Grand Valleys

A Villas-only Signature Community

MOUNTAIN VIEW

A Villas-only Signature Community



Live Shot from Mountain View 2

FROM THE CREATORS OF SIGNATURE VALLEYS

AN EXCLUSIVE INCREDIBLE PASS

Inspired by the sense of interconnection, bonding and experience, Mountain View brings Grand Valleys to life. For the first time, we present a novel signature community, introducing early delivery and ready delivery **Fully-finished Villas,** with all corner view. Grand Valleys is the epitome of the utmost grand cosmopolitan life.

We welcome you to take delight in your fully finished villa, where luxury, beauty and functionality come together, creating the ideal living experience. Simply put, picture yourself in the heart of a livable city.

Go in for elegance in the elevated and mesmerizing scenery of Grand Valleys. Across all units, **93% open spaces** surround you from every corner. You are in a never-ending state of tranquility and clear repose, with **15** Signature **Valleys** experience that manifests what matters the most. It is an entire concept that brings vibrance to your life.



Live Shot from Grand Valleys

WITHIN A LIVABLE CITY

Grand Valleys, a gated city that manages to bring a dynamic lifestyle to its residents, one that is full of new opportunities, amenities and facilities. As a community above it all, Grand Valleys' lifestyle is influenced by vivacity and soul. All you need is at your fingertips.

You will be close to your daily needs at a massive mall and Carrefour. Grand Valleys is practically proximate to various banks, hospitals and world-class hotels. Your children are minutes away from their schools, universities, the sports club with international academies and an equestrian club.

To maintain some peace and quiet for parents, Grand Valleys has a dedicated nursery, where kids can create, unleash their potential and play in a safe environment.

Banks & ATMs

Sports Clubs

Hospitals & Medical Centers

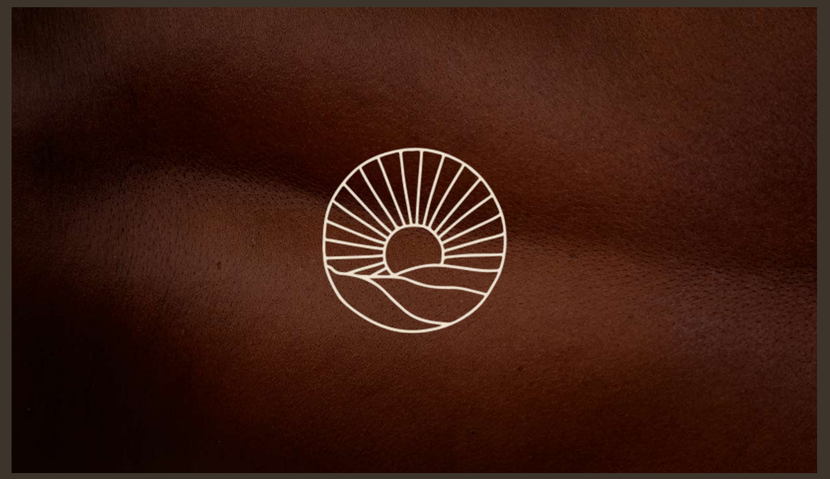
Mega Mall & Cinema Complex

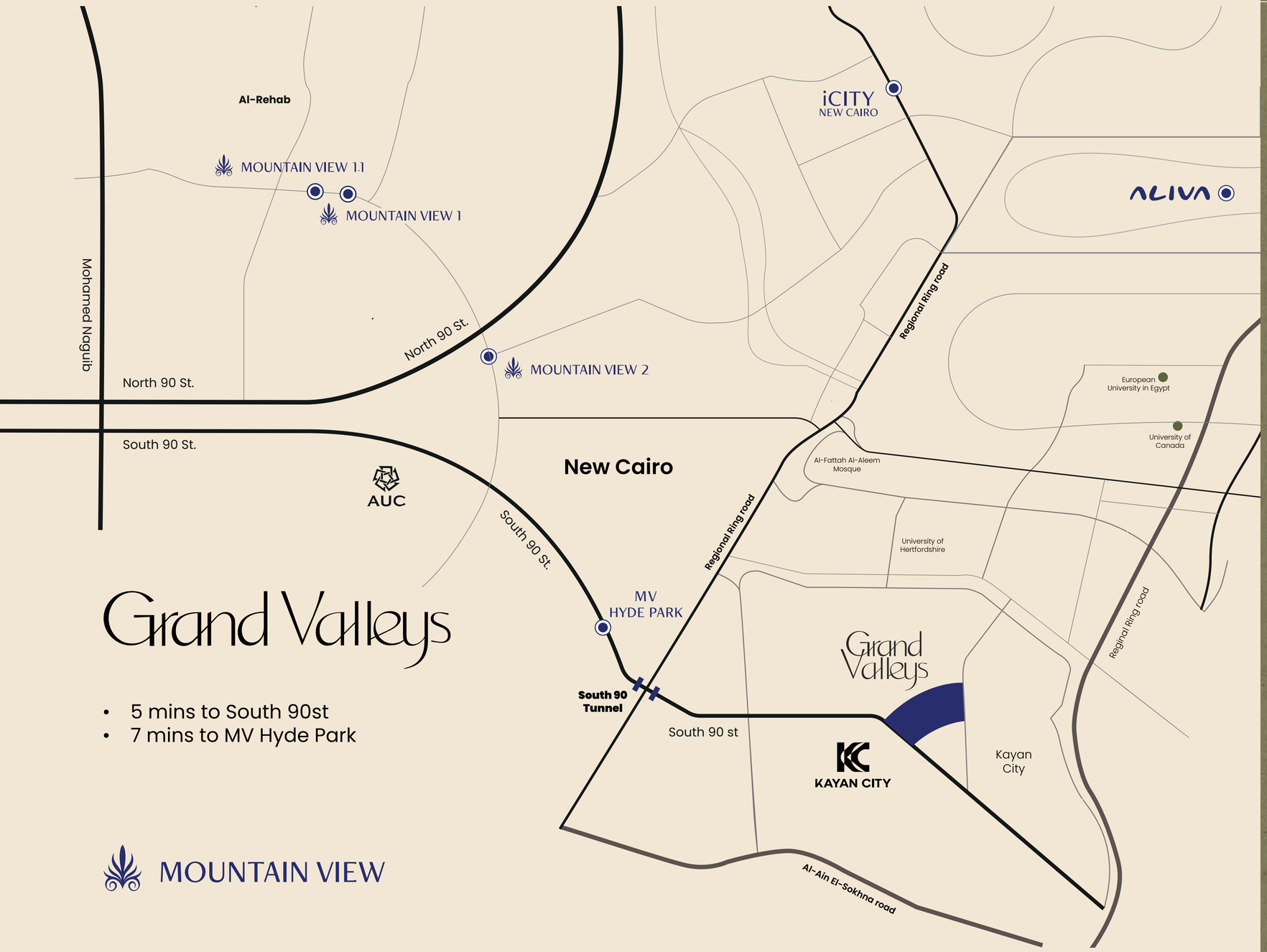
5-Star Hotels

Equestrian Club

Schools & Educational Faciities

Commercial Hub





Grand Valleys

- 5 mins to South 90st
- 7 mins to MV Hyde Park

MOUNTAIN VIEW

STAY CENTRAL

Strategically located in Kayan City, East Cairo

with close accessibility to New Cairo, Grand Valleys is a genuine manifestation of New Cairo's persona. Stay close to the focal points that matter to you, whether you are speaking business, shopping or leisure.

Grand Valleys
MASTER PLAN

Grand Valleys is a statement of urban elegance.

Spanning across 500 feddans, it was carefully masterplanned to create communities with a signature lifestyle, that is bigger and above life's expectations. Think about a spacious land of 15 valleys, granting panoramic scenery from all units and delivering the full experience to keep Grand Valleys alive. It is a big concept that draws the exquisite details of a country club living experience.



Grand Valleys'

MASTER PLAN

Apart from the picturesque aspect, each valley stands high with its own pose, for a splendid story to live, enjoy, and tell. Grand Valleys has been rigorously though-out down to the finest of details to create the perfect balance between open space and buildings, with more emphasis on 'green.'

1. MV CLUB
2. MOSQUE
3. RETAIL & SERVICES
4. KINDERGARTEN



Grand Valleys

THE GREENS

PHASE ONE

15 VALLEYS

OF EXPERIENCES



Live Shot from Mountain View 2

AN EXPERIENCE

TO REVEL IN



With two different notions, Grand Valleys promises you a matchless state of finesse. Thanks to the MV Club and the Valley experiences, there is always something to look forward to, just close to home.



Operated by The Lighthouse, the elevations across Grand Valleys create abundant spaces for verdant greenery and a neighborhood of refreshing scenery twisting through the community. According to special seasons and occasions, there will be lively thematic revels hosted

To Make You Enjoy The Full Experience.

The Social Valley welcomes the community to take delight in originally beautiful arts and crafts. It will host workshops embracing handmade activities using ceramic painting and collaging.

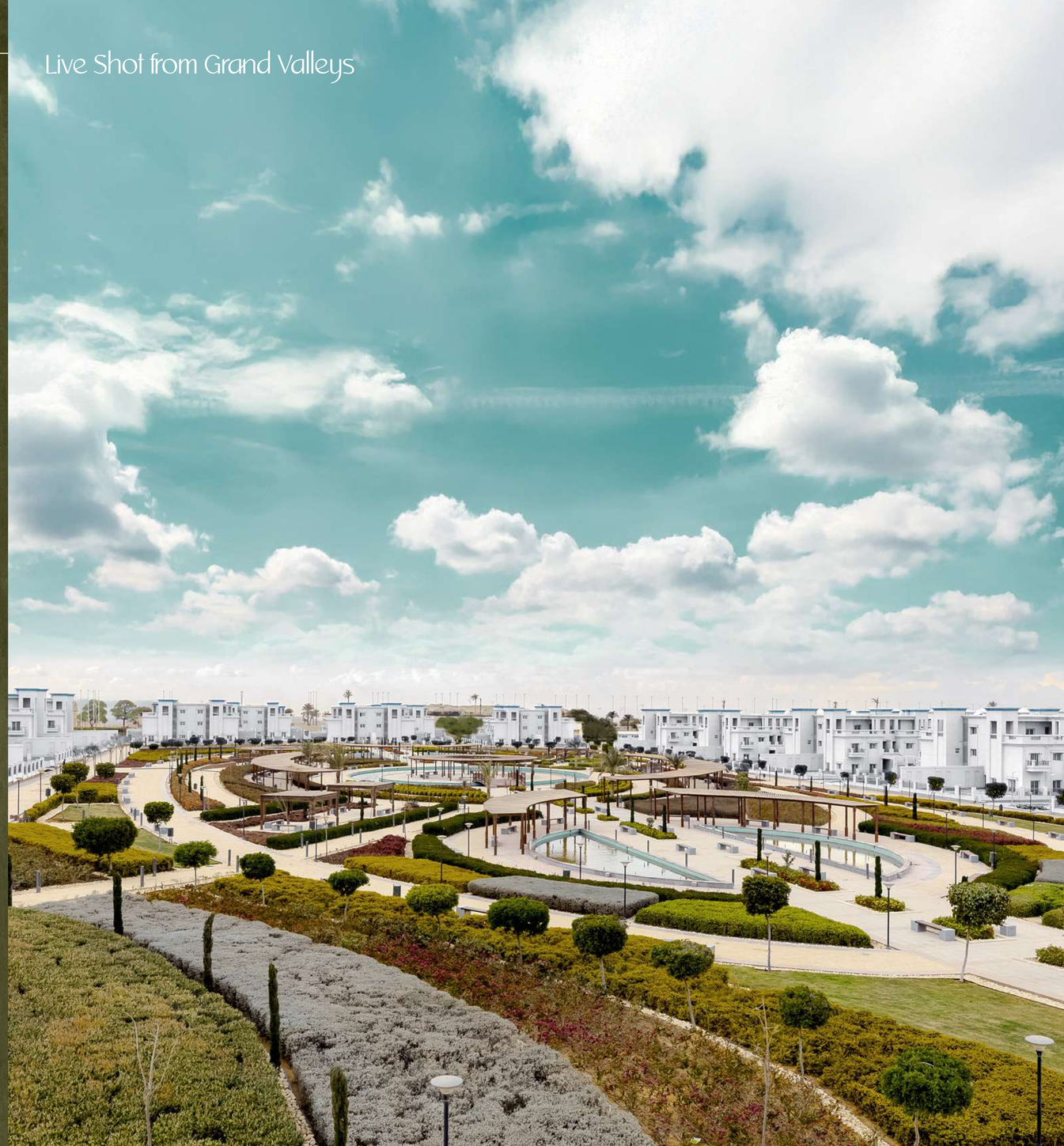
The Active Valley is where a variety of games and fun experiences suits all family members for a sense of inclusion and belonging. It is the place to enjoy a breezy biking ride, maintain a healthy lifestyle at the outdoors gym.

The Cultural Valley stands out with the amphitheater, the one that speaks of authenticity, art and philosophy with its theatre. It is the space where residents experience the outdoor cinema and theatre exposure.

For those looking for an original innovative space to work, **The Co-Working Space Valley** is an outdoors boscage workspace, with wood and greenery, set apart from the monochromatic business setup.

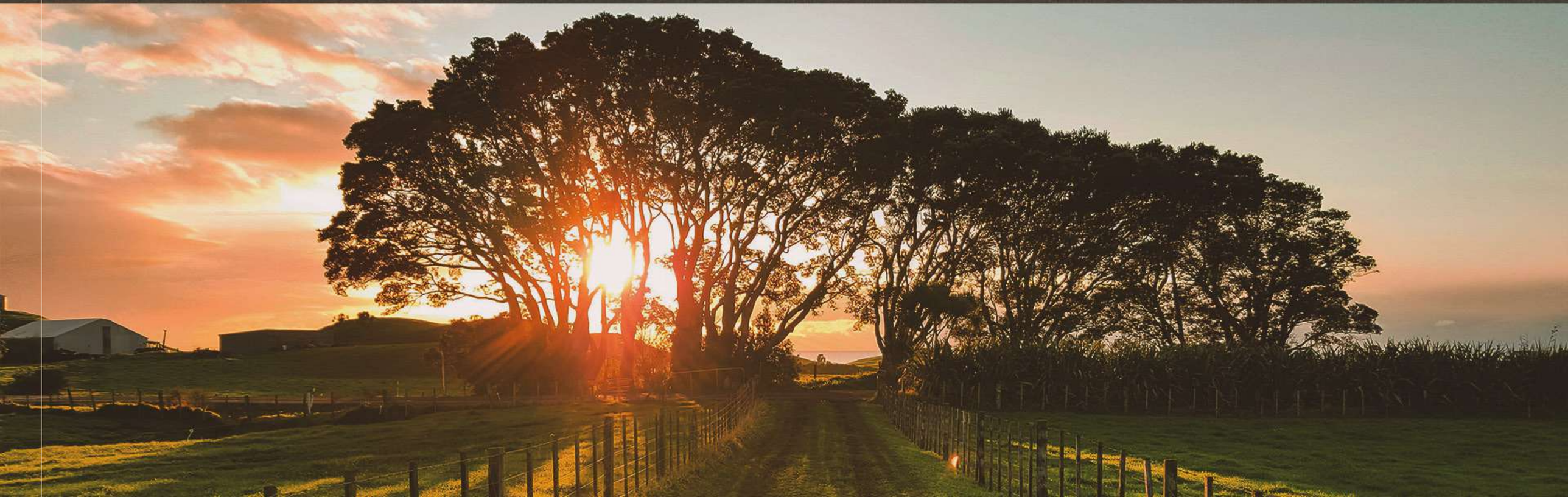
The Serene Valley is your go-to when the need for yoga and meditation kicks in.

Live Shot from Grand Valleys



THE COUNTRY CLUB EXPERIENCE

Operated by MV Club, the Country Club Experience is featured in Tennis Club, The Padel Courts and The Football Academies. Grand Valleys' signature sports clubs invite social gatherings & practicality to the community's distinctive setting, & Clubhouse meld with the valleys and altitudes. The entire space, with Tournament Court and Tennis Yard, provides a posh authentic sports experience with all its magnificence.







MATCHLESS PRACTICALITY

The Social Clubhouse, with its tennis courts, adds a character of elegance and beauty, while the pool club guarantees a laid-back mood, one you aspire for, to sit back and relax. The setting also has a designed space that is dedicated for soccer, for an inclusive experience.

CLUBHOUSE



Live Shot from Mountain View 1

Operated by

The Lighthouse

Grand Valleys' clubhouse is reminiscent of a rich palette of colors and textures. Warm and elegant, the different venues of the clubhouse are perfect for having events, getting together with family and friends... or you can simply enjoy some time away from the fast tempo of life.



METICULOUS CONVENIENCE

All in all, Mountain View grants you the full experience in Grand Valleys. It is where living practically comes hand in hand with living in a matchless state of grandiose.

FLOOR PLANS



Live Shot from Grand Valleys

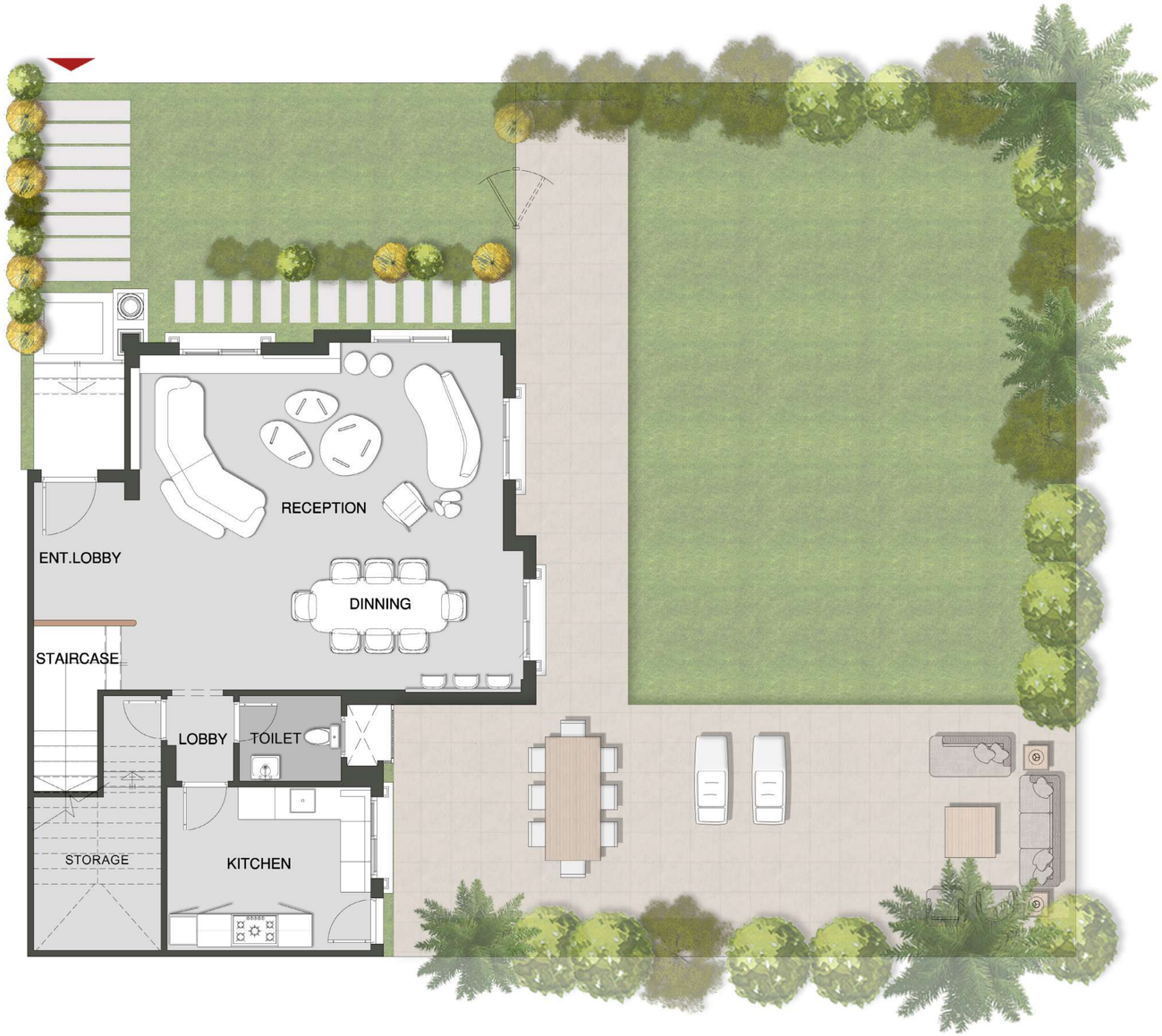
GRANDVIEW VILLA

GROUND FLOOR

4 BEDROOMS

NET AREA **250SQM**

RECEPTION	7.30M X 4.10M
DINNING	7.50M X 2.70M
ENT.LOBBY	2.10M X 2.70M
STAIRCASE	1.25M X 3.25M
LOBBY	1.30M X 1.70M
KITCHEN	4.00M X 3.20M
TOILET	2.00M X 1.70M
STORAGE ROOM	2.50M X 5.00M





Live Shot from Grand Valleys

100% CORNER

VILLAS

GRANDVIEW VILLA

FIRST FLOOR

4 BEDROOMS

NET AREA **250SQM**

STAIRCASE	2.50M X 4.00M
LIVING AREA	3.60M X 4.00M
BEDROOM 2	3.60M X 3.60M
MAIN BATH	2.30M X 3.25M
BEDROOM 3	4.00M X 3.50M
M.BEDROOM	3.60M X 4.95M
M.BATH	4.00M X 1.95M
TERRACE 1	2.65M X 1.40M
TERRACE 2	1.80M X 3.45M



Live Shot from Grand Valleys



PANORAMIC

ROOFS

GRANDVIEW VILLA

ROOF FLOOR

4 BEDROOMS

NET AREA **250SQM**

STAIRCASE	2.50M X 5.80M
LOBBY	1.80M X 2.30M
BEDROOM 4	4.00M X 3.50M
G.BATH	2.75M X 3.00M
KITCHENETTE	2.25M X 2.90M
ROOF TERRACE	51.00M2





Live Shot from Grand Valleys

FULLY-FINISHED VILLAS





PREMIUM INTERIOR DESIGN & FINISHING

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