



**LAVISTA  
CITY**

**LAVISTA**  
DEVELOPMENTS



# LAVISTA

## DEVELOPMENTS

Established in 1991, 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 maintenance, which has allowed us to continually deliver the highest standards to our clients..

We have amassed a large client-base whose belief in our expertise and in the strong investments made with a property purchase from La Vista Developments continues to fuel our drive to grow even further.

We have successfully delivered on schedule several La Vista compounds communities in Ain Sokhna, and the North Coast, with more projects currently being developed. We have also successfully delivered on schedule El Patio residential communities in Shorouk City and New Cairo, as well as in 6th of October City.

You can be assured that we are constantly working on bringing new ideas to life in developing communities that surpass the expectations we have previously set. We work hard to provide exclusive communities of like-minded residents.

## ARCHITECTS, BUILDERS & DEVELOPERS

### VISION

We strive to provide our clients with a sanctuary that inspires them and make it our goal to elevate the real estate market in Egypt through consistently meeting their high expectations.

The bedrock of our work at La Vista Developments is a set of fundamental principles encrypted in our company DNA; that is dedication to our clients, commitment to our short and long term business plan, expert in-house teams that oversee all projects from start to finish and beyond.

### MISSION

Is to lead the market by consistently providing the highest quality homes, services, finishing, landscaping, architectural design, and the strongest return-on-investment in the Egyptian real estate market.

**28** PROJECTS

**18** DELIVERED  
ON TIME

**10** UNDER  
DEVELOPMENT



## COASTAL COMPOUNDS

Gracing the pristine shores of the rich Red Sea and the vibrant Mediterranean are several La Vista projects that fit perfectly on the soft sandy beaches of our two great coasts. Lying on the topaz waters of the Red Sea are a number of La Vista compounds communities in Ain Sokhna all harmoniously blending with the natural environment, and boasting La Vista's signature rich landscaping, intelligently designed to offer vast green views and tranquility.

While on the azure waters of the North Coast sit several other La Vista compounds communities offering everything you've come to expect from our developments. A signature design consistent in all La Vista compounds communities create a sense of cohesion and solidarity among all La Vista residents... the subtle earth tones and vast, lush greenery make for a holiday residence to be enjoyed in a constant state of evolution to meet unique client needs and desires, La Vista has taken into account customer suggestions in the ongoing development of its compounds.

Escape the city life and retreat to any of our La Vista compounds where land and sea come together to bring the best that nature has to offer. Your dream get-away is closer than you think. In any of our La Vista compounds are your home by the sea.

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## RESIDENTIAL COMPOUNDS

Known for its' signature communities, La Vista Developments has mastered residential real estate with several leading projects in Cairo. After having achieved ground success in its resort development along the Red Sea, La Vista Developments then moved on to establish El Patio residential communities

La Vista developments offers El Patio residential communities that cater to exclusivity, privacy, and a luxury. All El Patio communities provide ideal living conditions within beautifully designed homes, vast green landscaping, a community of likeminded residents, and most importantly, the safety and security provided in exclusive, intelligently designed spaces.

El Patio compounds offer apartments, stand-alone villas as well as variations on the villa such as twin homes townhouses and Quadro units. The introduction of apartments in our residential compounds caters to customer requests, and so in compliance with our customer needs, apartments have been included in our residential units. With compounds in New Cairo, El Shorouk and 6 October, the philosophy of comfort and luxury and the life-style of exclusivity that El Patio embodies are available to residents in various areas of Greater Cairo.

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# LA VISTA CITY

LA VISTA CITY is located in the Extension of the exclusive Golden Square, at the very beginning of the new Administrative Capital, New Cairo. It is accessible from the East Ring Road and has easy access to the Mehwar Mohamed Bin Zayed.

There is a substantial mosque and a church within close proximity of LA VISTA CITY, which is also within close range of The American University in Cairo (AUC), only a short 7 Km away. El shorouk city is only 8Km from LA VISTA CITY, and Kattameya is at a distance of 11 Km.

LA VISTA CITY is comprised of stand-alone villas, twin-houses, and townhouses throughout 16 different mini-communities within the CITY, with the majority of units overlooking landscaping and water features.





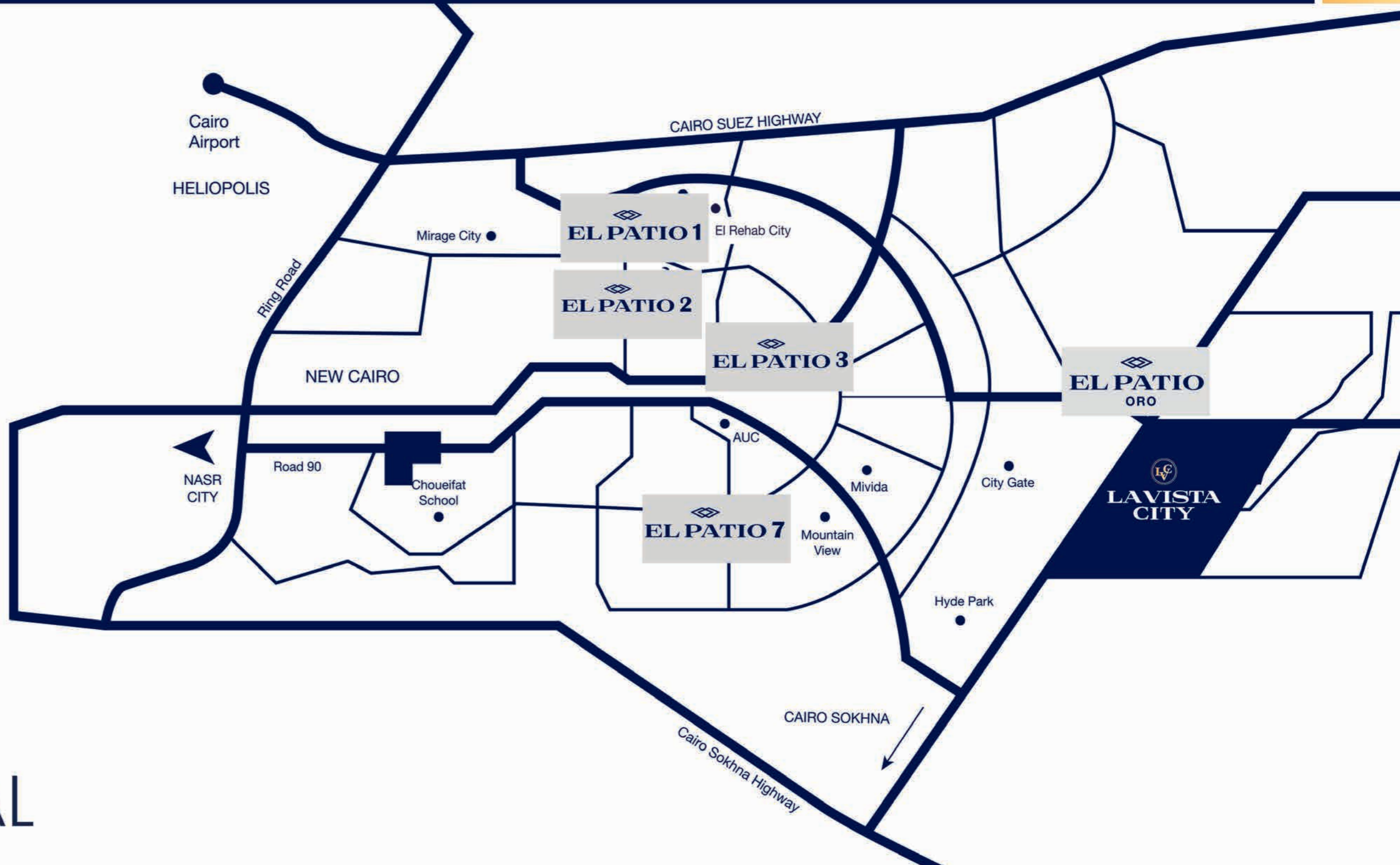
- 1 LA VISTA CITY ENTRANCE
- 2 COMPOUND ACCESS GATE
- 3 LEISURE & PARK CLUBHOUSE
- 4 FITNESS AND SPORTS CLUB
- 5 WALKING AND JOGGING TRAIL
- 6 RETAIL SPACE
- 7 SCHOOL
- 8 BUSINESS & OFFICE PARK
- 9 HEALTH & MEDICAL FACILITY
- 10 COMMUNITY AREAS





**TOTAL DEVELOPMENT AREA**  
**3,288,000 M<sup>2</sup>**

Units	4,210
Swimming Pool	84
Green space	3,057,600 m <sup>2</sup>



# NEW CAPITAL

PREMIUM  
LIFE





CHEERFUL  
MOMENTS





EXQUISITE  
SPACES





A BLISSFUL  
LIFE





LAVISTA CITY  
A PLACE TO LIVE



# MEDICAL SERVICES

“Life is beautiful when there  
is someone who always  
cares”





# INTERNATIONAL SCHOOL

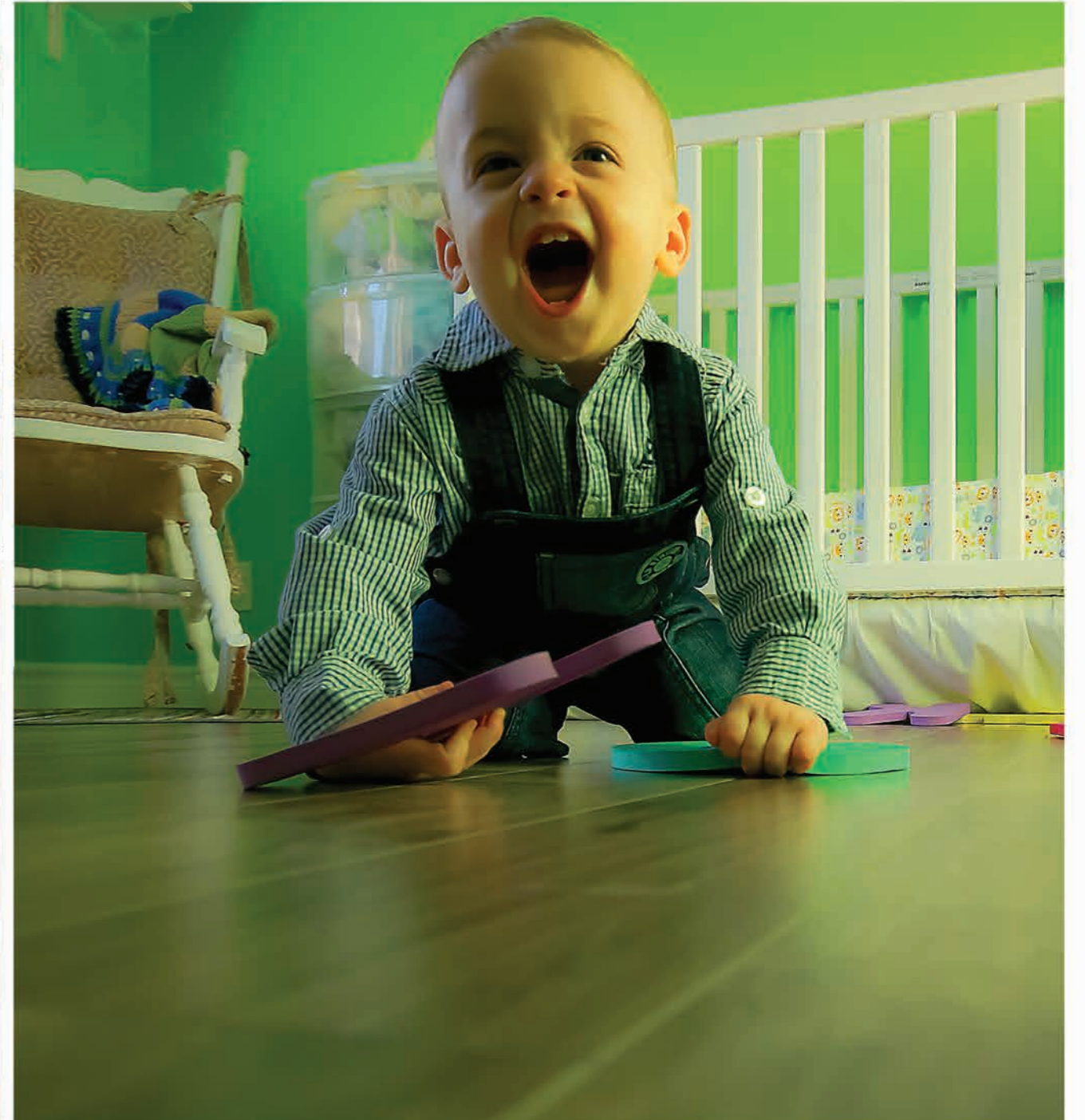
“When the future starts today  
not tomorrow”





# KIDS NURSERY

“Sorry about the mess but  
we are learning here ”





# CLUB ZONE

“Never give up.....Things take time ”





# CLUB ZONE

“Sports do not build  
characters they reveal it”





# SERVICES HUB

“Shopping is the only sport  
you need”





## RESTAURANTS

“Nothing brings people together like good food in a good place”





# ENTERTAINMENT ZONE

“You have to make time for  
the things you love ”





## ADMINISTRATIVE ZONE

“Life is too short ...work somewhere awesome.”





ON EARTH THERE IS NO HEAVEN  
BUT THERE ARE PIECES OF IT





85%  
GREEN AREA



PREMIUM  
MODERN STYLES





MODERN  
STANDALONE

















GOLDEN SQUARE EXTENSION - NEW CAPITAL





GOLDEN SQUARE EXTENSION - NEW CAPITAL



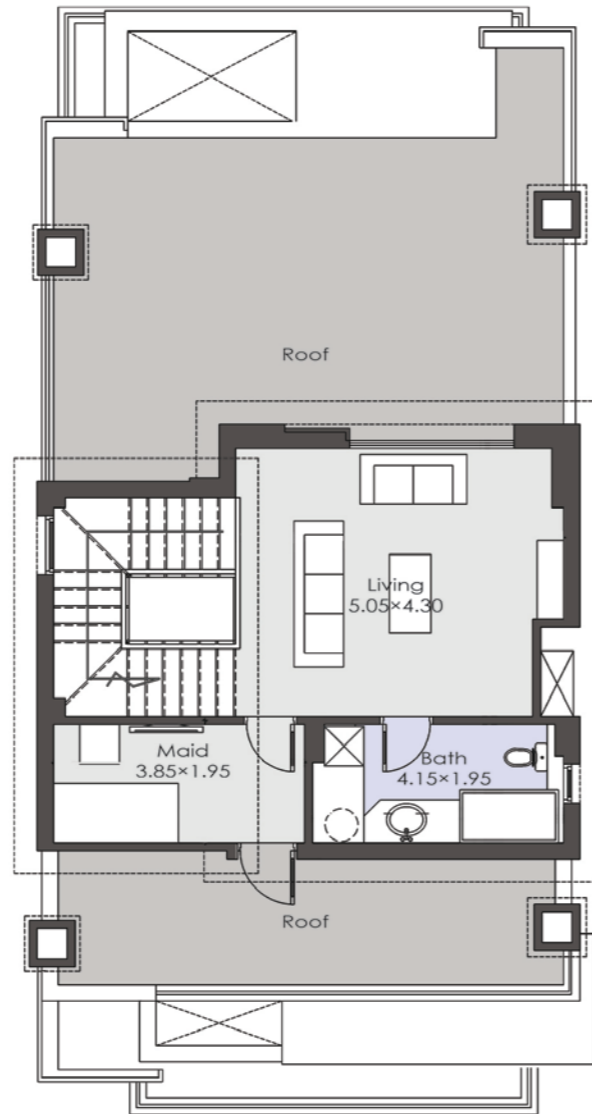
# STANDALONE

Ground Floor Area	122	m <sup>2</sup>
First Floor Area	135	m <sup>2</sup>
Roof Floor Area	52	m <sup>2</sup>
Roof Outdoor Area	51	m <sup>2</sup>

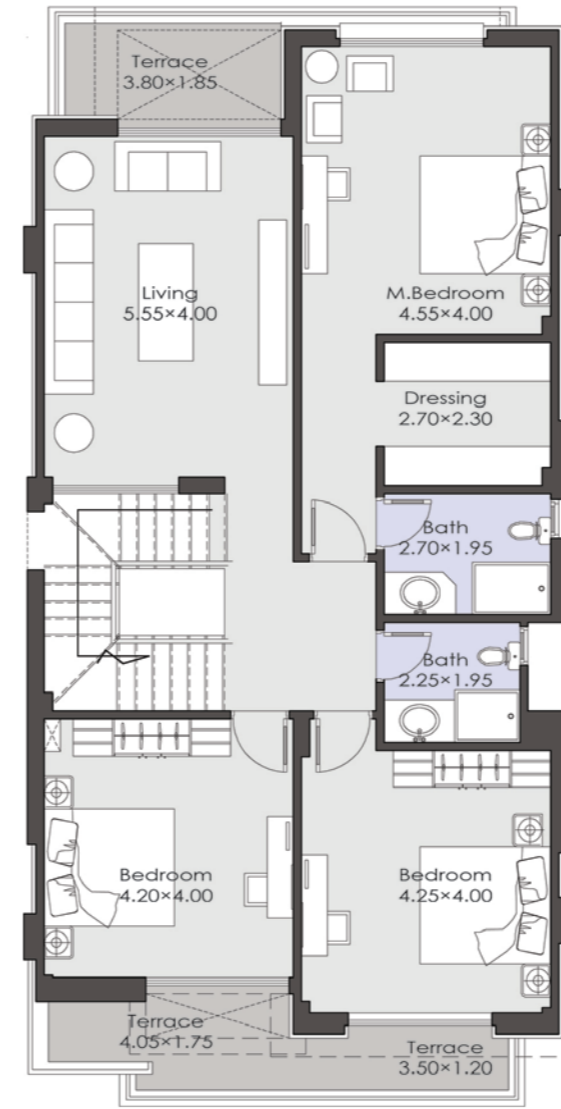
VILLA  
TYPE  
A

VILLA LAND AREA **364 m<sup>2</sup>**

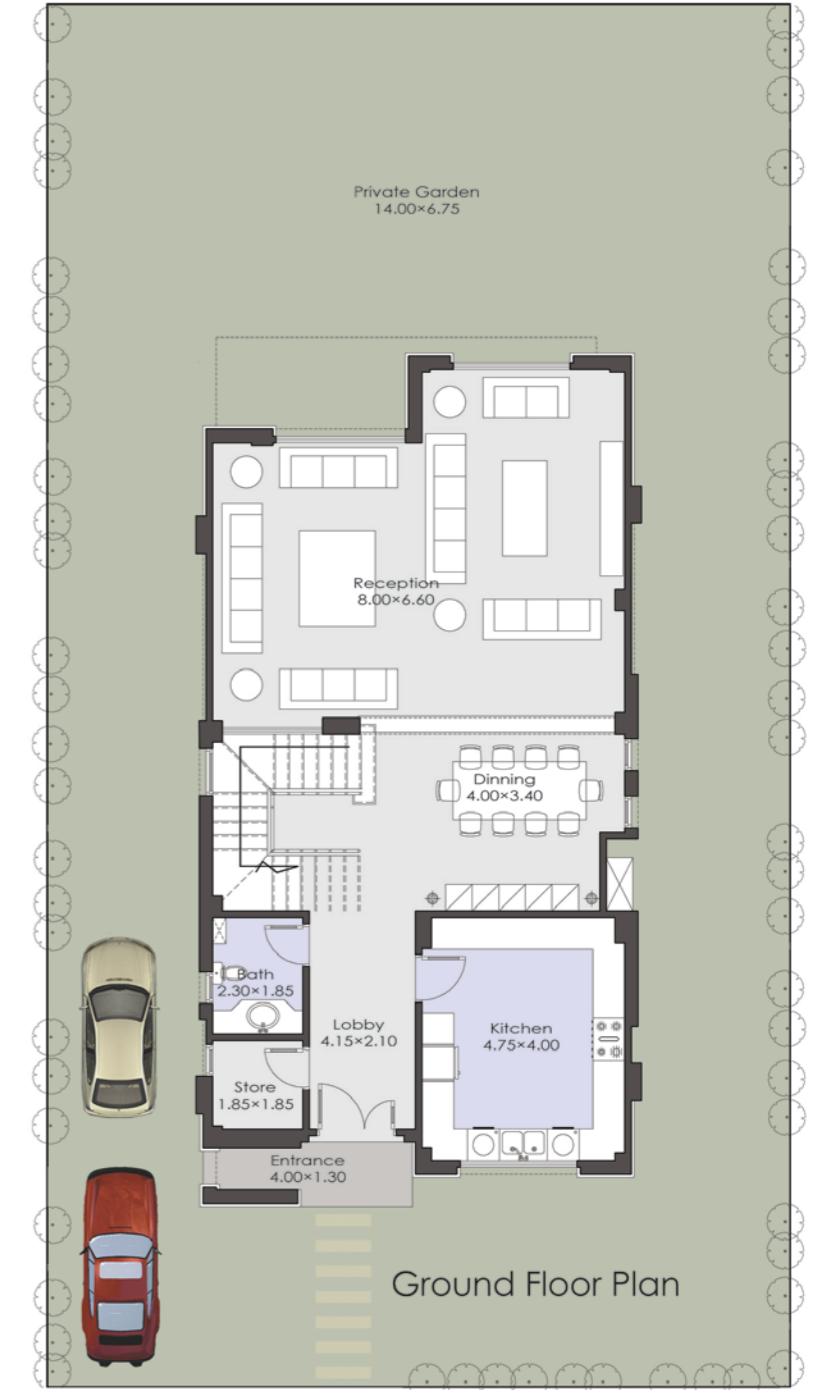
BUA **309 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan



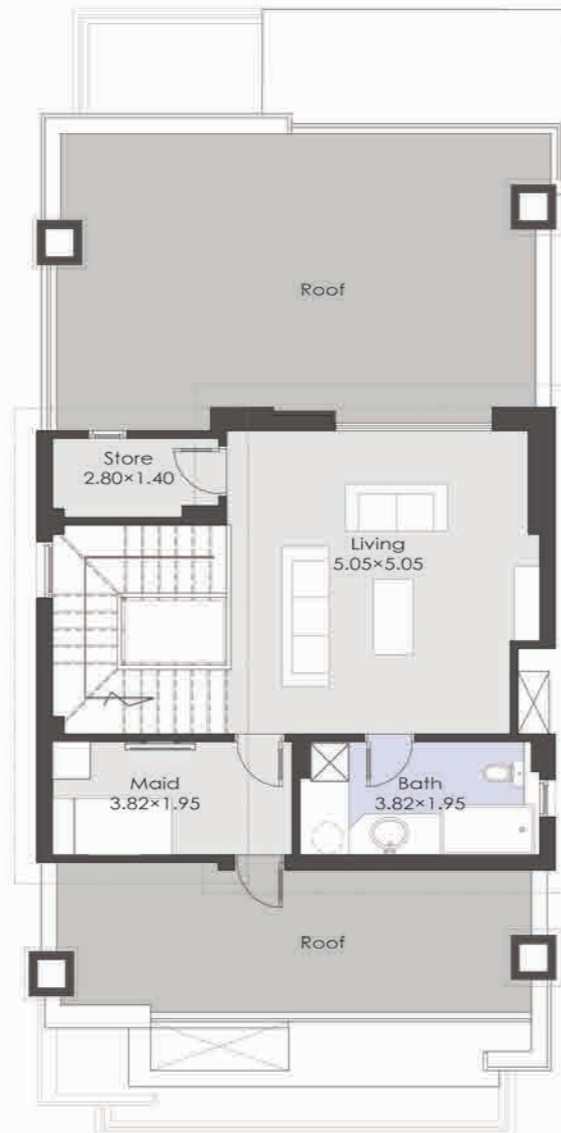
## STANDALONE

Ground Floor Area	131	m <sup>2</sup>
First Floor Area	144	m <sup>2</sup>
Roof Floor Area	59	m <sup>2</sup>
Roof Outdoor Area	50.5	m <sup>2</sup>

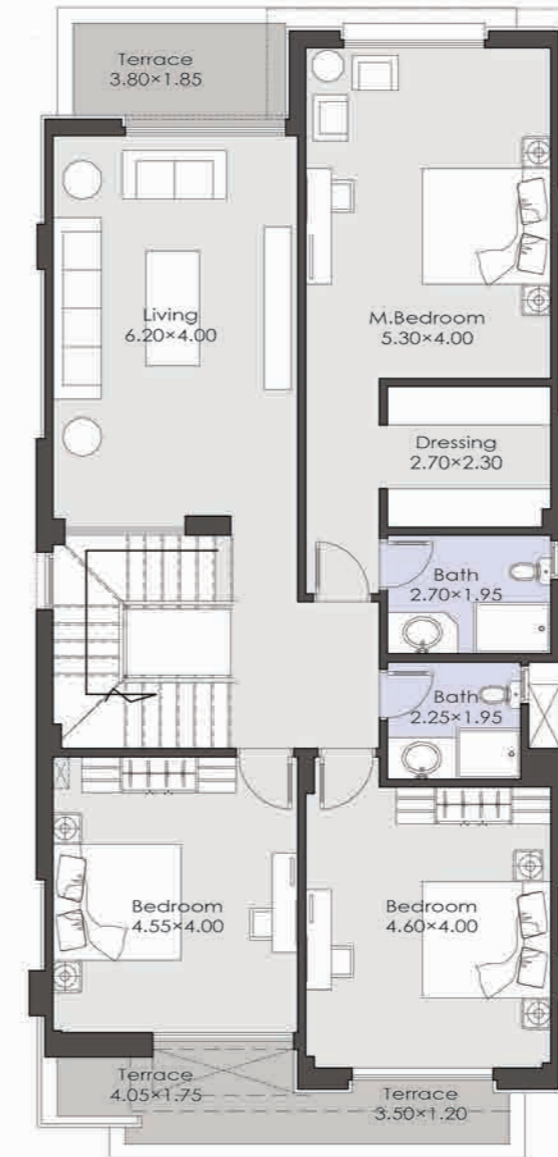
VILLA  
TYPE  
B

VILLA LAND AREA  
**392 m<sup>2</sup>**

BUA  
**334 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan



# STANDALONE

Ground Floor Area	183	m <sup>2</sup>
First Floor Area	206	m <sup>2</sup>
Roof Floor Area	70	m <sup>2</sup>
Roof Outdoor Area	94	m <sup>2</sup>

VILLA  
TYPE  
C

VILLA LAND AREA  
468 - 504 m<sup>2</sup>

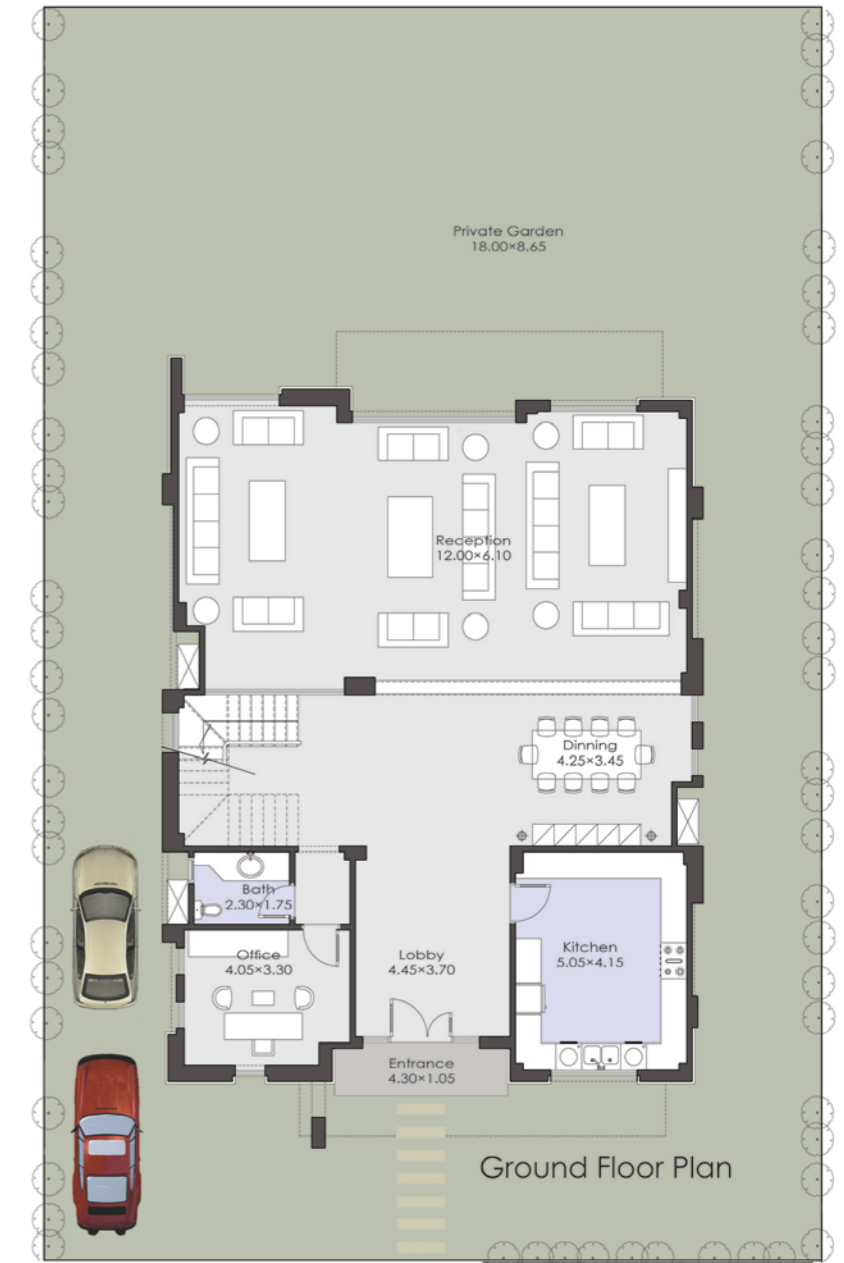
BUA  
459 m<sup>2</sup>



Roof Floor Plan



First Floor Plan



Ground Floor Plan



# STANDALONE

Ground Floor Area	162	m <sup>2</sup>
First Floor Area	185	m <sup>2</sup>
Roof Floor Area	61.5	m <sup>2</sup>
Roof Outdoor Area	90	m <sup>2</sup>

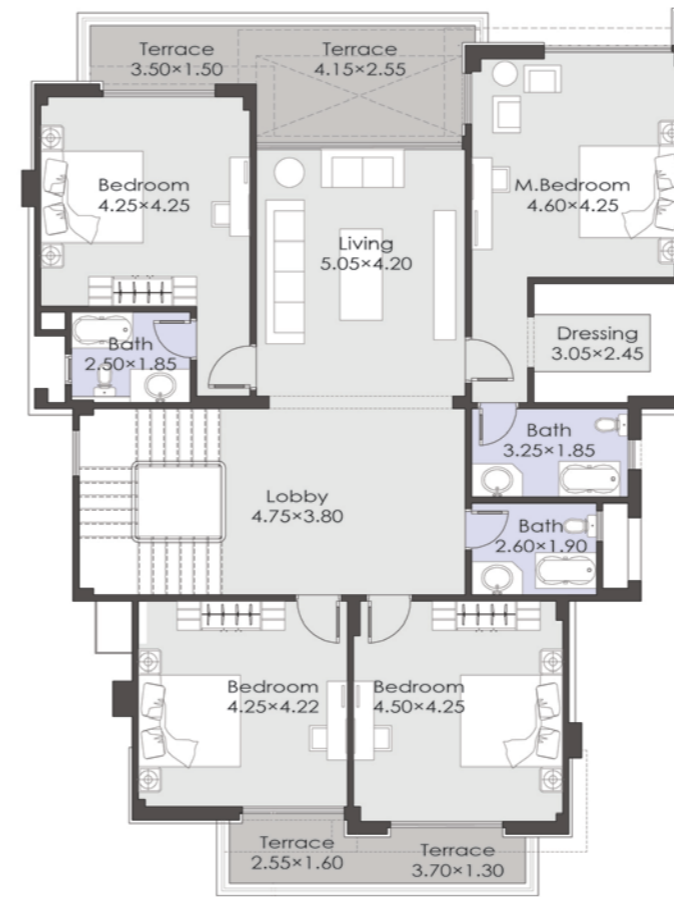
VILLA  
TYPE  
C2

VILLA LAND AREA  
520 - 530 m<sup>2</sup>

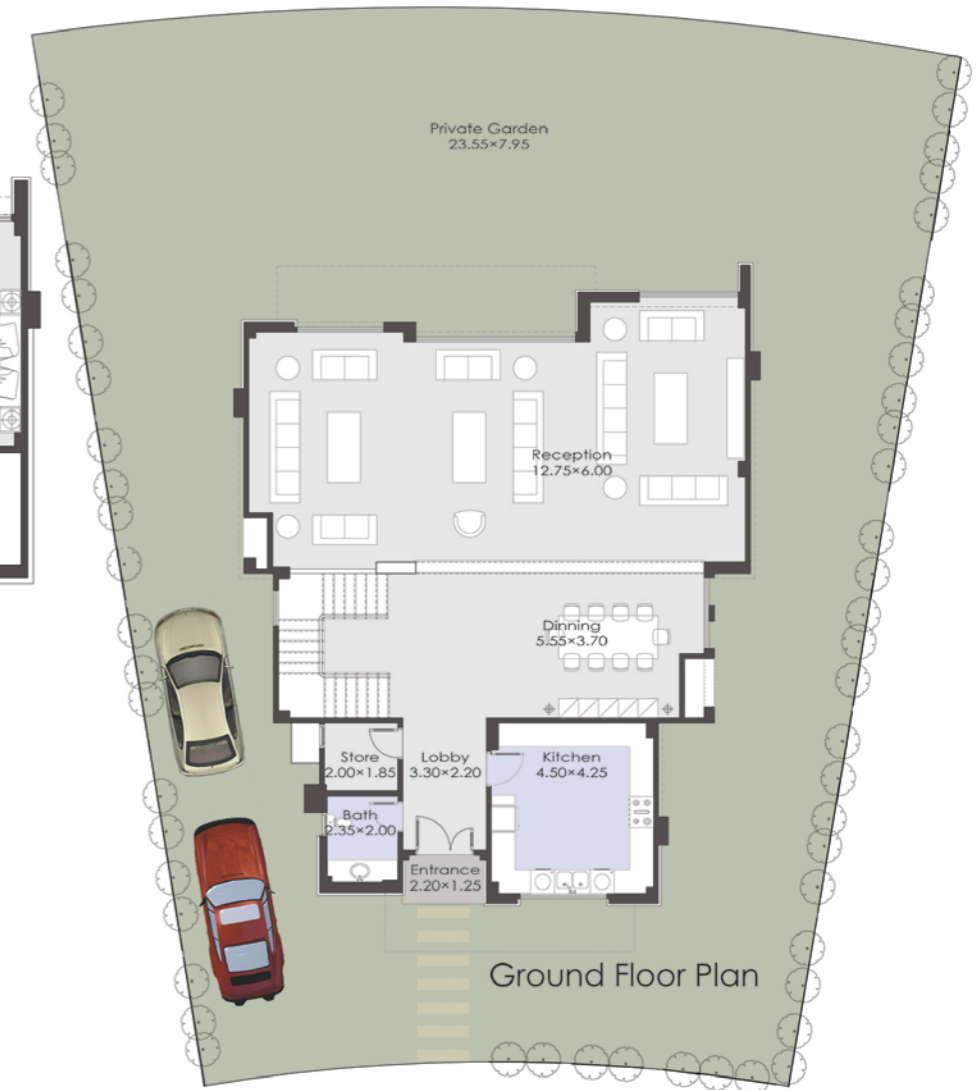
BUA  
408.5 m<sup>2</sup>



Roof Floor Plan



First Floor Plan



Ground Floor Plan





MODERN  
TWIN-HOUSE

















GOLDEN SQUARE EXTENSION - NEW CAPITAL





GOLDEN SQUARE EXTENSION - NEW CAPITAL



## TWIN VILLA

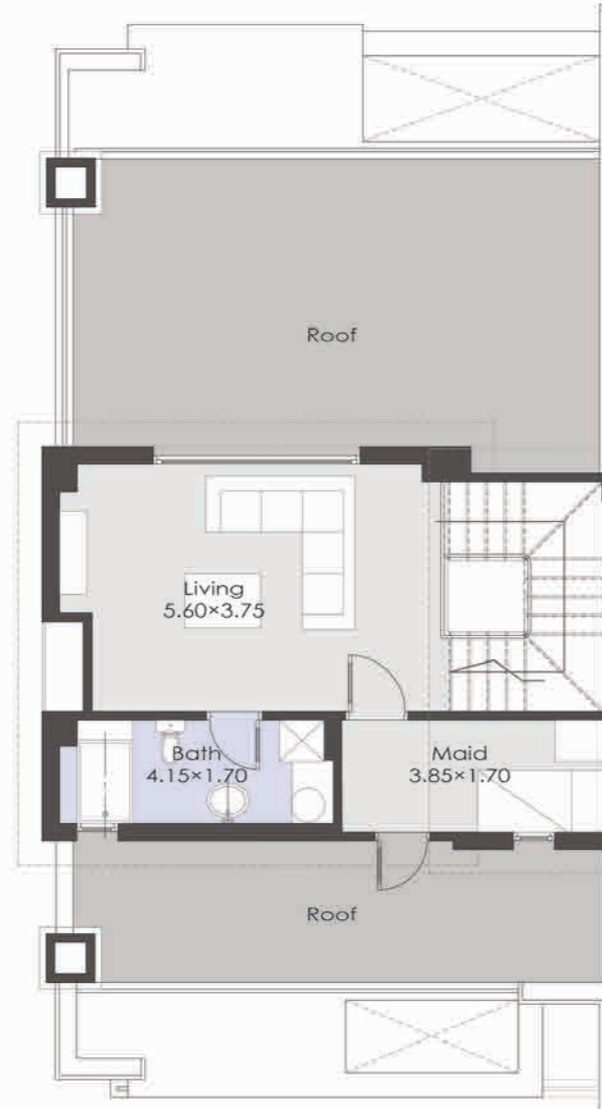
Ground Floor Area	114	m <sup>2</sup>
First Floor Area	123	m <sup>2</sup>
Roof Floor Area	43	m <sup>2</sup>
Roof Outdoor Area	47.5	m <sup>2</sup>

VILLA  
TYPE  
TWIN

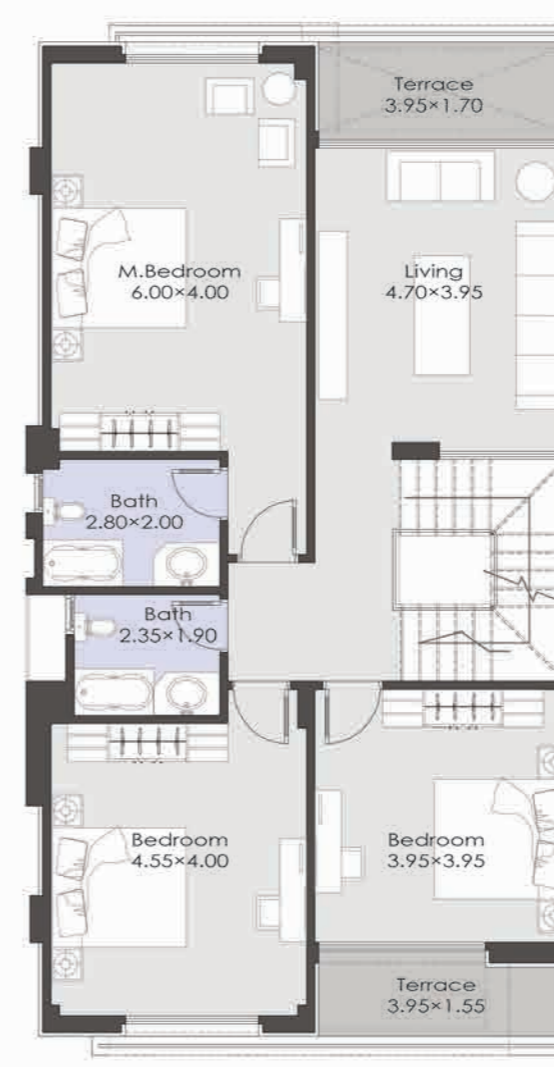


VILLA LAND AREA  
286 m<sup>2</sup>

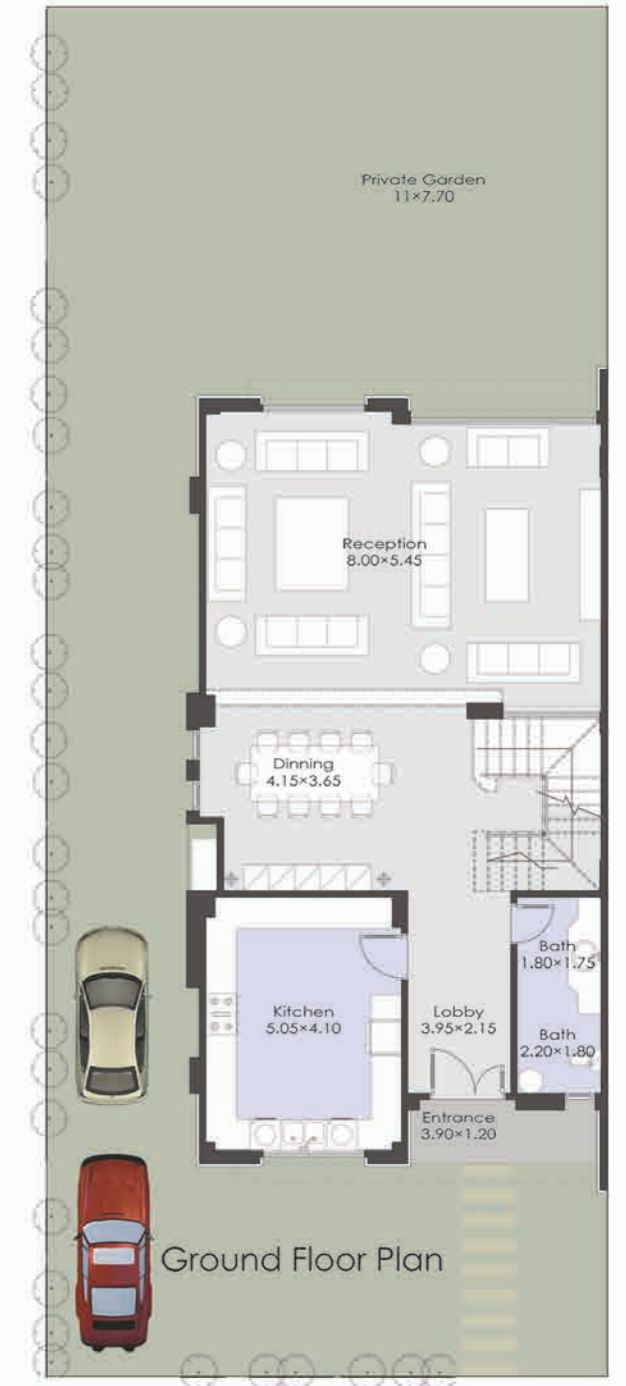
BUA  
280 m<sup>2</sup>



Roof Floor Plan



First Floor Plan



Ground Floor Plan





MODERN  
TOWN-VILLA

















GOLDEN SQUARE EXTENSION - NEW CAPITAL





GOLDEN SQUARE EXTENSION - NEW CAPITAL



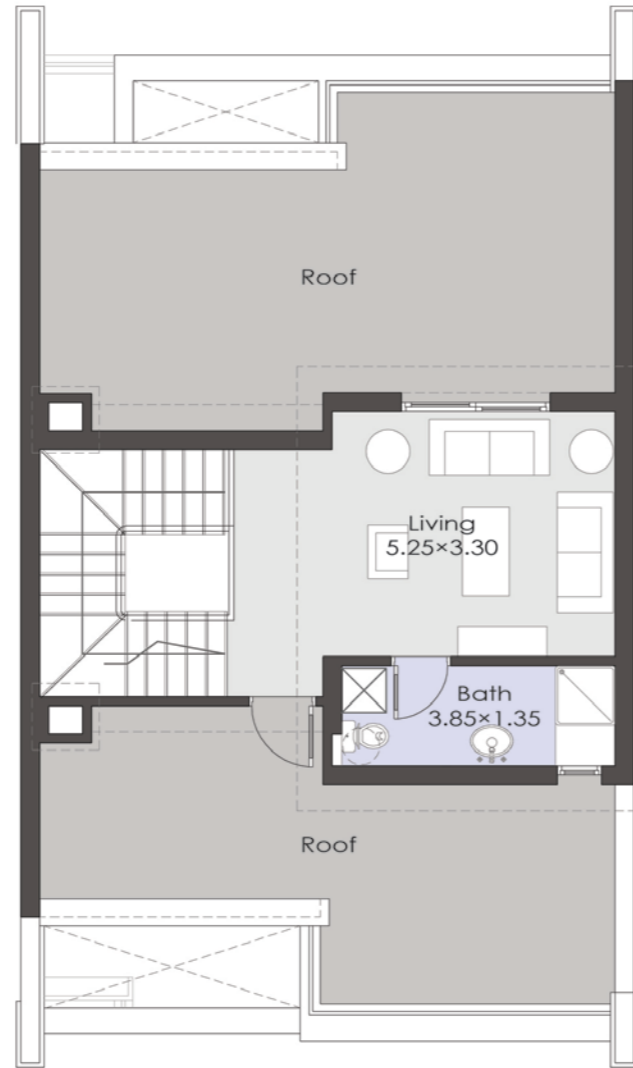
# TOWN MIDDLE

Ground Floor Area	99	m <sup>2</sup>
First Floor Area	101	m <sup>2</sup>
Roof Floor Area	37	m <sup>2</sup>
Roof Outdoor Area	49	m <sup>2</sup>

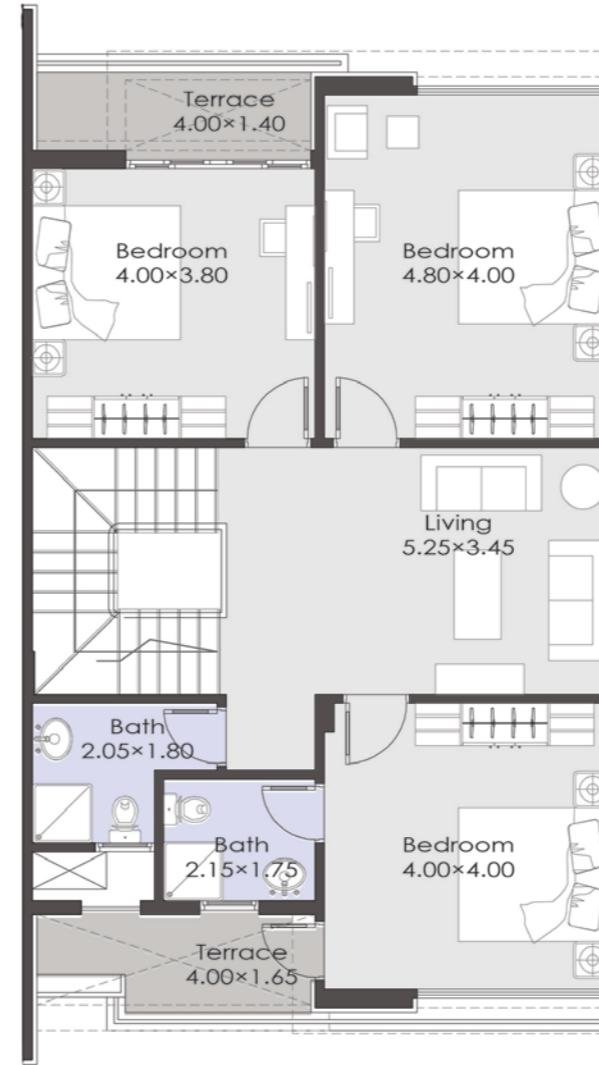
VILLA  
TYPE  
TO-M

VILLA LAND AREA **208 m<sup>2</sup>**

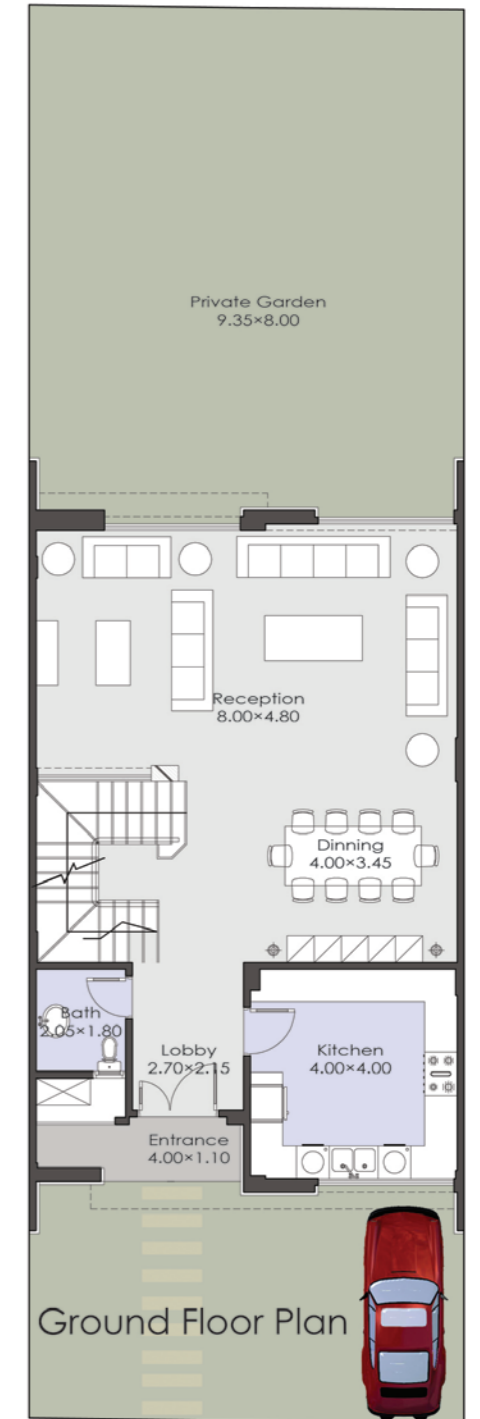
BUA **237 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan



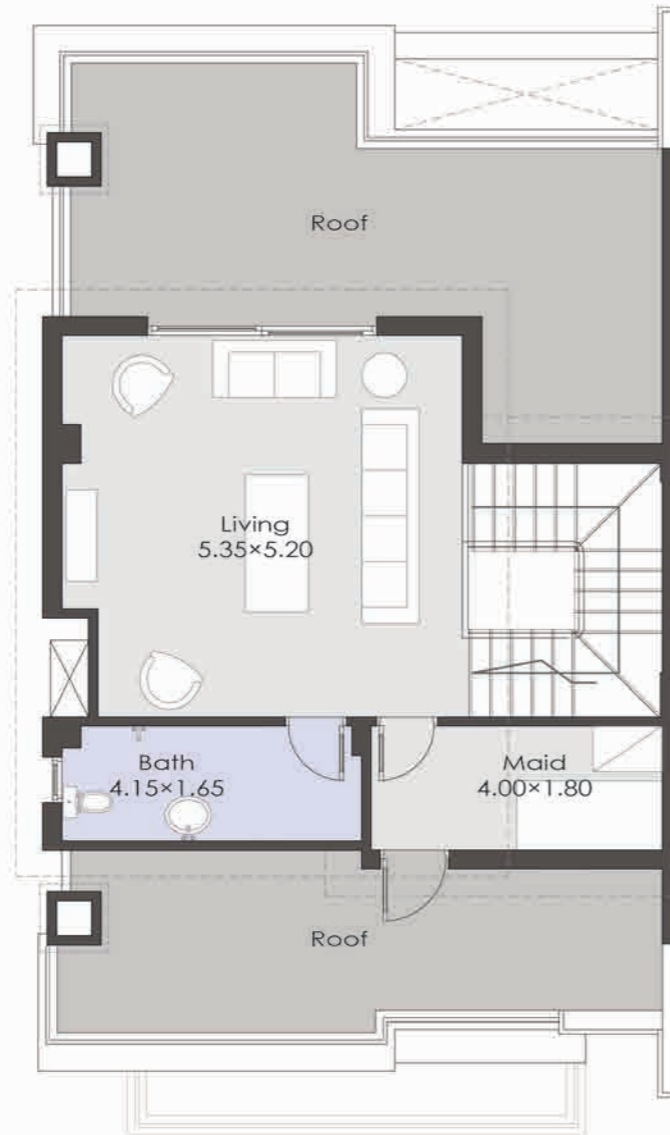
# TOWN CORNER

Ground Floor Area	100	m <sup>2</sup>
First Floor Area	110	m <sup>2</sup>
Roof Floor Area	55	m <sup>2</sup>
Roof Outdoor Area	41	m <sup>2</sup>

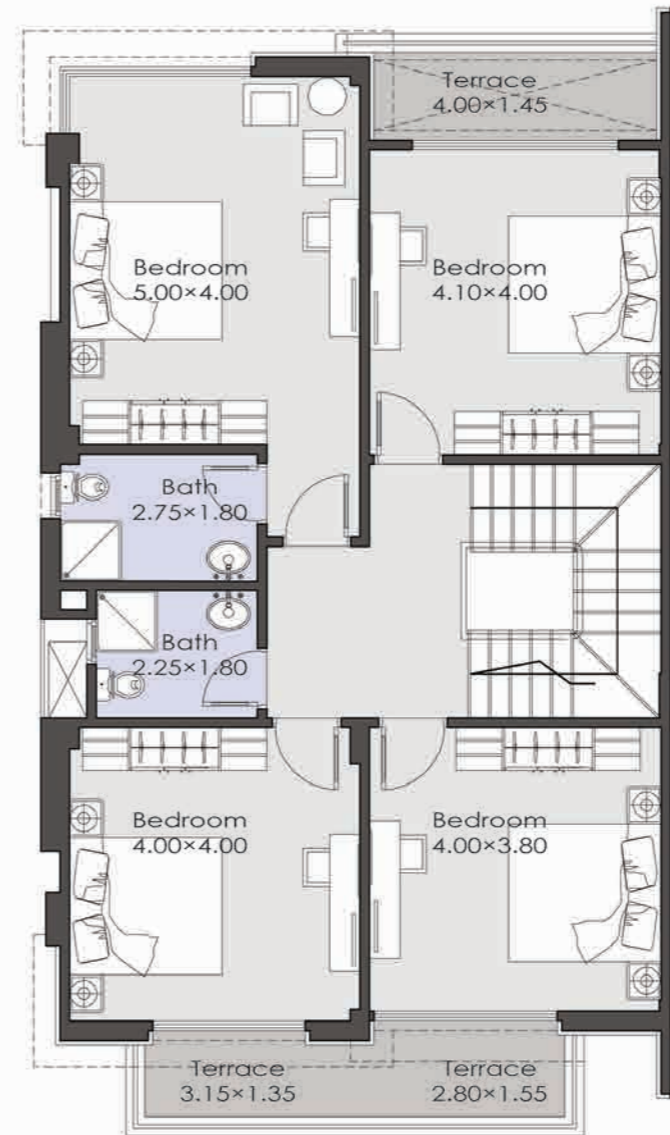
VILLA  
TYPE  
TO-C

VILLA LAND AREA  
**286 m<sup>2</sup>**

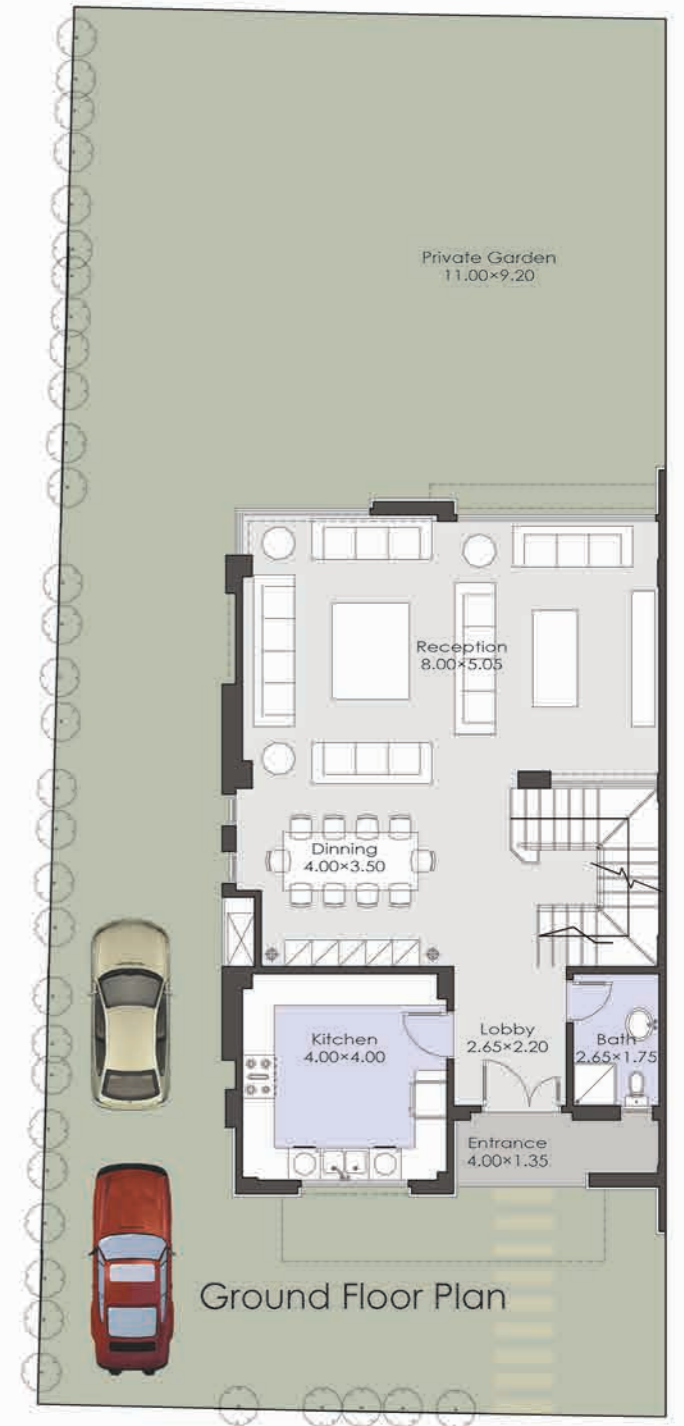
BUA  
**265 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan



PREMIUM  
CLASSIC STYLES





CLASSIC  
STANDALONE

















GOLDEN SQUARE EXTENSION - NEW CAPITAL







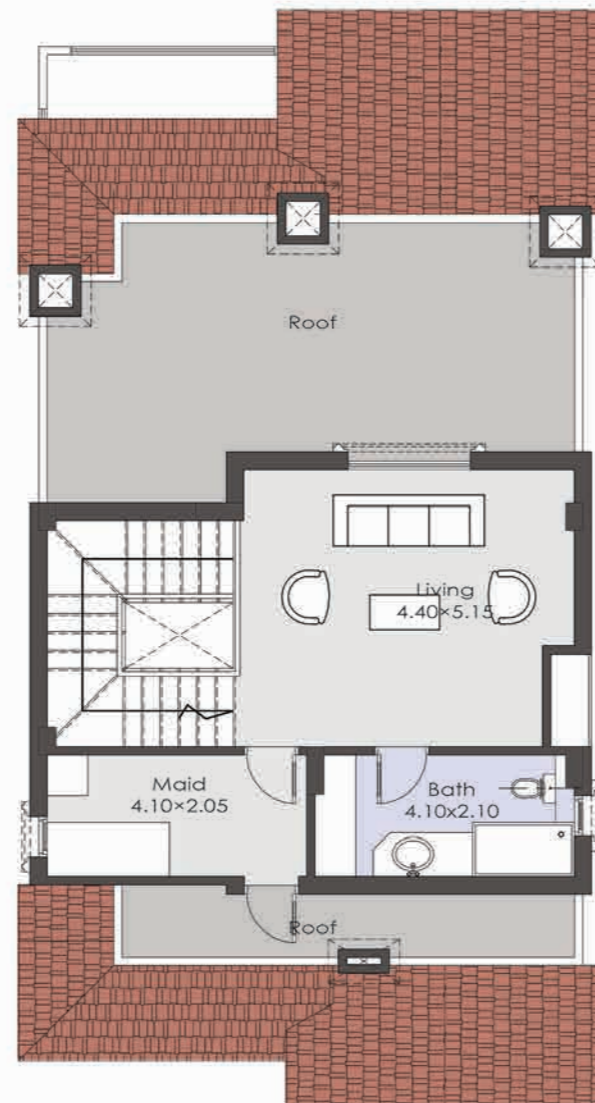
# STANDALONE

Ground Floor Area	125	m <sup>2</sup>
First Floor Area	125	m <sup>2</sup>
Roof Floor Area	50	m <sup>2</sup>
Roof Outdoor Area	40	m <sup>2</sup>

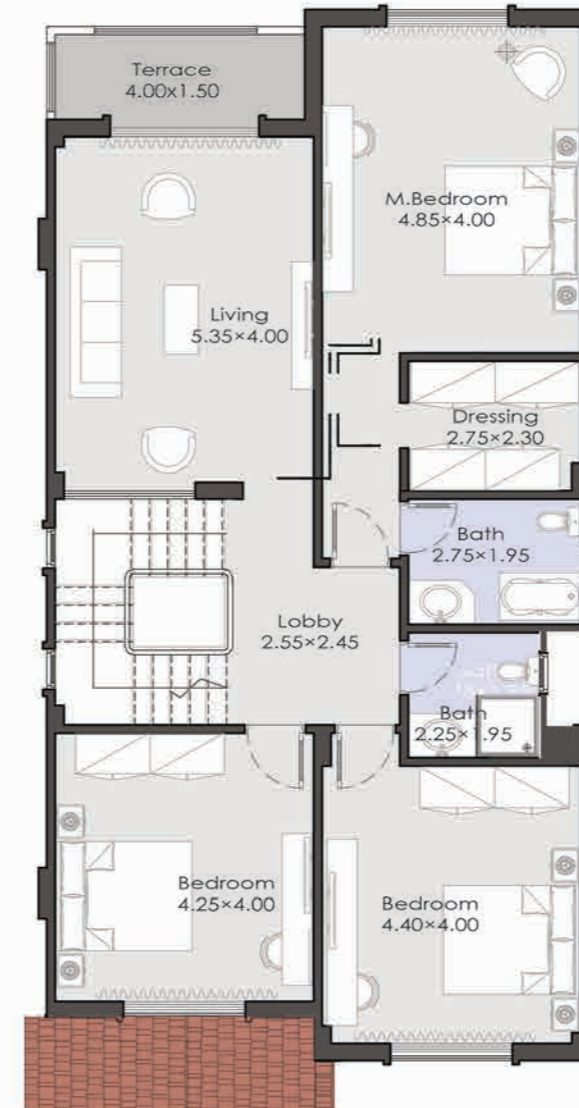
VILLA  
TYPE  
A

VILLA LAND AREA  
**364 m<sup>2</sup>**

BUA  
**300 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan



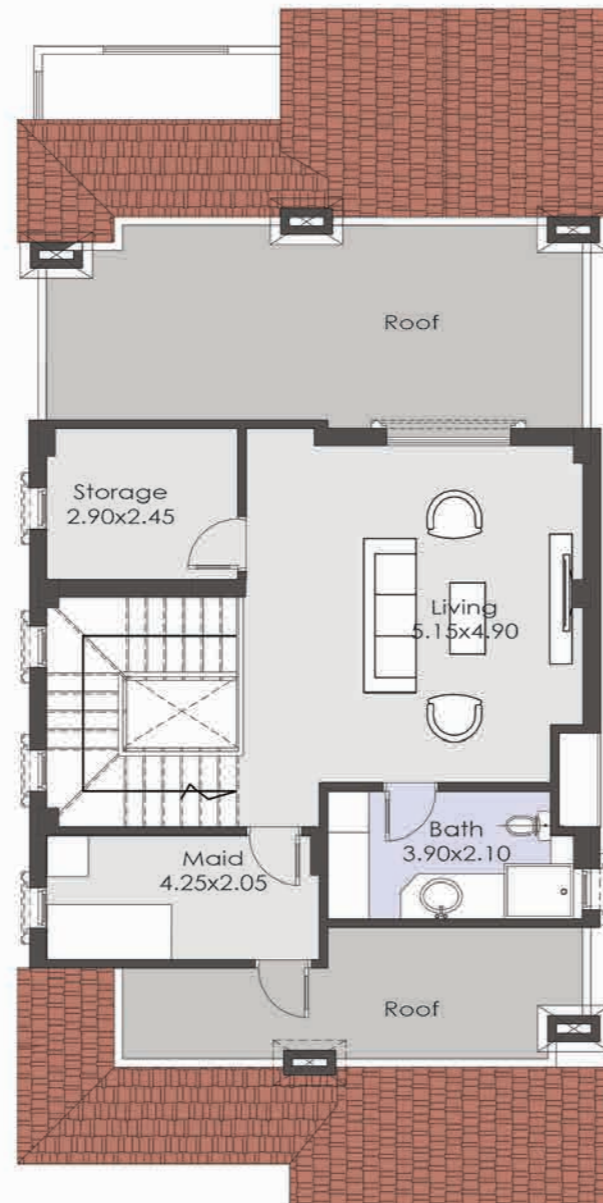
## STANDALONE

Ground Floor Area	136	m <sup>2</sup>
First Floor Area	136	m <sup>2</sup>
Roof Floor Area	62	m <sup>2</sup>
Roof Outdoor Area	45	m <sup>2</sup>

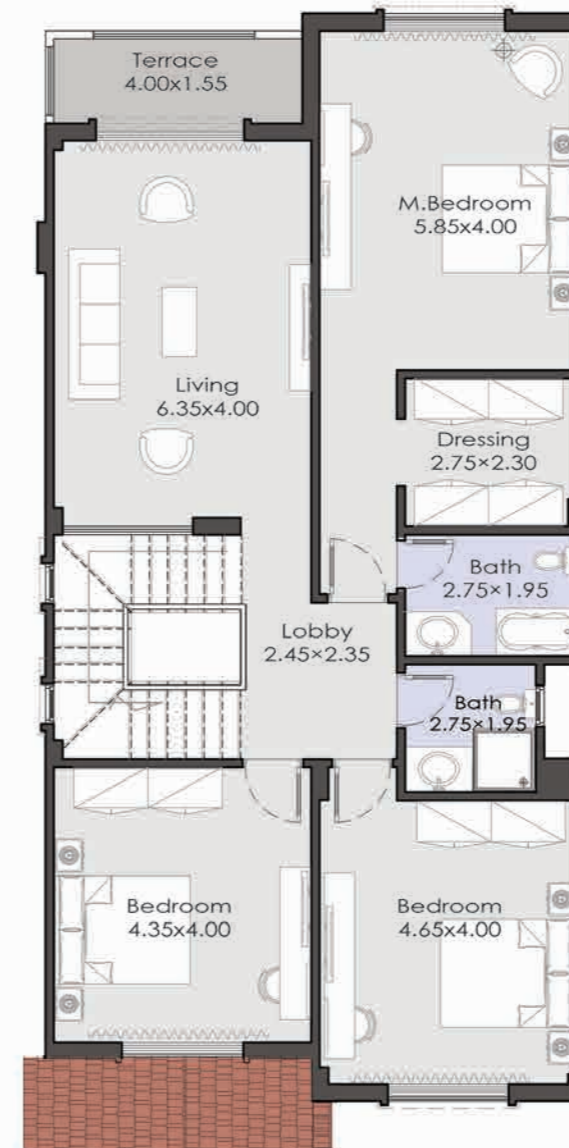
VILLA  
TYPE  
B

VILLA LAND AREA  
**392 m<sup>2</sup>**

BUA  
**334 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan



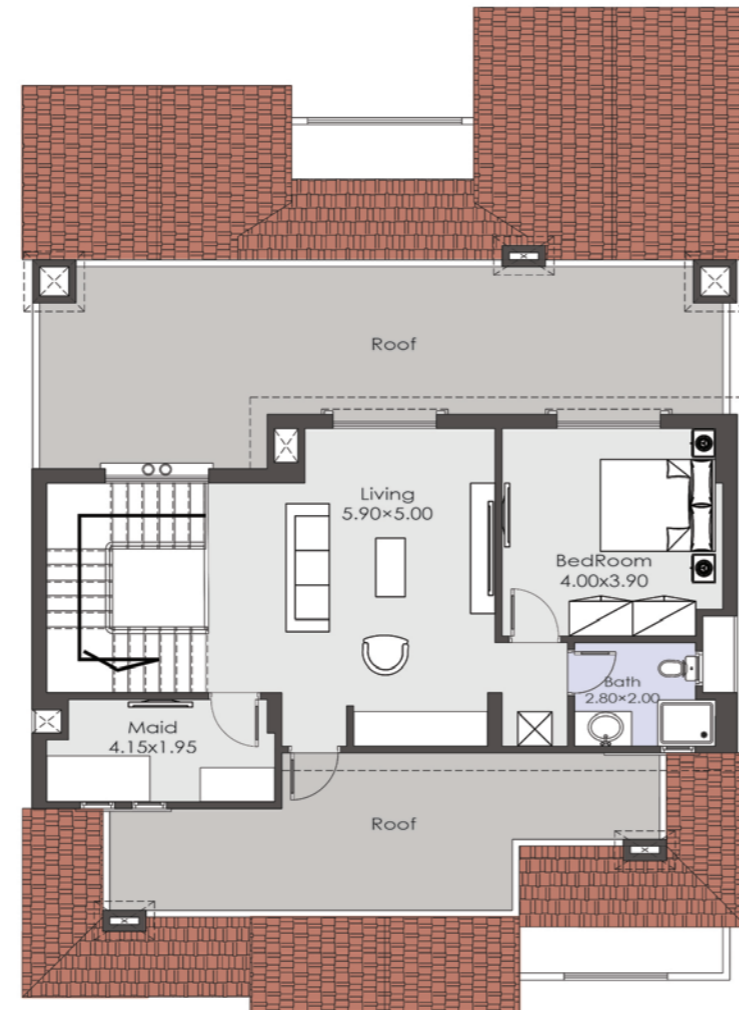
# STANDALONE

Ground Floor Area	189	m <sup>2</sup>
First Floor Area	189	m <sup>2</sup>
Roof Floor Area	71	m <sup>2</sup>
Roof Outdoor Area	60	m <sup>2</sup>

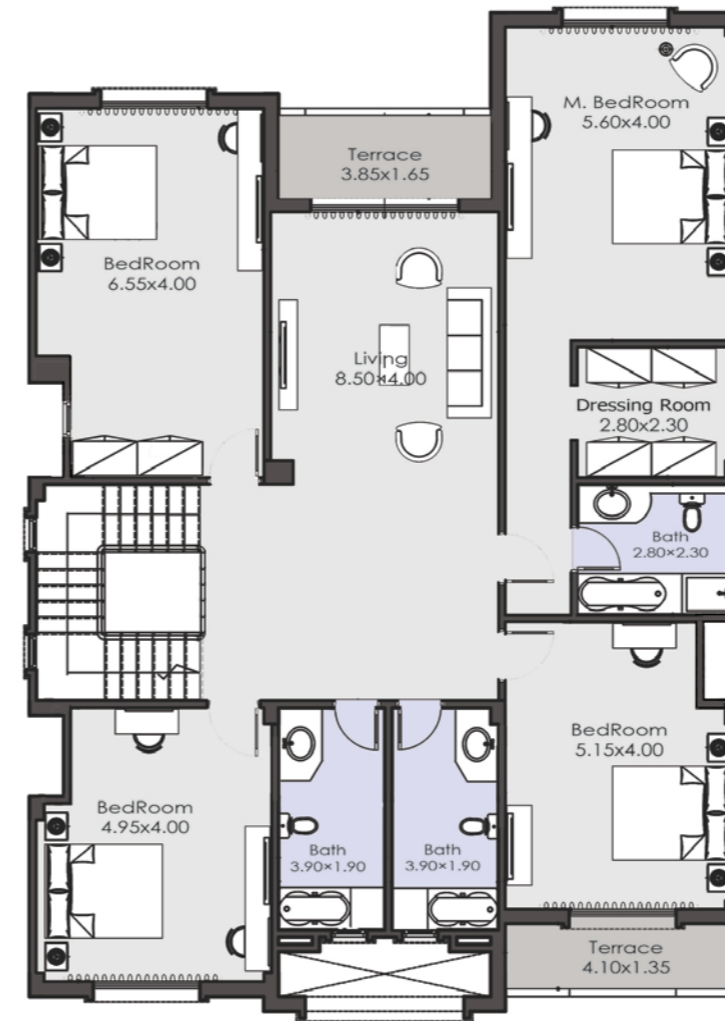
VILLA  
TYPE  
C1

VILLA LAND AREA  
468 - 504 m<sup>2</sup>

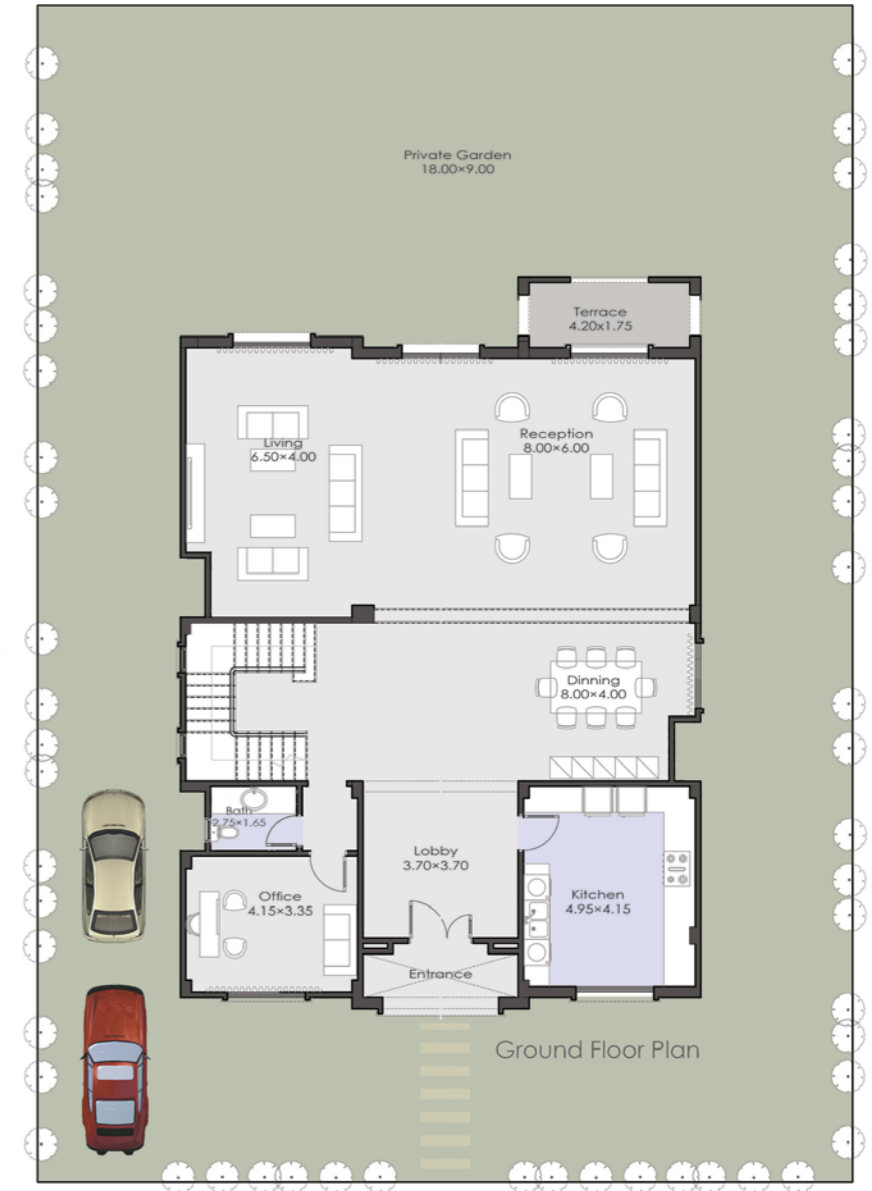
BUA  
449 m<sup>2</sup>



Roof Floor Plan



First Floor Plan



Ground Floor Plan



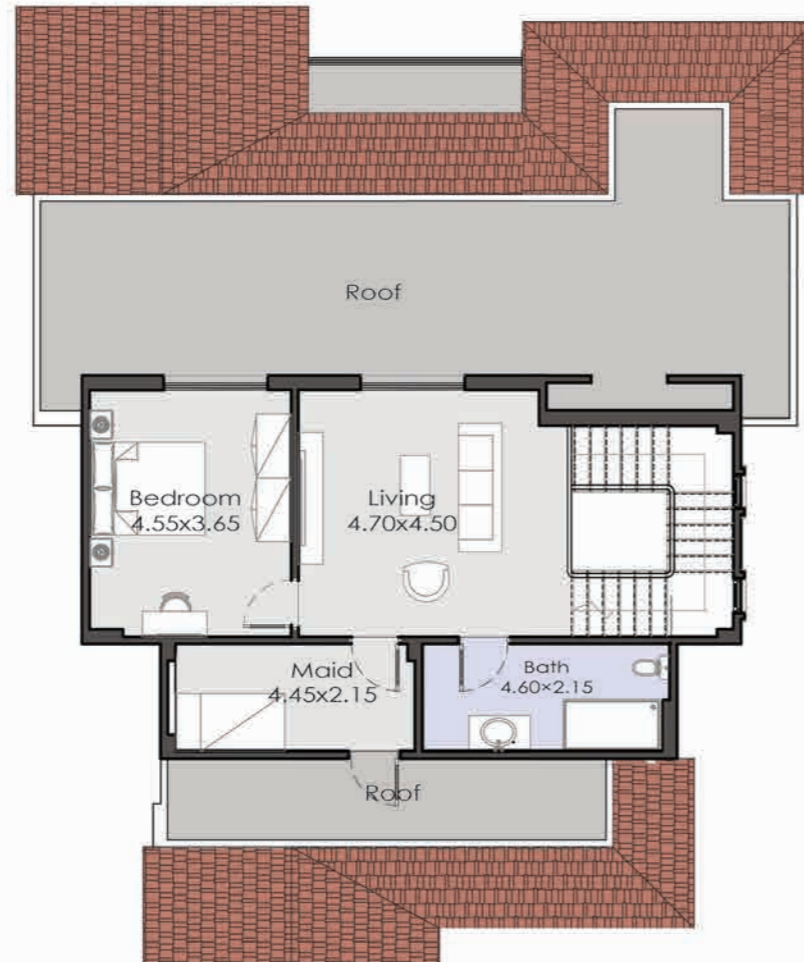
## STANDALONE

Ground Floor Area	177	m <sup>2</sup>
First Floor Area	177	m <sup>2</sup>
Roof Floor Area	68	m <sup>2</sup>
Roof Outdoor Area	58	m <sup>2</sup>

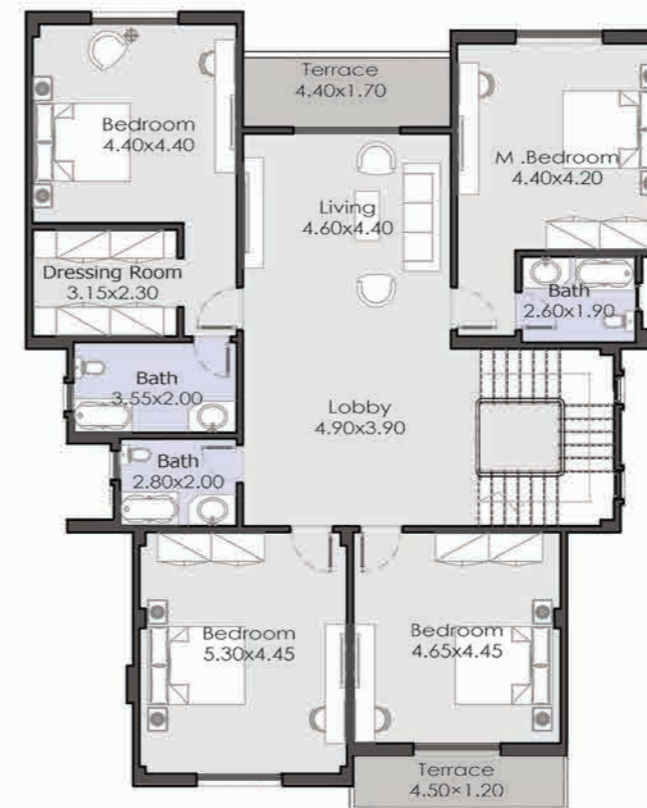
VILLA  
TYPE  
C2

VILLA LAND AREA  
520 - 530 m<sup>2</sup>

BUA  
422 m<sup>2</sup>



Roof Floor Plan



First Floor Plan



Ground Floor Plan



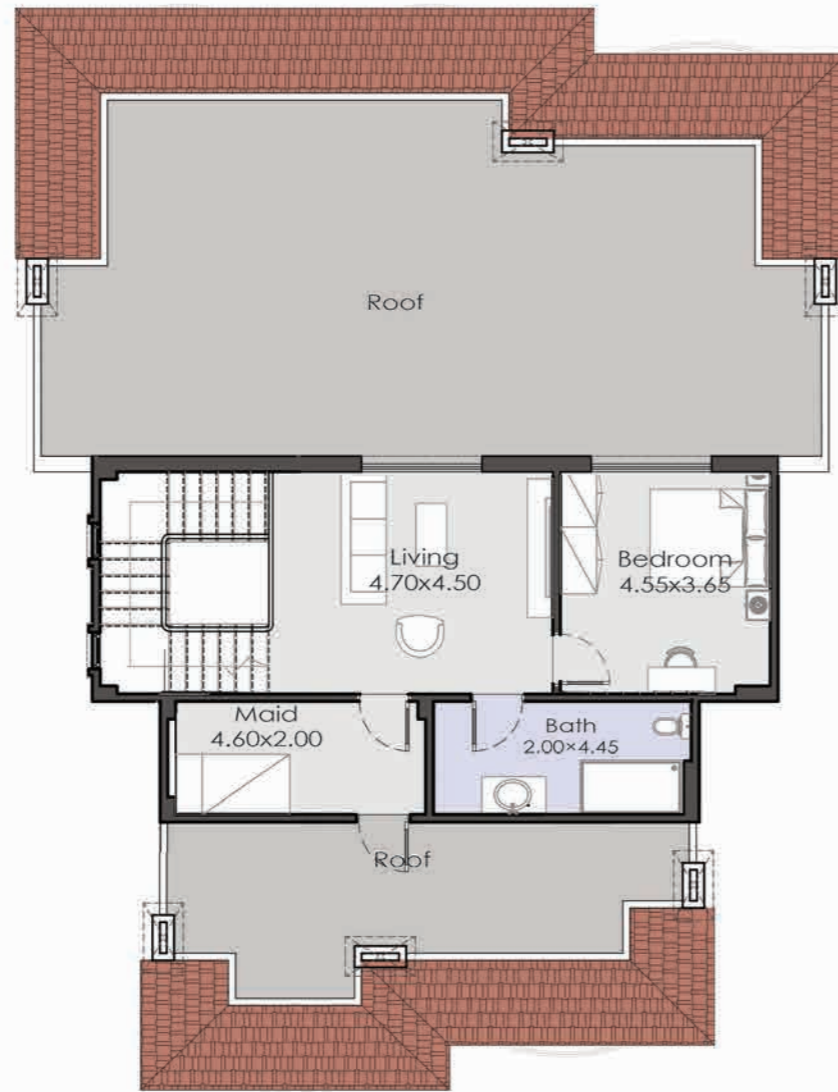
# STANDALONE

Ground Floor Area	188	m <sup>2</sup>
First Floor Area	188	m <sup>2</sup>
Roof Floor Area	68	m <sup>2</sup>
Roof Outdoor Area	58	m <sup>2</sup>

VILLA  
TYPE  
C2

VILLA LAND AREA  
520 - 530 m<sup>2</sup>

BUA  
444 m<sup>2</sup>



Roof Floor Plan



First Floor Plan



Ground Floor Plan





CLASSIC  
TWIN-HOUSE

















GOLDEN SQUARE EXTENSION - NEW CAPITAL





GOLDEN SQUARE EXTENSION - NEW CAPITAL



## TWIN HOUSE

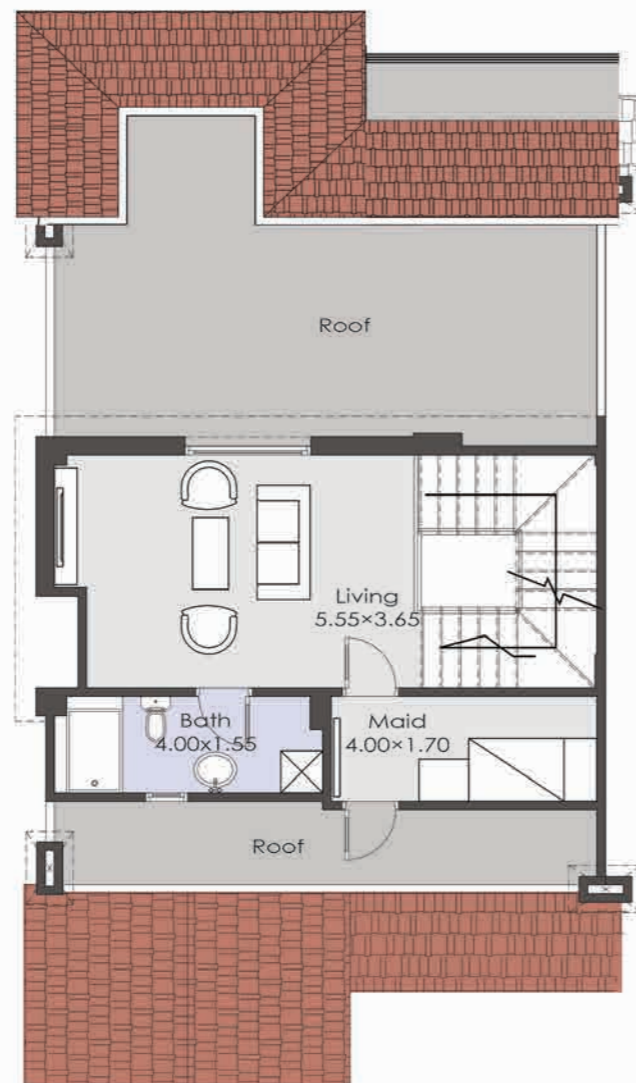
Ground Floor Area	119	m <sup>2</sup>
First Floor Area	119	m <sup>2</sup>
Roof Floor Area	42	m <sup>2</sup>
Roof Outdoor Area	50	m <sup>2</sup>

VILLA  
TYPE  
TWIN

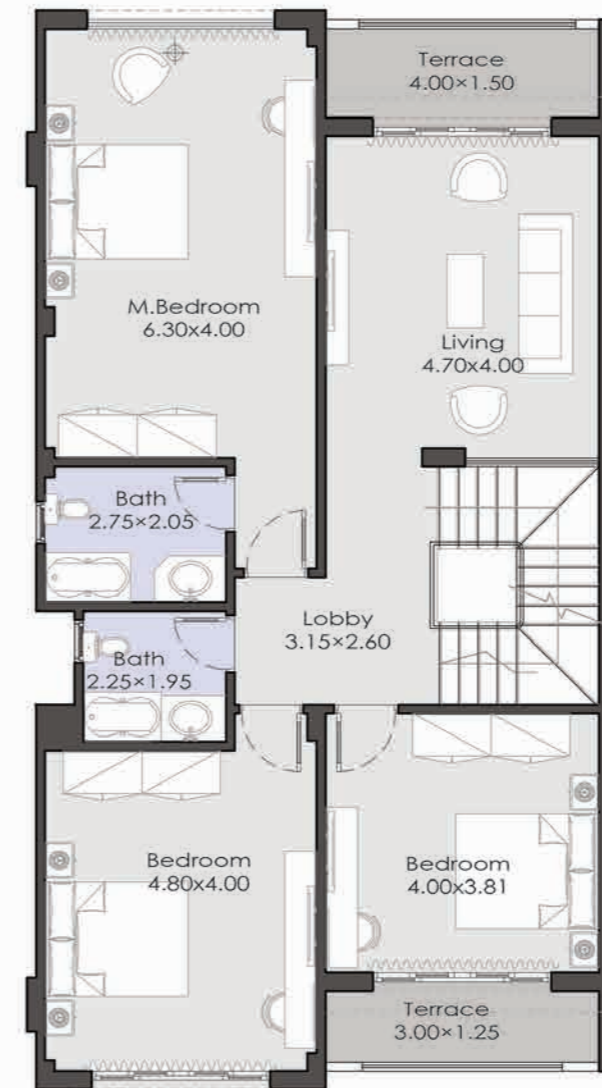


VILLA LAND AREA **286 m<sup>2</sup>**

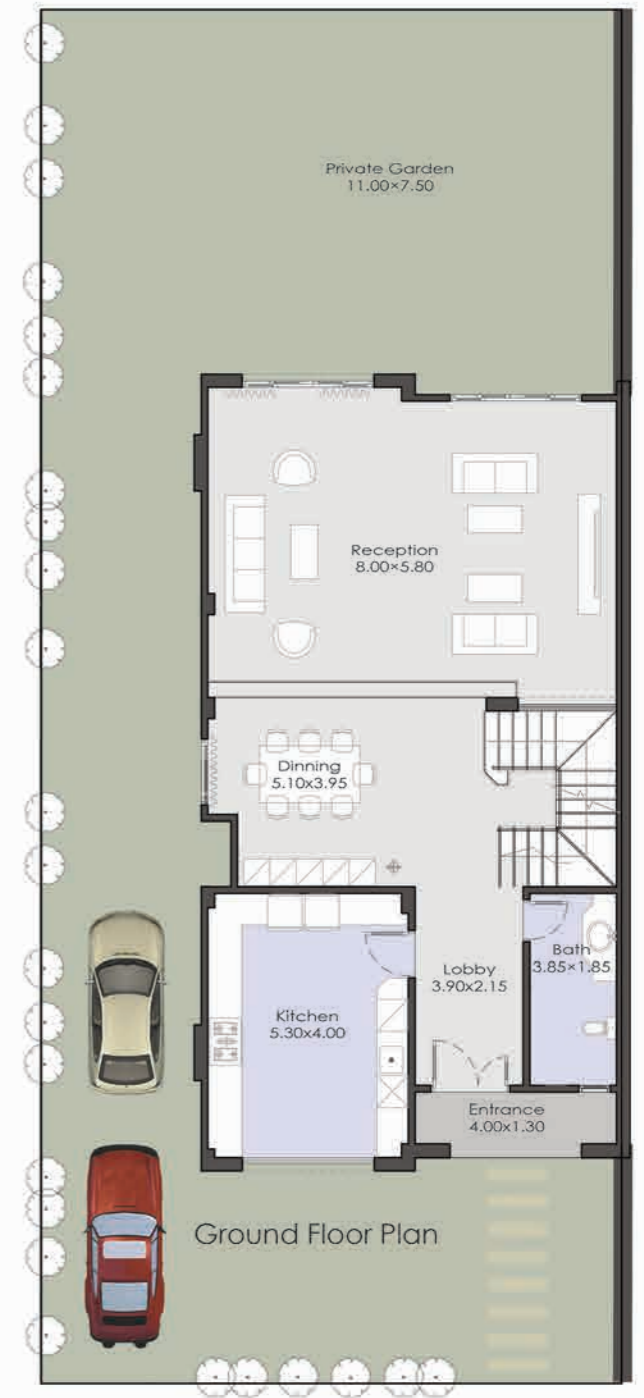
BUA **280 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan





CLASSIC  
TOWN-VILLA









GOLDEN SQUARE EXTENSION - NEW CAPITAL





GOLDEN SQUARE EXTENSION - NEW CAPITAL



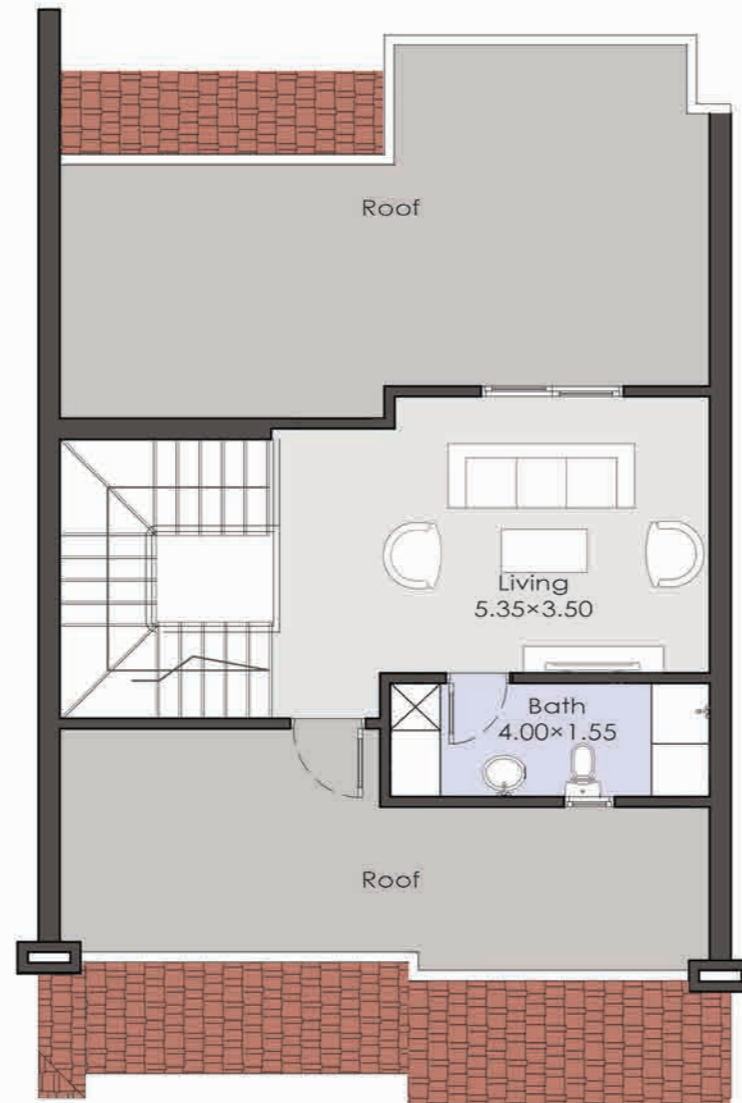
## TOWN MIDDLE

Ground Floor Area	100	m <sup>2</sup>
First Floor Area	100	m <sup>2</sup>
Roof Floor Area	30	m <sup>2</sup>
Roof Outdoor Area	44	m <sup>2</sup>

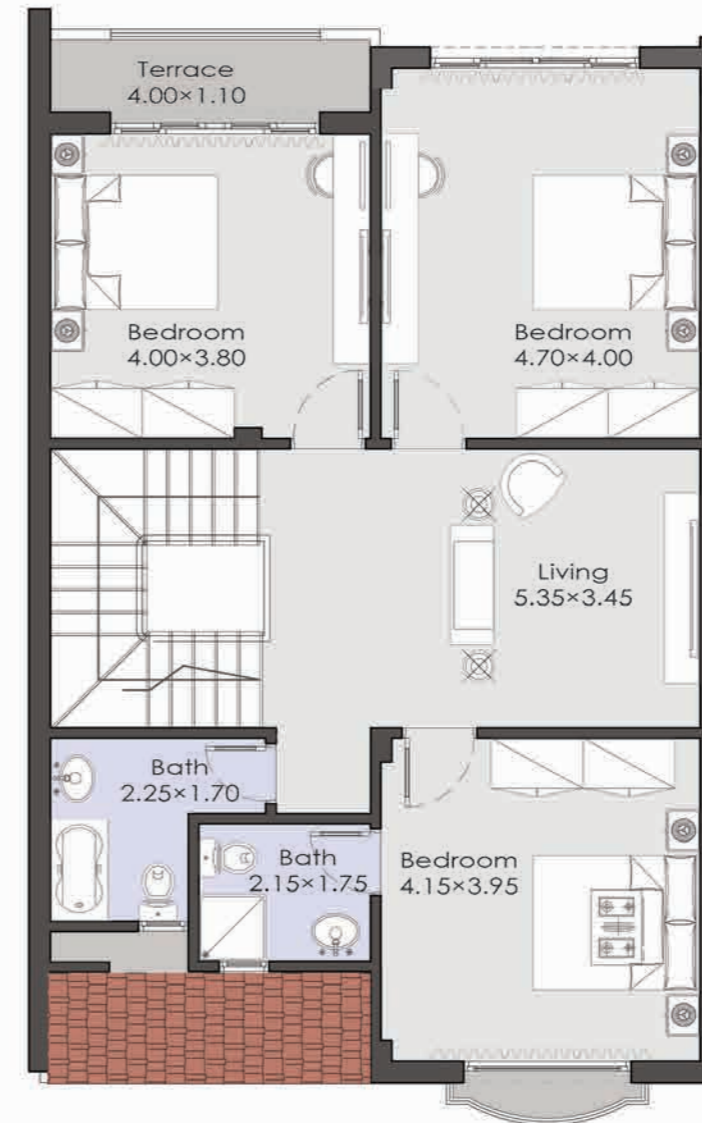
VILLA  
TYPE  
TO-M

VILLA LAND AREA  
**208 m<sup>2</sup>**

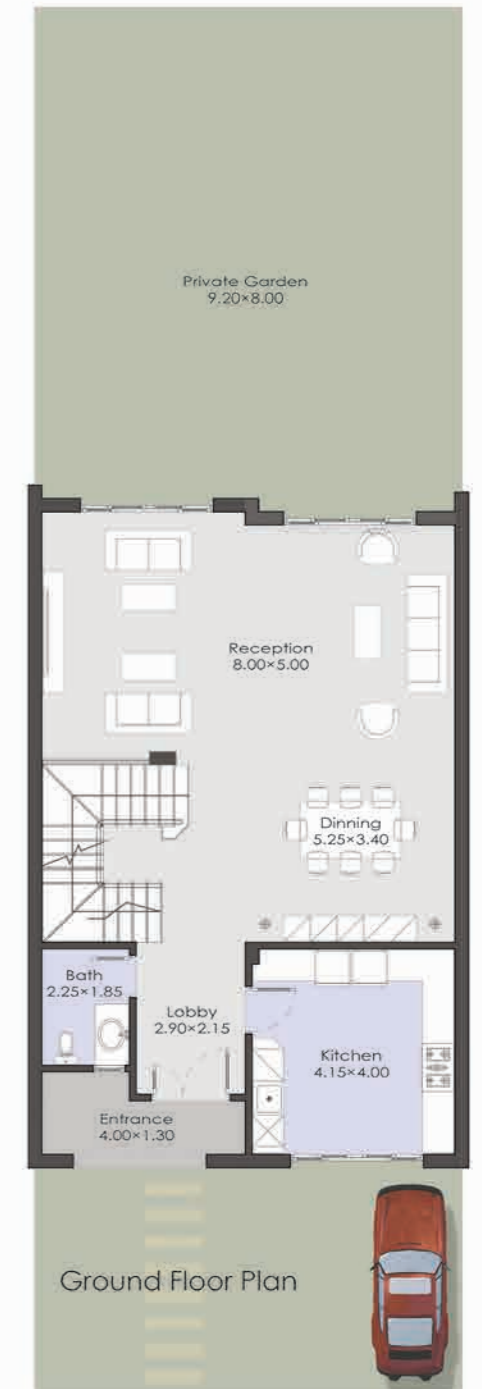
BUA  
**230 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan



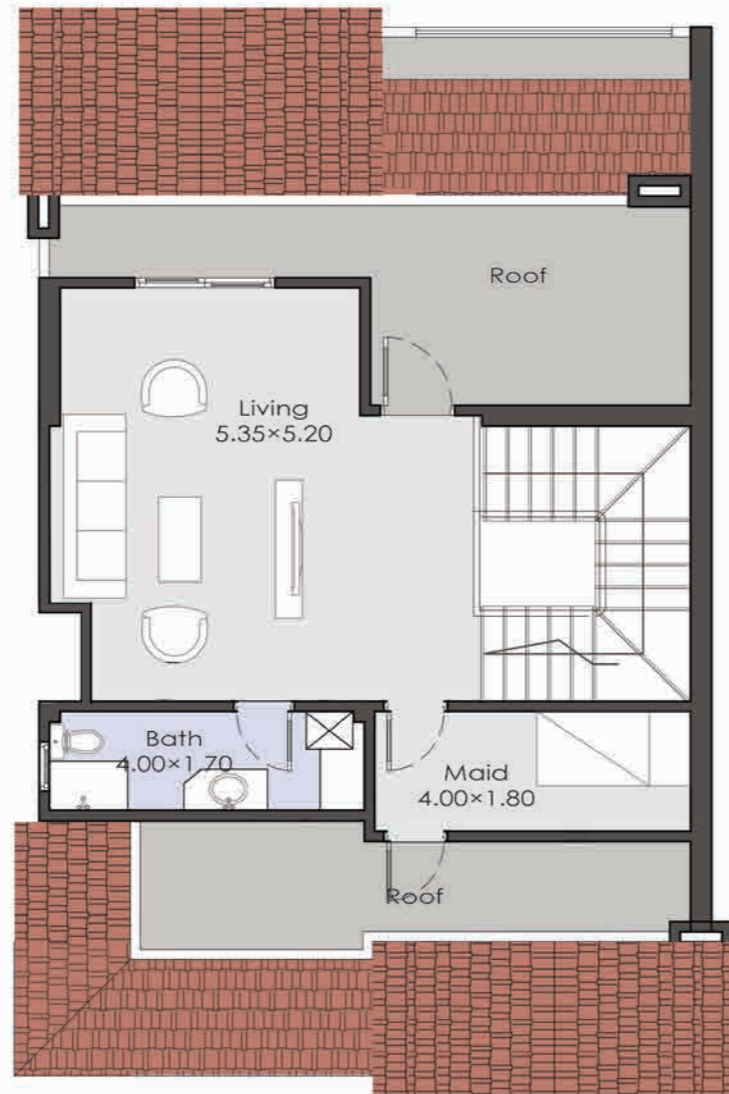
# TOWN CORNER

Ground Floor Area	102	m <sup>2</sup>
First Floor Area	102	m <sup>2</sup>
Roof Floor Area	51	m <sup>2</sup>
Roof Outdoor Area	27	m <sup>2</sup>

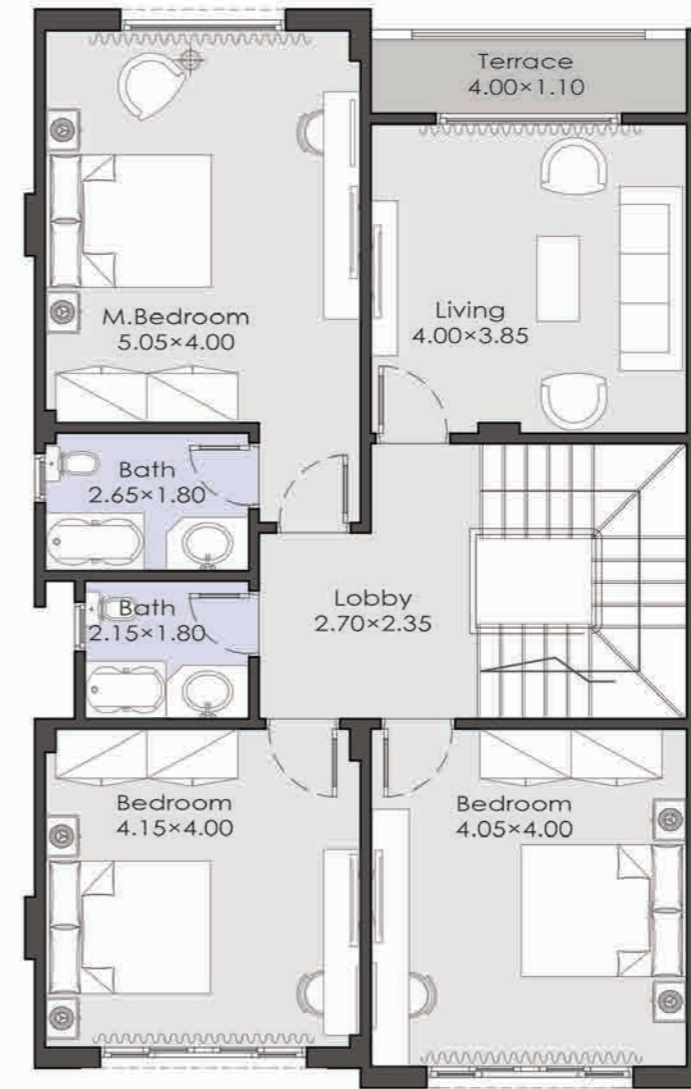
VILLA  
TYPE  
TO-C

VILLA LAND AREA  
**286 m<sup>2</sup>**

BUA  
**255 m<sup>2</sup>**



Roof Floor Plan



First Floor Plan



Ground Floor Plan



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