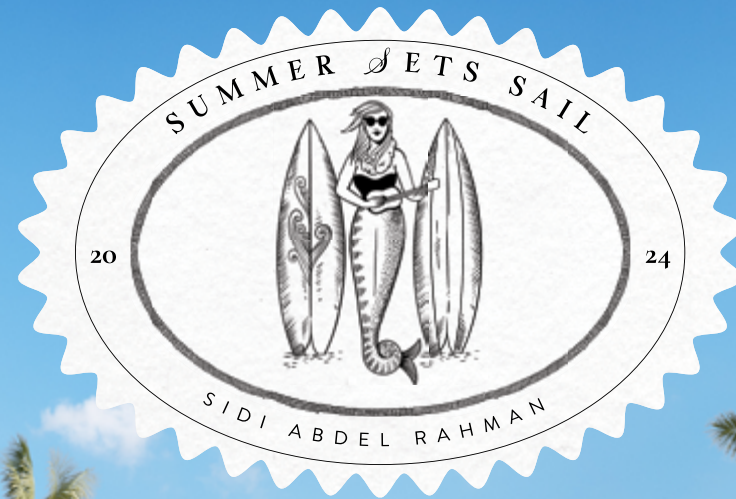
Homes at the Wave Plage open up to panoramic scenery of the crystal blue beach bay.

SURF BY THE SEA

Immerse yourself in the exhilarating experience of surfing the winds. The beach club at Wave Plage is where seaside activity adventure meets the nautical experience.



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THE IDYLLIC GREEK DREAM

The characteristic Greek coastal architecture comes with a modernized white-washed twist to elevate serenity along the destination.

THE GOLDEN
WALK

Tucked between pocket parks and tree-
shaded green corridors, the homes at Wave
Plage offer residents stunning sea views and
the grounded experience of a sandy stroll
leading to the beach.



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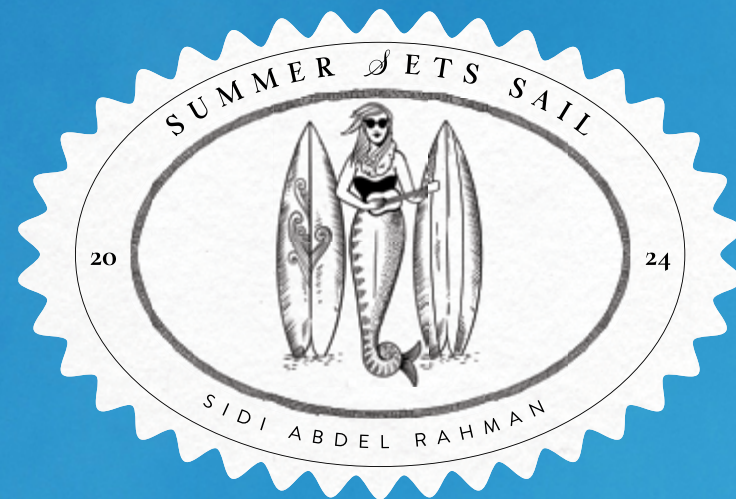
BAREFOOT VALLEYS

Experience a unique grounded interconnected pathways that invite you to feel the earth beneath your feet, fostering a deeper connection with nature and your neighbors.

SEAFRONT HOTEL

Experience unparalleled spa and relaxation
right in the exclusive hotel.





THE WAVE BEACH CLUB

Welcome to the Wave Beach Club. The family
seaside experience where nautical and beach
activities come to life, brought to you by The
Lighthouse.

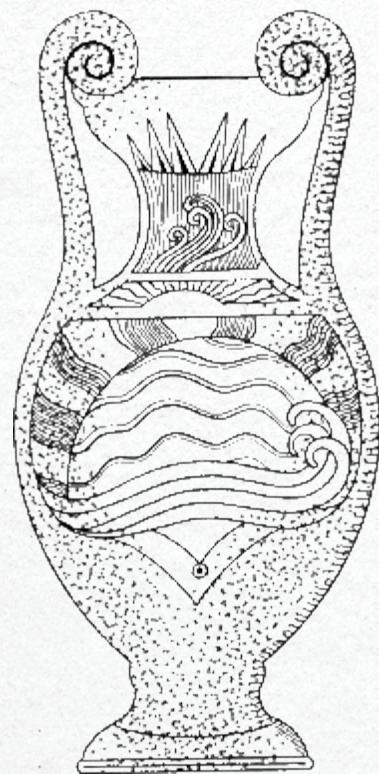
THE PROMENADE

Take a walk along the palm-tree-lined beach promenade. The beating heart of the social scene, the promenade is packed with delightful eateries, marketplaces and lively gathering spots and experiences.



THE GREEK
plage

SIDI ABDEL RAHMAN





THE GREEK *plage*

V I B R A N T C O A S T A L L I V I N G

A gated community that never sleeps where you will experience a full-of-life Greek coastal living intertwined with commercial areas, boutique hotels and a vibrant cultural scene. Immerse yourself in the vibrant energy of our lively boulevard lined up with a dynamic mix of activities and spaces.



12 Feddan
Swimmable
Lagoons



9.5km Sandy
Beach



Gated Boutique
Communities



264 Feddan



Boulevard
Vibrant
Experience



The Blue Club



Crystal Line



Boutique
Hotels



The Lighthouse

MASTER PLAN

THE GREEK PLAGE





SWIMMABLE SANDY LAGOONS

Immerse yourself in crystal-clear waters that seamlessly blend with the landscape, offering a serene escape right at your doorstep.



THE BOULEVARD

THE ARTERY OF COASTAL LIVING

Fully pedestrianized, the boulevard truly comes to life in the evening. With vibrant landscapes, colorful murals, and concept retail stores and boutique hotels, residents of the Greek Plage can enjoy this signature experience where the community gets together around meaningful interactions.



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OPEN HORIZON VIEWS

Immerse yourself in the inspirational coastal Greek living, where the timeless beauty of the architecture and the warmth of the Mediterranean sun infuse an uplifting mood and energy for the sea lovers.



CRYSTAL LINE

Brace yourself for what is set to be one of the main attractions in the heart of the Greek Plage. Take a journey through the middle of the serene landscapes, glide with a few splashes and sprays along the way as you soak up the sunshine.



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BOUTIQUE HOTELS

The boutique hotels add an authentic flair of hospitality to Plage. Dwellers can enjoy the luxuries of coastal living with a cozy and meaningful sense of lifestyle.

LAGOON HAVEN

Wake up to the tranquil beauty of sparkling blue waters, with seamless blend of natural beauty and luxurious comfort, enjoying the serene lagoon.





THE BLUE CLUB

A private beach sanctuary crafted exclusively for our community. It is a perfect relaxation spot that gives access to plenty of beach activities and open views to the crystal waters.





The Lighthouse

The Lighthouse brings you a holistic experience to enhance personal growth and revive family and friend bonds, 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.

The **Lighthouse**
EXPERIENCE
LIFE







UNIT TYPES



SEA
VILLA



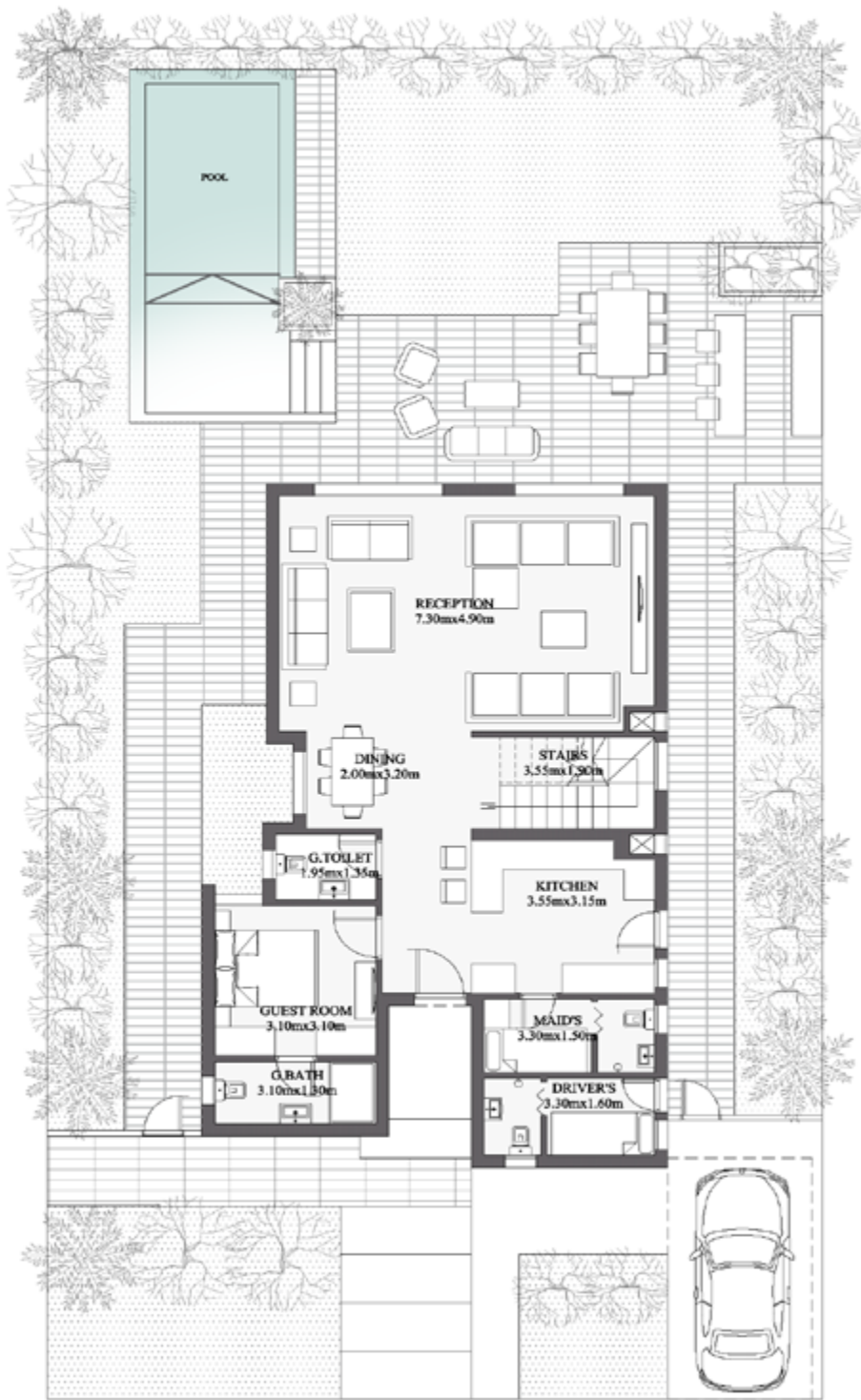
Model built by the right to make minor alterations without prior notice. All renders and visual materials, design, and fixtures are for demonstrative purposes and are subject to change.

TOTAL
GROSS AREA 320 sqm

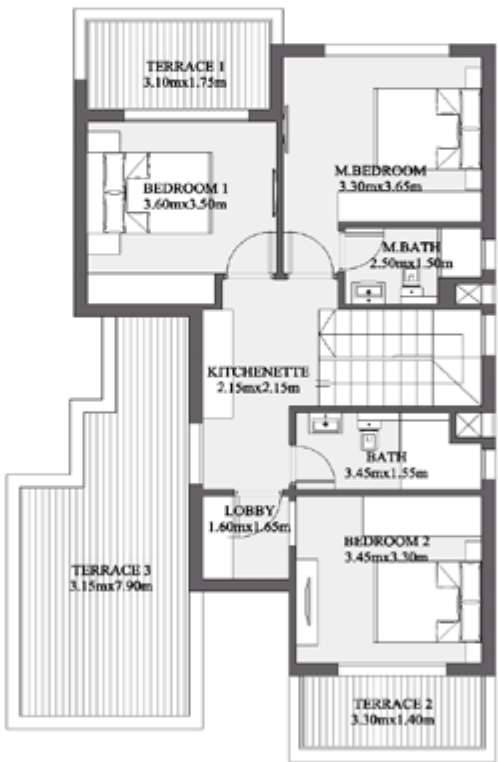
5 BEDROOMS

Ground Floor	110 sqm
First Floor	90 sqm
Second Floor	30 sqm

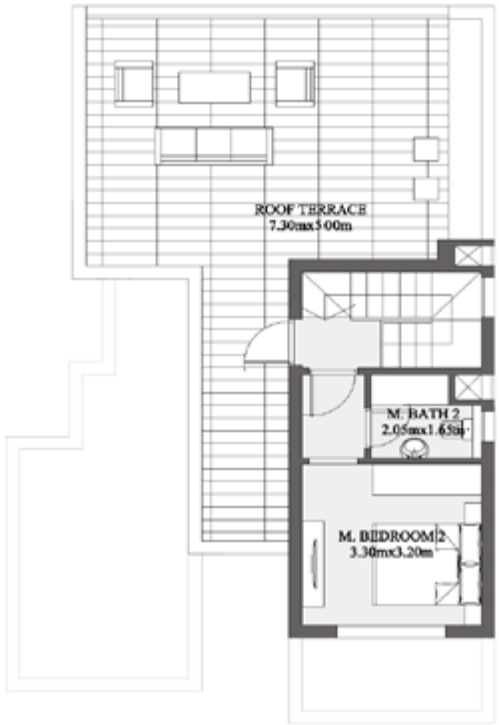
Pergola	10 sqm
Parking	10 sqm
Roof Terrace	70 sqm



Ground Floor



First Floor



Roof



BEACH
SIDE
VILLA



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TOTAL
GROSS AREA

250 sqm

4 BEDROOMS

Ground Floor

71 sqm

First Floor

80 sqm

Second Floor

29 sqm

Pergola

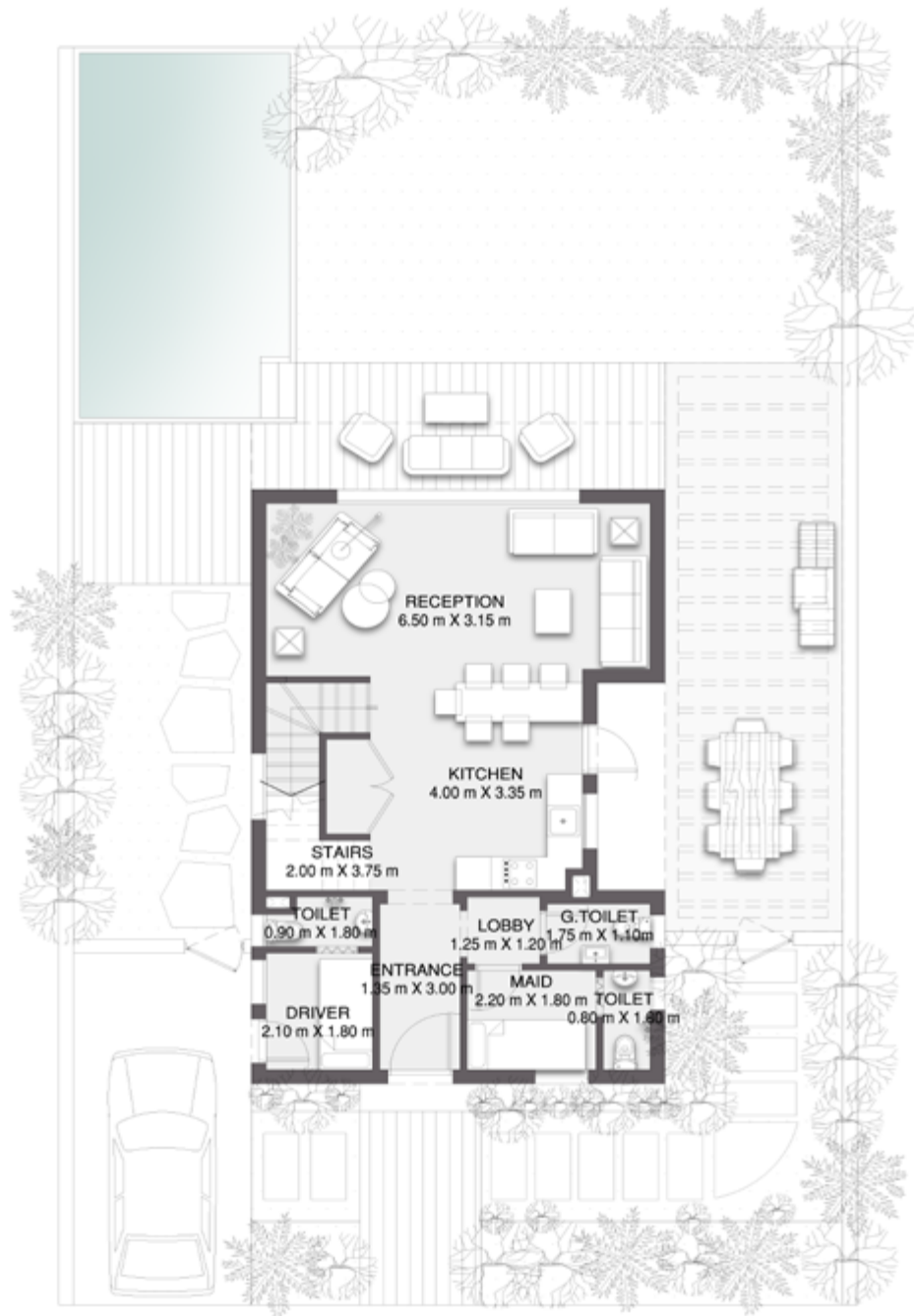
10 sqm

Parking

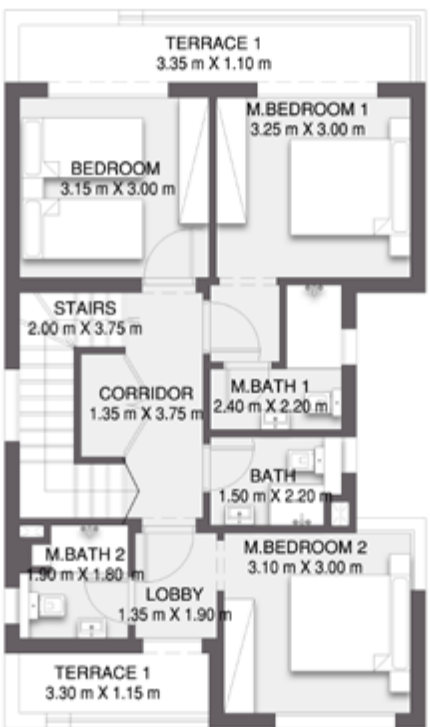
20 sqm

Roof Terrace

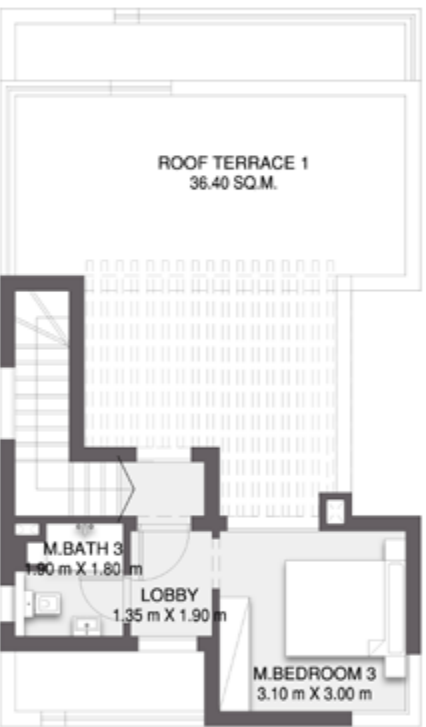
40 sqm



Ground Floor



First Floor



Roof



SEA
TWIN
HOUSE



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TOTAL
GROSS AREA

3 BEDROOMS + LIVING ROOM

190 sqm

Ground Floor	55 sqm
First Floor	63 sqm
Second Floor	37 sqm

Pergola	10 sqm
Parking	10 sqm
Roof Terrace	15 sqm



Ground Floor



First Floor



Roof



SEA TOWNHOUSE



TOTAL
GROSS AREA

190 sqm

3 BEDROOMS + LIVING ROOM

Ground Floor

55 sqm

First Floor

63 sqm

Second Floor

37 sqm

Pergola

10 sqm

Parking

10 sqm

Roof Terrace

15 sqm



Ground Floor



First Floor



Roof

TOTAL
GROSS AREA

185 sqm

3 BEDROOMS + LIVING ROOM

Ground Floor

54 sqm

First Floor

59 sqm

Second Floor

37 sqm

Pergola

10 sqm

Parking

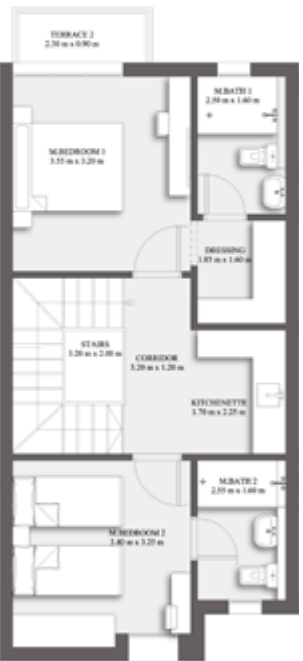
10 sqm

Roof Terrace

15 sqm



Ground Floor



First Floor



Roof



BEACH
HOUSE



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TOTAL GROSS AREA	150 sqm
3 BEDROOMS	
Ground Floor	80 sqm
First Floor	40 sqm
Parking	10 sqm
Utilities & Services	20 sqm



Ground Floor



First Floor

BEACH HOUSE
ROOF

TOTAL GROSS AREA	145 sqm
3 BEDROOMS	
First Floor	46 sqm
Second Floor	70 sqm
Parking	10 sqm
Roof Terraces	77 sqm
Utilities and Services	19 sqm

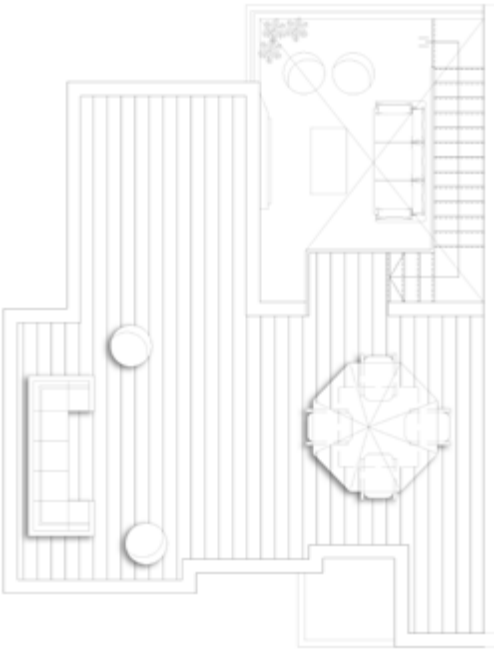


First Floor

BEACH HOUSE
ROOF



Second Floor



Roof

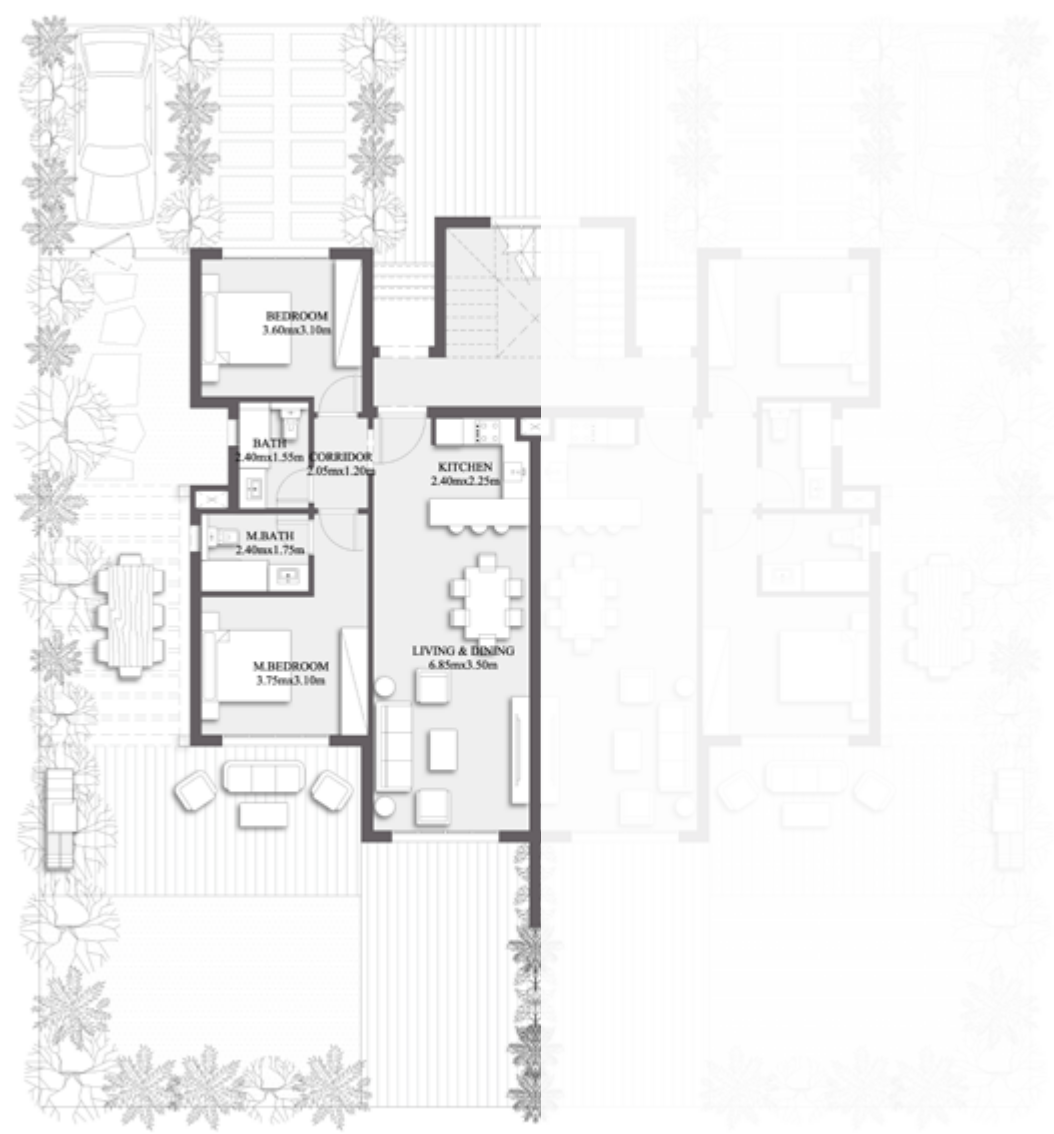


CHALETS



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TOTAL GROSS AREA	107 sqm
2 BEDROOMS	
Ground Floor	81 sqm
Pergola	
Pergola	10 sqm
Utilities & Services	16 sqm



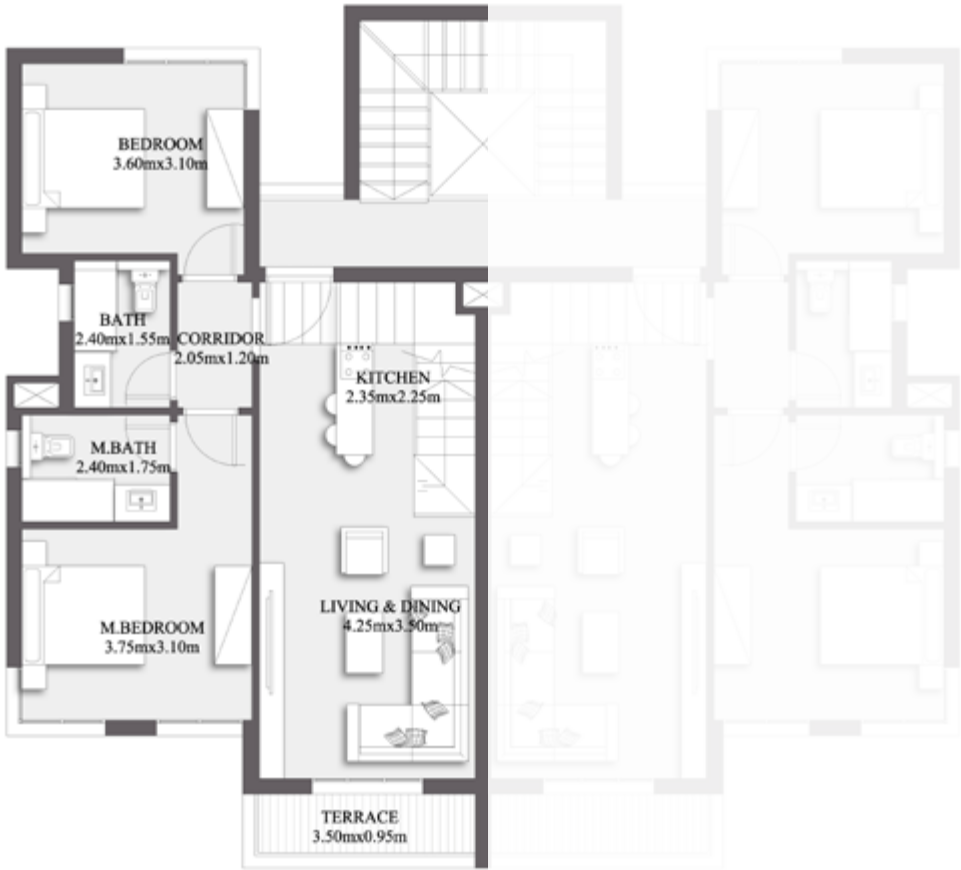
Ground Floor

TOTAL GROSS AREA	107 sqm
2 BEDROOMS	
First Floor	85 sqm
Utilities & Services	
Utilities & Services	22 sqm

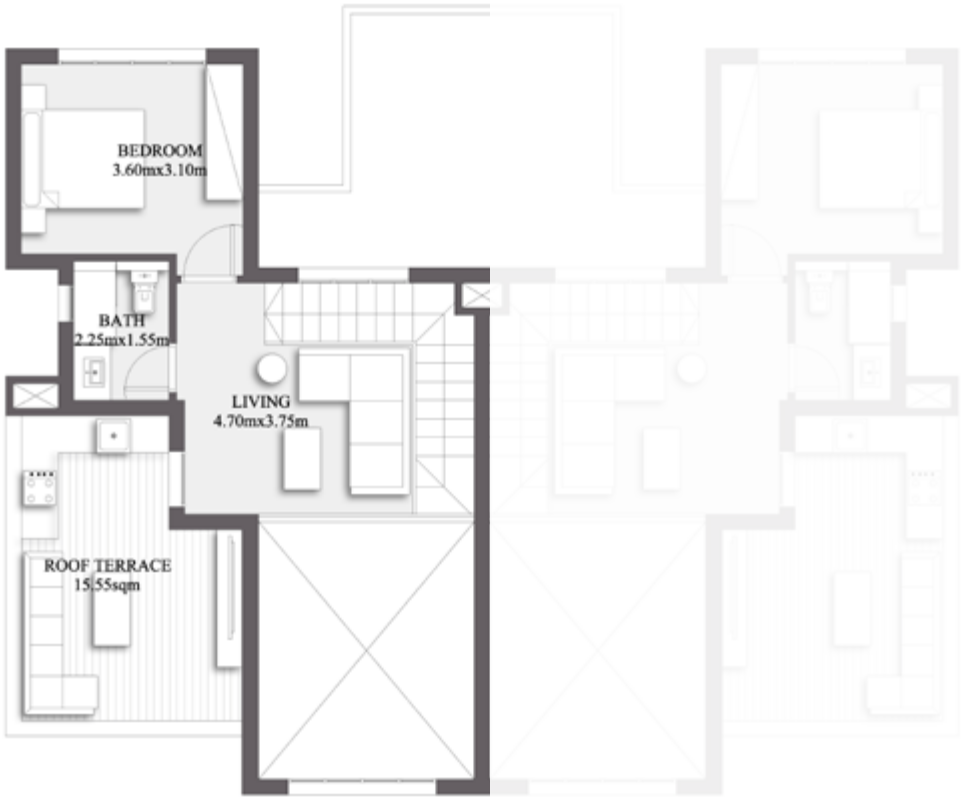


First Floor

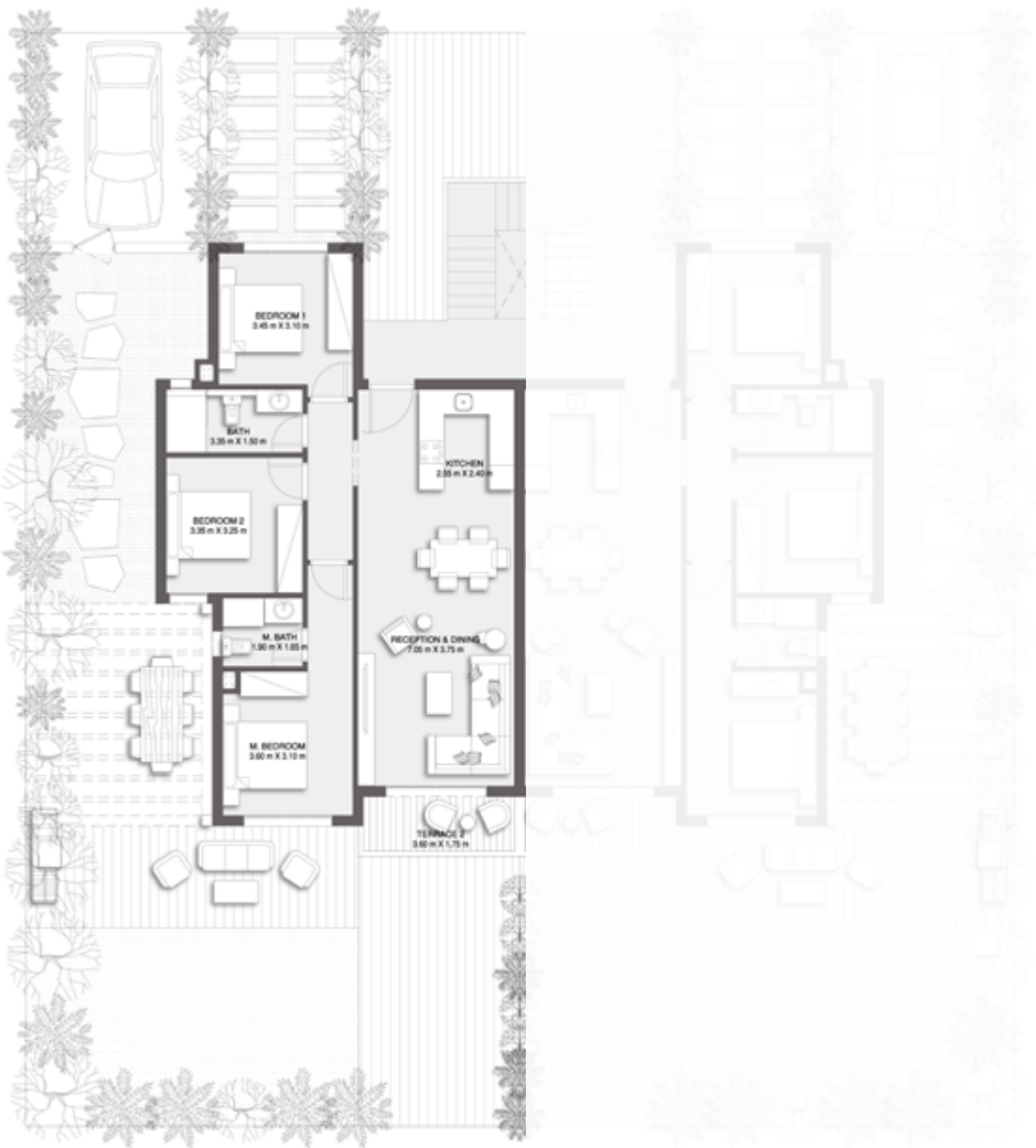
TOTAL GROSS AREA	155 sqm
3 BEDROOMS + LIVING ROOM	
Second Floor	75 sqm
Roof Floor	49 sqm
Roof Terraces	28 sqm
Utilities & Services	31 sqm



Second Floor

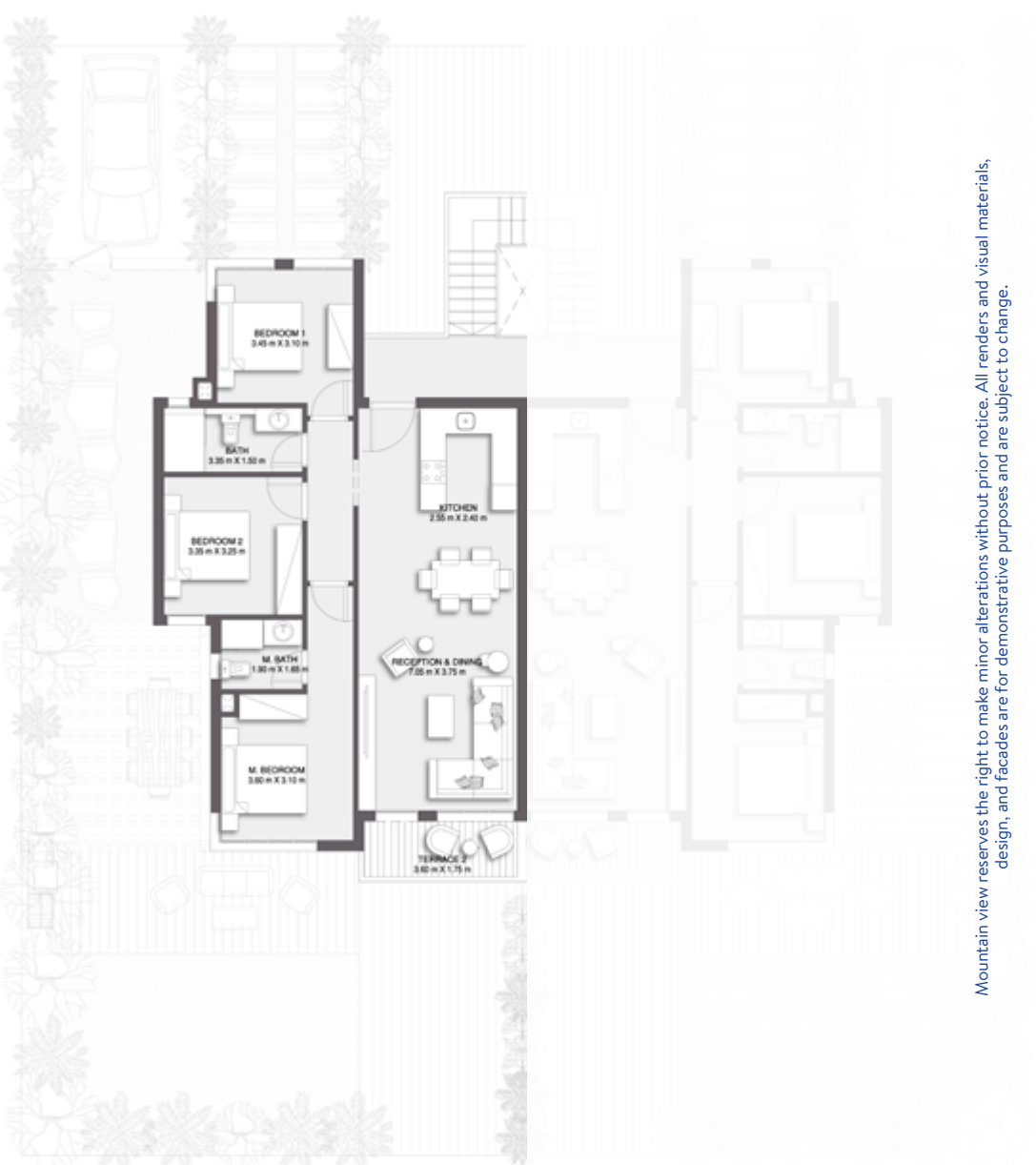


Roof



Ground Floor

TOTAL GROSS AREA	125 sqm
3 BEDROOMS	
Ground Floor	96 sqm
Pergola	10 sqm
Utilities & Services	20 sqm



First Floor

TOTAL GROSS AREA	125 sqm
3 BEDROOMS	
First Floor	100 sqm
Utilities & Services	25 sqm



Second Floor



Roof

TOTAL
GROSS AREA 175 sqm

4 BEDROOMS + LIVING ROOM

Second Floor 90 sqm

Roof Floor 50 sqm

Roof Terraces 42 sqm

Utilities & Services 35 sqm

FULLY FINISHED

READY TO EMBRACE
YOUR UNIQUE STYLE





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SUMMER SETS SAIL

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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

16201
mountainviewegypt.com