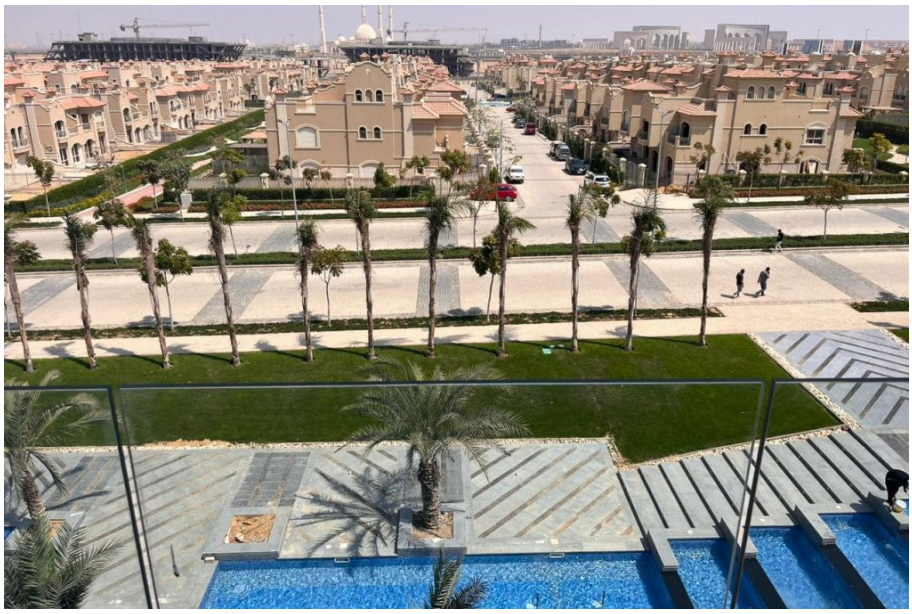






E£ 11,400,000

3 Bedrooms **3 Bathrooms** **200 m²**

PRIME READY-TO-MOVE 200M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED SEMI-FINISHED (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN EL PATIO ORO BY LA VISTA DEVELOPMENTS, GOLDEN SQUARE, 5TH SETTLEMENT, NEW CAIRO.

Semi Finished Apartment for Cash Sale El Patio Oro La Vista Golden Square New Cairo 200m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 200 m²

Garden: 0 m²

Layout:

Bedrooms: 3 Expansive Master-Scale Bedrooms (Including Grand Master Suite with Dressing Room Nook & Private En-Suite Bathroom)

Bathrooms: 3 Contemporary Fully Plumbed Bathrooms (Master En-Suite, Second Family Bathroom, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Double-Glazed Windows + Modern Enclosed Kitchen Space with Complete Utility Conduits + Private Balcony overlooking Lush Landscaped Gardens & Cascading Water Features

Finishing: Semi Finished (Core masonry, plastering, premium double-glazed exterior facades, and primary electrical and plumbing conduits installed, ready for bespoke interior decor and custom finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within El Patio Oro developed by La Vista Developments, commanding an elite residential address directly in the Golden Square, 5th Settlement, New Cairo. Positioned directly between North and South 90th Streets with immediate access to the Middle Ring Road and Bin Zayed Axis, the compound lies just 5 minutes from the American University in Cairo (AUC), 7 minutes from Suez Road, 10 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

El Patio Oro is a prestigious 175-acre master-planned gated sanctuary engineered around natural landscape architecture and open recreational spaces, where built-up areas occupy only 18% of the total master plan. The community features extensive swimmable swimming pools, cascading water fountains, a signature resident clubhouse, fully equipped fitness and wellness centers, shaded jogging and cycling tracks, an integrated commercial and retail strip, underground parking garages, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 200 m² build-up area delivered semi-finished with immediate handover readiness, this residence offers an adaptable 3-bedroom, 3-bathroom layout designed for spacious family living and elegant entertaining. Providing complete architectural freedom to select tailored interior finishes, bespoke flooring, and smart-home infrastructure without construction delays, combined with the pricing advantage of an unencumbered direct cash acquisition, it represents a distinguished family residence and a high-performing capital asset in the Golden Square.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**La Vista Developments**
Project	**Patio Oro**
Build Up Area	**200 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

Floor
1
Parking
With Parking
View
Open View, Bahry
Other Rooms
Dressing Room

Location

5th Settlement, New Cairo
Patio Oro





