

LUXURIOUS  
APARTMENTS

LAVISTA  
DEVELOPMENTS

EL PATIO  
— CASA —





# EL SHOROUK CITY

Nestled between the Cairo-Suez road and the Ismailia road, El Shorouk City has become the suburban destination for residents of Heliopolis and Nasr City, quickly acquiring the much sought after status of New Cairo. Within a short distance of the new administrative capital, and away from the increasingly crowded city, El Shorouk offers all the facilities of the city, including sporting clubs, schools, hospitals, malls, universities and more, in a spacious and tranquil environment.

With direct access to main roads and a short drive from central Cairo, El Shorouk City is growing increasingly popular as a premium residential destination.





NOTE  
TO SELF:  

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RELAX

# EL PATIO CASA

With varying unit sizes to suit our particular customers' tastes, EL PATIO CASA provides a total of 40 apartment buildings. Buildings include a ground floor plus 3 additional floors, with elevators in each building for ease of mobility.

Each floor in our apartment buildings is comprised of 4 apartments, with the exception of the ground floor, which has 2 or 3 apartments at the most, depending on the design model. Apartments are delivered semi-finished, this includes electrical and plumbing.

Ground floor apartments range in size from 165 m<sup>2</sup> to 330 m<sup>2</sup>, and come with a 30 m<sup>2</sup> private garden. Other apartments range in size from 160 m<sup>2</sup> to 190 m<sup>2</sup>.





# COME HOME TO EL PATIO

With a contemporary architectural design that is sleek and elegant, the project sits on 116,000 m2 of land, 20% of which is built-up area, leaving 50% of the land covered in green spaces and water fountains.

# A COHESIVE COMMUNITY, A SIGNATURE LIFESTYLE

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LA VISTA Developments has been keen on creating a unique brand of community and lifestyle that has become signature to all our developments. In EL PATIO CASA, no detail has been overlooked in our efforts to provide the luxury lifestyle our clients have grown accustomed to.

Centrally situated in a prime spot in El Shorouk City, EL PATIO CASA boasts wide, open spaces and intelligently designed, rich landscaping with serenity and wellness in mind. EL PATIO CASA is the only community by LA VISTA Developments in EL Shorouk City that offers apartments in various sizes, with the option of a private garden in some.





FAMILY  
FUN  
PLAY





THERE'S  
NO PLACE  
LIKE HOME

RELAX,  
REFRESH,  
REVIVE





# A SERVICED COMMUNITY

The serviced community in EL PATIO CASA enjoys -24hour maintenance and security with a highly advanced security system in place that includes camera monitoring throughout the compound. Security is further maintained with an electronic gate system for the buildings and the compound, accessible only via key card.

With ample garage parking space provided for residents, a car-cleaning service is also available in the garages along with shoe-shining stations. A commercial area sprawled over 10,000m<sup>2</sup> of land sits directly outside the gates of EL PATIO CASA, offering residents plenty of choices in retail, dining, fitness, and entertainment venues.

# MASTER PLAN







# GROUND FLOOR PLANS

Gross Area 330m<sup>2</sup>



Disclaimer: Diagrams are for illustrative purposes only and subject to change.

Gross Area 275m<sup>2</sup>



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Gross Area 165m<sup>2</sup>

LANDSCAPE



STREET



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Gross Area 165m<sup>2</sup>

LANDSCAPE



STREET



Disclaimer: Diagrams are for illustrative purposes only and subject to change.



# FIRST & SECOND FLOOR PLANS

Gross Area 165m<sup>2</sup>



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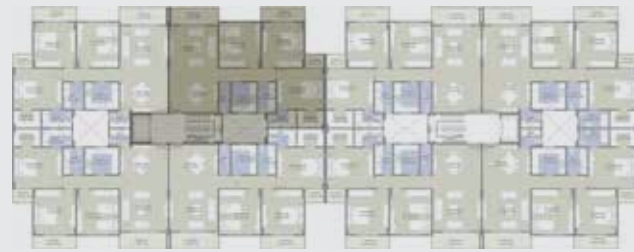
Gross Area 165m<sup>2</sup>



Disclaimer: Diagrams are for illustrative purposes only and subject to change.

Gross Area 160m<sup>2</sup>

LANDSCAPE



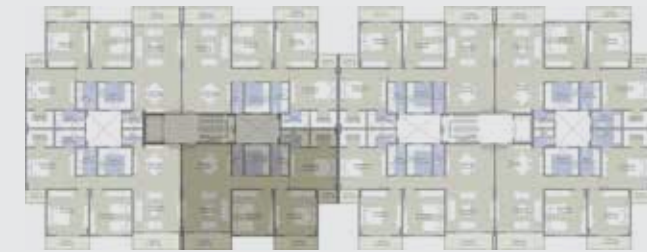
STREET



Disclaimer: Diagrams are for illustrative purposes only and subject to change.

Gross Area 160m<sup>2</sup>

LANDSCAPE



STREET



Disclaimer: Diagrams are for illustrative purposes only and subject to change.



# THIRD & ROOF FLOOR PLANS

Gross Area 190m<sup>2</sup>



Gross Area 190m<sup>2</sup>



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Gross Area 185m<sup>2</sup>

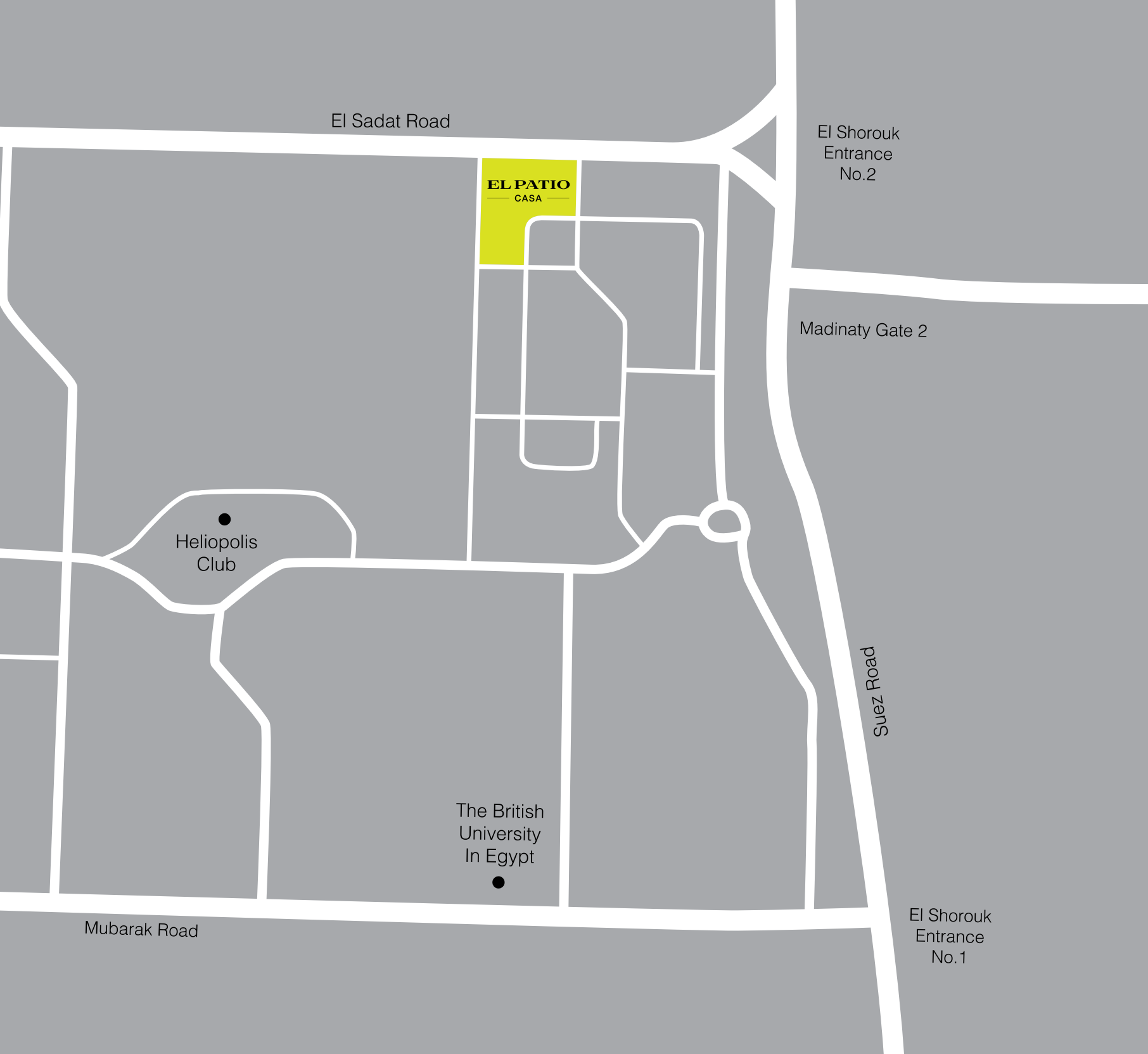


Gross Area 185m<sup>2</sup>



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# LOCATION

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EL PATIO CASA residential community is located only 700m from Entrance #2 of El Shorouk City, directly across Madinaty, and just 1 Km from Heliopolis Club El Shorouk.



# EL PATIO COMPOUNDS IN EL SHOROUK

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