

SUMMER & ETS SAIL

# plage

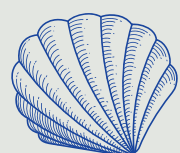
SIDI ABDEL RAHMAN



A Coastal Living by  
**MOUNTAIN VIEW**  
Experience Happiness

SUMMER *S*ETS SAIL

SIDI ABDEL RAHMAN



EMBRACE *A* WHOLE

NEW COASTAL RHYTHM

Steering towards one of the most pristine spots on the Sidi Abdelrahman Bay, discover Plage.

With endless turquoise views alongside the 900-meter beach and white sandy bay, it's time to dive into the splendor of this heavenly holiday haven.



EXPLORING  
LIFE BY THE SEA



EXPERIENCE  
HAPPINESS

Welcome to the latest seaside destination by Mountain View.

Everything you love about exclusive coastal living with a mix of experiences made for all sea lovers.





SUMMER SETS SAIL

# plage

BY  
MOUNTAIN VIEW

SIDI ABDEL RAHMAN

## IN THE HEART OF THE NORTHERN COAST

Just minutes away from everything, that truly matters.

- 3 mins Hacienda Bay
- 8 mins Marassi
- 30 mins LVLS
- 45 mins MV Ras El Hikma
- 30 mins El Alamein International Airport
- Almost 2:30 hours to Cairo

El Alamein



# EXPERIENTIAL MAP



Exclusive Communities



Almost 1 km Beach Front



100% Sea View Villas



14 Feddan Swimmable Sandy Lagoon



Mixed Use Experience



Hotels



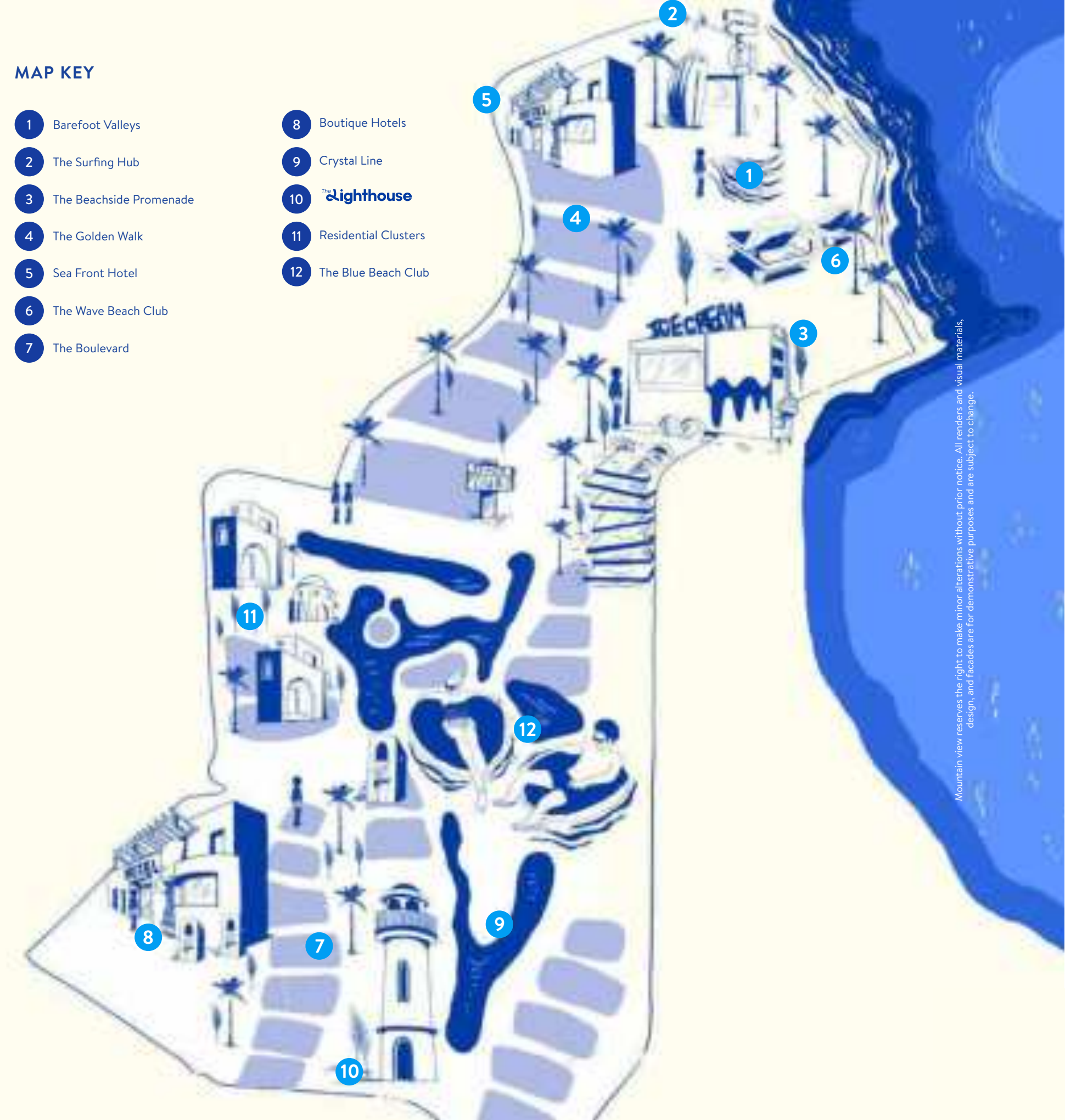
The Lighthouse



Releasing 2 Experiences

## MAP KEY

- 1 Barefoot Valleys
- 2 The Surfing Hub
- 3 The Beachside Promenade
- 4 The Golden Walk
- 5 Sea Front Hotel
- 6 The Wave Beach Club
- 7 The Boulevard
- 8 Boutique Hotels
- 9 Crystal Line
- 10 **The Lighthouse**
- 11 Residential Clusters
- 12 The Blue Beach Club



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THE WAVE  
*plage*

SIDI ABDEL RAHMAN





# THE WAVE *plage*

## ANCHORS AWAY

The Wave Plage invites its residents to experience the beach pleasures and experiences thanks to its nautical character. The white-washed modern Greek architecture, blends in well with the relaxed, resort-town vibe and the aquatic surf-led experience on the Wave Beach Club.



100% Sea View  
Villas



Villa Only  
Community



Proximity to  
the Sea



65 Feddan



Exclusive Gated  
Community



Seafront Hotel



Golden Walk



Barefoot  
Valleys



Beach  
Promenade



The Wave  
Beach Club



Surfing  
Experience

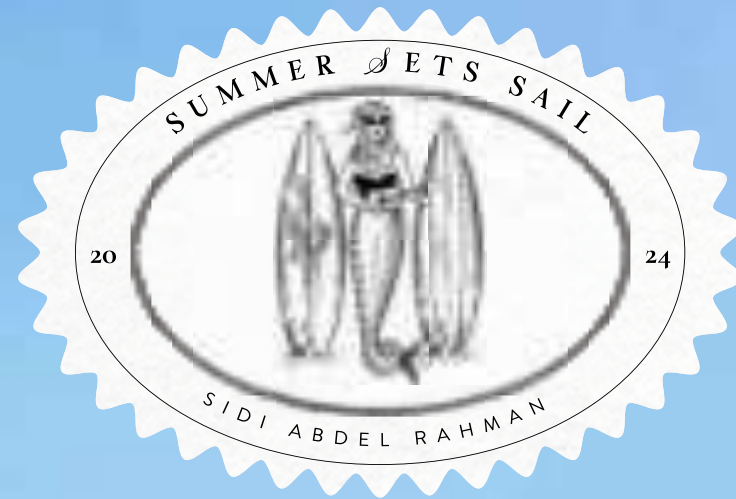


# MASTER PLAN

## THE WAVE PLAGE



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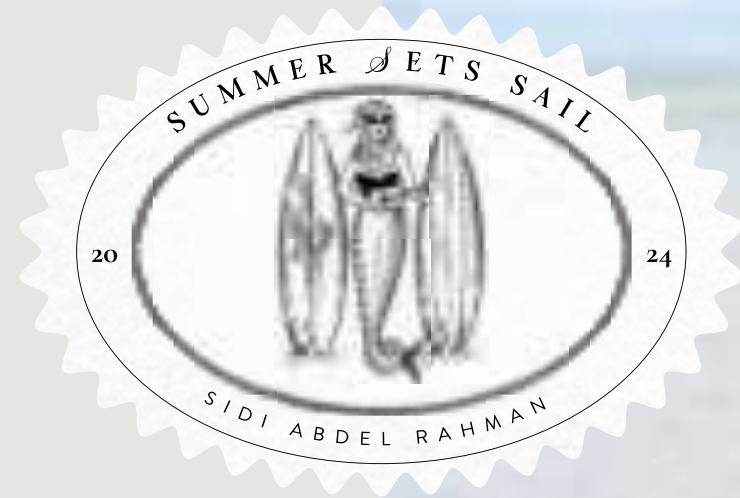
## PANORAMIC SCENERY

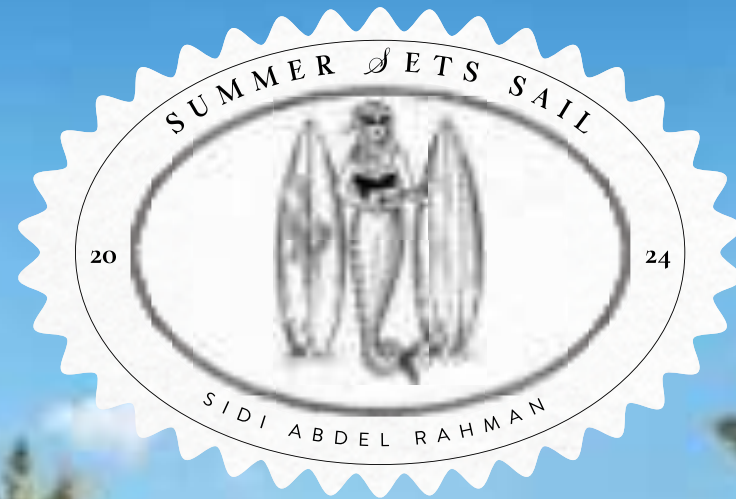
Homes at the Wave Plage open up to panoramic scenery of the crystal blue beach bay.

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# SURF BY THE SEA

Immerse yourself in the exhilarating experience of surfing the winds. The beach club at Wave Plage is where seaside activity adventure meets the nautical experience.





## THE IDYLLIC GREEK DREAM

The characteristic Greek coastal architecture comes with a modernized white-washed twist to elevate serenity along the destination.

## THE GOLDEN WALK

Tucked between pocket parks and tree-shaded green corridors, the homes at Wave Plage offer residents stunning sea views and the grounded experience of a sandy stroll leading to the beach.





## BAREFOOT VALLEYS

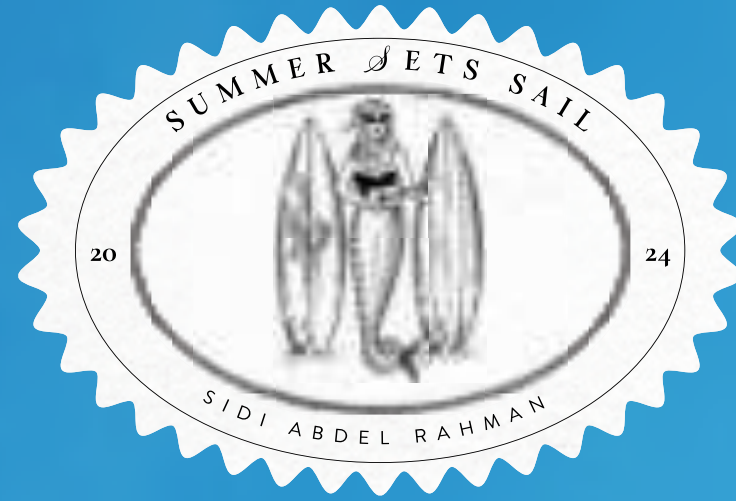
Experience a unique grounded interconnected pathways that invite you to feel the earth beneath your feet, fostering a deeper connection with nature and your neighbors.

# SEAFRONT HOTEL

Experience unparalleled spa and relaxation  
right in the exclusive hotel.



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## THE WAVE BEACH CLUB

Welcome to the Wave Beach Club. The family seaside experience where nautical and beach activities come to life, brought to you by The Lighthouse.





## THE PROMENADE

Take a walk along the palm-tree-lined beach promenade. The beating heart of the social scene, the promenade is packed with delightful eateries, marketplaces and lively gathering spots and experiences.



THE GREEK  
*plage*

SIDI ABDEL RAHMAN





# THE GREEK *plage*

## V I B R A N T C O A S T A L L I V I N G

A gated community that never sleeps where you will experience a full-of-life Greek coastal living intertwined with commercial areas, boutique hotels and a vibrant cultural scene. Immerse yourself in the vibrant energy of our lively boulevard lined up with a dynamic mix of activities and spaces.



12 Feddan  
Swimmable  
Lagoons



9.5km Sandy  
Beach



Gated Boutique  
Communities



264 Feddan



Boulevard  
Vibrant  
Experience



The Blue Club



Crystal Line



Boutique  
Hotels



The Lighthouse

# MASTER PLAN

## THE GREEK PLAGE





## SWIMMABLE SANDY LAGOONS

Immerse yourself in crystal-clear waters that seamlessly blend with the landscape, offering a serene escape right at your doorstep.

## THE BOULEVARD

### THE ARTERY OF COASTAL LIVING

Fully pedestrianized, the boulevard truly comes to life in the evening. With vibrant landscapes, colorful murals, and concept retail stores and boutique hotels, residents of the Greek Plage can enjoy this signature experience where the community gets together around meaningful interactions.





## OPEN HORIZON VIEWS

Immerse yourself in the inspirational coastal Greek living, where the timeless beauty of the architecture and the warmth of the Mediterranean sun infuse an uplifting mood and energy for the sea lovers.

## CRYSTAL LINE

Brace yourself for what is set to be one of the main attractions in the heart of the Greek Plage. Take a journey through the middle of the serene landscapes, glide with a few splashes and sprays along the way as you soak up the sunshine.







BOUTIQUE  
HOTELS

The boutique hotels add an authentic flair of hospitality to Plage. Dwellers can enjoy the luxuries of coastal living with a cozy and meaningful sense of lifestyle.

## LAGOON HAVEN

Wake up to the tranquil beauty of sparkling blue waters, with seamless blend of natural beauty and luxurious comfort, enjoying the serene lagoon.





## THE BLUE CLUB

A private beach sanctuary crafted exclusively for our community. It is a perfect relaxation spot that gives access to plenty of beach activities and open views to the crystal waters.



## The **Lighthouse**

The Lighthouse brings you a holistic experience to enhance personal growth and revive family and friend bonds, 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.

The **Lighthouse**  
EXPERIENCE  
LIFE





The **Lighthouse**  
EXPERIENCE  
CULTURE

The **Lighthouse**  
EXPERIENCE  
GROWTH



# UNIT TYPES





SEA  
VILLA



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Ground Floor

**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 Terrace	70 sqm



First Floor



Roof

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BEACH  
SIDE  
VILLA



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**TOTAL GROSS AREA** 250 sqm

**4 BEDROOMS**

Ground Floor 71 sqm

First Floor 80 sqm

Second Floor 29 sqm

Pergola 10 sqm

Parking 20 sqm

Roof Terrace 40 sqm



Ground Floor



First Floor



Roof



SEA  
TWIN  
HOUSE



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Ground Floor

**TOTAL GROSS AREA** 190 sqm

**3 BEDROOMS + LIVING ROOM**

Ground Floor 55 sqm

First Floor 63 sqm

Second Floor 37 sqm

Pergola 10 sqm

Parking 10 sqm

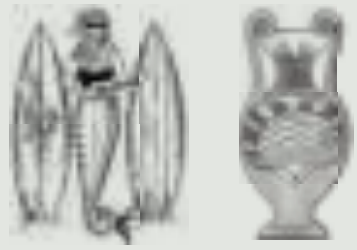
Roof Terrace 15 sqm



First Floor



Roof



SEA  
TOWNHOUSE



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SEA TOWNHOUSE  
CORNER



Ground Floor

TOTAL GROSS AREA 190 sqm

3 BEDROOMS + LIVING ROOM

Ground Floor 55 sqm

First Floor 63 sqm

Second Floor 37 sqm

Pergola 10 sqm

Parking 10 sqm

Roof Terrace 15 sqm

SEA TOWNHOUSE  
CORNER



First Floor



Roof



SEA TOWNHOUSE  
MIDDLE

TOTAL GROSS AREA 185 sqm

3 BEDROOMS + LIVING ROOM

Ground Floor 54 sqm

First Floor 59 sqm

Second Floor 37 sqm

Pergola 10 sqm

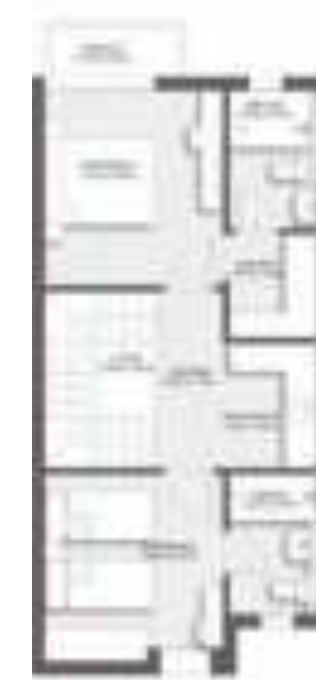
Parking 10 sqm

Roof Terrace 15 sqm



Ground Floor

SEA TOWNHOUSE  
MIDDLE



First Floor



Roof



BEACH  
HOUSE



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BEACH HOUSE  
GARDEN



Ground Floor

TOTAL GROSS AREA 150 sqm

3 BEDROOMS

Ground Floor 80 sqm

First Floor 40 sqm

Parking 10 sqm

Utilities & Services 20 sqm

BEACH HOUSE  
GARDEN



First Floor

BEACH HOUSE  
ROOF

TOTAL GROSS AREA 145 sqm

3 BEDROOMS

First Floor 46 sqm

Second Floor 70 sqm

Parking 10 sqm

Roof Terraces 77 sqm

Utilities and Services 19 sqm



First Floor



Second Floor



Roof



CHALETS



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TOTAL GROSS AREA 107 sqm

2 BEDROOMS

Ground Floor 81 sqm

Pergola 10 sqm

Utilities & Services 16 sqm



Ground Floor

TOTAL GROSS AREA 107 sqm

2 BEDROOMS

First Floor 85 sqm

Utilities & Services 22 sqm



First Floor

CHALET S  
PENTHOUSE

CHALET S  
PENTHOUSE

TOTAL  
GROSS AREA 155 sqm

3 BEDROOMS + LIVING ROOM

Second Floor 75 sqm

Roof Floor 49 sqm

Roof Terraces 28 sqm

Utilities & Services 31 sqm



Second Floor



Roof

CHALET S  
GARDEN

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<b>TOTAL GROSS AREA</b>	<b>125 sqm</b>
<hr/>	
<b>3 BEDROOMS</b>	
Ground Floor	96 sqm
<hr/>	
Pergola	10 sqm
Utilities & Services	20 sqm



Ground Floor

CHALET S  
FIRST

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<b>TOTAL GROSS AREA</b>	<b>125 sqm</b>
<hr/>	
<b>3 BEDROOMS</b>	
First Floor	100 sqm
<hr/>	
Utilities & Services	25 sqm



First Floor



TOTAL  
GROSS AREA 175 sqm

4 BEDROOMS + LIVING ROOM

Second Floor 90 sqm

Roof Floor 50 sqm

Roof Terraces 42 sqm

Utilities & Services 35 sqm



Second Floor



Roof

FULLY FINISHED

READY TO EMBRACE  
YOUR UNIQUE STYLE





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SUMMER  
*S*ETS SAIL



**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 Building No.6, 4th Floor

**16201**  
[mountainviewegypt.com](http://mountainviewegypt.com)