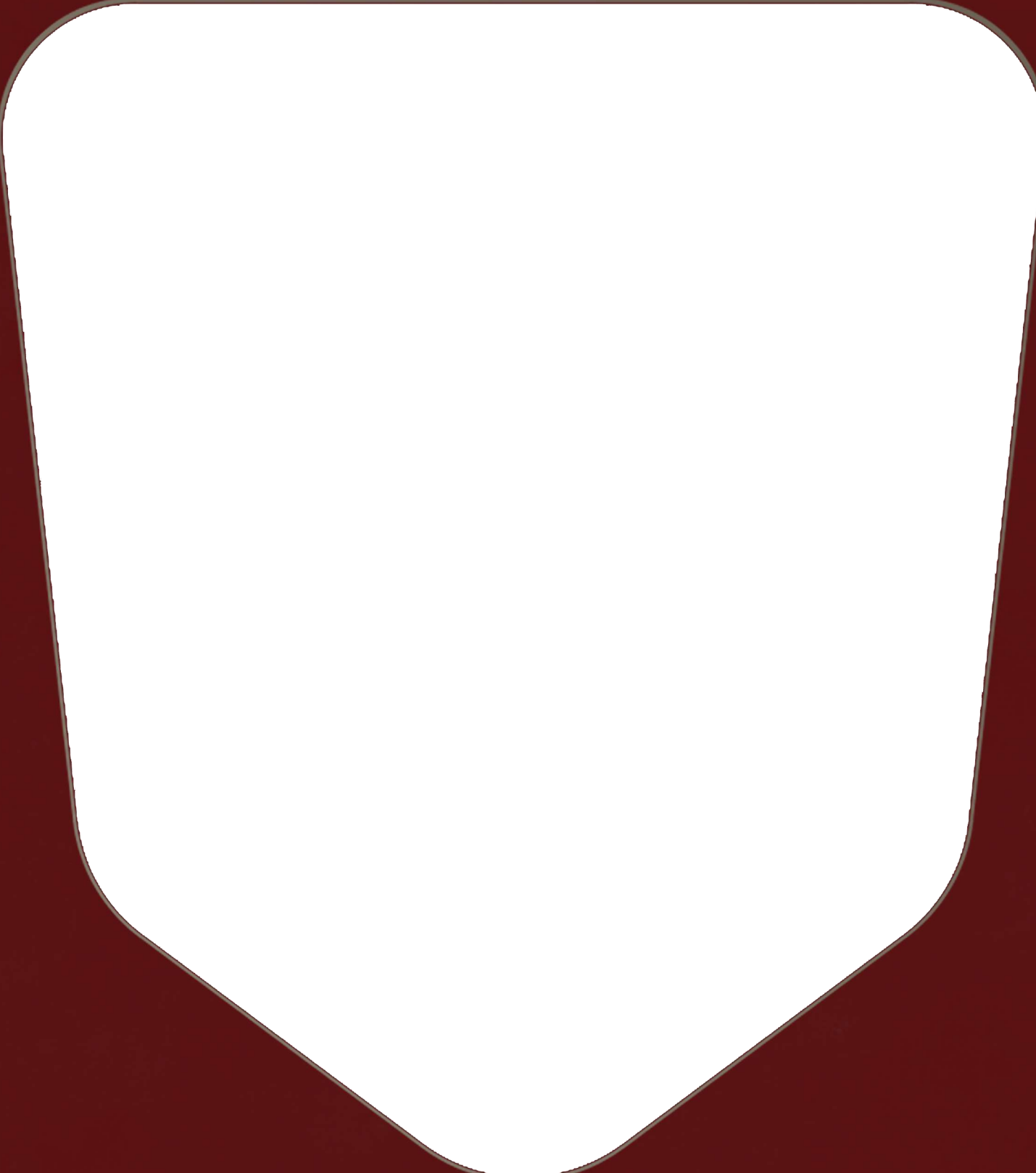




by
EVEREST
Real Estate Developments



M O T A N I A
G a r d e n s

TABLE OF CONTENTS

- 01 ABOUT EVEREST REAL ESTATE DEVELOPMENTS
- 02 ABOUT MONTANIA GARDENS
- 03 MONTANIA PHILOSOPHY
- 04 LOCATION MAP
- 05 DESIGN CONCEPT
- 06 AMENITIES
- 07 MESSAGE FROM DESIGNER
- 08 COLLABORATIONS
- 09 CONTACT US

A Modern Concept of Life

ABOUT EVEREST REAL
ESTATE
DEVELOPMENTS

Big Spaces for
Big Dreamers.

1



About Everest Real Estate Developments

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

DISCLAIMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



About October

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010.

2

ABOUT MONTANIA
GARDENS

A New Era of
Elits Compounds

A Distinctive Project Style

WELCOME TO

Montania

GARDENS

MONTANIA is designed with unparalleled meticulousness to create a fully integrated environment for its residents, catering to a seamless lifestyle that encompasses all their needs.

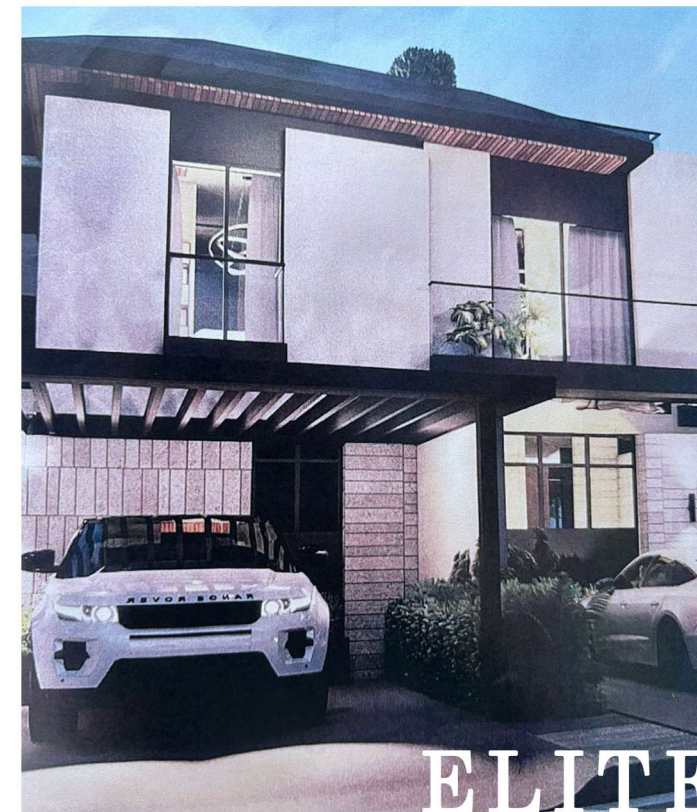
MONTANIA PHASES

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development. RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



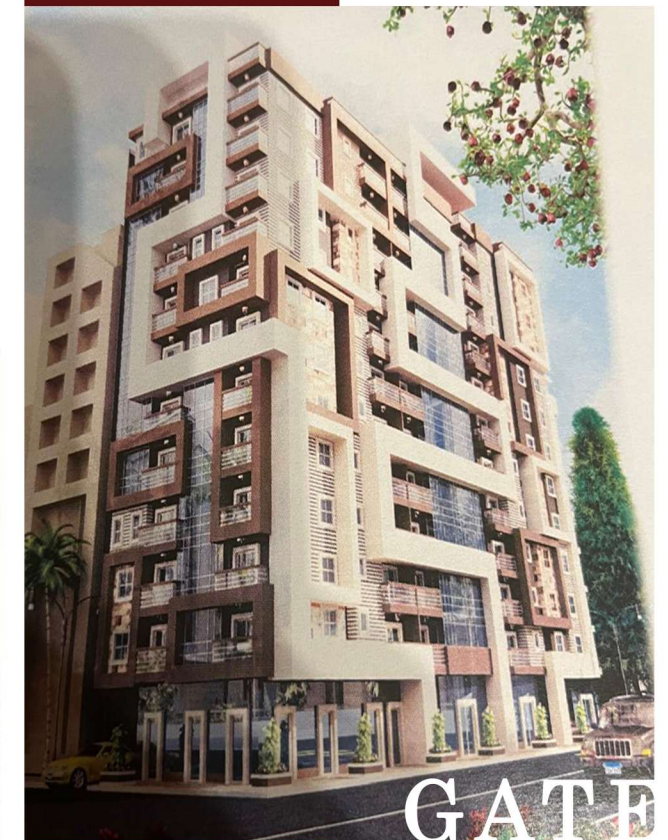
ONE Montania

Under construction
phase will be
delivered in 2027



Montania ELITE

Under construction
phase will be
delivered in 2027



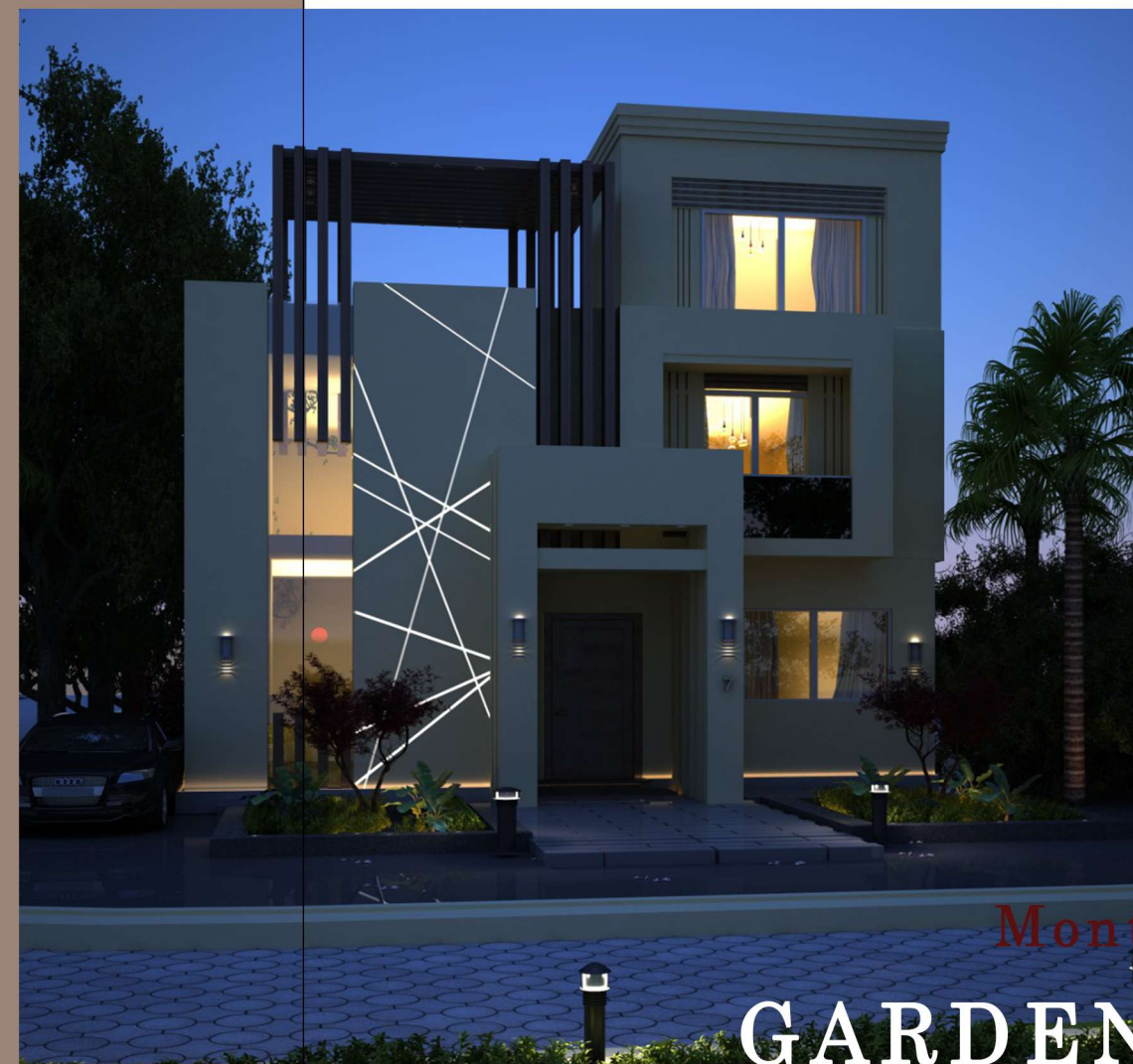
Montania GATE

Under construction phase will be
delivered in 2027



Montania PARK

Under
construction
phase will be
delivered in
2027



Montania GARDEN

Under construction phase will
be delivered in 2027

*Elegance Redefined, Estates
Perfect*

MONTANIA
PHILOSOPHY

Where Luxury
Meets Lifestyle

3



MONTANIA Philosophy

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

4

LOCATION MAP

Your New Living
Starts Here

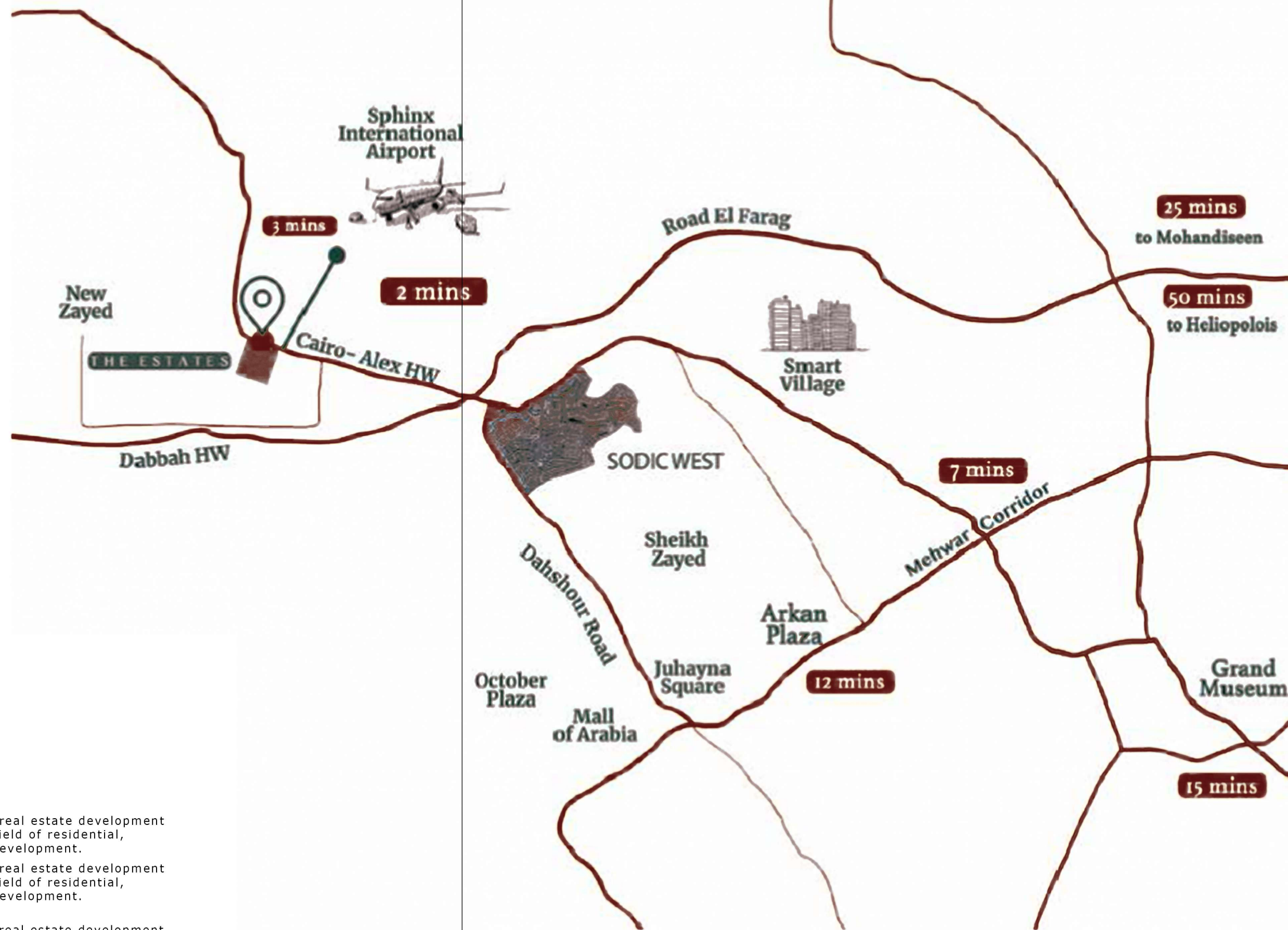
Settling Your Premium Life

LOCATION MAP

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



01^{MIN}
from Cairo University.



02^{MIN}
from Juhayna Square &
Mall of Arabia



10^{MIN}
from Al Hosary Mosque.



10^{MIN}
from Central Ring Road.



12^{MIN}
from Mall of Egypt.



12^{MIN}
from Hyper One.



12^{MIN}
from Beverly Hills.



14^{MIN}
from Cairo Alex
Dessert Road.

A NEW LIFE IS COMING TO OCTOBER

Enjoying direct access to Dahshur road and links to the Alexandria-Cairo dessert road, it also offers quick access to an array of amenities in the nearby vicinity, including Smart Village, Mall of Egypt, and Sphinx Airport.

*Creating Legacies Through
Luxury Homes*

DESIGN CONCEPT

Home Dreams
Coming True

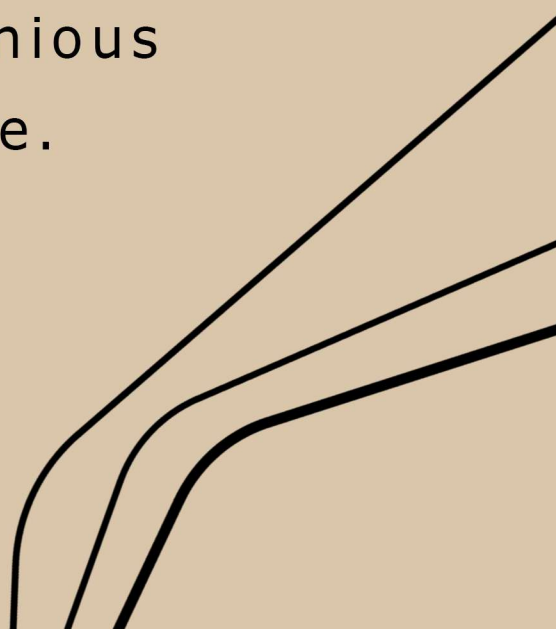
15



Design

Concept

The beauty of
MONTANIA is that
the energy flows
seamlessly
creating a
harmonious
balance.

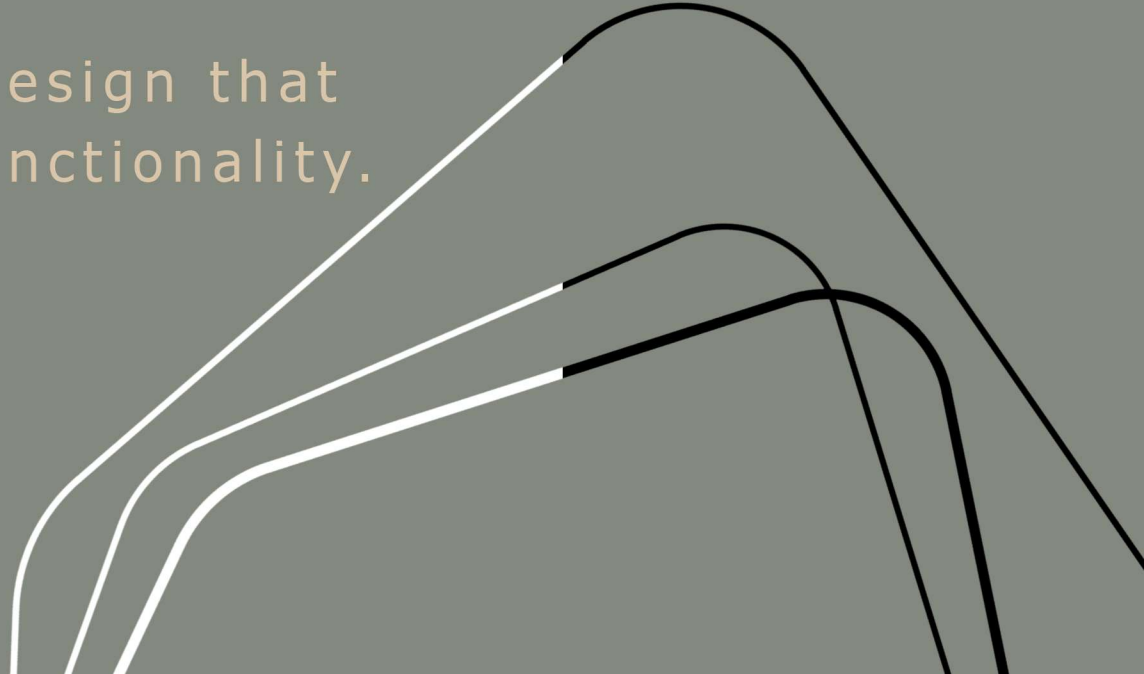


Functionality

Meets Aesthetics...

MONTANIA gardens is the intersection
of functionality and aesthetics, built
to cater to a spectrum of
commercial needs.

Luxury design that
meets functionality.





DISCLAIMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



MONTANIA Design Concept

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

MASTER PLAN

DISCLAIMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



- 04 SIGNATURE VILLAS
- 09 EXCLUSIVE VILLAS
- 08 TWIN HOMES
- 10 TOWN HOMES

DISCLAIMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

SIGNATURE VILLA

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



DISCLAMER

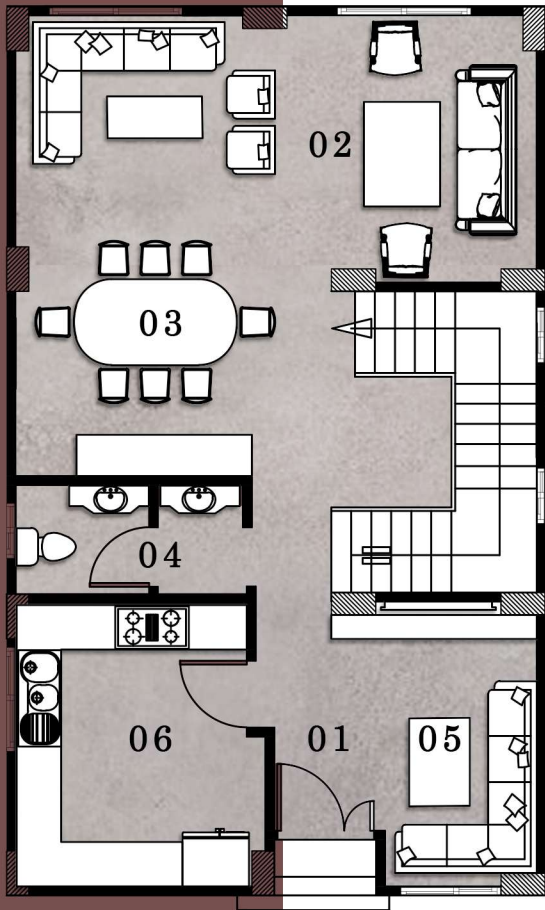
RRIBA DEVELOPMENTS has been working in real estate development since 2010

SIGNATURE VILLA

Total Built-up Area: 286 m²

Total Garden Area: 225m²

Ground Floor Area: 86m²

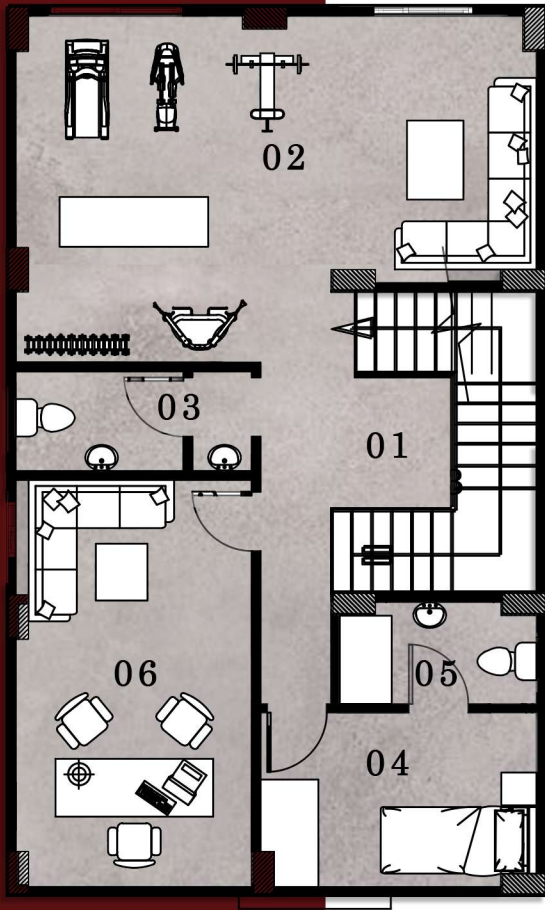


NO.	ROOM	DIMENSIONS
01	LOBBY	3.10m X 1.50m
02	RECEPTION	7.00m X 3.60m
03	DINING ROOM	4.60m x 2.60m
04	GUEST TOILET	3.10m x 1.50m
05	LIVING ROOM	3.90m x 2.00m
06	KITCHEN	3.80m x 3.40m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential.

Basement Floor Area: 87m²

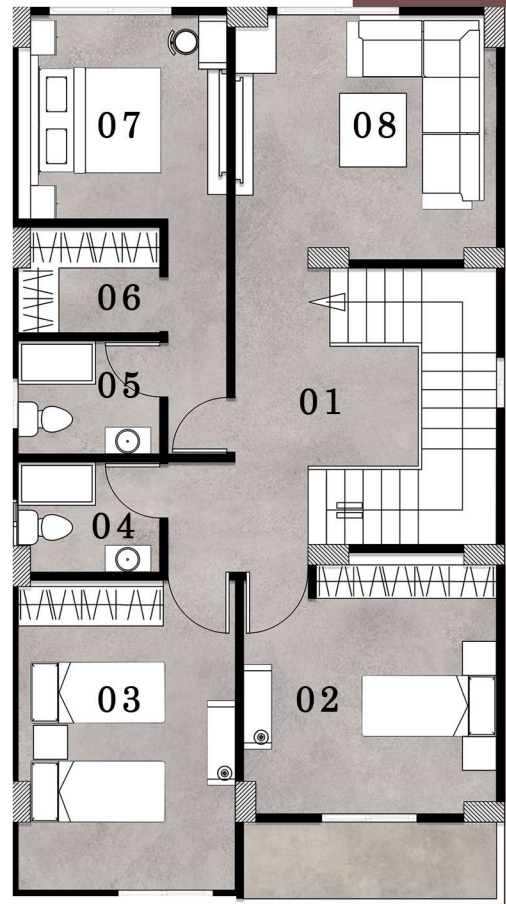


NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 1.80m
02	GYM & LIVING ROOM	4.8m X 3.60m
03	BATHROOM	3.20m x 1.30m
04	MAID'S BEDROOM	3.80m x 2.40m
05	MAID'S BATHROOM	2.70m x 1.40m
06	OFFICE	5.50m x 3.20m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

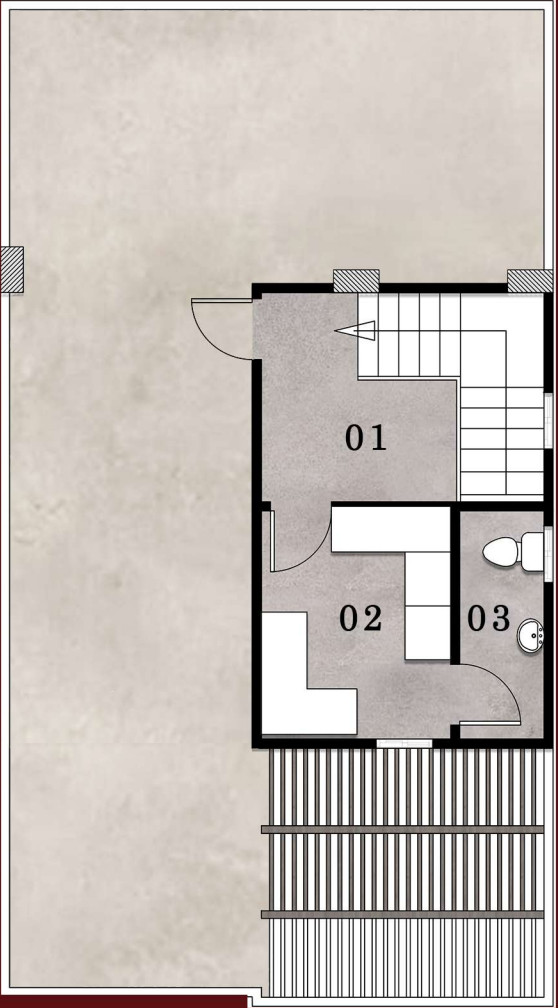
First Floor Area: 96m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.70m X 1.80m
02	BEDROOM-1	3.90m X 3.80m
03	BEDROOM-2	4.60m x 3.20m
04	BATHROOM	2.10m x 1.60m
05	MASTER BATHROOM	2.10m x 1.70m
06	DRESSING	2.10m x 1.60m
07	MASTER BEDROOM	3.00m x 3.10m
08	LIVING ROOM	3.80m x 3.60m

DISCLAMER
RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

Roof Floor Area: 21m2



NO.	ROOM	DIMENSIONS
01	LOBBY	2.60m X 2.80m
02	ROOF ROOM	2.30m X 2.10m
03	BATHROOM	2.30m X 1.50m

TWIN HOME

DISCLAIMER

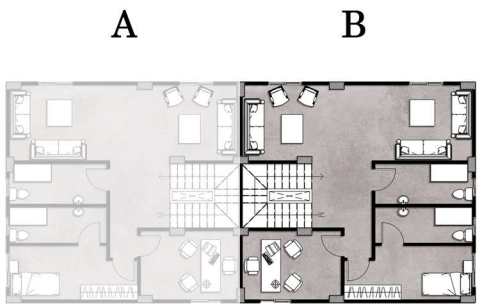
RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

DISCLAIMER

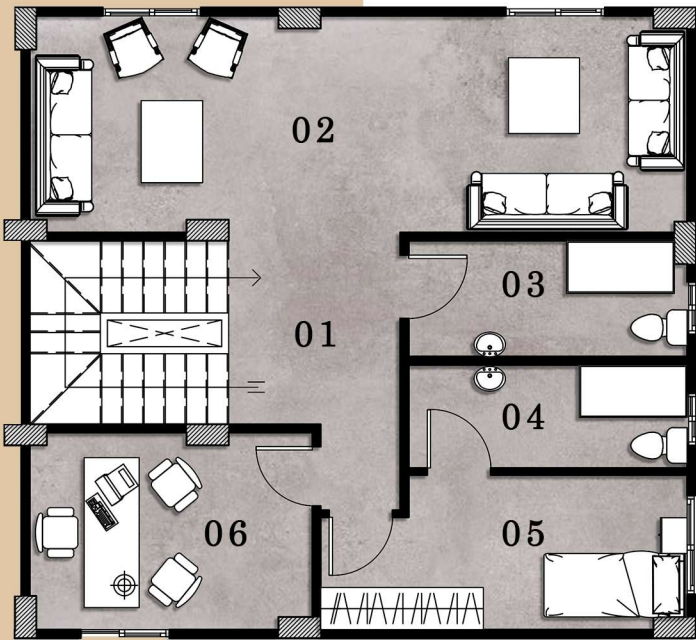
RRIBA DEVELOPMENTS has been working in real estate development since 2010

TWIN HOME

Total Built-up Area: 280 m²
Total Garden Area: 131m2



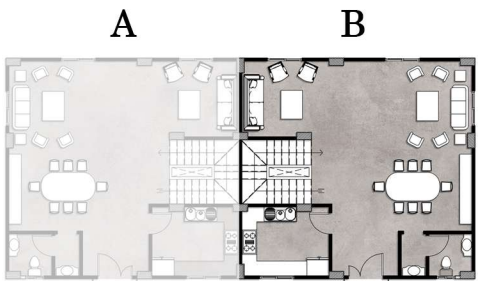
Ground Floor Area: 86m2



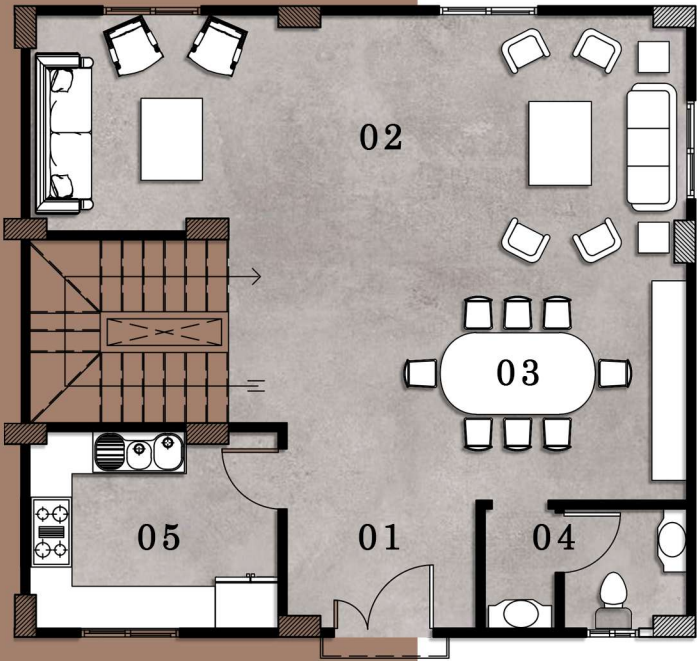
NO.	ROOM	DIMENSIONS
01	LOBBY	9.30m X 3.10m
02	LIVING ROOM	2.70m X 2.40m
03	BASEMENT BATHROOM	4.00m x 1.60m
04	MAID'S BATHROOM	4.00m x 1.50m
05	MAID'S BEDROOM	5.20m x 2.20m
06	OFFICE	4.00m x 2.80m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



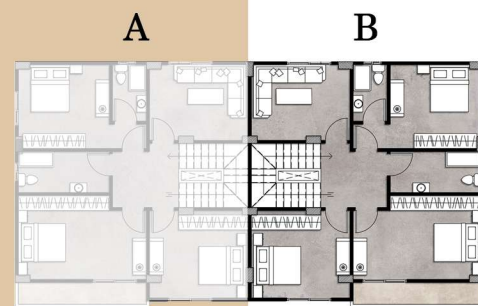
Basement Floor Area: 86m2



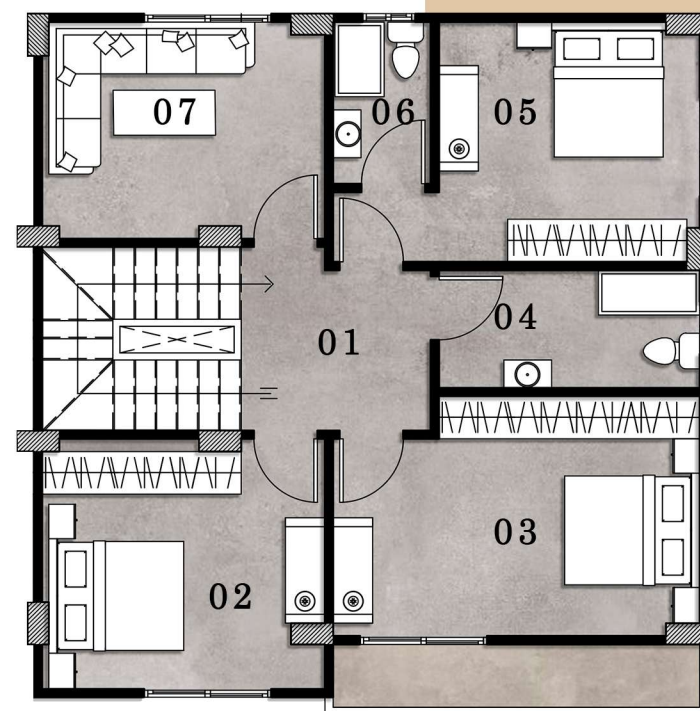
NO.	ROOM	DIMENSIONS
01	LOBBY	2.90m X 2.70m
02	RECEPTION	9.30m X 3.50m
03	DINING ROOM	6.50m x 3.40m
04	GUEST BATHROOM	2.90m x 1.70m
05	KITCHEN	3.50m x 2.80m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



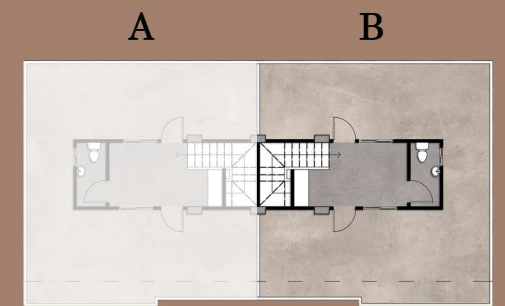
First Floor Area: 93m²



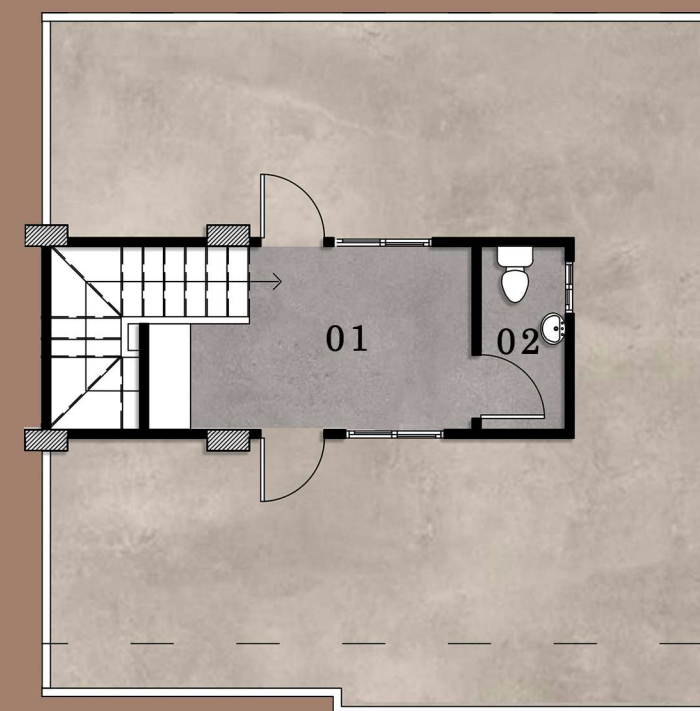
NO.	ROOM	DIMENSIONS
01	LOBBY	2.70m X 2.60m
02	BEDROOM-1	4.00m X 3.60m
03	BEDROOM-2	5.20m x 3.40m
04	BATHROOM	3.70m x 1.70m
05	MASTER BEDROOM	3.70m x 3.40m
06	MASTER BATHROOM	2.30m x 1.40m
07	LIVING ROOM	4.00m x 3.10m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



Roof Floor Area: 21m²



NO.	ROOM	DIMENSIONS
01	LOBBY	4.60m X 2.60m
02	BATHROOM	2.60m X 1.20m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development

TOWN HOME

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

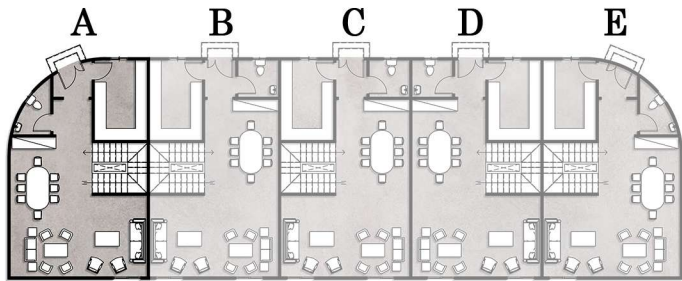


DISCLAMER

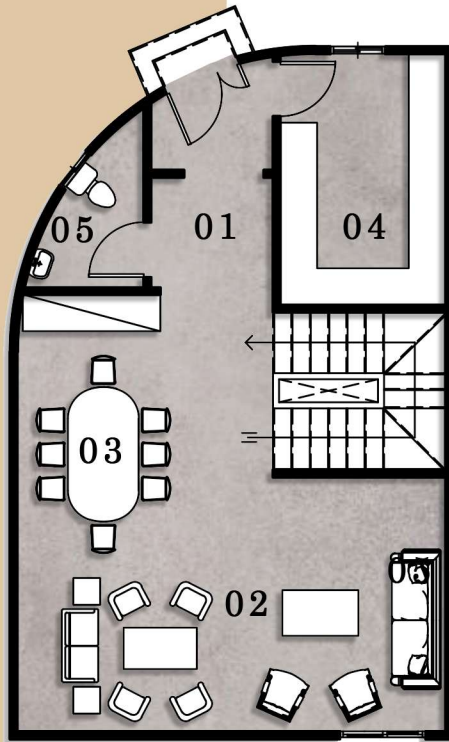
RRIBA DEVELOPMENTS has been working in real estate development since 2010

TOWN HOME
(CORNER-A)

Total Built-up Area:180 m²
Total Garden Area: 145m²



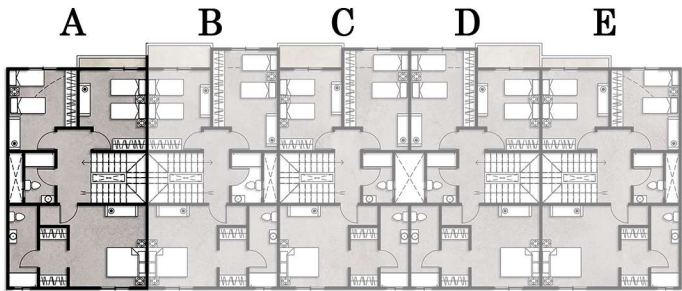
Ground Floor Area: 77m²



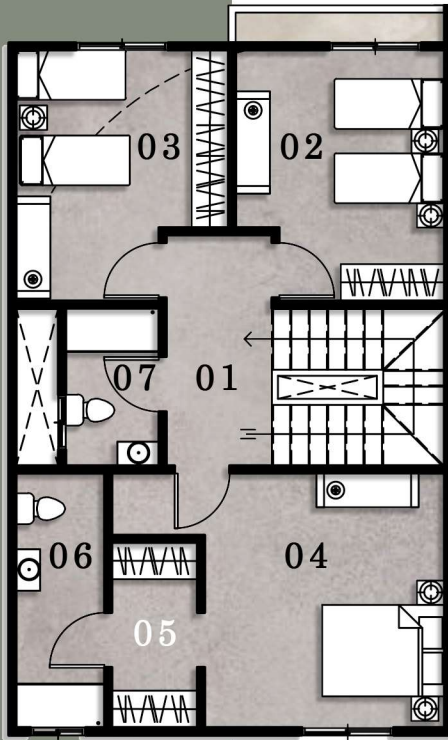
NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.80m
02	RECEPTION	7.00m X 4.20m
03	DINING ROOM	4.20m x 3.00m
04	KITCHEN	4.10m x 2.70m
05	GUEST BATHROOM	2.90m x 2.00m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



First Floor Area: 82m²



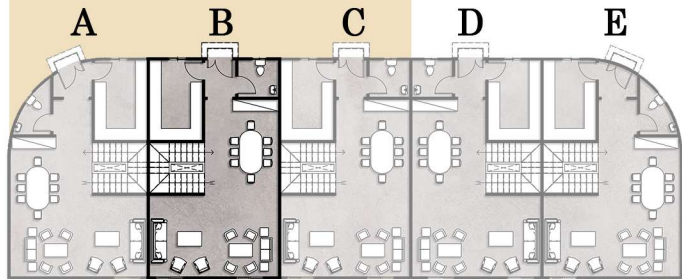
NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.70m
02	BEDROOM-1	4.10m X 3.40m
03	BEDROOM-2	4.10m x 3.50m
04	MASTER BEDROOM	4.20m x 3.90m
05	DRESSING ROOM	3.00m x 1.40m
06	MASTER BATHROOM	4.20m x 1.50m
07	BATHROOM	2.60m x 1.50m

DISCLAMER

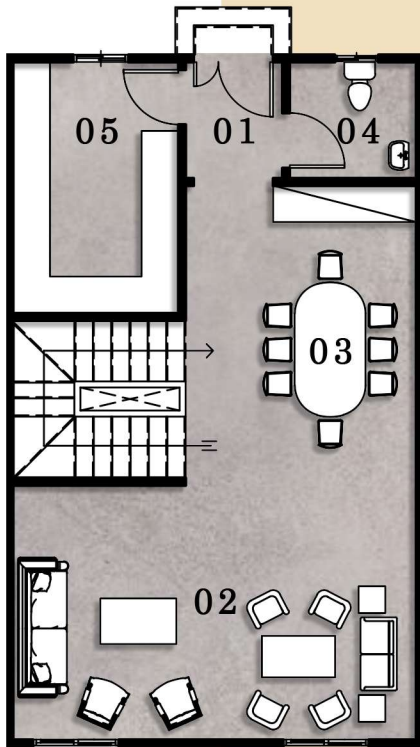
RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

TOWN HOME
(MIDDLE-B)

Total Built-up Area: 180 m²
Total Garden Area: 71m²



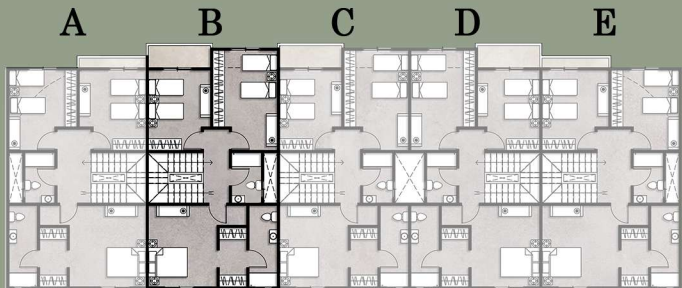
Ground Floor Area: 77m²



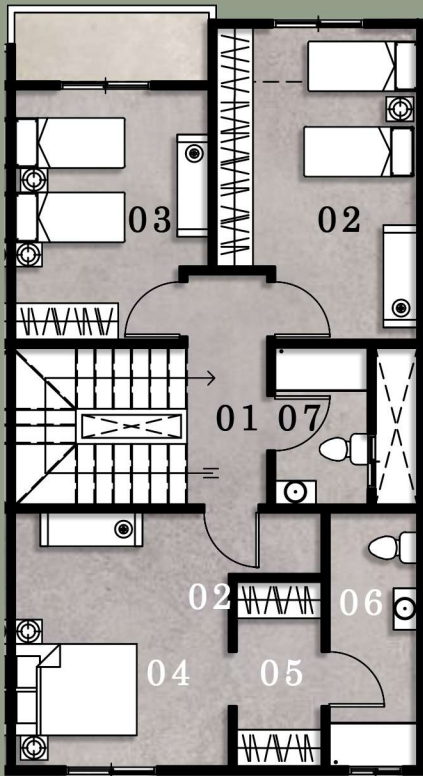
NO.	ROOM	DIMENSIONS
01	LOBBY	1.90m X 1.60m
02	RECEPTION	6.60m X 4.20m
03	DINING ROOM	4.90m x 3.80m
04	GUEST TOILET	2.10m x 1.90m
05	KITCHEN	4.10m x 2.70m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



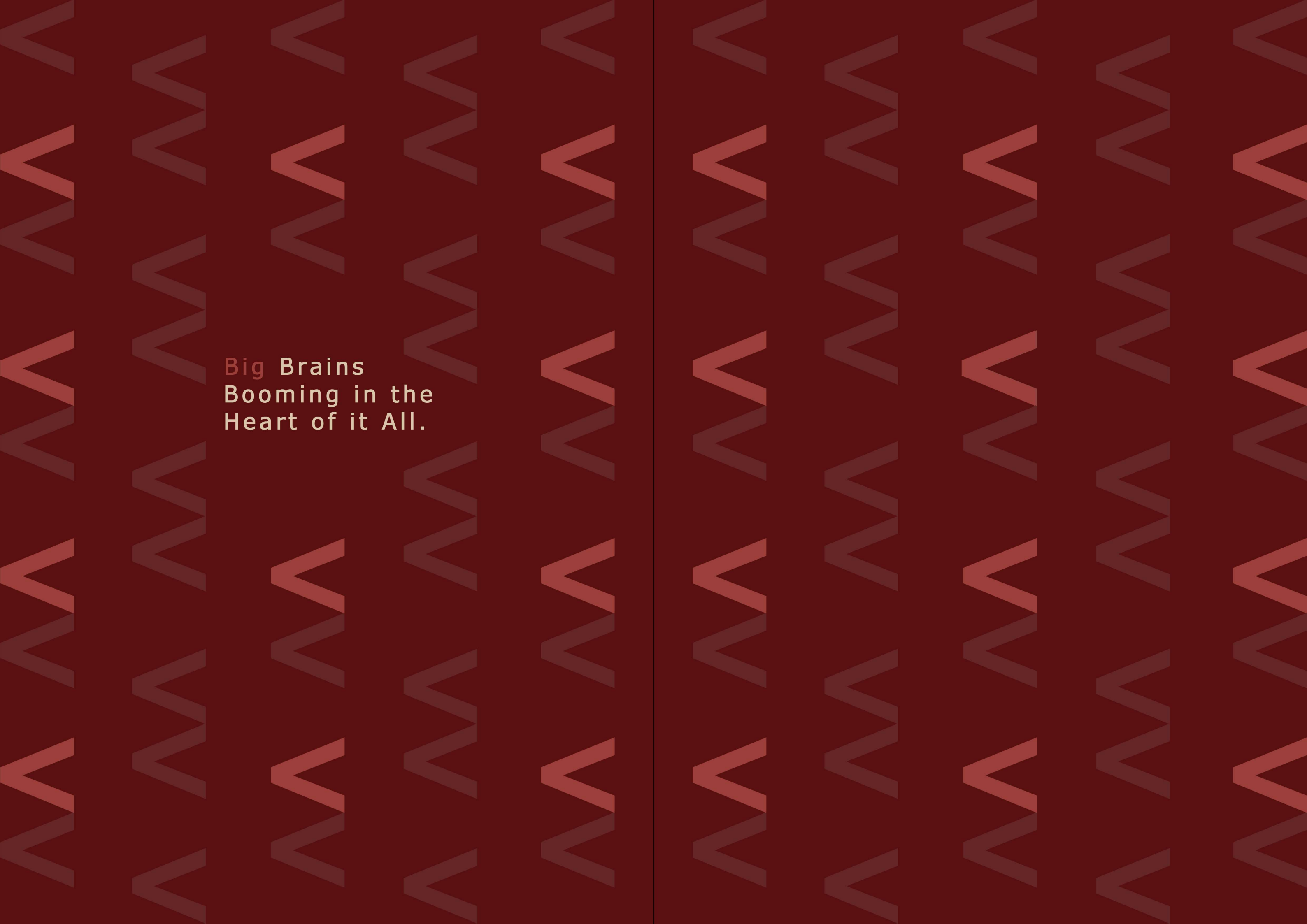
First Floor Area: 81m²



NO.	ROOM	DIMENSIONS
01	LOBBY	3.80m X 1.30m
02	BEDROOM-1	5.12m X 3.30m
03	BEDROOM-2	4.10m x 3.20m
04	MASTER BEDROOM	4.20m x 3.50m
05	DRESSING ROOM	3.00m x 1.40m
06	MASTER BATHROOM	4.20m x 1.50m
07	BATHROOM	2.60m x 1.50m

DISCLAMER

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential.



Big Brains
Booming in the
Heart of it All.



CUSTOMIZABLE INTERIORS

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



DISCLAMER

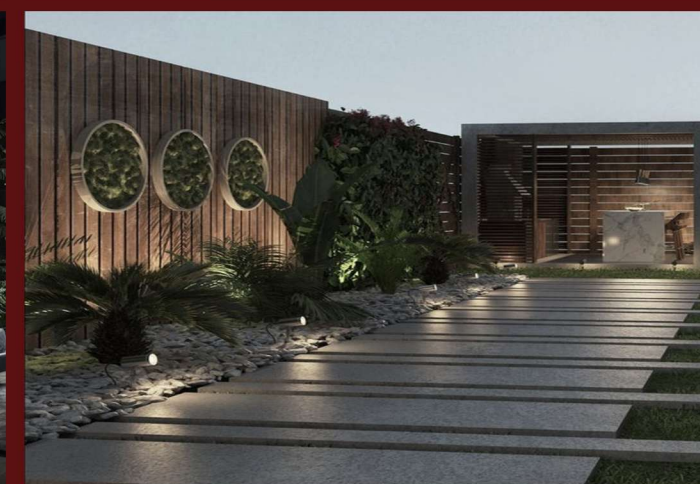
RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



ENJOY BRILLIANT INTERIORS BY DREAMS CONSULTANCY

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate



6

AMENITIES

Smart Luxury
Home Livings

Feel The Change in Your Life

AMENITIES



SECURITY CAMERAS



LANDSCAPE AREAS



WALKING & RUNNING TRACK



24HOURS SECURITY



INTERLOCK SIDEWALKS



SOLAR HEATING SYSTEM



VILLAS ELEVATOR ACCESS



ELECTIC GATES



NIGHT FACADE LIGHTING



REGULAR & EMERGENCY
MAINTENANCE



SOLAR STREET LIGHTING



WATER FEATURES



WE INTERNET SERVICES



VILLAS SWIMMING POOL
ACCESS



*We Don't Renovate Spaces
We Transform Them*

MESSAGE FROM
DESIGNER

Transform
Criticism into
Creativity

7



Message from Abd-ElAziz Amin

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

WREAMZ
CONSULTANCY

8

COLLABORATIONS

A Team Makes A
Dream

*Reality is Created By The
Mind*

COLLABORATIONS

EVEREST REAL ESTATE DEVELOPMENTS

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



DREAMS CONSULTANCY

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



ASE MARKETING AGENCY

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.

RRIBA DEVELOPMENTS has been working in real estate development since 2010 and has significant work in the field of residential, commercial and administrative real estate development.



Big Dreams, Ambitions,
Opportunities, Moments,
Bigger Spaces, Facilities,
Landscape, Sports

Where Big
Things Happen

*Don't Secondthought Your
Decision*

CONTACT US

Let's Get
Moving Now

9

LET'S GET IN TOUCH

HOTLINE:

15953

HEAD OFFICE:

WATERWAY 5A, DT4
5TH SETTLEMENT, CAIRO.

SALES OFFICE

ONE NINETY, 90TH STREET SOUTH,
NEW CAIRO, CAIRO, EGYPT

WEBSITE:

WWW.EVEREST.COM.EG

