

by

EVEREST VIEW
Development



MONTANIA

Gardens

TABLE OF CONTENTS

01 ABOUT EVEREST VIEW DEVELOPMENTS

02 ABOUT MONTANIA GARDENS

03 MONTANIA PHILOSOPHY

04 LOCATION MAP

05 DESIGN CONCEPT

06 FACILITIES

07 MESSAGE FROM DESIGNER

08 COLLABORATIONS

09 CONTACT US

A Modern Concept of Life

ABOUT EVEREST VIEW DEVELOPMENTS

Big Spaces for Big Dreamers.

1



DISCLAIMER

Everest View real estate developments has been working in real estate developments since 2004 and has significant work in the field of residential, commercial and administrative real estate development.

About Everest View Developments

Everest View is one of the leading pioneers in the market of real-estate development,

construction, and supplies with expertise for more than 16 years. At steady pace,

Everest View took over a major portion of the

real-estate market and became the first choice for people seeking to purchase or construct housing units. Also, the company is marked by various services performed by a well-trained staff to fulfill customer needs.

It started to expand with housing projects in tanta Menoufia, Berket EL Saba, Al-Alamein, and a residential compound in New Sheikh Zayed city. In addition to the administrative units and mosques that are built with design to match the universal design standards.



About Green October - New Zayed

The Green Belt area, known for its natural beauty and ecological significance, has become an increasingly important focus for real estate analysis in recent years. As urban expansion pressures intensify, understanding the dynamics of this unique market is essential for investors, developers, and policymakers alike.

ABOUT MONTANIA GARDENS

2

A New Era of Elite Compounds

A Distinctive Project Style

WELCOME TO

Montania GARDENS

MONTANIA is designed with unparalelled meticulousness to create a fully integrated environment for its residents, fostering to a seamless lifestyle that encompansses all their needs.

MONTANIA COMMUNITIES

Everest View real estate developments has been working in real estate developments since 2004 and has significant work in the field of residential, commercial and administrative real estate development.



Under construction project will be delivered in 2028



Under construction project will be delivered in 2026



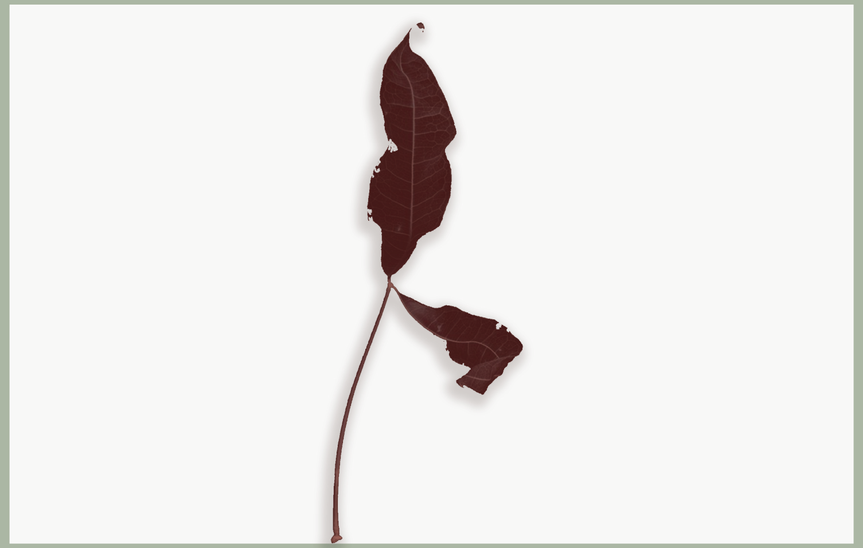
Under construction project will be delivered in 2025

Elegance Redefined, Estates Perfected

MONTANIA
PHILOSOPHY

Where Luxury Meets Lifestyle

3



MONTANIA Philosophy

In Montania Gardens Green spaces have been exploited to provide privacy and luxury moreover. The compound provides running track and kids area.

In addition, the compound uses solar power lightings to illuminate the roads and gardens.



4

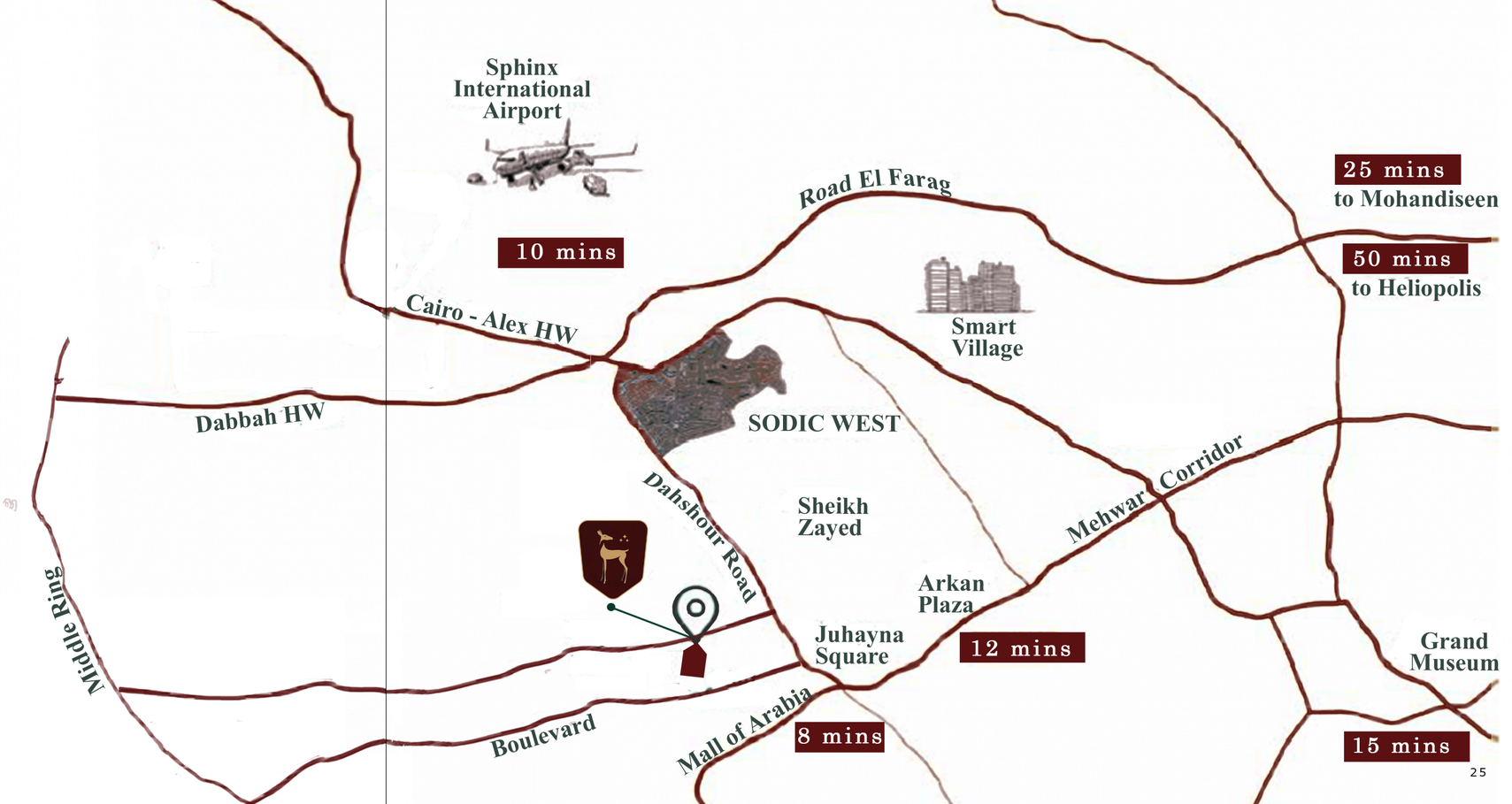
LOCATION MAP

Your New Living Starts Here

Settleing Your Premium Life

LOCATION MAP

Montania Gardens is located in new Zayed, 6th of October city in the luxurioss housing area where distinction and elegance exist and its proximity of shopping area and universities as well.



02MIN
from Dahshur Road

03MIN
from Cairo University

Mall of Arabia
04 MIN
from Mall of Arabia

05MIN
from 26 July Corridor

07MIN
from Must University

08MIN
from Mall of Egypt.

A NEW LIFE IS COMING TO OCTOBER

Enjoying direct access to Dahshur road and links to the Alexandria-Cairo dessert road, it also offers quick access to an array of amenities in the nearby vicinity, including Smart Village, Mall of Egypt, and Sphinx Airport.

Creating Legacies Through Luxury Homes

DESIGN CONCEPT

Home Dreams Coming True

5

Design
Concept

The beauty of MONTANIA is that the energy flows seamlessly creating a harmonious balance.

Functionality
Meets Aesthetics...

MONTANIA gardens is the intersection of functionality and aesthetics, built to cater to a spectrum of commercial needs.

Luxury design that meets functionality.





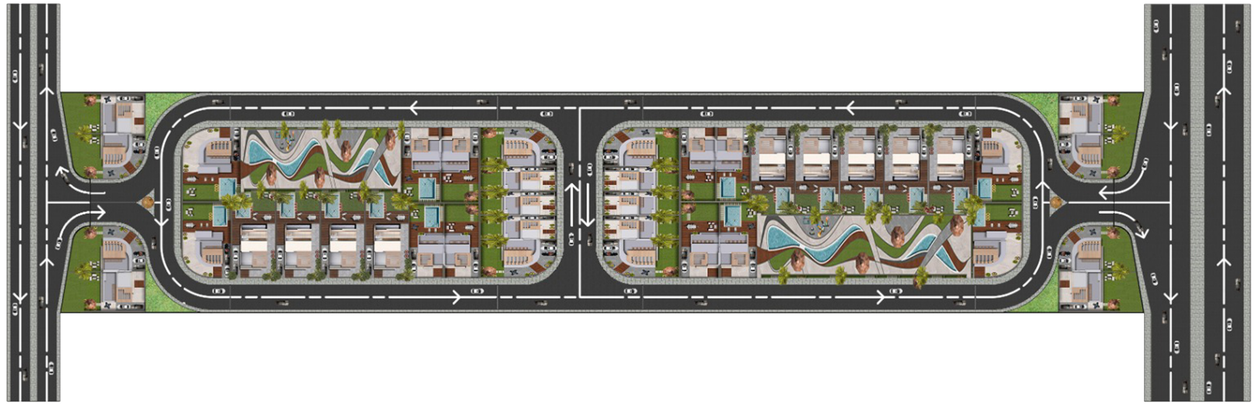
MONTANIA GARDENS
Design Concept

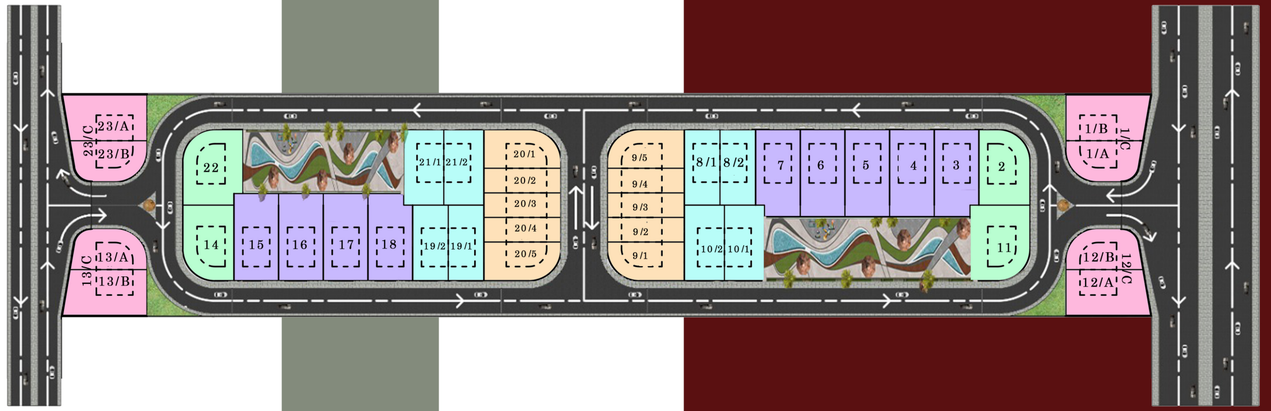
Montania Gardens is envisioned as an exclusive residential community featuring a collection of luxurious villas nestled within a lush, verdant landscape.

The project aims to create a harmonious blend of nature and modern living,

Promoting residents with privacy and comfort.

MASTER PLAN




23/A
23/B
23/C
22
14
15
16
17
18
13/A
13/B
13/C
21/1
21/2
19/2
19/1
20/1
20/2
20/3
20/4
20/5
9/5
9/4
9/3
9/2
9/1
8/1
8/2
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1/C
12/B
12/A
12/C

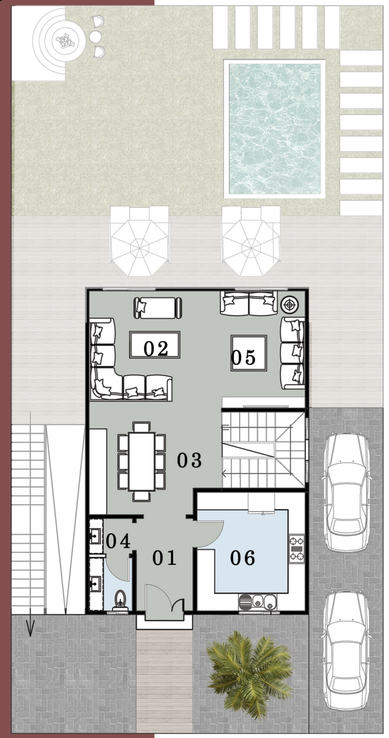
SIGNATURE
VILLA



SIGNATURE VILLA

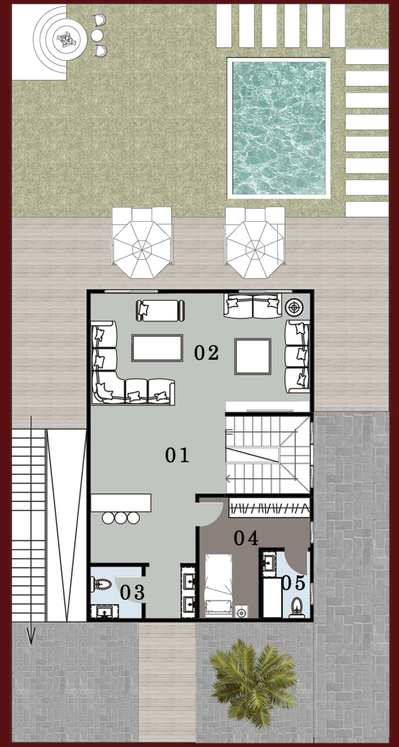
Total Built-up Area: 327 m²
Total Garden Area: 224 m2

Ground Floor Area: 83m2



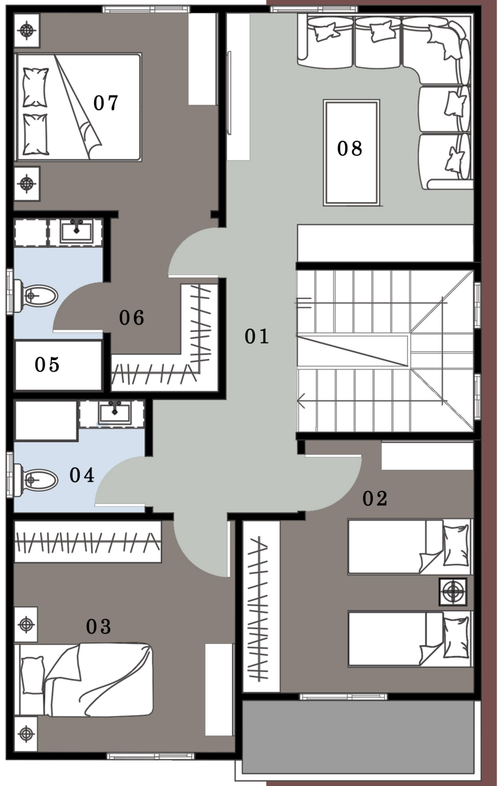
NO.	ROOM	DIMENSIONS
01	LOBBY	3.10m X 1.50m
02	RECEPTION	7.00m X 3.60m
03	DINING ROOM	4.60m x 2.60m
04	GUEST TOILET	3.10m x 1.50m
05	LIVING ROOM	3.90m x 2.00m
06	KITCHEN	3.80m x 3.40m

Walk out Floor Area: 131m2



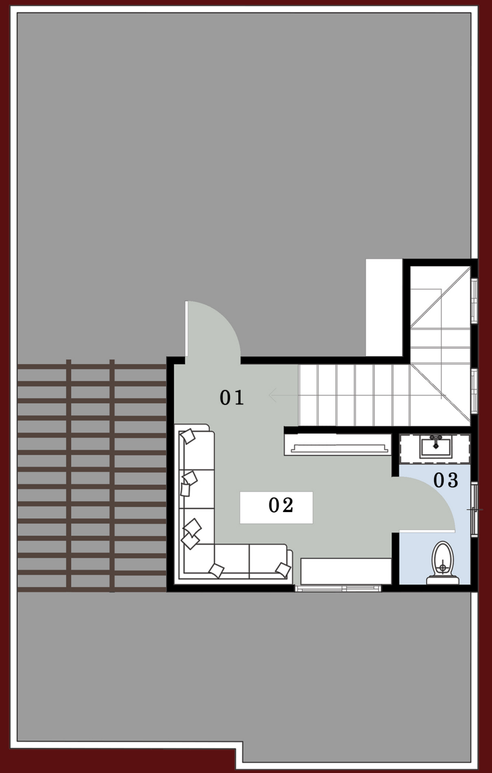
NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 1.80m
02	LIVING ROOM	4.8m X 3.60m
03	BATHROOM	3.20m x 1.30m
04	MAID'S BEDROOM	3.80m x 2.40m
05	MAID'S BATHROOM	2.70m x 1.40m

First Floor Area: 91.30 m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.70m X 1.80m
02	BEDROOM-1	3.90m X 3.80m
03	BEDROOM-2	4.60m x 3.20m
04	BATHROOM	2.10m x 1.60m
05	MASTER BATHROOM	2.10m x 1.70m
06	DRESSING	2.10m x 1.60m
07	MASTER BEDROOM	3.00m x 3.10m
08	LIVING ROOM	3.80m x 3.60m

Roof Floor Area: 22 m2

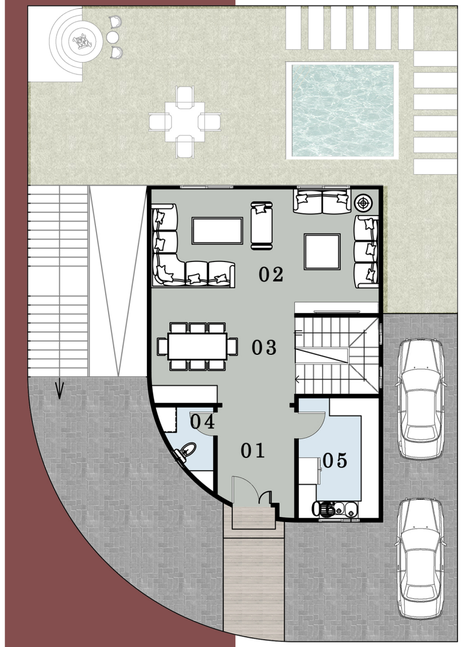


NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 2.80m
02	ROOF ROOM	2.30m X 2.10m
03	BATHROOM	2.30m X 1.20m

SIGNATURE VILLA

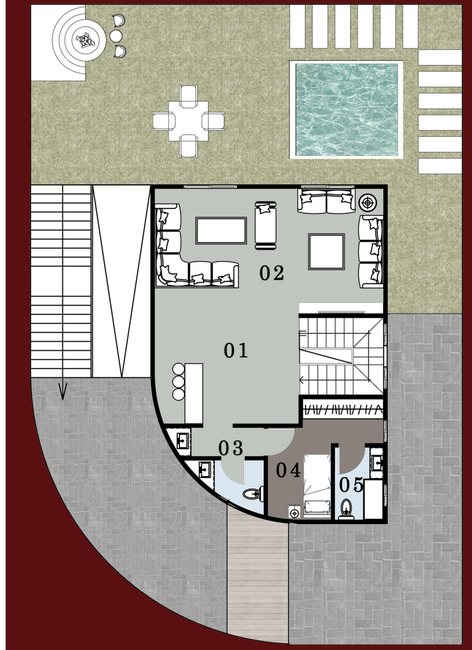
Total Built-up Area: 327 m²
Total Garden Area: 258 m2

Ground Floor Area: 83m2



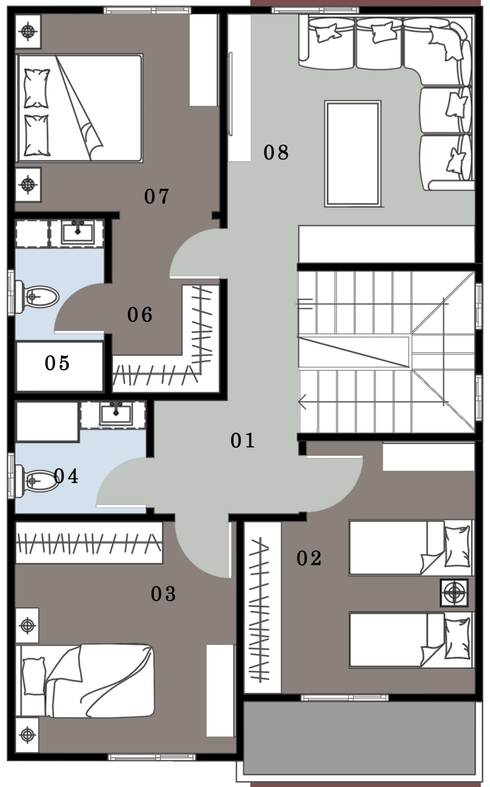
NO.	ROOM	DIMENSIONS
01	LOBBY	3.10m X 1.50m
02	RECEPTION	7.00m X 3.60m
03	DINING ROOM	4.60m x 2.60m
04	GUEST TOILET	3.10m x 1.50m
05	KITCHEN	3.80m x 3.40m
06		

Walk out Floor Area: 131 m2



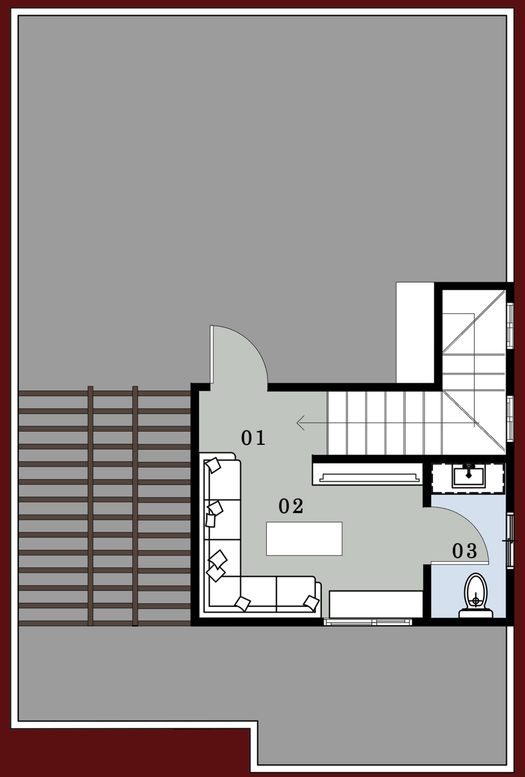
NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 1.80m
02	LIVING ROOM	4.8m X 3.60m
03	BATHROOM	3.20m x 1.30m
04	MAID'S BEDROOM	3.80m x 2.40m
05	MAID'S BATHROOM	2.70m x 1.40m

First Floor Area: 91.30 m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.70m X 1.80m
02	BEDROOM-1	3.90m X 3.80m
03	BEDROOM-2	4.60m x 3.20m
04	BATHROOM	2.10m x 1.60m
05	MASTER BATHROOM	2.10m x 1.70m
06	DRESSING	2.10m x 1.60m
07	MASTER BEDROOM	3.00m x 3.10m
08	LIVING ROOM	3.80m x 3.60m

Roof Floor Area: 22 m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 2.80m
02	ROOF ROOM	2.30m X 2.10m
03	BATHROOM	2.30m X 1.20m

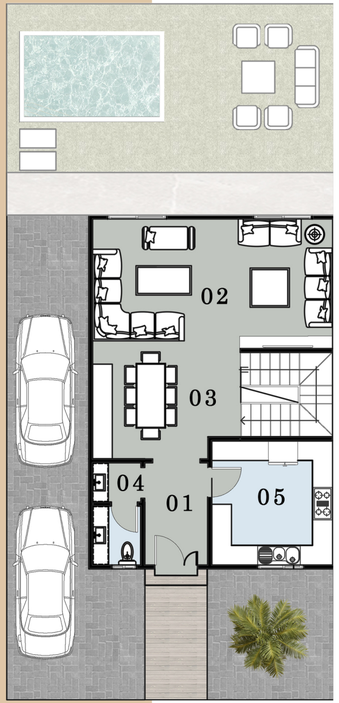
TWIN HOME

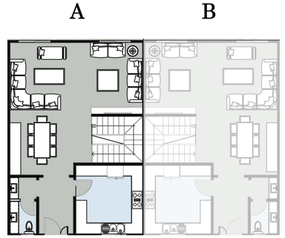


TWIN HOME

Total Built-up Area: 311 m²
Total Garden Area: 131m2

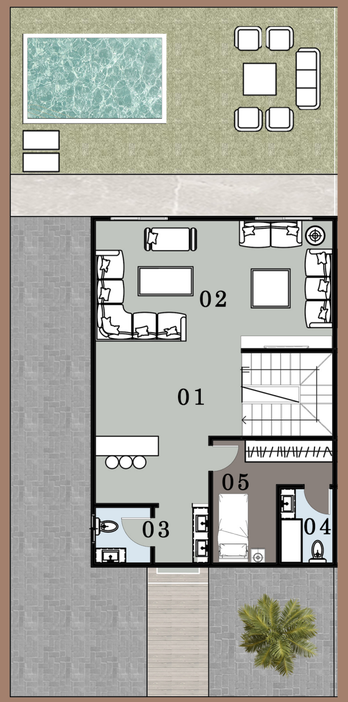
Ground Floor Area: 81 m2

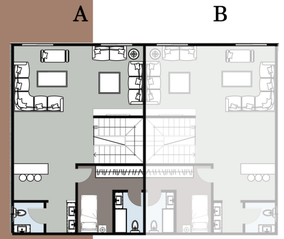




NO.	ROOM	DIMENSIONS
01	LOBBY	2.90m X 2.70m
02	RECEPTION	9.30m X 3.50m
03	DINING ROOM	6.50m x 3.40m
04	GUEST BATHROOM	2.90m x 1.70m
05	KITCHEN	3.50m x 2.80m

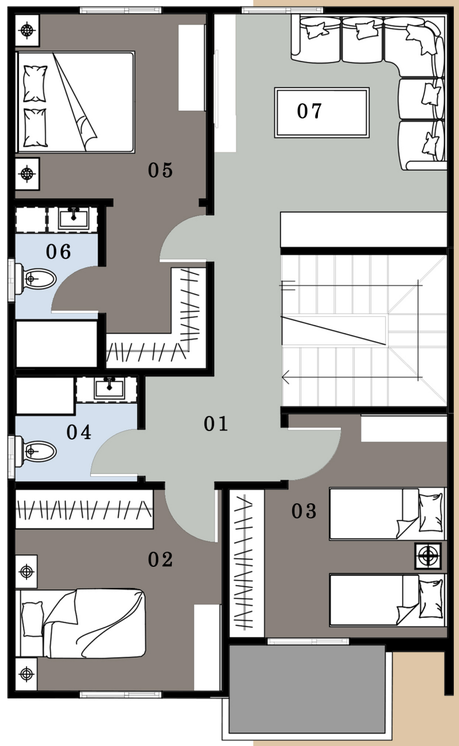
Walk out Floor Area: 120 m2

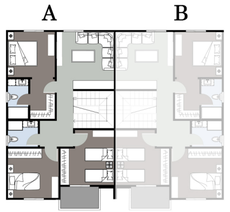




NO.	ROOM	DIMENSIONS
01	LOBBY	9.30m X 3.10m
02	LIVING ROOM	2.70m X 2.40m
03	BASEMENT BATHROOM	4.00m x 1.60m
04	MAID'S BATHROOM	4.00m x 1.50m
05	MAID'S BEDROOM	5.20m x 2.20m

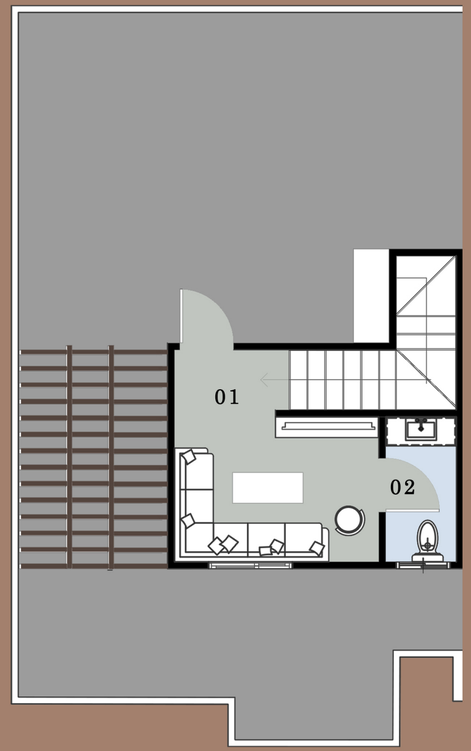
First Floor Area: 90 m2

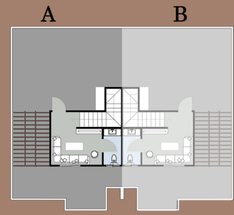




NO.	ROOM	DIMENSIONS
01	LOBBY	2.70m X 2.60m
02	BEDROOM-1	4.00m X 3.60m
03	BEDROOM-2	5.20m x 3.40m
04	BATHROOM	3.70m x 1.70m
05	MASTER BEDROOM	3.70m x 3.40m
06	MASTER BATHROOM	2.30m x 1.40m
07	LIVING ROOM	4.00m x 3.10m

Roof Floor Area: 20 m2





NO.	ROOM	DIMENSIONS
01	LOBBY	4.60m X 2.60m
02	BATHROOM	2.60m X 1.20m

TOWN HOME

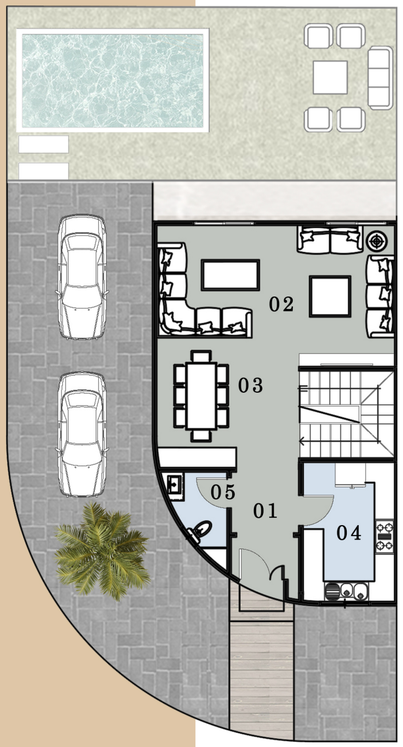


TOWN HOME
(CORNER-A)

Total Built-up Area:295 m²

Total Garden Area: 142 m2

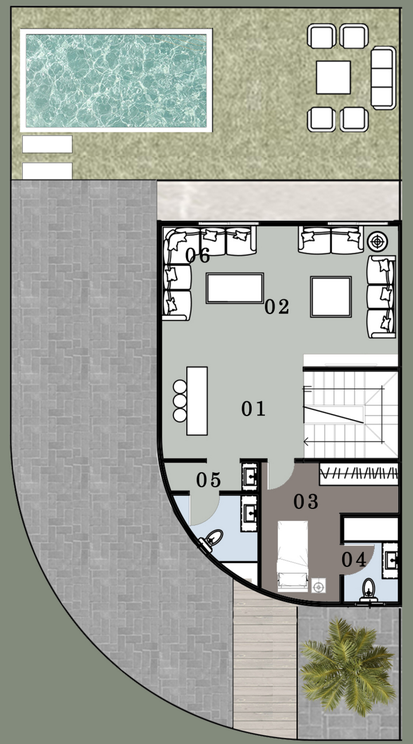
Ground Floor Area: 76m2

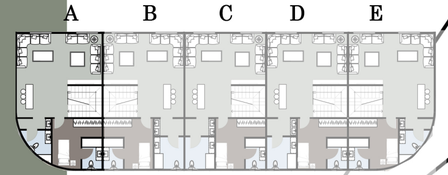




NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.80m
02	RECEPTION	7.00m X 4.20m
03	DINING ROOM	4.20m x 3.00m
04	KITCHEN	4.10m x 2.70m
05	GUEST BATHROOM	2.90m x 2.00m

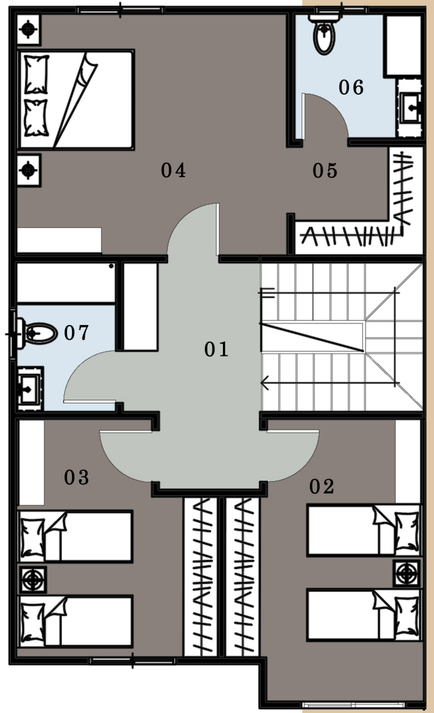
Walk out Floor Area: 115m2

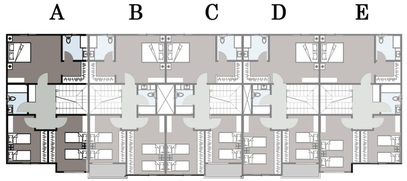




NO.	ROOM	DIMENSIONS
01	LOBBY	4.15m X 2.20m
02	LIVING ROOM	3.50m X 4.20m
03	MAID'S BEDROOM	2.30m x 4.10m
04	MAID'S BATHROOM	1.60m x 2.50m
05	BASEMENT BATHROOM	2.00m x 2.200m

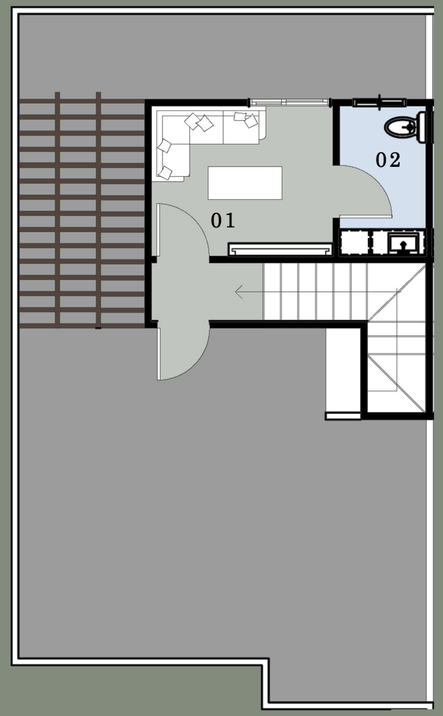
First Floor Area: 84m2

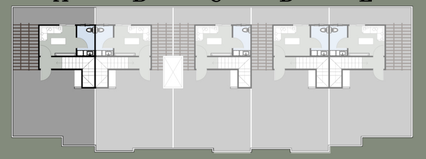




NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.70m
02	BEDROOM-1	4.10m X 3.40m
03	BEDROOM-2	4.10m x 3.50m
04	MASTER BEDROOM	4.20m x 3.90m
05	DRESSING ROOM	3.00m x 1.40m
06	MASTER BATHROOM	4.20m x 1.50m
07	BATHROOM	2.60m x 1.50m

Roof Floor Plan: 20m2





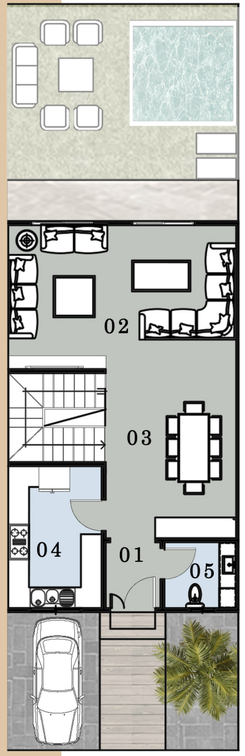
NO.	ROOM	DIMENSIONS
01	LOBBY	3.20m X 2.60m
02	BATHROOM	1.50m X 2.60m

TOWN HOME
(MIDDLE - B)

Total Built-up Area:268 m²

Total Garden Area: 73 m2

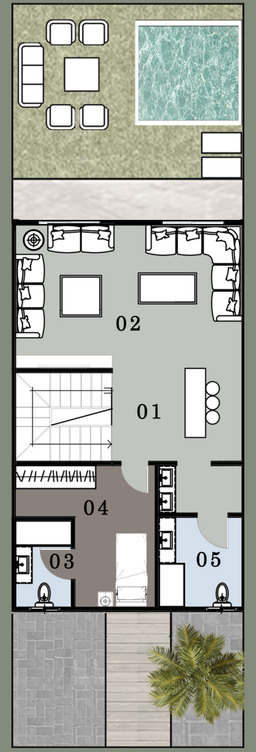
Ground Floor Area: 76m2

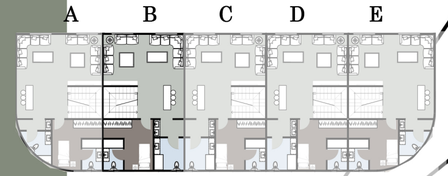




NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.80m
02	RECEPTION	7.00m X 4.20m
03	DINING ROOM	4.20m x 3.00m
04	KITCHEN	4.10m x 2.70m
05	GUEST BATHROOM	2.90m x 2.00m

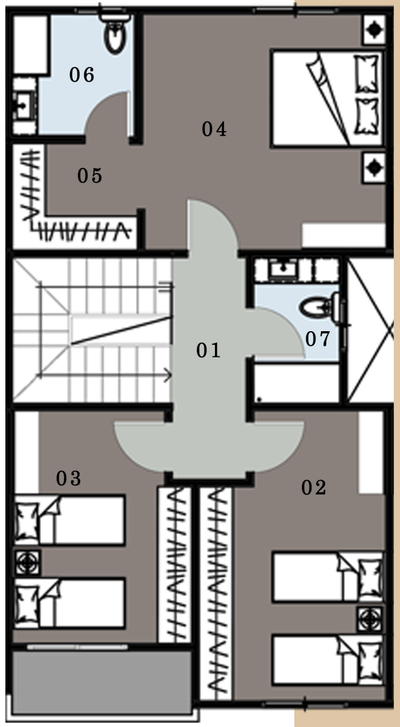
Walk out Floor Area: 88m2

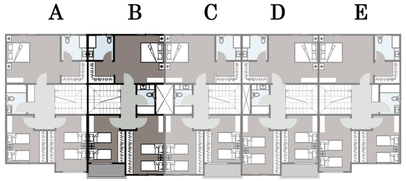




NO.	ROOM	DIMENSIONS
01	LOBBY	4.15m X 2.20m
02	LIVING ROOM	3.50m X 4.20m
03	MAID'S BEDROOM	2.30m x 4.10m
04	MAID'S BATHROOM	1.60m x 2.50m
05	BASEMENT BATHROOM	2.00m x 2.200m

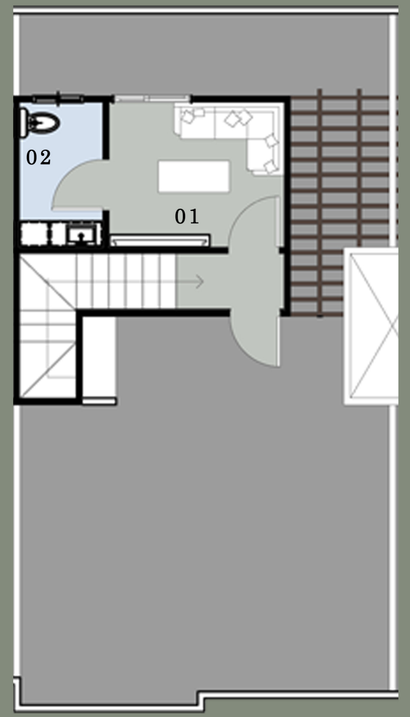
First Floor Area: 84m2

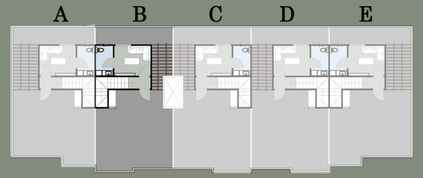




NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.70m
02	BEDROOM-1	4.10m X 3.40m
03	BEDROOM-2	4.10m x 3.50m
04	MASTER BEDROOM	4.20m x 3.90m
05	DRESSING ROOM	3.00m x 1.40m
06	MASTER BATHROOM	4.20m x 1.50m
07	BATHROOM	2.60m x 1.50m

Roof Floor Plan: 20m2





NO.	ROOM	DIMENSIONS
01	LOBBY	3.20m X 2.60m
02	BATHROOM	1.50m X 2.60m

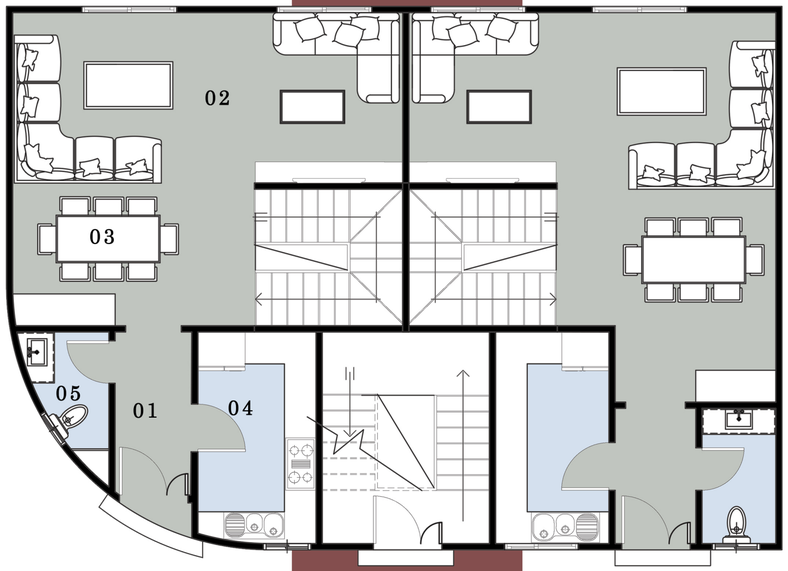
DUPLIX AND PENTHOUSE

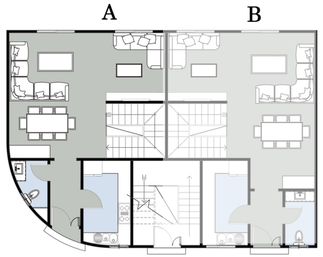


DUPLIX AND PENTHOUSE

Total Built-up Area:205m²

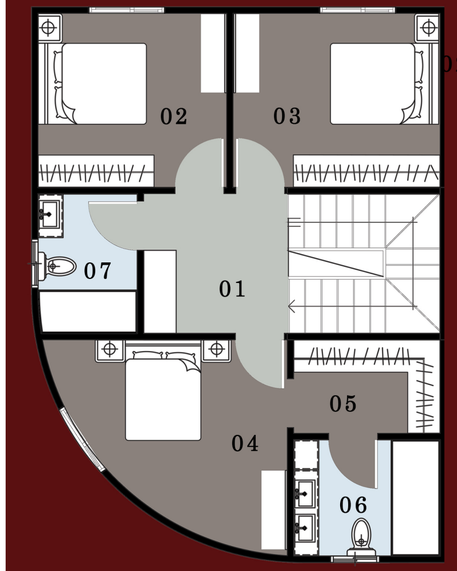
Ground Floor Area: 73m2

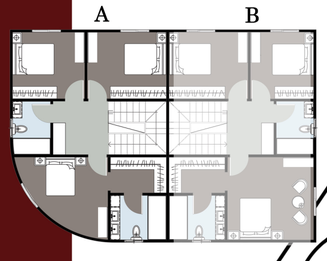




NO.	ROOM	DIMENSIONS
01	LOBBY	3.40m X 1.70m
02	RECEPTION	4.00m X 7.50m
03	DINING ROOM	2.70m x 4.50m
04	KITCHEN	4.00m x 2.40m
05	GUEST BATHROOM	2.75m x 1.80m

Walk out Floor Area: 112m2



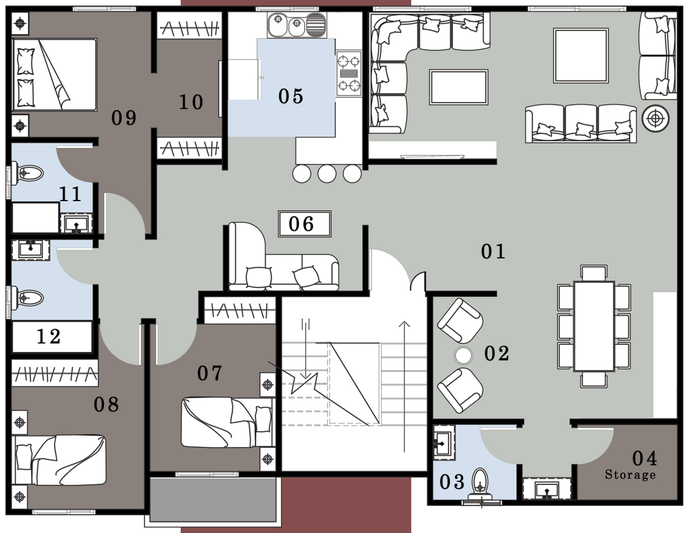


NO.	ROOM	DIMENSIONS
01	LOBBY	2.40m X 2.75m
02	BEDROOM-1	4.00m x 3.95m
03	BEDROOM-2	3.00m x 3.55m
04	MASTER BEDROOM	3.30m x 2.90m
05	DRESSING	2.90m x 1.50m
06	MASTER BATHROOM	2.20m x 2.10m
07	BATHROOM	2.20m x 2.70m

DUPLIX AND PENTHOUSE

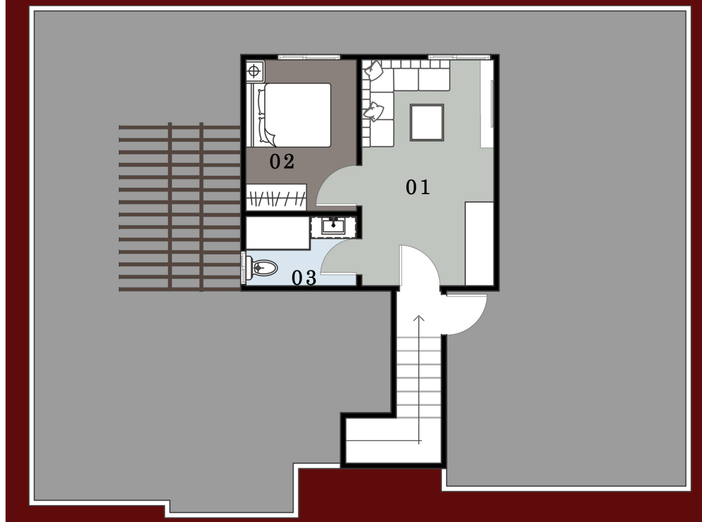
Total Built-up Area:219 M2 + Outdoor Terrace: 109 M2

First Floor Area: 161m2



NO.	ROOM	DIMENSIONS
01	RECEPTION	4.50m X 7.50m
02	DINING ROOM	4.50m X 5.85m
03	GUEST BATHROOM	1.80m x 2.30m
04	STORAGE	1.80m x 2.40m
05	KITCHEN	5.10m x 2.80m
06	LIVING ROOM	1.40m x 2.80m
07	BEDROOM 1	4.10m x 2.85m
08	BEDROOM 2	4.10m x 3.00m
09	MASTER BEDROOM	5.00m x 3.00m
10	DRESSING	2.50m x 1.70m
11	MASTER BATHROOM	2.50m x 1.70m
12	BATHROOM	1.85m x 2.70m

Penthouse Floor Area: 37 m2



NO.	ROOM	DIMENSIONS
01	RECEPTION & KITCHENTTE	5.45m X 3.10m
02	MASTER BEDROOM	3.75m X 3.10m
03	BATHROOM	3.10m x 1.70m

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Booming in the
Heart of it All.



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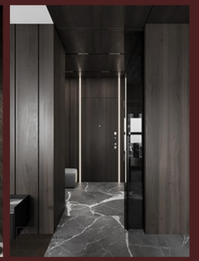
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6

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- REGULAR & EMERGENCY MAINTENANCE
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- WATER FEATURES
- WE INTERNET SERVICES
- VILLAS SWIMMING POOL ACCESS













We Don't Renovate Spaces
We Transform Them

MESSAGE FROM
DESIGNER

Transform Criticism into Creativity

7

Message from Abd-ElAziz Amin Consultant

We hope that the project, with all its elements, will provide a new and aesthetic look and style that will draw attention

DREAMZ CONSULTANCY



8

COLLABORATIONS

A Team Makes A Dream

Reality is Created By The Mind

COLLABORATIONS

EVEREST VIEW DEVELOPMENTS

VIEW CONSTRACTION COMPANY

DREAMS CONSULTANCY

HSG MANAGEMENT AGENCY

PARTNERS

1- SABBOUR FOR ENGINEERING CONSULTING

2- EGYPTIAN TELECOMMUNICATIONS COMPANY - (WE)

3- NATIONAL BANK OF EGYPT CAPITAL

4- SAMSUNG

5- SWITCH PLUS COMPANY, APPLE AGENT

6- AL-AHRAM FOUNDATION

7- ENG./ MAGDY MATAR FOR ENGINEERING CONSULTANCY

8- SHOW AGENCY FOR MARKETING

9- MARKETEER MARKETING SOLUTIONS

10- GO DIGITAL MARKETING SERVICES COMPANY

11- THE LEAN SOLUTIONS

12- FABRICA MARKETING CONSULTING

Big Dreams, Ambitions, Opportunities, Moments, Bigger Spaces, Facilities, Landscape, Sports

Where Big
Things Happen

Don't Secondthought Your Decision

CONTACT US

Let's Get Moving Now

9