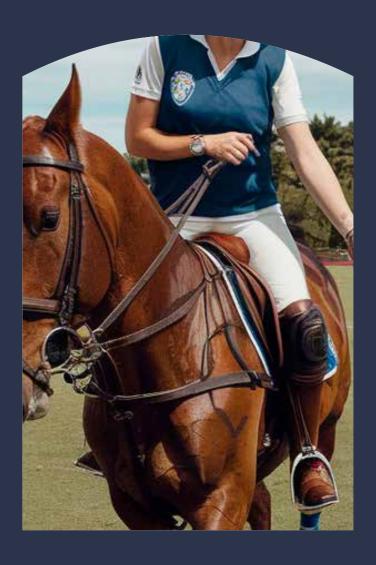


A New Era Begins







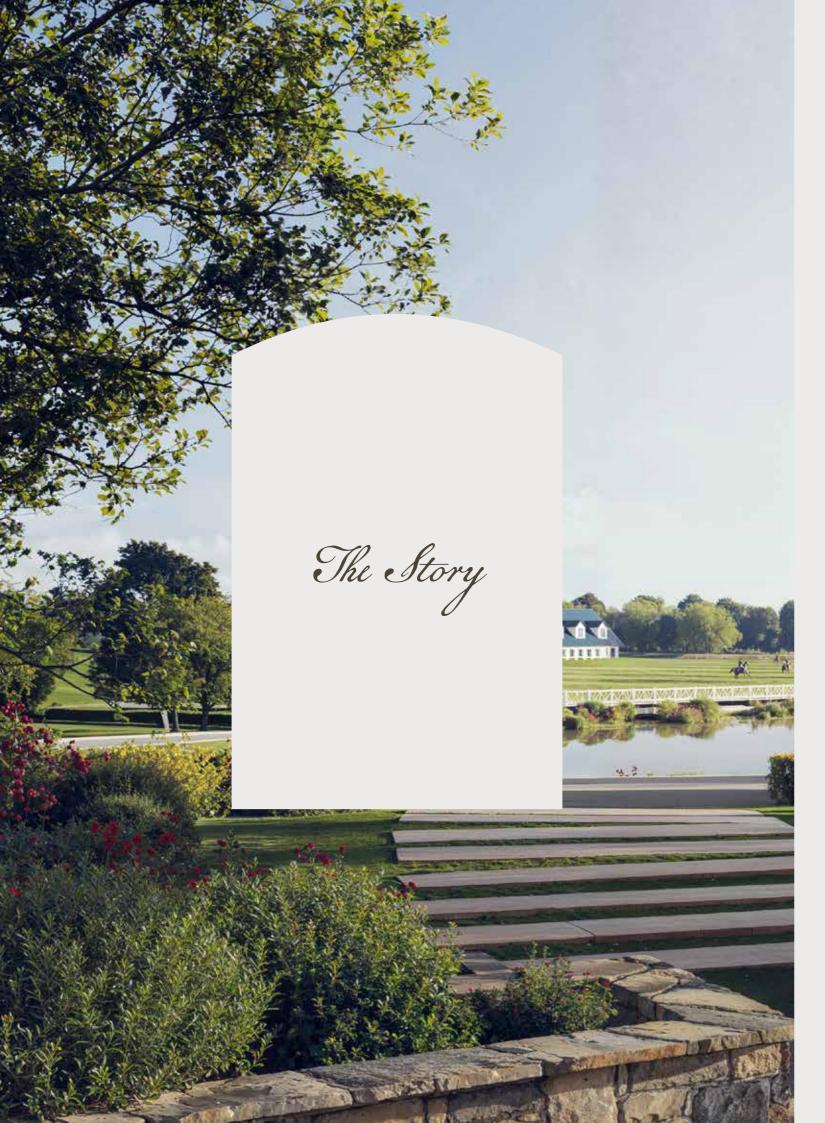
# The Legacy of MOUNTAINVIEW SIGNATURE LIVING

At an earlier time, Mountain View pledged to "Bring life to land and spread happiness around us." This happiness has been established beyond silent bricks by creating a place of absolute privacy, classiness, and a sense of warm belonging.

With more than 19 projects among them; 5 projects in the West of Cairo.

A new signature living is embarking into life, its the KINGSWAY





## A Signature Community by MOUNTAIN VIEW



It has always been said over the ages to "Live like Royals"; the novelty manners, the high-toned residence, and the world-class experiences. All are in the urge of distinctive character to embrace such a classy way of living.



## KINGSWAY Master Plan

### A Manuscript FOR ROYALTY



Located in West Cairo and spanning over 715 Feddans to be the sanctuary for all sophisticated personas, Mountain View disclosed its latest masterpiece where residents can appreciate classy sports such as polo, tennis and other equestrian-related sports in an only villa community featuring vast greens and water islands.

Kingways is a manuscript carved in gold reviving the concept of the Polo Country Club and creating a realm of grandeur and crown jewels in Egypt.

The state of the state of

KINGSWAY

Master Plan



#### KINGSWAY EXPERIENCES







Rings COURTS

Kings [SLANDS Tengs ESTATES

For the first time in Egypt, Kingsway by Mountain View introduces the polo country club experience which delivers our signature community a unique blend of noble sport and sophistication with its polo and equestrian fields, and transcendent facilities that come in three different experiences:

Kings-Courts, Kings-Islands & Kings-Estates.

Whether you're watching an exhilarating polo match, enjoying a round of tennis, or unwinding by the green spaces, the Polo Country Club embodies a lifestyle of elegance, camaraderie, and a deep appreciation for the world-class athletic activities.

# Rings-Courts THE IMPERIAL DYNAMIC LIVING

Inspired by the Polo Country Club concept which stands as a deluxe destination for equestrian enthusiasts and those pursuing a delicate leisure experience.







Every tiny detail is curated in the polo experience to ensure an upmarket experience, making it a true haven for those who cherish the art of polo, equestrian and the royal-like style of living.





## The Polo Arena CLASSINESS IN MOTION!

A venue adorned with rustic charm which provides a hospitable aura for social gatherings at a reception facility or at the lounge to attend Polo events and championships hosted in the field.



### The Academy RIDE A HORSE Like a Cavalier

Among the experiences and the enchantment of attending a tournament, the Polo Academy strengthens your polo experience with solid aspects as it specializes in polo training and courses with additional sand tracks for show jump and horseback riding; furthermore, it provides the residents with horses for polo lessons, a pro shop with accessories, and materials, veterinary service, and polo houses with stables during the tournament period.



### Polo Boutique Hotel SETTLE FOR INDULGENCE

A luxurious stay for all polo enthusiasts all over the world at a differentiated themed villa to enjoy a first-rate experience during championship polo games.

## Polo Social Club WHERE HORSES & HEARTS UNITE!

Nestled amidst the polo & equestrian club among opulent landscapes and rolling hills, the Polo Social Club. It serves as a vibrant hub for polo players and for individuals seeking camaraderie, and shared interests. Having exclusive social activities for the polo community enables chilling vibes during championship seasons.





### The Polo Village ROYALTY IS A STATE OF MIND!

The best in town restaurants are located at Kingsway to serve the community, guests, and residents to enjoy scrumptious fine dining by night and enlivening breakfast by slow mornings. Adding to the retail experience to the community, the Polo Village entails flagship stores where all polo gadgets are within easy reach.

### Kings-Islands REBOUND WITH WATER & NATURE

Hold the fast-paced life at the Lakeside experience which is tailored to unwind and rejuvenate your mind and soul while staying in your high-toned mansions through a wide range of mental well-being experiences divided into two main island-districts; The North and The South.



Operated by

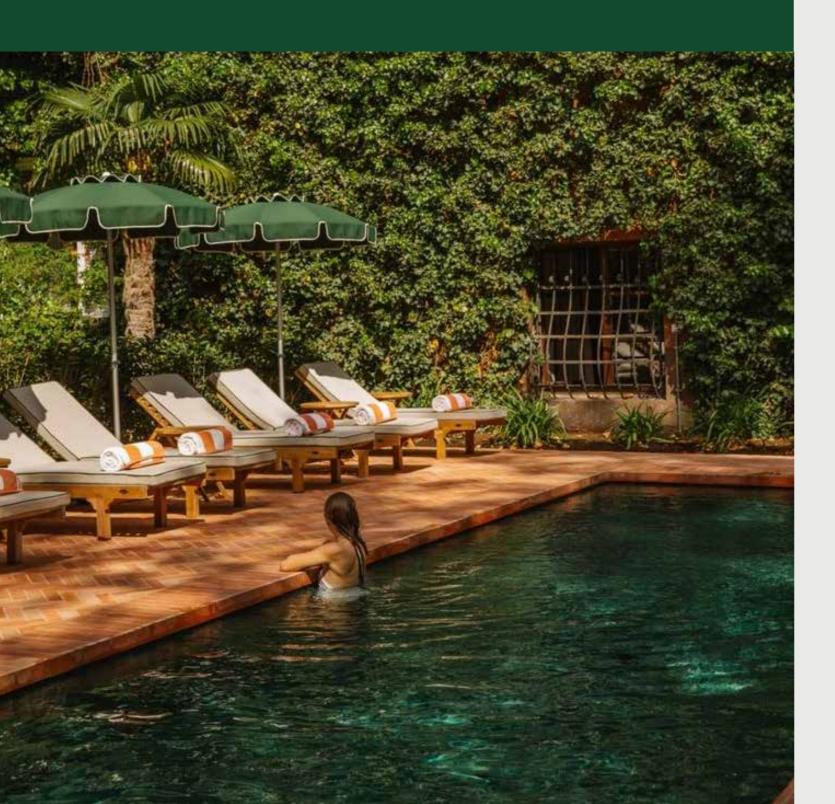
The Lighthouse

### Wellness Spa and Therapy YOUR SANCTUARY OF LEISURE

In a subdued environment, disconnect from the demands of daily life, and allow yourself to have a deep relaxation and a renewed sense of vitality.



## The Pools EXPERIENCE AQUATIC HAPPINESS

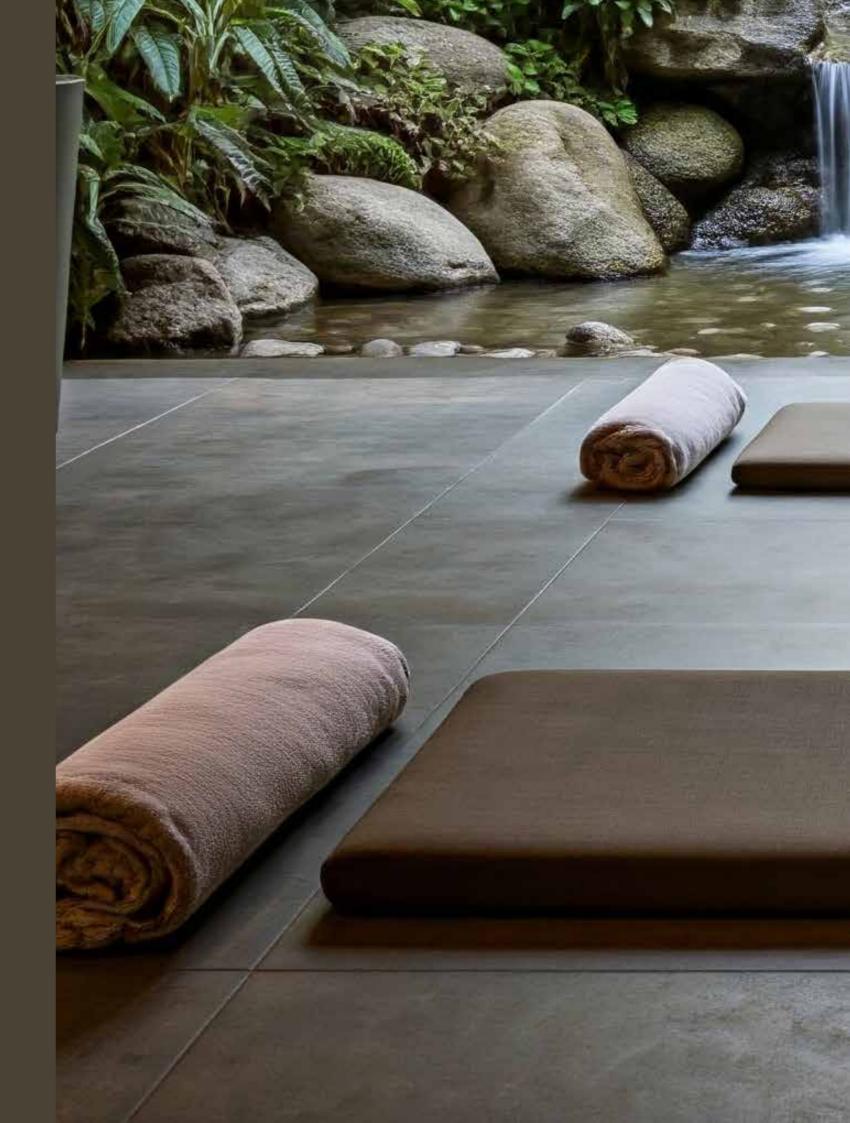


Surrounded by dazzling landscaping, pools often feature lounging areas, perfect for sunbathing or social gatherings, this way promoting a lifestyle centered around soundness, leisure, and pleasure.

Operated by

# Righthouse Goga and Meditation SKOOZETHE CHAOTICTHOUGHTS

Integrating yoga and meditation into a routine is a way to nurture your overall health and develop a more centered, mindful approach to life in addition to helping reduce stress, improve focus, and encourage a sense of serenity amidst the chaos of daily life.



### Rings-Estates APATHWAY TO NOBILITY

Imagine a time machine to the Elizabethan era of England where the everyday surrounding is a well-tended garden, ornamented with shades of aesthetic tapestry. The King-Estate is reviving these royal-like ambiances with its exquisite design and beautifully overgrown greenery scene accompanying your drive safely to your royal Mansions and Hill.





### The Mansions

Imagine living in a tapestry of elegance within a blossom of nature around you. The Mansions are exclusively developed and designed by international architects to offer a sense of magnificence with a noble lifestyle.



### The Hills

Nestled gracefully over the hill, the home commands a breathtaking view of the surrounding landscape. Its exterior, a blend of warm ambiance tones and rustic charm, harmonizes with the natural beauty of the rolling hills. The roof, gently sloped, is adorned with sunlight creating a warm and inviting atmosphere.

Floor PLANS



## MANSION 400 TOTAL GROSS AREA 400 SMQ 5 BRs



#### GROUND FLOOR

01 Entrance	2.25m	Χ	2.05m
02 Kitchen	3.65m	Χ	3.60m
03 Reception & Dinning	11.55m	Χ	7.25m
04 Guest Bedroom	3.65m	Χ	3.60m
05 Guest Bathroom	2.90m	Χ	1.95m
O6 Vanity	1.65m	Χ	1.20m
07 Toilet	2.90m	Χ	1.20m

08 Lobby 1	1.95m	Χ	1.65m
09 Lobby 2	1.95m	Χ	1.45m
10 Maid Room	3.20m	Χ	1.95m
11 Maid Toilet	1.20m	Χ	1.65m
12 Laundry	1.70m	Χ	1.35m
13 Lobby 3	2.75m	Χ	2.05m
14 Porch	1.85m	Χ	1.85m

## MANSION 400 TOTAL GROSS AREA 400 SMQ 5 BRs



#### FIRSTFLOOR

15 Stairs	2.80m	Χ	2.45m
16 Lobby 1	4.00m	Χ	2.45m
17 Lobby 2	2.05m	Χ	1.65m
18 Master Bedroom	3.70m	Χ	3.65m
19 M. Dressing	1.95m	Χ	1.75m
20 M. Bathroom	2.60m	Χ	1.75m
21 Master Bedroom	4.00m	Χ	3.65m
22 M. Dressing	1.95m	Χ	1.75m
23 M. Bathroom	2.60m	Χ	1.75m

24 M. Bedroom	3.90m	Χ	3.90m
25 Bedroom	2.60m	Χ	1.80m
26 Master Bedroom	3.90m	Χ	3.90m
27 M. Bathroom	2.60m	Χ	1.80m
28 M. Dressing	2.45m	Χ	1.95m
29 M. Dressing	2.60m	Χ	2.45m
30 Living	4.35m	Χ	3.55m
31 Terrace	3.35m	Χ	1.85m



## MANSION 350 TOTAL GROSS AREA 350 SMQ 5 BRs



#### GROUND FLOOR

01 Vestibule	1.60m	Χ	3.15m
02 Reception Dining	7.40m	Χ	7.10m
03 Kitchen	4.60m	Χ	2.60m
04 Lobby	1.70m	Χ	1.20m
05 Lobby 02	1.10m	Χ	1.60m
06 Maid Room	1.40m	Χ	2.00m

07 Maid Toilet	1.10m	Χ	1.10m
08 Staircase	2.50m	Χ	3.40m
09 Terrace	6.10m	Χ	1.60m
10 Porch	4.20m	Χ	1.30m
11 Guest Bedroom	3.60m	Χ	4.95m
12 G. Toilet	2.10m	Χ	1.60m

## MANSION 350 TOTAL GROSS AREA 350 SMQ 5 BRs



#### FIRSTFLOOR

01 Living	3.60m	Χ	3.65m
02 M. Bedroom 01	3.70m	Χ	3.60m
03 M. Dressing 01	3.20m	Χ	2.20m
04 M. Bathroom 01	2.00m	Χ	1.70m
05 M. Bedroom 02	4.60m	Χ	3.50m
06 M. Bathroom 02	1.60m	Χ	3.30m

07 M. Dressing 02	1.60m	Χ	3.30m
08 Staircase	2.50m	Χ	3.40m
09 Bedroom	3.60m	Χ	4.95m
10 Bathroom	1.60m	Χ	2.10m
11 Terrace 1	5.80m	Χ	1.45m
12 Terrace 2	2.90m	Χ	1.35m





#### ROOF

01 Living	4.05m	Χ	3.40m
02 Staircase	2.50m	Χ	3.40m
03 Kitchenette	1.55m	Χ	1.50m
04 Toilet	2.10m	Χ	1.50m
O5 Roof Terrace 01			18 sqm
06 Roof Terrace 02			18 sqm







TOTAL GROSS AREA **240 SMQ 3 BRs** 



#### GROUND FLOOR

01 Entrance	5.70m	Χ	4.00m
02 Dining	4.00m	Χ	3.00m
03 Reception	5.50m	Χ	3.70m
04 Master Bedroom 01	3.70m	Χ	4.20m
05 M.Bath 01	2.30m	Χ	1.80m
06 M.Bath 02	2.30m	Χ	1.80m

07 Master Bedroom 02	3.60m	Χ	3.50m
08 Kitchen	2.70m	Χ	2.60m
09 G. Toilet	1.10m	Χ	2.60m
10 Maid's Room	1.50m	Χ	2.50m
11 Maid's Toilet	1.50m	Χ	1.20m
12 Porch			64m



TOTAL GROSS AREA **240 SMQ 3 BRs** 



#### FIRSTFLOOR

13 Living Room	4.35m	Χ	2.65m
14 Master Bedroom 03	4.30m	Χ	3.60m
15 M.Dressing 03	2.10m	Χ	1.80m
16 M.Bath	2.10m	Χ	1.80m
17 Roof Terrace	5.20m	Χ	3.60m





TOTAL GROSS AREA 280 SMQ 4 BRs



#### GROUND FLOOR

01 Entrance	2.85m	Χ	1.60m
02 Reception & Dining	6.80m	Χ	7.40m
03 Kitchen	3.70m	Χ	3.50m
04 Maid's Room	2.00m	Χ	2.00m
05 Maid's Toilet	1.25m	Χ	1.00m
06 Guest Toilet	1.10m	Χ	2.00m
07 Terrace	1.80m	Χ	7.40m





#### FIRST FLOOR

08 Master Bedroom	4.00m	Χ	3.70m
09 M.Dressing	1.80m	Χ	2.30m
10 M.Bath	1.90m	Χ	2.40m
11 Living Room	4.10m	Χ	3.60m
12 Terrace 1	1.60m	Χ	3.50m

13 Bedroom 1	3.60m	Χ	3.70m
14 Terrace 2	0.80m	Χ	2.85m
15 Bath	1.85m	Χ	2.40m
16 Bedroom 2	3.60m	Χ	3.70m





# ROOF

17 Stairs	3.00m	Χ	2.50m
18 Laundry	1.10m	Χ	2.45m
19 Roof Area			57.35m





TOTAL GROSS AREA 280 SMQ 4 BRs



### GROUND FLOOR

01 Entrance	2.85m	Χ	1.60m
02 Reception & Dining	6.80m	Χ	7.40m
03 Kitchen	3.70m	Χ	3.50m
04 Maid's Room	2.00m	Χ	2.00m
05 Maid's Toilet	1.25m	Χ	1.00m
06 Guest Toilet	1.10m	Χ	2.00m
07 Terrace	1.80m	Χ	7.40m



TOTAL GROSS AREA 280 SMQ 4 BRs



08 Master Bedroom	4.00m	Χ	3.70m
09 M. Dressing	1.80m	Χ	2.30m
10 M. Bath	1.90m	Χ	2.40m
11 Living Room	4.10m	Χ	3.60m
12 Terrace 1	1.60m	Χ	3.50m

13 Bedroom 1	3.60m	Χ	3.70m
14 Terrace 2	0.80m	Χ	2.85m
15 Bath	1.85m	Χ	2.40m
16 Bedroom 2	3.60m	Χ	3.70m



4 BRs



# ROOF

17 Stairs	3.00m	Χ	2.50m
18 Laundry	1.10m	Χ	2.45m
19 Roof Area			57.35m





TOTAL GROSS AREA 280 SMQ 3 BRs



### GROUND FLOOR

01 Porch	3.25m	Χ	1.15m
02 Entrance	1.60m	Χ	2.15m
03 Reception	5.40m	Χ	4.55m
04 Kitchen	3.60m	Χ	4.55m
05 Toilet	1.70m	Χ	1.55m
06 Dining	4.45m	Χ	3.35m
07 Stairs	3.10m	Χ	2.75m





08 Stairs	3.10m	Χ	3.60m
09 Master Bedroom	4.45m	Χ	3.60m
10 Master Dressing	1.75m	Χ	1.65m
11 Master Bath	1.75m	Χ	2.45m
12 Bedroom 1	3.40m	Χ	3.60m
13 Bedroom 2	3.65m	Χ	3.60m

2.35m	Χ	1.95m
1.85m	Χ	1.05m
2.80m	Χ	0.70m
2.20m	Χ	0.55m
	1.85m 2.80m	2.35m X 1.85m X 2.80m X 2.20m X





# ROOF

18 Living Room	3.15m	Χ	3.10m
19 Toilet	1.85m	Χ	1.40m
20 Roof Terrace 1	4.50m	Χ	5.45m
21 Roof Terrace 2	2.10m	Χ	7.25m





TOTAL GROSS AREA 180 SMQ 3 BRs



### GROUND FLOOR

01Porch	3.25m	Χ	1.15m
02 Entrance	1.60m	Χ	2.15m
03 Reception	5.40m	Χ	3.85m
04 Kitchen	3.60m	Χ	4.55m
05 Toilet	1.70m	Χ	1.55m
06 Dining	4.45m	Χ	3.35m
07 Stairs	2.95m	Χ	2.75m





08 Stairs	3.10m	Χ	3.60m
09 Master Bedroom	3.75m	Χ	3.60m
10 Master Dressing	1.75m	Χ	1.50m
11 Master Bath	1.75m	Χ	2.00m
12 Bedroom 1	3.40m	Χ	3.60m

13 Bedroom 2	3.65m	Χ	3.60m
14 Bath	2.40m	Χ	1.90m
15 Terrace 1	1.85m	Χ	1.05m
16 Terrace 2	2.80m	Χ	0.70m
17 Terrace 3	2.20m	Χ	0.55m



# Townhouse CORNER

TOTAL GROSS AREA **185 SMQ 3 BRs** 



### GROUND FLOOR

01 Porch	2.10m	Χ	1.70m
02 Entrance	2.50m	Χ	2.10m
03 Reception & Dining	7.30m	Χ	6.60m
04 Kitchen	4.40m	Χ	3.40m
05 Toilet	1.80m	Χ	1.50m



TOTAL GROSS AREA **185 SMQ 3 BRs** 



06 Stairs	3.80m	Χ	2.30m
07 Lobby	4.20m	Χ	1.00m
08 M. Bedroom	3.60m	Χ	3.60m
09 M. Dressing	2.30m	Χ	2.30m
10 M. Bath	2.40m	Χ	1.80m

11 Bedroom 1	4.20m	Χ	3.60m
12 Bedroom 2	3.70m	Χ	3.60m
13 Bath	1.90m	Χ	1.70m
14 Terrace 1	2.50m	Χ	1.70m
15 Terrace 2	2.30m	Χ	0.70m



TOTAL GROSS AREA **185 SMQ 3 BRs** 



### GROUND FLOOR

01 Porch	2.10m	Χ	1.70m
02 Entrance	2.50m	Χ	2.10m
03 Reception & Dinning	7.30m	Χ	6.60m
04 Kitchen	3.60m	Χ	3.40m
05 Toilet	1.80m	Χ	1.50m



TOTAL GROSS AREA **185 SMQ 3 BRs** 



06 Stairs	3.80m	Χ	2.30m
07 Lobby	4.20m	Χ	1.00m
08 M. Bedroom	3.60m	Χ	3.60m
09 M. Dressing	2.30m	Χ	2.30m
10 M. Bath	2.40m	Χ	1.80m

11 Bedroom 1	4.20m	Χ	3.60m
12 Bedroom 2	3.70m	Χ	3.60m
13 Bath	1.90m	Χ	1.70m
14 Terrace 1	2.50m	Χ	1.70m
15 Terrace 2	2.30m	Χ	0.70m









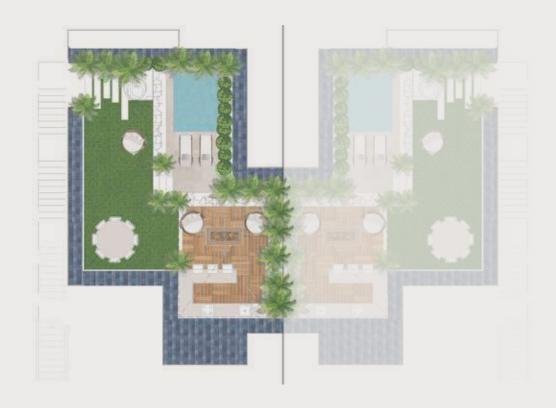


### GROUND FLOOR

01 Kitchen	4.00m	Χ	2.40m
02 Dining	3.10m	Χ	4.00m
03 Reception	4.25m	Χ	4.00m
04 Master Bedroom	3.40m	Χ	3.40m
05 M. Bath	2.10m	Χ	1.60m
06 Bedroom 01	3.60m	Χ	3.60m
07 Bath	3.20m	Χ	1.40m
08 Bedroom 02	3.40m	Χ	3.40m
09 Terrace	1.50m	Χ	1.30m

01 Kitchen	4.00m	Χ	2.40m
02 Dining & Reception	7.35m	Χ	4.00m
03 Master Bedroom	3.40m	Χ	3.40m
04 M. Bath	2.10m	Χ	1.60m
05 Bedroom 01	3.60m	Χ	3.60m
06 Bath	3.20m	Χ	1.40m
07 Bedroom 02	3.40m	Χ	3.40m
08 Terrace 01	1.50m	Χ	1.30m
09 Terrace 02	4.10m	Χ	1.10m

# Upper Garden VILLA



ROOFTERRACE





