**Jirian Mountain View (Sheikh Zayed)**

**📍 Location: Sheikh Zayed City (6th of October), along Sheikh Zayed Axis with prime Nile frontage and excellent access to Middle Ring Road, approx. 44 km from Sphinx Airport and 52 km from the Pyramids.**

**Description (English)**

**Jirian is an ambitious urban-riverside community spanning approximately 374 acres. The development’s hallmark is its manmade Nile extension—bringing water into the heart of the project and offering standout riverfront living. It features a curated mix of apartments, penthouses, iVillas, townhouses, standalone and luxury villas—including the premium “Nile Crown” estates. The architecture and layout prioritize natural flow, spacious green zones, and open vistas of the river and greenery.**

**Key Info:**

* **Total Area: ~374 acres**
* **Unit Types & Starting Sizes / Prices:** 
  + **Apartments (1BR to 3BR): from EGP 7.6 M to 13.2 M**
  + **Penthouse (3BR): from EGP 15 M**
  + **iVilla (garden villas): from EGP 16.3 M**
  + **Luxury Penthouse: from EGP 25 M**
  + **Townhouse: from EGP 18 M**
  + **Standalone Villa: from EGP 20.5 M**
  + **Luxury Villa: EGP 28–88 M**
  + **One-storey palace-style villa: from EGP 50 M**
  + **“Nile Crown” ultra-luxury villa: up to ~EGP 175 M (some offered at ~EGP 200 M)**
* **Down Payment: As low as ~5%**
* **Installments: Up to 8 years interest-free**
* **Delivery Timeline: Early phases (apartments) expected by late 2025; villa phases by 2028–2029**