MOUNTAIN VIEW

EXECUTIVE RESIDENCE

INSPIRE

MOUNTAIN VIEW

A life to look up to

The New Sign of Success

# A New World ...

**Created to fulfill the aspirations and needs,**
**of a new generation of Executives** on the rise,
with yet much more to achieve in life.

# The result of extensive research

amongst Executives and Diplomats to
depict real solutions bearing in mind the simple fact that - **the life of**
**an Executive is not an ordinary one** – it is one where time is very precious.

# A World... designed to carry all the elements of success

**With much attention given to provide superior quality support services**
**To extend all the elements that drive success in both career and life.**

# It's a World of... True Achievers

**Those who aspire for better**
**Who know what they want**
**And can spot opportunities.**
**Those who aim to create legacies**
**and seek balance between work and life.**

**Introducing Executive Residence...**

# The New Sign of Success

# For those who are True achievers

## Executive Residence Privileges:



Success is a journey... not a destination



A Community of Achievers

## Where diplomacy and business meet

Being an Executive signifies belonging to a special group of aspiring individuals driven by pure ambition and success. Facing challenges on a daily basis both at the workplace and at home - schedules are hectic and balancing between career, family and life is part of the unique lifestyle.

## Where success resides

Executive Residence offers luxurious practical solutions designed specifically for this community of true achievers, that shares the same background and goals – with yet much more to accomplish in life.

# Aspiring for better

## Executive Residence Privileges:



Green Corner



Central Green Park

### All true success depends on yourself

To be part of an effective, successful society is now a reality. The aim of not settling for less and contiuously seeking to upgrade in life is fulfilled at Executive Residence, with all the elements to realize your aspirations and support you in the continuing pursuit for what is better.

### Belong to a community of high fliers

Raising your children within a balanced, coherent community sharing the same values, is at the top of your priorities to prepare them for their future. Witness them develop and grow, assured by the fact that they are being brought up within the society of your choice and among healthy surroundings of rich greenery and landscaping, present in the various outdoor facilities such as the Central Green Park and the Green Corner.

# Have an eye on the world

## Executive Residence Privileges:



Help Desk



Concierge Service

### Business class living

Members of this selective community comprise our country's finest representatives who have been all over the globe, with enriched lives and impeccable taste. This "Business Class" is accustomed to top-notch quality, luxury and practicality - all at a sensible price.

### World class quality and services

Executive Residence is designed specially for these distinguished world travelers to make a home at, with various amenities to serve an exceptional lifestyle. Introducing the "Help Desk"- a single contact acting as your personal secretary/assistant at home - providing all the support you receive at the office. Making restaurant reservations, booking personal trips, or simply arranging for a meeting is carried out by professional and reliable staff. In addition to this, Concierge Service will also be available for you to assist you personally in the facilities of the compound; for the arrangement of a baby-sitter, a housekeeping issue, or the booking of a chauffeur for drop-off at the airport.

# Choose to connect with like-minded peers

## Executive Residence Privileges:



Kids Corner



Café & Restaurant

### When success surrounds you

Be among your like-minded peers - a community of high-fliers, who share the same values, goals, and aspirations - and have the same genuine passion for success.

### Staying in touch

Living life to the fullest is an essential part of the culture at Executive Residence. With your spouse traveling, staying in touch and socializing with friends over a quick coffee, or an elaborate multi-course dinner at the restaurant, requires minimum effort and is very convenient – with the café and restaurant so close to home and the children under trustworthy supervision in the playground, you can take a break and enjoy these precious times.

# Balance work and life

## Executive Residence Privileges:



Stay Connected at all times



Power Supply Outlets Outdoors

### Time management: the choice is yours

Being part of a community of achievers already on the ladder of success, you are continuously short for time and crave the balance between work and life. At Executive Residence, the option to work outdoors is made available to you, with the help of the services offered to facilitate your life, while your children enjoy the outdoors and your presence at the same time.

### Always stay connected

Knowing how important it is to always be connected, wireless connections (WiFi) are available all over the compound. As for the parks and outdoor facilities, power supply outlets are provided for you to plug-in if your battery happens to fail you, to avoid any inconvenience and help you achieve the balance you long for.

# Delegate to enjoy life

## Executive Residence Privileges:



Catering Serivce



Chauffeur Service

### The clubhouse

One of the essential keys to success is delegation. At Executive Residence, the clubhouse provides various support services to relieve you from the hassle of planning and organizing for entertaining your guests; allowing you to better manage your time, freeing you to network for business or for pleasure with minimum effort.

### An extension of your home

With your special lifestyle in mind, the clubhouse is designed to be an extension of your home, with facilities and personnel to assist you and accommodate your particular needs. Experience the practicality of inviting your guests at the clubhouse, instead of going through all the details of doing it at home. Arrange for a surprise romantic dinner for you and your spouse, or take advantage of the professional catering service of excellent quality while your spouse is traveling. In addition to this, the trained staff will include errand runners to do odd jobs and reliable chauffeurs to drive you around – providing you with time to relax and enjoy your life.

# Stay Focused

## Executive Residence Privileges:



IT Support



Private Meeting Lounges

### The Executive Lounge

Inspired by the White House, the "Executive Lounge" will help you manage and take control of your life by offering a variety of services; both professional and personal, freeing you to remain focused on your career and responsibilities, ensuring your success.

### An Extension of Your Office

With facilities such as the Business Center complete with administrative services, messengers, mini-conference rooms, video-conferencing technology, and the business lounge for meetings, you will have the choice to work from home with no inconveniences. If IT support is needed, the professional staff will provide the proper and dependable support.

# Staying positive

## Executive Residence Privileges:



Green Pond



Meditation Grounds

## Positive energy environment

The fast paced style of life you lead with the continuing pressures and stress at work, takes its toll on your body, affecting your efficiency and effectiveness. This in turn is negatively reflected on every aspect of your life, bringing to mind the old Arabic proverb; "A healthy mind resides in a healthy body".

## The balanced environment

With the innovative support of scientific experts on positive energy, Executive Residence offers the perfect atmosphere to relax and unwind. The calculated curves and continuous flow of water in the Green Pond are designed to promote and maximize the flow of positive energy across the compound, both indoors and outdoors. As for the Meditation Grounds, for those who practice yoga and meditate regularly, they will find a haven of serenity, ensuring balance, harmony and overall well being.

# Appreciate quality & beauty

## Executive Residence Privileges:



Water-Falls



Outdoor Pools

### Indulge in the elements of nature

Based on extensive exposure, successful people have an eye for quality and beauty in all that surrounds them. At Executive Residence, meticulous attention to detail is implemented especially to the landscaping and water features, to help create this scenic atmosphere.

### Enjoy the outdoors

Take pleasure in being surrounded by rare natural beauty at Executive Residence. Enjoy a calming stroll in the Central Green Park among exquisite landscaping, listening to the calming sound of waterfalls and relish the beauty of the colorful flower beds beside the various pools – nature here is surely at its best.

# "A New Breed Of **Villas**"

# The "iVilla"

**Created for Achievers, who are seeking First Class luxury at the practical budget of the Business Class.**

## Intelligent

A "smart" solution that is focused on the concept of elimination of waste in space, providing luxury to use, practicality and the company of like-minded peers.

## Intellectual

The cultured residents with enriched lives share the same set of values, ethics and aspirations.

## Impressive

The rich & unique American architectural style is a specialization & signature of Mountain View.





"YOUR LUXURIOUS
ENTRANCE"

# "YOUR OWN GARDEN"



# “Two Levels”

FOR THOSE WHO ARE
TRUE VISIONARIES

A New Breed Of Villas

## The "iVilla"
### A Villa within a Villa

This new breed of villas is a leap forward in both design and architecture – an initiative for Visionaries. The façade is classical American, with unique blue rooftop tiling – a signature of Mountain View. The interiors are planned to deliver smart solutions, in various configurations that guarantee both functionality and sophistication, regardless of your budget.

# FIRST CLASS LUXURY AT A BUSINESS CLASS PACKAGE






















IDRAK (for Fine-Finishing and Interior Designs) presents "smart solutions" and optimal utilisation of space for practical luxury living. With a wide variety of models to choose from, you will be able to design your new home in the style that suits you best, at a convenient price with real value for money.

IDRAK

## Your iVilla

ALL THE ELEMENTS OF A LUXURIOUS VILLA...

- The Master Bedroom with a Dressing Room & Bathroom...
- 2 Large Bedrooms with Bathrooms closeby...
- A Spacious Reception for 3 corners ...
- Wide Kitchens...
- 4 Bathrooms under one roof...
- Secluded Maid's Quarters...
- Inviting Terraces & Gardens for Entertaining and more...



Ground Floor



First Floor

# DARE TO CHANGE

## iVilla - (A)

An elegant yet functional residence, built for those with open minds who are seeking an upgrade and dare to change. This smart solution comes in two configurtions, depending on your needs. It sports a well-sized garden for those who wish for the comfort of greenery in their home, as for those who love a "view", it is also available with a roof instead, to ensure your privacy and provide a breathtaking view of the area.

# iVilla (A) Garden

**A Villa within a Villa:** Designed to accommodate a 3-piece Reception overlooking the Terrace and Garden, a Guest Toilet, a large Dining Room off the lobby, and Maid's Quarters off a spacious Kitchen. On the Top Floor: 2 Bedrooms with a Bathroom nearby, a Storage Area, a Living Room, and a Master Bedroom with an adjacent Dressing Room and Private Bathroom.



## Ground Floor Plan

Gross Area=110.00 Sq.M.

| | | |
|---|---|---|
| 1 | Reception & Dining | 67.55 |
| 2 | Terrace | 12.60 |
| 3 | Kitchen | 12.50 |
| 4 | Lobby | 4.75 |
| 5 | Maid's Quarters | 5.95 |
| 6 | Guest Toilet | 2.70 |
| | Utilities | 4.32 |




## First Floor Plan

Gross Area=113.00 Sq.M.

| | | |
|---|---|---|
| 7 | Master Bedroom | 20.30 |
| 8 | Dressing Room | 4.00 |
| 9 | Master Bathroom | 4.60 |
| 10 | Livingroom | 18.50 |
| 11 | Staircase | 6.05 |
| 12 | Corridor | 5.60 |
| 13 | Bedroom 1 | 14.75 |
| 14 | Bathroom | 5.00 |
| 15 | Bedroom 2 | 18.65 |
| 16 | Storage | 2.50 |
| 17 | Terrace | 2.85 |
| | Utilities | 10.30 |




## Garden Plan

| | | |
|---|---|---|
| 18 | Garden Area | 55 - 130 sq.m |










Total Gross Area=223.00 sq.m + Garden 55 - 130 sq.m

* Please note the Terms and Conditions at the end of the brochure

# iVilla (A) Roof Garden

**A Villa within a Villa:** Designed to accommodate a 3-piece Reception, a Guest Toilet, a large Dining Room off the lobby and Maid's Quarters off a spacious Kitchen. On the Top Floor: 2 Bedrooms with a Bathroom nearby, a Storage Area, a Living Room and a Master Bedroom with an adjacent Dressing Room and Private Bathroom. This design includes a spacious roof for entertaining.



## Ground Floor Plan

Gross Area=110.00 Sq.M.

| | | |
|---|---|---|
| 1 | Entrance Lobby | 7.05 |
| 2 | Reception & Dining | 68.70 |
| 3 | Kitchen | 13.25 |
| 4 | Maid's Quarters | 5.05 |
| 5 | Guest Toilet | 4.60 |
| | Utilities | 10.95 |




## First Floor Plan

Gross Area=110.00 Sq.M.

| | | |
|---|---|---|
| 6 | Master Bedroom | 20.30 |
| 7 | Dressing Room | 4.00 |
| 8 | Master Bathroom | 4.60 |
| 9 | Livingroom | 18.50 |
| 10 | Staircase | 6.05 |
| 11 | Corridor | 5.30 |
| 12 | Bedroom 1 | 14.80 |
| 13 | Storage | 4.00 |
| 14 | Bathroom | 5.00 |
| 15 | Bedroom 2 | 17.45 |
| 16 | Terrace | 2.85 |
| | Utilities | 3.80 |




## Roof Floor Plan

| | | |
|---|---|---|
| 17 | Staircase Area | 10.90 |
| 18 | Roof Terrace | 94.90 |







# "Your Own Roof Garden"

## Four Corners :



Jacuzzi Corner



BBQ Corner



Sun-Deck Corner



Fireplace Corner

# iVilla (B) Garden

**A Villa within a Villa:** Designed to accommodate a 2-piece Reception overlooking the Terrace and Garden, a large Dining Room off the lobby, a Guest Toilet and Maid's Quarters off the Kitchen. On the Top Floor: 2 Bedrooms with a bathroom closeby, a Storage Area and a Master Bedroom with an adjacent Dressing Room and Private Bathroom.



## Ground Floor Plan

Gross Area=90.00 Sq.M.

| | | |
|---|---|---|
| 1 | Reception & Dining | 51.20 |
| 2 | Terrace | 8.50 |
| 3 | Kitchen | 12.25 |
| 4 | Lobby | 4.75 |
| 5 | Maid's Quarters | 5.90 |
| 6 | Guest Toilet | 2.75 |
| | Utilities | 4.55 |

## First Floor Plan

Gross Area=93.00 Sq.M.

| | | |
|---|---|---|
| 7 | Master Bedroom | 16.85 |
| 8 | Dressing Room | 3.45 |
| 9 | Master Bathroom | 4.80 |
| 10 | Lobby | 3.30 |
| 11 | Bedroom 1 | 18.35 |
| 12 | Bathroom | 4.95 |
| 13 | Bedroom 2 | 15.50 |
| 14 | Storage | 2.50 |
| 15 | Staircase | 5.20 |
| 16 | Corridor | 7.40 |
| | Utilities | 10.20 |

## Garden Plan

| | | |
|---|---|---|
| 17 | Garden Area | 45 - 150 sq.m |













* Please note the Terms and Conditions at the end of the brochure

# iVilla (B) Roof Garden



**A Villa within a Villa:** Designed to accommodate a 2-piece Reception overlooking the Terrace, a large Dining room off the lobby, a Guest Toilet and Maid's Quarters off the Kitchen. On the Top Floor: 2 Large Bedrooms with a Bathroom closeby, a Storage Area and a Master Bedroom with an adjacent Dressing Room and Private Bathroom. This design includes a spacious roof for entertaining.

## Ground Floor Plan

Gross Area=89.00 Sq.M.

| | | |
|---|---|---|
| 1 | Entrance Lobby | 5.20 |
| 2 | Reception & Dining | 46.35 |
| 3 | Terrace | 8.50 |
| 4 | Kitchen | 9.05 |
| 5 | Maid's Quarters | 7.05 |
| 6 | Guest Toilet | 1.95 |
| | Utilities | 10.80 |




## First Floor Plan

Gross Area=89.00 Sq.M.

| | | |
|---|---|---|
| 7 | Master Bedroom | 17.10 |
| 8 | Dressing Room | 3.30 |
| 9 | Master Bathroom | 5.20 |
| 10 | Terrace | 2.80 |
| 11 | Bedroom 1 | 15.30 |
| 12 | Bathroom | 4.95 |
| 13 | Bedroom 2 | 17.25 |
| 14 | Storage | 4.80 |
| 15 | Staircase | 7.35 |
| 16 | Corridor | 7.00 |
| | Utilities | 3.80 |




## Roof Floor Plan

| | | |
|---|---|---|
| 17 | Staircase Area | 10.90 |
| 18 | Roof Terrace | 74.25 |










Total Gross Area=189.00 sq.m + Roof Garden Terrace 74.00 sq.m

* Please note the Terms and Conditions at the end of the brochure

# Create legacies

## iVilla - Family

The perfect solution for having your loved ones close by. This design is made for those who seek the neighboring of their extended families and want to recreate the concept of the "Family Home". With more than two generations under one roof, the passing of experience in life and expertise will enhance success and guarantee the creation of legacies.

# iVilla Family - Garden



**A Villa within a Villa:** The Family Home - Designed to accommodate a 3-piece Reception overlooking the Terrace off the Garden, a large Dining room off the lobby, a Guest Toilet and Maid's Quarters off a spacious Kitchen. On the Top Floor: 2 Bathrooms with access from within 2 Large Bedrooms, a spacious Living Area, a Laundry room, space for a lift and a Master Bedroom with an adjacent Dressing Room and a Private Bathroom.

## Ground Floor Plan

Gross Area=148.00 Sq.M.

| | | |
|---|---|---|
| 1 | Entrance lobby | 6.20 |
| 2 | Reception & Dining | 73.40 |
| 3 | Terrace | 18.60 |
| 4 | Kitchen | 15.90 |
| 5 | Maid's Quarters | 6.75 |
| 6 | Guest Toilet | 7.35 |
| | Utilities | 18.10 |




## First Floor Plan

Gross Area=144.00 Sq.M.

| | | |
|---|---|---|
| 7 | Master Bedroom | 17.00 |
| 8 | M Dressing Room | 6.00 |
| 9 | Master Bathroom | 5.85 |
| 10 | Terrace | 3.95 |
| 11 | Bedroom 1 | 18.75 |
| 12 | Bathroom 1 | 3.65 |
| 13 | Dressing Room | 6.80 |
| 14 | Lobby | 2.10 |
| 15 | Bedroom 2 | 18.90 |
| 16 | Bathroom 2 | 5.25 |
| 17 | Living Room | 28.60 |
| 18 | Laundry | 4.30 |
| | Utilities | 22.10 |




## Garden Plan

| | | |
|---|---|---|
| 19 | Garden Area | 105 - 375 sq.m |










* Please note the Terms and Conditions at the end of the brochure

# iVilla Family - Apartment

**A Villa within a Villa:** Designed as part of a Family Home: The Apartment includes: a 2-piece Reception overlooking the terrace, a Dining Room, a Kitchen, a Storage area, a Guest Toilet, a Bathroom close to 2 Bedrooms, a Master Bedroom with a Private Bathroom and space for a lift.




## Apartment Floor Plan

Gross Area=143.00 Sq.M.

| | | |
|---|---|---|
| 1 | Reception & Dining | 40.10 |
| 2 | Kitchen | 10.10 |
| 3 | Guest Toilet | 3.90 |
| 4 | Master Bedroom | 17.05 |
| 5 | Master Bathroom | 5.50 |
| 6 | Terrace | 1.70 |
| 7 | Bedroom 1 | 14.30 |
| 8 | Bathroom | 3.75 |
| 9 | Bedroom 2 | 16.05 |
| 10 | Storage | 2.10 |
| 11 | Corridor | 7.75 |
| 12 | Lobby | 2.95 |
| | Utilities | 18.40 |


Master Bedroom


Reception

# iVilla Family - Penthouse

**A Villa within a Villa:** Designed as part of a Family Home: The Penthouse includes: a 2-piece Reception, a Dining Room, a Kitchen, a Storage Area, a Guest Toilet, a Bathroom close to 2 Bedrooms, a Master Bedroom with a Private Bathroom and space for a lift. This design includes a spacious roof for entertaining.




## First Floor Plan

Gross Area=142.00 Sq.M.

| | | |
|---|---|---|
| 1 | Reception & Dining | 40.10 |
| 2 | Kitchen | 10.10 |
| 3 | Guest Toilet | 3.90 |
| 4 | Master Bedroom | 17.05 |
| 5 | Master Bathroom | 5.50 |
| 6 | Lobby | 2.95 |
| 7 | Bedroom 1 | 14.30 |
| 8 | Bathroom | 3.75 |
| 9 | Bedroom 2 | 16.05 |
| 10 | Storage | 2.10 |
| 11 | Corridor | 7.75 |
| | Utilities | 18.35 |

## Roof Floor Plan

| | | |
|---|---|---|
| 12 | Staircase Area | 17.10 |
| 13 | Roof Terrace | 119.00 |


Bathroom




* Please note the Terms and Conditions at the end of the brochure

# KNOW HOW TO SPOT OPPORTUNITIES

## Semi-Attached

Specially created for those in need of larger areas to live in and crave the privacy of a larger garden. At a very sensible price, the luxury of space, garden and roof are all part of this elaborate design.

# Semi-Attached Villa

Designed to accommodate a 3-piece Reception overlooking the Terrace and Garden, a large Dining room off the lobby, a Guest Toilet, Maid's Quarters and a spacious Kitchen. On the Top Floor: 2 Large Bedrooms (with access to the bathrooms from within), 2 Bathrooms, a Storage area, a Kitchenette/Mini-bar, a Living Room and a Master Bedroom with an adjacent Dressing Room and Private Bathroom. This design includes a spacious roof for entertaining, in addition to a room with a bathroom.



## Ground Floor Plan

Gross Area=144.00 Sq.M.

| | | |
|---|---|---|
| 1 | Entrance Lobby | 4.50 |
| 2 | Reception & Dining | 84.77 |
| 3 | Terrace | 18.50 |
| 4 | Kitchen | 15.25 |
| 5 | Lobby | 2.50 |
| 6 | Maid's Quarters | 8.76 |
| 7 | Guest Toilet | 2.97 |
| | Utilities | 6.57 |

## First Floor Plan

Gross Area=138.00 Sq.M.

| | | |
|---|---|---|
| 8 | Master Bedroom | 21.40 |
| 9 | Dressing Room | 6.34 |
| 10 | Master Bathroom | 8.92 |
| 11 | Living Room | 20.60 |
| 12 | Lobby | 3.60 |
| 13 | Bedroom 1 | 16.55 |
| 14 | Bathroom 1 | 7.94 |
| 15 | Dressing Room | 7.25 |
| 16 | Lobby | 3.06 |
| 17 | Bedroom 2 | 18.50 |
| 18 | Bathroom 2 | 5.16 |
| 19 | Staircase | 11.10 |
| 20 | Mini bar | 2.17 |
| 21 | Storage | 2.17 |
| | Utilities | 4.10 |

## Garden Plan

| | | |
|---|---|---|
| 22 | Garden Area | 105 - 375 sq m |

## Roof Floor Plan

| | | |
|---|---|---|
| 23 | Room & Bathroom | 60.00 |
| 24 | Roof Area | 75.00 |



















Total Gross Area=339.00 sq.m + Roof Garden Terrace 135 sq.m + Garden Area 105 - 375 sq.m

* Please note the Terms and Conditions at the end of the brochure

# Work hard... play hard

## Executive Residence Privileges



Multi-Purpose Courts



Swimming Pools

### Staying in shape

An essential part of being successful, is being healthy and staying in shape. And as every hour of your day counts, at Executive Residence, the sports facilities will help you go the extra mile by maintaining operating hours from very early in the morning until late into the night to accommodate your work schedule.

### Always being fit

As maintaining your health is a top priority, whether you already play a sport, or would like to just unwind, you will have the liberty to choose from a wide variety of gymnasium equipment, multi-purpose courts and swimming pools – enabling you to stay healthy and fit.

# Hiring top talent

## Executive Residence Privileges



A Gated Community



Security 24/7

## Facilities Management (KEY)

For a successful environment, we bring to you Facilities Management at its finest, with KEY, a leading international Facilities Management company that provides top notch services 24/7 – making your life at Executive Residence trouble free.

## A secure gated community

The wide range of support services at international standards include security, landscaping, maintenance and housekeeping, in order to assist you in your everyday life. In case you are going to live abroad and wish to rent out your unit, they will manage the arrangement for you in your absence.

# Privileges & Facilities

- A Comprehensive Business Center (with Administrative Services, Mini-Conference rooms, Video-conferencing Technology, Business Lounge, and Meeting Rooms)
- High-speed wireless Internet Wi-Fi, IT support services
- Help Desk
- Concierge Service
- Private Chauffeurs, Messengers
- Private Lounge, Game Rooms, Home Theater
- Cafe, Restaurant and Multi-Purpose Room
- Multi-Purpose Sports Courts
- Health Club, Fitness Center
- Outdoor Pools
- Central Green Park, Yellow Corner
- Meditation Grounds, Waterfalls, The Green Pond
- Positive Energy Consulting
- Laundry/ Dry Cleaners
- Housekeeping
- Baby-Sitting
- Catering Services
- Security 24/7, Professional Maintenance Services

## Business Partners

Design Consultant: dma ARCHITECTS

Main Contractor: DM CONSTRUCTION

Facilities Management: key

Interior Design: IDRAK

Landscaping: CURVE LANDSCAPE

Marketing & Advertising: INSPIRE

Sales & Customer Service: DERAYA

## Mountain View Contacts

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