

Grand

A Villas-only Signature Community





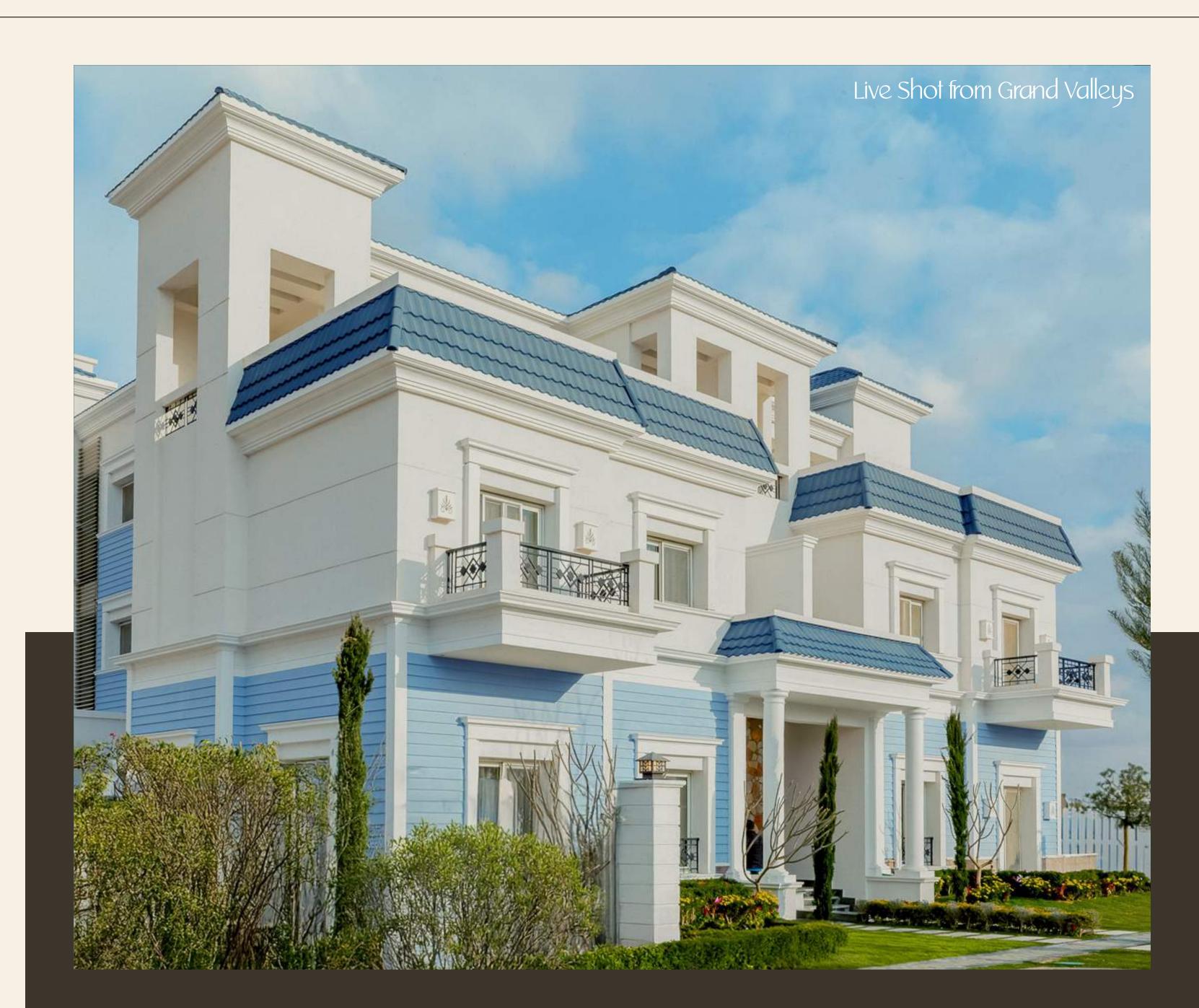


AN EXCLUSIVE INCREDIBLE PASS

Inspired by the sense of interconnection, bonding and experience, Mountain View brings Grand Valleys to life. For the first time, we present a novel signature community, introducing early delivery and ready delivery **Fully-finished Villas**, with all corner view. Grand Valleys is the epitome of the utmost grand cosmopolitan life.

We welcome you to take delight in your fully finished villa, where luxury, beauty and functionality come together, creating the ideal living experience. Simply put, picture yourself in the heart of a livable city.

Go in for elegance in the elevated and mesmerizing scenery of Grand Valleys. Across all units, **93% open spaces** surround you from every corner. You are in a never-ending state of tranquility and clear repose, with **15** Signature **Valleys** experience that manifests what matters the most. It is an entire concept that brings vibrance to your life.

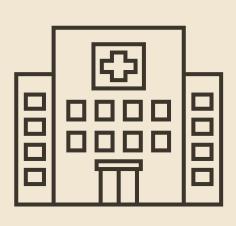




Banks & ATMs



Sports Clubs



Hospitals & Medical Centers



Mega Mall & Cinema Complex



5-Star Hotels



Equestrian Club



Schools & Educational Facilities



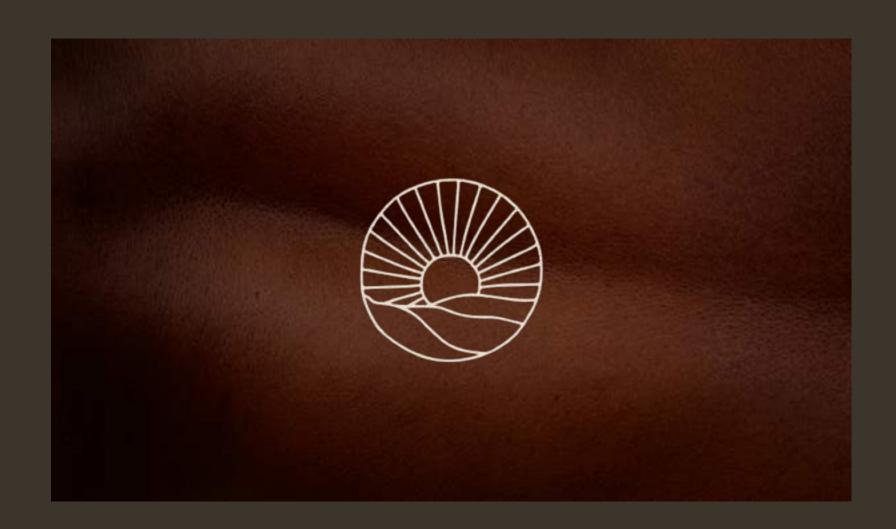
Commercial Hub

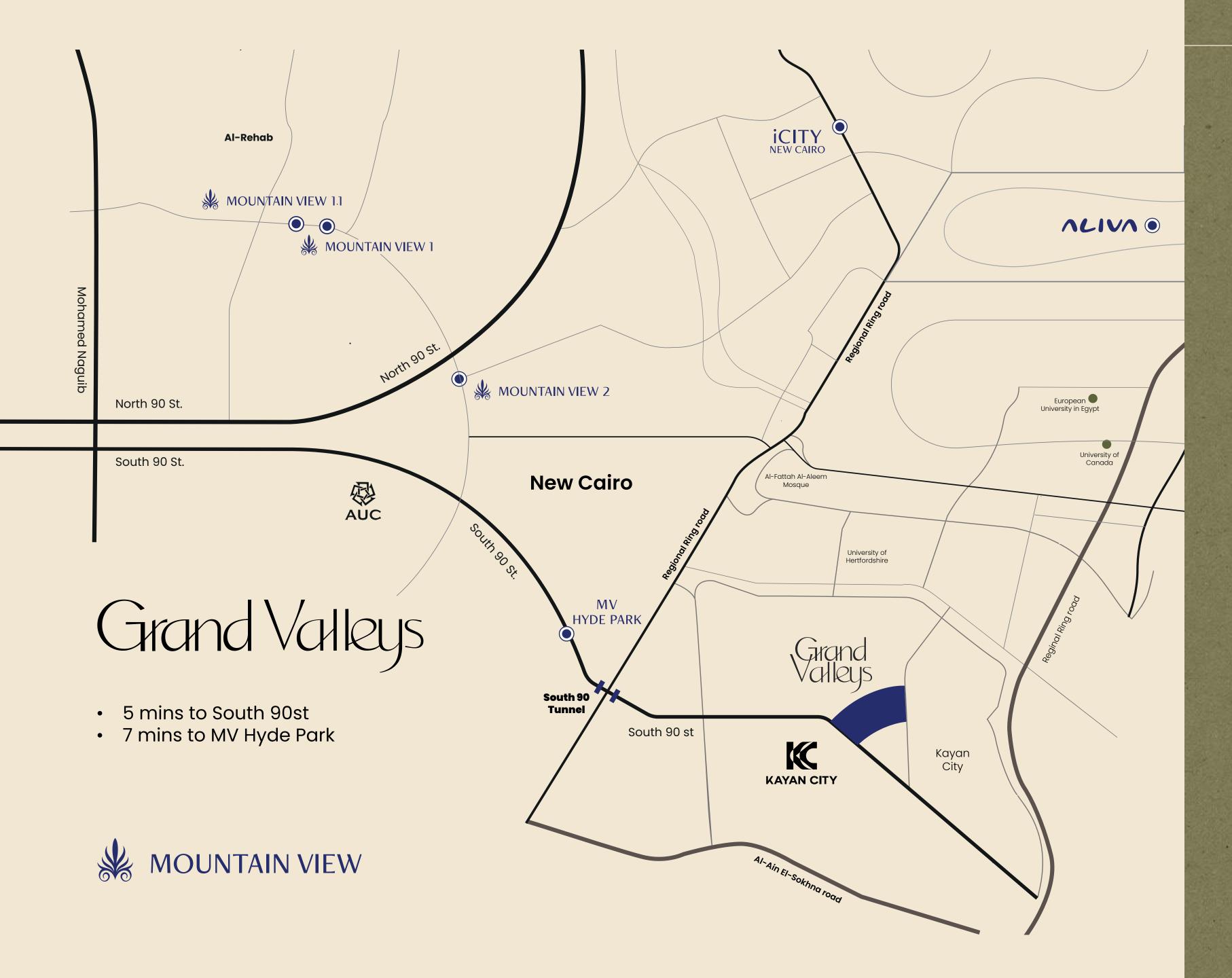
WITHIN A LIVABLE ()

Grand Valleys, a gated city that manages to bring a dynamic lifestyle to its residents, one that is full of new opportunities, amenities and facilities. As a community above it all, Grand Valleys' lifestyle is influenced by vivacity and soul. All you need is at your fingertips.

You will be close to your daily needs at a massive mall and Carrefour. Grand Valleys is practically proximate to various banks, hospitals and world-class hotels. Your children are minutes away from their schools, universities, the sports club with international academies and an equestrian club.

To maintain some peace and quiet for parents, Grand Valleys has a dedicated nursery, where kids can create, unleash their potential and play in a safe environment.





SIAY CENTRAL

Strategically located in Kayan City, East Cairo

with close accessibility to New Cairo, Grand Valleys is a genuine manifestation of New Cairo's persona. Stay close to the focal points that matter to you, whether you are speaking business, shopping or leisure.





Grand Valleys'

MASTER PLAN

Apart from the picturesque aspect, each valley stands high with its own pose, for a splendid story to live, enjoy, and tell. Grand Valleys has been rigorously though-out down to the finest of details to create the perfect balance between open space and buildings, with more emphasis on 'green.'

- MV CLUB
- 2 MOSQUE
- 3 RETAIL & SERVICES
- 4 KINDERGARTEN



Grand Valleys

THE GREENS

PHASE ONE

15 VALLEYS OF EXPERIENCES





With two different notions, Grand Valleys promises you a matchless state of finesse. Thanks to the MV Club and the Valley experiences, there is always something to look forward to, just close to home.



Operated by The Lighthouse, the elevations across Grand Valleys create abundant spaces for verdant greenery and a neighborhood of refreshing scenery twisting through the community. According to special seasons and occasions, there will be lively thematic revels hosted

To Make You Enjoy The Full Experience.



The Social Valley welcomes the community to take delight in originally beautiful arts and crafts. It will host workshops embracing handmade activities using ceramic painting and collaging.



The Active Valley is where a variety of games and fun experiences suits all family members for a sense of inclusion and belonging. It is the place to enjoy a breezy biking ride, maintain a healthy lifestyle at the outdoors gym.



The Cultural Valley stands out with the amphitheater, the one that speaks of authenticity, art and philosophy with its theatre. It is the space where residents experience the outdoor cinema and theatre exposure.

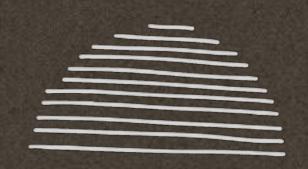


For those looking for an original innovative space to work, The Co-Working Space Valley is an outdoors boscage workspace, with wood and greenery, set apart from the monochromatic business setup.



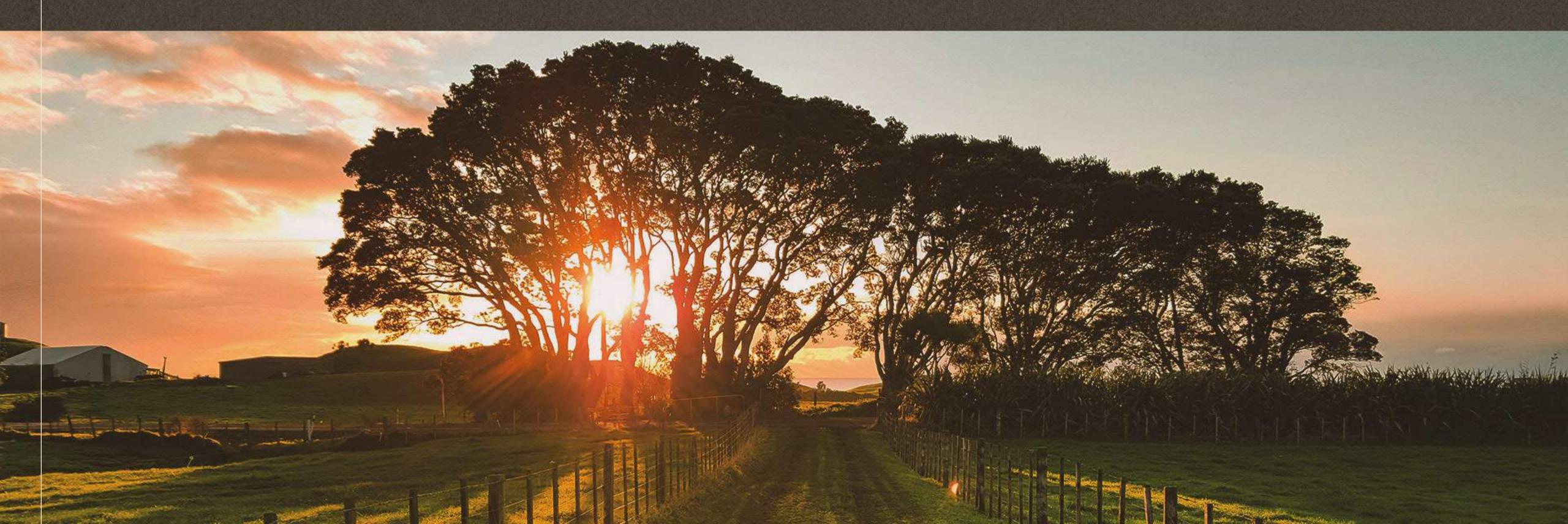
The Serene Valley is your go-to when the need for yoga and meditation kicks in.





THE COUNTRY CLUB EXPENSE EXPE

Operated by MV Club, the Country Club Experience is featured in Tennis Club, The Padel Courts and The Football Academies. Grand Valleys' signature sports clubs invite social gatherings & practicality to the community's distinctive setting, & Clubhouse meld with the valleys and altitudes. The entire space, with Tournament Court and Tennis Yard, provides a posh authentic sports experience with all its magnificence.



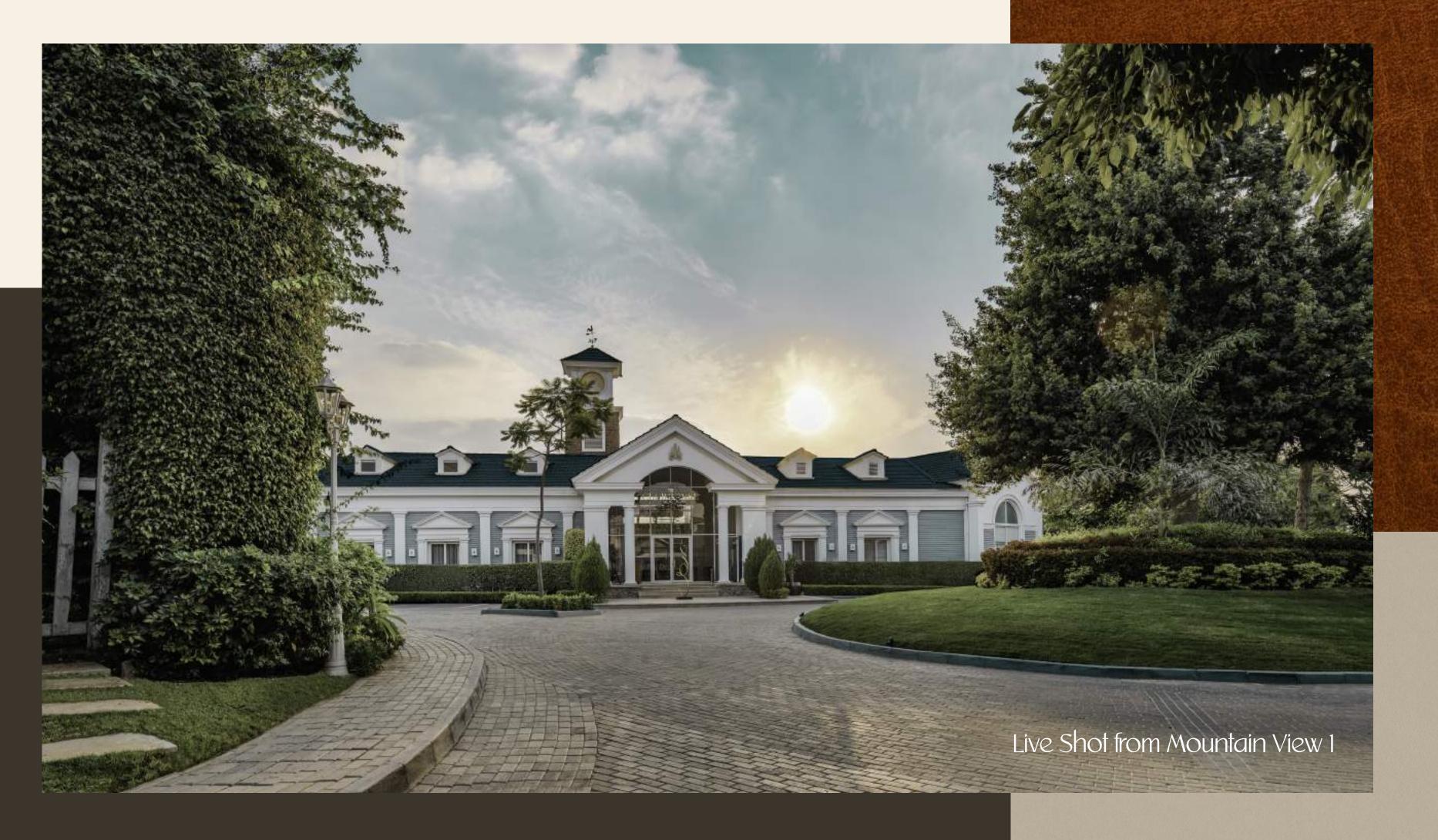




MAFCHLESS PRACTICALITY

The Social Clubhouse, with its tennis courts, adds a character of elegance and beauty, while the pool club guarantees a laid-back mood, one you aspire for, to sit back and relax. The setting also has a designed space that is dedicated for soccer, for an inclusive experience.

CLUBHOUSE



Operated by

Lighthouse

Grand Valleys' clubhouse is reminiscent of a rich palette of colors and textures. Warm and elegant, the different venues of the clubhouse are perfect for having events, getting together with family and friends... or you can simply enjoy some time away from the fast tempo of life.

METICULOUS CONVENIENCE All in all, Mountain View grants you the full experience in Grand Valleys. It is where living practically comes hand in hand with living in a matchless state of grandiose.



GRANDVIEW VIIIA

GROUND FLOOR

4 BEDROOMS NET AREA **250SQM**

7.30M X 4.10M RECEPTION 7.50M X 2.70M DINNING **ENT.LOBBY** 2.10M X 2.70M 1.25M X 3.25M STAIRCASE LOBBY 1.30M X 1.70M KITCHEN 4.00M X 3.20M 2.00M X 1.70M TOILET 2.50M X 5.00M STORAGE ROOM







100% CORNER

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GRANDVIEW VIIIA

FIRST FLOOR

4 BEDROOMS NET AREA **250SQM**

STAIRCASE 2.50M X 4.00M LIVING AREA 3.60M X 4.00M 3.60M X 3.60M BEDROOM 2 2.30M X 3.25M MAIN BATH BEDROOM 3 4.00M X 3.50M M.BEDROOM 3.60M X 4.95M M.BATH 4.00M X 1.95M 2.65M X 1.40M TERRACE 1 1.80M X 3.45M TERRACE 2







PANORAMIC
PANORAMIC

GRANDVIEW VIIIA

ROOF FLOOR

4 BEDROOMS NET AREA **250SQM**

 STAIRCASE
 2.50M X 5.80M

 LOBBY
 1.80M X 2.30M

 BEDROOM 4
 4.00M X 3.50M

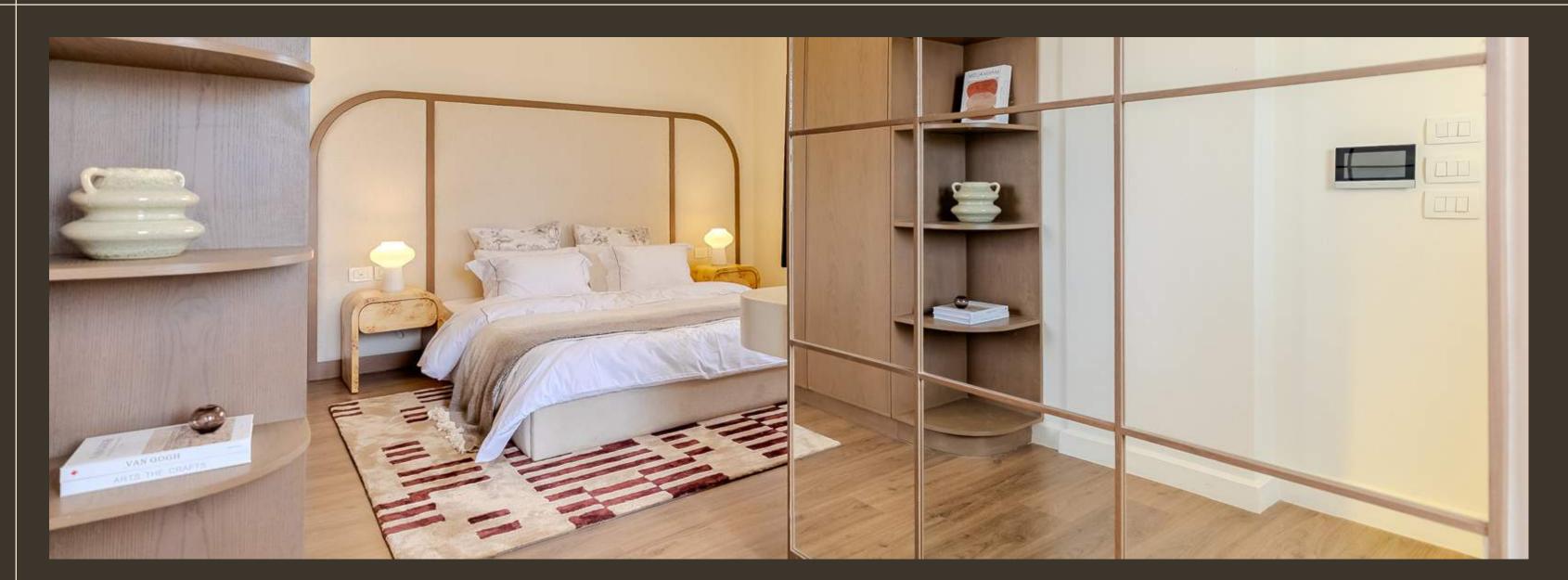
 G.BATH
 2.75M X 3.00M

 KITCHENETTE
 2.25M X 2.90M

 ROOF TERRACE
 51.00M2









FULLY-FINISHED VILLAS

Live Shot from Grand Valleys





PREMIUM INTERIOR DESIGN & FINISHING

Adhas

A Villas-only Signature Community



MOUNTAIN VIEW

16201

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 Buildung No.6, 4th Floor.

mountainviewegypt.com



