**El Patio Vida – New Cairo (6th Settlement)**

**📍 District: قلب التجمع السادس – على شارع التسعين الجنوبي بالقرب من Hyde Park وZED East، بمحاذاة الطريق الدائري وشارع محمد نجيب.**

**Description (English)**

**El Patio Vida is a modern upscale apartment community by La Vista Developments, spanning approximately 51 acres, with only 18 % built-up and 82 % dedicated to lush landscaping, water features, and serene open spaces. Inspired by contemporary design, it features low-rise buildings (G+7) thoughtfully arranged to maximize natural light, privacy, and connection to green surroundings. The project places strong emphasis on holistic living, with three clubhouses dedicated to wellness of body, mind, and soul, along with landscaped gardens, artificial lakes, and tranquil plazas.**

**Key Info:**

* **Unit Types & Sizes:**
  + **Apartments (2–3 bedrooms): 152–280 m²**
  + **Duplexes: from ~324 m²**
  + **Penthouses: 182–280 m²**
* **Down Payment: 5% on booking (+ another 5% within initial installments)**
* **Payment Plans: Up to 8–10 years interest-free**
* **Delivery: Expected by late 2028 / mid 2029**
* **Build-up Ratio: Only ~18% built-up, leaving ~82% open/landscaped**