



Crysta

islands



MOUNTAIN VIEW

A PLACE WITH A
THOUSAND VIEWS

Crysta



MOUNTAIN VIEW



Crysta

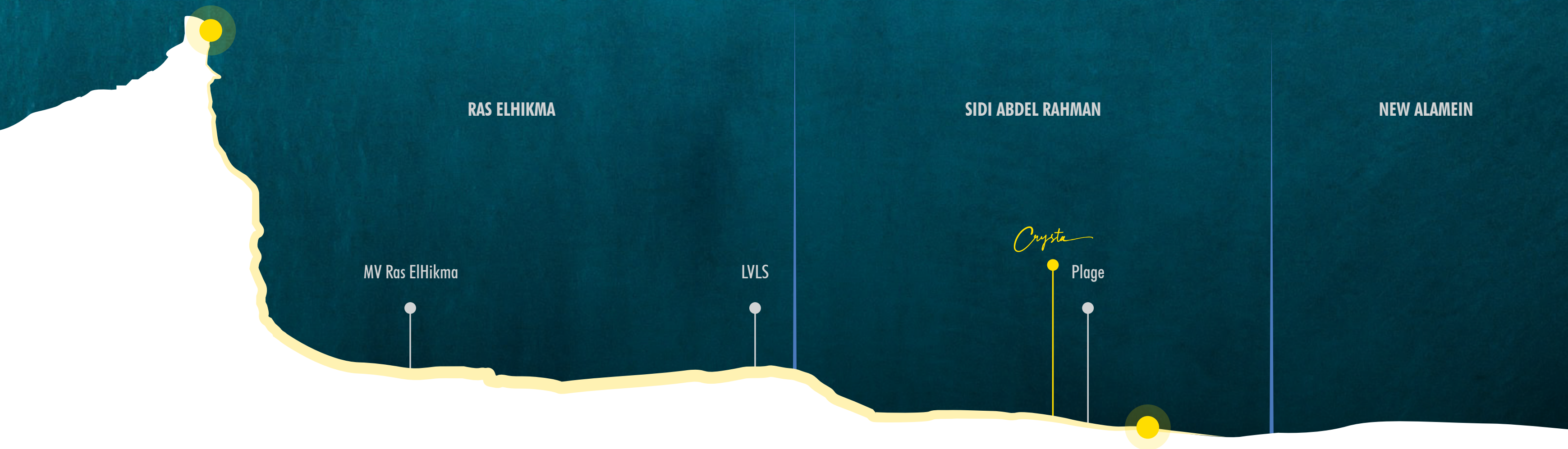
THE ARTERY OF
COASTAL LIVING

Crysta is a gated, all-villa community that offers a one-of-a-kind living experience, defined by its expansive water features and uninterrupted 360° horizon views. Here, the charm of coastal American architecture meets the tropical spirit of the islands, all covered in pastel tones more vivid than ever before.





STRATEGICALLY LOCATED ON THE GOLDEN COAST





Marassi

Plage

El Alamein
Airport

EL ALAMEIN

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

Crysta

MOUNTAIN VIEW



MASTERPLAN

470_{fd}

Land Area

30+_{fd}

Swimmable Sandy Lagoons

90%

Waterfront villas

15+_{km}

Waterfront

100%

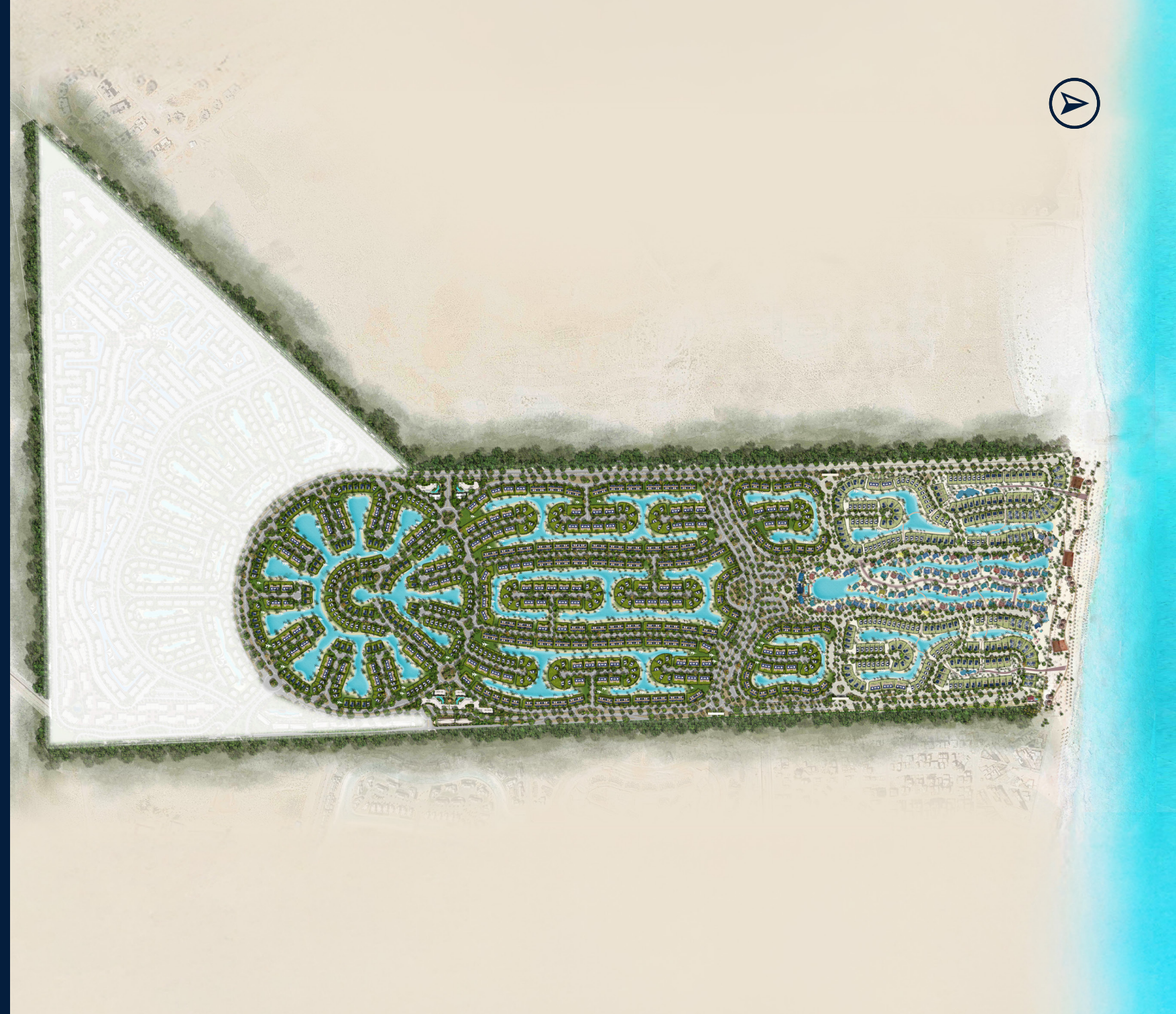
Single Family Units

3

Boutique Hotels

Exclusive

Beach Cabanas





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islands



THE BLUE ROOFS HEADED 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 215 feddans, this villa-only, gated sanctuary redefines exclusivity. Here, every home opens up to endless water views, with serene lagoons stretching just beyond your garden.



SWIMMABLE
LAGOONS



GATED BOUTIQUE
COMMUNITIES



PRIVATE BEACH
EXPERIENCE



BOUTIQUE
HOTEL



215
FEDDAN

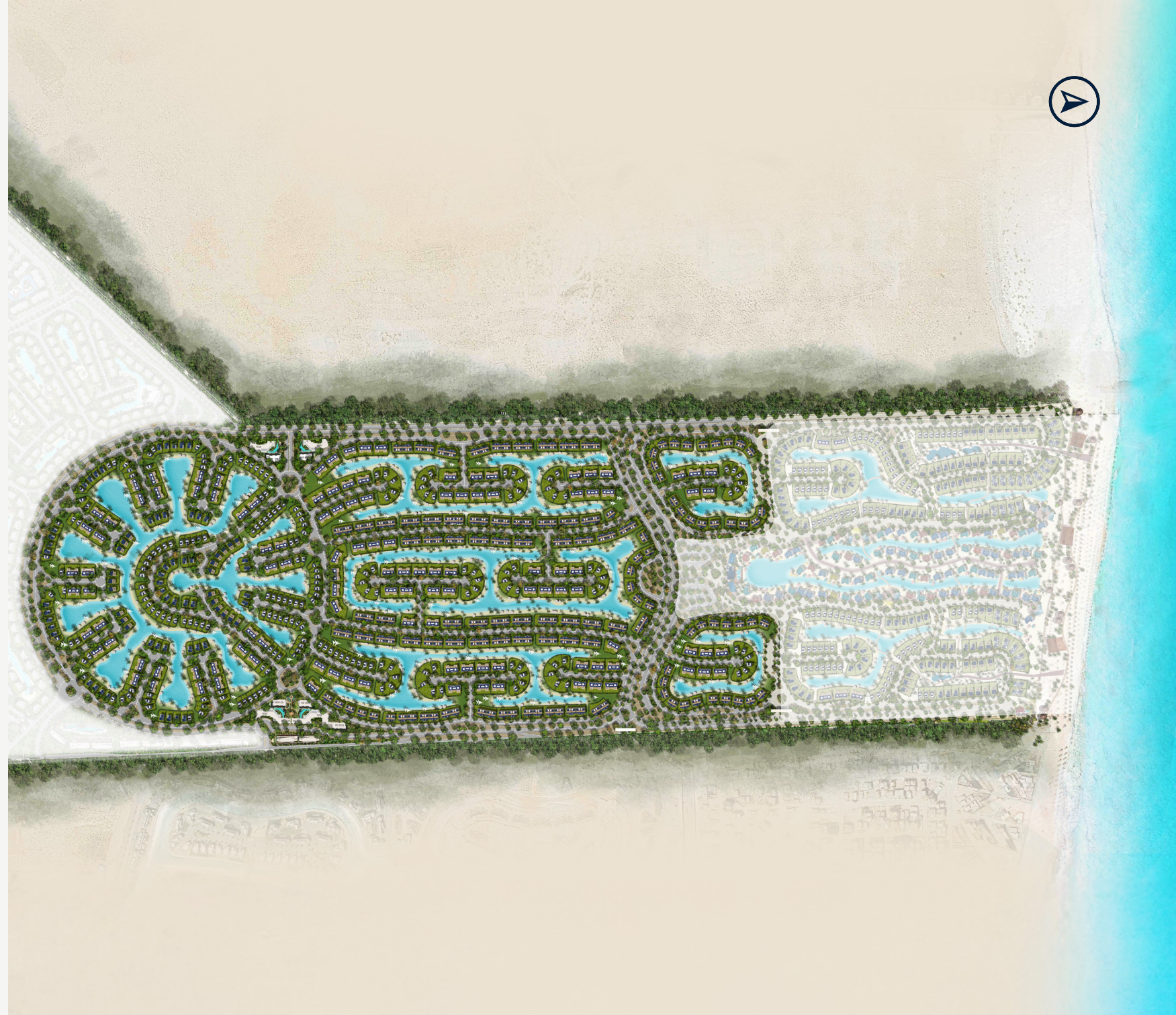


LAGOON FRONT
VILLAS



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MASTERPLAN





THE AMERICAN COASTAL CHARM

A timeless style, re-imagined by the shore — Blue and White facades, and elegant details come to life against endless hues of blue. It's a place where warmth, heritage, and water intertwine to create a living experience filled with charm, calm, and coastal vibes.





CRYSTAL SANDY LAGOONS

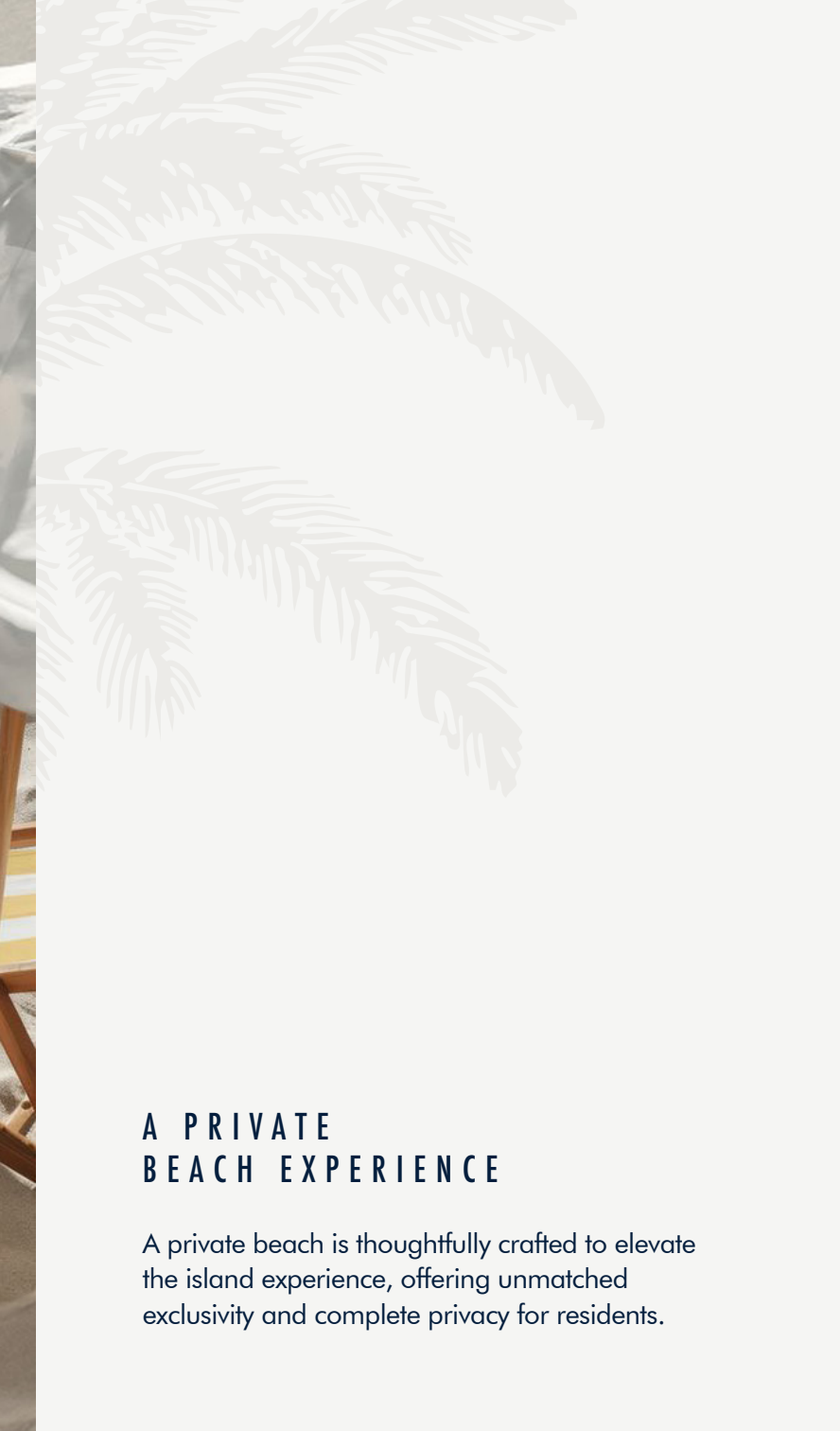
Every home is gifted its own exclusive lagoon, where you step straight from your terrace into pure serenity. These crystal waters are woven into the very fabric of the community, seamlessly blending with the perfect blue horizon.



THE PEARL

The Pearl is the heart of the community, home to its most exceptional units. Redefining premium island living, Mountain View invites you to immerse yourself in a world where breathtaking nature is not just a backdrop, but an integral part of your summer life.





A PRIVATE BEACH EXPERIENCE

A private beach is thoughtfully crafted to elevate the island experience, offering unmatched exclusivity and complete privacy for residents.



CRYSTA

TOWN

The vibrant pulse of Sidi Abdelrahman. Here, mega-anchors meet charming boutique stores, and a diverse array of restaurants and cafés create a dynamic atmosphere brimming with delightful discoveries. This is more than convenience; it's a powerful, lively destination offering everything you could desire, solidifying its place as the unparalleled community hub





FULLY FINISHED

READY TO EMBRACE YOUR
UNIQUE STYLE





Cyستا

UNIT
TYPES



CRYSTA GRAND VILLA



CRYSTA GRAND VILLA

TOTAL GROSS AREA | 365 SQM
5 Bedrooms

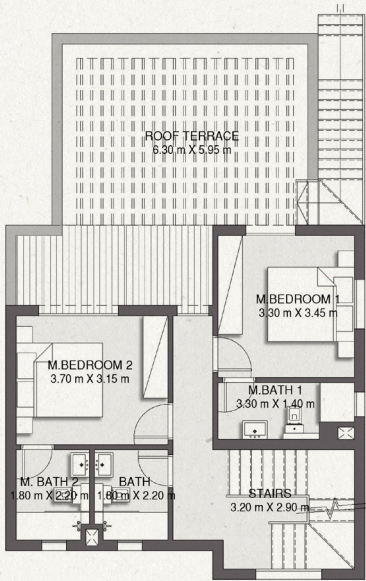
Ground Floor | 124 sqm
First Floor | 83 sqm
Roof Floor | 63 sqm

Terraces | 55 sqm
Outdoor Areas | 30 sqm
Parking | 10 sqm

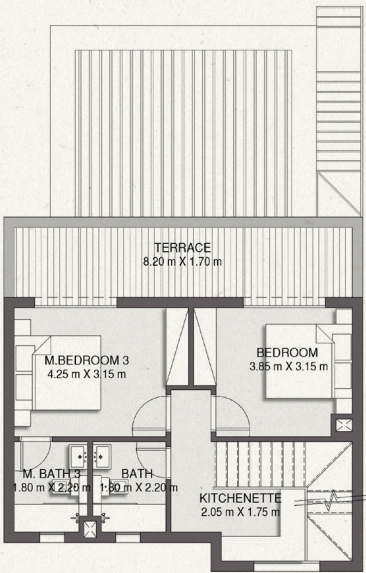
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GROUND FLOOR



FIRST FLOOR



ROOF FLOOR





VILLAS

CRYSTA & STANDALONE



CRYSTA VILLA (DOUBLE HEIGHT)

TOTAL GROSS AREA | 255 SQM
4 Bedrooms

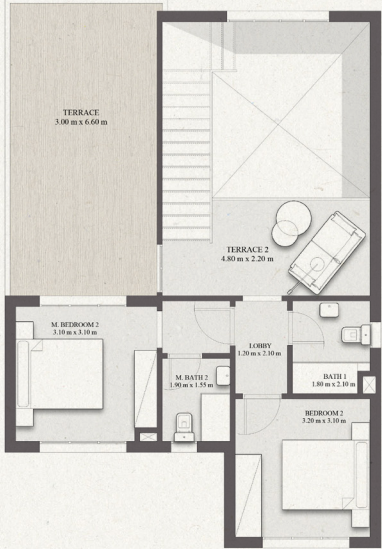
Ground Floor | 122 sqm
First Floor | 68 sqm

Terrace | 25 sqm
Outdoor Areas | 30 sqm
Parking | 10 sqm

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GROUND FLOOR



ROOF FLOOR



STANDALONE VILLA

TOTAL GROSS AREA | 210 SQM
3 Bedrooms

Ground Floor | 93 sqm

First Floor | 87 sqm

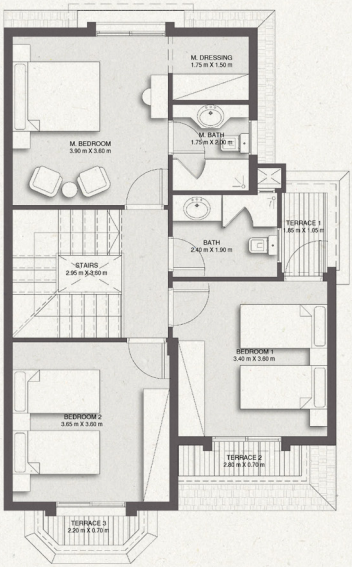
Outdoor Areas | 20 sqm

Parking | 10 sqm

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GROUND FLOOR



FIRST FLOOR





TOWN HOUSE



TOWNHOUSE CORNER

TOTAL GROSS AREA | 185 SQM
3 Bedrooms

Ground Floor | 103 sqm
First Floor | 82 sqm

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GROUND FLOOR



FIRST FLOOR



TOWNHOUSE MIDDLE

TOTAL GROSS AREA | 175 SQM
3 Bedrooms

Ground Floor | 69 sqm
First Floor | 63 sqm
Roof Floor | 43 sqm

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GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



BEACH HOUSE



BEACH HOUSE GARDEN

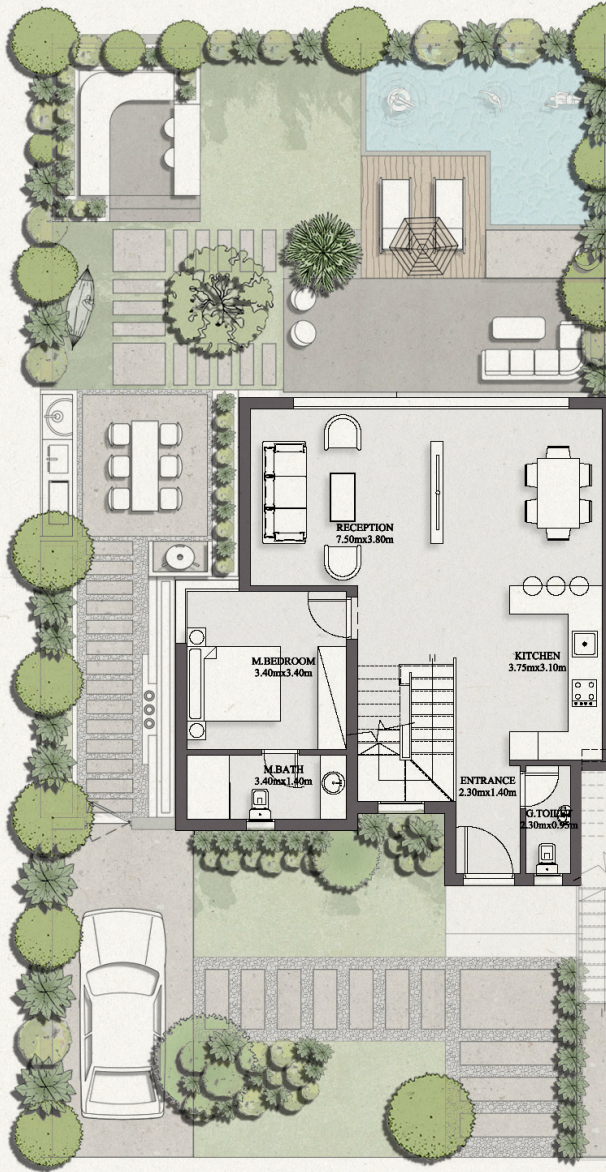
TOTAL GROSS AREA | 150 SQM
3 Bedrooms

Ground Floor | 95 sqm

First Floor | 45 sqm

Utilities & Services | 10 sqm

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GROUND FLOOR



FIRST FLOOR



BEACH HOUSE ROOF

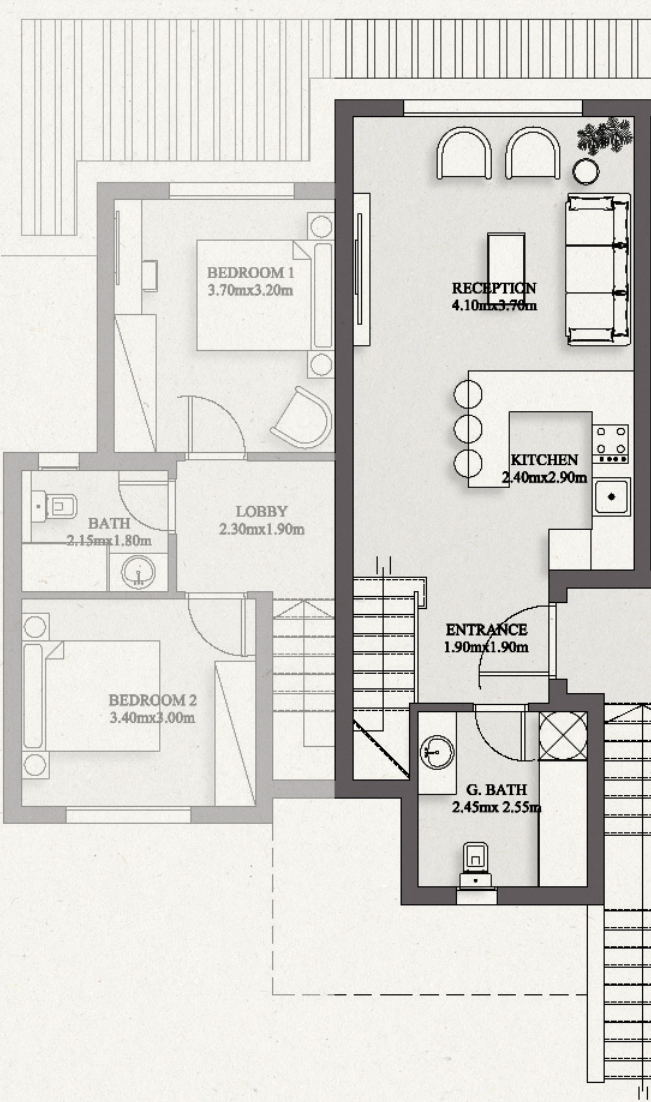
TOTAL GROSS AREA | 145 SQM
3 Bedrooms

Ground Floor | 95 sqm

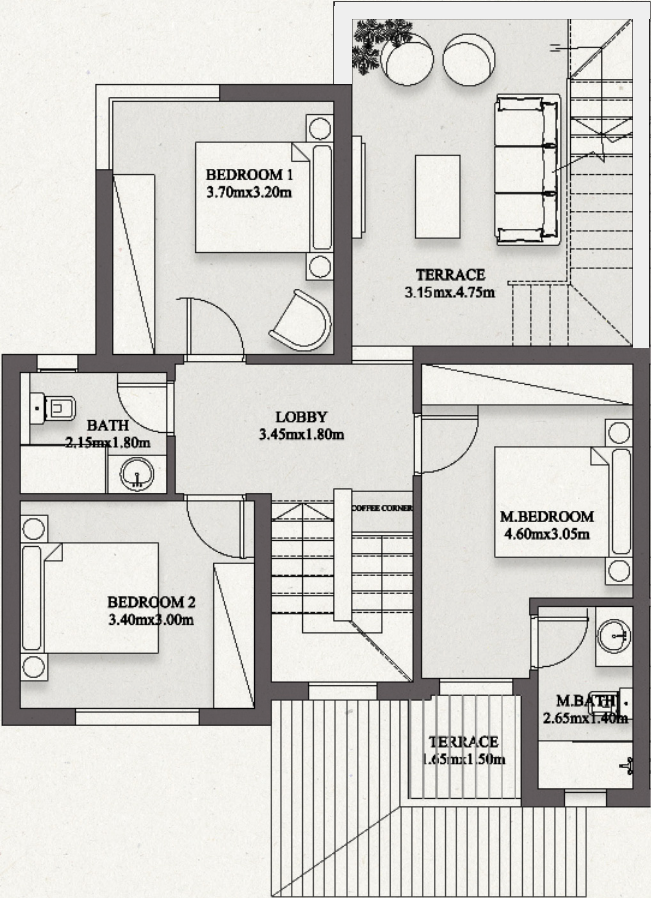
First Floor | 45 sqm

Utilities & Services | 05 sqm

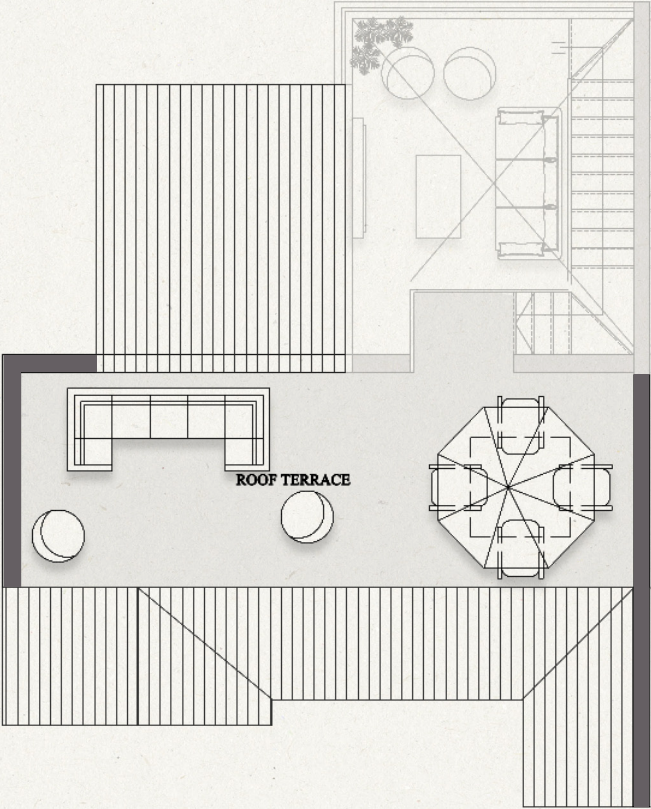
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LIVING FLOOR



BEDROOM FLOOR



ROOF





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