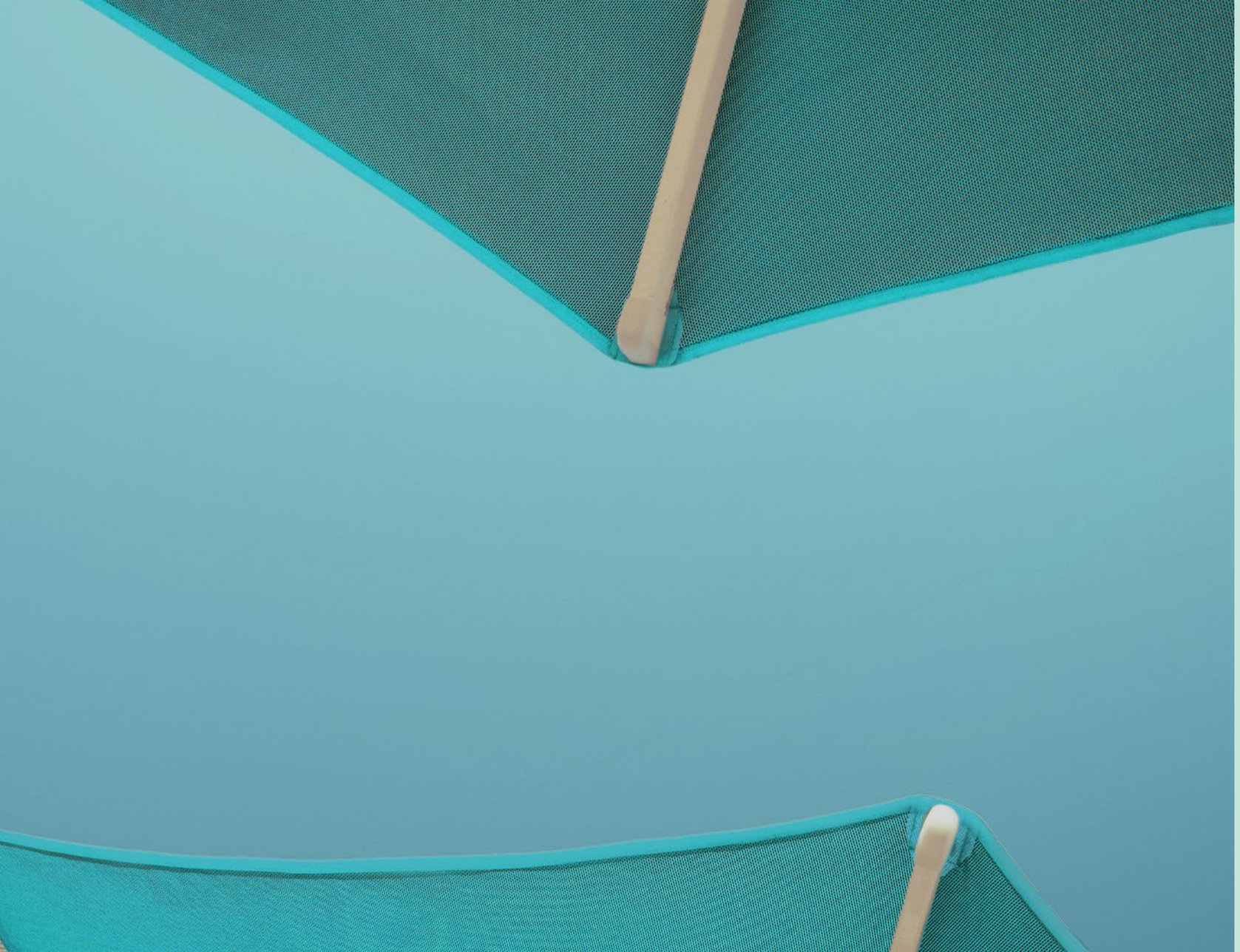

Crysta
Kin island
SIDI ABDELRAHMAN
MOUNTAIN VIEW
Experience Happiness



Crysta
MOUNTAIN VIEW

A THOUSAND WAYS

TO A PERFECT STAY


MOUNTAIN VIEW
THE VISIONARY DEVELOPER
SINCE 2006 IN RAS EL HIKMA

MV RAS ELHIKMA

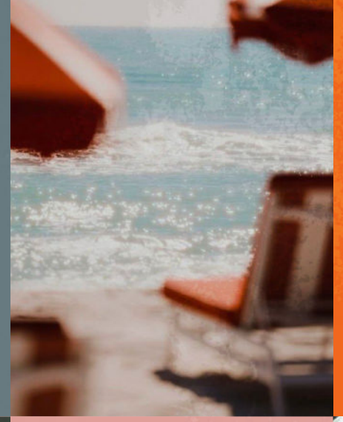


Stepping into Ras El Hikma since 2006, Mountain View was one of the very first developers to foresee the potential of this destination as a true summer escape.

With a unique concept revolving around the Greek islands, the community quickly flourished with a distinctive Greek-inspired designs, creating a style associated with Mountain View throughout the North Coast.

White_Beach

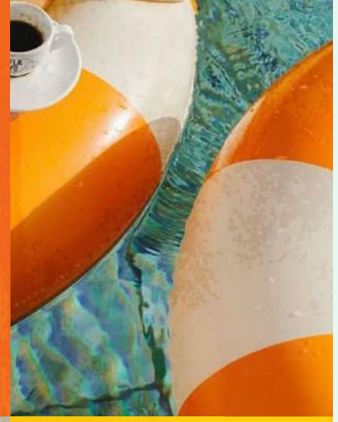
The Serene
Experience

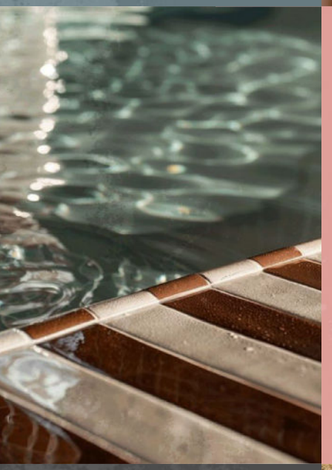


Orange_Beach

High-Note
Beach

Sports & Music





Ladies_Beach

MV Ladies
Preferred Spot

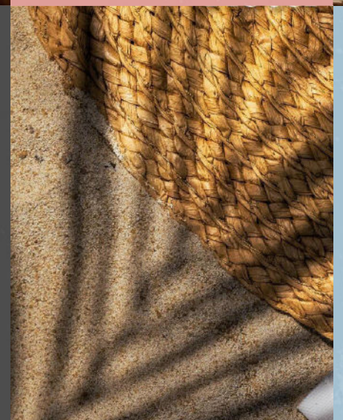


Yellow_Beach

Energetic
Vibes

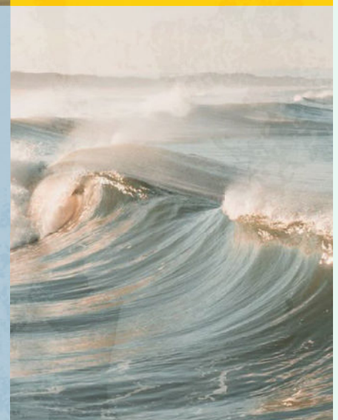
Hotel_Beach

The Laid-Back
Experience



Blue_Beach

Vibrant
Family Spot



SIX BEACH — EXPERIENCES

MORE CONVENIENCE

MORE COMFORT



UNMATCHED SPORTS

EXPERIENCES



The Lighthouse BEATS

X

hi monkey

MAKE YOUR HI HIGH !



Crysta

THE ARTERY

OF COASTAL LIVING

Crysta is a gated community that offers a one-of-a-kind living experience, defined by its expansive water features and uninterrupted 360° horizon views. Within its masterplan, one phase reflects the charm of coastal American architecture, another captures the timeless elegance of Greek-inspired design, and a third celebrates the vibrant, tropical spirit of the Bahamas—together creating a destination where every detail speaks to elevated, colorful living. Complementing this lifestyle, boutique hotels within the project extend world-class hospitality services to residents and guests, ensuring seamless access to refined leisure, dining, and beachfront experiences.

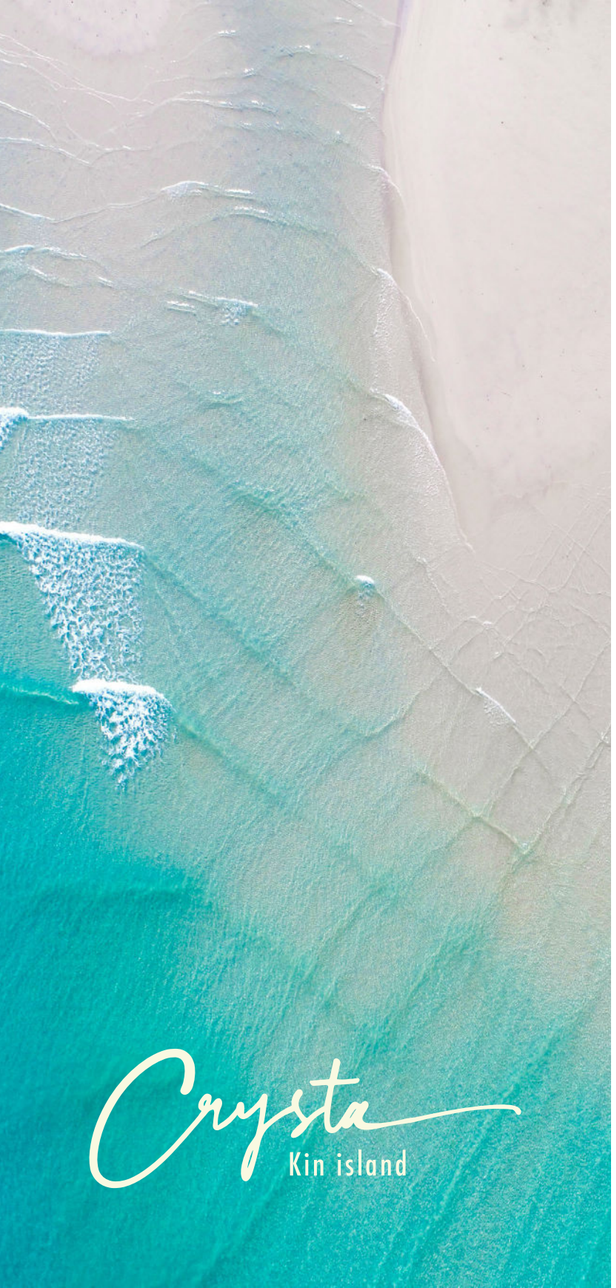


3 EXCLUSIVE EXPERIENCES









BAHAMAS INSPIRED

BEACH CHARM

Bringing the spirit of the Bahamas to the beachfront zone of Crysta, this vibrant district offers a lifestyle of hotel hospitality, waterfront pastel-toned cabanas, and a beach walk that radiates happiness. With panoramic sea views and a lively promenade of cafés and restaurants, it is a coastal escape for all families.





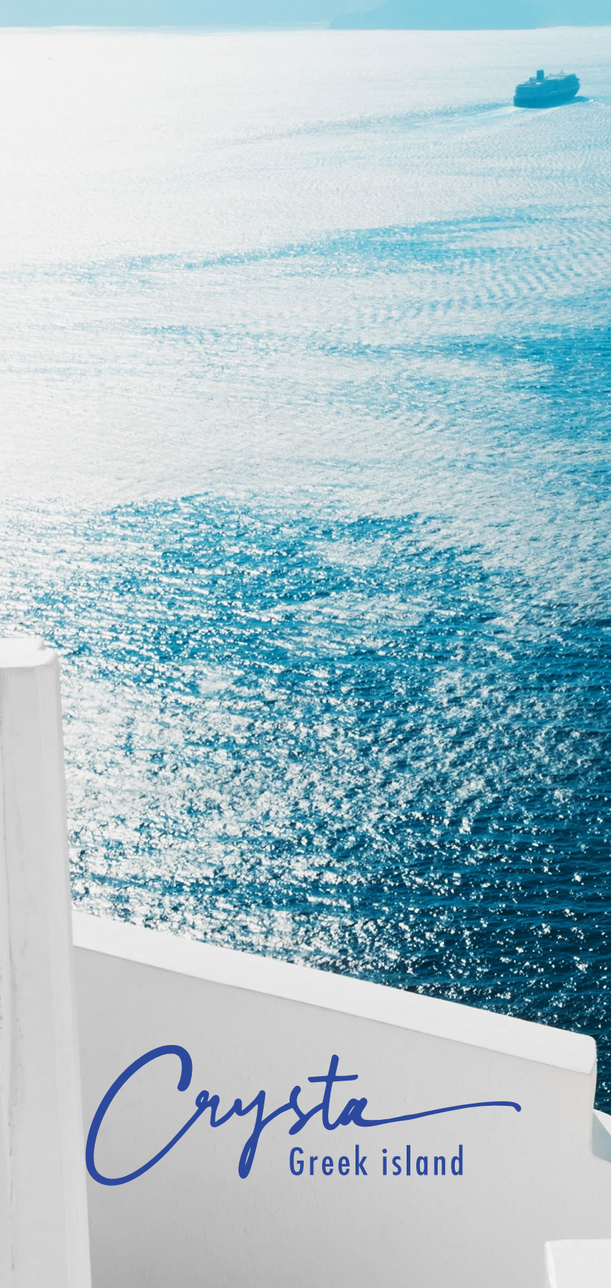
THE BLUE ROOFS

HEADING NORTH

—

For the first time on Egypt's North Coast, a new chapter of seaside living unfolds. Mountain View introduces the iconic charm of American coastal architecture— where breezy white facades meet the signature blue rooftops that echo the sea and sky. Spread across 71 feddans, this villa-only, gated sanctuary redefines exclusivity. Here, every home opens to endless water views, with serene lagoons stretching just beyond your garden.





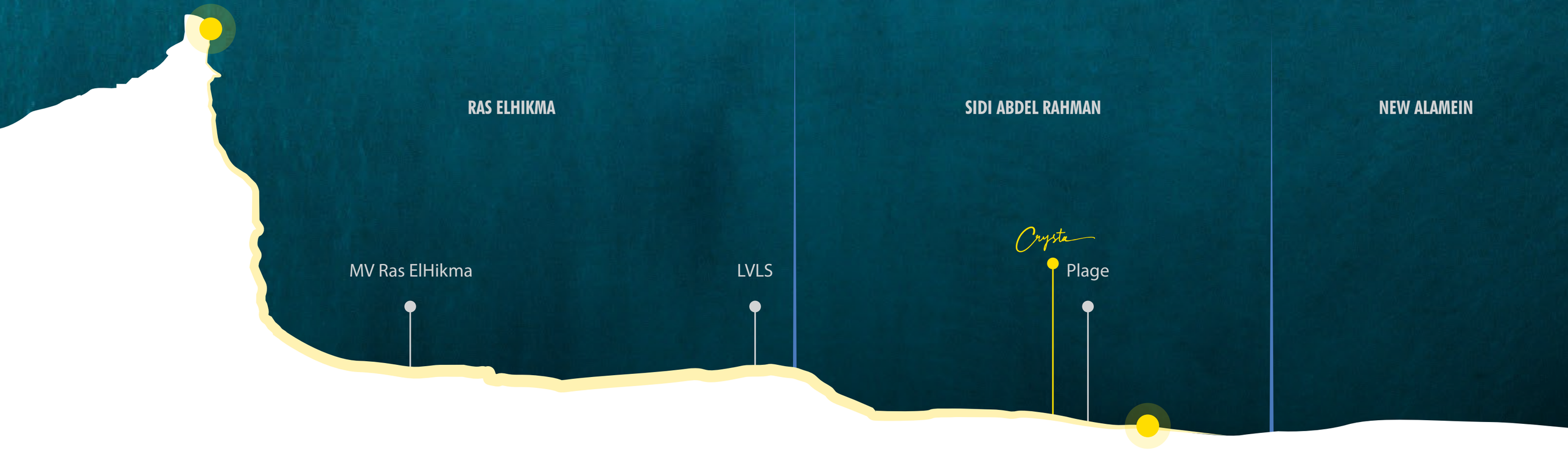
THE COASTAL WHITES OF GREECE

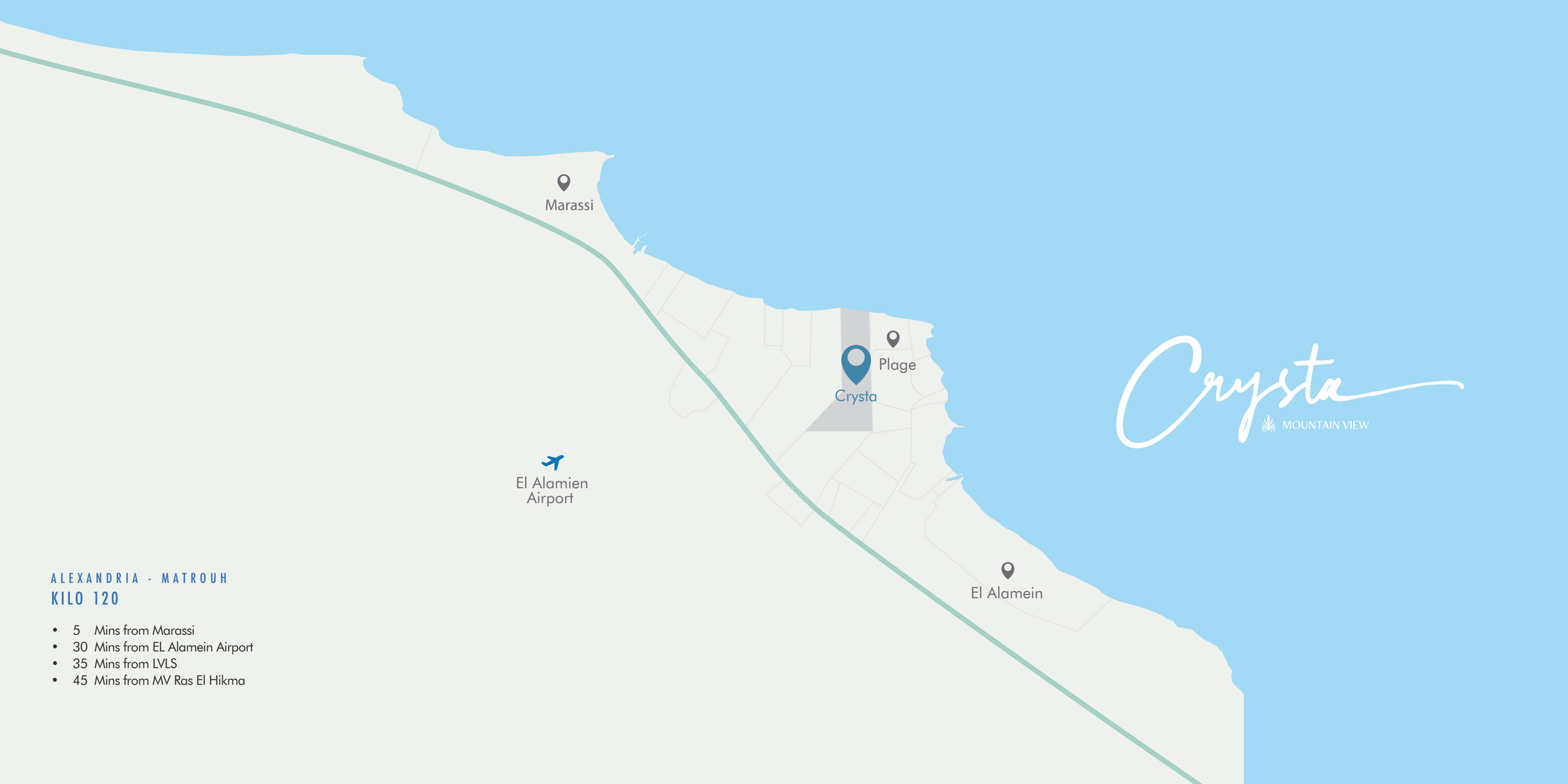
Inspired by the timeless charm of Greek living, this serene enclave is surrounded by sandy lagoons and just steps away from the vibrant energy of The Lighthouse Hub. Offering an exclusive beach experience with authentic coastal flair, it blends tranquility and livability into a lifestyle unlike any other.



CRYSTA IS STRATEGICALLY LOCATED IN THE HUB OF THE NORTH COAST.

where timeless charm makes it the classic
heart of the shoreline.





ALEXANDRIA - MATROUH

KILO 120

- 5 Mins from Marassi
- 30 Mins from EL Alamein Airport
- 35 Mins from LVLS
- 45 Mins from MV Ras El Hikma

MASTER PLAN

Crysta

477 FDN
LAND AREA

40 FDN
SWIMMABLE SANDY LAGOONS

90%
WATERFRONT UNITS

19+ KM
WATERFRONTAGE

3 BOUTIQUE
HOTELS

EXCLUSIVE
BEACH CABANAS

The Lighthouse

3 BEACH
EXPERIENCES



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SIMPLER TIMES

Crysta

Kin island

SIDI ABDELRAHMAN





BEACHSIDE HOMES

ELEVATED HOSPITALITY

Redefining coastal luxury, this all-seafront community blends branded residences with boutique hotels and pastel-toned cabanas that elevate every stay. Inspired by the Bahamas' soft coastal palette, it overlooks a stunning beach bay and is anchored by a vibrant Beach Walk — a serene promenade that brings beauty, rhythm, and seaside calm. Hese is to a lifestyle where world-class hospitality transforms coastal living into an effortless retreat.



SWIMMABLE LAGOONS

KIN HOTEL

GATED BOUTIQUE COMMAUNITY

125 FEDDAN

BEACH FRONT CABANAS

BEACH WALK

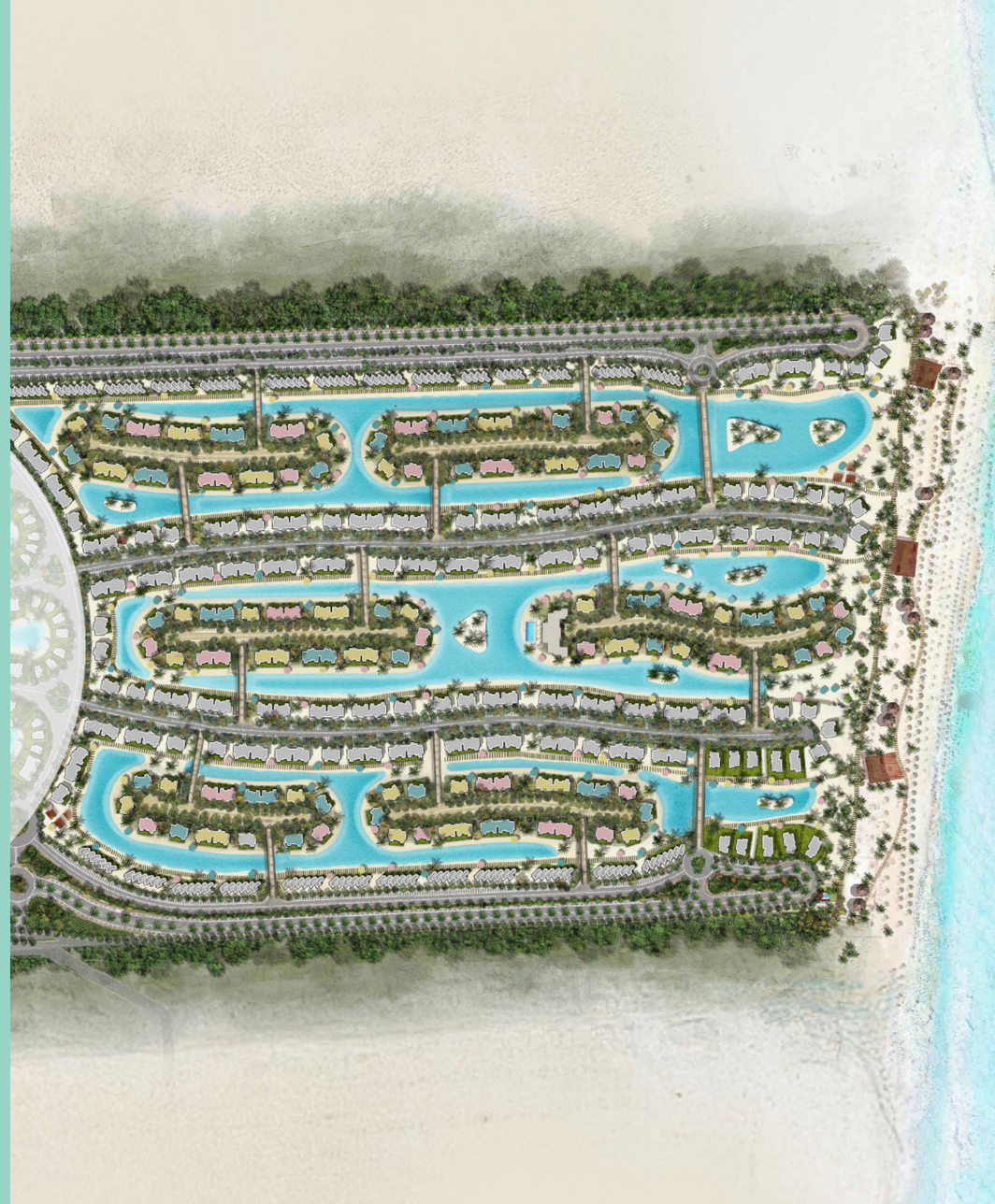
KIN BEACH CLUB

BRANDED BEACH CABANAS

MASTER PLAN

Crysta

Kin island



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Kin island

Kin
Hotel

WHERE EVERY GUEST IS FAMILY.

Kin by Mountain View is a uniquely crafted hospitality destination where genuine warmth meets coastal charm. Surrounded by shimmering lagoons and overlooking the beachfront, Kin Hotel is designed to deliver the optimum hospitality experience for both owners and guests, as it anchors the project with seamless service and refined comfort, giving a retreat-like experience to your stay.





BEYOND HOMES

AN ALL ENCOMPASSING RESORT EXPERIENCE

PREMIUM LIFESTYLE HOSPITALITY

24/7 concierge, dining, and housekeeping at your fingertips.

RESORT-LEVEL STANDARDS

higher service standards, ensuring a flawless resort-like setting every summer.

EFFORTLESS LEISURE

signature pools, spa, and fine dining just steps away.

A COMPLETE SUMMER ESCAPE

beyond homes—an all-encompassing resort experience.

Kin island



KIN BEACH

CLUB

—

BY Kin Hotel

A seaside beach club, exclusive for hotel guests and cabana owners, where shimmering lagoons, white sands, and crystal waters meet genuine hospitality. It's the perfect choice for those seeking premium tranquility by the water and exclusive privacy.

Kin island


PLEASE
LET ME
SLEEP
Thank you
Kin
Hotel


Kin
Hotel
Kin island

CRYSTA BEACH WALK

THE PATHWAY TO BEACHSIDE FUN

—

With each step along the picturesque promenade by the sea, boundless scenes are revealed to do wonders to the soul. Seasoned with eateries and cafés for an exquisite experience, Crysta Beach Walk sets the pace for life's pleasures to surround you as you walk along its paths, meeting familiar faces and strolling along its vendors.





BRANDED CABANAS

BY Kin Hotel

Choose from our exclusive seafront cabanas, each bathed in soft, sun-washed pastels that echo the tranquility of the shoreline. Thoughtfully designed and operated by Kin Hotel, these cabanas offer top-of-the-line living and a laid-back escape, fully-furnished to the highest standards for ease and comfort. Delivering the ultimate hospitality services for their owners, to enrich your stay and offer you nothing less than premium value and comfort.



SWIMMABLE SANDY

LAGOONS

The community's signature attraction—an interactive water journey through landscaped surroundings. Crysta's swimmable lagoons set the scene and views, enjoy drifting along its serene course, feel the splash of cool sprays, and embrace sun-soaked leisure in motion.



Kin island



BRINGING CRYSTA'S FAMILY

TOGETHER THROUGH MEANINGFUL CONNECTIONS

The Lighthouse is the main operator of any Mountain View project, serving as the heart of the community. It provides a range of services and experiences that enrich everyday life and foster connection among residents. It hosts community events that bring people together, creating a vibrant and engaging environment for all.



The Lighthouse

A seamlessly connected destination where mega-anchors flow into boutique and concept stores, and where cafés and restaurants from top global and local tenants create a lively rhythm of social life. Here, every step leads to discovery — from shopping and dining to gathering and leisure — weaving together a powerful sense of community. More than a place of convenience, it is the ultimate coastal hub, alive with energy, connection, and experiences that bring people together.



CRYSTA SPORTS

TOWN

Crysta Sports Town is the vibrant hub for sports lovers — a dynamic space designed to energize the community by blending exercise, fun, and social connection. With well maintained padel and multipurpose courts, it nurtures the body and uplifts the spirit, offering casual players and enthusiasts alike the perfect setting to stay active, play, and connect.





The Lighthouse

F & B PARTNERS

كابزو

Starlotta

Hans & Gretel

Batates'n Zalabya

mulliri

FRUMENTUM

Qahwa

Mr. Pretzel's

Ted's
TALK. EAT. DRINK.

TBS

Fo1 Formula Onederful

Bastro-Nomads BRGR EST. 2015

鮨 MORISUSHI
ORIGINALLY FUSION

ميال ميال

tortina

crave

daily dose
by Café Younes

طبالي
TABALI • ORIENTAL BISTRO

Snö

OSCAR

CRISPY HEN
NASHVILLE FRIED CHICKEN

900°





The Lighthouse

EXPERIENTIAL PARTNERS

TURTLE KITS

yoo

KIDS HUB
Edutainment Play Area

POP KULT
IN THE NOW

MÚSICA

فعل أميم

بالما

The Cooking School®

Art Café
create & meditate

فخارة
Studio & Shop

KAI
COLLECTIONS

UP•FUSE

IN YOUR SHOE

Crysta

Kin island

UNIT TYPES

ONE STOREY

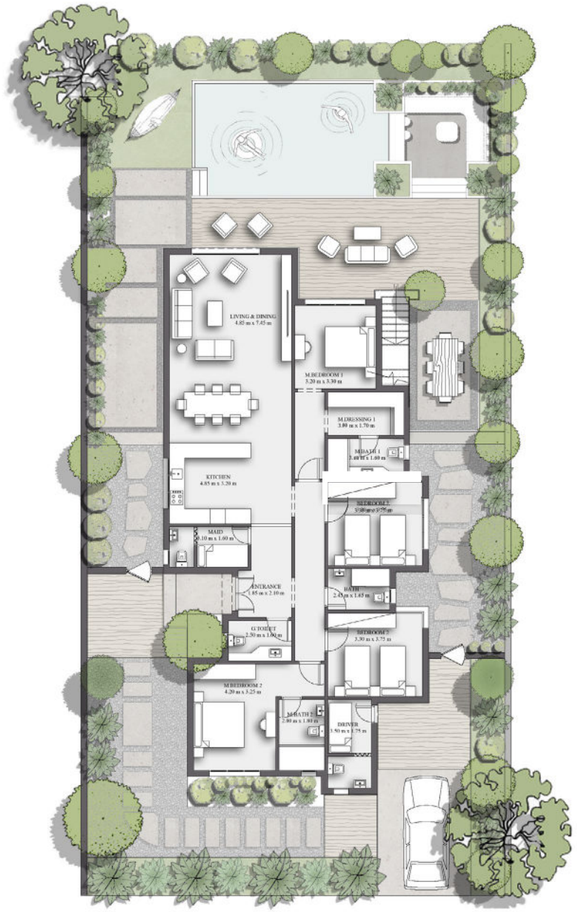






ONE
STOREY VILLA

TOTAL GROSS AREA	285 SQM
4 Bedrooms	
Ground Floor	235 sqm
Outdoor Areas	40 sqm
Parking	10 sqm
Roof Terrace	180 sqm



GROUND FLOOR



FIRST FLOOR

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ONE
STOREY VILLA

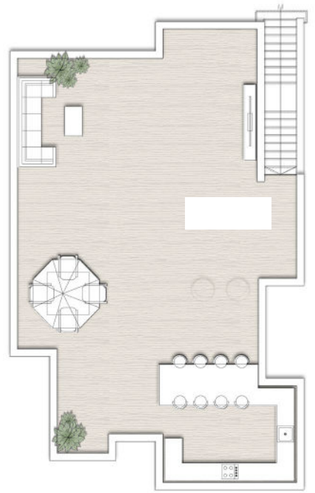
TOTAL GROSS AREA | 235 SQM
3 Bedrooms

Ground Floor | 185 sqm

Outdoor Areas | 40 sqm
Parking | 10 sqm
Roof Terrace | 130 sqm



GROUND FLOOR



FIRST FLOOR

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BEACH CABANAS





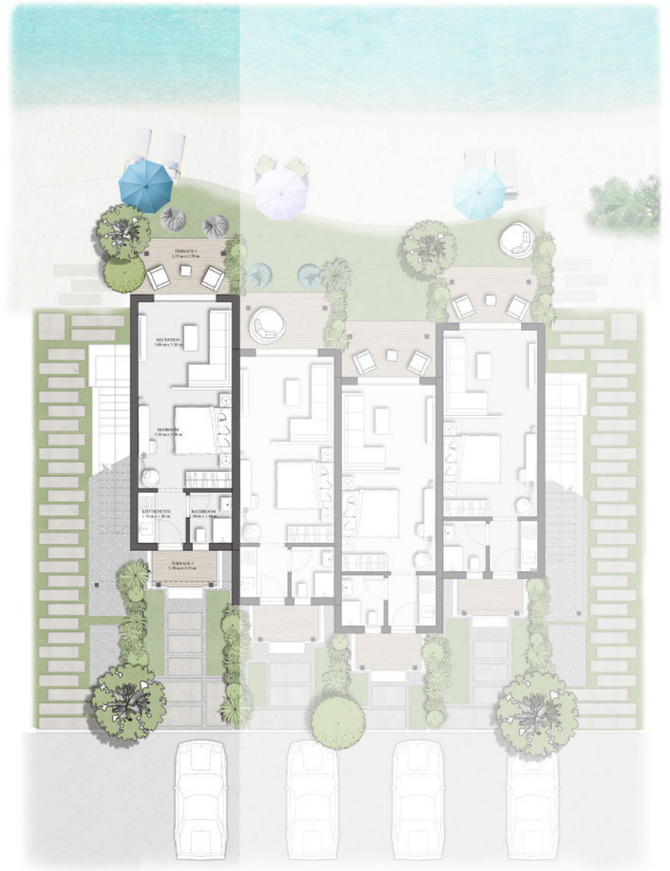
JUNIOR CABANA/
KIN JUNIOR CABANA
(GARDEN)

TOTAL GROSS AREA | 50 SQM
1 bedroom

Area | 33 sqm

Terraces | 8 sqm

Utilities & Services | 9 sqm



GROUND UNIT

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JUNIOR CABANA/
KIN JUNIOR CABANA
(TERRACE)

TOTAL GROSS AREA | 50 SQM
1 bedroom

Area | 33 sqm

Terraces | 8 sqm

Utilities & Services | 9 sqm

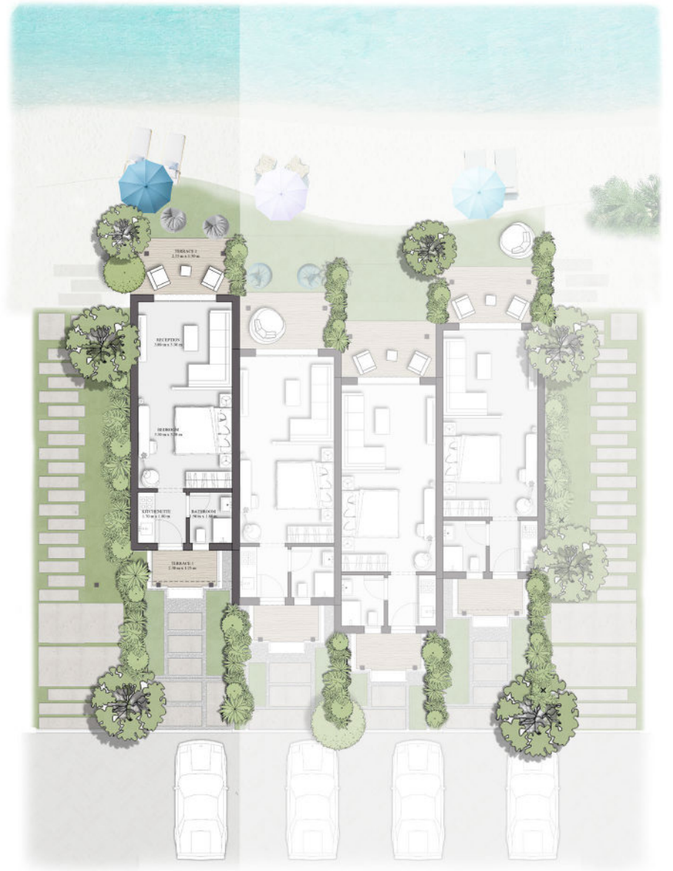


GROUND UNIT

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BEACH CABANA
(GARDEN)

TOTAL GROSS AREA 1 bedroom	50 SQM
Area	33 sqm
Terraces	8 sqm
Utilities & Services	9 sqm



GROUND UNIT

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PRIME CABANA
(GARDEN)

TOTAL GROSS AREA | 60 SQM
1 Bedroom

Area | 45 sqm

Terraces | 5 sqm

Utilities & Services | 10 sqm



GROUND UNIT

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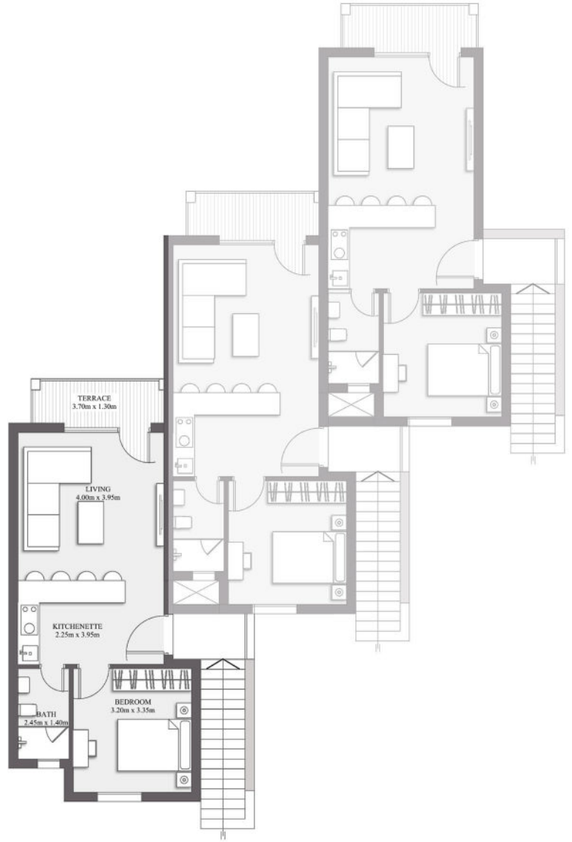
PRIME CABANA
(TERRACE)

TOTAL GROSS AREA | 60 SQM
1 Bedroom

Area | 45 sqm

Terraces | 5 sqm

Utilities & Services | 10 sqm



ROOF UNIT

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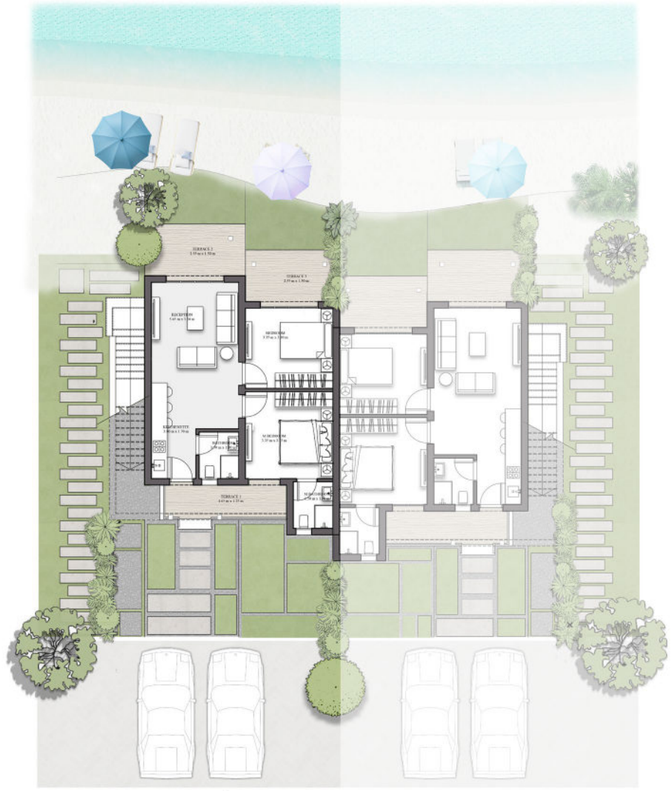
SENIOR CABANA/ KIN SENIOR CABANA (GARDEN)

TOTAL GROSS AREA | 100 SQM
2 bedrooms

Area | 60 sqm

Terraces | 15 sqm

Utilities & Services | 25 sqm



GROUND UNIT

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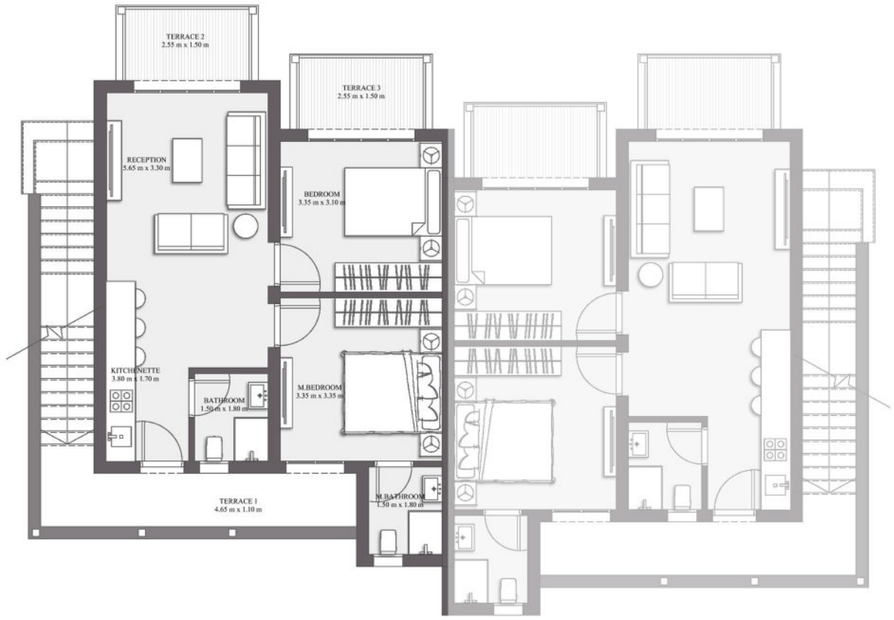
SENIOR CABANA/ KIN SENIOR CABANA (TERRACE)

TOTAL GROSS AREA | 100 SQM
2 bedrooms

Area | 60 sqm

Terraces | 15 sqm

Utilities & Services | 25 sqm



ROOF UNIT

Mountain view reserves the right to make minor alterations without prior notice. All numbers, renders, plans and visual materials, design, and facades are for demonstrative purposes and are subject to change.

BEACH VILLA/
KIN BEACH VILLA

TOTAL GROSS AREA | 150 SQM
3 bedrooms

Area | 115 sqm

Terraces | 15 sqm

Utilities & Services | 20 sqm



GROUND FLOOR



FIRST FLOOR

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BEACH GRAND VILLA/
KIN BEACH GRAND VILLA

TOTAL GROSS AREA | 200 SQM
3 bedrooms

Area | 150 sqm

Terraces | 25 sqm

Utilities & Services | 25 sqm



GROUND FLOOR



FIRST FLOOR

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