



BELLE VIE
NEW ZAYED



Valley Villas

EMAAR
MISR

Nature's Greatest Gifts

Life is Beautiful

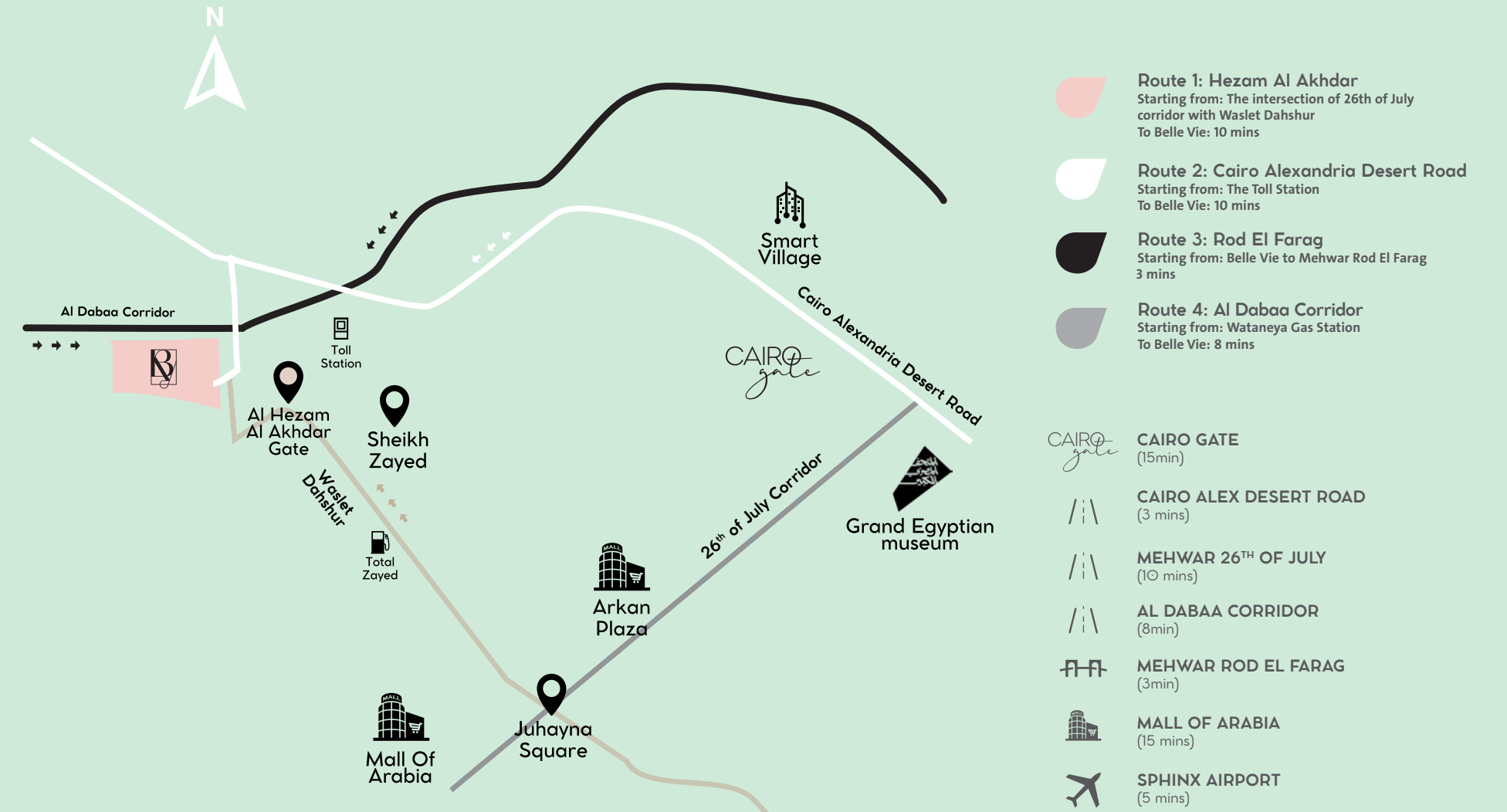
Nestled in the heart
of New Zayed

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.



The Valley Holds Nature's Greatest Gifts

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.



Lush Green Landscape



A Journey of Serenity





A Journey of Serenity Awaits at The Lake

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

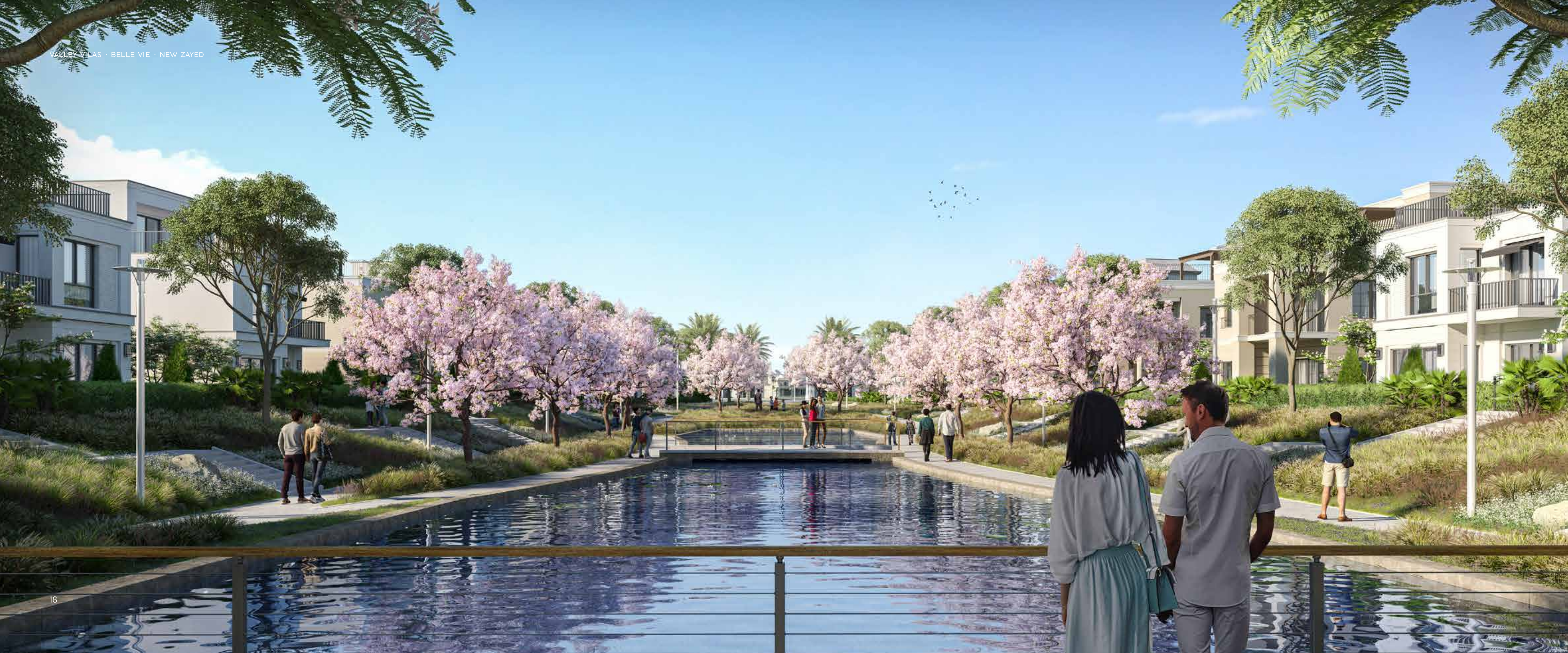
The wide-open spaces and lush landscapes here make for unforgettable views, taking you on a journey of relaxation and rest.



The Beach is Home to Your Summer Getaways

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.



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, 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



Valley Villas

Floor Plans

Forte A

5 BEDROOM +
FAMILY LIVING





Forte A

5 BEDROOM + FAMILY LIVING

GROUND FLOOR AREA	195 SQM
FIRST FLOOR AREA	187 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	30 SQM
UNCOVERED TERRACE AREA	19 SQM
PORCH AREA	22 SQM
CAR PORT AREA	38 SQM
TOTAL GROSS AREA	491 SQM

NUMBER OF BEDROOM	5
NUMBER OF BATHROOMS	4
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
FAMILY ROOM	1
DRIVER'S ROOM WITH BATHROOM	1

DISCLAIMER

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Forte B

5 BEDROOM +
FAMILY LIVING





Forte B

5 BEDROOM +
FAMILY LIVING

GROUND FLOOR AREA	195 SQM
FIRST FLOOR AREA	187 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	29 SQM
UNCOVERED TERRACE AREA	22 SQM
PORCH AREA	22 SQM
CAR PORT AREA	38 SQM

TOTAL GROSS AREA 493 SQM

NUMBER OF BEDROOM	5
NUMBER OF BATHROOMS	4
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
FAMILY ROOM	1
DRIVER'S ROOM WITH BATHROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Forte C

5 BEDROOM +
FAMILY LIVING





Forte C

5 BEDROOM + FAMILY LIVING

GROUND FLOOR AREA	200 SQM
FIRST FLOOR AREA	186 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	24 SQM
UNCOVERED TERRACE AREA	65 SQM
PORCH AREA	14 SQM
CAR PORT AREA	38 SQM
TOTAL GROSS AREA	527 SQM

NUMBER OF BEDROOM	5
NUMBER OF BATHROOMS	4
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
DRIVER'S ROOM WITH BATHROOM	1
FAMILY ROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Prime A 3 BEDROOM +
FAMILY LIVING





Prime A

3 BEDROOM +
FAMILY LIVING

GROUND FLOOR AREA	102 SQM
FIRST FLOOR AREA	107 SQM
PENTHOUSE AREA	28 SQM
COVERED TERRACE AREA	9 SQM
UNCOVERED TERRACE AREA	82 SQM
PORCH AREA	6 SQM
TOTAL GROSS AREA	334 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPOR	2 spaces
MAID'S ROOM WITH BATHROOM	1
FAMILY ROOM	1



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Prime B 3 BEDROOM +
FAMILY LIVING





Prime B

3 BEDROOM +
FAMILY LIVING

GROUND FLOOR AREA	102 SQM
FIRST FLOOR AREA	108 SQM
PENTHOUSE AREA	28 SQM
COVERED TERRACE AREA	11 SQM
UNCOVERED TERRACE AREA	48 SQM
PORCH AREA	6 SQM
TOTAL GROSS AREA	303 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
FAMILY ROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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Prime C 3 BEDROOM +
FAMILY LIVING





Prime C

3 BEDROOM + FAMILY LIVING

GROUND FLOOR AREA	103 SQM
FIRST FLOOR AREA	110 SQM
PENTHOUSE AREA	29 SQM
COVERED TERRACE AREA	25 SQM
UNCOVERED TERRACE AREA	60 SQM
PORCH AREA	8 SQM
TOTAL GROSS AREA	335 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
FAMILY ROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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Noble A 3 BEDROOM





Noble A

3 BEDROOM

GROUND FLOOR AREA	95 SQM
FIRST FLOOR AREA	93 SQM
PENTHOUSE AREA	27 SQM
COVERED TERRACE AREA	18 SQM
UNCOVERED TERRACE AREA	44 SQM
PORCH AREA	1 SQM
TOTAL GROSS AREA	278 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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Noble B 3 BEDROOM





Noble B

3 BEDROOM

GROUND FLOOR AREA	95 SQM
FIRST FLOOR AREA	93 SQM
PENTHOUSE AREA	27 SQM
COVERED TERRACE AREA	18 SQM
UNCOVERED TERRACE AREA	42 SQM
PORCH AREA	1 SQM
TOTAL GROSS AREA	276 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL

FIRST FLOOR LEVEL

PENTHOUSE LEVEL

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Icon A

3 BEDROOM





Icon A

3 BEDROOM

GROUND FLOOR AREA	91 SQM
FIRST FLOOR AREA	98 SQM
PENTHOUSE AREA	29 SQM
COVERED TERRACE AREA	10 SQM
UNCOVERED TERRACE AREA	51 SQM
PORCH AREA	3 SQM
TOTAL GROSS AREA	282 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL

FIRST FLOOR LEVEL

PENTHOUSE LEVEL

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Icon B

3 BEDROOM





Icon B

3 BEDROOM

GROUND FLOOR AREA	92 SQM
FIRST FLOOR AREA	99 SQM
PENTHOUSE AREA	29 SQM
COVERED TERRACE AREA	28 SQM
UNCOVERED TERRACE AREA	51 SQM
PORCH AREA	5 SQM
TOTAL GROSS AREA	304 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL

FIRST FLOOR LEVEL

PENTHOUSE LEVEL

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Grace A 3 BEDROOM +
OPEN FAMILY LIVING





Grace A

3 BEDROOM +
OPEN FAMILY LIVING

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	97 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	9 SQM
TOTAL GROSS AREA	207 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
OPEN FAMILY ROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Grace B 3 BEDROOM +
OPEN FAMILY LIVING





Grace B

3 BEDROOM +
OPEN FAMILY LIVING

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	97 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	5 SQM
TOTAL GROSS AREA	204 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Oak





Oak A

CORNER UNIT
3 BEDROOM +
OPEN FAMILY LIVING

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	96 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	8 SQM
CARPORT AREA	NA
TOTAL GROSS AREA	206 SQM

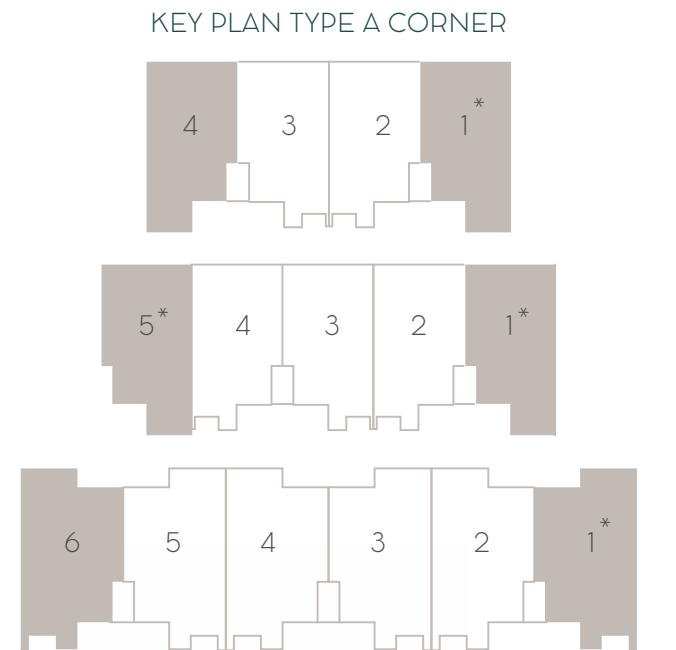
NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1
FAMILY ROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

* This unit is the mirror of the above plan.



Oak A

MIDDLE UNIT
3 BEDROOM +
OPEN FAMILY LIVING

GROUND FLOOR AREA	86 SQM
FIRST FLOOR AREA	94 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	8 SQM
CARPORT AREA	NA
TOTAL GROSS AREA	202 SQM

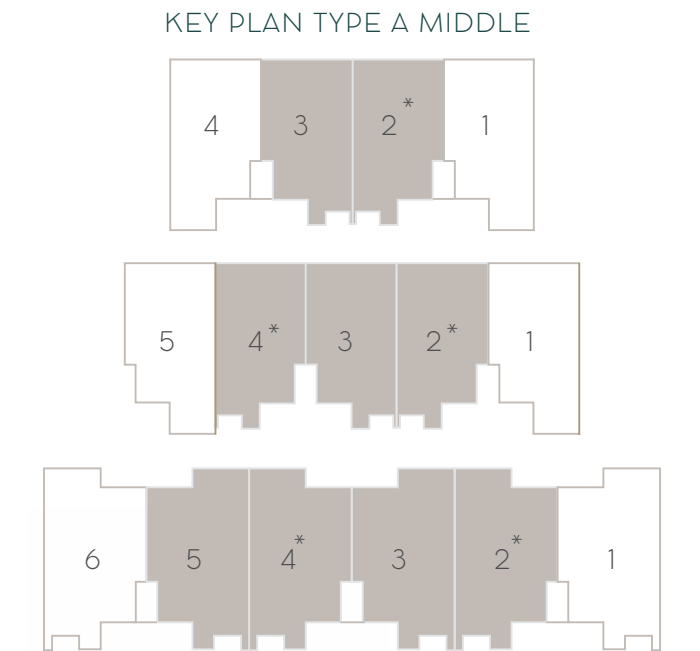
NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1
FAMILY ROOM	1

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

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Oak B

CORNER UNIT
3 BEDROOM +
OPEN FAMILY LIVING

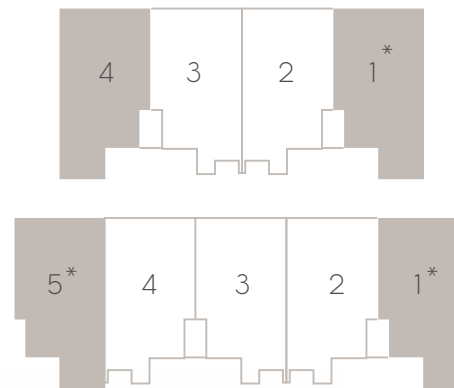
GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	96 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	5 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	9 SQM
CARPORT AREA	NA
TOTAL GROSS AREA	204 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1
FAMILY ROOM	1

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KEY PLAN TYPE B CORNER



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

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Oak B

MIDDLE UNIT
3 BEDROOM +
OPEN FAMILY LIVING

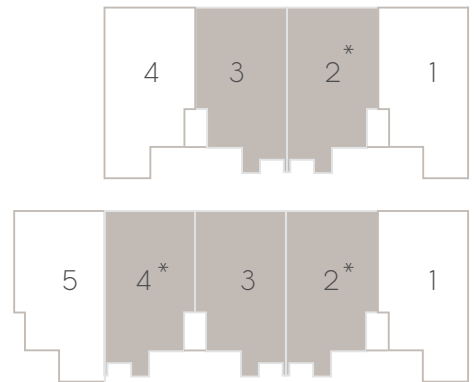
GROUND FLOOR AREA	86 SQM
FIRST FLOOR AREA	94 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	5 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	9 SQM
CARPORT AREA	NA
TOTAL GROSS AREA	200 SQM

NUMBER OF BEDROOM	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 spaces
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1
FAMILY ROOM	1

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KEY PLAN TYPE A CORNER



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

* This unit is the mirror of the above plan.

Valley Villas

*Specification &
Facilities*



Specification & Facilities

Forte Villas

1. ENTRY FOYER

- Floors Imported Marble
- Walls Paint (white)
- Ceiling Paint (white)

2. LIVING, DINING & INTERNAL CORRIDORS

- Floors Imported Marble
- Walls Paint (white)
- Ceiling Paint (white)

3. KITCHEN

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

4. DOORS

- Entrance Stained Wood work
- Internal Doors Flush Veneer Wood work

5. BEDROOMS

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

6. POWDER & MASTER BATHROOMS

- Floors Imported Marble
- Walls Imported Marble with Paint
- Ceiling Paint (white)

7. ALL OTHER BATHROOMS

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

8. SANITARYWARE

- High quality local sanitary fixtures & chrome mixers

9. KITCHEN CABINETS/ KITCHENETTE

- Not Included - Provisions only

10. TERRACES

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

11. UTILITY ROOMS & BATHROOMS (IF ANY)

- Floors Local Ceramic tiles
- Walls Paint(white)/Full height local Ceramic tiles in bathrooms
- Ceiling Paint (white)

12. ALUMINIUM & GLAZING

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing

13. AIR CONDITIONING UNITS

- Not Included - Provisions only

14. WATER HEATER

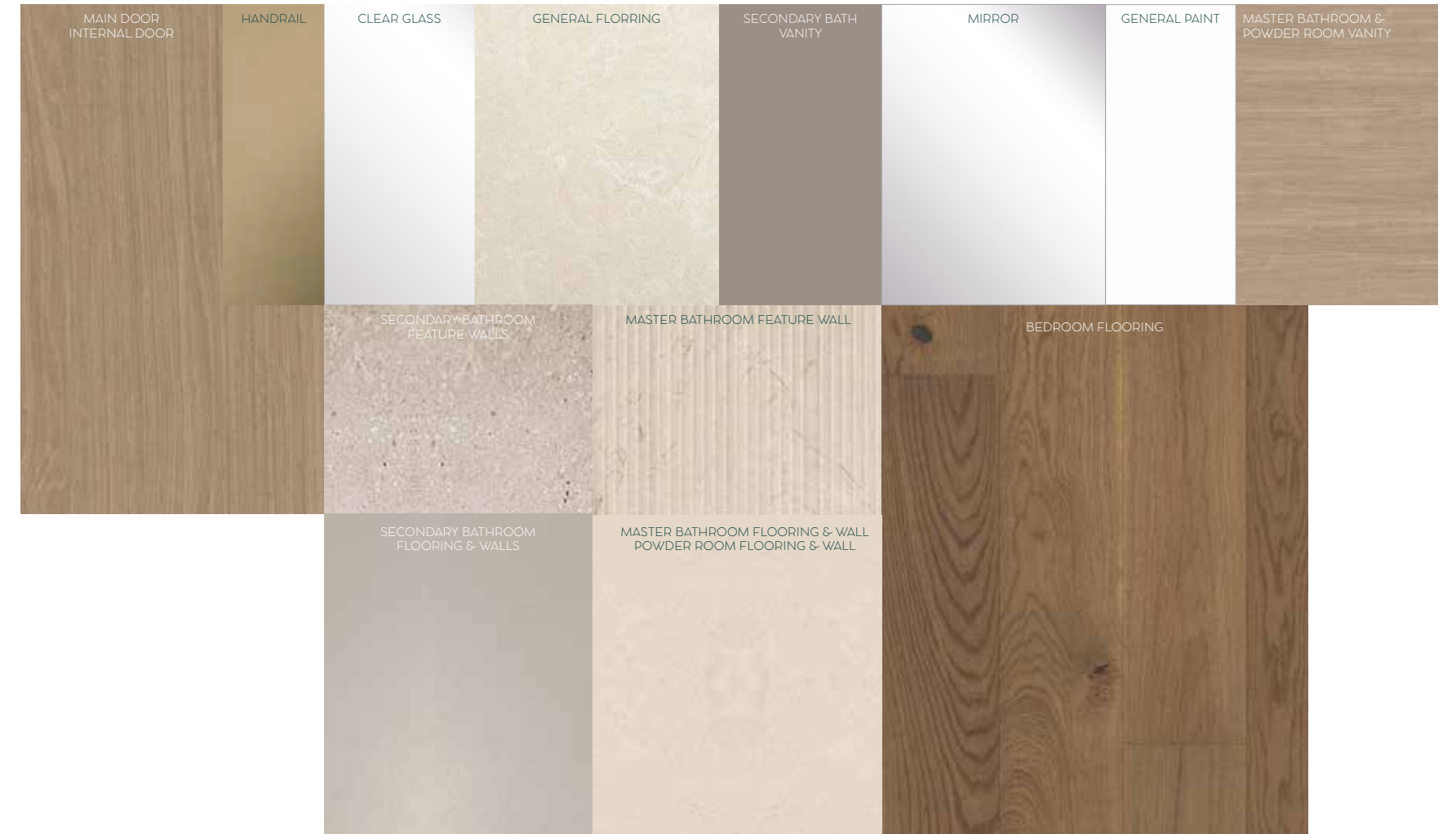
- Not Included - Provisions only

15. APPLIANCES & PANTRY (IF ANY)

- Not Included - Provisions only

16. EXTERNAL SHUTTERS

- Not Included





Specification & Facilities *Prime, Noble, Icon, and Grace Villas*

1. ENTRY FOYER

- Floors Imported Marble
- Walls Paint (white)
- Ceiling Paint (white)

2. LIVING, DINING & INTERNAL CORRIDORS

- Floors Imported Marble
- Walls Paint (white)
- Ceiling Paint (white)

3. KITCHEN

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

4. DOORS

- Entrance Stained Wood work
- Internal Doors Flush Veneer Wood work

5. BEDROOMS

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

6. POWDER ROOMS

- Floors Imported Marble
- Walls Imported Marble with Paint
- Ceiling Paint (white)

7. ALL OTHER BATHROOMS

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

8. SANITARYWARE

- High quality local sanitary fixtures & chrome mixers

9. KITCHEN CABINETS/ KITCHENETTE

- Not Included - Provisions only

10. TERRACES

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

11. UTILITY ROOMS & BATHROOMS (IF ANY)

- Floors Local Ceramic tiles
- Walls Paint(white)/Full height local Ceramic tiles in bathrooms
- Ceiling Paint (white)

12. ALUMINIUM & GLAZING

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing

13. AIR CONDITIONING UNITS

- Not Included - Provisions only

14. WATER HEATER

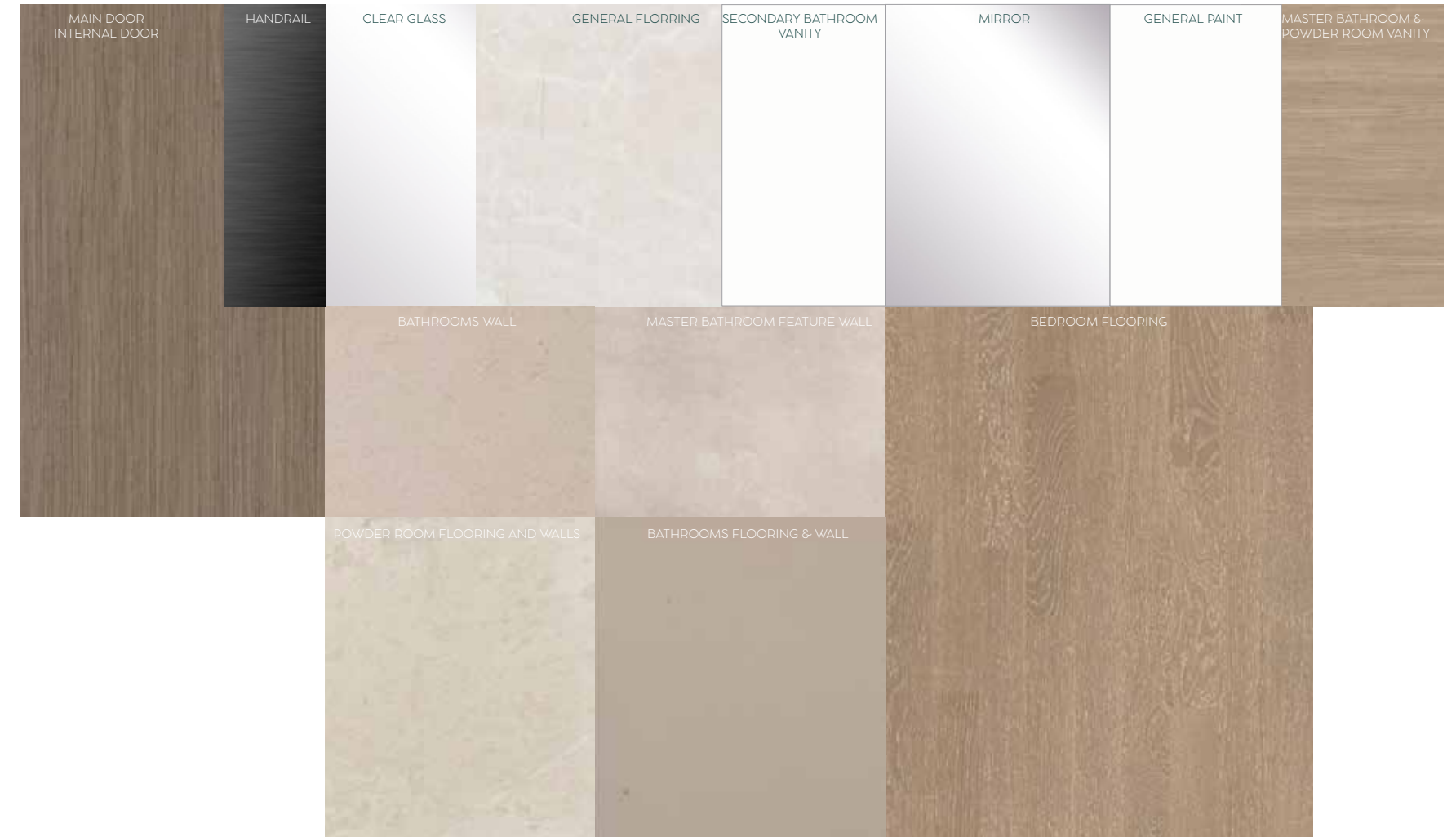
- Not Included - Provisions only

15. APPLIANCES & PANTRY (IF ANY)

- Not Included - Provisions only

16. EXTERNAL SHUTTERS

- Not Included



Specification & Facilities *Townhomes and Duets*

1. ENTRY FOYER

- Floors Imported Marble
- Walls Paint (white)
- Ceiling Paint (white)

2. LIVING, DINING & INTERNAL CORRIDORS

- Floors Imported Marble
- Walls Paint (white)
- Ceiling Paint (white)

3. KITCHEN

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

4. DOORS

- Entrance Stained Wood work
- Internal Doors Flush Veneer Wood work

5. BEDROOMS

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

6. POWDER ROOMS

- Floors Local Porcelain tile
- Walls Local Porcelain tile with Paint
- Ceiling Paint (white)

7. ALL OTHER BATHROOMS

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

8. SANITARYWARE

- High quality local sanitary fixtures & chome mixers

9. KITCHEN CABINETS/ KITCHENETTE

- Not Included - Provisions only

10. TERRACES

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

11. UTILITY ROOMS & BATHROOMS (IF ANY)

- Floors Local Ceramic tiles
- Walls Paint(white)/Full height local Ceramic tiles in bathrooms
- Ceiling Paint (white)

12. ALUMINIUM & GLAZING

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing

13. AIR CONDITIONING UNITS

- Not Included - Provisions only

14. WATER HEATER

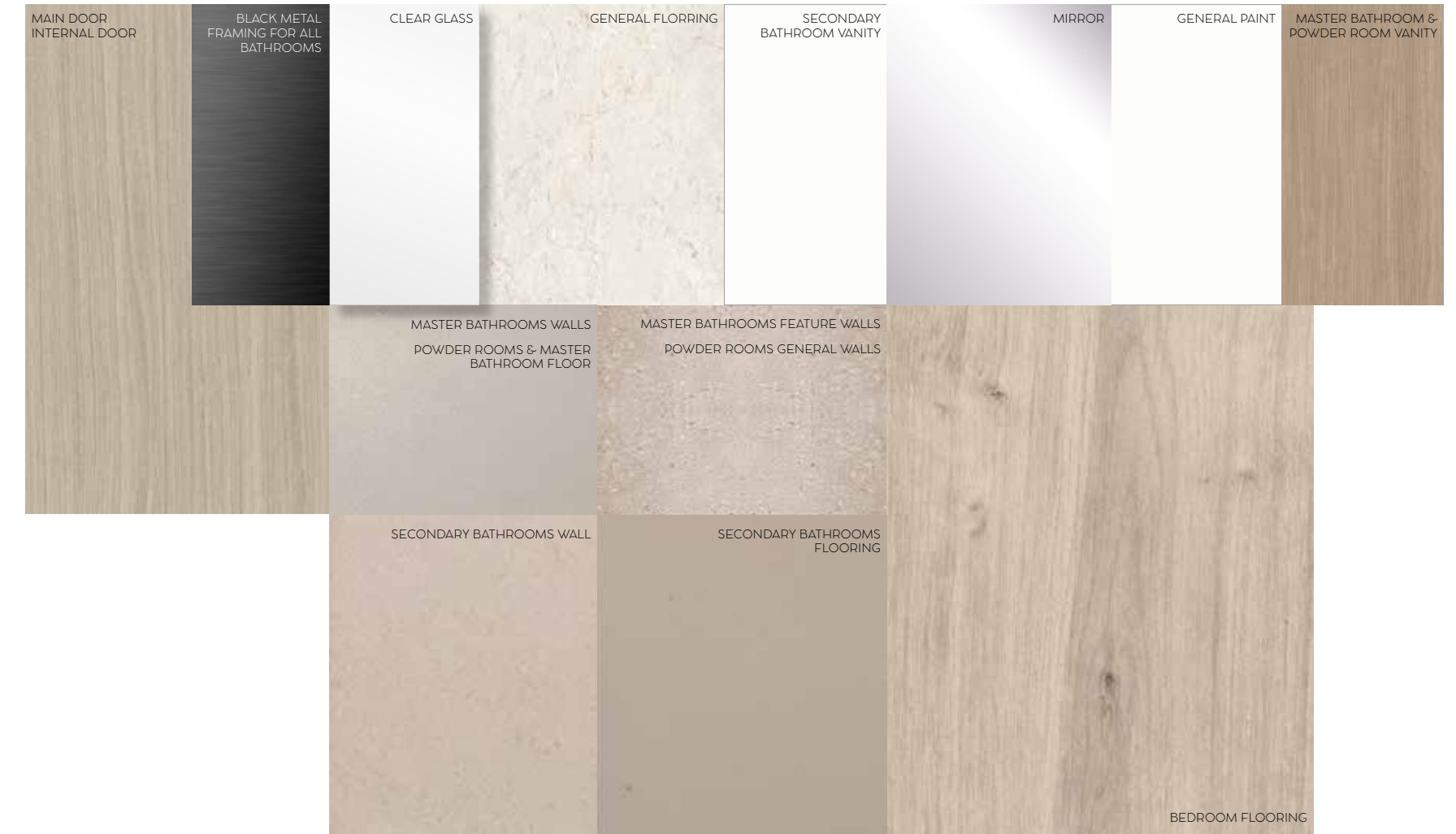
- Not Included - Provisions only

15. APPLIANCES & PANTRY (IF ANY)

- Not Included - Provisions only

16. EXTERNAL SHUTTERS

- Not Included



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 6th of October bridge.

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

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