



BELLE VIE

NEW ZAYED



# 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.



# A NEW LIFE IS COMING TO NEW ZAYED

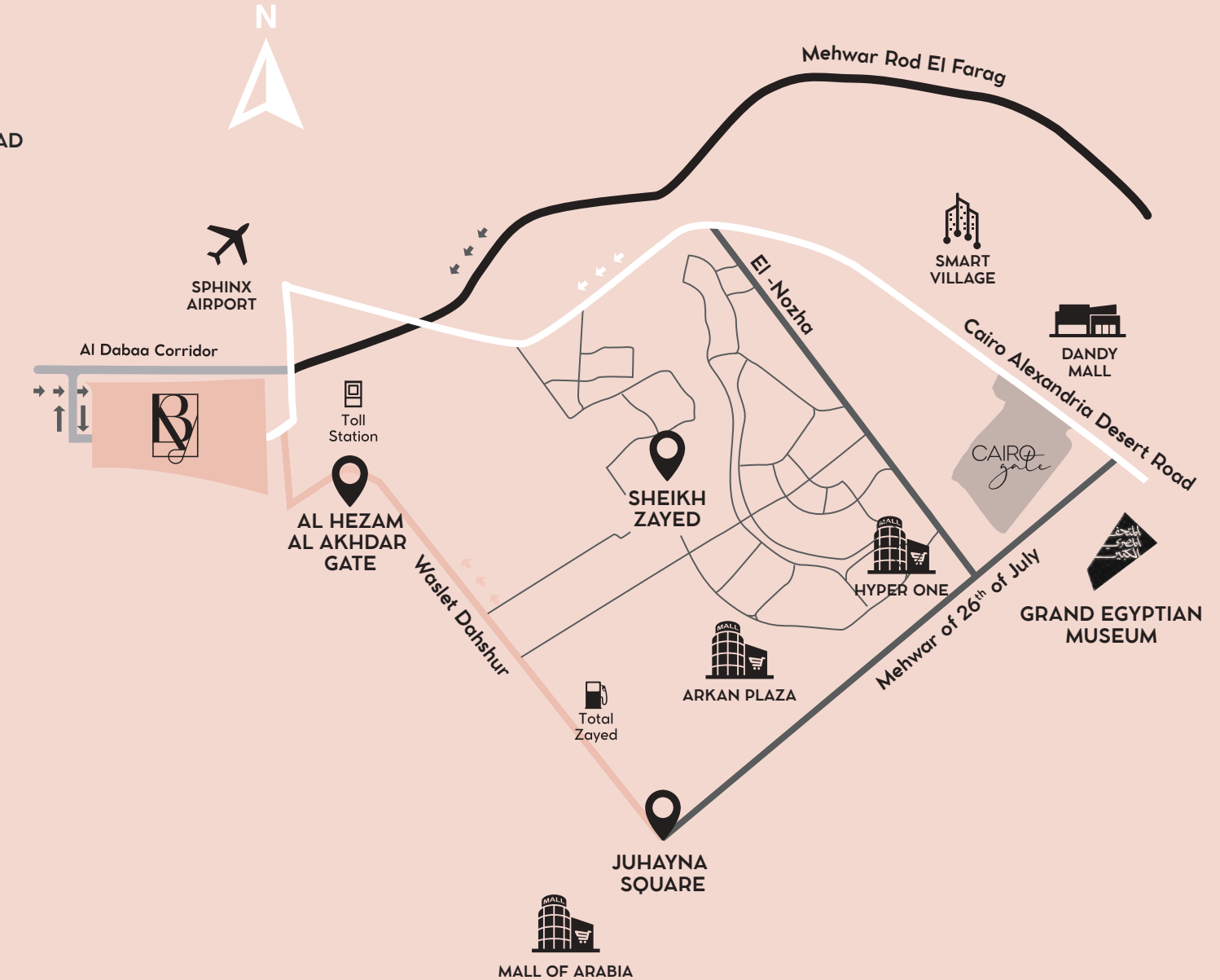
The path to a blissful life is paved comfortably with Belle Vie's highly accessible location.

Enjoying direct access to Dabaa Corridor and links to the Alexandria-Cairo and Middle Ring roads, it also offers quick access to an array of amenities in the nearby vicinity, including Smart Village, Mall of Arabia, and Sphinx Airport.


A location that is becoming increasingly more attractive, New Zayed is home to some of the finest offerings that cater to modern and upscale lifestyles.

-  **ROUTE 1: HEZAM AL AKHDAR**  
Starting from: Juhayna Square  
To Belle Vie: 10 mins
-  **ROUTE 2: CAIRO ALEXANDRIA DESERT ROAD**  
Starting from: The Toll Station  
To Belle Vie: 15 mins
-  **ROUTE 3: MEHWAR ROD EL FARAG**  
Starting from: Belle Vie  
To Mehwar Rod EL Farag: 5 mins
-  **ROUTE 4: AL DABAA CORRIDOR**  
Starting from: Wataneya Gas Station  
To Belle Vie: 5 mins

-  **CAIRO GATE**  
15 mins
-  **CAIRO ALEX DESERT ROAD**  
3 mins
-  **MEHWAR 26<sup>TH</sup> OF JULY**  
10 mins
-  **AL DABAA CORRIDOR**  
5 mins
-  **MEHWAR ROD EL FARAG**  
5 mins
-  **MALL OF ARABIA**  
15 mins
-  **SPHINX AIRPORT**  
5 mins







*The story of a beautiful life*





# THE VALLEY HOLDS NATURE'S GREATEST GIFTS

## THE VALLEY

Rekindle your connection with nature by stepping into The Valley, Belle Vie's breathtaking open space attraction.

Stretching across the whole development, it forms the heart of the community, delighting visitors with its serene landscape and beautiful water features.



DISTANCE FROM  
VILLA TO VILLA  
BIGGER THAN THE WIDTH  
OF 90TH ST. (50.6M)

LENGTH OF THE VALLEY  
ALMOST 7.5 TIMES THE HEIGHT  
OF CAIRO TOWER (1,400 M)

# A JOURNEY OF SERENITY AWAITS AT THE LAKE

## THE LAKE

Take in the splendor of nature by going for a stroll at The Lake.

The wide-open spaces and lush landscapes here make for unforgettable views, taking you on a journey of relaxation and rest.





WIDTH OF LAKE PARK  
HALF THE WIDTH OF A FOOTBALL  
FIELD (35M)

LENGTH OF LAKE PARK  
GREATER THAN THE HEIGHT OF  
THE GREAT PYRAMID OF GIZA  
(PYRAMID OF CHEOPS) (150M)

# THE BEACH IS HOME TO YOUR SUMMER GETAWAYS

## THE BEACH

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.



TOTAL LENGTH OF  
OPEN SCAPE

ALMOST THE DISTANCE OF THE 26TH OF  
JULY BRIDGE CROSSING THE NILE (228M)

TOTAL DISTANCE BETWEEN  
2 BUILDINGS

GREATER THAN THE LENGTH OF FIFA  
FOOTBALL FIELD (111.4M)



# TALENTS UNLEASHED AT BELLE VIE CLUB

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.







# ENJOYABLE WORK EXPERIENCE

## TOWN CENTER

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

Situated steps away from The Valley, The Town Center is a vibrant mixed hub providing high-end retail and F&B outlets, various entertainment offerings, and premium office and clinic spaces, offering an enjoyable work experience.





# THE PLAZA IS WHERE ALL NEEDS ARE MET

## THE PLAZA

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.







# WORLD-CLASS EDUCATION

Discover educational excellence at AIS West! Empower your child's potential with our diverse community. Our focus is on academic and personal development, nurturing future leaders who are ready to contribute to a dynamic world.





# 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.







# THE BEAUTIFUL LIFE AT BELLE VIE





# ABOUT EMAAR

Transforming lifestyles since 1997

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world.

105,500+

HAPPY HOMEBUYERS  
GLOBALLY

8,980+

HAPPY HOMEBUYERS IN EGYPT  
PRESENCE IN 12+  
GLOBAL MARKETS

56,000

UNITS COMPLETED  
TO DATE GLOBALLY

4.5 BN USD

MARKET CAP EMAAR DEVELOPMENT

1.6 BN SQUARE

FEET OF  
LANDBANK



# ABOUT EMAAR MISR

## EGYPT'S MOST PRESTIGIOUS DEVELOPMENTS

Step into a realm of lavish living and vibrant sophistication with Emaar Misr's prestigious and exquisite communities. Upholding its reputation as one of the world's largest and most progressive property developers, Emaar Misr celebrates a decade of accomplishments with its distinguished gated communities across Egypt: Belle Vie in New Zayed and Cairo Gate in Zayed, directly on Cairo Alex road, Uptown Cairo in the heart of Cairo, Mivida in New Cairo and Marassi in the North Coast. Soul Luxury Beach Resort boast an unprecedented master plan featuring beach mansions and homes connected to nature, the unrivalled sea views.

We develop homes that redefine living standards, putting your needs and aspirations first. We develop thriving neighborhoods that reflect the quality of life you deserve. We create healthy, lively communities that blend extravagance with glamor and white-gloved finesse.



CAIRO GATE



BELLE VIE



SOUL



UPTOWN CAIRO



MARASSI



MIVIDA

**EMAAR MISR SALES CENTERS**

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

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

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

**Marassi:** Marassi Marina, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh.

**Cairo Gate:** Cairo - Alexandria Desert Rd, in front of Dandy Mall

**New Cairo:** 90th Street, Concord Center, B334

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

EMAAR

MISR