

EL - PATIO
ORO

LAVISTA
DEVELOPMENTS

A PROUD MEMBER OF LAVISTATES

ABOUT LA VISTA DEVELOPMENTS

Established in 1991, by Architect Alaa Hady and Eng. Mohamed Hady, La Vista Developments prides itself in creating a new standard in resort and residential living through its outstanding record of accomplishments.

With an in-house design office that includes an expert team of architects and landscape designers, La Vista Developments' holistic approach of building new communities embraces all practices from vision to design, construction, finishing and operation, which has allowed La Vista to continually deliver the highest standards to its clients.

We have amassed a large client-base who believe in our expertise and in the strong investments made with a property purchase from La Vista Developments.

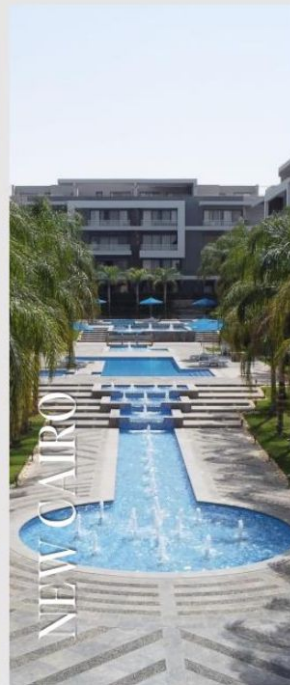
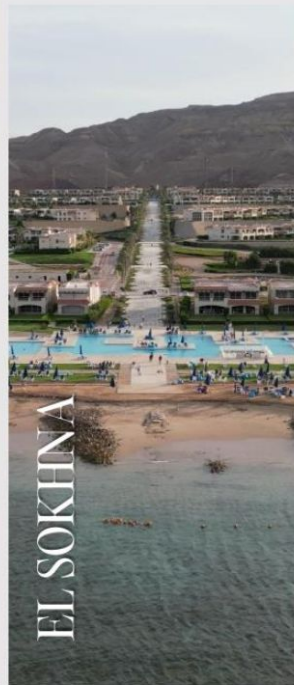
This trust continues to fuel our drive to grow even further and successfully deliver on schedule several projects in the Red Sea, North Coast, Shorouk City, New Cairo, 6 October as well as in the New Capital. With more projects currently being developed, our clients are assured that we are always developing communities that surpass their expectations.

Mission

To lead the market by consistently providing the highest quality of design, finishing, landscape and operation services while achieving the higher return on investment.

Vision

We strive to provide our clients with an inspiring lifestyle in safe communities and make it our goal to elevate the real estate market's standards in Egypt through dedication, commitment and constantly meeting the clients' expectations while offering excellence from start to finish and beyond.



EL - PATIO

About ORO

A destination that is naturally infused with charm, warmth and has the ability to mesmerize you.



Located inside the exclusive Golden Square, EL PATIO ORO nestled among a neighborhood of premium gated communities

EL PATIO ORO is only 10 Km from the Cairo-Suez road and 12 Km from the Ain Sokhna toll station, making beach getaways accessible on a weekly basis

Also accessible from EL PATIO ORO is The American University in Cairo (AUC), which is a short 7 Km away, and Mivida compound is at a distance of 5 Km.

ORO



Amenities AND Features

Residents can enjoy any of the many pools and water features that give EL PATIO ORO a feeling of year-long vacationing.

EL - PATIO

Where *Tranquil Landscapes* *Embrace Your Home*

Home, where tranquil landscapes embrace serenity.

ORO



Serenity Defined

Discover a harmonious blend of luxury and tranquility at El Patio Oro —where every home is a sanctuary, and every moment is an escape into serenity.

Facilities AND *Amenities*



POOLS AND LANDSCAPES



WATERFEATURES



PADEL COURT



COMMERCIAL STRIP



2 UNDERGROUND CLUBHOUSES

ORO

EL - PATIO





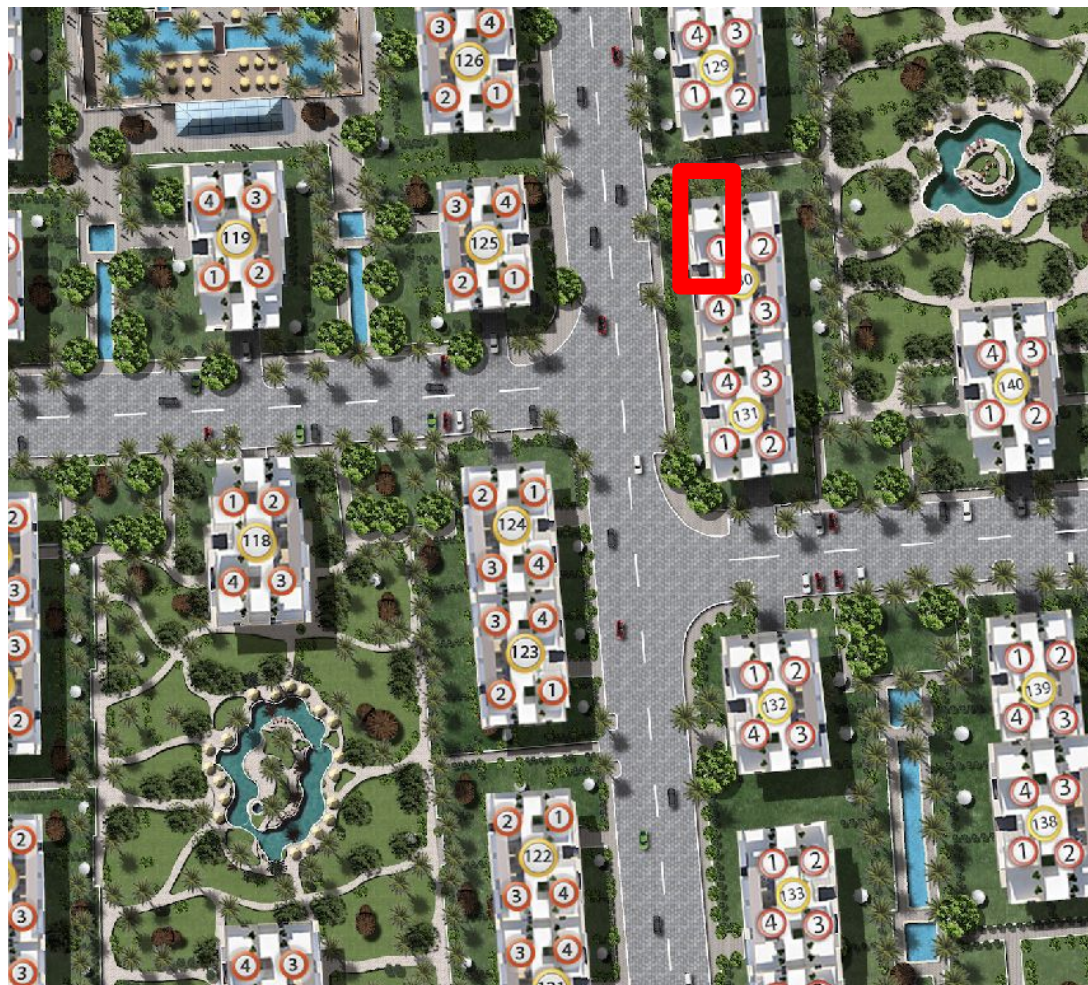
Master PLAN

With a built-up area of 18%, units are designed in a contemporary architectural style with a modern flair. The main street running through EL PATIO ORO is 38 m wide, contributing to spaciousness and easy living.

Signature LA VISTA Developments landscaping offers wide green and open spaces that occupy 82% of the land area. Well-groomed gardens and lush greenery with different kinds of flowers, shrubbery and trees, all create a lifestyle of harmony between nature and architecture.

LAVISTA
DEVELOPMENTS

- 220 m
- Third floor
- Unit number 1



TYPICAL FLOOR

220m²



TOTAL AREA: 220 M²

Room	Diminsions
1 Dining	6.18m x 4.64m
2 Reception	6.18m x 4.64m
3 Terrace	1.70m x 9.28m
4 Bedroom	3.91m x 4.31m
5 Bathroom	1.87m x 3.05m
6 Bedroom	3.60m x 4.59m
7 Terrace	1.40m x 1.50m
8 Master Bedroom	3.88m x 3.96m
9 Dressing room	2.82m x 1.67m
10 Bathroom	2.82m x 1.72m
11 Kitchen	4.26m x 3.12m
12 Guest Toilet	3.04m x 1.42m
13 Maid's room	2.78m x 1.88m
14 Maid's Toilet	1.48m x 1.88m

Disclaimer : Diagrams are for illustrative purposes only and subject to change .
All dimensions are measured including walls.

	Unit Price		20,900,000		
7 Years	0 + 7Y Payment Plan Delivery 3Y				
		Payment			Total %
5.00%	Delivery Payment		5.00%	1,045,000	45.71%
13.57%	year 1	1st Installment	3.39%	710,000	3.39%
		2nd Installment	3.39%	710,000	6.79%
		3rd Installment	3.39%	710,000	10.18%
		4th Installment	3.39%	710,000	13.57%
13.57%	year 2	5th Installment	3.39%	710,000	16.96%
		6th Installment	3.39%	710,000	20.36%
		7th Installment	3.39%	710,000	23.75%
		8th Installment	3.39%	710,000	27.14%
13.57%	year 3	9th Installment	3.39%	710,000	30.53%
		10th Installment	3.39%	710,000	33.93%
		11th Installment	3.39%	710,000	37.32%
		12th Installment	3.39%	710,000	40.71%
13.57%	year 4	13th Installment	3.39%	710,000	49.10%
		14th Installment	3.39%	710,000	52.50%
		15th Installment	3.39%	710,000	55.89%
		16th Installment	3.39%	710,000	59.28%
13.57%	year 5	17th Installment	3.39%	710,000	62.67%
		18th Installment	3.39%	710,000	66.07%
		19th Installment	3.39%	710,000	69.46%
		20th Installment	3.39%	710,000	72.85%
13.57%	year 6	21th Installment	3.39%	710,000	76.24%
		22th Installment	3.39%	710,000	79.64%
		23th Installment	3.39%	710,000	83.03%
		24th Installment	3.39%	710,000	86.42%
13.58%	year 7	25th Installment	3.40%	710,000	89.82%
		26th Installment	3.40%	710,000	93.21%
		27th Installment	3.40%	710,000	96.61%
		28th Installment	3.40%	685,000	100.00%
100.00%				19,855,000	

	Unit Price		20,900,000		
8 Years	10 + 8Y Payment Plan Delivery 3Y				
		Payment			Total %
5.00%	Delivery Payment		5.00%	1,045,000	46.88%
10.00%	YEARS	Down Payment	10.00%	2,090,000	10.00%
10.63%	year 1	1st Installment	2.66%	556,000	12.66%
		2nd Installment	2.66%	556,000	15.31%
		3rd Installment	2.66%	556,000	17.97%
		4th Installment	2.66%	556,000	20.63%
10.63%	year 2	5th Installment	2.66%	556,000	23.28%
		6th Installment	2.66%	556,000	25.94%
		7th Installment	2.66%	556,000	28.59%
		8th Installment	2.66%	556,000	31.25%
10.63%	year 3	9th Installment	2.66%	556,000	33.91%
		10th Installment	2.66%	556,000	36.56%
		11th Installment	2.66%	556,000	39.22%
		12th Installment	2.66%	556,000	41.88%
10.63%	year 4	13th Installment	2.66%	556,000	44.53%
		14th Installment	2.66%	556,000	47.19%
		15th Installment	2.66%	556,000	49.84%
		16th Installment	2.66%	556,000	52.50%
10.63%	year 5	17th Installment	2.66%	556,000	55.16%
		18th Installment	2.66%	556,000	57.81%
		19th Installment	2.66%	556,000	60.47%
		20th Installment	2.66%	556,000	63.13%
10.63%	year 6	21th Installment	2.66%	556,000	65.78%
		22th Installment	2.66%	556,000	68.44%
		23th Installment	2.66%	556,000	71.09%
		24th Installment	2.66%	556,000	73.75%
10.63%	year 7	25th Installment	2.66%	556,000	76.41%
		26th Installment	2.66%	556,000	79.06%
		27th Installment	2.66%	556,000	81.72%
		28th Installment	2.66%	556,000	84.38%
10.63%	year 8	29th Installment	2.66%	556,000	87.03%
		30th Installment	2.66%	556,000	89.69%
		31th Installment	2.66%	556,000	92.34%
		32th Installment	2.66%	529,000	100.00%
100.00%				19,855,000	

THANK YOU



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