



E£ 42,000,000

7 Bedrooms **560 m²**

PRIME READY-TO-MOVE 560M² BUA CORE & SHELL LUXURY TWIN HOUSE (7 BEDROOMS) ON A 500M² LAND PLOT FOR CASH RESALE IN EL PATIO 1 COMPOUND BY LA VISTA DEVELOPMENTS, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell 7-Bedroom Twin House Cash Resale El Patio 1 New Cairo 560m² BUA

Type: Residential Twin House

BUA: 560 m²

Land Area: 500 m²

Bedrooms: 7

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Cash Resale

Location

Strategically situated in El Patio 1 by La Vista Developments, located in the heart of the 5th Settlement, New Cairo, directly adjacent to the American University in Cairo (AUC), Point 90 Mall, and minutes away from Northern & Southern 90th Streets, Ring Road, and Cairo-Suez Road.

About the Project

El Patio 1 is an established, ultra-exclusive boutique villa community developed by La Vista Developments in New Cairo. The compound features timeless classical architecture, lush landscaped gardens, cascading waterfalls and tranquil water features, private swimming pools, dedicated parking, and 24/7 top-tier gated security and community management.

Concept

Spanning a massive 560 m² build-up area on a 500 m² land plot featuring 7 expansive bedrooms, delivered core & shell and ready for immediate possession, this twin house provides complete freedom to design bespoke luxury interior layouts, generous multi-generational family living, standalone-like privacy, and exceptional cash investment value in El Patio 1.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Twin house**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**La Vista Developments**
Project	**Patio 1**
Build Up Area	**560 m²**
Bedrooms	**7**

Location

5th Settlement, New Cairo

Patio 1