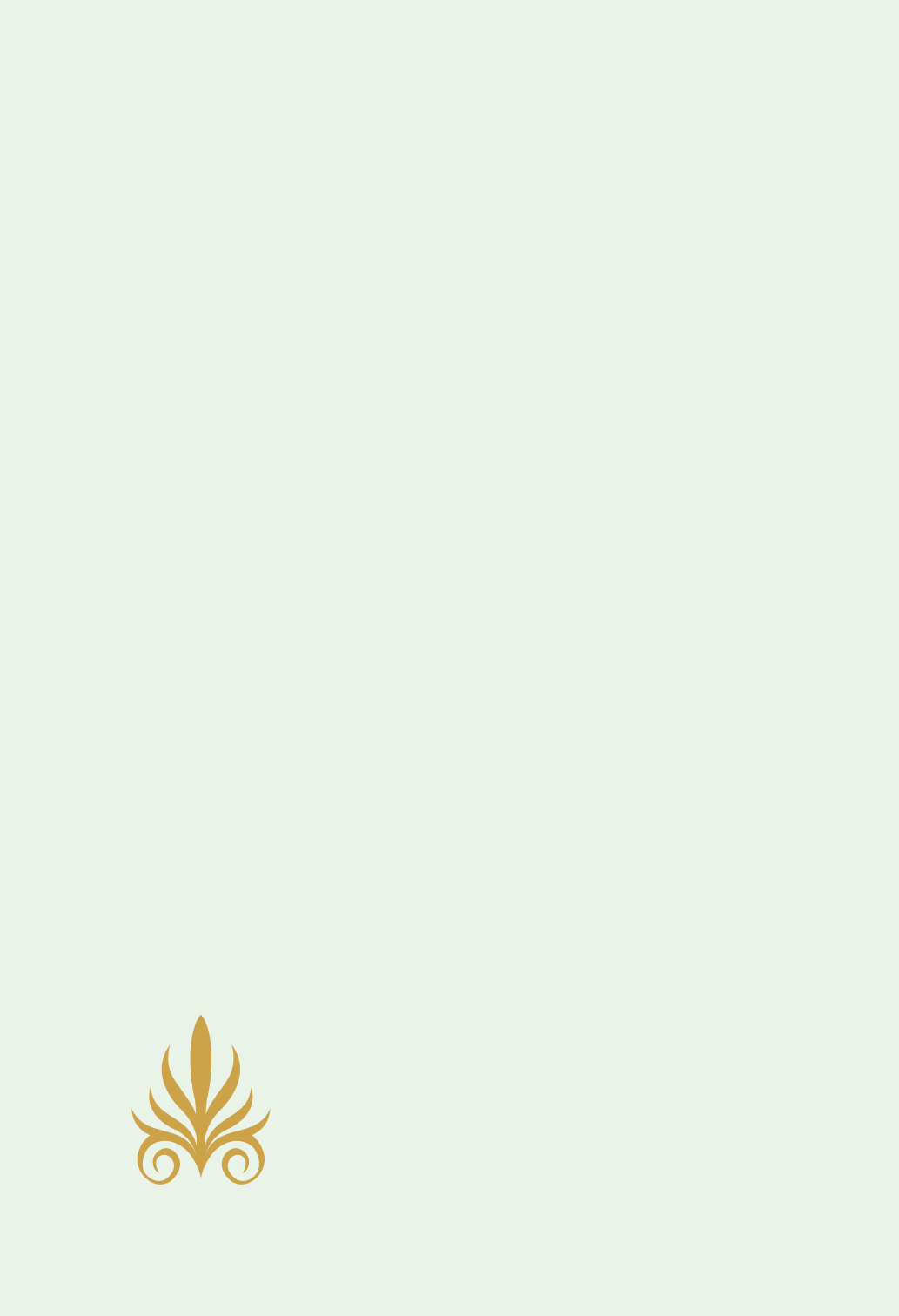




# MOUNTAIN VIEW

OCTOBER PARK







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# Live Inside A Park

Living in a park is not like living anywhere else. Your home inside in a refreshing atmosphere of greenery amongst the lakes and lush green. Far away from the stress of city life, an exclusive range of luxury houses of American architecture, surrounded by panoramic lake views, tree-lined boulevards and outdoor fitness trails.



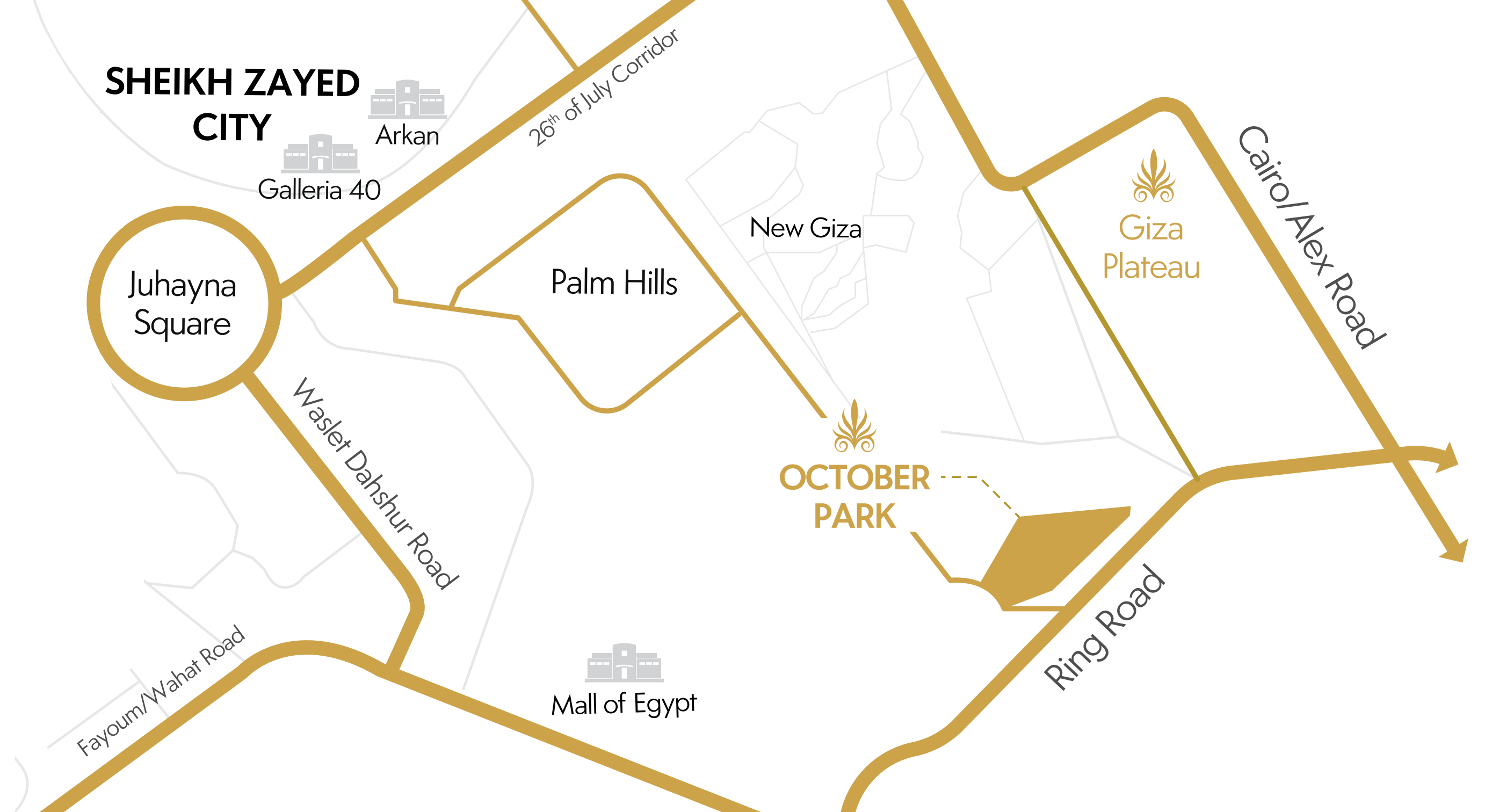
# October Park Life

October Park is a Livable project it's Mountain View's way of showing that life can always be better. October Park compound immerses its residents in a life changing environment by exposing them to nature in a unique way, while living in homes with distinctive designs.



# Project Premium Location

- Located at the heart of 6th of October
- 5 Minutes drive from Mehwar and Ring Road
- 7 Minutes from Cairo's smart village
- 8 Minutes from Juhaina sports square
- 10 Minutes from New Grand Egyptians Museum



# October Park Master Plan

- Entrance
- Kids Area
- Promenade
- Formal Garden
- Zen Garden
- Vita Parkour
- Celtic Gardens
- Non-Residential & Development Areas
- Sports Courts
- Amphitheater
- Vehicle Bridge
- Parking Lots
- Main Palace
- The Palace
- Swimming Pools
- Walking Trails
- Cano Lake
- Reflecting Lake
- Tree Houses
- Access Control Unit



# Project Features





# Crossover Bridges

You don't have to worry about your kids' safety, especially when it comes to crossing streets. Now with Mountain View October Park ingenious overhead bridges crossing over walkways, we ensure that vehicles will never interrupt your pedestrian experience, providing a safe environment for everyone.



# Lakes

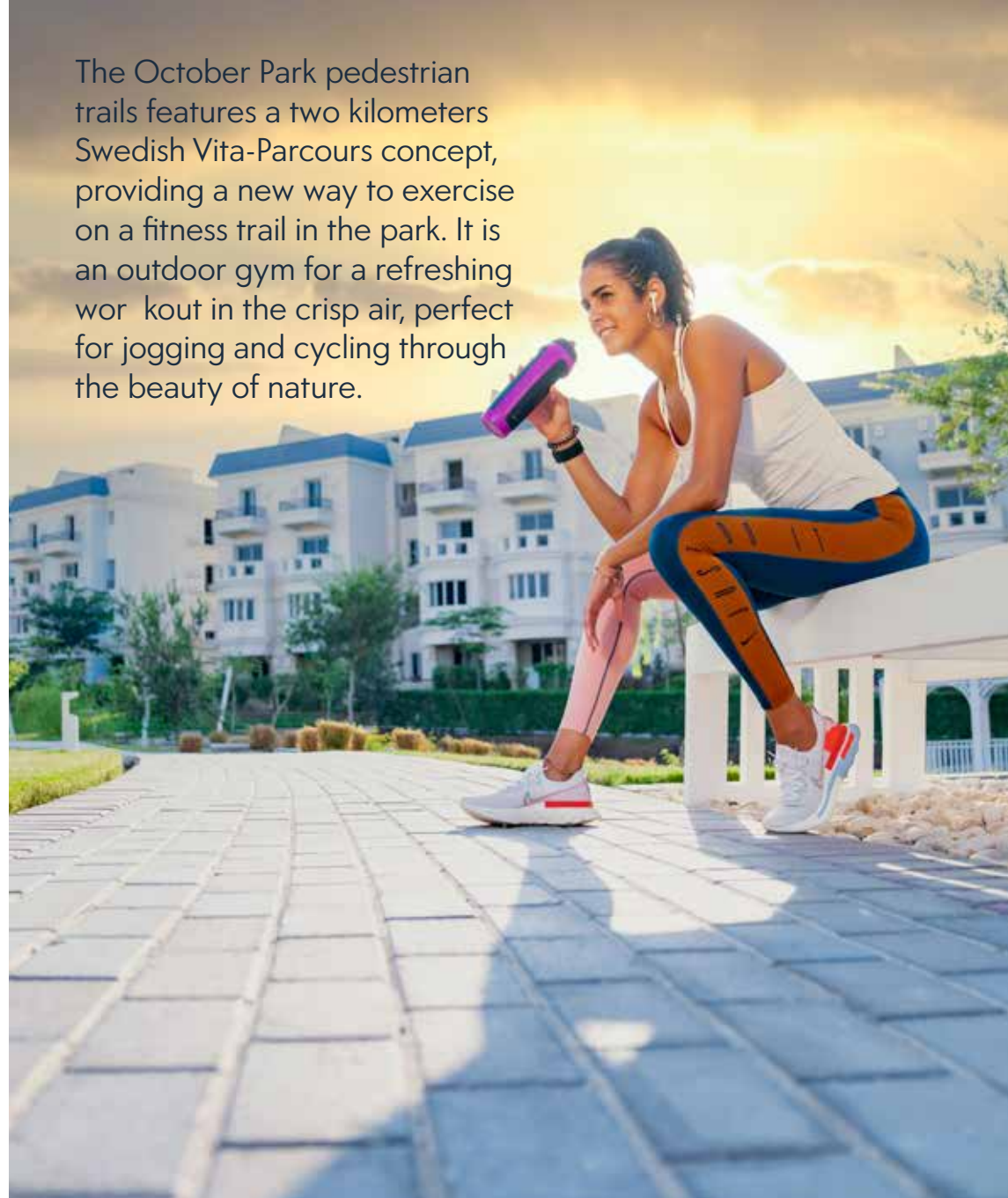
The Crystal Lake is one of the most stunning features of October Park. The three Lakes in October Park gathers together natural beauty with a touch of refinement. Leisurely unwind by drifting in the water in one of the canoes, while watching the sky and listening to the birdsong. Perfect for enjoying the day with all your beloved ones.



# 2 KM Pedestrian Trail



The October Park pedestrian trails features a two kilometers Swedish Vita-Parcours concept, providing a new way to exercise on a fitness trail in the park. It is an outdoor gym for a refreshing workout in the crisp air, perfect for jogging and cycling through the beauty of nature.



# The Tree Houses



Amongst the park is the enchanting tree house, where adults and children can take pleasure in tree-top adventures in a vista perfectly situated atop the mature trees. At the foot of the main tree is a large clearing for outdoor barbecues, camping or picnics.



# Community Center

The social heart of October Park. A place to work productively, start the day with a cup of freshly roasted coffee, or get to know your neighbors and meet your friends for the perfect 'you time'.



# Swimming Pool

Enjoy a swimming pool right by your home, where your family goes for the best summertime fun.



# Kids Area

The fully equipped kid's area, which is meant for your children to have the time of their lives, meet their future best friends, and create the best memories of their childhood.



# October Park "The Elite"

The latest phase in October Park, consisting of an array of different types of homes "Villas-Townhouses-Palaces", so you can find the perfect one for your taste and needs. Built on a land of 24,000 m<sup>2</sup> in the thriving October Park, it comes with its own set of features that were designed specifically to guarantee you a hassle-free, enjoyable life including walking trails within the beautiful green nature, and a magnificent, reflecting lake that gives a scenic view to the residents.



# New Phase Master Plan



# October Park Homes



# Stand Alone

TOTAL GROSS AREA

362 Sq m



## GROUND FLOOR

SPACE	AREA	DIM. (m)	
ENTRANCE	17.28	2.34	X 7.38
LOBBY	10.03	2.29	X 4.38
MAID ROOM	8.85	2.91	X 3.04
TOILET	2.48	1.34	X 1.86
KITCHEN	22.22	4.46	X 4.98
RECEPTION	80.62	8.40	X 9.60
TERRACE	17.75	3.79	X 4.68
UTILITIES	0.87		
GROSS AREA	160.01		





# Stand Alone

## FIRST FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	13.49	4.36	X 3.10
LOBBY	3.26	2.62	X 1.25
LIVING	14.63	4.36	X 3.36
BEDROOM 1	18.83	4.36	X 4.32
TERRACE	5.49	4.01	X 1.37
M.BEDROOM	23.52	5.12	X 4.59
DRESSING	5.79	2.80	X 2.07
BATHROOM	5.61	2.80	X 1.99
BEDROOM 2	21.37	4.72	X 4.53
BATHROOM	6.8	3.35	X 2.03
BEDROOM 3	19.08	4.43	X 4.31
TERRACE	4.38	3.39	X 1.29
UTILITIES	0.85		
GROSS AREA	148.66		



## ROOF FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	9.95	3.29	X 2.92
LIVING	37.09	8.40	X 4.42
BATHROOM	5.81	2.80	X 2.08
GROSS AREA	52.49		
ROOF TERRACE	39.82		



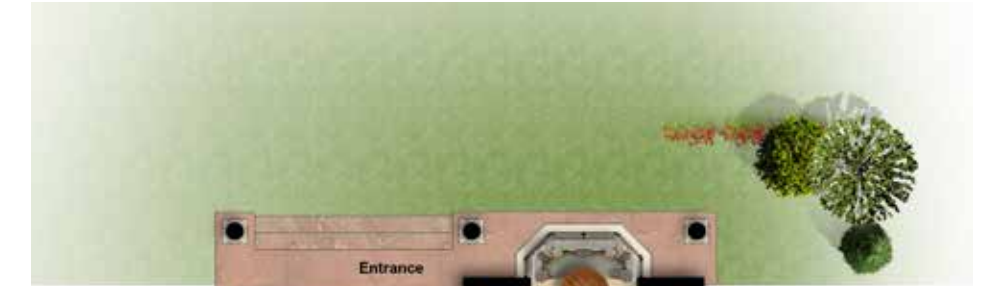
# Stand Alone

TOTAL GROSS AREA 318 Sq m



## GROUND FLOOR

SPACE	AREA	DIM. (m)	
ENTERANCE	12.2	7.31	X 1.67
LOBBY	7.4	3.66	X 2.02
MAID ROOM	9.47	3.23	X 2.93
TOILET	2.34	1.86	X 1.26
KITCHEN	20.83	5.07	X 4.11
RECEPTION	74.69	8.79	X 8.50
TERRACE	14.99	4.22	X 3.55
UTILITIES	1.33		
GROSS AREA	143.25		



# Stand Alone

## FIRST FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	14.44	4.59	X 3.15
LOBBY	2.59	2.00	X 1.30
LIVING	13.31	4.04	X 3.29
BEDROOM 1	14.94	4.04	X 3.70
TERRACE	4.8	3.48	X 1.38
M.BEDROOM	22.45	5.74	X 3.91
DRESSING	6.42	2.61	X 2.46
M.BATHROOM	5.14	2.61	X 1.97
BEDROOM 2	20.71	5.00	X 4.14
BATHROOM	4.67	2.61	X 1.79
BEDROOM 3	15.53	4.34	X 3.58
BATHROOM	5.53	3.06	X 1.81
TERRACE	3.47	3.55	X 0.98
UTILITIES	1.55		
GROSS AREA	135.55		



## ROOF FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	10.48	3.25	X 3.22
LIVING	23.7	5.25	X 4.51
BATHROOM	3.57	2.57	X 1.39
UTILITIES	1		
GROSS AREA	38.75		
ROOF TERRACE	51.61		



# Townhouse Corner

TOTAL GROSS AREA

235 Sq m



## GROUND FLOOR

SPACE	AREA	DIM. (m)	
ENTRANCE	4.54	2.00	X 2.27
LOBBY	4.63	2.00	X 2.32
TOILET	4.22	1.94	X 4.63
KITCHEN	13.81	2.98	X 2.18
RECEPTION	73.68	6.88	X 10.71
TERRACE	4.21	1.88	X 2.24
UTILITIES	0.73		
GROSS AREA	105.82		



# Townhouse Corner

## FIRST FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	8.24	1.23	X 6.73
CORRIDOR	9.02	1.34	X 6.73
M.BEDROOM	26.09	5.13	X 5.09
DRESSING	5.33	2.37	X 2.25
M.BATHROOM	4.49	1.94	X 2.31
TERRACE 1	4.21	1.88	X 2.24
BEDROOM 1	15.72	4.31	X 3.65
BATHROOM	5.57	2.44	X 2.28
BEDROOM 2	20.57	5.13	X 4.01
TERRACE 2	3.59	1.88	X 1.91
UTILITIES	0.68		
GROSS AREA	103.51		



## ROOF FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	5.92	1.23	X 4.83
LIVING	18.84	3.90	X 4.83
GROSS AREA	24.76		
ROOF TERRACE	41.48		



# Townhouse Middle

TOTAL GROSS AREA

232 Sq m



## GROUND FLOOR

SPACE	AREA	DIM. (m)	
ENTRANCE	4.54	2.00	X 2.27
LOBBY	4.63	2.00	X 2.32
TOILET	3.92	1.82	X 2.15
KITCHEN	13.81	2.98	X 2.18
RECEPTION	72.74	6.75	X 10.78
TERRACE	3.98	1.75	X 2.27
UTILITIES	0.65		
GROSS AREA	104.27		



# Townhouse Middle

## FIRST FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	8.24	1.23	X 6.73
CORRIDOR	9.02	1.34	X 6.73
M.BEDROOM	26.09	5.13	X 5.09
DRESSING	5.33	2.37	X 2.25
M.BATHROOM	4.2	1.82	X 2.31
TERRACE 1	3.98	1.75	X 2.27
BEDROOM 1	15.26	4.19	X 3.64
BATHROOM	5.57	2.44	X 2.28
BEDROOM 2	20.57	5.13	X 4.01
TERRACE 2	3.33	1.75	X 1.90
UTILITIES	0.61		
GROSS AREA	102.2		



## ROOF FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	5.92	1.23	X 4.83
LIVING	18.84	3.90	X 4.83
GROSS AREA	24.76		
ROOF TERRACE	40.7		



# Townhouse Corner

TOTAL GROSS AREA

231 Sq m



## GROUND FLOOR

SPACE	AREA	DIM. (m)		
ENTERANCE	3.93	2.10	X	1.87
LOBBY	1.93	1.63	X	1.19
TOILET	3.92	3.05	X	1.92
KITCHEN	14.65	2.98	X	2.18
MAID ROOM	5.53	3.02	X	1.84
MAID TOILET	2.95	1.61	X	1.84
RECEPTION	65.1	11.88	X	5.48
TERRACE	4.24	2.26	X	1.88
UTILITIES	0.68			
GROSS AREA	102.96			





# Townhouse Corner

## FIRST FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	8.24	1.23	X 6.73
CORRIDOR	9.02	1.34	X 6.73
M.BEDROOM	26.09	5.13	X 5.09
DRESSING	5.33	2.37	X 2.25
M.BATHROOM	4.49	2.32	X 1.94
TERRACE 1	4.14	2.20	X 1.88
BEDROOM 1	15.73	4.31	X 3.65
BATHROOM	5.1	2.28	X 2.24
BEDROOM 2	20.04	5.13	X 3.91
TERRACE 2	3.93	2.10	X 1.88
UTILITIES	0.78		
GROSS AREA	102.89		



## ROOF FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	5.92	1.23	X 4.83
LIVING	18.84	3.90	X 4.83
GROSS AREA	24.76		
ROOF TERRACE	41.48		



# Townhouse Middle

GROSS AREA 235 Sq m



## GROUND FLOOR

SPACE	AREA	DIM. (m)		
ENTERANCE	4.54	2.00	X	1.87
LOBBY	4.63	2.00	X	1.19
TOILET	3.92	1.82	X	1.92
KITCHEN	13.81	2.98	X	2.18
RECEPTION	72.74	6.75	X	10.78
TERRACE	3.98	1.75	X	2.27
UTILITIES	0.65			
GROSS AREA	104.27			



# Townhouse Middle

## FIRST FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	8.24	1.23	X 6.73
CORRIDOR	9.02	1.34	X 6.73
M.BEDROOM	26.09	5.13	X 5.09
DRESSING	5.33	2.37	X 2.25
M.BATHROOM	4.2	1.82	X 2.31
TERRACE 1	3.98	1.75	X 2.27
BEDROOM 1	15.26	4.19	X 3.64
BATHROOM	5.57	2.44	X 2.28
BEDROOM 2	20.57	5.13	X 4.01
TERRACE 2	3.33	1.75	X 1.90
UTILITIES	0.61		
GROSS AREA	102.2		



## ROOF FLOOR

SPACE	AREA	DIM. (m)	
STAIRCASE	5.92	1.23	X 4.81
LIVING	18.84	3.90	X 4.83
GROSS AREA	24.76		
ROOF TERRACE	40.7		



# Our Partners

**CALLISON**RTKL™

CallisonRTKL (CRTKL) combines the legacy of two great design practices into an even stronger, more distinct voice that is characterized by the strength of our ideas, the spirit of our culture and the passion of our people to make the world a better place.

People are at the center of what we do. Focusing on our relationships, with clients and teams, helps us make the big seem small, more personal, and keeps us moving in the right direction.

Our process centers on creativity, cross-pollinating ideas and talents across offices to deliver quality at all levels and in all places.

**DMA**  
Design Consultancy

“In DMA we believe that Architectural Design is not only about being Iconic or Unique; it is about bringing the project to Life.”

Since its establishment, DMA has earned reputable position across Egypt and the region for its precision in various consulting engineering activities, continuing to grow in line with the complexity and diversification of projects that are developing day after another in today’s ever-changing business world.



 MOUNTAIN VIEW