

VILLAS
ISLAND



EL PATIO

CASA VILLAS



Established in 1991, LA VISTA Developments prides itself on having created a new standard in resort and residential living through its outstanding record of accomplishments.

With an in-house design office and an expert team of architects and landscape designers, LA VISTA Developments' holistic approach to building new communities encompasses all the processes; from vision to design, construction, finishing and maintenance.

We have amassed a large client-base whose belief in our expertise and in the strong investments made with a property purchase from LA VISTA Developments continues to fuel our drive to grow even further.

We have successfully delivered on schedule several LA VISTA resort communities in Ain Sokhna and the North Coast, with more projects currently being developed. We have also successfully delivered on schedule EL PATIO residential communities in Shorouk City and New Cairo, as well as in 6th of October City.

Rest assured that we are constantly working on bringing new ideas to life in developing communities that surpass the expectations we have previously set. We work hard to provide exclusive communities of like-minded residents



LA VISTA DEVELOPMENTS

MISSION

Our primary mission is to provide clients with a home that is a source of inspiration and a sanctuary. We strive to empower our staff employees, and make it our goal to elevate the real estate market in Egypt regionally and worldwide. The bedrock of our work at LA VISTA Developments is a set of fundamental principles encrypted in our company DNA: dedication to our clients, commitment to our short and long term business plan, expert in-house teams that see the projects from start to finish and beyond, and consistency in meeting high standards.

VISION

We envision LA VISTA Developments maintaining its strong position as the market leader in fully integrated resort and residential communities by consistently providing the highest quality homes, services, finishing, landscaping, and architecture, with an unparalleled return-on-investment.

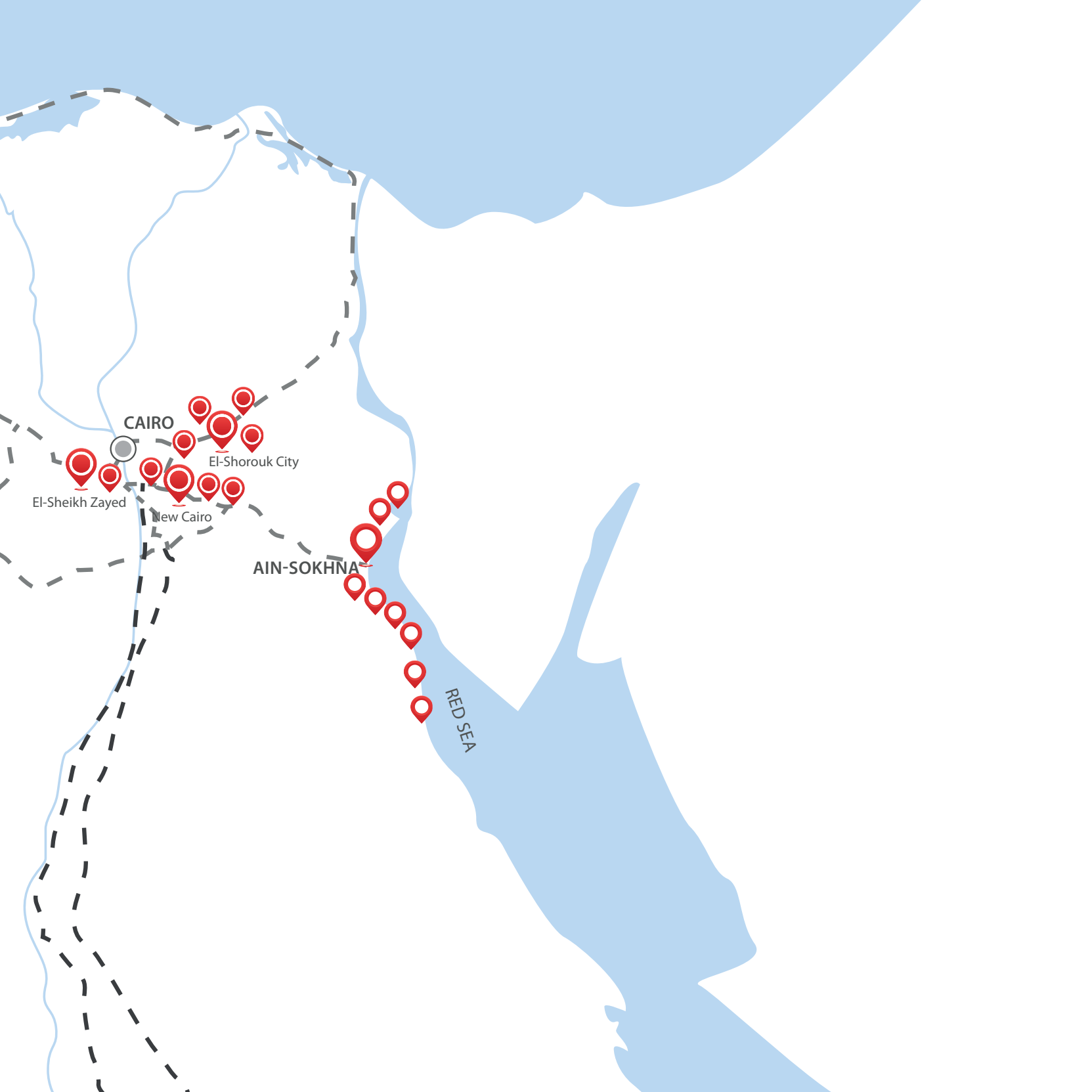


**ARCHITECTS,
BUILDERS & DEVELOPERS**



LA VISTA DEVELOPMENTS PROJECTS

- *New Cairo* **5**Projects
- *AL Sherouk* **5**Projects
- *6th October & Zayed* **2**Projects
- *New Capital* **1**Project
- *Ain El Sokhna* **10**Projects
- *North Coast* **4**Projects



CAIRO

El-Shorouk City

El-Sheikh Zayed

New Cairo

AIN-SOKHNA

RED SEA



EL PATIO COMPOUNDS IN AL SHOROUK

EL PATIO CASA VILLAS residential community is located only 700m from Al Shorouk City 2nd entrance, directly across Madinaty, and just 1km away from Heliopolis Club Al Shorouk.

EL SHOROUK ENTRANCE 2

ISMAILIA ROAD

EL SHOROUK ENTRANCE 1

NO. 100

EL SHABAB ROAD

AL HORREYA SQUARE

EL PATIO PRIME

TOTAL GAS STATION

CARREFOUR

MUBARAK ROAD

EL PATIO 5 EAST

AL NAHDA SQUARE

EL PATIO 5

TOTAL GAS STATION

EL SHOROUK TRAFFIC DEPARTEMENT

ARAB OPEN UNIVERSITY

TELECOM EGYPT FUE

NO. 7 8TH DISTRICT

NO. 100 7TH DISTRICT

EL PATIO 4

EL SHOROUK 2000

LOLOAT EL SHOROUK

HELIOPOLIS SPORTING CLUB

MAY FAIR

EL SHOROUK ACADEMY

BUE

TO EAST RING ROAD

MUBARAK ROAD

EL PATIO CASA VILLAS



TOTAL GAS STATION

EL SUEZ ROAD

EL SHOROUK ENTRANCE 2

MADINATY GATE

EL SUEZ ROAD

SHOROUK ENTRANCE 1





EL PATIO CASA VILLAS

LA VISTA Developments has always been keen on keeping our clients satisfied, that's why EL PATIO CASA VILLAS come in varying types to suit our particular clients' luxurious tastes, with a total of 62 villas including: Standalone, Town Houses, and Twin Houses with private parking spots.

Located in Al Shorouk City, in a secure gated residence community, EL PATIO CASA VILLAS luxurious villas are the perfect home for a family. The villas cover 30,190 sqm of the land area, while you can also enjoy the greenery that covers 3,500 sqm.

In EL PATIO CASA VILLAS you can enjoy the scenery of the waterfall while you also have access to two swimming pools and everything you will need or want for a pleasant stay among family and friends.





A COHESIVE COMMUNITY A SIGNATURE LIFESTYLE

We're always keen on creating a unique brand of community and lifestyle; that's why in EL PATIO CASA VILLAS, no detail has been overlooked in our efforts to provide the luxurious lifestyle our clients have grown accustomed to.

Centrally situated in a prime spot in Al Shorouk City, EL PATIO CASA VILLAS boasts wide because of the intelligent design and rich landscaping with serenity and wellness in mind.

EL PATIO CASA VILLAS is the only community by LA VISTA Developments in AL Shorouk City that offers apartments and villas in various sizes, some come with a private garden.





A SERVICED COMMUNITY

The serviced community in EL PATIO CASA VILLAS enjoys -24hour maintenance and security with a highly advanced security system that includes camera monitoring throughout the compound and electronic gates system for the buildings and the compound. EL PATIO CASA also provides residents with ample garage parking spots, car-cleaning service, and shoe-shining stations. The commercial area covers 10,000m² of the land sitting directly outside the compound gate with plenty of choices in retail, dining, fitness, and entertainment venues.







**MASTER
PLAN**



GATE



VILLAS



APARTMENTS



LANDSCAPE



SWIMMING POOL



UNDERGROUND POOL



UNDERGROUND GYM



PADEL COURT



COMMERCIAL AREA



**PROJECT
FACILITES**



REAL PHOTO

PADEL COURT

Enjoy the luxurious Padel courts in El Patio with your family and friends and spend quality time together under the warm sunlight at a walking distance from your home.



UNDERGROUND GYM

Get the amenities, workouts, equipment and personal training in our Underground Gym at your convenience.



UNDERGROUND **POOL**

Getting back to a pool after a tough day is as much a cheer-upper as getting home, so imagine having a swimming pool right under your bedroom window!



UNDERGROUND **BASMENT**

Standalone Villas and Twin houses both come with a basement that gives you more storage space without compromising on the outdoor or indoor.

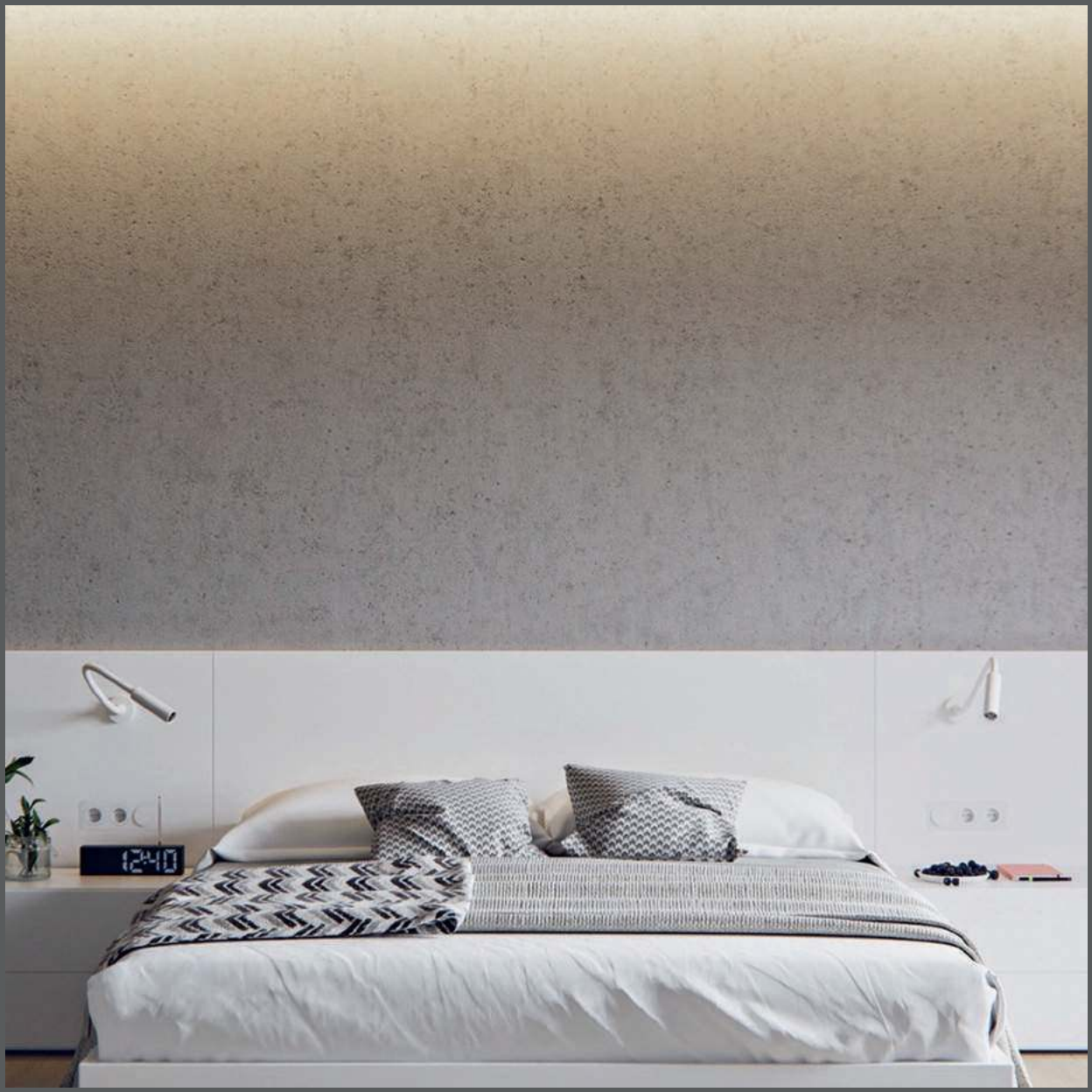


DOUBLE HEIGHT

El PATIO CASA Standalone Villas and Twin houses both enjoy the double height architecture that makes your home feel more spacious, and look much more extensive, and also gives a functional advantage and an aesthetical look.



**FLOOR
PLANS**



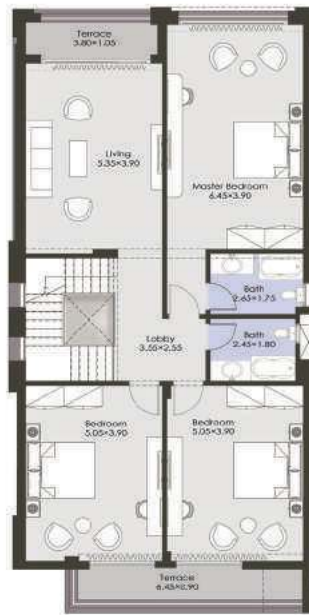


STAND ALONE VILLAS

PLANS



A SPA DESIGN



Ground Floor Area 135 sq.m
 First Floor Area 145 sq.m
 Roof Floor Area 41 sq.m





Basement Floor Plan



Ground Floor Plan



First Floor Plan



Roof Floor Plan

Basement Floor Area	From 158 To 189 sq.m
Ground Floor Area	From 128 To 150 sq.m
First Floor Area	From 136 To 162 sq.m
Roof Floor Area	From 36 To 42 sq.m

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



TOWN HOUSES

PLANS

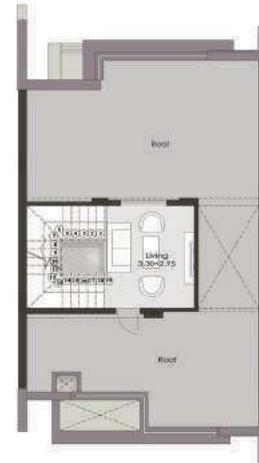




Ground Floor Area	96	sq.m
First Floor Area	104	sq.m
Roof Floor Area	27	sq.m



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Ground Floor Area	92	sq.m
First Floor Area	98	sq.m
Roof Floor Area	20	sq.m

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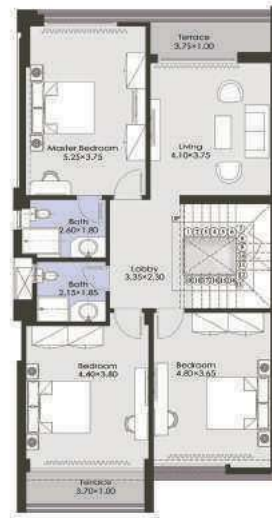
TWIN HOUSES

PLANS



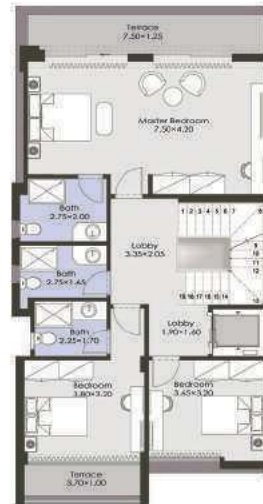


Ground Floor Area From 102 To 112 sq.m
 First Floor Area From 108 To 117 sq.m
 Roof Floor Area From 27 To 28 sq.m





Basement Floor Area	136	sq.m
Ground Floor Area	113	sq.m
First Floor Area	119	sq.m
Roof Floor Area	28	sq.m



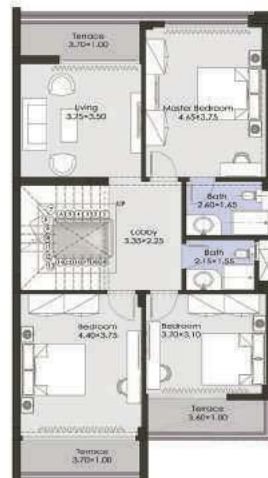
First Floor Plan



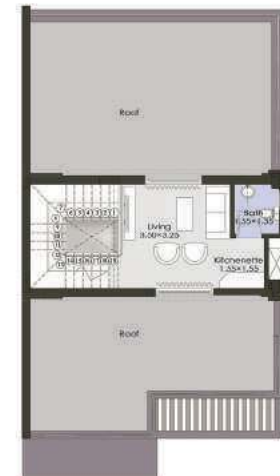
Roof Floor Plan



Ground Floor Area From 80 To 131 sq.m
 First Floor Area From 84 To 136 sq.m
 Roof Floor Area From 21 To 31 sq.m



Ground Floor Area From 97 To 105 sq.m
 First Floor Area From 108 To 116 sq.m
 Roof Floor Area 28 sq.m



LA VISTA Developments

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LAVISTA

DEVELOPMENTS