



MOUNTAIN VIEW

CHILLOUT PARK



REACH THE BALANCE YOU HAVE BEEN SEEKING



GET BACK TO YOUR NATURE & CHILLOUT...

It's all about nurturing your Body, Mind and Soul...

Mountain View Chillout Park - A vast development in the heart of 6th of October, Uniquely designed to restore your energy and allow you to blend in with nature's divine beauty...

A place where you can achieve life balance and reflect on what is really important in life...

CAIRO – ALEX
DESERT ROAD

Sodic

Smart Village

Toll Station

26th JULY ROUTE

TO
LEBANON
SQUARE

26th JULY ROUTE

MOUNTAIN VIEW
HILLTOPS

MOUNTAIN VIEW
CHILLOUT PARK

JUHAYNA
SQUARE

TO CAIRO

AL
REMYA
SQUARE

MOUNTAIN VIEW
OCTOBER PARK

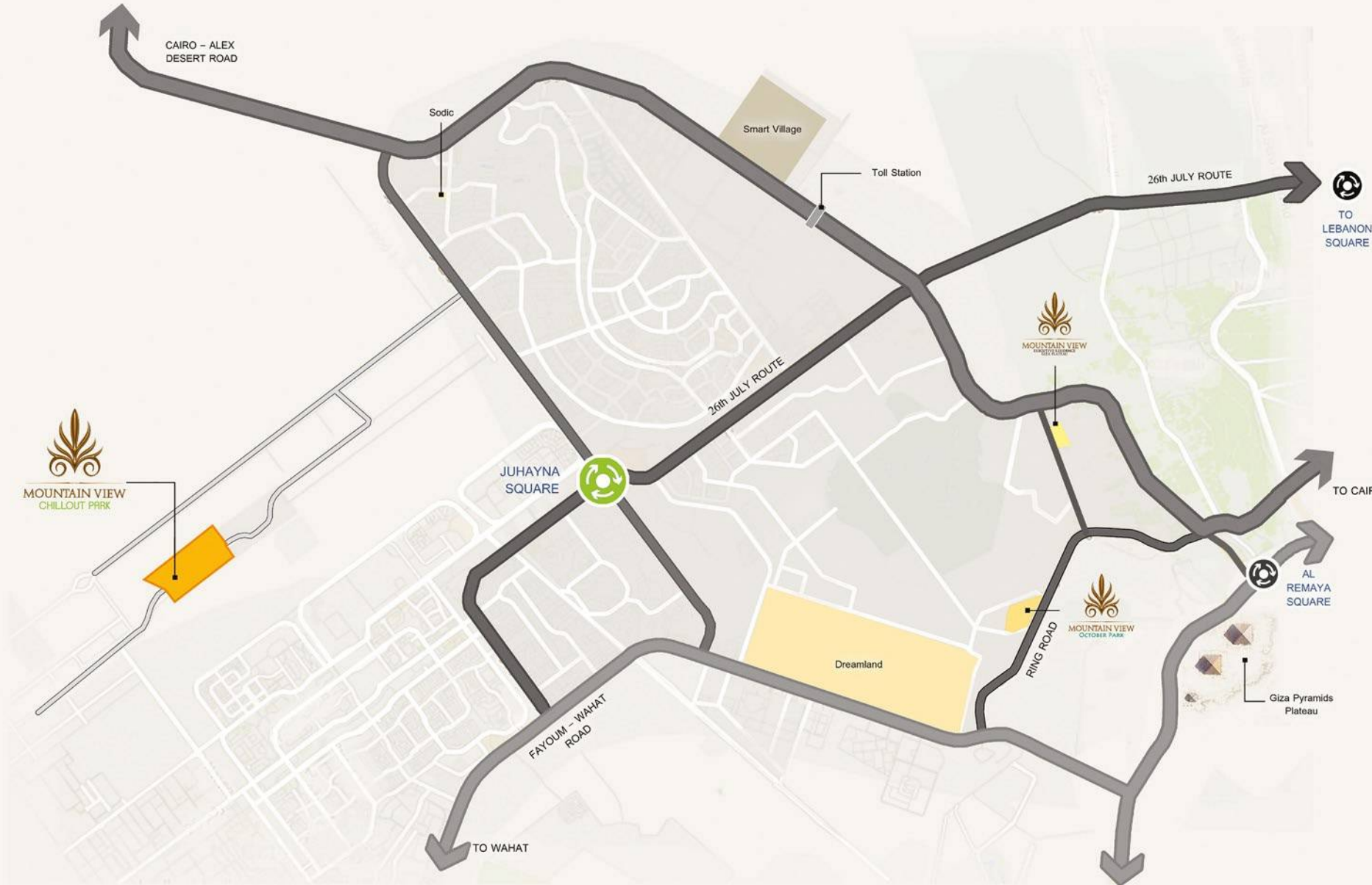
Dreamland

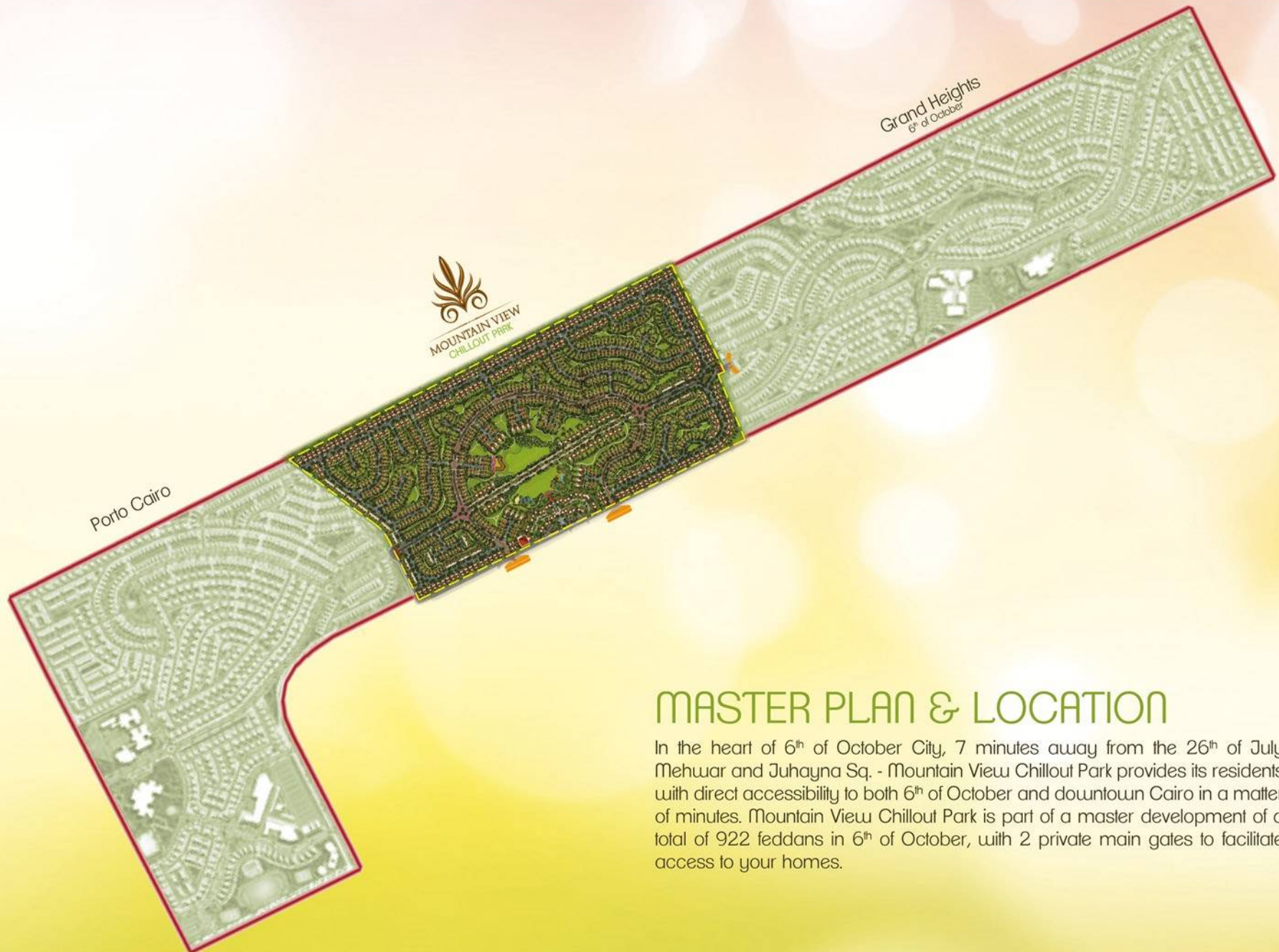
RING ROAD

Giza Pyramids
Plateau

FAYOUM – WAHAT
ROAD

TO WAHAT






MOUNTAIN VIEW
CHILLOUT PARK

Porto Cairo

Grand Heights
6th of October

MASTER PLAN & LOCATION

In the heart of 6th of October City, 7 minutes away from the 26th of July Mehwar and Juhayna Sq. - Mountain View Chillout Park provides its residents with direct accessibility to both 6th of October and downtown Cairo in a matter of minutes. Mountain View Chillout Park is part of a master development of a total of 922 feddans in 6th of October, with 2 private main gates to facilitate access to your homes.



MASTER PLAN

PROJECT FACILITIES :



MAIN ENTRANCE



SECONDARY ENTRANCE



COMMERCIAL AREA



VEHICLE BRIDGE



WALKING TRAILS



ROAD CROSSING ZONES



BIKE LANE



RAINBOW GARDEN



YOGA PARK



MEDITATION LAKE



LUXURY SPA



JACUZZI JUNGLE



KIDS DAY CARE



SPORTS COURTS



PROMENADE

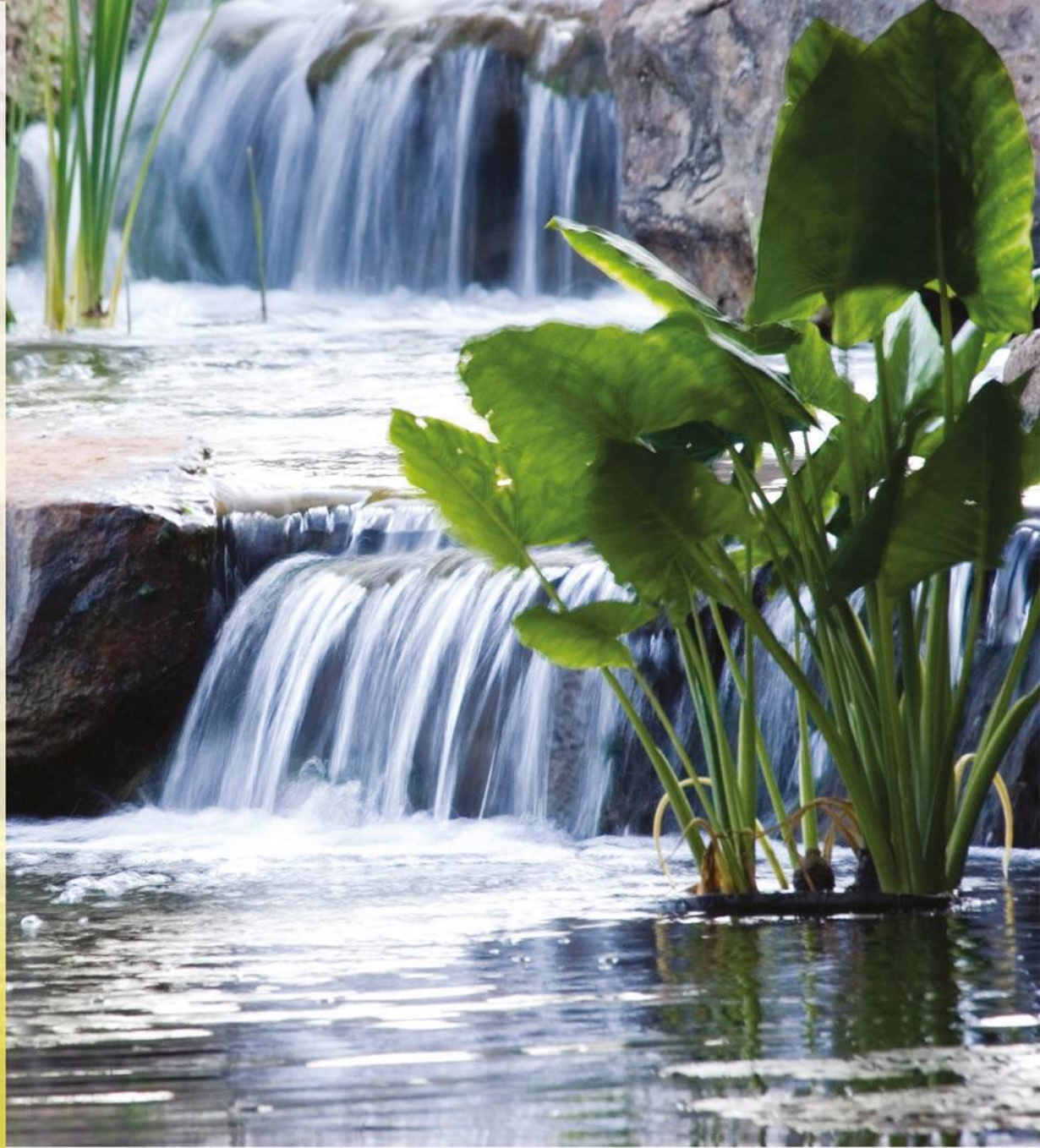


FORREST

UNIQUE FEATURES

Distinctive features have been introduced at Mountain View Chillout Park in order to restore your energy for the health of your body, mind and soul...

Once you enter the gates, you transcend to a world created to find your inner peace within the abundance of nature, the murmurs of waterfalls, rich greenery and colorful gardens creating the ideal setting for you to find the balance that you have been seeking, and help alleviate the stress of our hectic daily lives.



DIVINE - SPA

To complement the lifestyle, Mountain View Chillout Park has added world-class Spa to provide you with all the amenities to help you attain the relaxation and unwinding your body needs.



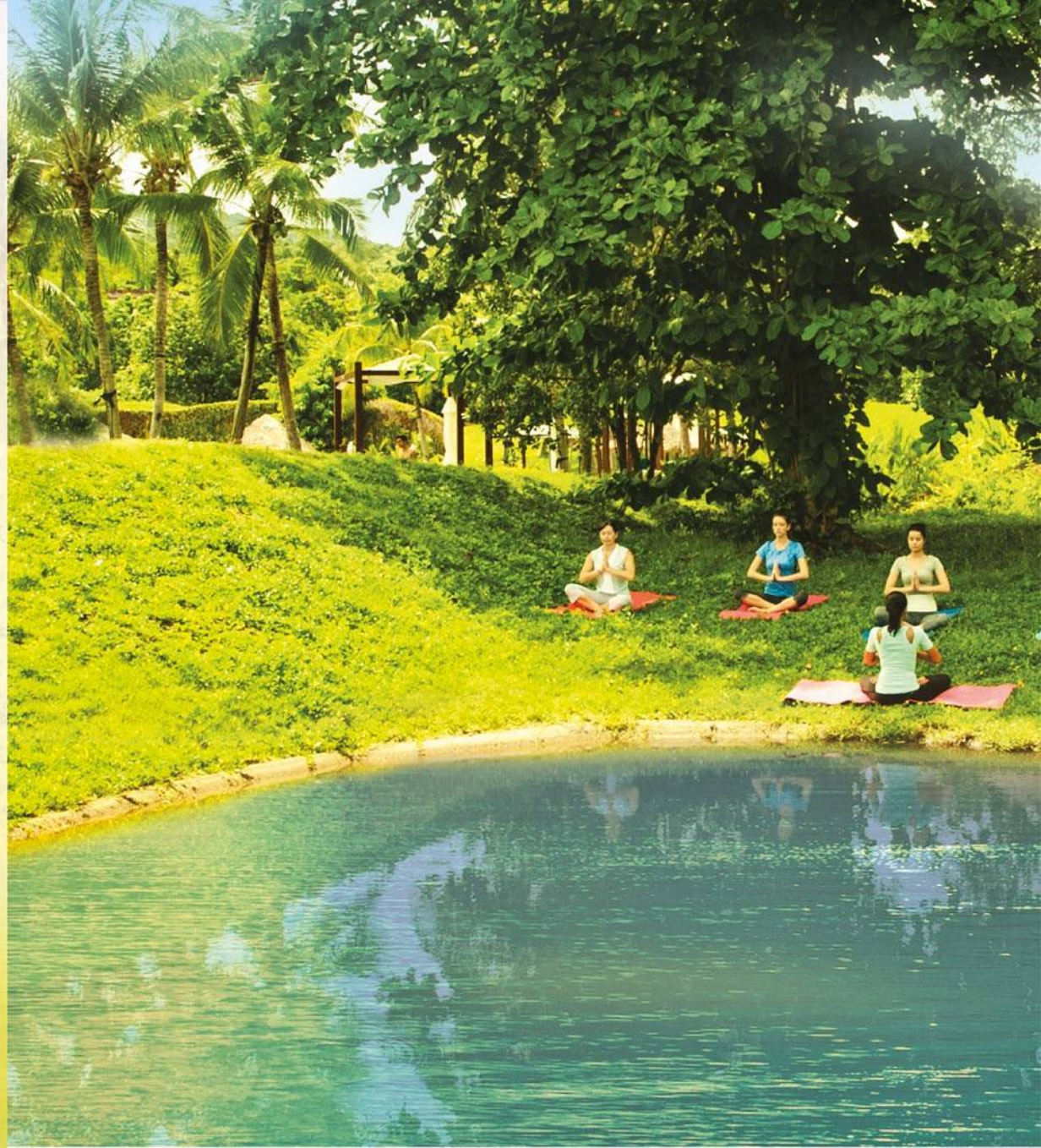
JACUZZI JUNGLE

Looking forward to some pampering? What about a private open-air Jacuzzi at a walking distance from your backyard? Mountain View Chillout Park designed the Jacuzzi Jungle – a number of separate Jacuzzis that are secluded in a quiet area to give you the privacy and relaxation to slow down and indulge yourself.



MEDITATION LAKE

Reflect in the beauty of nature's elements at the Meditation Lake. Enjoy the sound of the wind, the richness of the earth and abundant greenery, and the calming effect of water. Combining them at one location, creates a soothing mood that is unparalleled anywhere else in the heart of the crowded city.



GREEN FOREST

A distinctively unique feature at Mountain View Chillout Park – Enjoy walks through a selection of trees that are planted to create an attraction on its own. A rarity in the heart of Cairo, the Green Forest is a destination to view the miracles of nature and its bounty with a variety of trees that create woodland unlike anything you have seen.





CHILLOUT POOL

A breathtaking view within picturesque surroundings and unrivaled design; The Chillout Pool is an unconventional experience, where you may bask in the warmth of the sun, or dive in the crystal clear water. For nothing is more relaxing than lounging poolside or soaking in the water on a sunny day.



RAINBOW GARDEN

Mountain View has created another very unique feature to truly brighten up your surroundings. Take a stroll in the Rainbow Garden with the aroma of exotic and colorful flowers in the air surrounding you, an experience you will truly cherish and enjoy at a mere walking distance from your home.



STAYING FIT

With a variety of sports to practise on a regular basis conveniently located close to home, staying fit and in shape will not be an issue any longer. Mountain View has selected a variety of challenging activities for you to stay healthy and enjoy...

A biking trail that passes throughout the project for passionate bikers, beach volley for sports enthusiasts and tennis courts for those who enjoy the royal sport.



FACILITY MANAGEMENT

In order to assist you with everyday details, Mountain View Chillout Park provides a wide range of Facility Management services including security, landscaping, maintenance and housekeeping.

For a successful environment, we bring to you a leading international Facility Management company that provides top-notch services 24/7.



CHILLOUT VILLA AR

USABLE
AREA:
328 sqm



Total Area: 289 sqm

A 3 level house – The Park Level comprises the main living room, a guest bedroom & bathroom, the maid's quarter – and the celebrated Chill-Out Area.

The Guest Level accommodates a 2-piece reception overlooking the garden and terrace, the main dining room, main kitchen and a bathroom.

The Family Level is divided into the Master Suite – including the Dressing Room & Bathroom, in addition to 2 bedrooms and one bathroom. On the same level are 3 terraces that offer breathtaking views.

The Sky Level is a cozy living room that opens onto the roof area. As for the Roof Terrace, this large outdoor area is ideal for entertainment.



| Park Level | | | |
|------------|---------------|-------|-------------|
| No. | Item | Area | Dimension |
| 1 | Terrace | 8.77 | 3.68 x 1.50 |
| 2 | Living Room | 26.85 | 5.32 x 4.86 |
| 3 | Chillout Area | 19.00 | 4.87 x 3.68 |
| 4 | Guest Bedroom | 14.70 | 3.48 x 3.65 |
| 5 | Lobby | 1.86 | 1.10 x 1.43 |
| 6 | Maid Room | 5.71 | 2.05 x 2.33 |
| 7 | Bath | 4.22 | 1.72 x 1.99 |
| 8 | Bath | 3.78 | 1.71 x 1.43 |
| 9 | Shower | 8.56 | 2.48 x 2.95 |
| Gross Area | | 88.58 | |



| Guest Level | | | |
|-------------|-----------|-------|-------------|
| No. | Item | Area | Dimension |
| 10 | Terrace | 4.73 | 2.95 x 2.20 |
| 11 | Reception | 20.64 | 5.32 x 3.60 |
| 12 | Dining | 19.69 | 4.66 x 3.89 |
| 13 | Kitchen | 18.44 | 3.50 x 4.63 |
| 14 | Entrance | 4.23 | 1.97 x 2.22 |
| 15 | Toilet | 3.60 | 1.50 x 1.88 |
| 16 | Porch | 7.22 | 1.50 x 3.62 |
| 17 | Shower | 9.05 | 3.28 x 2.43 |
| Gross Area | | 82.50 | |



| Family Level | | | |
|--------------|----------------|-------|-------------|
| No. | Item | Area | Dimension |
| 18 | Master Bedroom | 16.90 | 3.87 x 3.50 |
| 19 | Bedroom | 3.44 | 1.42 x 1.78 |
| 20 | Master Bath | 4.66 | 1.86 x 1.70 |
| 21 | Bathroom | 5.04 | 1.88 x 2.22 |
| 22 | Shower | 12.27 | 3.10 x 3.50 |
| 23 | Bedroom 1 | 15.42 | 3.50 x 3.50 |
| 24 | Bedroom 2 | 16.85 | 3.50 x 3.85 |
| 25 | Terrace 1 | 2.90 | 2.00 x 1.08 |
| 26 | Terrace 2 | 2.43 | 2.82 x 0.70 |
| 27 | Terrace 3 | 1.85 | 2.30 x 0.88 |
| Gross Area | | 81.18 | |



| Sky Level | | | |
|-----------|-------------|-------|-------------|
| No. | Item | Area | Dimension |
| 28 | Living Room | 13.82 | 2.87 x 3.10 |
| 29 | Shower | 12.21 | 2.43 x 3.15 |
| Roof Area | | 26.13 | |

| Roof Terrace | | | |
|--------------|-------------------|-------|-------------|
| No. | Item | Area | Dimension |
| 30 | Park View Terrace | 21.07 | 6.52 x 3.87 |
| 31 | Activity Terrace | 17.90 | 7.12 x 3.60 |
| Terrace Area | | 38.97 | |
| Gross Area | | 65.10 | |

CHILLOUT VILLA B

Total Area: 313 sqm

A 3 level house – The Park Level comprises the main living room, a guest bedroom & bathroom, the maid's quarter and the celebrated Chill-Out Area.

The Guest Level accommodates a 2-piece reception overlooking the garden and terrace, the main dining room, main kitchen – and a bathroom.

The Family Level is divided into the Master Suite – including the Dressing Room & Bathroom, in addition to 2 bedrooms and one bathroom. On the same level are 3 terraces that offer breathtaking views.

The Sky Level is a cozy living room that opens onto the roof area. As for the Roof Terrace, this large outdoor area is ideal for entertainment.

USABLE AREA:
355 sqm



| Roof Terrace | | | |
|--------------|-------------------|-------|-------------|
| No. | Item | Area | Dimension |
| 30 | Park View Terrace | 22.15 | 8.52 x 3.73 |
| 31 | Activity Terrace | 19.77 | 7.52 x 3.88 |
| Terrace Area | | 41.92 | |
| Gross Area | | 70.84 | |

CHILLOUT VILLA C

USABLE
AREA:
433 sqm



Total Area: 386 sqm

R 3 level house – The Park Level comprises the main living room, a guest bedroom & bathroom, the maid's quarter – and the celebrated Chill-Out Area.

The Guest Level accommodates a 3-piece reception overlooking the garden and terrace, the main dining room, main kitchen and a bathroom.

The Family Level is divided into the Master Suite – including the Dressing Room & Bathroom, in addition to 3 bedrooms and one bathroom. On the same level is a terrace that offer breathtaking views.

The Sky Level is a cozy living room that opens onto the roof area. As for the Roof Terrace, this large outdoor area is ideal for entertainment.



| Park Level | | | |
|------------|---------------|--------|-------------|
| No. | Item | Area | Dimension |
| 1 | Terrace | 7.23 | 4.10 x 1.23 |
| 2 | Living Room | 43.64 | 7.32 x 5.96 |
| 3 | Staircase | 7.70 | 2.90 x 2.74 |
| 4 | Chillout Area | 18.50 | 4.82 x 2.28 |
| 5 | Lobby | 3.24 | 1.15 x 1.65 |
| 6 | Guest Bath | 4.12 | 2.40 x 1.40 |
| 7 | Guest Bedroom | 15.62 | 3.73 x 3.98 |
| 8 | Laundry | 1.62 | 1.02 x 1.18 |
| 9 | Bed | 3.73 | 2.28 x 1.16 |
| 10 | Maid Room | 8.53 | 3.74 x 1.55 |
| 11 | Bath | 4.70 | 2.20 x 1.85 |
| Gross Area | | 115.92 | |



| Guest Level | | | |
|-------------|--------------------|--------|-------------|
| No. | Item | Area | Dimension |
| 12 | Terrace | 7.69 | 4.10 x 1.23 |
| 13 | Reception & Dining | 68.26 | 7.32 x 8.50 |
| 14 | Staircase | 11.22 | 2.60 x 3.90 |
| 15 | Entrance | 6.84 | 1.88 x 2.37 |
| 16 | Guest Toilet | 6.65 | 1.50 x 2.88 |
| 17 | Porch | 15.39 | 7.82 x 2.10 |
| 18 | Kitchen | 17.14 | 3.60 x 4.43 |
| Gross Area | | 122.43 | |



| Family Level | | | |
|--------------|---------------------|--------|-------------|
| No. | Item | Area | Dimension |
| 19 | Master Bedroom | 20.17 | 3.60 x 3.60 |
| 20 | Dressing | 4.76 | 2.32 x 1.60 |
| 21 | Master Bath | 5.82 | 2.32 x 1.61 |
| 22 | Bathroom | 6.06 | 2.32 x 1.95 |
| 23 | Bedroom 1 | 17.06 | 3.60 x 3.60 |
| 24 | Terrace | 1.67 | 1.74 x 0.53 |
| 25 | Bedroom 2 | 17.72 | 3.60 x 3.60 |
| 26 | Staircase | 10.98 | 2.50 x 3.81 |
| 27 | Lobby & Kitchenette | 9.66 | 3.38 x 3.84 |
| 28 | Bedroom 3 | 19.87 | 3.60 x 4.14 |
| Gross Area | | 113.78 | |



| Sky Level | | | |
|--------------|-------------------|-------|-------------|
| No. | Item | Area | Dimension |
| 29 | Living Room | 18.99 | 3.25 x 3.48 |
| 30 | Staircase | 15.07 | 2.50 x 3.48 |
| Roof Area | | 34.05 | |
| Roof Terrace | | | |
| 31 | Park View Terrace | 34.33 | 6.19 x 5.28 |
| 32 | Activity Terrace | 13.75 | 3.06 x 3.34 |
| Terrace Area | | 47.10 | |
| Gross Area | | 81.14 | |

iVilla®
A VILLA WITHIN A VILLA





Total Area: 283.71 sqm

The design of this i-Villa is quite unique, where the Park Level is designed to accommodate a 2-piece reception, the main dining room, guest bathroom as well as the kitchen, laundry room and maid's quarter.

As for the Ground Level, it comprises of the Master Suite along with the dressing and bathroom, 2 bedrooms a bathroom and the living room.



| Park Level | | | |
|------------|--------------------|--------|--------------|
| No. | Item | Area | Dimension |
| 1 | Reception & Dining | 63.43 | 4.60 x 12.77 |
| 2 | Staircase | 9.14 | 1.64 x 6.37 |
| 3 | Entrance | 6.19 | 2.40 x 2.10 |
| 4 | Maid Room | 8.15 | 3.30 x 2.20 |
| 5 | Lobby | 2.03 | 1.38 x 1.08 |
| 6 | Kitchen | 13.52 | 2.75 x 4.40 |
| 7 | Laundry | 4.12 | 1.40 x 2.25 |
| 8 | Bathroom | 2.84 | 1.43 x 1.75 |
| 9 | Toilet | 4.03 | 1.38 x 2.08 |
| 10 | Vanity | 1.89 | 1.38 x 1.00 |
| 11 | Porch | 11.71 | 3.25 x 3.60 |
| 12 | Utilities | 25.41 | |
| Gross Area | | 152.46 | |



| Ground Level | | | |
|--------------|----------------|--------|-------------|
| No. | Item | Area | Dimension |
| 13 | Master Bedroom | 21.62 | 4.55 x 3.90 |
| 14 | Master Bath | 5.31 | 2.15 x 2.04 |
| 15 | Bathroom | 7.45 | 3.40 x 2.00 |
| 16 | Dressing | 5.87 | 2.28 x 2.28 |
| 17 | Corridor | 6.41 | 1.12 x 5.55 |
| 18 | Staircase | 7.45 | 1.20 x 5.50 |
| 19 | Bedroom 1 | 13.80 | 3.40 x 3.60 |
| 20 | Bedroom 2 | 21.00 | 4.37 x 4.00 |
| 21 | Living Room | 20.48 | 5.80 x 3.50 |
| 22 | Utilities | 21.88 | |
| Gross Area | | 131.26 | |

PENTHOUSE

Total Area: 167.75 sqm

Another unique design for the Penthouse; The First Floor includes the Master Suite with the dressing and bathroom, one bedroom and a bathroom, the laundry room, an American Dining area that opens onto the kitchen and a large reception area. This type has a private entrance. As for the Sky Level, it consists of the Living Area and 2 terraces, one of which is overlooking the amazing view of the park.

USABLE
AREA:
242 sqm



| First Level | | | |
|-------------|-----------------|--------|-------------|
| No. | Item | Area | Dimension |
| 1 | Master Bedroom | 19.26 | 4.55 x 3.60 |
| 2 | Master Bath | 4.56 | 2.27 x 1.70 |
| 3 | Bathroom | 5.27 | 2.27 x 1.70 |
| 4 | Dressing | 4.29 | 2.50 x 1.50 |
| 5 | Corridor | 4.28 | 1.07 x 3.67 |
| 6 | Staircase | 4.86 | 1.10 x 3.72 |
| 7 | Bedroom | 13.86 | 3.40 x 3.60 |
| 8 | Lobby | 2.85 | 1.37 x 1.80 |
| 9 | Laundry | 2.24 | 1.00 x 1.80 |
| 10 | American Dining | 19.02 | 5.80 x 2.92 |
| 11 | Terrace | 1.98 | 2.45 x 0.80 |
| 12 | Reception | 28.88 | 4.37 x 5.62 |
| 13 | Utilities | 22.26 | |
| Gross Area | | 133.57 | |



| Sky Level | | | |
|--------------|-------------------|-------|-------------|
| No. | Item | Area | Dimension |
| 14 | Living Room | 21.47 | 3.70 x 5.10 |
| 15 | Staircase | 7.00 | 1.15 x 5.10 |
| 16 | Utilities | 5.89 | |
| Gross Area | | 34.16 | |
| Roof Terrace | | | |
| 17 | Park View Terrace | 22.13 | 4.60 x 4.21 |
| 18 | Activity Terrace | 51.52 | 5.80 x 8.17 |
| Terrace Area | | 73.65 | |



TWIN HOUSE
&
TOWNHOUSE

TWIN HOUSE

Total Area: 279 sqm

Maximum Use of Space.

The Guest Level comprises the Reception and Dining, the maid's quarter, Guest Toilet and Kitchen.

As for the Family Level, this comprises the Master Suite with the dressing and bathroom, a Junior Suite, a third bedroom and separate bathroom and spacious living area.

The Sky Level comprises a cozy living room and 2 outdoor terraces, one of which enjoys a beautiful view overlooking the park.



USABLE AREA:
335 sqm



| Guest Level | | | |
|-------------|--------------------|-------|--------------|
| No. | Item | Area | Dimension |
| 1 | Terrace | 4.68 | 3.60 x 1.30 |
| 2 | Reception & Dining | 21.63 | 5.80 x 12.33 |
| 3 | Main Room | 6.17 | 3.28 x 1.90 |
| 4 | Entrance | 8.38 | 2.40 x 3.24 |
| 5 | Living | 2.48 | 1.49 x 1.66 |
| 6 | Toilet | 3.01 | 1.62 x 1.85 |
| 7 | Kitchen | 17.10 | 4.80 x 3.20 |
| 8 | Porch | 11.15 | 4.43 x 6.47 |
| Gross Area | | | 124.58 |



| Family Level | | | |
|--------------|-----------------|-------|-------------|
| No. | Item | Area | Dimension |
| 9 | Terrace | 3.90 | 2.50 x 0.75 |
| 10 | Master Bedroom | 21.05 | 4.43 x 3.85 |
| 11 | Master Dressing | 5.87 | 2.28 x 2.28 |
| 12 | Master Bathroom | 5.78 | 2.05 x 2.04 |
| 13 | Bathroom 1 | 7.62 | 3.45 x 2.00 |
| 14 | Staircase | 13.85 | 2.28 x 5.56 |
| 15 | Bedroom 1 | 13.80 | 3.42 x 3.60 |
| Gross Area | | | 110.28 |



| Sky Level | | | |
|-----------|-------------|-------|-------------|
| No. | Item | Area | Dimension |
| 21 | Living Room | 26.42 | 3.43 x 5.13 |
| 22 | Staircase | 6.00 | 1.10 x 5.13 |
| Roof Area | | | 34.42 |

| Roof Terrace | | | |
|---------------|-------------------|-------|-------------|
| No. | Item | Area | Dimension |
| 23 | Park View Terrace | 22.96 | 4.43 x 4.98 |
| 24 | Activity Terrace | 33.71 | 5.80 x 5.55 |
| Terraces Area | | | 56.27 |

TOWNHOUSE CORNER

Total Area: 285 sqm

A 3 level house - The Park level comprises a living room, a dining area, a guest bedroom and toilet, and the maid's quarter.

The Guest Level includes a 2-piece reception overlooking the garden and terrace, the dining room, a bathroom and kitchen.

The Family Level is divided into the Master Suite, including the Dressing Room & Bathroom, in addition to 2 bedrooms with a bathroom.

As for the Sky Level, this area is for recreation as it consists of a living room and 2 large sized terraces.

USABLE
AREA:
319 sqm



| Park Level | | | |
|------------|---------------|-------|-------------|
| No. | Item | Area | Dimension |
| 1 | Terrace | 7.01 | 4.67 x 1.50 |
| 2 | Living Room | 27.53 | 5.22 x 5.92 |
| 3 | Dining | 16.16 | 3.33 x 5.97 |
| 4 | Staircase | 6.11 | 2.45 x 2.22 |
| 5 | Guest Bedroom | 12.78 | 3.27 x 3.88 |
| 6 | Lobby | 2.24 | 1.40 x 1.36 |
| 7 | Toilet | 3.34 | 1.40 x 1.90 |
| 8 | Maid Room | 5.29 | 2.11 x 2.07 |
| 9 | Bath | 3.65 | 1.21 x 2.11 |
| Gross Area | | 93.94 | |



| Guest Level | | | |
|-------------|-----------|-------|-------------|
| No. | Item | Area | Dimension |
| 10 | Terrace | 2.09 | 1.34 x 0.55 |
| 11 | Reception | 26.71 | 5.32 x 9.92 |
| 12 | Dining | 14.60 | 4.55 x 3.32 |
| 13 | Staircase | 9.53 | 3.44 x 2.47 |
| 14 | Kitchen | 18.34 | 4.53 x 3.50 |
| 15 | Porch | 7.38 | 3.37 x 1.50 |
| 16 | Entrance | 4.18 | 2.00 x 1.80 |
| 17 | Toilet | 3.65 | 1.88 x 1.48 |
| Gross Area | | 89.80 | |



| Family Level | | | |
|--------------|----------------|-------|-------------|
| No. | Item | Area | Dimension |
| 18 | Master Bedroom | 18.31 | 3.40 x 5.50 |
| 19 | Dressing | 4.60 | 1.60 x 1.48 |
| 20 | Master Bath | 5.29 | 2.20 x 1.60 |
| 21 | Bathroom | 6.18 | 2.90 x 1.80 |
| 22 | Staircase | 14.07 | 4.00 x 3.32 |
| 23 | Bedroom 1 | 13.46 | 3.60 x 3.40 |
| 24 | Bedroom 2 | 17.48 | 3.60 x 3.50 |
| 25 | Terrace 1 | 1.78 | 2.09 x 0.77 |
| 26 | Terrace 2 | 4.41 | 3.34 x 0.82 |
| Gross Area | | 86.07 | |



| Sky Level | | | |
|--------------|-------------------|-------|-------------|
| No. | Item | Area | Dimension |
| 27 | Living Room | 13.73 | 2.75 x 3.32 |
| 28 | Staircase | 12.56 | 2.47 x 3.32 |
| Roof Area | | 26.29 | |
| Roof Terrace | | | |
| 29 | Park View Terrace | 14.77 | 3.22 x 3.41 |
| 30 | Activity Terrace | 14.40 | 4.02 x 3.52 |
| Terrace Area | | 34.17 | |

TOWNHOUSE REGULAR

Total Area: 275 sqm

A 3 level house - The Park level comprises a living room, a dining area, a guest bedroom and toilet, and the maid's quarter.

The Guest Level includes a 2-piece reception overlooking the garden and terrace, the dining room, a bathroom and kitchen.

The Family Level is divided into the Master Suite, including the Dressing Room & Bathroom, in addition to 2 bedrooms with a bathroom.

As for the Sky Level, this area is for recreation as it consists of a living room and 2 large sized terraces.

USABLE
AREA:
313 sqm



| Park Level | | | |
|------------|---------------|-------|-------------|
| No. | Item | Area | Dimension |
| 1 | Terrace | 7.01 | 4.87 x 1.50 |
| 2 | Living Room | 26.87 | 5.02 x 3.95 |
| 3 | Dining | 16.15 | 3.32 x 4.87 |
| 4 | Staircase | 5.87 | 2.43 x 2.27 |
| 5 | Guest Bedroom | 12.78 | 3.27 x 3.58 |
| 6 | Lobby | 2.24 | 1.40 x 1.36 |
| 7 | Toilet | 3.34 | 1.42 x 1.95 |
| 8 | Maid Room | 5.00 | 2.11 x 2.07 |
| 9 | Bath | 3.47 | 1.21 x 2.11 |
| Gross Area | | 82.83 | |



| Guest Level | | | |
|-------------|-----------|-------|-------------|
| No. | Item | Area | Dimension |
| 10 | Terrace | 2.09 | 1.74 x 0.53 |
| 11 | Reception | 25.14 | 5.22 x 3.92 |
| 12 | Dining | 16.60 | 4.55 x 3.23 |
| 13 | Staircase | 9.09 | 3.44 x 2.47 |
| 14 | Kitchen | 17.75 | 4.53 x 3.50 |
| 15 | Porch | 7.28 | 3.37 x 1.50 |
| 16 | Entrance | 4.18 | 2.00 x 1.80 |
| 17 | Toilet | 3.65 | 1.88 x 1.48 |
| Gross Area | | 85.88 | |



| Family Level | | | |
|--------------|----------------|-------|-------------|
| No. | Item | Area | Dimension |
| 18 | Master Bedroom | 16.71 | 3.80 x 3.50 |
| 19 | Dressing | 4.68 | 1.60 x 1.48 |
| 20 | Master Bath | 5.29 | 2.20 x 1.60 |
| 21 | Bedroom | 6.18 | 2.90 x 1.80 |
| 22 | Staircase | 13.64 | 4.00 x 3.32 |
| 23 | Bedroom 1 | 13.86 | 3.60 x 3.40 |
| 24 | Bedroom 2 | 15.59 | 3.60 x 3.50 |
| 25 | Terrace 1 | 1.78 | 2.09 x 0.77 |
| 26 | Terrace 2 | 4.41 | 3.34 x 0.82 |
| Gross Area | | 82.34 | |



| Sky Level | | | |
|--------------|-------------------|-------|-------------|
| No. | Item | Area | Dimension |
| 27 | Living Room | 13.73 | 2.75 x 3.32 |
| 28 | Staircase | 10.79 | 2.47 x 3.32 |
| Roof Area | | 24.52 | |
| Roof Terrace | | | |
| 29 | Park View Terrace | 19.35 | 5.22 x 3.45 |
| 30 | Activity Terrace | 18.86 | 7.02 x 5.52 |
| Terrace Area | | 38.21 | |



GRAND PARK VILLAS

An aerial architectural rendering of a residential development. The scene is dominated by a large, central green area with a winding path and several small pools of water. This central area is surrounded by a dense arrangement of houses with red roofs, organized into curved streets. The overall layout is circular or semi-circular, with a central park-like area. The text 'GRAND PARK VILLAS' and '65 FEDDANS' is overlaid in the center of the image.

GRAND PARK VILLAS
65 FEDDANS

DELUXE CHILLOUT VILLA

Total Area: 459 sqm

A 3 level house – The Park Level comprises the main living room, a guest bedroom, bathroom, shared bathroom, the maid's quarter and the celebrated Chill-Out Area.

The Guest Level accommodates a 3-piece reception overlooking the garden and terrace, the main dining room, main kitchen and a bathroom.

The Family Level is divided into the Master Suite – including the dressing room & bathroom, a Junior Suite with bathroom, in addition to 2 bedrooms and one bathroom. On the same level are 2 terraces that offer breathtaking views.

The Sky Level is a cozy living room that opens onto the roof area. As for the Roof Terrace, this large outdoor area is ideal for entertainment.



USABLE AREA:
520 sqm



| Park Level | | | |
|------------|---------------|--------|-------------|
| No. | Item | Area | Dimension |
| 1 | Terrace | 6.78 | 4.28 x 1.23 |
| 2 | Living Room | 47.86 | 7.50 x 6.13 |
| 3 | Staircase | 8.54 | 2.50 x 2.50 |
| 4 | Chillout Area | 24.47 | 5.00 x 4.20 |
| 5 | Lobby | 4.27 | 1.12 x 2.28 |
| 6 | Guest Bath | 5.30 | 2.40 x 1.85 |
| 7 | Guest Bedroom | 18.18 | 3.80 x 3.66 |
| 8 | Laundry | 4.84 | 1.80 x 2.65 |
| 9 | Bath | 3.93 | 1.85 x 1.50 |
| 10 | Maid Room | 8.73 | 2.58 x 2.13 |
| 11 | Bath | 7.12 | 2.58 x 2.16 |
| Gross Area | | 138.90 | |



| Guest Level | | | |
|-------------|--------------------|--------|-------------|
| No. | Item | Area | Dimension |
| 12 | Terrace | 8.28 | 4.28 x 1.23 |
| 13 | Reception & Dining | 66.17 | 7.50 x 9.18 |
| 14 | Staircase | 11.58 | 2.50 x 4.64 |
| 15 | Entrance | 5.90 | 1.96 x 2.20 |
| 16 | Vanity | 3.31 | 1.50 x 1.71 |
| 17 | Guest Toilet | 4.43 | 1.50 x 2.60 |
| 18 | Porch | 20.97 | 8.60 x 3.75 |
| 19 | Kitchen | 22.56 | 3.78 x 5.13 |
| Gross Area | | 148.21 | |



| Family Level | | | |
|--------------|---------------------|--------|-------------|
| No. | Item | Area | Dimension |
| 20 | Master Bedroom | 24.00 | 3.78 x 4.06 |
| 21 | Dressing | 5.86 | 2.02 x 1.96 |
| 22 | Master Bath | 5.85 | 2.85 x 1.85 |
| 23 | Bathroom | 6.97 | 2.80 x 2.17 |
| 24 | Bedroom | 6.39 | 2.50 x 1.88 |
| 25 | Junior Suite | 21.84 | 3.78 x 3.80 |
| 26 | Bedroom II | 18.85 | 3.80 x 4.20 |
| 27 | Terrace | 3.20 | 2.78 x 0.80 |
| 28 | Staircase | 11.73 | 2.00 x 4.14 |
| 29 | Lobby & Kitchenette | 10.41 | 2.38 x 4.14 |
| 30 | Bedroom | 18.08 | 3.80 x 3.84 |
| 31 | Terrace | 3.26 | 3.22 x 0.77 |
| Gross Area | | 133.81 | |



| Sky Level | | | |
|--------------|-------------------|--------|-------------|
| No. | Item | Area | Dimension |
| 32 | Living Room | 19.10 | 3.32 x 4.14 |
| 33 | Staircase | 16.00 | 2.80 x 4.14 |
| 34 | Total | 8.82 | 1.56 x 1.77 |
| Roof Area | | 40.92 | |
| Roof Terrace | | | |
| 35 | Park View Terrace | 24.30 | 8.23 x 6.60 |
| 36 | Activity Terrace | 26.61 | 7.80 x 3.38 |
| Terrace Area | | 80.96 | |
| Gross Area | | 121.87 | |

PALACE

Total Area: 627 sqm

A 4-Level Mansion... The Definition of Luxury.

The Park Level comprises the main living area, the Chillout Area, a Home Cinema, a Pool House, Guest's Quarter (Bedroom & Bathroom) and maid's quarter. As for the Guest Level, this begins with a large reception and dining room, a kitchen, Guest Toilet and office. The next level is the Family Level, which comprises the Master Suite with the dressing and bathroom, a living room, and 3 Junior Suites with bedrooms and their private bathrooms.

The Sky Level comprises a cozy living room, the store, a bathroom and 2 outdoor terraces.



| Park Level | | | |
|------------|---------------|--------|-------------|
| No. | Item | Area | Dimension |
| 1 | Terrace | 52.11 | 5.23 x 1.77 |
| 2 | Living Room | 67.70 | 8.45 x 6.52 |
| 3 | Staircase | 16.72 | 3.53 x 3.83 |
| 4 | Chillout Area | 22.71 | 4.92 x 3.83 |
| 5 | Pool House | 10.05 | 3.42 x 2.23 |
| 6 | Lobby | 5.87 | 2.31 x 2.23 |
| 7 | Home Cinema | 15.74 | 3.45 x 3.80 |
| 8 | Maid Room | 7.49 | 3.45 x 1.88 |
| 9 | Bath | 5.23 | 2.90 x 1.58 |
| 10 | Laundry | 4.59 | 2.31 x 1.85 |
| 11 | Guest Bedroom | 21.46 | 4.80 x 3.23 |
| 12 | Guest Bath | 5.41 | 2.85 x 1.40 |
| 13 | Corridor | 4.06 | 1.16 x 3.05 |
| Gross Area | | 189.13 | |



| Guest Level | | | |
|-------------|--------------------|--------|--------------|
| No. | Item | Area | Dimension |
| 14 | Terrace | 13.08 | 5.23 x 1.77 |
| 15 | Reception & Dining | 83.61 | 8.45 x 10.35 |
| 16 | Staircase | 17.25 | 3.53 x 3.36 |
| 17 | Entrance | 9.15 | 1.75 x 4.20 |
| 18 | Office | 16.88 | 3.80 x 3.80 |
| 19 | Porch | 18.88 | 9.10 x 3.03 |
| 20 | Kitchen | 27.07 | 3.80 x 5.50 |
| 21 | Guest Toilet | 4.86 | 1.80 x 1.93 |
| 22 | Lobby | 3.76 | 1.68 x 1.83 |
| Gross Area | | 192.54 | |



| Family Level | | | |
|--------------|----------------|--------|-------------|
| No. | Item | Area | Dimension |
| 23 | Master Bedroom | 33.75 | 4.73 x 5.10 |
| 24 | Dressing | 4.32 | 1.55 x 2.40 |
| 25 | Bathroom | 5.87 | 1.79 x 2.40 |
| 26 | Living | 25.97 | 5.08 x 4.25 |
| 27 | Junior Suite 1 | 23.48 | 3.80 x 4.10 |
| 28 | Bathroom | 5.82 | 2.28 x 1.83 |
| 29 | Lobby | 9.60 | 1.75 x 4.25 |
| 30 | Junior Suite 2 | 23.73 | 3.80 x 4.10 |
| 31 | Bathroom | 5.82 | 2.28 x 1.83 |
| 32 | Staircase | 18.58 | 3.37 x 4.25 |
| 33 | Junior Suite 3 | 20.67 | 3.80 x 3.70 |
| 34 | Bathroom | 6.74 | 2.28 x 2.93 |
| Gross Area | | 181.56 | |



| Sky Level | | | |
|-----------|-------------|-------|-------------|
| No. | Item | Area | Dimension |
| 35 | Living Room | 20.12 | 3.70 x 4.25 |
| 36 | Store | 5.44 | 1.28 x 4.40 |
| 37 | Toilet | 4.87 | 1.28 x 1.86 |
| 38 | Staircase | 20.86 | 3.35 x 4.25 |
| Roof Area | | 51.09 | |

| Roof Terrace | | | |
|--------------|-------------------|--------|-------------|
| No. | Item | Area | Dimension |
| 39 | Park View Terrace | 54.86 | 8.45 x 7.62 |
| 40 | Activity Terrace | 20.18 | 5.39 x 3.50 |
| Terrace Area | | 74.84 | |
| Gross Area | | 125.93 | |



ROYAL PALACE

YOUR OWN CUSTOM DESIGNED PALACE

GET BACK TO YOUR NATURE & CHILLOUT