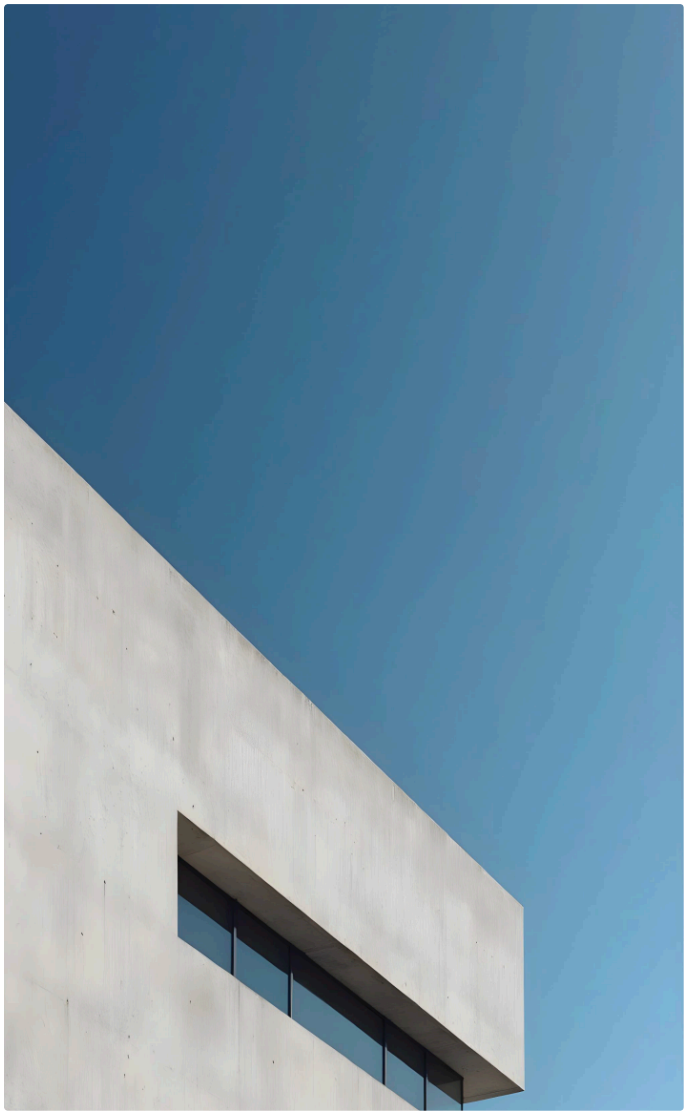
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Club Park - ICity October

MOUNTAIN VIEW

01

ABOUT **DEVELOPER**



ABOUT
MOUNTAIN VIEW

Founded in 1989, Mountain View Developments - previously known as Dar Al Mimar Group (DMG) - started as a development and real estate business. It quickly proved its excellence and became one of the leading entities in Egypt.

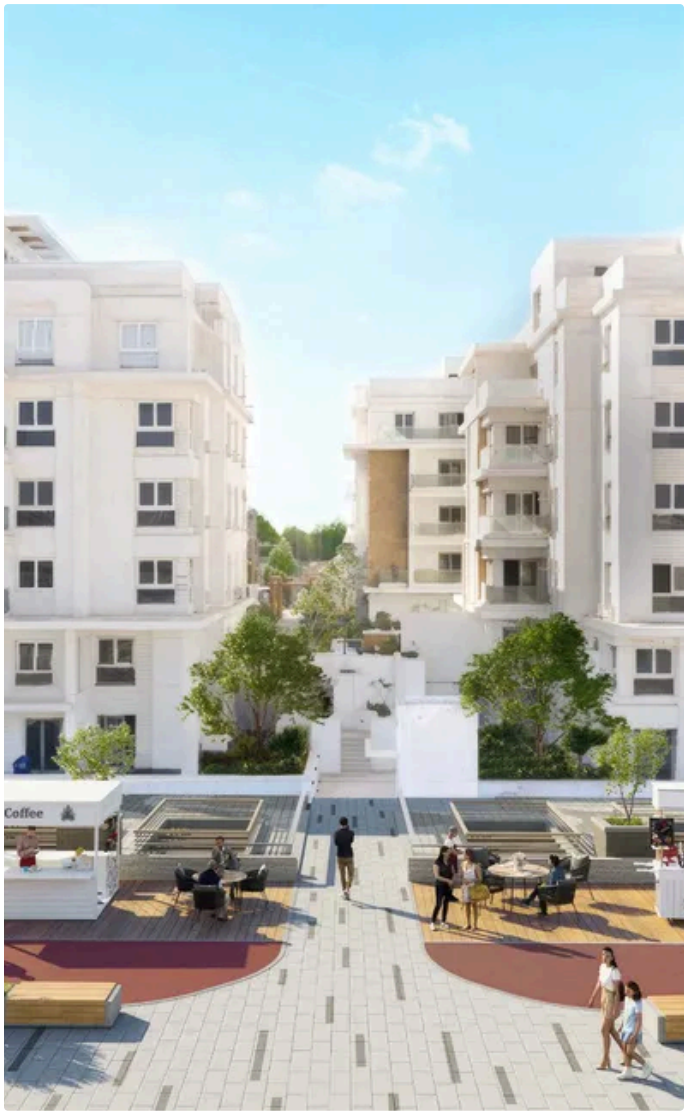
In 2005, it became the huge real estate group we know today, Mountain View Egypt. It was founded over 20 years ago as a contracting and engineering firm, and it is one of the most vertically integrated groups in the Middle East today.

A project is brought to life from concept to design, contracting to sales, and facilities management as a consequence of the Mountain View Egypt member companies' cooperation. The firm's foundation concept is complete integration and open lines of communication.

Mountain View Developments Facts

Started in 1989 as DMG, then transformed into Mountain View in **2005**, the company is one of the leading figures in the Egyptian real estate market.

It has other subsidiaries in the real estate, hospitality, and engineering industries. When it comes to project delivery, it takes a creative and distinctive approach. The company built its empire on a solid vision, mission, and core values:



ABOUT
THE PROJECT

Club Park is one of the most sought-after destinations within Mountain View ICity October. Positioned as one of 5 distinctive themed parks that form this integrated compound, the phase is designed for residents who embrace an active, sports-oriented lifestyle.

Strategically located in the heart of 6th of October City, ICity October spans a vast land area, masterfully planned around a 4D interface concept that separates pedestrian zones from vehicle roads.

The project encompasses islands, a corniche, multiple parks, and a complete array of lifestyle amenities. Club Park ICity October stands out as the active center of the compound, offering world-class sports facilities, top-tier academies, and a vibrant community atmosphere.

Club Park Mountain View ICity October Location

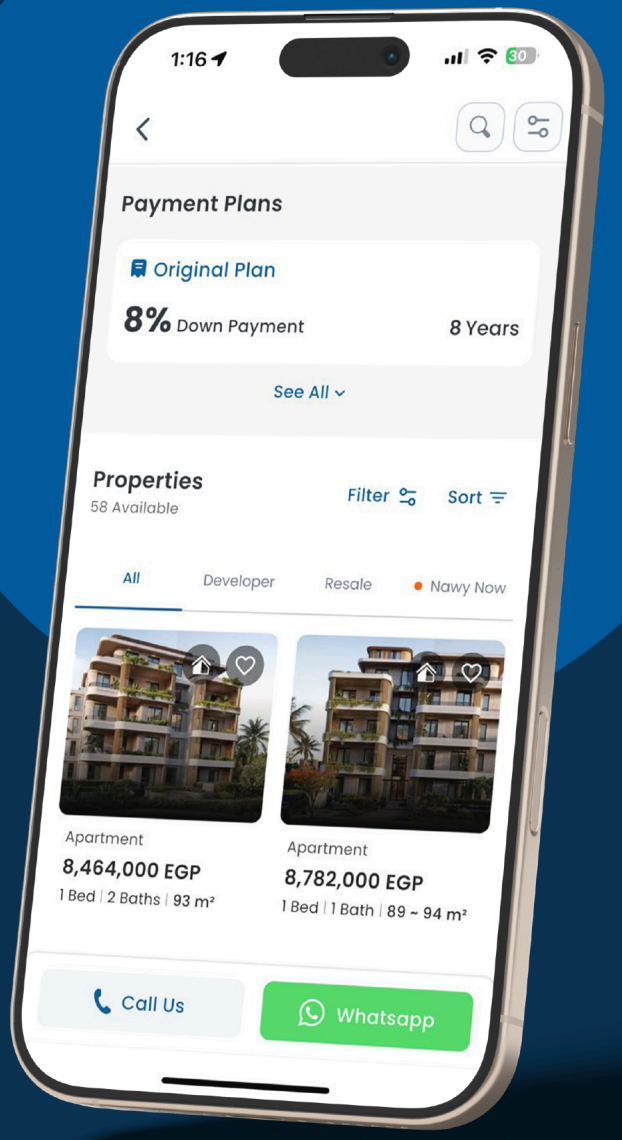
One of the defining advantages of Club Park ICity October is its premium, accessible location within 6th of October City. The compound benefits from seamless connectivity to West Cairo’s major road networks, placing residents within easy reach of key urban landmarks and daily conveniences.

EXPLORE ***PRICES & PAYMENT PLANS***
THROUGH

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02

THE **GALLERY**

THE **GALLERY**







03

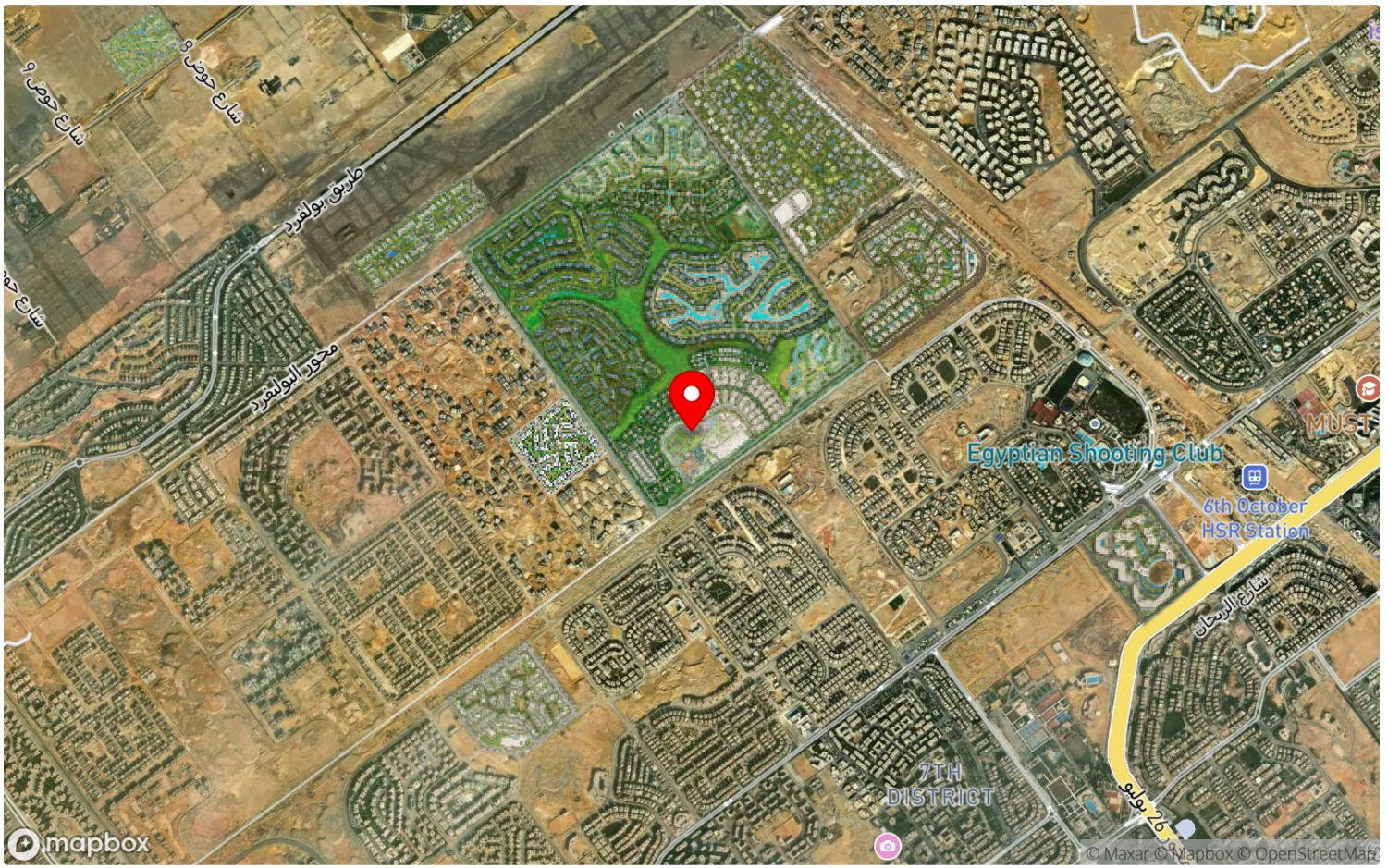
THE **MASTER PLAN**


MOUNTAIN VIEW iCity
CLUB PARK

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

APARTMENT 01

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 01

iAPARTMENT

3 BDR
Gross area = 150 m²

Typical Floor

ENTRANCE	1.65 m x 1.20 m
RECEPTION	6.90 m x 3.80 m
MASTER BEDROOM	3.70 m x 3.95 m
M. BATHROOM	2.50 m x 1.90 m
BEDROOM 1	4.10 m x 3.50 m
BEDROOM 2	4.10 m x 3.60 m
BATHROOM	2.35 m x 2.00 m
KITCHEN	2.35 m x 2.90 m
TOILET	1.90 m x 2.00 m
CORRIDOR	1.10 m x 3.50 m
TERRACE 1	2.30 m x 5.60 m
TERRACE 2	1.50 m x 1.05 m



DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 02

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

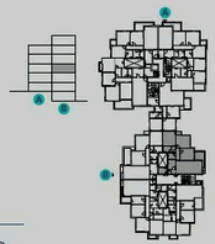
APARTMENT 02

iAPARTMENT

3 BDR
Gross area = 155 m^2

Typical Floor

MASTER BEDROOM	3.70 m x 4.10 m
M.BATHROOM	2.35 m x 1.80 m
BEDROOM 1	3.95 m x 3.50 m
BEDROOM 2	4.00 m x 3.50 m
BATHROOM	2.25 m x 1.80 m
KITCHEN	2.25 m x 2.80 m
RECEPTION	7.50 m x 3.80 m
GUEST TOILET	2.60 m x 1.80 m
CORRIDOR	3.40 m x 1.10 m
TERRACE 1	2.70 m x 2.40 m
TERRACE 2	1.40 m x 1.00 m





APARTMENT 03

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 03

iAPARTMENT

3 BDR
Gross area = 165 m^2

Typical Floor

ENTRANCE	2.25 m x 1.40 m
RECEPTION	6.80 m x 4.00 m
MASTER BEDROOM	3.70 m x 3.95 m
M. BATHROOM	2.50 m x 1.90 m
BEDROOM 1	3.50 m x 4.60 m
BEDROOM 2	3.90 m x 3.80 m
BATHROOM	2.35 m x 2.20 m
KITCHEN	3.65 m x 2.50 m
TOILET	2.35 m x 1.40 m
CORRIDOR	1.10 m x 4.80 m
TERRACE 1	1.40 m x 5.10 m
TERRACE 2	1.50 m x 1.05 m





DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 04

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 04

iAPARTMENT

3 BDR
Gross area = 175 m^2

Typical Floor

MASTER BEDROOM	3.70 m x 3.80 m
M. BEDROOM	2.00 m x 2.40 m
M.DRESSING	2.40 m x 1.60 m
BEDROOM 1	3.80 m x 3.30 m
BEDROOM 2	3.90 m x 3.60 m
BATHROOM	2.35 m x 1.90 m
KITCHEN	3.90 m x 2.60 m
RECEPTION	7.40 m x 4.40 m
MAID ROOM	2.35 m x 2.00 m
MAID TOILET	2.35 m x 0.90 m
GUEST TOILET	2.35 m x 1.00 m
CORRIDOR	5.40 m x 1.10 m
TERRACE 1	3.20 m x 2.25 m
TERRACE 2	2.00 m x 0.90 m



APARTMENT 05

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

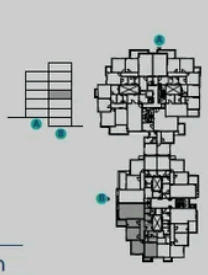
APARTMENT 05

iAPARTMENT

3 BDR
Gross area = 185 m^2

Typical Floor

MASTER BEDROOM	3.70 m x 4.20 m
M.BATHROOM	1.70 m x 2.60 m
M.DRESSING	2.60 m x 1.50 m
BEDROOM 1	3.80 m x 4.00 m
BEDROOM 2	3.90 m x 3.60 m
BATHROOM	2.25 m x 1.80 m
KITCHEN	3.90 m x 2.40 m
RECEPTION	7.50 m x 4.50 m
MAID ROOM	2.25 m x 2.00 m
MAID TOILET	2.25 m x 1.00 m
GUEST TOILET	1.25 m x 1.80 m
CORRIDOR	6.00 m x 1.20 m
TERRACE 1	2.60 m x 1.80 m
TERRACE 2	1.95 m x 1.00 m





DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 06

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

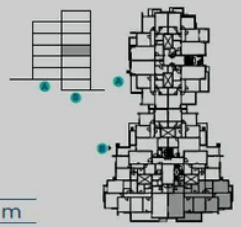


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CONTACT US

APARTMENT 06

iAPARTMENT





4 BDR
Gross area = 235 m^2

Typical Floor

ENTRANCE	2.40 m x 1.50 m
RECEPTION	4.50 m x 7.00 m
MASTER BEDROOM	4.50 m x 3.60 m
DRESSING	2.10 m x 2.40 m
M. BATHROOM	1.80 m x 3.60 m
BEDROOM 1	3.60 m x 4.30 m
BEDROOM 2	3.60 m x 4.20 m
LIVING ROOM	3.50 m x 4.20 m
KITCHEN	2.60 m x 4.20 m
BATHROOM	2.00 m x 2.50 m
VANITY	2.10 m x 1.20 m
TOILET	2.10 m x 1.20 m
MAID ROOM	2.80 m x 2.00 m
LAUNDRY	1.20 m x 1.50 m
MAID TOILET	1.50 m x 1.50 m
CORRIDOR	8.20 m x 1.10 m
TERRACE 1	7.01 m x 2.20 m
TERRACE 2	1.70 m x 0.80 m

DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 07

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



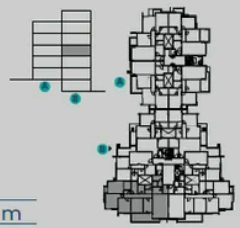
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CONTACT US

APARTMENT 07

iAPARTMENT

4 BDR
Gross area = 245 m^2





Typical Floor

ENTRANCE	2.40 m x 1.45 m
RECEPTION	4.50 m x 7.00 m
MASTER BEDROOM	4.50 m x 3.60 m
DRESSING	2.10 m x 2.40 m
M. BATHROOM	1.80 m x 3.60 m
BEDROOM 1	3.60 m x 4.30 m
BEDROOM 2	3.60 m x 4.20 m
LIVING ROOM	3.50 m x 4.20 m
KITCHEN	2.60 m x 4.20 m
BATHROOM	2.00 m x 2.50 m
VANITY	2.10 m x 1.20 m
TOILET	2.10 m x 1.20 m
MAID ROOM	2.80 m x 2.00 m
LAUNDRY	1.50 m x 1.50 m
MAID TOILET	2.80 m x 1.50 m
LOBBY	1.20 m x 1.50 m
CORRIDOR	8.20 m x 1.10 m
TERRACE 1	8.20 m x 2.30 m
TERRACE 2	0.90 m x 1.70 m

DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 08

AREA ***150 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

APARTMENT 08

iAPARTMENT

2 BDR
Gross area = 115 m²

Typical Floor

RECEPTION	6.50 m x 3.60 m
MASTER BEDROOM	4.10 m x 3.40 m
M. BATHROOM	1.80 m x 2.20 m
BATHROOM	2.00 m x 1.70 m
BEDROOM	3.60 m x 3.40 m
KITCHEN	2.90 m x 3.00 m
CORRIDOR	3.90 m x 1.10 m
TERRACE	3.80 m x 2.20 m



APARTMENT 09

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



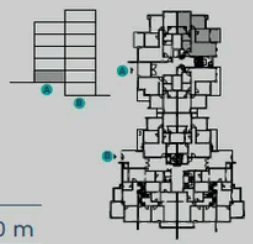
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CONTACT US

APARTMENT 09

GARDEN APARTMENT

3 BDR
Gross area = 145 m²





Ground Floor

RECEPTION	6.90 m x 3.80 m
MASTER BEDROOM	3.60 m x 4.00 m
M. BATHROOM	2.40 m x 1.90 m
BEDROOM 1	4.00 m x 3.60 m
BEDROOM 2	3.90 m x 3.60 m
BATHROOM	2.35 m x 1.80 m
KITCHEN	2.35 m x 2.90 m
TOILET	1.30 m x 1.80 m
CORRIDOR	1.10 m x 3.50 m
TERRACE 1	2.80 m x 3.50 m

DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 10

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



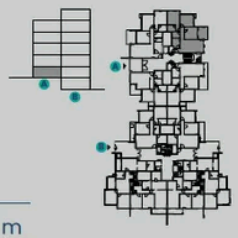
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CONTACT US

APARTMENT 10

GARDEN APARTMENT

3 BDR
Gross area = 150 m²





Ground Floor

RECEPTION	6.90 m x 3.80 m
MASTER BEDROOM	3.60 m x 4.00 m
M. BATHROOM	2.40 m x 1.90 m
BEDROOM 1	4.00 m x 3.60 m
BEDROOM 2	3.90 m x 3.60 m
BATHROOM	2.35 m x 1.80 m
KITCHEN	2.35 m x 2.90 m
TOILET	1.30 m x 1.80 m
CORRIDOR	1.10 m x 3.50 m
TERRACE 1	2.80 m x 3.50 m

DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS

APARTMENT 11

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

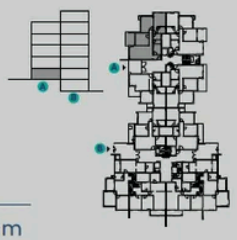


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CONTACT US

APARTMENT 11

GARDEN APARTMENT



3 BDR
Gross area = 155 m²

Ground Floor

RECEPTION	6.90 m x 4.00 m
MASTER BEDROOM	3.60 m x 4.00 m
M. BATHROOM	2.40 m x 1.90 m
BEDROOM 1	3.60 m x 4.80 m
BEDROOM 2	3.90 m x 3.70 m
BATHROOM	2.35 m x 1.80 m
KITCHEN	2.35 m x 3.10 m
CORRIDOR	1.10 m x 4.50 m
TOILET	2.35 m x 1.10 m
TERRACE	3.70 m x 2.80 m



DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 12

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 12

GARDEN APARTMENT

4 BDR
Gross area = 190 m^2

Ground Floor

RECEPTION	4.20 m x 8.05 m
MASTER BEDROOM	3.60 m x 3.80 m
BEDROOM 1	3.60 m x 3.80 m
BEDROOM 2	4.00 m x 4.10 m
DRESSING	1.70 m x 2.60 m
LIVING ROOM	3.50 m x 4.80 m
TERRACE 1	4.30 m x 1.85 m
CORRIDOR	4.70 m x 1.30 m
KITCHEN	3.30 m x 2.60 m
TOILET	1.20 m x 2.60 m
M.BATHROOM	2.30 m x 2.60 m
BATHROOM	1.70 m x 2.60 m
MAID ROOM	2.70 m x 2.60 m
MAID TOILET	1.80 m x 0.80 m
TERRACE 2	2.70 m x 1.50 m



DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 13

AREA ***150 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



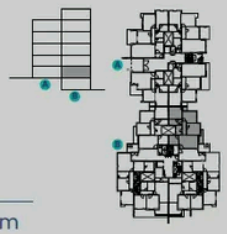
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CONTACT US

APARTMENT 13

GARDEN APARTMENT

3 BDR
Gross area = 130 m²



Ground Floor

RECEPTION	5.50 m x 3.80 m
MASTER BEDROOM	3.90 m x 3.50 m
M.BATHROOM	2.70 m x 1.70 m
BEDROOM 1	4.10 m x 3.40 m
BEDROOM 2	3.90 m x 3.40 m
CORRIDOR	1.10 m x 3.90 m
KITCHEN	2.75 m x 2.90 m
BATHROOM	2.80 m x 1.80 m
TERRACE 1	4.20 m x 1.50 m
TERRACE 2	1.60 m x 1.10 m



DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

APARTMENT 14

AREA ***150 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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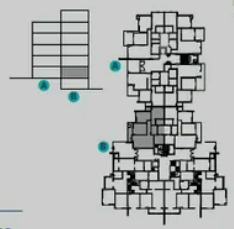
CONTACT US

APARTMENT 14

Unit Name 140 garden

GARDEN APARTMENT

3 BDR
Gross area = 140 m^2





Ground Floor

RECEPTION	6.10 m x 3.80 m
MASTER BEDROOM	3.80 m x 3.50 m
M.BATHROOM	2.40 m x 1.70 m
BEDROOM 1	4.20 m x 3.40 m
BEDROOM 2	4.00 m x 3.40 m
KITCHEN	2.75 m x 2.90 m
BATHROOM	1.70 m x 2.70 m
CORRIDOR	1.10 m x 4.20 m
TERRACE 1	1.60 m x 5.70 m
TERRACE 2	1.58 m x 1.10 m

DUPLEX 01

AREA ***175 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

DUPLEX 01

PARK VILLA

2 BDR
Gross area = 175 m²

Lower Floor

RECEPTION	7.20 m x 5.10 m
TOILET	2.00 m x 1.70 m
KITCHEN	5.10 m x 3.20 m



DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

DUPLEX 02

AREA ***175 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

DUPLEX 02

Upper Floor

MASTER BEDROOM	5.10 m x 3.60 m
M.DRESSING	2.20 m x 2.40 m
M. BATHROOM	3.15 m x 1.80 m
BEDROOM	4.40 m x 3.90 m
BATHROOM	2.35 m x 2.00 m
STAIRCASE	5.10 m x 1.00 m
CORRIDOR	1.10 m x 5.10 m
TERRACE	2.20 m x 1.80 m



DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

DUPLEX 03

AREA ***175 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

DUPLEX 03

Unit Name 275



DUPLEX 04

AREA ***175 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS

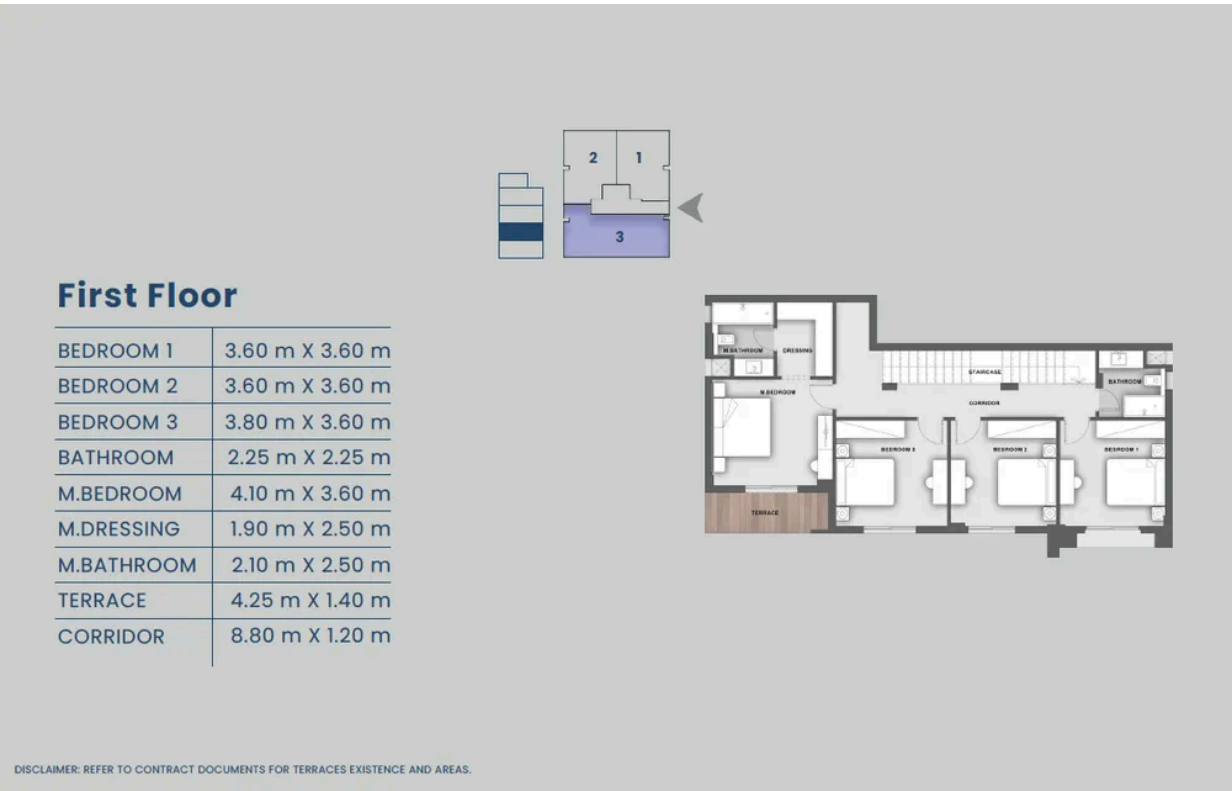


Nawy

CONTACT US

DUPLEX 04

Unit Name 275 first



DUPLEX 05

AREA ***175 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

DUPLEX 05

Building Type	residential
Unit Name	230 ivlla



DUPLEX 06

AREA ***175 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



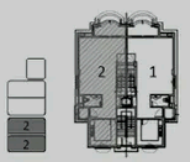
Nawy

CONTACT US

DUPLEX 06

SIGNATURE iVILLA GARDEN

3 BDR
Gross area = 240 m^2



Ground Floor

ENTRANCE	1.55 m X 1.70 m
LOBBY	3.70 m X 3.20 m
KITCHEN	3.85 m X 3.80 m
TOILET	2.60 m X 1.65 m
RECEPTION & DINING	6.60 m X 8.00 m
STAIRCASE	4.60 m X 1.35 m
TERRACE	4.60 m X 2.25 m



ISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

DUPLEX 07

AREA ***175 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



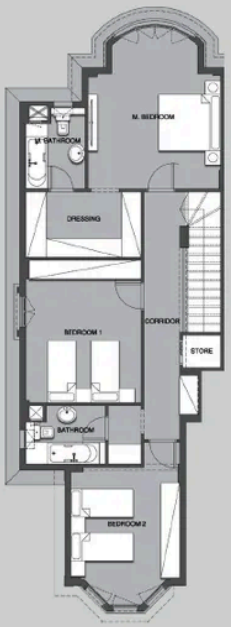
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CONTACT US

DUPLEX 07

First Floor

BEDROOM 1	3.95 m X 4.65 m
BEDROOM 2	3.80 m X 4.70 m
BATHROOM	2.80 m X 2.15 m
VANITY	1.15 m X 2.00 m
STAIRCASE	1.35 m X 4.60 m
M.BEDROOM	4.45 m X 5.45 m
M.DRESSING	2.15 m X 2.85 m
DRESSING	3.95 m X 2.20 m
STORE	1.40 m X 1.20 m
CORRIDOR	1.30 m X 8.05 m



DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

PENTHOUSE 01

AREA ***260 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



PENTHOUSE 01

SKY LOFT

3 BDR
Gross area = 260 m²

Fourth Floor

RECEPTION	8.60 m x 4.75 m
LOBBY	5.05 m x 1.10 m
BEDROOM 1	4.10 m x 3.65 m
BEDROOM 2	4.50 m x 3.50 m
M. BEDROOM	4.20 m x 4.10 m
M. DRESSING	2.85 m x 1.45 m
M. BATH	2.20 m x 1.75 m
MAID	2.20 m x 2.25 m
MAID BATH	1.55 m x 1.45 m
LAUNDRY	1.10 m x 1.35 m
BATH	2.75 m x 1.85 m
KITCHEN	2.75 m x 3.50 m
TOILET	2.75 m x 1.30 m
TERRACE 1	8.55 m x 1.20 m
TERRACE 2	3.05 m x 0.85 m

DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.





PENTHOUSE 02

AREA ***260 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

PENTHOUSE 02

Roof

OPEN SPACE	6.00 m x 5.95 m
BATH	3.15 m x 1.50 m
ROOF TERRACE	103.00 SQ.M

DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.



PENTHOUSE 03

AREA ***260 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

PENTHOUSE 03

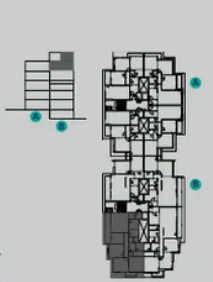
SKY LOFT

4 BDR
Gross area = 255 m²

Fourth Floor

RECEPTION	5.50 m x 4.70 m
LIVING	3.50 m x 3.10 m
LOBBY	6.85 m x 1.10 m
BEDROOM 1	4.10 m x 3.65 m
BEDROOM 2	4.10 m x 3.90 m
M. BEDROOM	4.20 m x 4.10 m
M. DRESSING	2.85 m x 1.45 m
M. BATH	2.20 m x 2.00 m
MAID	2.20 m x 2.00 m
MAID BATH	1.55 m x 1.45 m
LAUNDRY	1.10 m x 1.35 m
BATH	2.75 m x 1.85 m
KITCHEN	2.75 m x 2.90 m
TOILET	1.80 m x 1.60 m
TERRACE 1	9.60 m x 1.35 m
TERRACE 2	2.95 m x 0.85 m

CLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.





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PENTHOUSE 04

AREA ***260 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



PENTHOUSE 04

Roof

OPEN SPACE	6.50 m x 5.50 m
BATH	2.10 m x 1.75 m
ROOF TERRACE	100.15 SQ.M



DISCLAIMER: REFER TO CONTRACT DOCUMENTS FOR TERRACES EXISTENCE AND AREAS.

06

THE **AMENITIES**



OUTDOOR POOLS



OUTDOOR POOLS



CLUBHOUSE



CLUBHOUSE



SHARED GYM



SHARED GYM



SCHOOLS

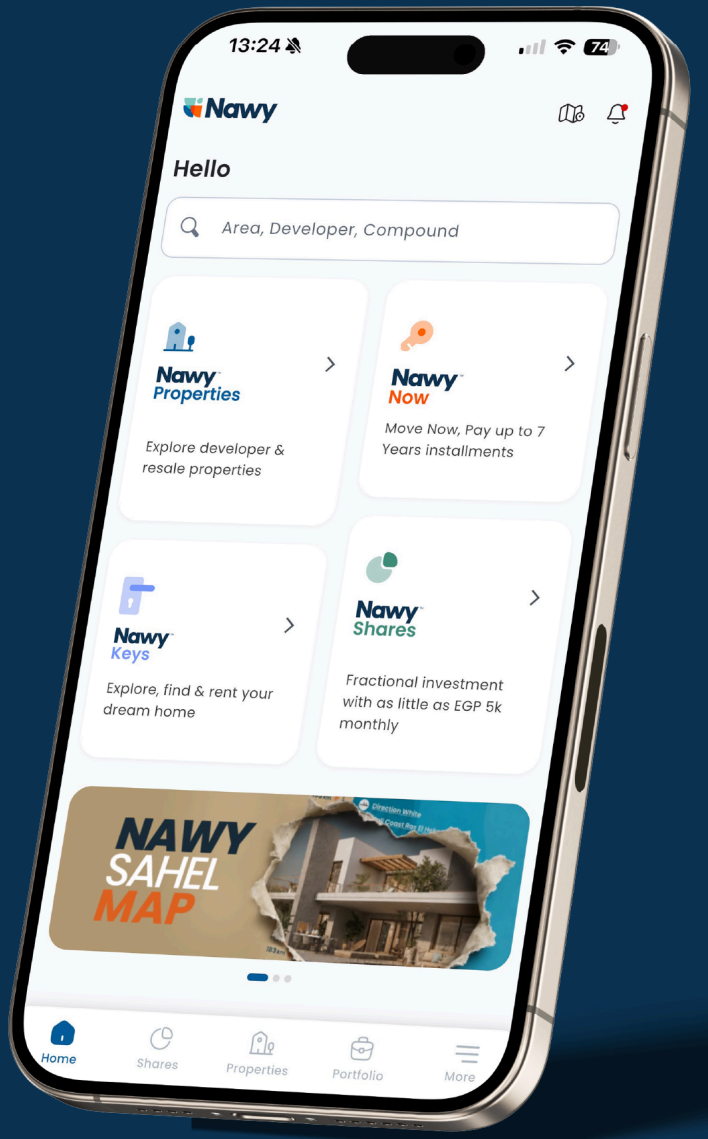
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