EL- PATIO
HILLS



SERENITY awaits

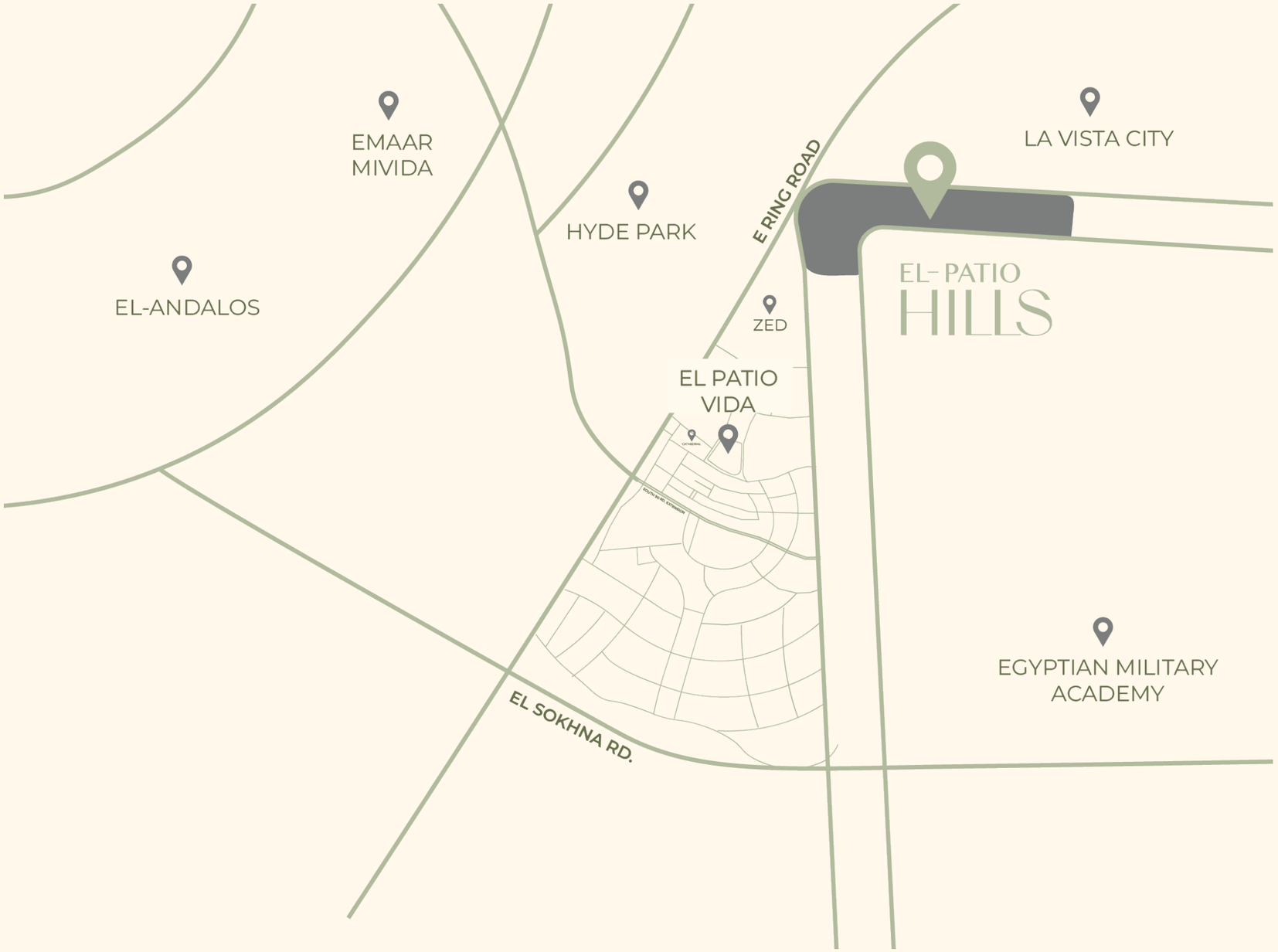
At El Patio Hills, every detail is designed to enhance your daily life—from the calm of lush landscape views to the energy of vibrant community spaces. Whether you're enjoying a morning walk by the lagoon, spending time at at the clubhouse, or exploring the nearby retail and dining spots, you'll find everything you need to live with ease, comfort, and elegance. This is more than a home—it's a lifestyle shaped around you.

EL- PATIO HILLS

Welcome to El Patio Hills, a premium all-villa community in New Cairo, featuring a mix of elegant townhouses and standalone villas across the compound. Surrounded by a clubhouse, scenic lagoons and complemented by a vibrant commercial strip, El Patio Hills is where luxury, nature, and everyday convenience come together in perfect harmony.

LANDSCAPES eternal





LOCATION map

Ideally located in New Cairo's 6th Settlement, El Patio Hills sits on a scenic hill along the main road, offering elevated views and a fresh perspective on modern living. Shaped in a unique strip-like, L-shaped layout, combining prime accessibility with architectural elegance. Its strategic position ensures easy connectivity while offering residents a serene retreat above the city buzz.

EL- PATIO
HILLS




NEW CAIRO
timeless
VIEWS

EL- PATIO
HILLS





MASTER plan

El Patio Hills is carefully masterplanned to offer a seamless blend of luxury, nature, and functionality. The layout ensures privacy while fostering a strong sense of community. The L-shaped, strip-like design maximizes views and accessibility, with flowing landscapes, water features, and a central lagoon enhancing the natural ambiance. The commercial strip anchors the development, bringing everyday convenience and vibrant energy right to your doorstep.



PHASE one

Phase One at El Patio Hills marks the beginning of an elevated living experience—featuring a limited collection of townhouses and standalone villas thoughtfully placed around lush green spaces and flowing water features. This phase offers immediate access to a dedicated clubhouse, scenic jogging paths, and the serenity of the surrounding landscape, creating a peaceful yet vibrant atmosphere. With carefully designed layouts and curated open areas, Phase One sets the tone for a lifestyle where privacy, community, and everyday comfort come together effortlessly.



MODERN architecture

Modern architecture embraces clean lines, open spaces, and a seamless connection between indoor and outdoor living. It prioritizes simplicity, function, and the use of natural light—often blending materials like glass, concrete, and steel to create elegant, timeless designs. This architectural approach focuses on enhancing daily life through thoughtful layouts, minimalistic beauty, and an honest expression of structure and form.

FACILITIES & amenities

LAGOON	WATER FEATURES
CLUBHOUSE	LUSH LANDSCAPES
SPORTS COURTS	COMMERCIAL STRIP




EL-PATIO
HILLS

lagoon

At the heart of El Patio Hills lies a serene lagoon, offering residents a tranquil escape from the bustle of everyday life. Surrounded by lush landscaping and thoughtfully designed seating areas, the lagoon serves as both a visual centerpiece and a peaceful gathering spot. Whether for a morning stroll, an afternoon picnic, or simply unwinding by the water, this feature adds a unique charm to the community's lifestyle.





WATER features

El Patio Hills is enriched with elegant water features that bring a calming, resort-like atmosphere to everyday living. From gentle cascades to reflective pools, these features are thoughtfully placed throughout the compound to create moments of peace and visual delight. They not only elevate the landscape but also enhance the overall sense of luxury and relaxation for residents.

clubhouse

The clubhouse at El Patio Hills is the social heart of the community — a space designed for connection, comfort, and leisure. Whether you're enjoying a coffee with friends, attending a wellness class, or simply unwinding in the lounge, the clubhouse offers a curated mix of facilities and ambiance to suit every mood and moment.





LUSH landscape

At El Patio Hills, nature takes center stage with a captivating display of lush, vibrant landscapes that stretch across every corner of the community. Meticulously designed green belts, walking paths lined with mature trees, and flourishing gardens create an atmosphere of serenity and beauty. The landscaping goes beyond aesthetics—offering shaded areas for relaxation, open lawns for family gatherings, and scenic views that uplift your everyday mood. Whether you're enjoying a morning walk or watching the sunset over the greenery, the natural surroundings at El Patio Hills are crafted to connect you with the outdoors and enhance your quality of life.

SPORTS courts

El Patio Hills is designed to inspire an active lifestyle, and the sports courts are a vibrant testament to that vision. Whether you're into padel, basketball, or football, the compound offers high-quality, well-lit courts that cater to players of all skill levels. These courts aren't just recreational spaces—they're where friendly competitions happen, kids learn teamwork, and neighbors come together to share their love for the game. Surrounded by greenery and conveniently located within the community, the courts encourage residents to stay active, socialize, and enjoy the thrill of outdoor sports just steps from home.



COMMERCIAL strip

The Commercial Strip at El Patio Hills offers a dynamic blend of retail, dining, and lifestyle destinations—all just moments away from home. Whether you're grabbing your morning coffee, indulging in a weekend brunch, or exploring boutique shops, this vibrant hub caters to your daily needs and leisurely moments alike. Designed with both convenience and charm in mind, the strip serves as a social anchor for the community, bringing together residents and visitors in a lively, modern setting.





FLOOR plans

EL- PATIO HILLS

TYPE A





VILLA

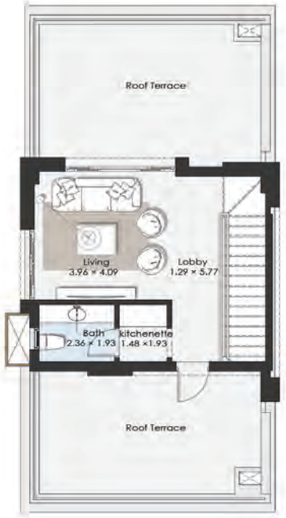
TYPE-A

(STANDALONE)

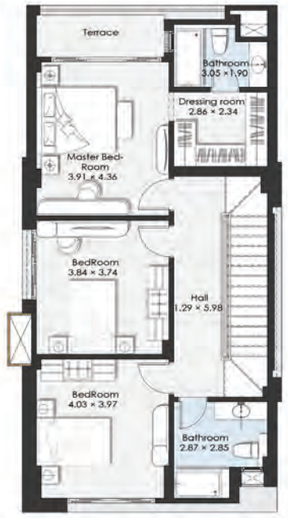
218 SQM

GROUND FLOOR AREA	86.2 SQM
FIRST FLOOR AREA	91.5 SQM
ROOF FLOOR AREA	40.3 SQM
OUTDOOR ROOF FLOOR AREA	38 SQM
GROSS AREA	218 SQM

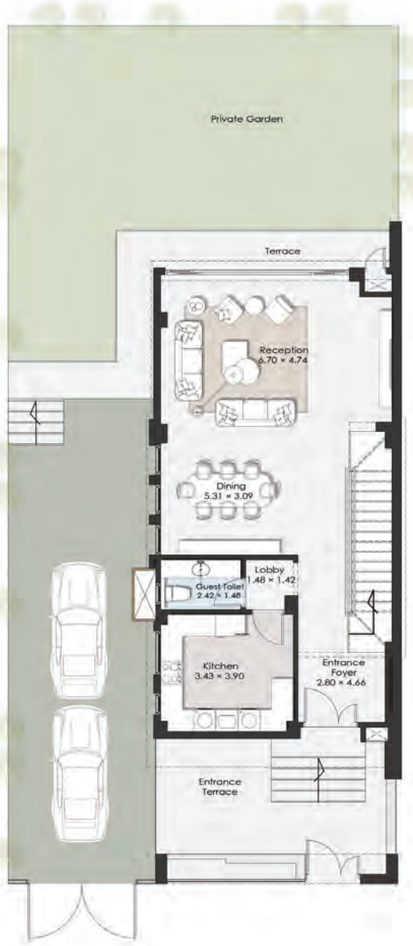
NUMBER OF BEDROOMS	03
NUMBER OF BATHROOMS	04
FAMILY LIVING ROOMS	01
DRESSING ROOMS	01



Roof Floor Plan



First Floor Plan



Ground Floor Plan

Disclaimer :

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EL- PATIO
HILLS

TYPE B





VILLA

TYPE-B1

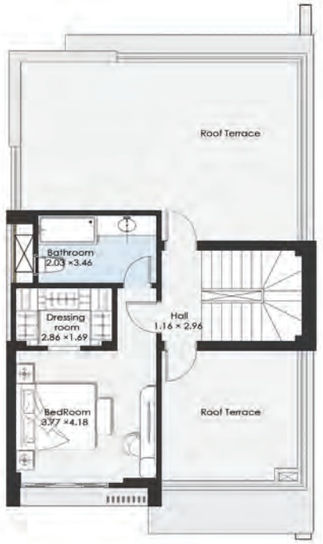
(STANDALONE)

255 SQM

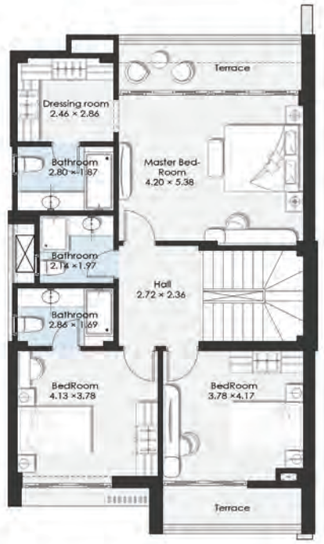
ELPATIO HILLS

GROUND FLOOR AREA	101.2 SQM
FIRST FLOOR AREA	108.4 SQM
ROOF FLOOR AREA	45.4 SQM
OUTDOOR ROOF FLOOR AREA	44 SQM
GROSS AREA	255 SQM

NUMBER OF BEDROOMS	04
NUMBER OF BATHROOMS	06
DRESSING ROOMS	02
MAID'S ROOM	01



Roof Floor Plan



First Floor Plan



Ground Floor Plan

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VILLA

TYPE-B2

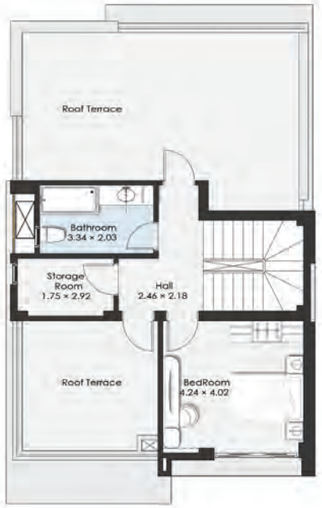
(STANDALONE)

255 SQM

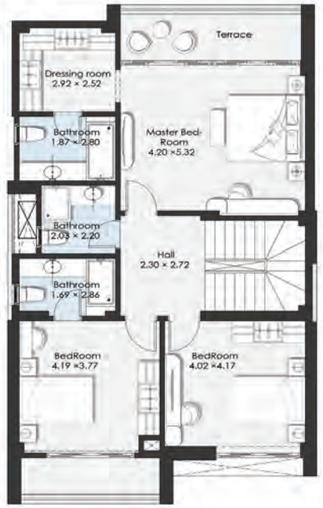
ELPATIO HILLS

GROUND FLOOR AREA	100.5 SQM
FIRST FLOOR AREA	107.5 SQM
ROOF FLOOR AREA	47 SQM
OUTDOOR ROOF FLOOR AREA	43 SQM
GROSS AREA	255 SQM

NUMBER OF BEDROOMS	04
NUMBER OF BATHROOMS	06
DRESSING ROOMS	01
MAID'S ROOM	01



Roof Floor Plan



First Floor Plan



Ground Floor Plan

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EL- PATIO
HILLS

TYPE C





VILLA

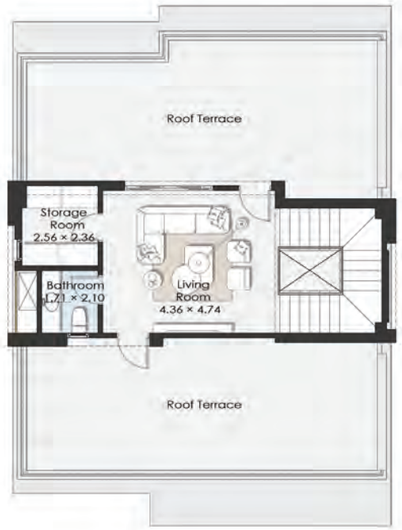
TYPE-C

(STANDALONE)

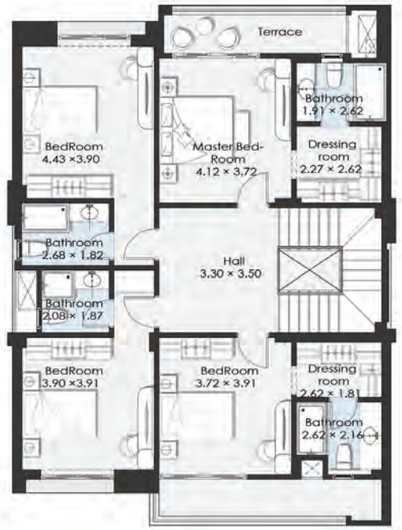
309 SQM

ELPATIO HILLS

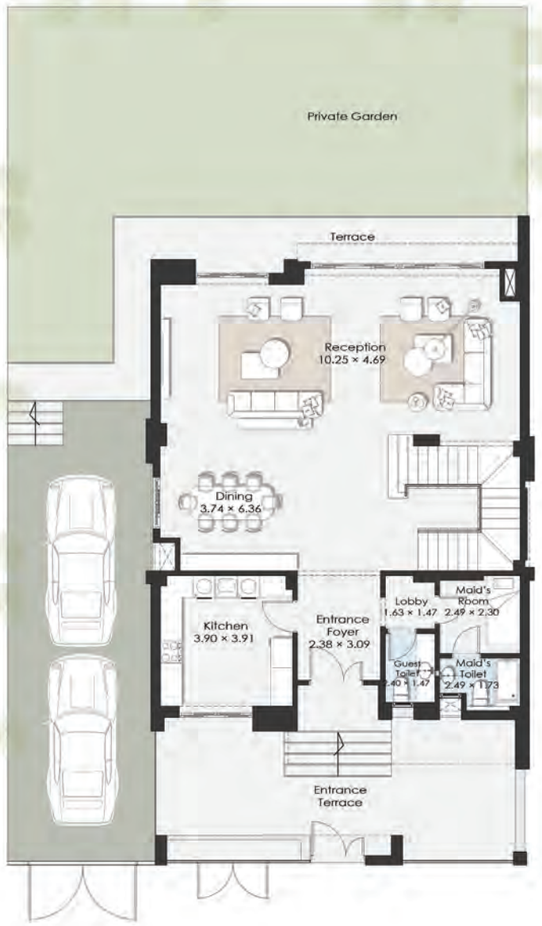
GROUND FLOOR AREA	125.7 SQM	NUMBER OF BEDROOMS	04
FIRST FLOOR AREA	139.4 SQM	NUMBER OF BATHROOMS	07
ROOF FLOOR AREA	44.3 SQM	DRESSING ROOMS	01
OUTDOOR ROOF FLOOR AREA	66 SQM	MAID'S ROOM	02
GROSS AREA	309 SQM	FAMILY LIVING ROOMS	01



Roof Floor Plan



First Floor Plan



Ground Floor Plan

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TYPE R





VILLA

TYPE-R1

(STANDALONE)

411 SQM

ELPATIO HILLS

GROUND FLOOR AREA	176 SQM
FIRST FLOOR AREA	190 SQM
ROOF FLOOR AREA	45 SQM
OUTDOOR ROOF FLOOR AREA	95 SQM
GROSS AREA	411 SQM

NUMBER OF BEDROOMS	04
NUMBER OF BATHROOMS	08
DRESSING ROOMS	01
MAID'S ROOM	02
FAMILY LIVING ROOMS	01



Ground Floor Plan

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VILLA

TYPE-R1

(STANDALONE)

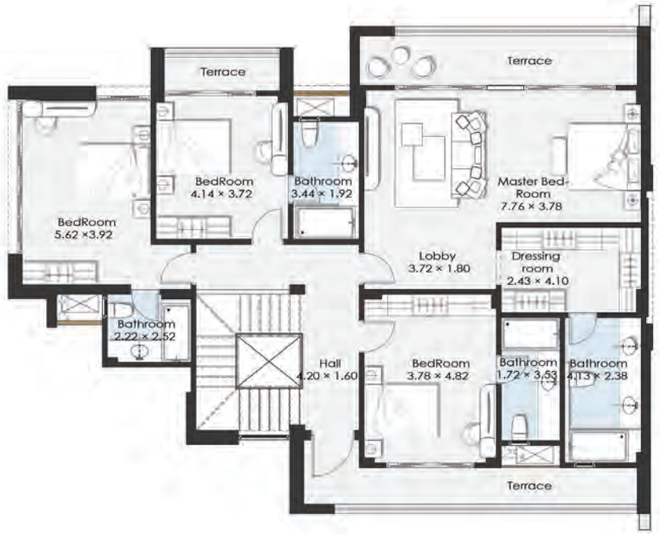
411 SQM

ELPATIO HILLS

GROUND FLOOR AREA	176 SQM	NUMBER OF BEDROOMS	04
FIRST FLOOR AREA	190 SQM	NUMBER OF BATHROOMS	08
ROOF FLOOR AREA	45 SQM	DRESSING ROOMS	01
OUTDOOR ROOF FLOOR AREA	95 SQM	MAID'S ROOM	02
GROSS AREA	411 SQM	FAMILY LIVING ROOMS	01



Roof Floor Plan



First Floor Plan

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TYPE TH-4





VILLA
TYPE-TH Middle

(TOWNHOUSE)

180 SQM

ELPATIO HILLS

GROUND FLOOR AREA	72.2 SQM
FIRST FLOOR AREA	73.0 SQM
ROOF FLOOR AREA	34.8 SQM
OUTDOOR ROOF FLOOR AREA	29 SQM
GROSS AREA	189 SQM

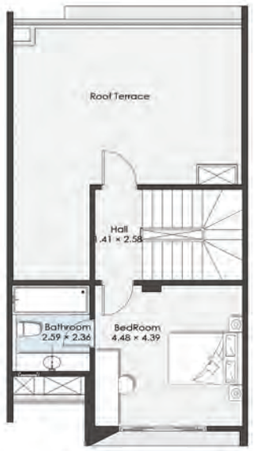
NUMBER OF BEDROOMS	03
NUMBER OF BATHROOMS	04
DRESSING ROOMS	02



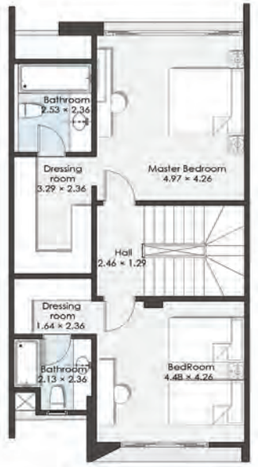
KEY PLAN

Disclaimer :

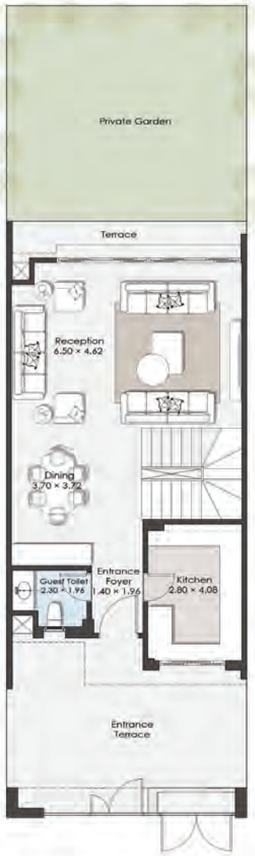
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Roof Floor Plan



First Floor Plan



Ground Floor Plan

VILLA
TYPE-TH Middle L

(TOWNHOUSE)

190 SQM

ELPATIO HILLS

GROUND FLOOR AREA	73.6 SQM
FIRST FLOOR AREA	74.2 SQM
ROOF FLOOR AREA	41.2 SQM
OUTDOOR ROOF FLOOR AREA	20 SQM
GROSS AREA	189 SQM

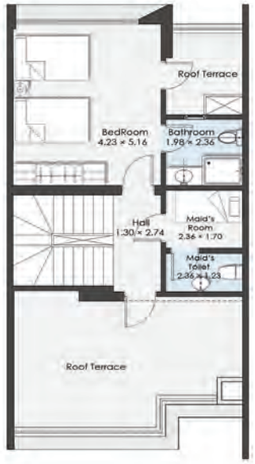
NUMBER OF BEDROOMS	03
NUMBER OF BATHROOMS	05
DRESSING ROOMS	02
MAID'S ROOM	01



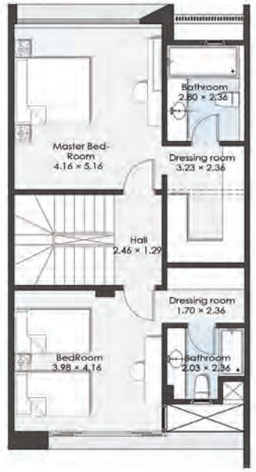
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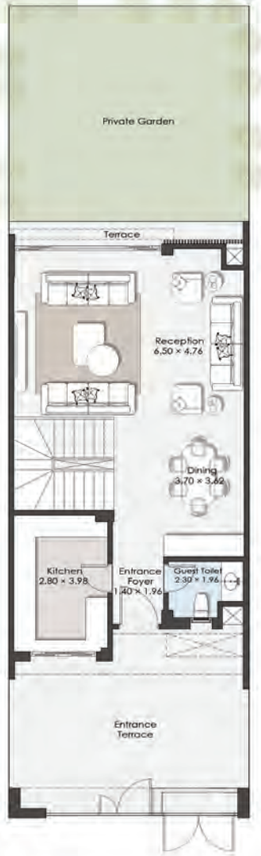
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Roof Floor Plan



First Floor Plan



Ground Floor Plan

VILLA
TYPE-TH Corner

(TOWNHOUSE)

195 SQM

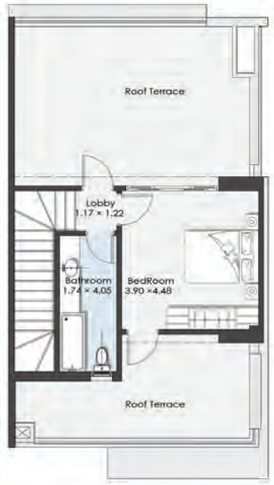
ELPATIO HILLS

GROUND FLOOR AREA	81 SQM
FIRST FLOOR AREA	82 SQM
ROOF FLOOR AREA	32 SQM
OUTDOOR ROOF FLOOR AREA	37 SQM
GROSS AREA	195 SQM

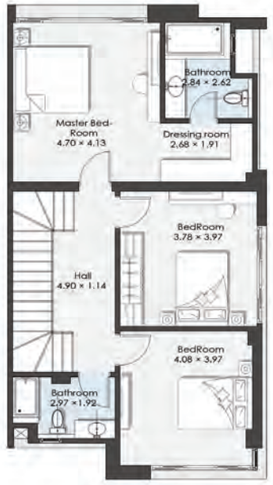
NUMBER OF BEDROOMS	04
NUMBER OF BATHROOMS	05
DRESSING ROOMS	01
MAID'S ROOM	01



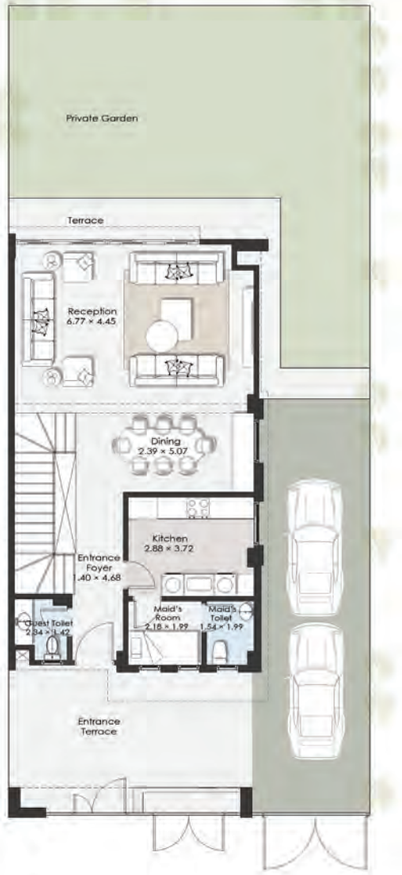
KEY PLAN



Roof Floor Plan



First Floor Plan



Ground Floor Plan

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TYPE TH-6





VILLA
TYPE-TH Middle

(TOWNHOUSE)

180 SQM

ELPATIO HILLS

GROUND FLOOR AREA	72.2 SQM
FIRST FLOOR AREA	73.0 SQM
ROOF FLOOR AREA	34.8 SQM
OUTDOOR ROOF FLOOR AREA	29 SQM
GROSS AREA	189 SQM

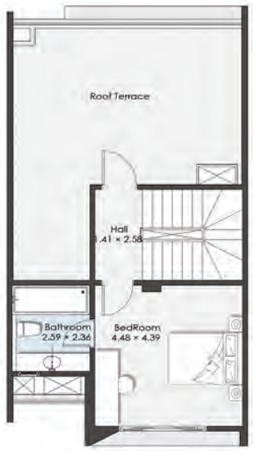
NUMBER OF BEDROOMS	03
NUMBER OF BATHROOMS	04
DRESSING ROOMS	02



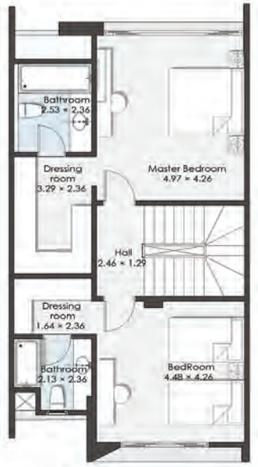
KEY PLAN

Disclaimer :

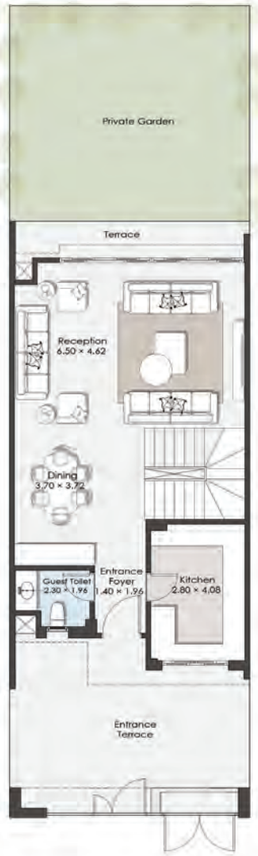
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Roof Floor Plan



First Floor Plan



Ground Floor Plan

VILLA
TYPE-TH Middle L

(TOWNHOUSE)

190 SQM

ELPATIO HILLS

GROUND FLOOR AREA	73.6 SQM
FIRST FLOOR AREA	74.2 SQM
ROOF FLOOR AREA	41.2 SQM
OUTDOOR ROOF FLOOR AREA	20 SQM
GROSS AREA	189 SQM

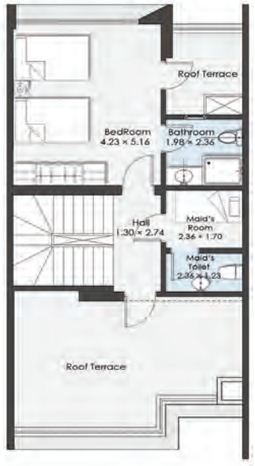
NUMBER OF BEDROOMS	03
NUMBER OF BATHROOMS	05
DRESSING ROOMS	02
MAID'S ROOM	01



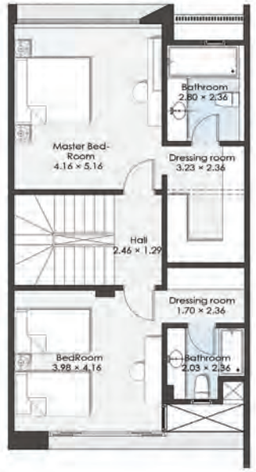
KEY PLAN

Disclaimer :

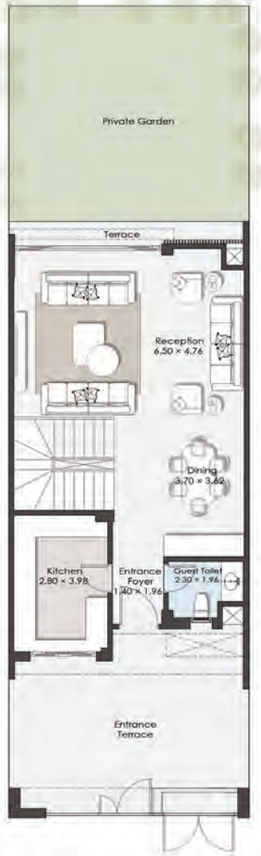
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Roof Floor Plan



First Floor Plan



Ground Floor Plan

VILLA
TYPE-TH Corner

(TOWNHOUSE)

195 SQM

ELPATIO HILLS

GROUND FLOOR AREA	81 SQM
FIRST FLOOR AREA	82 SQM
ROOF FLOOR AREA	32 SQM
OUTDOOR ROOF FLOOR AREA	37 SQM
GROSS AREA	195 SQM

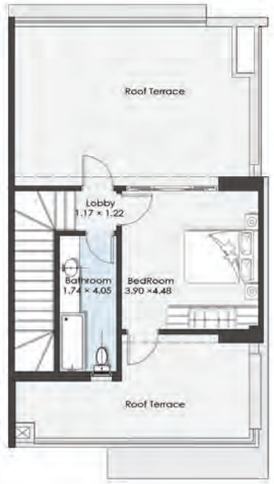
NUMBER OF BEDROOMS	04
NUMBER OF BATHROOMS	05
DRESSING ROOMS	01
MAID'S ROOM	01



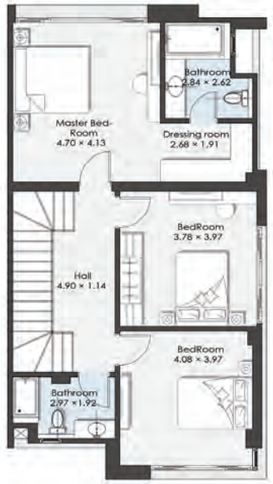
KEY PLAN

Disclaimer :

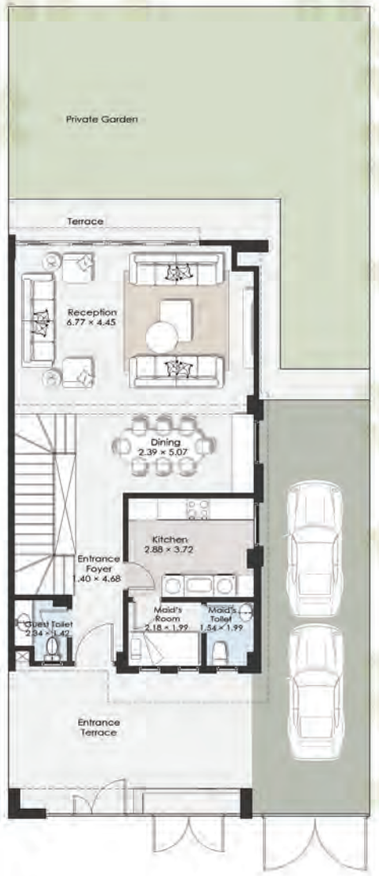
- All dimensions, materials are approximate and information is subject to change .
- Walls are included in all dimensions
- Drawings are not to scale .
- The developer reserves the right to make revisions.
- The unit orientation will be as shown on the master plan and not as shown in the floor plans.
- Garden Areas and configuration are subject to change according to the unit's location on the Master Plan.
- Garden terraces are for illustrative purposes only and will not be constructed or provided by LAVISTA .



Roof Floor Plan



First Floor Plan



Ground Floor Plan

LAVISTA

DEVELOPMENTS

A PROUD MEMBER OF LAVISTATES