
LVLS
HAPPINESS AT ALL LEVELS

LVLS

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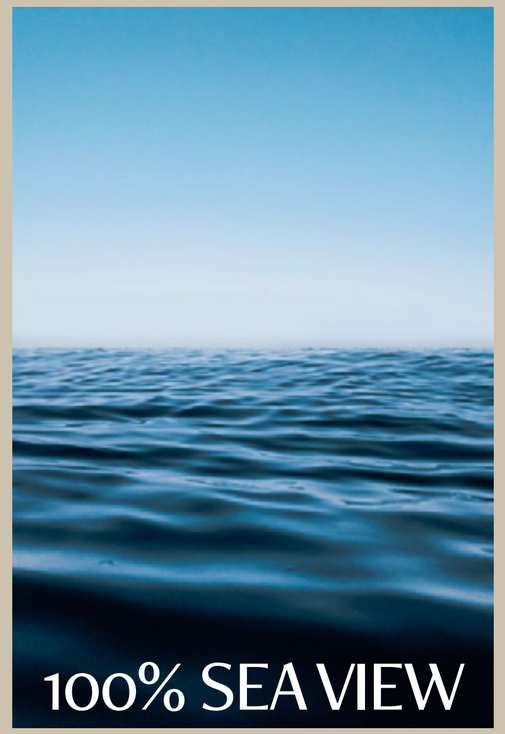
FIVE LEVELS

THREE EXCEPTIONAL EXPERIENCES

Where panoramic views, exclusive beach front living, and a vibrant village atmosphere easily combine to create an unmatched coastal lifestyle.





100% SEA VIEW
VILLA COMMUNITY



LOCATION MAP

Just minutes away from everything,
that truly matters.



MASTER PLAN

- 201 Feddan
- 100% Sea View Villas
- Exclusive Boutique Communities
- 600m Beach Front
- +45m Elevation
- Three Experiences

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MASTER PLAN

SEA WALK

HORIZON POOL

THE LIGHT WALK

WATER ACTIVITIES

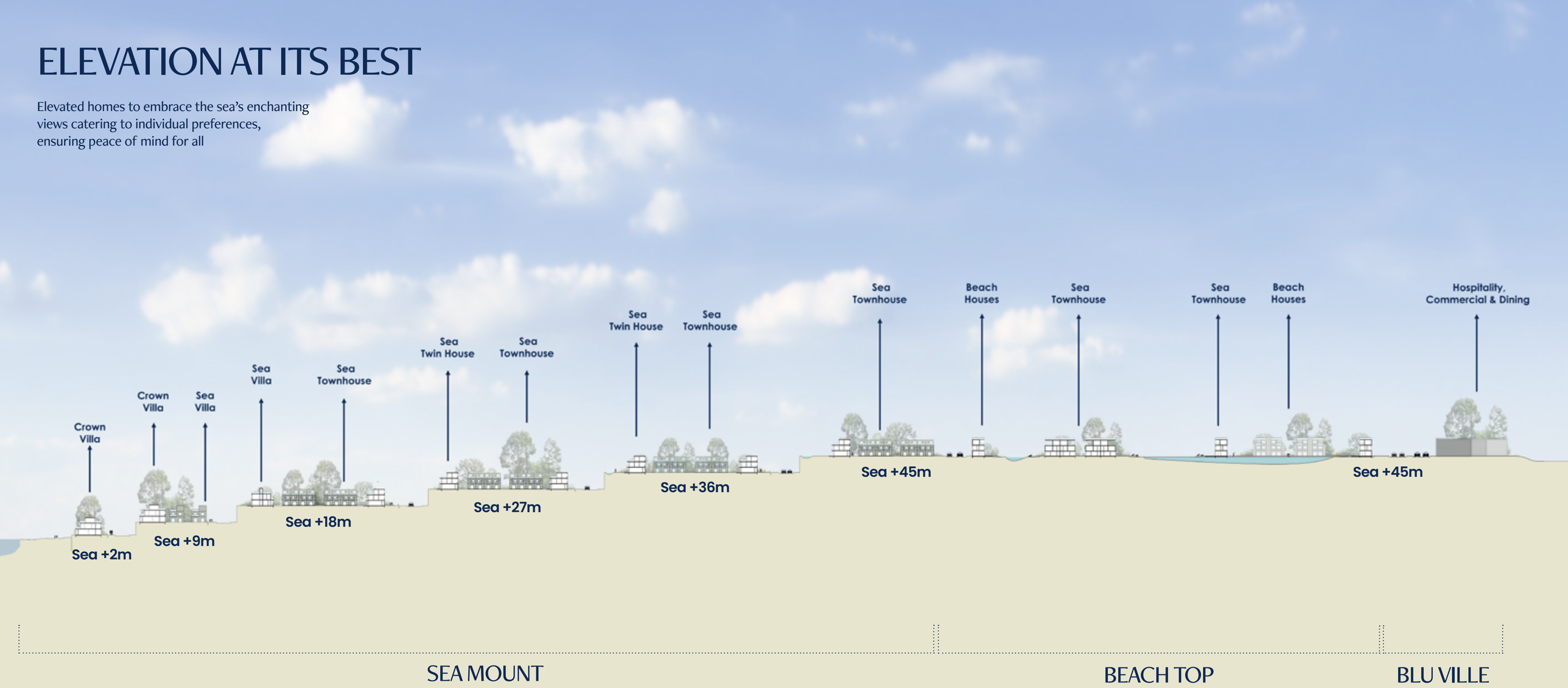
THE LIGHTHOUSE

HOSPITALITY

COMMERCIAL & RETAIL

ELEVATION AT ITS BEST

Elevated homes to embrace the sea's enchanting views catering to individual preferences, ensuring peace of mind for all




SEA MOUNT
Experience One



SEA MOUNT

Where Every Unit Enjoys Panoramic Views of the Sea.

A remarkable gated community spanning over **133 Feddan**, with varying five levels and an elevation of up to **+45 meters** above sea level. Enjoy a **600 meter** beach front and immerse yourself in this extraordinary haven, where natural beauty and elevated living converge.

- 100% Sea View Villas
- Exclusive Gated Community
- +45m Elevation
- 600m Beach Front
- Horizon Pool

ELEVATED COASTAL PANORAMAS

Experience the beauty of the Mediterranean from every unit with an elevation of up to +45m



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A CUSTOM-BUILT ELEVATED DESIGN

Offering one-of-a-kind uninterrupted views of the sea for each unit



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UNPARALLELED SEA VIEWS

Where homes meet the sea for an unmatched connection to the crystal clear waters



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SEA SIDE SERENITY

Indulge in the sea’s beauty right from the coziness of your home



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HORIZON POOL

Unwind in the infinity pool, where water and sky effortlessly harmonize



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SEAWALK

Embark on a journey along a stunning 600m beach path, embraced by breathtaking scenery



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THE
BEACH TOP
Experience Two

THE BEACH TOP

An exclusive gated community that offers a unique seaside experience. Spanning across **44 feddan** with a **7 feddan** waterbody and a **2.5km long** sandy beach, this extraordinary destination featuring **100% sea view** beach houses, allows you to savor breathtaking vistas from every angle.

With our exclusive summer activities, you'll enjoy privileged access to exceptional amenities and personalized services all summer long.

- 44 Feddan
- 100% Lagoon View
- 7 Feddan Water-body
- Exclusive Water Activities
- 2.5km Sandy Beach
- Exclusive Gated Community



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LAGOON HAVEN

Submerge into the tranquil sandy beach smoothly integrating with the calm lagoon just outside your doorstep



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2.5 km SANDY BEACH

Your home's front is a picturesque sandy beach, inviting tranquility right to your doorstep



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MEDITERRANEAN HORIZONS

Experience the luxury of gazing upon the stunning beauty of the sea, a sandy lagoon and the horizon from the highest peak



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SUMMER WATER ACTIVITIES

Dive into a world of endless summer fun and create unforgettable memories with our exciting water activities




City of
Santa Monica


BLU VILLE
Experience Three
ATM



Experience Three

BLU VILLE

A vibrant Greek inspired downtown experience

Whether you are a passionate shopper, a homeowner, a tenant, or simply seeking entertainment and nightlife, Blu Ville seamlessly blends commercial and hospitality elements with charming boutique hotels and residential areas.

Hospitality

Retail

Dining

A VIBRANT DOWNTOWN EXPERIENCE

Embark on a diverse journey exploring global restaurants, retail, and hospitality





The LIGHTHOUSE
BY MOUNTAIN VIEW

The Lighthouse brings you a holistic experience that is designed according to the science of happiness and customized to your specific needs, interests, and aspirations.

At The Lighthouse, participants of all ages can develop and connect with others through a wide range of workshops, one-time classes, and community events that enable them to find their true, meaningful happiness.



ENABLING MEANINGFUL HAPPINESS

Providing a diverse range of workshops tailored to enhance personal growth and enrich your family's development








ANYTHING CAN BE
A RUG


GAP



THE LIGHT WALK

Powered By

The LIGHTHOUSE BY MOUNTAIN VIEW

An exceptional green spine of 880 meters, featuring water ponds, tree-houses, luxury camping, and much more, offers a sense of excitement and connection with nature.

The Light Walk provides endless opportunities for adventure, relaxation, and family bonding, a place where you can experience thrilling, exciting various activities while enjoying the beautiful landscape.

In Partnership with

WellSpring Camps

Explore—from the Inside Out



FAMILY BONDING ACTIVITIES

The Light Walk offers exciting family bonding activities to enable happiness and create lasting memories




CAUTION

UNIT TYPES

CROWN VILLA



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TOTAL GROSS AREA 450 SQM

6 BEDROOMS

Ground floor	130 sqm
First floor	140 sqm
Second floor	40 sqm
Pergola	19 sqm
Parking	20 sqm
Roof	101 sqm



Ground Floor



First Floor



Roof

SEA VILLA



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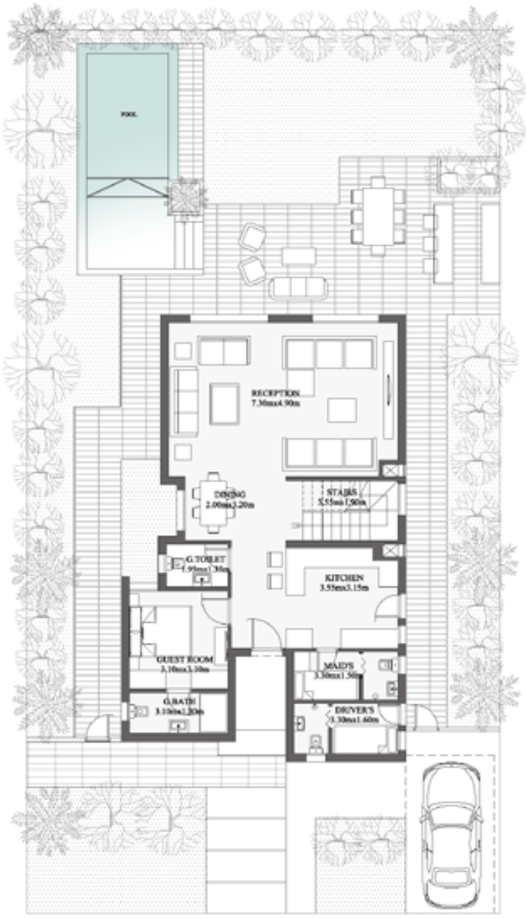
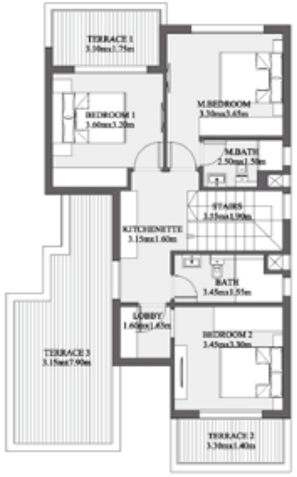
TOTAL GROSS AREA **320** **SQM**

5 BEDROOMS

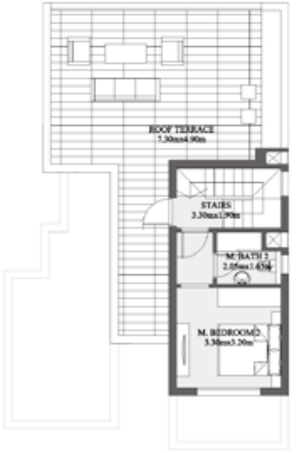
Ground floor	110 sqm
First floor	90 sqm
Second floor	30 sqm
Pergola	10 sqm
Parking	10 sqm
Roof	70 sqm



Ground Floor



First Floor



Roof

SEA TWIN HOUSE



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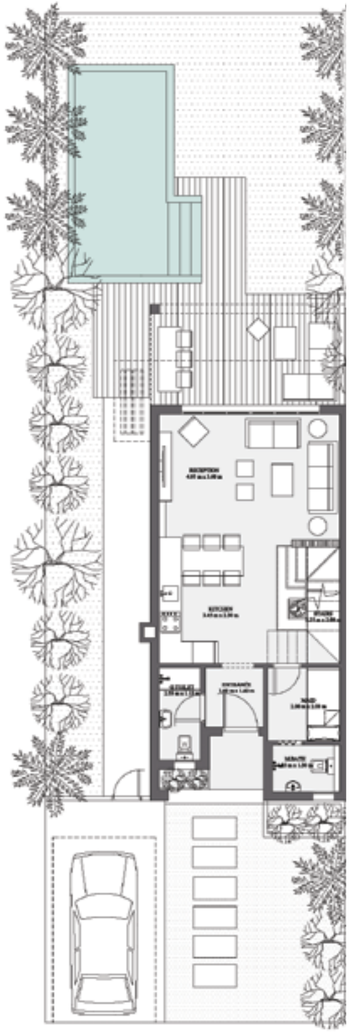
TOTAL GROSS AREA **185 SQM**

3 BEDROOMS + LIVING ROOM

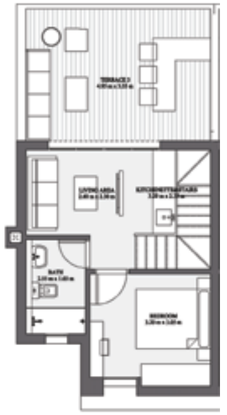
Ground floor	55 sqm
First floor	60 sqm
Second floor	35 sqm
Pergola	10 sqm
Parking	10 sqm
Roof	15 sqm



Ground Floor



First Floor



Roof

SEA TOWN HOUSE



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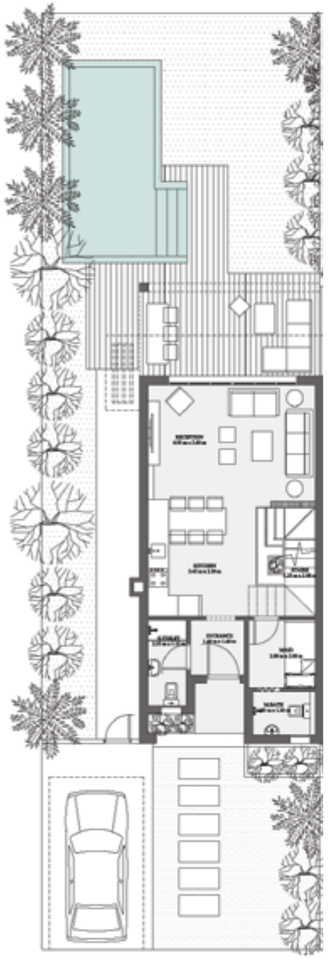
TOTAL GROSS AREA **185 SQM**

3 BEDROOMS + LIVING ROOM

Ground floor	55 sqm
First floor	60 sqm
Second floor	35 sqm
Pergola	10 sqm
Parking	10 sqm
Roof	15 sqm



Ground Floor



First Floor



Roof

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.

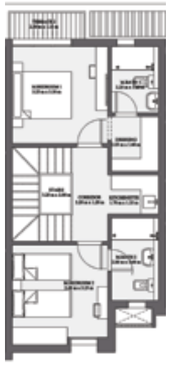
TOTAL GROSS AREA **180 SQM**

3 BEDROOMS + LIVING ROOM

Ground floor	53 sqm
First floor	58 sqm
Second floor	34 sqm
Pergola	10 sqm
Parking	10 sqm
Roof	15 sqm



Ground Floor



First Floor



Roof

BEACH HOUSE



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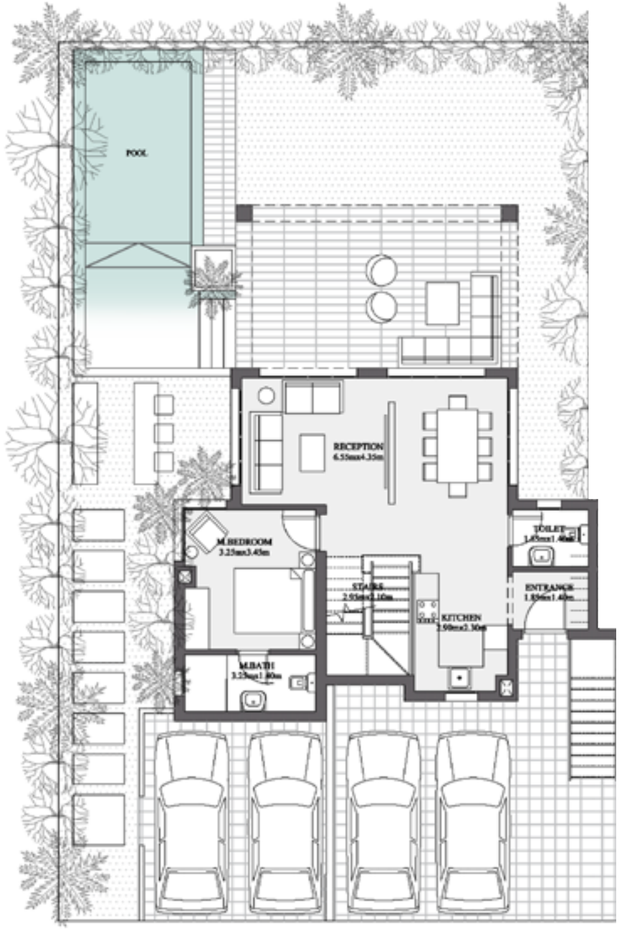
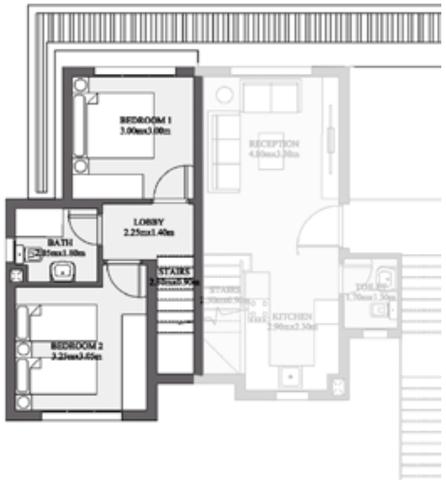
TOTAL GROSS AREA **150** **SQM**

3 BEDROOMS

Ground floor	75 sqm
First floor	40 sqm
Parking	10 sqm
Utilities & services	25 sqm



Ground Floor



First Floor

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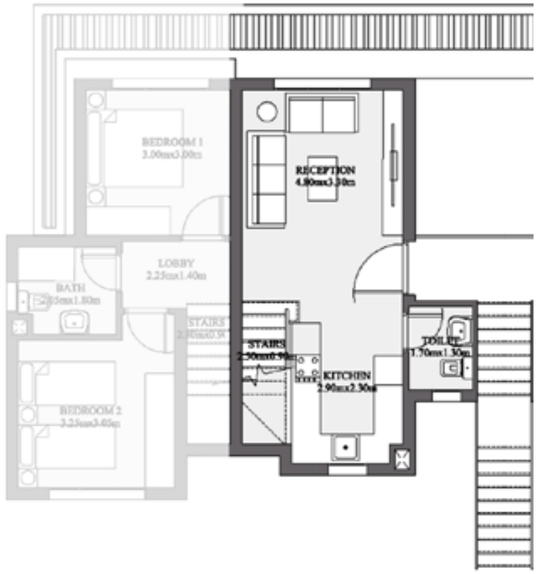
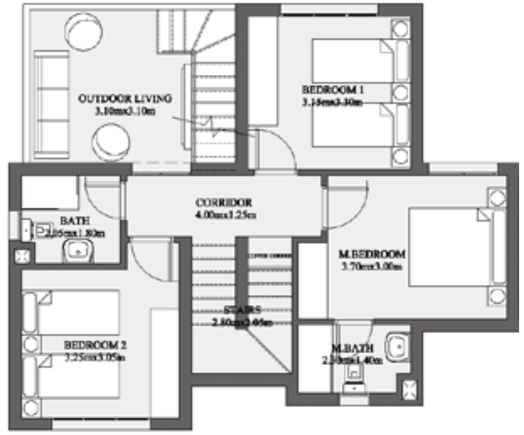
TOTAL GROSS AREA **145 SQM**

3 BEDROOMS

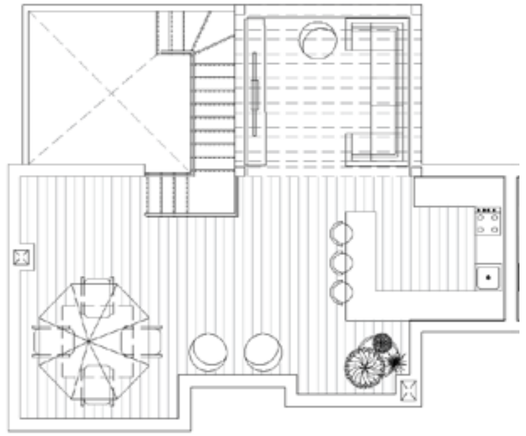
First floor	35 sqm
Second floor	75 sqm
Parking	10 sqm
Utilities & services	25 sqm
Roof terrace	62 sqm



First Floor



Second Floor



Roof

FULLY FINISHED UNITS

READY TO EMBRACE YOUR
UNIQUE STYLE



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Coastal Living By MOUNTAIN VIEW

SALES OFFICES
New Cairo, Building 183, Sector 2, 5th Settlement
Capital Business Park Building B4-3rd Floor, 6th of October city
Arkan Mall, 6th of October City Buildung No.6, 4th Floor

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