

LAUNCHING
SOON

SOON

Refined Elegance

NEW PROJECT
NEW CAIRO, 6TH SETTLEMENT



A New Era of Luxury Living
Coming Soon

2025

"El – Patio Riva"

Project Area:

- 75 Acres

Project Location:

- 6th Settlement, New Cairo.
Minutes away from AUC and South 90th Road.

Project Facilities:

- Dogs Park
- Commercial Area
- Kids Area
- Barbecue Area
- Clubhouses
- Sports Courts
- Underground Parking

(Every Pocket Of Buildings is Looking Over Water Features & Landscape with spaces reaches 2.5 Acres).

(99% Of The Views Looking Over Water Features Landscapes with minimum space 30 Meters Square).

Unit Types:

- One Bedroom 85m
- Two Bedrooms 125m – 130m
- Three Bedrooms 159m – 210m

Finishing:

- Semi – Finished.

Payment Plan:

- 5% Down payment.
- 5% Over 1st Two Installments.
- The Rest Over 8 Years.
- (Up To 10 Years Installments with 12% Increase on Total Price).

Starting Price Per Meter:

- 66K

Starting Prices:

- One Bedroom 5.5M
- Two Bedrooms 8.5M
- Three Bedrooms 10.3M

Proposal Payment Plan
For 3 Bedrooms Apartment.

Unit Number	Building 000	Flat 000
Unit Area	3 Bedrooms	
Unit Price	10,300,000	

8 Years Payment		Standard
1/8/2025	Down Payment	515,000
1/11/2025	1st Installment	548,000
1/2/2026	2nd Installment	548,000
1/5/2026	3rd Installment	290,000
1/8/2026	4th Installment	290,000
1/11/2026	5th Installment	290,000
1/2/2027	6th Installment	290,000
1/5/2027	7th Installment	290,000
1/8/2027	8th Installment	290,000
1/11/2027	9th Installment	290,000
1/2/2028	10th Installment	290,000
1/5/2028	11th Installment	290,000
1/8/2028	12th Installment	290,000
1/11/2028	13th Installment	290,000
1/2/2029	14th Installment	290,000
1/5/2029	15th Installment	290,000
1/8/2029	16th Installment	290,000
1/11/2029	17th Installment	290,000
1/2/2030	18th Installment	290,000
1/5/2030	19th Installment	290,000
1/8/2030	20th Installment	290,000
1/11/2030	21th Installment	290,000
1/2/2031	22th Installment	290,000
1/5/2031	23th Installment	290,000
1/8/2031	24th Installment	290,000
1/11/2031	25th Installment	290,000
1/2/2032	26th Installment	290,000
1/5/2032	27th Installment	290,000
1/8/2032	28th Installment	290,000
1/11/2032	29th Installment	290,000
1/2/2033	30th Installment	290,000
1/5/2033	31th Installment	290,000
1/8/2033	32th Installment	279,000
		10,300,000

Proposal Payment Plan
For 2 Bedrooms Apartment.

Unit Number	Building 000	Flat 000
Unit Area	2 Bedrooms	
Unit Price	8,500,000	

8 Years Payment		Standard
1/8/2025	Down Payment	425,000
1/11/2025	1st Installment	452,000
1/2/2026	2nd Installment	452,000
1/5/2026	3rd Installment	240,000
1/8/2026	4th Installment	240,000
1/11/2026	5th Installment	240,000
1/2/2027	6th Installment	240,000
1/5/2027	7th Installment	240,000
1/8/2027	8th Installment	240,000
1/11/2027	9th Installment	240,000
1/2/2028	10th Installment	240,000
1/5/2028	11th Installment	240,000
1/8/2028	12th Installment	240,000
1/11/2028	13th Installment	240,000
1/2/2029	14th Installment	240,000
1/5/2029	15th Installment	240,000
1/8/2029	16th Installment	240,000
1/11/2029	17th Installment	240,000
1/2/2030	18th Installment	240,000
1/5/2030	19th Installment	240,000
1/8/2030	20th Installment	240,000
1/11/2030	21th Installment	240,000
1/2/2031	22th Installment	240,000
1/5/2031	23th Installment	240,000
1/8/2031	24th Installment	240,000
1/11/2031	25th Installment	240,000
1/2/2032	26th Installment	240,000
1/5/2032	27th Installment	240,000
1/8/2032	28th Installment	240,000
1/11/2032	29th Installment	240,000
1/2/2033	30th Installment	240,000
1/5/2033	31th Installment	240,000
1/8/2033	32th Installment	211,000
		8,500,000

Proposal Payment Plan
For 1 Bedroom Apartment.

Unit Number	Building 000	Flat 000
Unit Area	1 Bedroom	
Unit Price	5,500,000	

8 Years Payment		Standard
1/8/2025	Down Payment	275,000
1/11/2025	1st Installment	293,000
1/2/2026	2nd Installment	293,000
1/5/2026	3rd Installment	155,000
1/8/2026	4th Installment	155,000
1/11/2026	5th Installment	155,000
1/2/2027	6th Installment	155,000
1/5/2027	7th Installment	155,000
1/8/2027	8th Installment	155,000
1/11/2027	9th Installment	155,000
1/2/2028	10th Installment	155,000
1/5/2028	11th Installment	155,000
1/8/2028	12th Installment	155,000
1/11/2028	13th Installment	155,000
1/2/2029	14th Installment	155,000
1/5/2029	15th Installment	155,000
1/8/2029	16th Installment	155,000
1/11/2029	17th Installment	155,000
1/2/2030	18th Installment	155,000
1/5/2030	19th Installment	155,000
1/8/2030	20th Installment	155,000
1/11/2030	21th Installment	155,000
1/2/2031	22th Installment	155,000
1/5/2031	23th Installment	155,000
1/8/2031	24th Installment	155,000
1/11/2031	25th Installment	155,000
1/2/2032	26th Installment	155,000
1/5/2032	27th Installment	155,000
1/8/2032	28th Installment	155,000
1/11/2032	29th Installment	155,000
1/2/2033	30th Installment	155,000
1/5/2033	31th Installment	155,000
1/8/2033	32th Installment	144,000
		5,500,000

Collecting Cheques Starting From 31st of August

Cheque Details:

- Amount: 200K
- Cheque Date 31/8/2025
- Acc Name: (شركة طيبة لإدارة الأصول العقارية - باثيو ريفا)

