



BELLE VIE  
NEW ZAYED

# Beach View Residences

*Nature's Greatest Gifts*



## Life is Beautiful

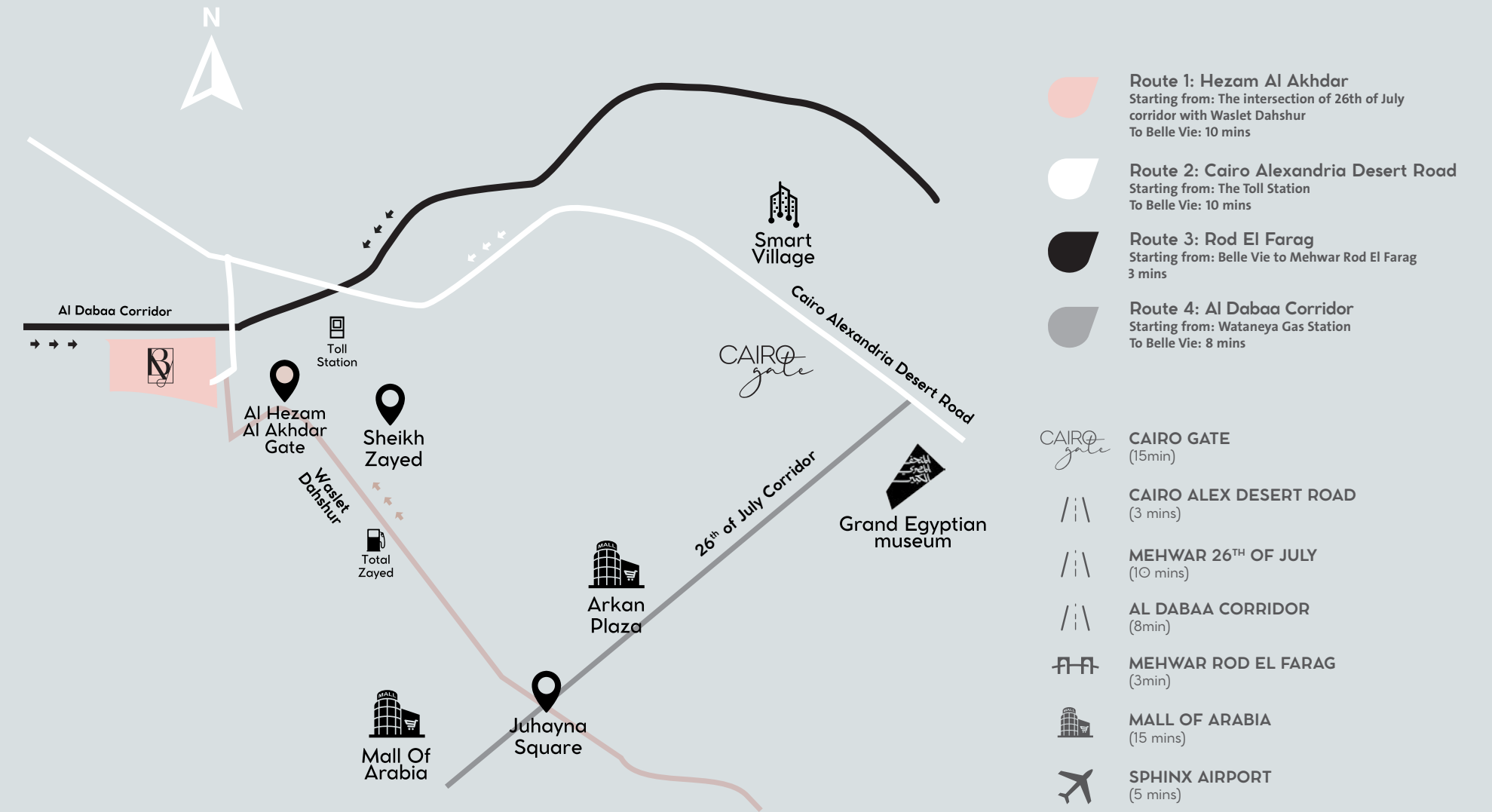
### Nestled in the heart of New Zayed

Belle Vie is meticulously designed to create a joie de vivre experience that lives up to its name - 'the beautiful life' in French. The 500 acres development intertwines lush, green landscapes with romantic homes that feature exquisite architecture, evoking a sense of sophistication, culture, and prestige. Every day spent at Belle Vie is an affirmation of life. Revel in the natural gifts of The Valley. Indulge in gems of convenience at the Town Center.

Find tranquility at The Beach. Whatever you may do and wherever you may be, you celebrate the excitement of life.



*The path to a blissful life is paved comfortably with Belle Vie's highly accessible location.*







## *Your Summer Getaway Everyday*

Vacation chill is an eternal state of mind at Belle Vie, where there is always time for some fun under the sun. The Beach is perfect for a refreshing swim amid the calming surroundings. The little ones are also in for a good time with several kids' activities that will keep them active and happy.



# *Peace of Mind is Yours at Beach View Residences*

Happiness is a feature of living at Belle Vie's Beach View Residences. With their contemporary design, these homes delight with warmth and elegance in equal parts. Their prime location provides residents with direct access to The Beach, and children can play safely in a dedicated area close by.







## *The Plaza Is Where All Needs are Met*

To be part of Belle Vie is to be part of a community.

The Plaza serves all community members' needs, providing a convenience store, laundry, hairdresser, and bakery to make everyday chores a breeze.



## *Days Become Beautiful at The Town Center*

Welcome to the Town Center, where the bustle of life becomes music to the ears.

Situated on the axis of The Valley and just a short distance away from the residential areas, this vibrant hub of mixed activities provides high-end retail and F&B products, various entertainment offerings, and convenient office spaces to accommodate a busy work life.





## *Talents Unleashed at Belle Vie Club*

Feel the rewarding energy of an active lifestyle, unlocking hidden talents, and healthy competition.

Catering to those with the athletic drive, Belle Vie Club includes state-of-the-art facilities dedicated to the most popular sports such as tennis, football, swimming, arts, music and more. There is something for every family member at Belle Vie Club.

## *Belle Vie's Educational Facility*



Unlock your full potential and pave the way to your future.



# *The Home of Your Dreams*

Timeless architecture and contemporary interior complement each other harmoniously in Belle Vie's residential villages.

The elegant villas, town villas, quad villas and apartments take center stage to put the development's amenities at an arm's length of your neighborhood, while ensuring you come home to comfort and splendor.











# Site plan





Beach View Residences

*Floor Plans*



Beach View Residences

*Coast Building*



# *Coast Building*









## 2 BEDROOMS APARTMENT

### UNIT 1 LEVEL G

GROSS AREA WITHOUT TERRACES	110 SQM
TOTAL TERRACES	9 SQM
<b>TOTAL GROSS AREA</b>	<b>119 SQM</b>
GARDEN AREA	53 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

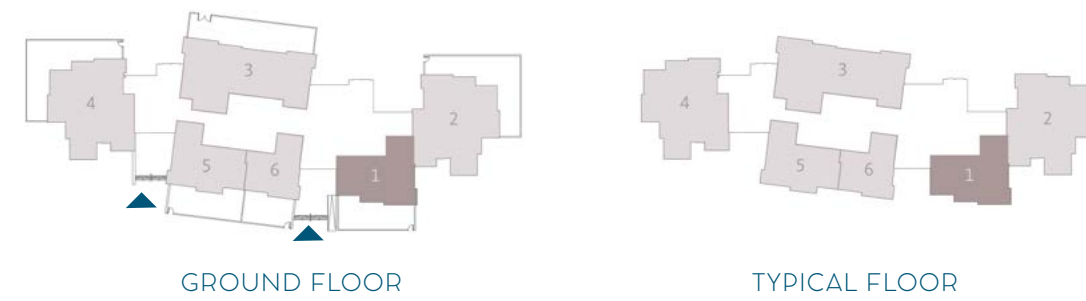
### UNIT 1 LEVEL 1

GROSS AREA	110 SQM
TOTAL TERRACES	9 SQM
<b>TOTAL GROSS AREA</b>	<b>119 SQM</b>

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



## 2 BEDROOMS APARTMENT

### UNIT 1 LEVELS 2 & 3

GROSS AREA	110 SQM
TOTAL TERRACES	9 SQM
<b>TOTAL GROSS AREA</b>	<b>119 SQM</b>

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan





## 3 BEDROOMS APARTMENT

### UNIT 2 & 4 LEVEL G

GROSS AREA	173 SQM
TOTAL TERRACES	15 SQM
<b>TOTAL GROSS AREA</b>	<b>188 SQM</b>
GARDEN AREA	85 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

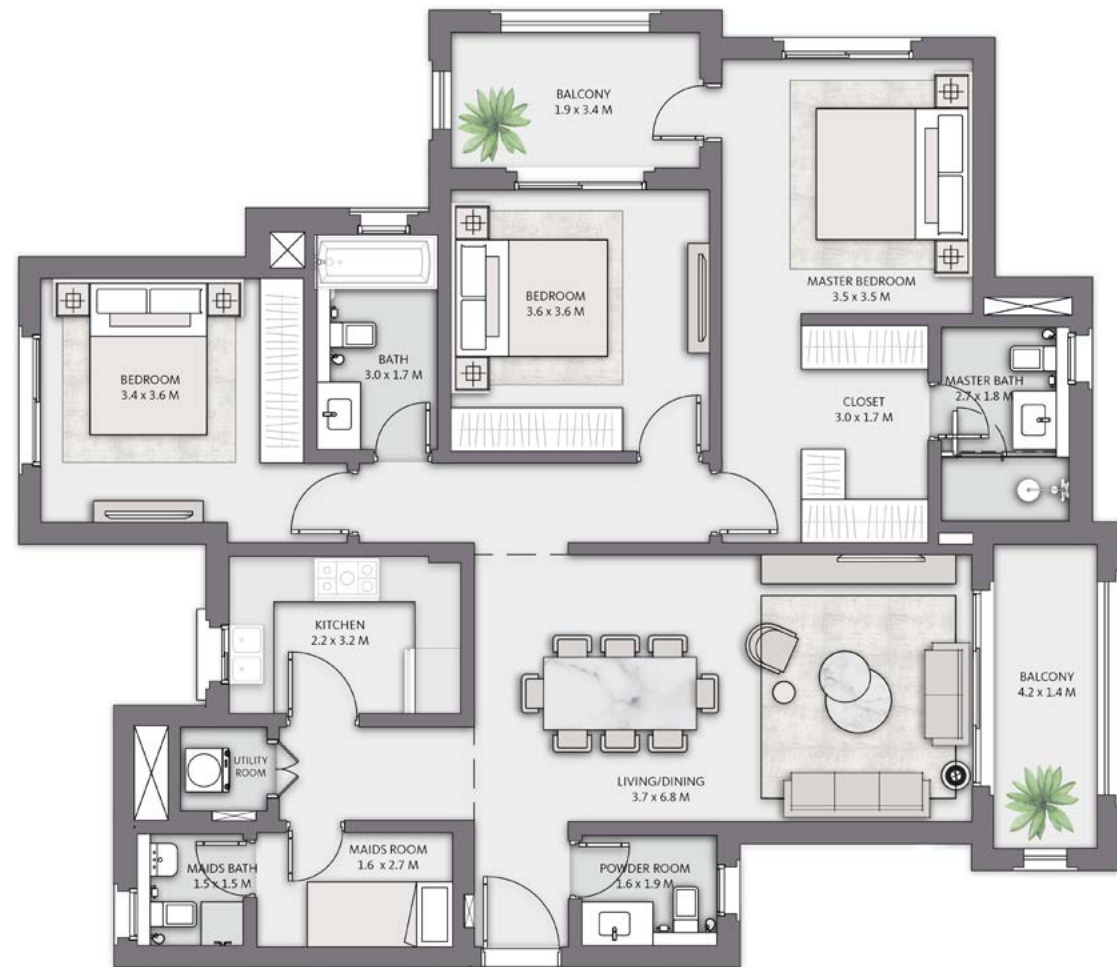
### UNIT 2 & 4 LEVEL 1

GROSS AREA	173 SQM
TOTAL TERRACES	15 SQM
<b>TOTAL GROSS AREA</b>	<b>188 SQM</b>

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 3 BEDROOMS APARTMENT

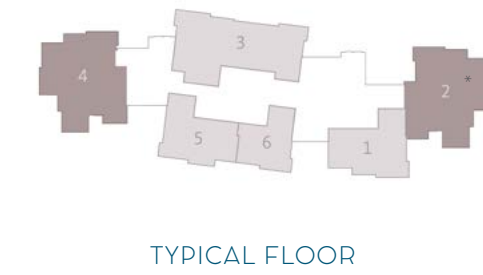
### UNIT 2 & 4 LEVELS 2 & 3

GROSS AREA	173 SQM
TOTAL TERRACES	15 SQM
<b>TOTAL GROSS AREA</b>	<b>188 SQM</b>

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 4 BEDROOMS APARTMENT

### UNIT 3 LEVEL G

GROSS AREA WITHOUT TERRACES	195 SQM
TOTAL TERRACES	16 SQM
<b>TOTAL GROSS AREA</b>	<b>211 SQM</b>
GARDEN AREA	82 SQM

NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

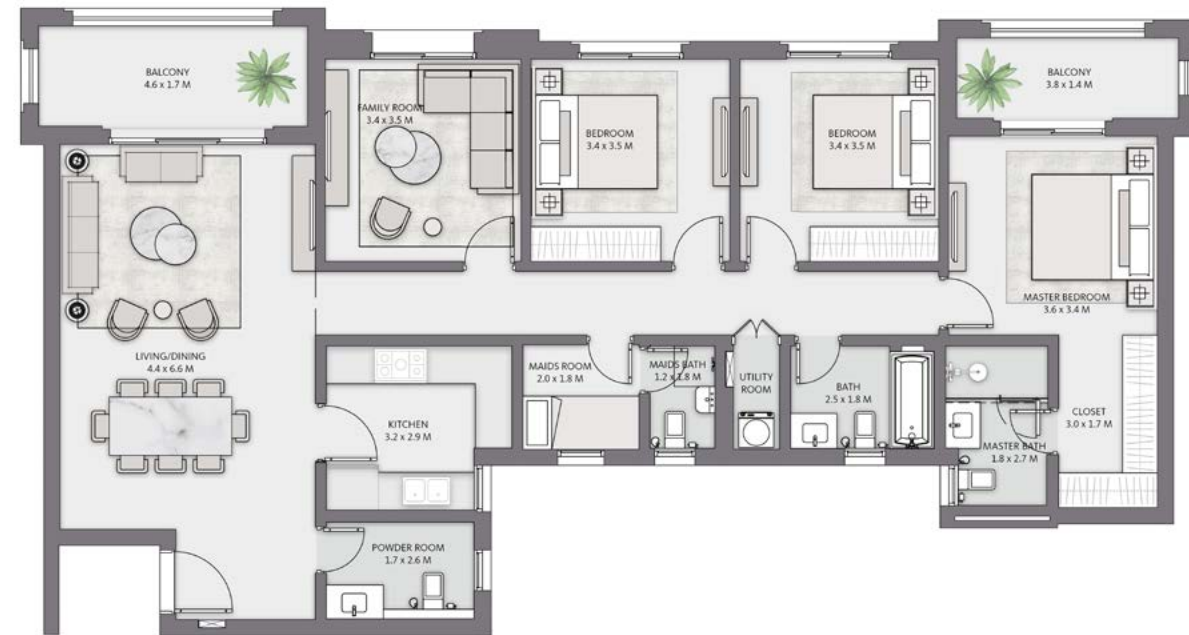
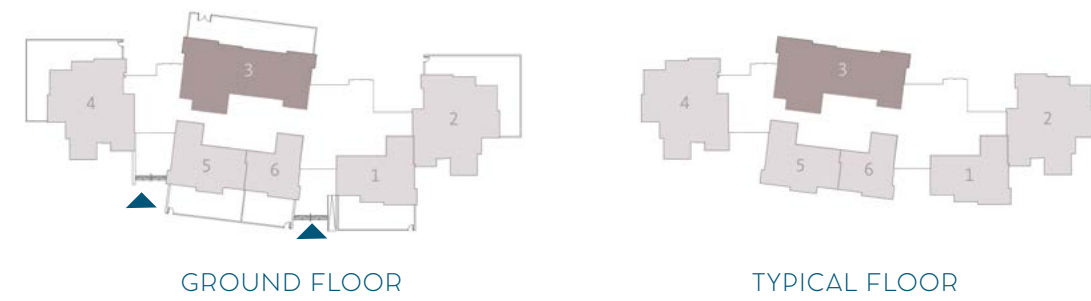
### UNIT 3 LEVEL 1

GROSS AREA	195 SQM
TOTAL TERRACES	16 SQM
<b>TOTAL GROSS AREA</b>	<b>211 SQM</b>

NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



## 4 BEDROOMS APARTMENT

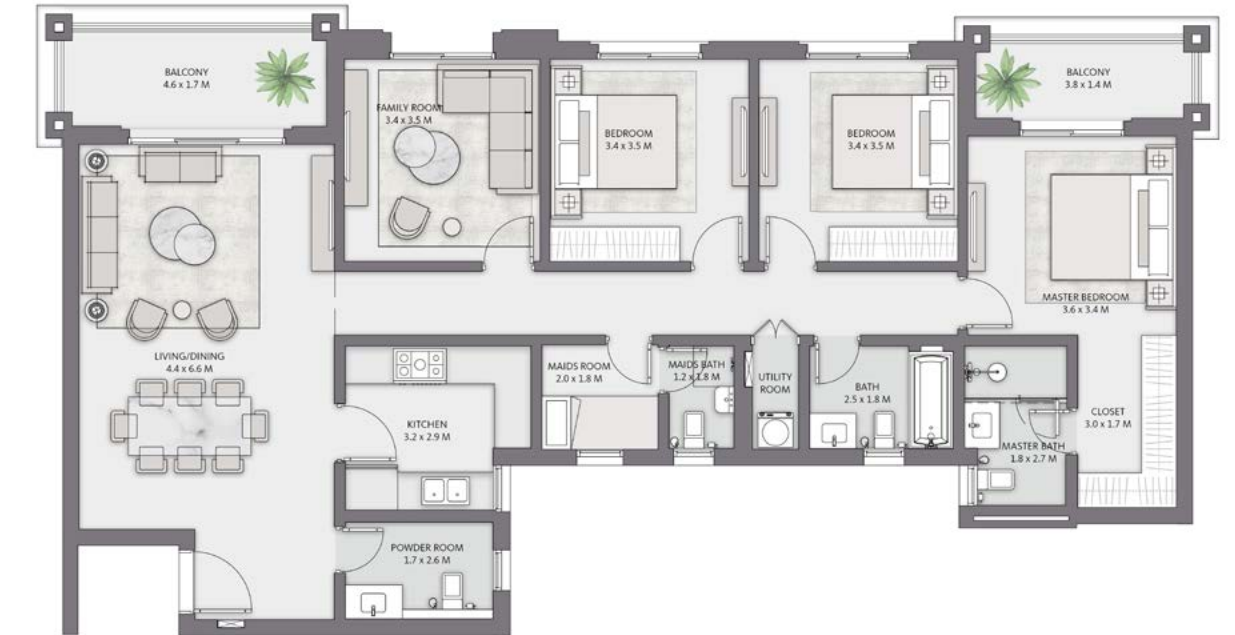
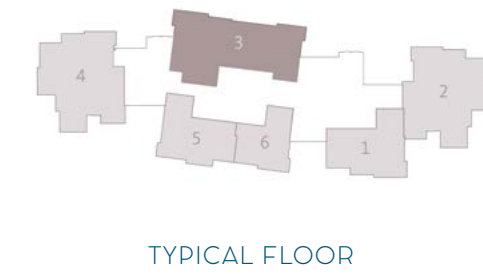
### UNIT 3 LEVELS 2 & 3

GROSS AREA	195 SQM
TOTAL TERRACES	16 SQM
<b>TOTAL GROSS AREA</b>	<b>211 SQM</b>

NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan





## 2 BEDROOMS APARTMENT

### UNIT 5 LEVEL G

GROSS AREA	106 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>113 SQM</b>
GARDEN AREA	52 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

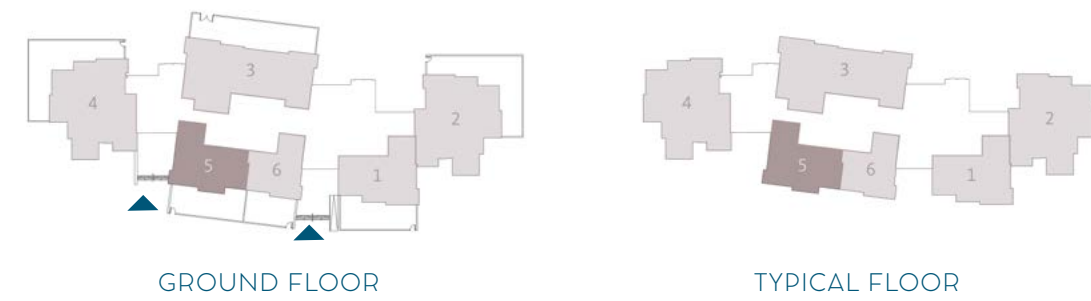
### UNIT 5 LEVEL 1

GROSS AREA	106 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>113 SQM</b>

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



## 2 BEDROOMS APARTMENT

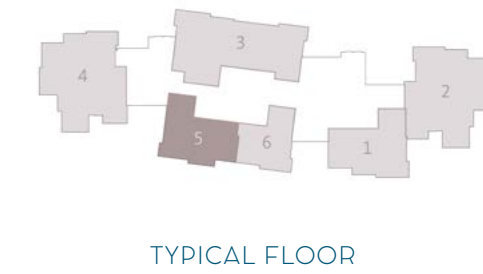
### UNIT 5 LEVELS 2 & 3

GROSS AREA	106 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>113 SQM</b>

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan





## 1 BEDROOM APARTMENT

### UNIT 6 LEVEL G

GROSS AREA	73 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>80 SQM</b>
GARDEN AREA	37 SQM

NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1

### UNIT 6 LEVEL 1

GROSS AREA	73 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>80 SQM</b>

NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



GROUND FLOOR



TYPICAL FLOOR



## 1 BEDROOM APARTMENT

### UNIT 6 LEVELS 2 & 3

GROSS AREA	73 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>80 SQM</b>

NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



TYPICAL FLOOR





Beach View Residences

*Shore Building*



# *Shore Building*









## 2 BEDROOMS APARTMENT

### UNIT 1 & 7 LEVEL G

GROSS AREA	106 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>113 SQM</b>
GARDEN AREA	43 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 2 BEDROOMS APARTMENT

### UNIT 1 & 7 LEVEL 1

GROSS AREA	106 SQM
TOTAL TERRACES	6 SQM
<b>TOTAL GROSS AREA</b>	<b>112 SQM</b>

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 2 BEDROOMS APARTMENT

### UNIT 1 & 7 LEVELS 2 TO 3

GROSS AREA	106 SQM
TOTAL TERRACES	6 SQM
<b>TOTAL GROSS AREA</b>	<b>112 SQM</b>

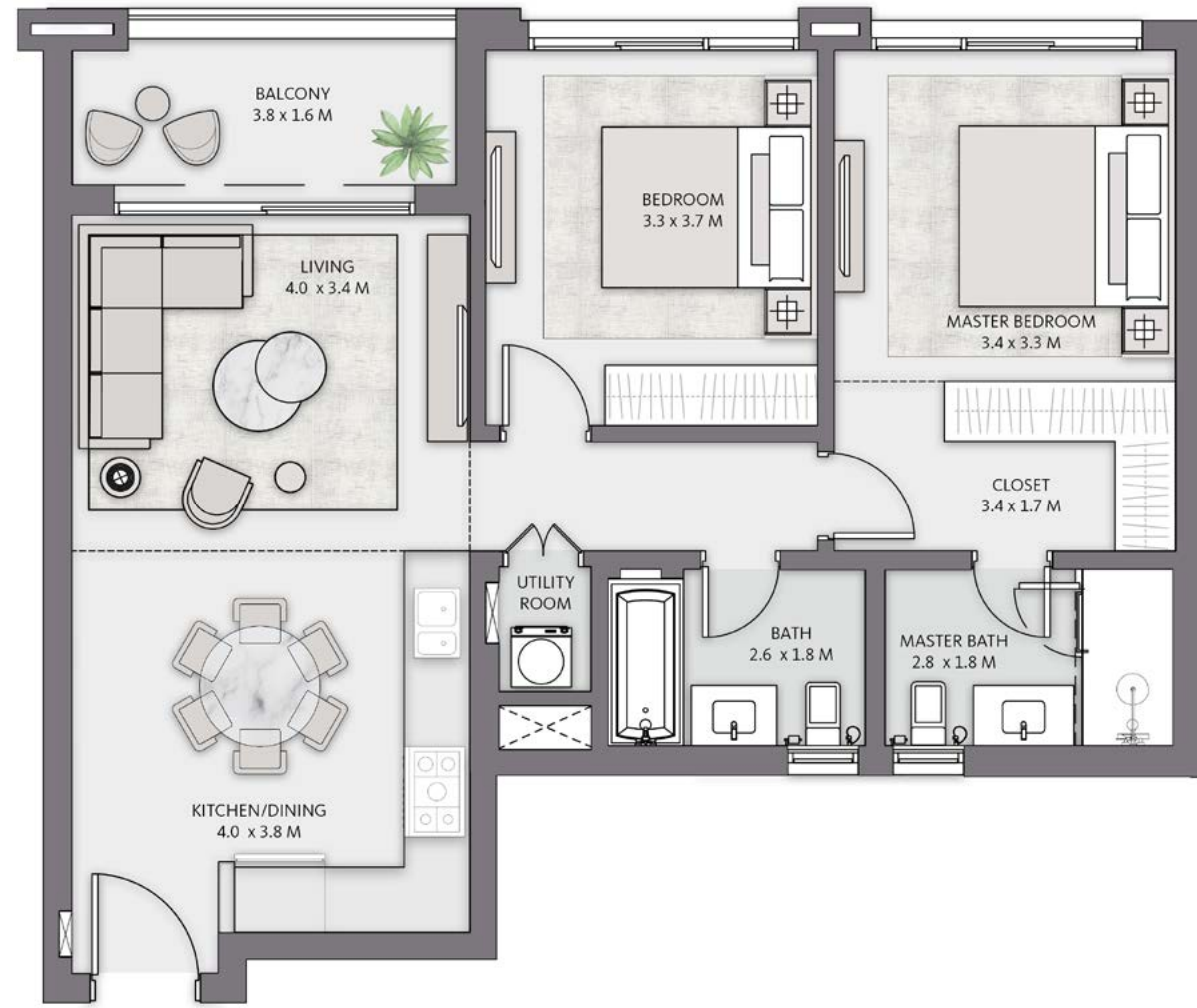
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

**DISCLAIMER**

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



TYPICAL FLOOR



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.





## 3 BEDROOMS APARTMENT

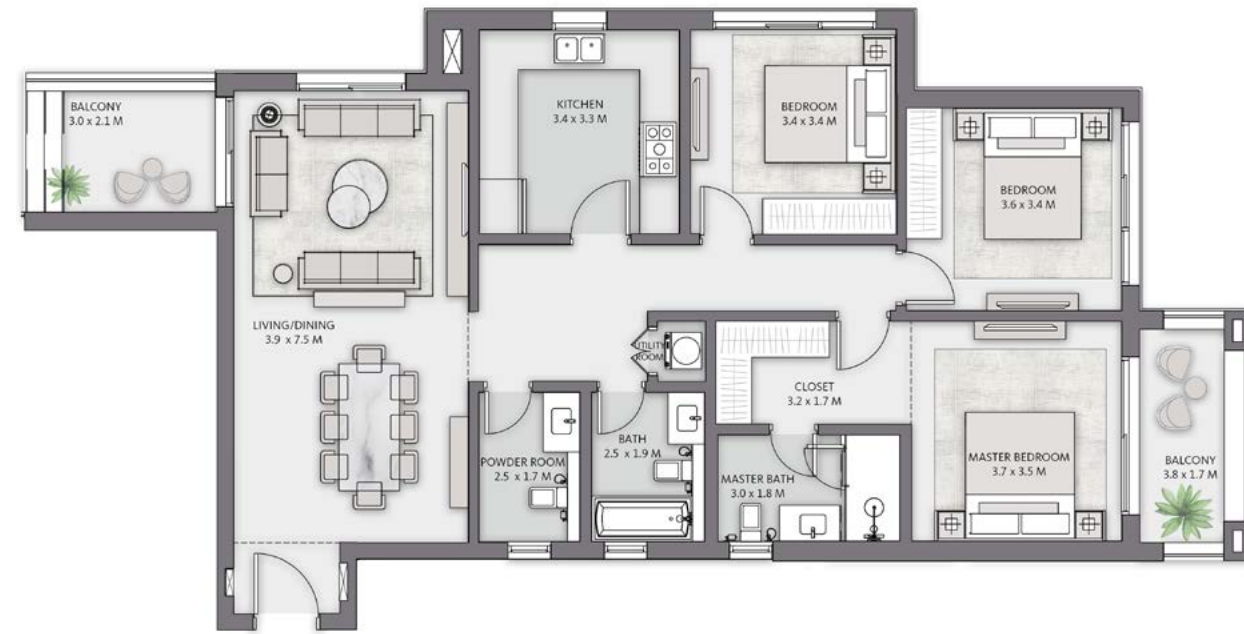
### UNIT 2 & 6 LEVEL G

GROSS AREA	153 SQM
TOTAL TERRACES	13 SQM
<b>TOTAL GROSS AREA</b>	<b>166 SQM</b>
GARDEN AREA UNIT 2	76 SQM
GARDEN AREA UNIT 6	64 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 3 BEDROOMS APARTMENT

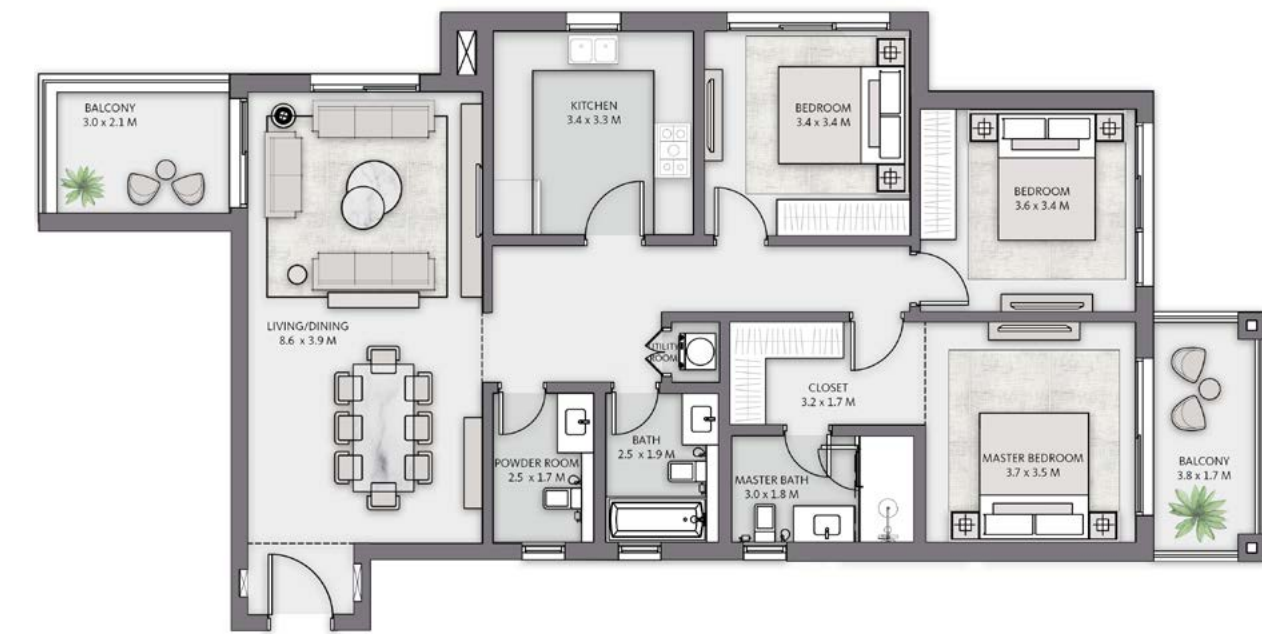
### UNIT 2 & 6 LEVELS 1 TO 3

GROSS AREA	153 SQM
TOTAL TERRACES	13 SQM
<b>TOTAL GROSS AREA</b>	<b>166 SQM</b>

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 3 BEDROOMS APARTMENT

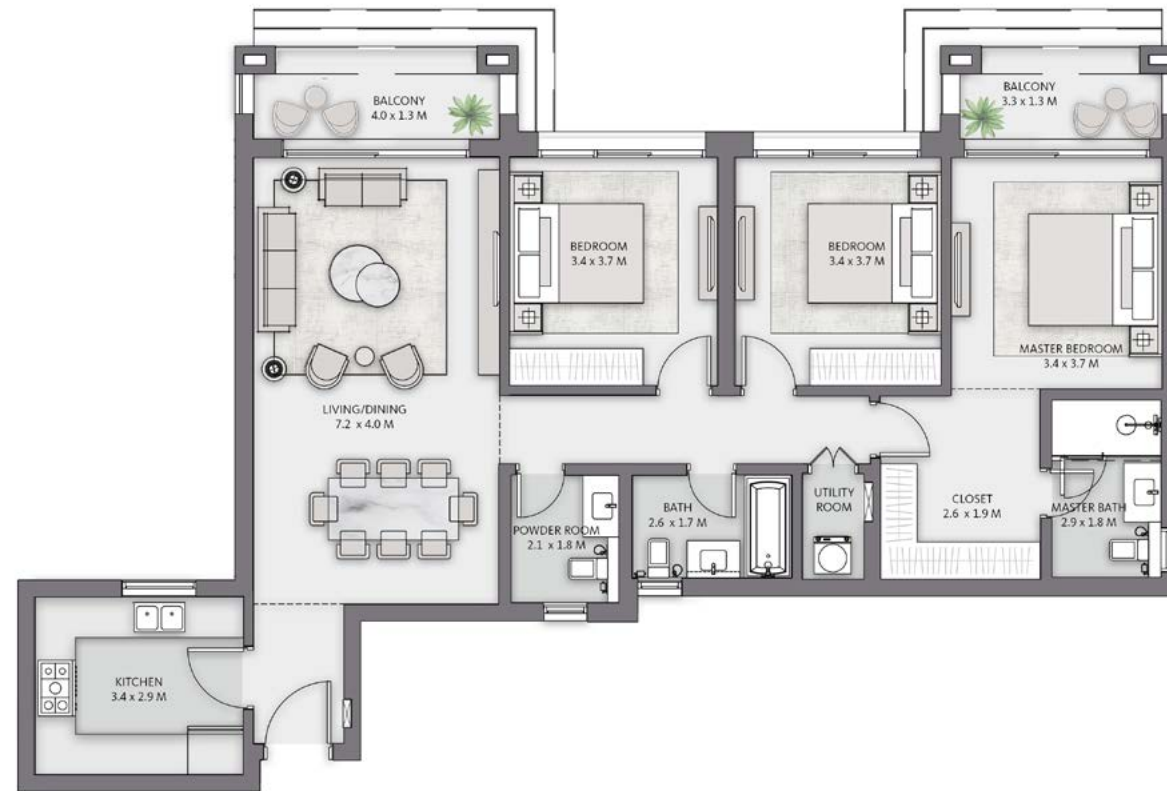
### UNIT 3 LEVEL G

GROSS AREA	156 SQM
TOTAL TERRACES	12 SQM
<b>TOTAL GROSS AREA</b>	<b>168 SQM</b>
GARDEN AREA	65 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



## 3 BEDROOMS APARTMENT

### UNIT 3 LEVELS 1 TO 3

GROSS AREA	156 SQM
TOTAL TERRACES	12 SQM
<b>TOTAL GROSS AREA</b>	<b>168 SQM</b>

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan





## 2 BEDROOMS APARTMENT

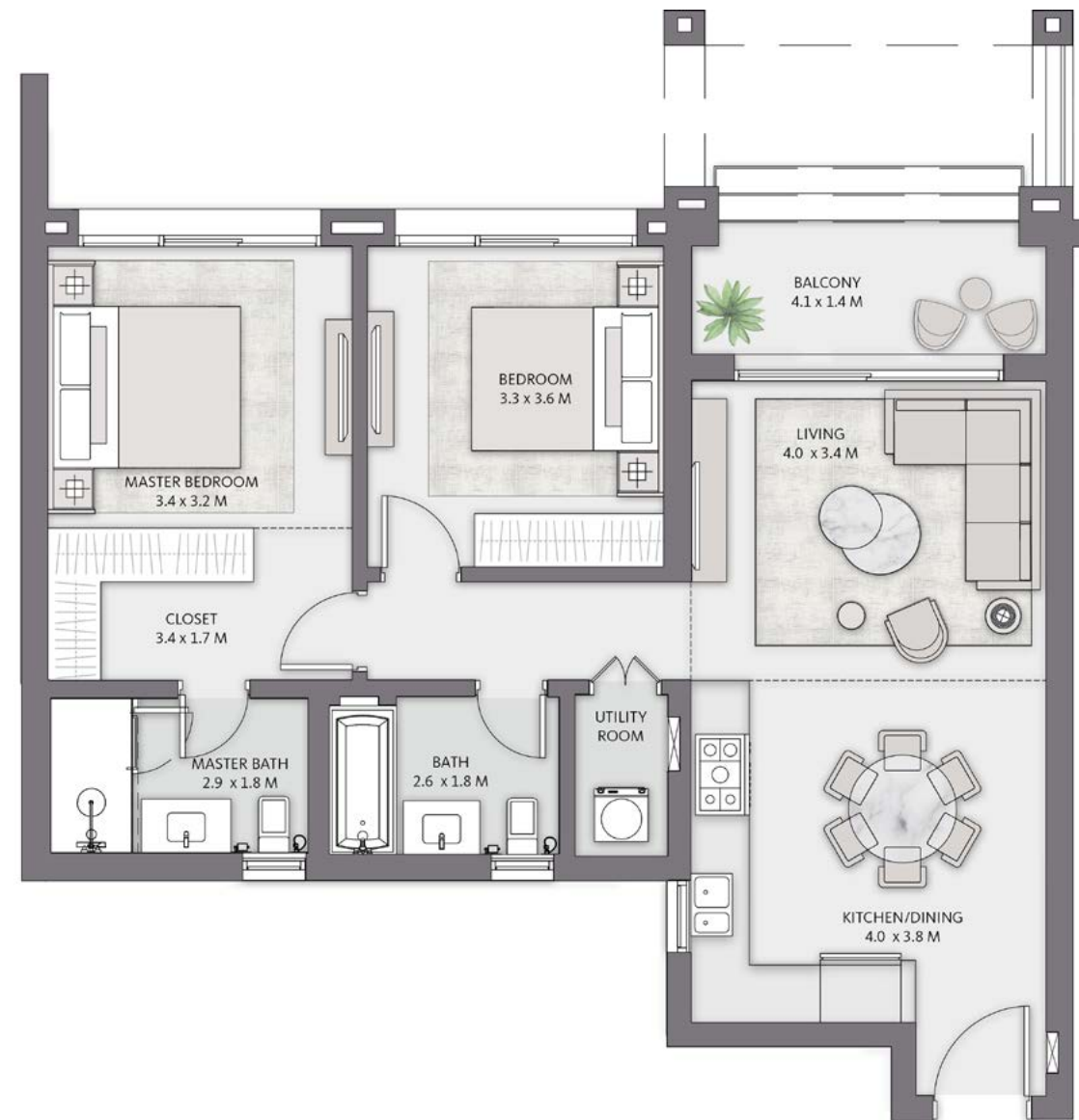
### UNIT 4 LEVEL G

GROSS AREA	106 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>113 SQM</b>
GARDEN AREA	54 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



## 2 BEDROOMS APARTMENT

### UNIT 4 LEVEL 1

GROSS AREA	106 SQM
TOTAL TERRACES	6 SQM
<b>TOTAL GROSS AREA</b>	<b>112 SQM</b>

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan





## 2 BEDROOMS APARTMENT

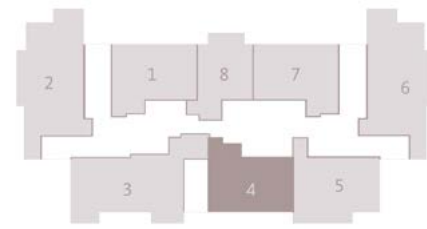
### UNIT 4 LEVELS 2 TO 3

GROSS AREA	106 SQM
TOTAL TERRACES	6 SQM
<b>TOTAL GROSS AREA</b>	<b>112 SQM</b>

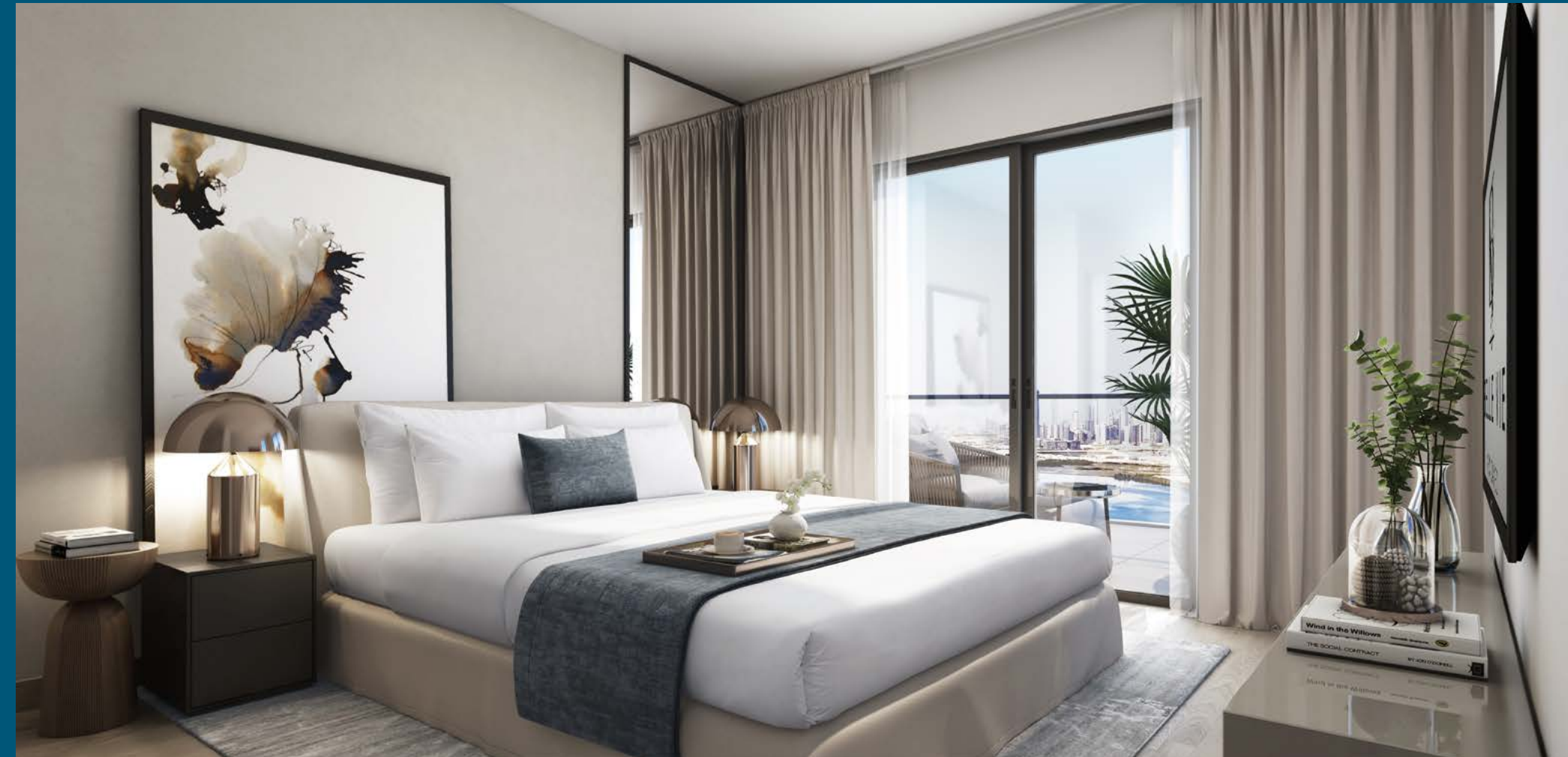
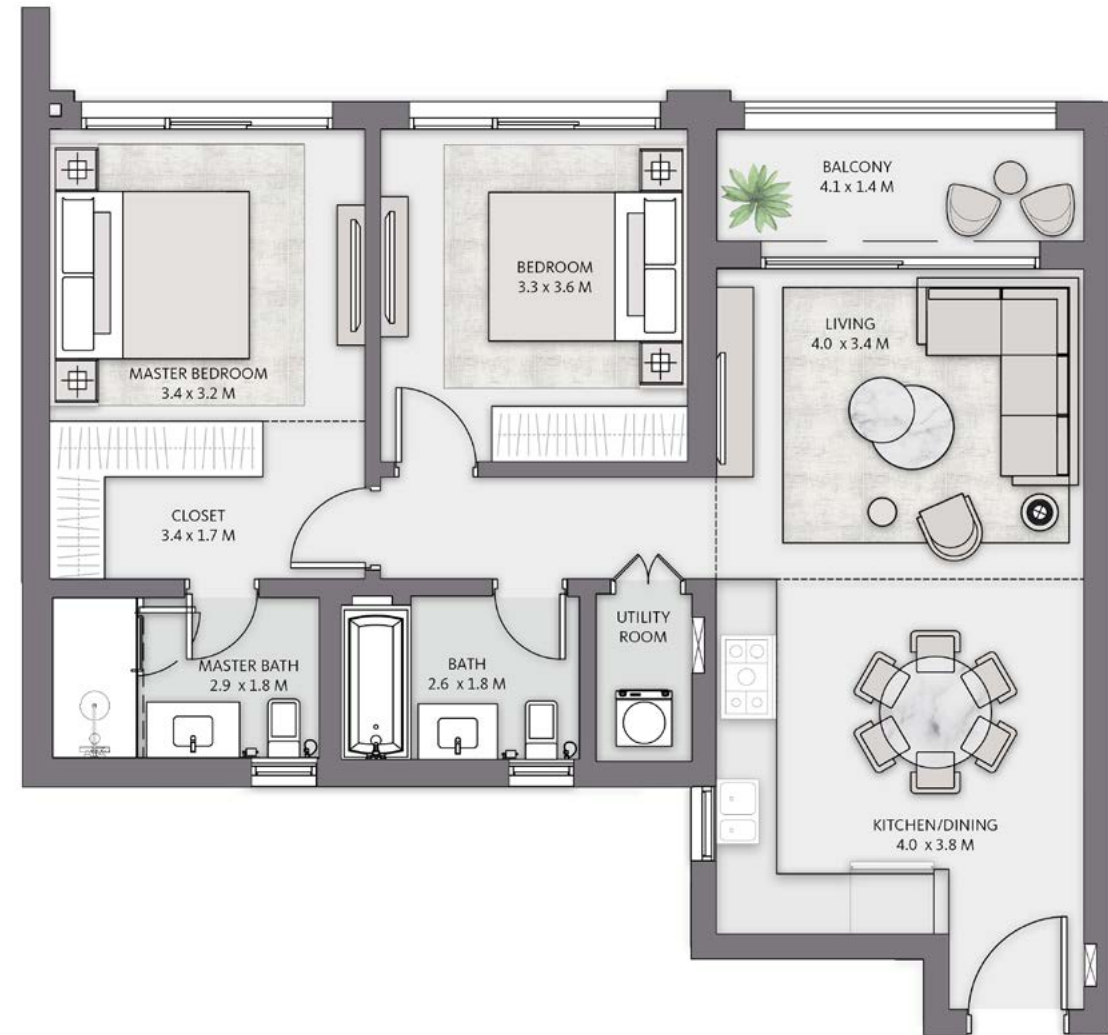
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



TYPICAL FLOOR





## 2 BEDROOMS APARTMENT

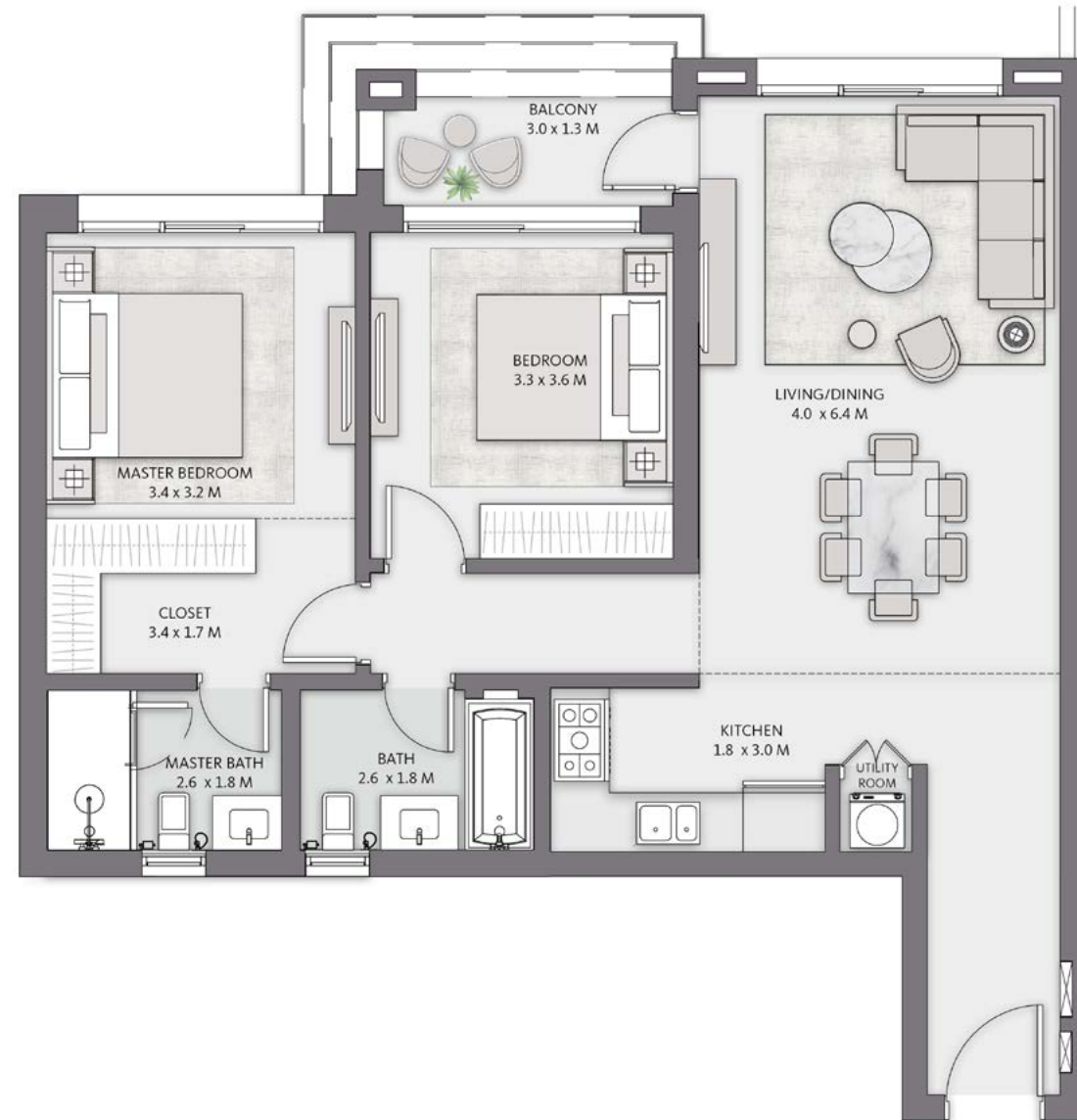
### UNIT 5 LEVEL G

GROSS AREA	115 SQM
TOTAL TERRACES	5 SQM
<b>TOTAL GROSS AREA</b>	<b>120 SQM</b>
GARDEN AREA	52 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



## 2 BEDROOMS APARTMENT

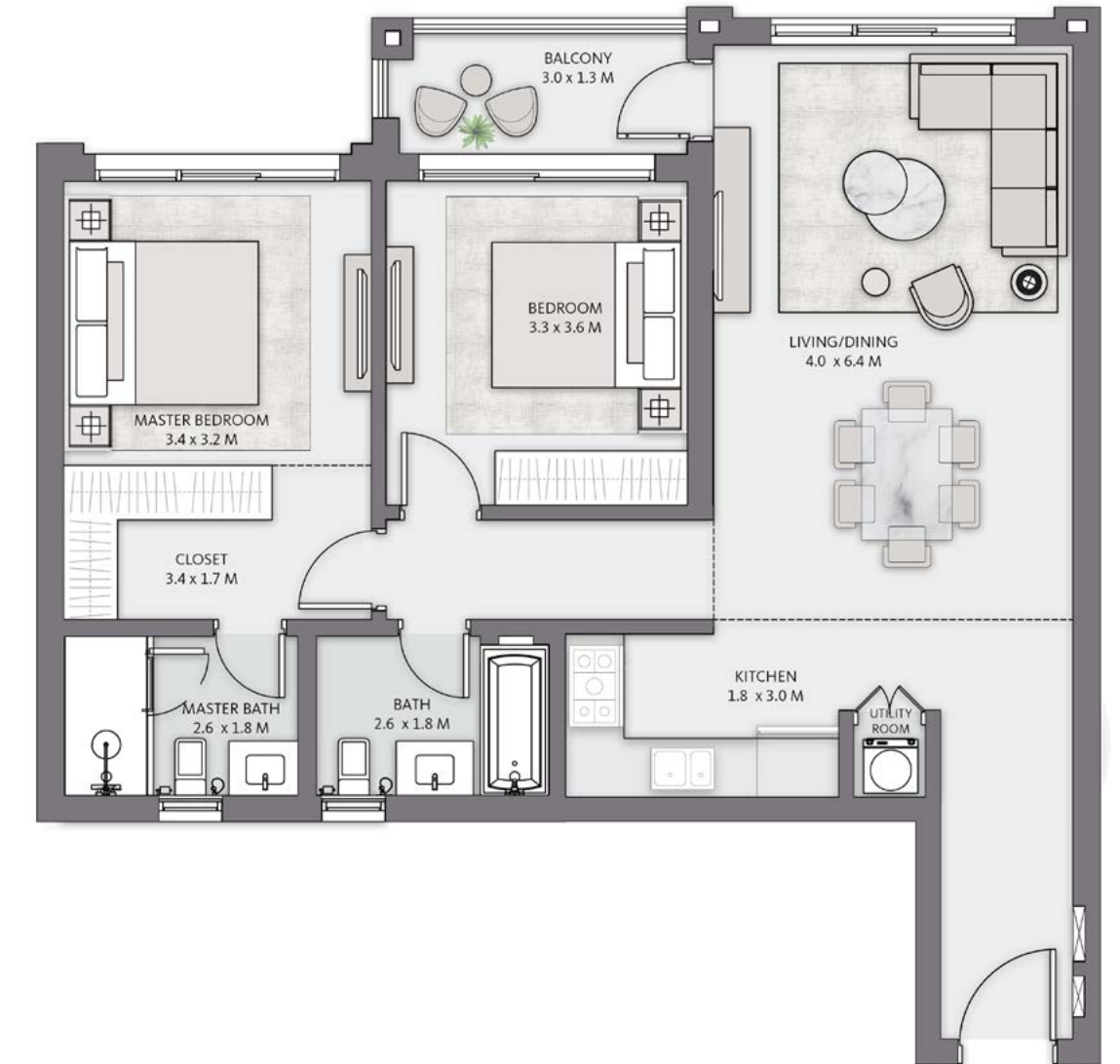
### UNIT 5 LEVELS 1 TO 3

GROSS AREA	115 SQM
TOTAL TERRACES	5 SQM
<b>TOTAL GROSS AREA</b>	<b>120 SQM</b>

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan





## 1 BEDROOM APARTMENT

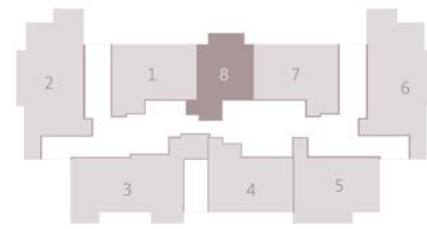
### UNIT 8 LEVEL 1

GROSS AREA	83 SQM
TOTAL TERRACES	9 SQM
<b>TOTAL GROSS AREA</b>	<b>92 SQM</b>

NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



TYPICAL FLOOR



## 1 BEDROOM APARTMENT

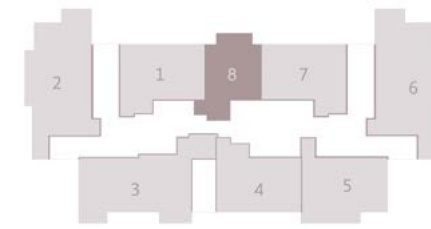
### UNIT 8 LEVELS 2 TO 3

GROSS AREA	83 SQM
TOTAL TERRACES	6 SQM
<b>TOTAL GROSS AREA</b>	<b>89 SQM</b>

NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



TYPICAL FLOOR





# *Sands A Building*









## 2 BEDROOMS APARTMENT

### UNIT 1 & 6 LEVEL G

GROSS AREA	113 SQM
TOTAL TERRACES	14 SQM
<b>TOTAL GROSS AREA</b>	<b>127 SQM</b>
GARDEN AREA	36

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 3 BEDROOMS APARTMENT

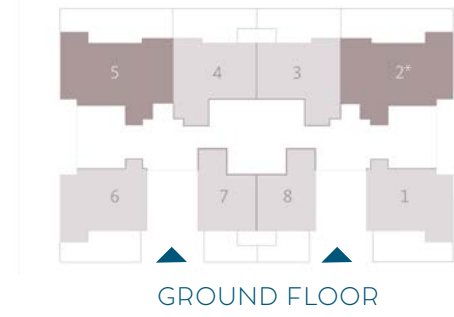
### UNIT 2 & 5 LEVELS G

GROSS AREA	159 SQM
TOTAL TERRACES	13 SQM
<b>TOTAL GROSS AREA</b>	<b>172 SQM</b>
GARDEN AREA	59

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 3 BEDROOMS APARTMENT

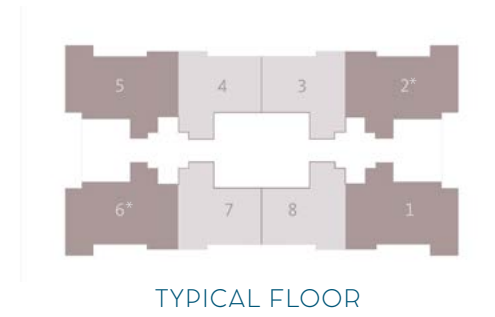
### UNIT 1, 2, 5 & 6 LEVELS 1 & 2

GROSS AREA	159 SQM
TOTAL TERRACES	14 SQM
TOTAL GROSS AREA	173 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 3 BEDROOMS APARTMENT

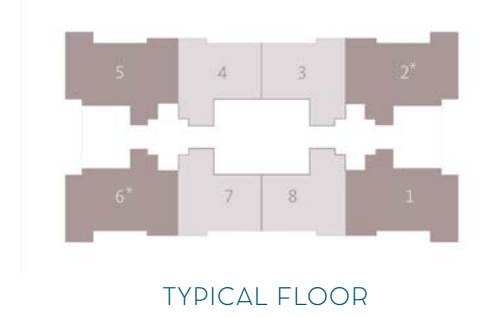
### UNIT 1, 2, 5 & 6 LEVEL 3

GROSS AREA	159 SQM
TOTAL TERRACES	14 SQM
TOTAL GROSS AREA	173 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 1 BEDROOM APARTMENT

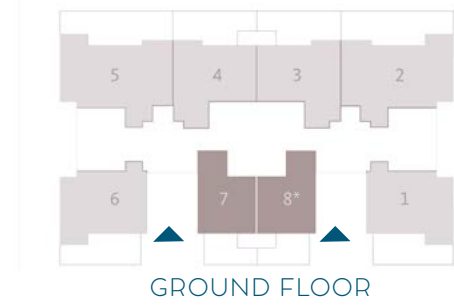
### UNIT 7 & 8 LEVEL G

GROSS AREA	85 SQM
TOTAL TERRACES	5 SQM
<b>TOTAL GROSS AREA</b>	<b>90 SQM</b>
GARDEN AREA	24

NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 2 BEDROOMS APARTMENT

### UNIT 3 & 4 LEVEL G

GROSS AREA	118 SQM
TOTAL TERRACES	10 SQM
<b>TOTAL GROSS AREA</b>	<b>128 SQM</b>
GARDEN AREA	35

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 2 BEDROOMS APARTMENT

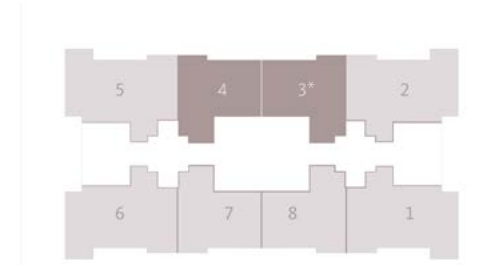
### UNIT 3 & 4 LEVELS 1 TO 3

GROSS AREA	118 SQM
TOTAL TERRACES	10 SQM
TOTAL GROSS AREA	128 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



TYPICAL FLOOR



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 2 BEDROOMS APARTMENT

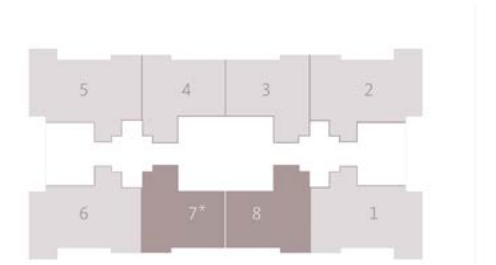
### UNIT 7 & 8 LEVELS 1 TO 3

GROSS AREA	117 SQM
TOTAL TERRACES	10 SQM
TOTAL GROSS AREA	127 SQM

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



TYPICAL FLOOR



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



# *Sands B Building*









## 2 BEDROOMS APARTMENT

### UNIT 1 & 6 LEVEL G

GROSS AREA	113 SQM
TOTAL TERRACES	12 SQM
<b>TOTAL GROSS AREA</b>	<b>125 SQM</b>
GARDEN AREA UNIT 1	39
GARDEN AREA UNIT 6	36

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 3 BEDROOMS APARTMENT

### UNIT 1 & 6 LEVEL 1

GROSS AREA	160 SQM
TOTAL TERRACES	13 SQM
<b>TOTAL GROSS AREA</b>	<b>173 SQM</b>

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 3 BEDROOMS APARTMENT

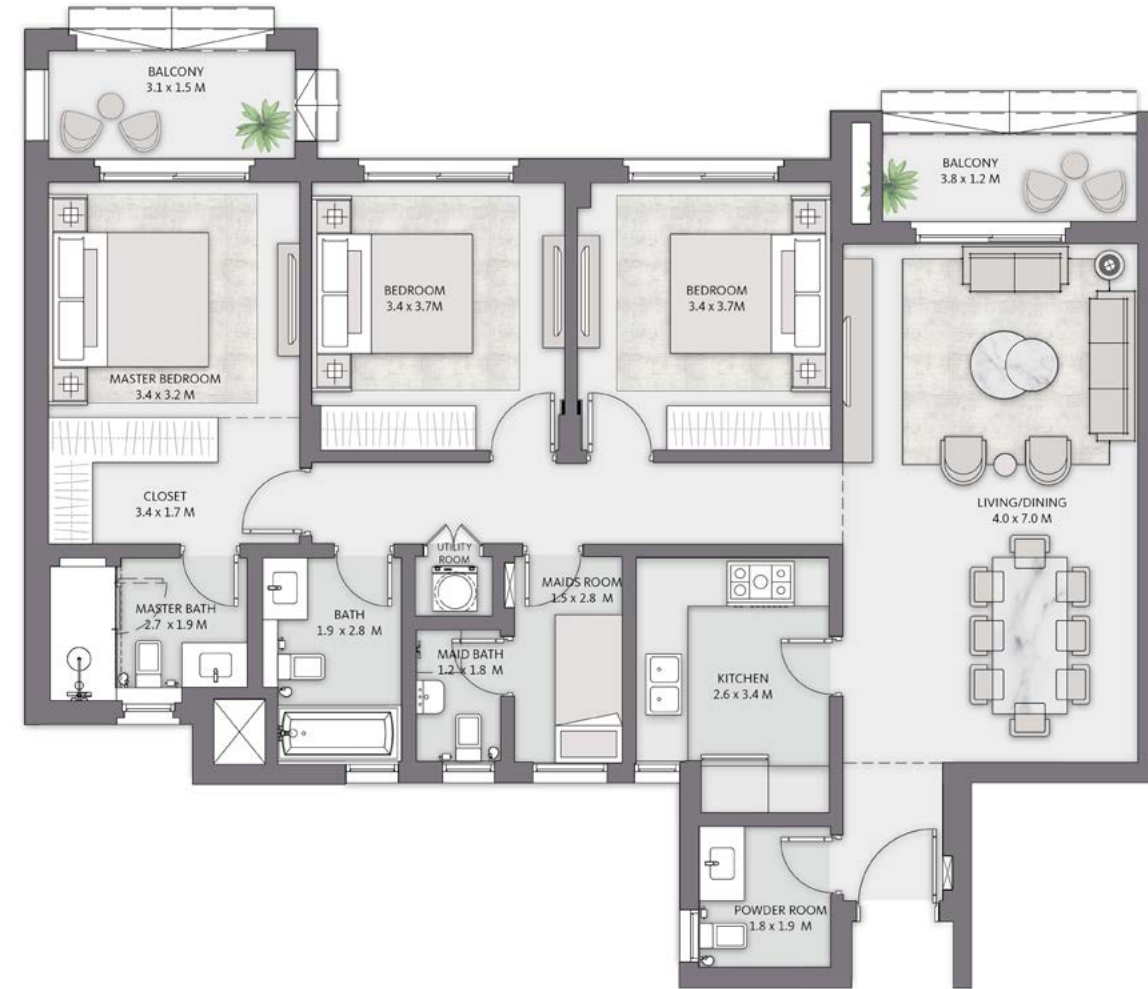
### UNIT 2 & 5 LEVEL G

GROSS AREA	160 SQM
TOTAL TERRACES	11 SQM
<b>TOTAL GROSS AREA</b>	<b>171 SQM</b>
GARDEN AREA UNIT 2	65
GARDEN AREA UNIT 5	62

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 3 BEDROOMS APARTMENT

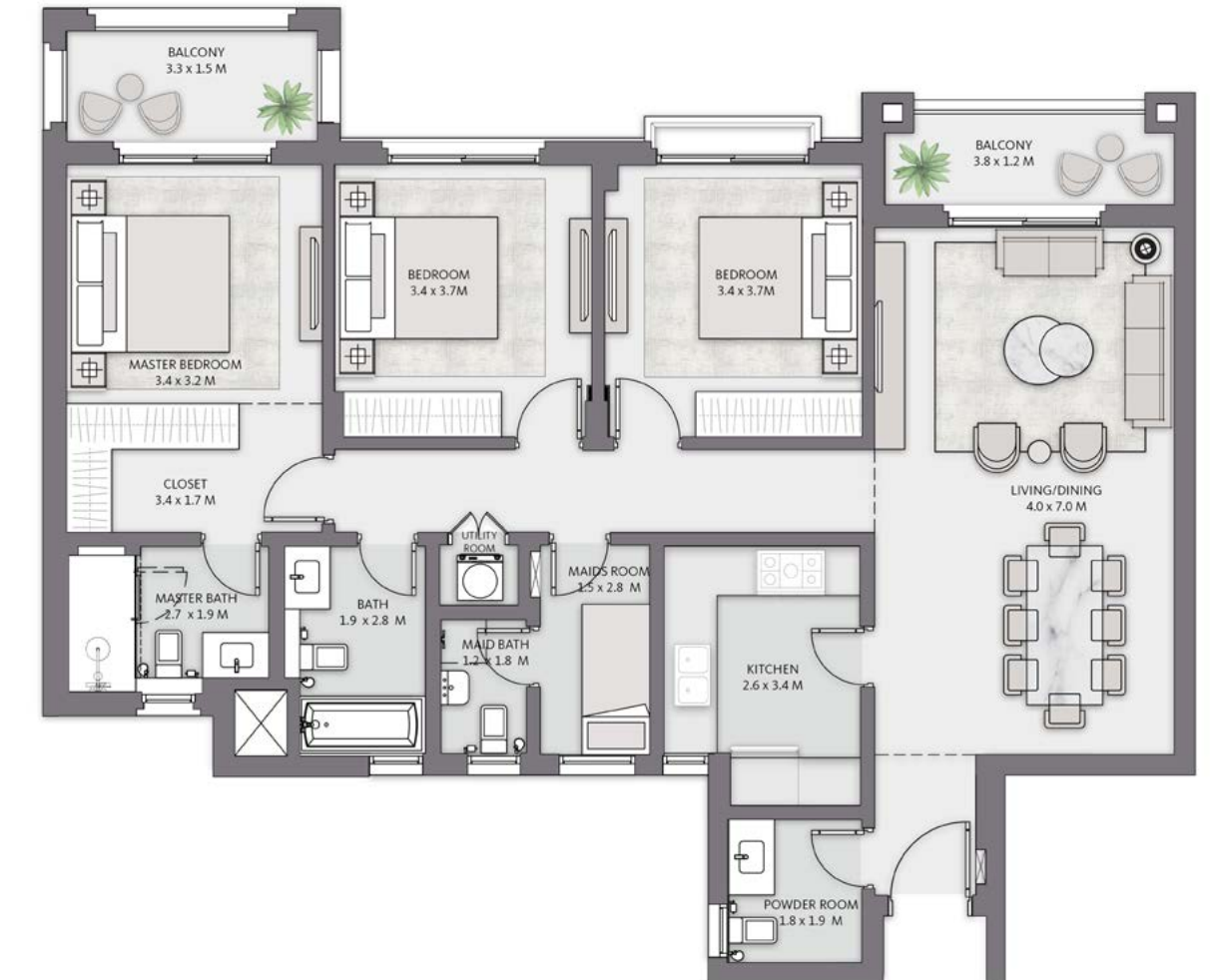
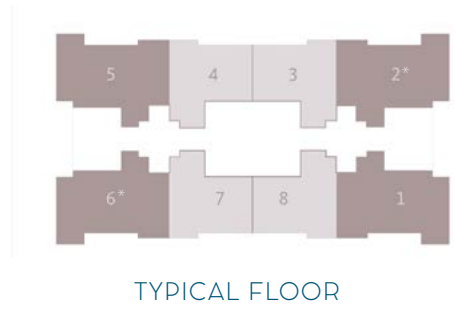
### UNIT 1 & 6 LEVELS 2 TO 3 UNIT 2 & 5 LEVELS 1 TO 3

GROSS AREA	159 SQM
TOTAL TERRACES	11 SQM
<b>TOTAL GROSS AREA</b>	<b>170 SQM</b>

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 1 BEDROOM APARTMENT

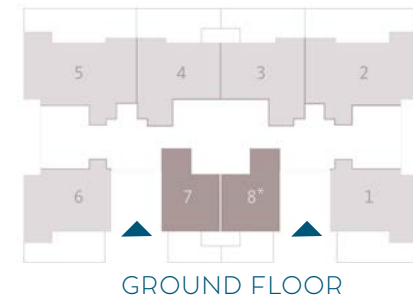
### UNIT 7 & 8 LEVEL G

GROSS AREA	84 SQM
TOTAL TERRACES	5 SQM
<b>TOTAL GROSS AREA</b>	<b>89 SQM</b>
GARDEN AREA	24

NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.

## 2 BEDROOMS APARTMENT

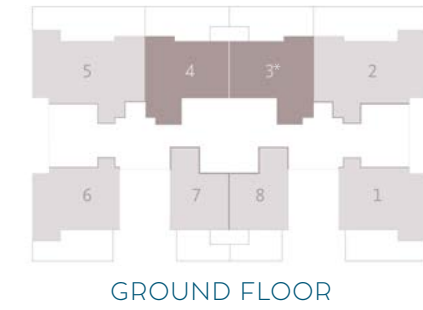
### UNIT 3 & 4 LEVEL G

GROSS AREA	117 SQM
TOTAL TERRACES	8 SQM
<b>TOTAL GROSS AREA</b>	<b>125 SQM</b>
GARDEN AREA	47

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level. \* This unit is the mirror of the above show plan



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.



## 2 BEDROOMS APARTMENT

### UNIT 3 & 4 LEVELS 1 TO 3

GROSS AREA	117 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>124 SQM</b>

### UNIT 7 & 8 LEVEL 1

GROSS AREA	117 SQM
TOTAL TERRACES	9 SQM
<b>TOTAL GROSS AREA</b>	<b>126 SQM</b>

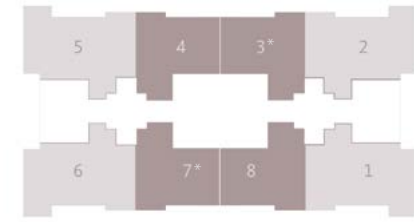
### UNIT 7 & 8 LEVELS 2 & 3

GROSS AREA	117 SQM
TOTAL TERRACES	7 SQM
<b>TOTAL GROSS AREA</b>	<b>124 SQM</b>

NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.



TYPICAL FLOOR



\*THIS UNIT IS THE MIRROR OF THE ABOVE SHOWN PLAN.









# Specification & Facilities

## 1. ENTRY FOYER:

- Floors Engineered Wood
- Walls Paint (white)
- Ceiling Paint (white)

## 2. LIVING, DINING & INTERNAL CORRIDORS:

- Floors Engineered Wood
- Walls Paint (white)
- Ceiling Paint (white)

## 3. KITCHEN:

- Floors Engineered Wood (open kitchen layout)  
Local Porcelain Tiles (closed kitchen layout)
- Walls Paint (white)
- Ceiling Paint (white)

## 4. KITCHEN CABINETRY:

- Not Included

## 5. DOORS:

- Entrance Timber veneer wood work
- Internal doors Matt lacquer paint (white)

## 6. BEDROOMS

- Floors HDF Flooring
- Walls Paint (white)
- Ceiling Paint (white)

## 7. WARDROBES

- Not Included

## 8. BATHROOMS

- Floors Porcelain tiles
- Walls Porcelain tiles  
Paint (white)
- Ceiling Paint (white)

## 9. SANITARYWARE

- High quality sanitaryware fixtures and chrome mixers

## 10. UTILITY ROOM

- Floors Local ceramic tiles
- Walls Local ceramic tiles
- Ceiling Paint (white)

## 11. MAID'S ROOM

- Floors Local ceramic tiles
- Walls Paint (white)
- Ceiling Paint (white)

## 12. MAID'S BATHROOM

- Floors Local ceramic tiles
- Walls Local ceramic tiles

## 13. AIR CONDITIONING UNITS

- Not Included

## 14. WATER HEATER

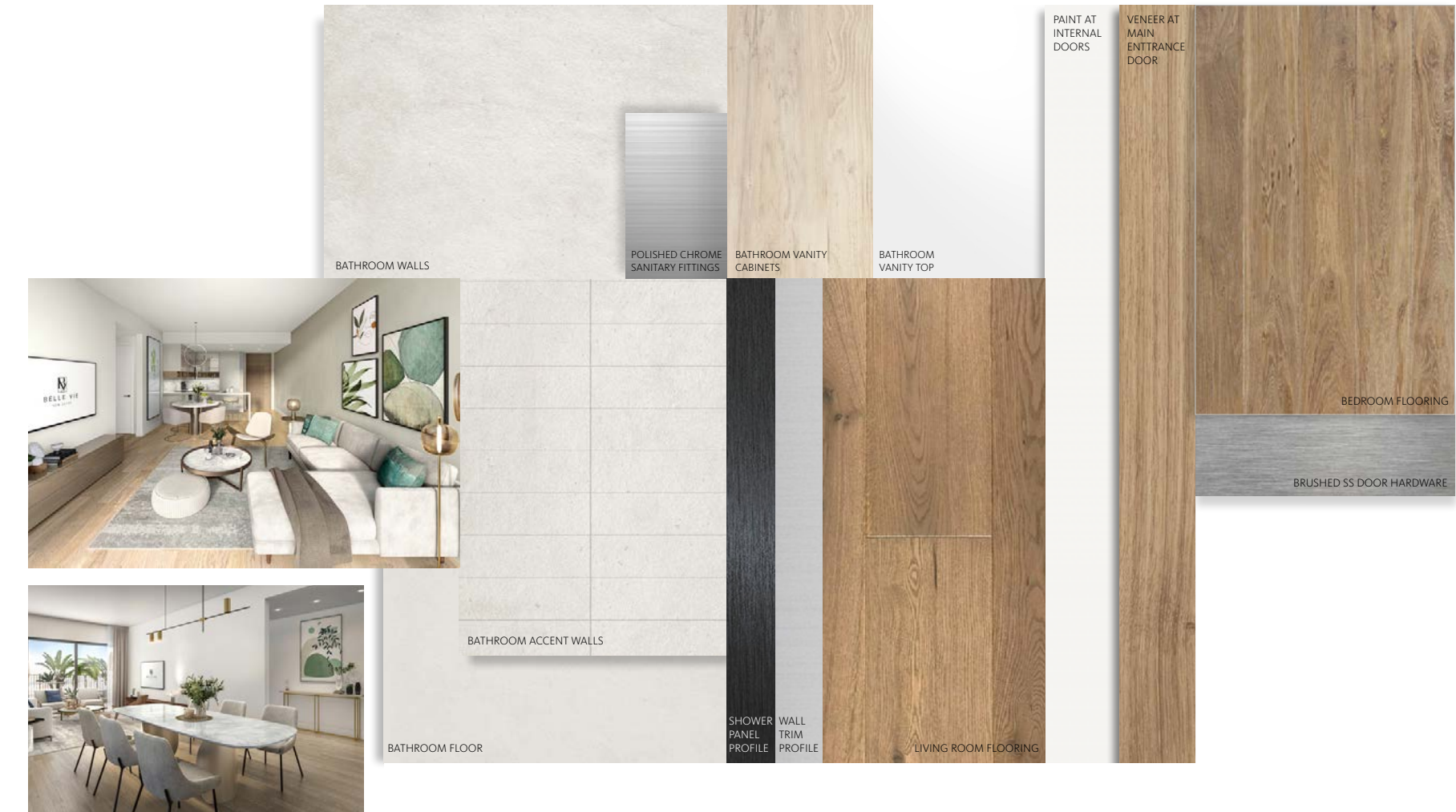
- Not Included – Provisions only

## 15. APPLIANCES & PANTRY (IF ANY):

- Not Included – Provisions only

## 16. ALUMINUM & GLAZING

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing





## EMAAR MISR SALES CENTERS

**Capital Business Park:** Ground Floor B2 building, Sheikh Zayed, Giza.

**Marrassi:** Social Hub, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh.

**Heliopolis:** 40, Thawra St.

**Uptown Cairo:** Emtidad Ramsis St. exist from the 6<sup>th</sup> of October bridge.

**Mivida:** Mivida Business Park, Building 1, End of road 90 next to AUC new campus.

**[emaarmisr.com](http://emaarmisr.com)**



EMAAR  
MISR