



BELLE VIE
NEW ZAYED

— THE —

TOWN CENTER

OFFICES & CLINICS



A
BEAUTIFUL
PLACE THAT
HAS IT ALL

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. Feel the rewarding energy of an active lifestyle at the state-of-the-art Belle Vie Club, dedicated to the most popular sports such as tennis, football, swimming, arts, music and more. Whatever you may do and wherever you may be, you celebrate the excitement of life.

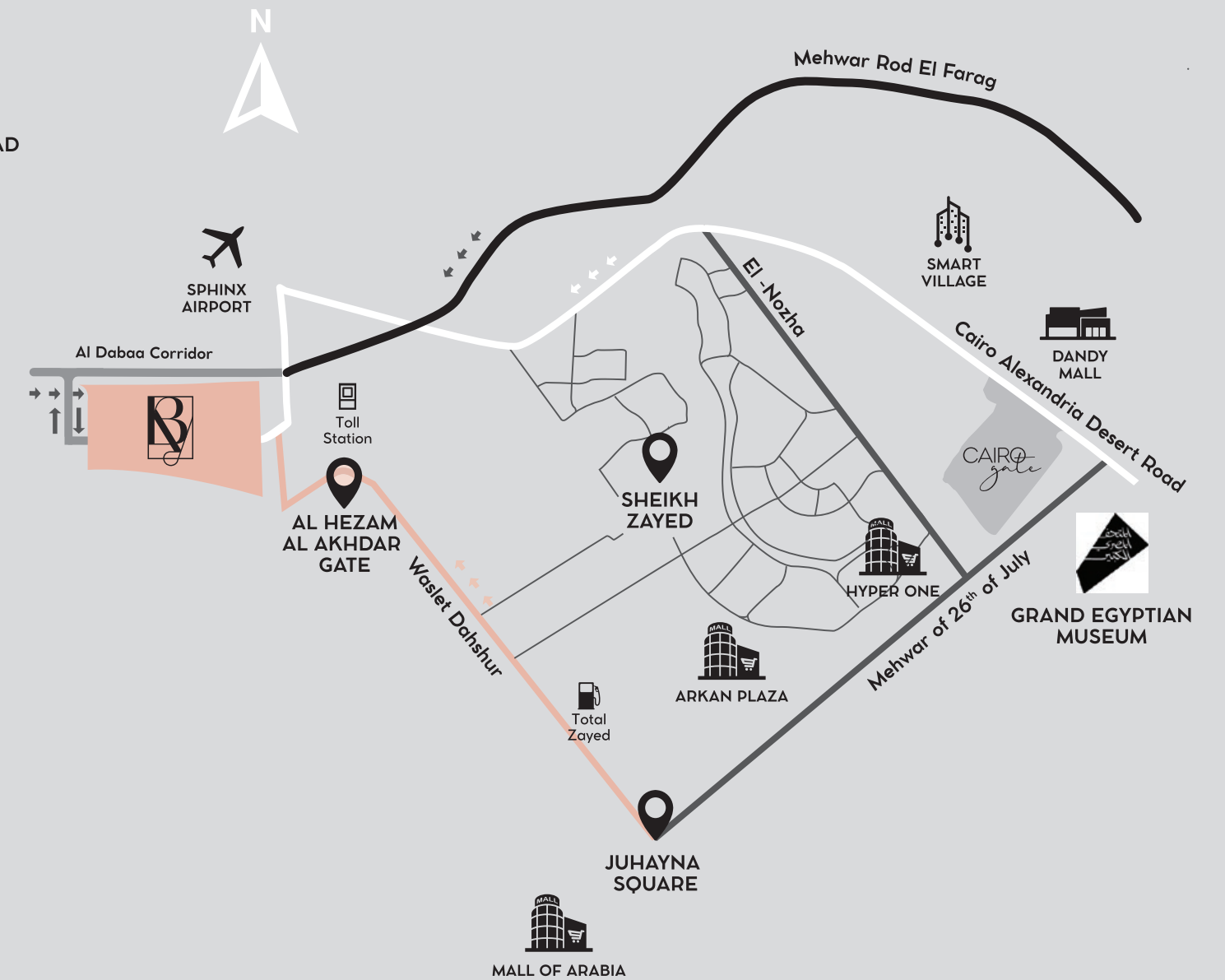




THE PATH
TO A BLISSFUL
LIFE IS PAVED
COMFORTABLY
WITH BELLE
VIE'S HIGHLY
ACCESSIBLE
LOCATION.

-  **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 26TH OF JULY**
10 mins
-  **AL DABAA CORRIDOR**
5 mins
-  **MEHWAR ROD EL FARAG**
5 mins
-  **MALL OF ARABIA**
15 mins
-  **SPHINX AIRPORT**
5 mins





ALFRED TEA

REPUBLICQUE

Otium

lululimon

FIG&LEAF

REPUBLICQUE
CAFE LAURENT

EXPERIENCE EVERYTHING YOUR DESIRE

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

Situated steps away from 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 options, various entertainment offerings, and convenient office spaces to accommodate a busy work life



EXQUISITE LIFESTYLE EXPERIENCES

Town center offers a one of a kind shopping experience with tremendous options of the brands you prefer. Also, dining is designed to be exceptional for you, so you can taste food like never before and spend great times with your loved ones.







SERENA & LILIE

Buchon Bistrot

BELLE VIE
TOWN CENTER

CAFE DULCE

EMAR

CAFE DULCE

MADEIRA WATER

ENJOYABLE WORK EXPERIENCE

A unique work experience at the premium offices and clinics spaces that will activate your senses of creativity and drive you to achieve and connect. Introducing a new concept of work experience, where everything is facilitated for you to work comfortably and move forward in your career.



INSPIRATIONAL WORKPLACE

Town Center offers unique offices and clinics with world-class amenities and an ideal location that overlooks fascinating views, which drives productivity and stimulates creativity, so you can work at your best in comfort. A whole different work atmosphere with everything you might ask for.



SITE PLAN



DISCLAIMER

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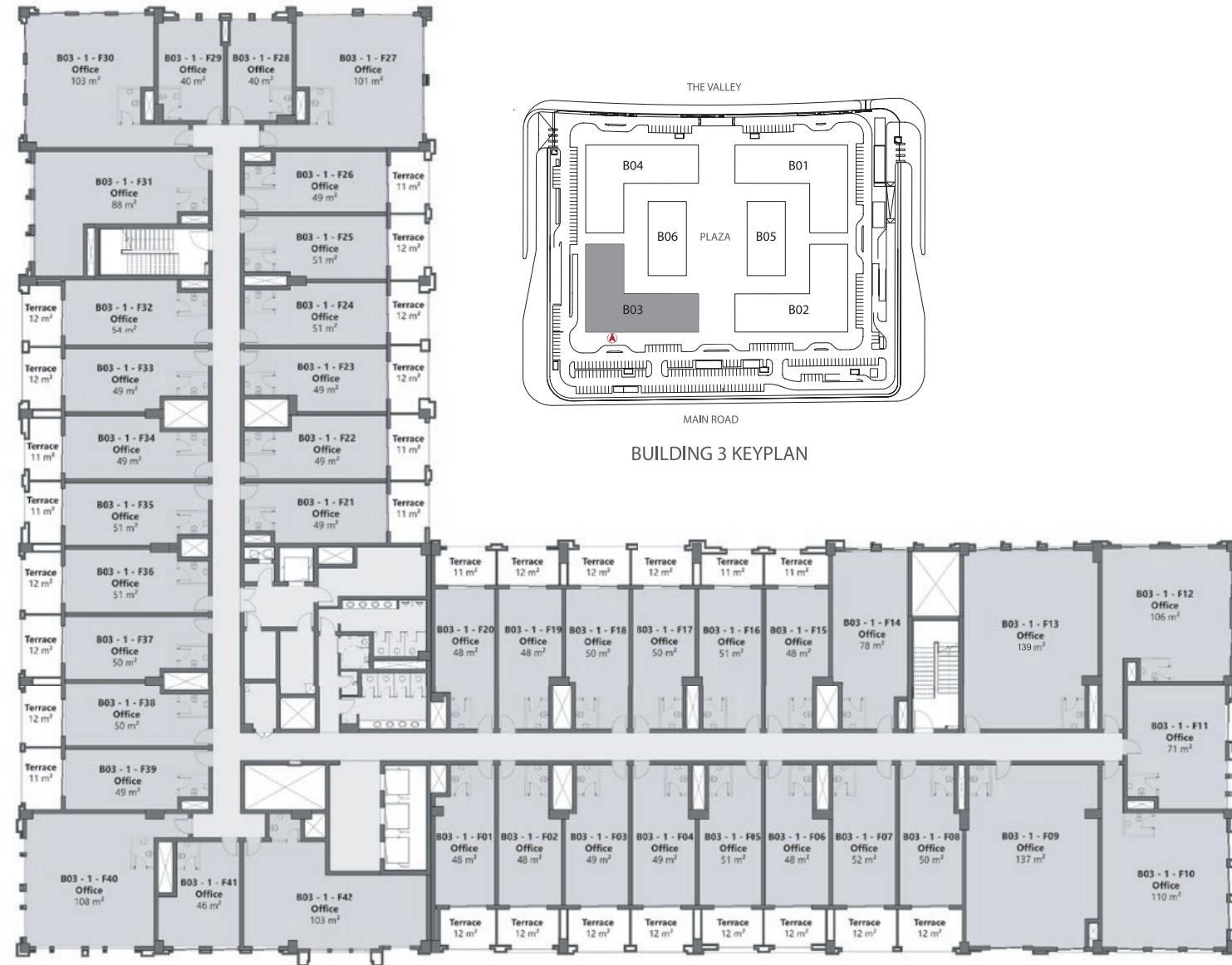


— THE —
FLOOR
PLANS

OFFICES
BUILDING 3

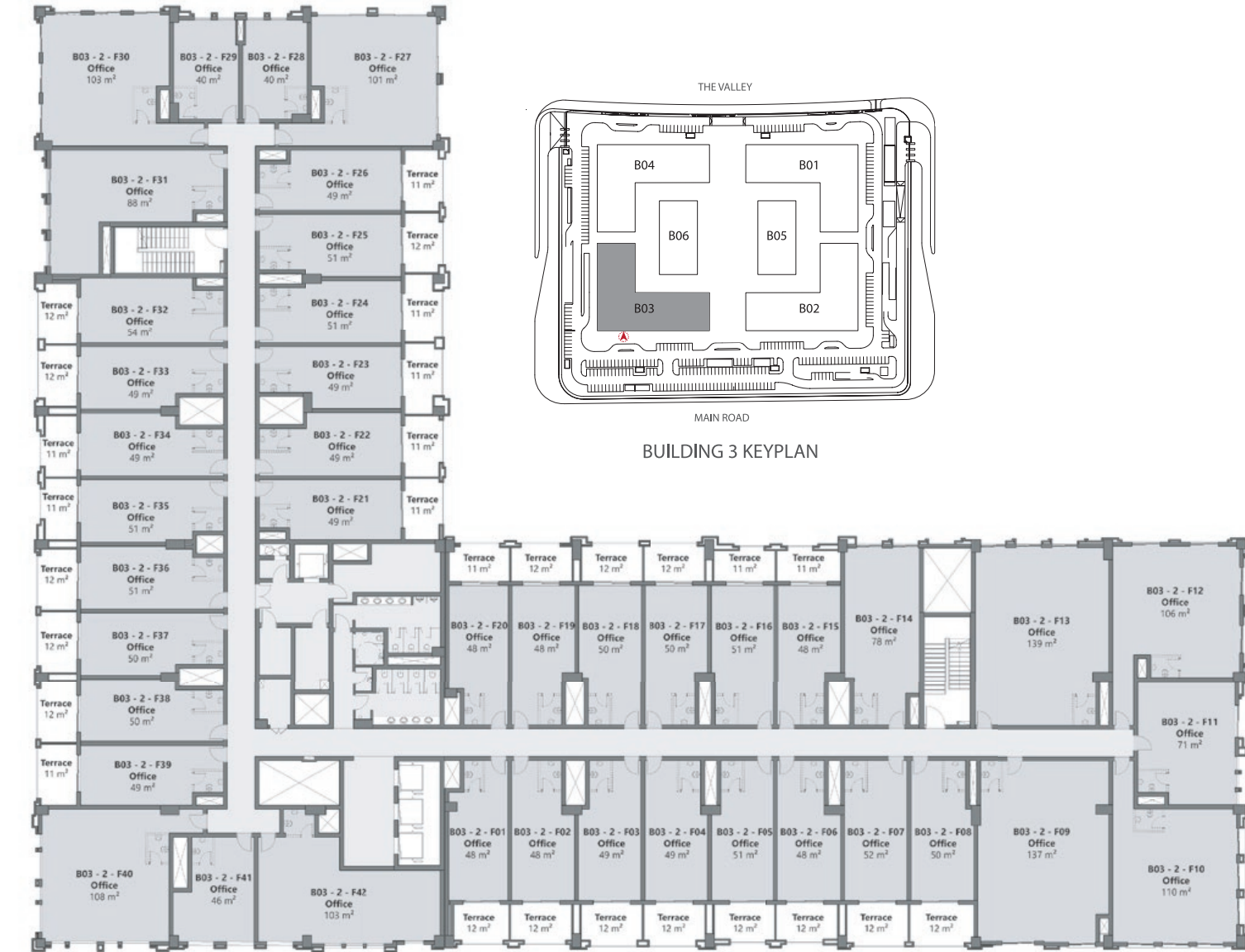
BUILDING 3

OFFICES - 1st FLOOR



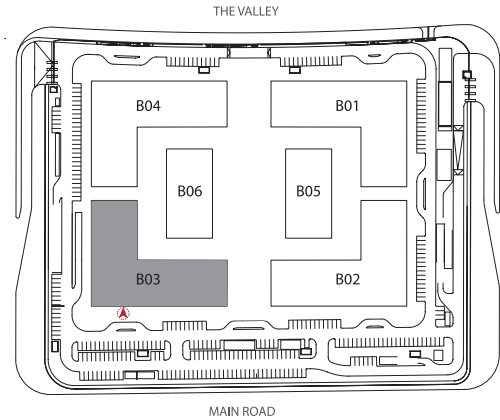
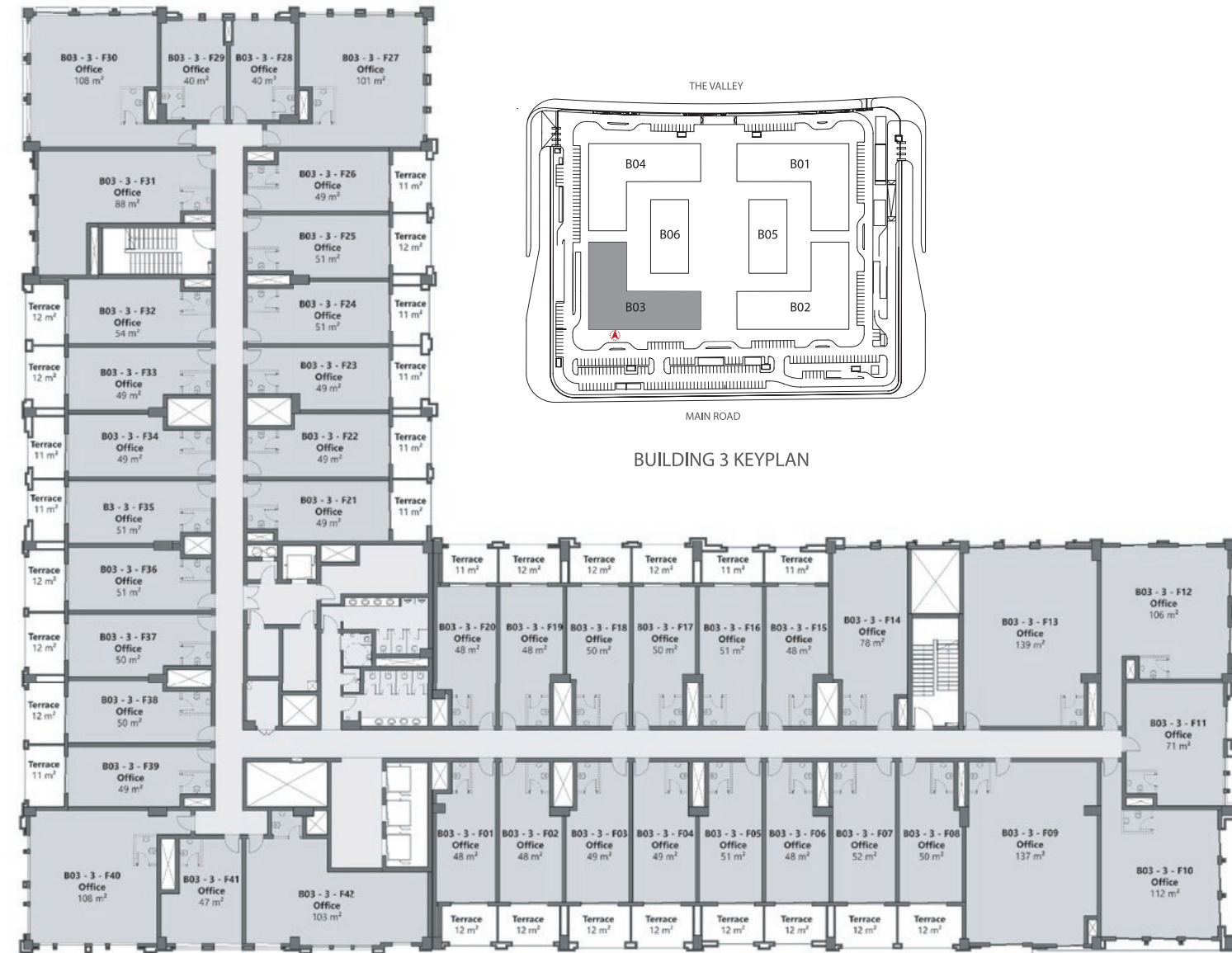
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2nd FLOOR



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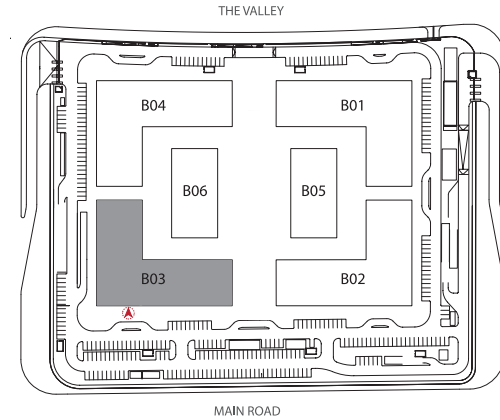
3rd FLOOR



BUILDING 3 KEYPLAN

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4th FLOOR



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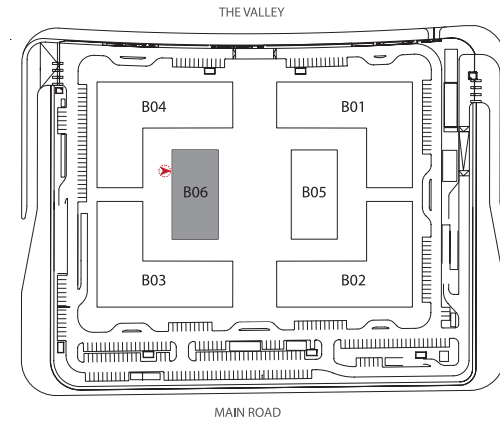
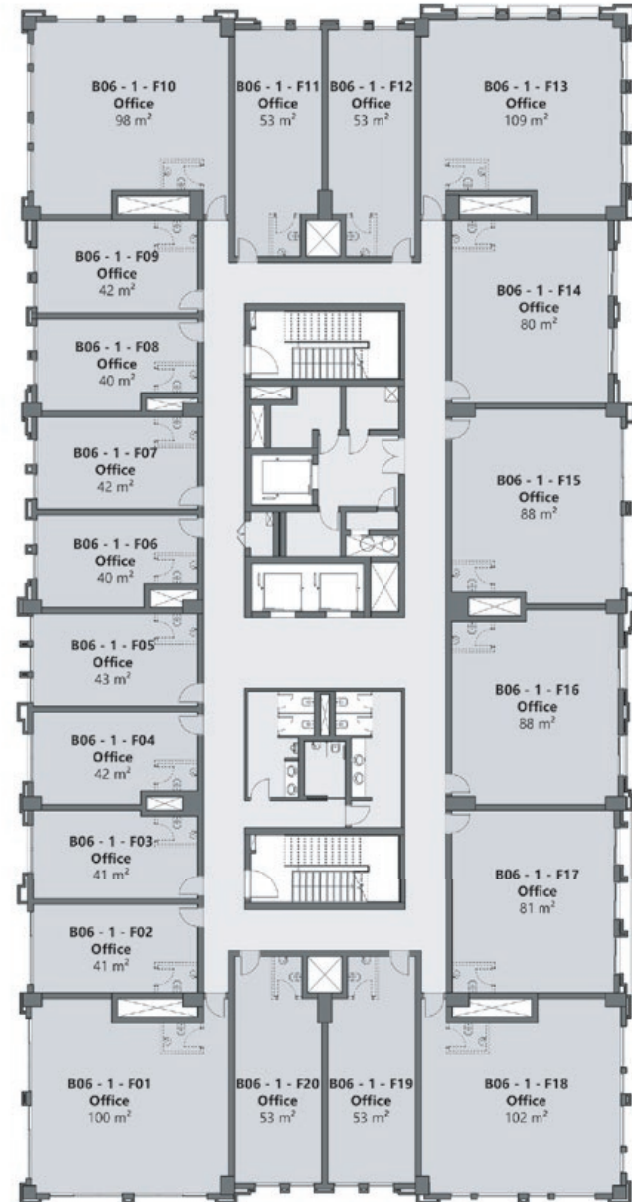


— THE —
FLOOR
PLANS

OFFICES
BUILDING 6

BUILDING 6

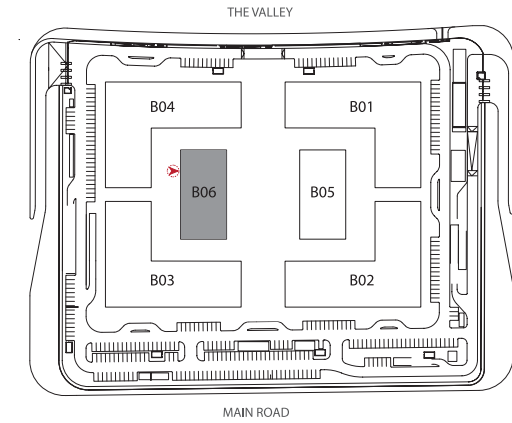
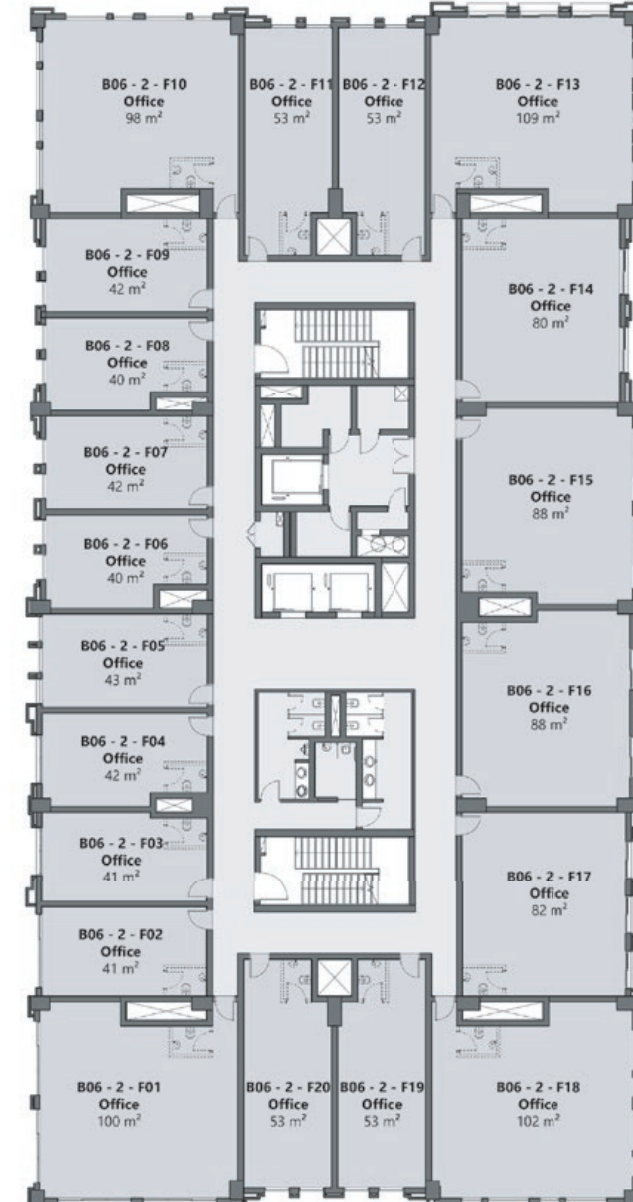
OFFICES - 1st FLOOR



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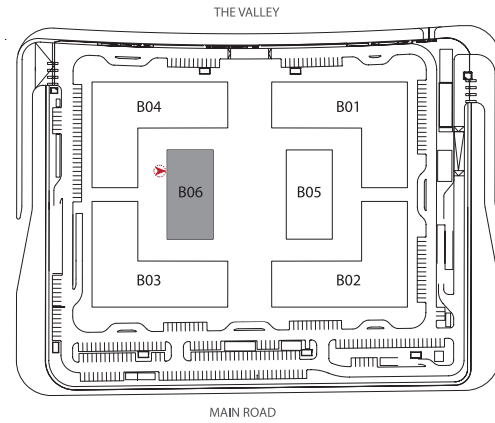
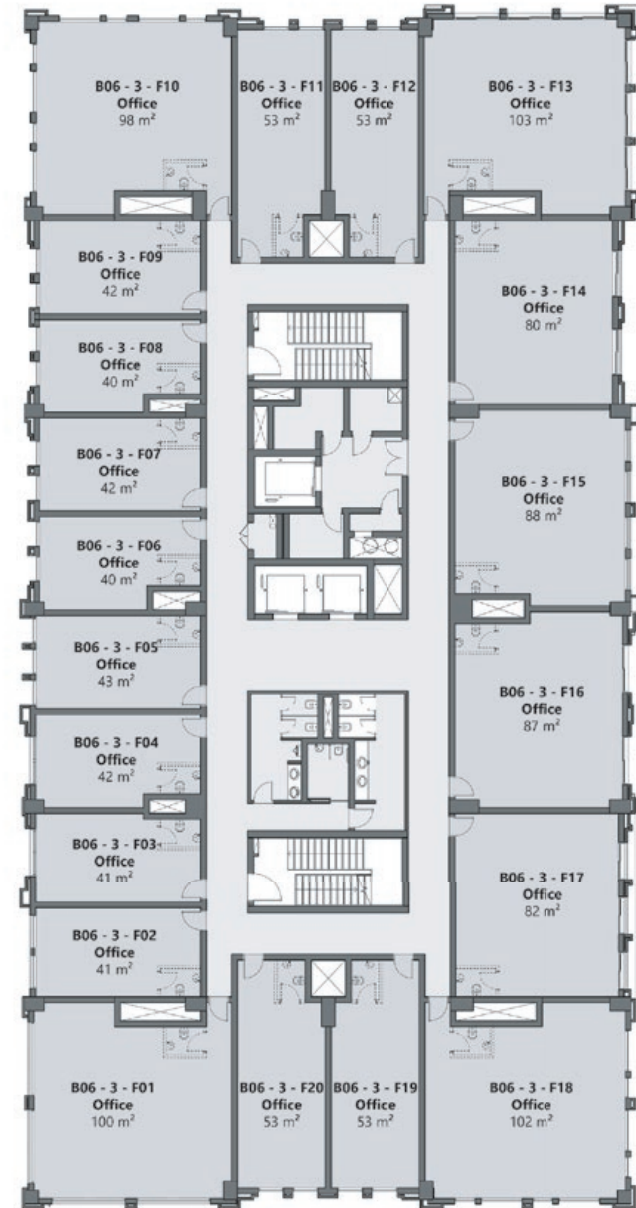


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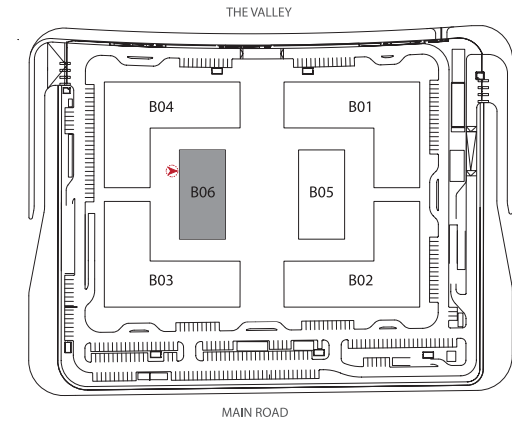
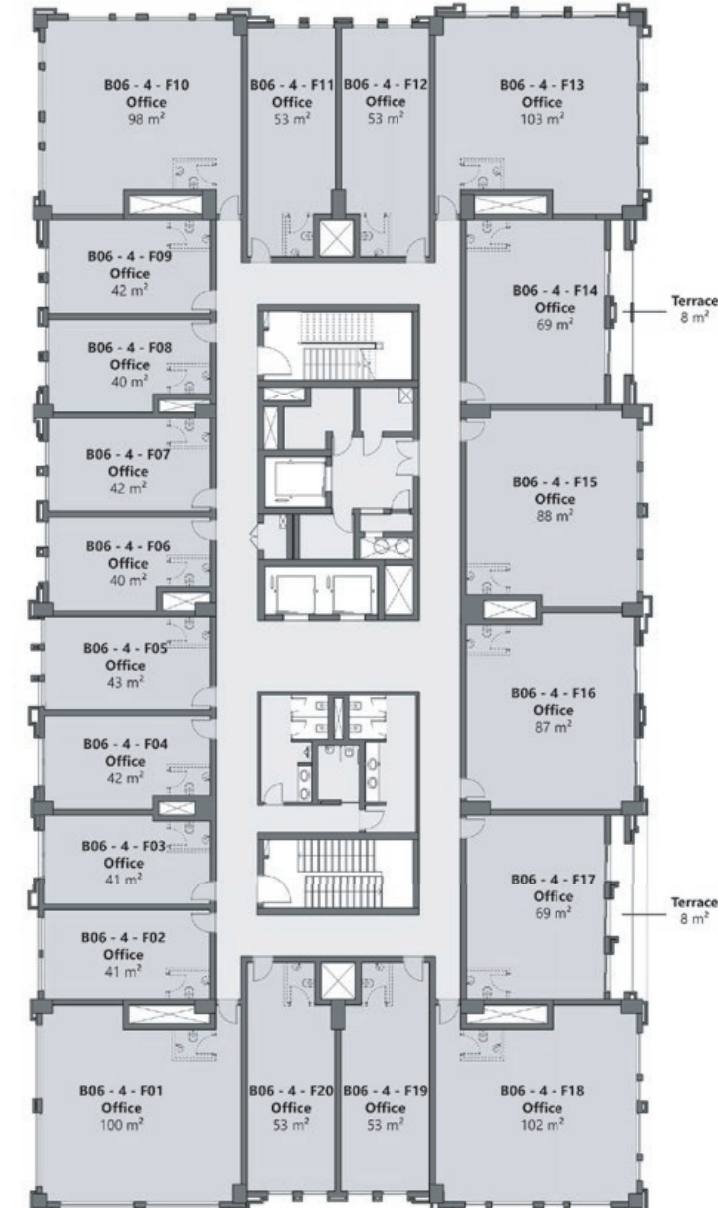
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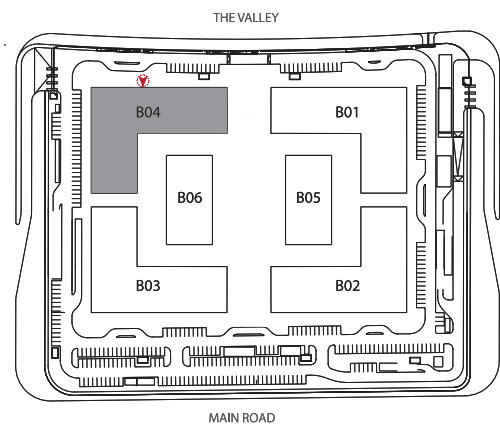
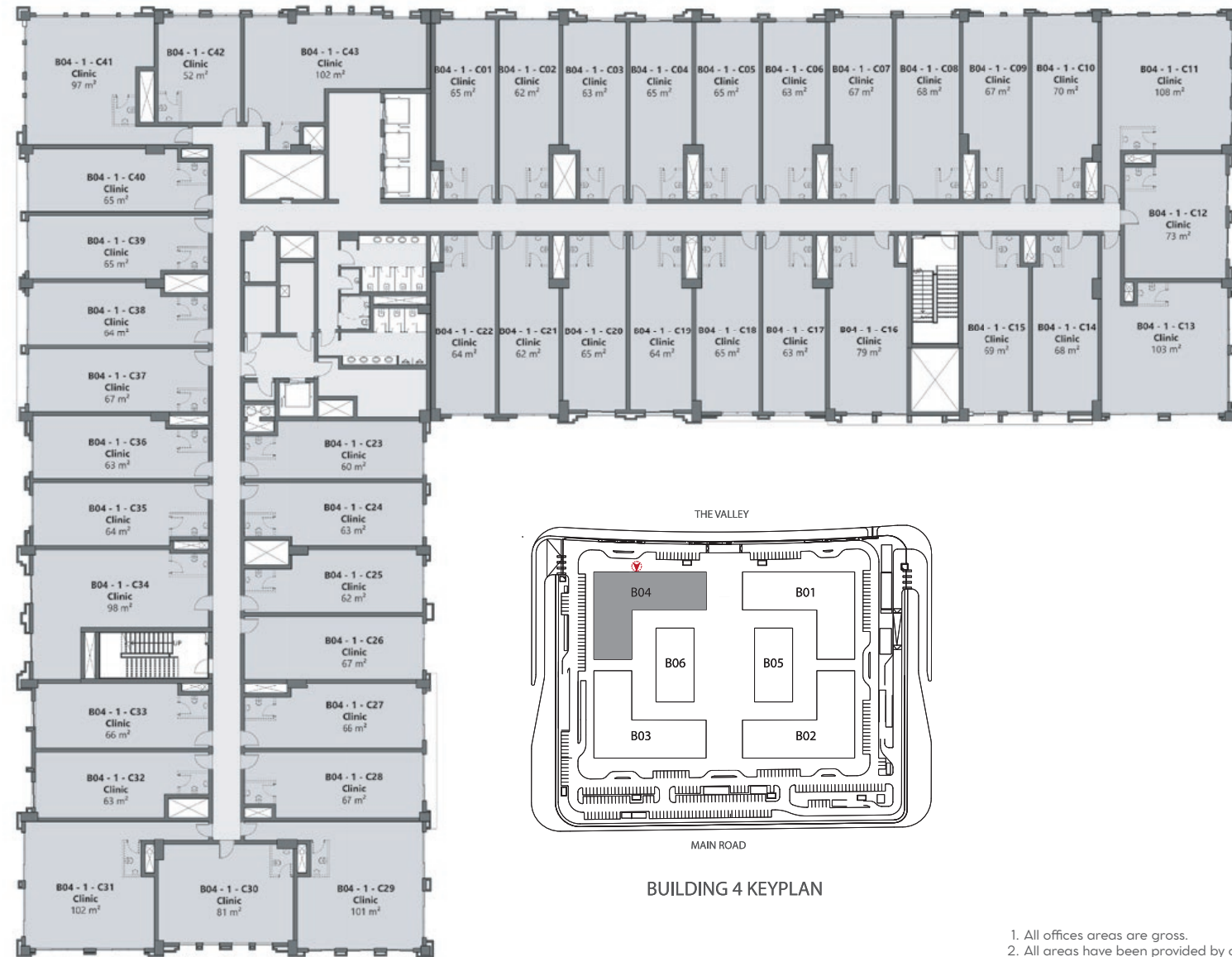
— THE —
FLOOR
PLANS

CLINICS
BUILDING 4

BUILDING 4

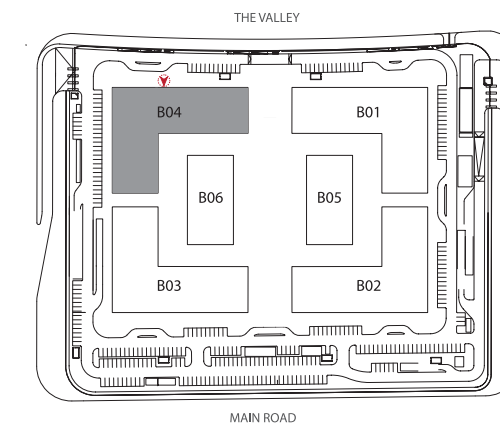
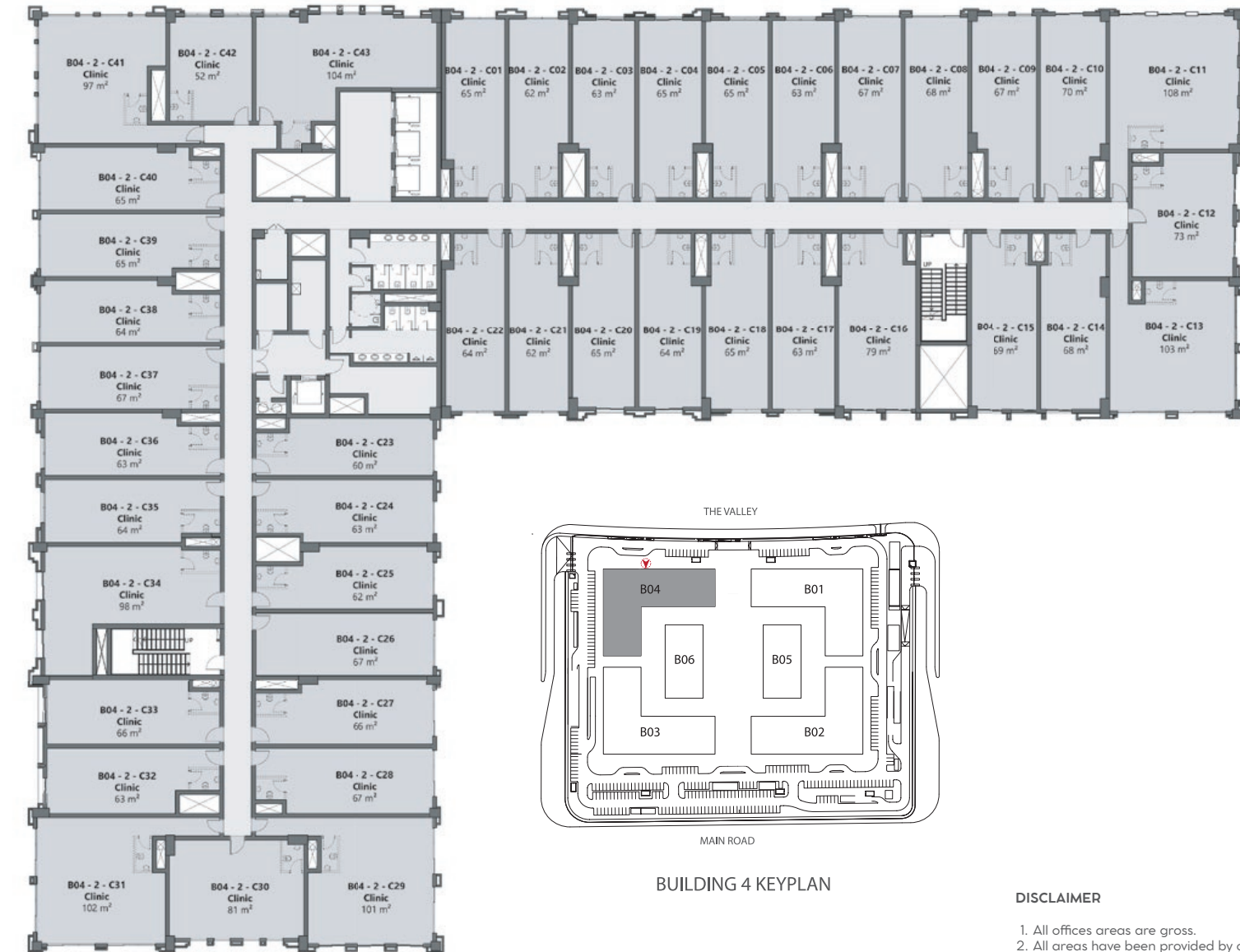
CLINIC - 1st FLOOR

2nd FLOOR



BUILDING 4 KEYPLAN

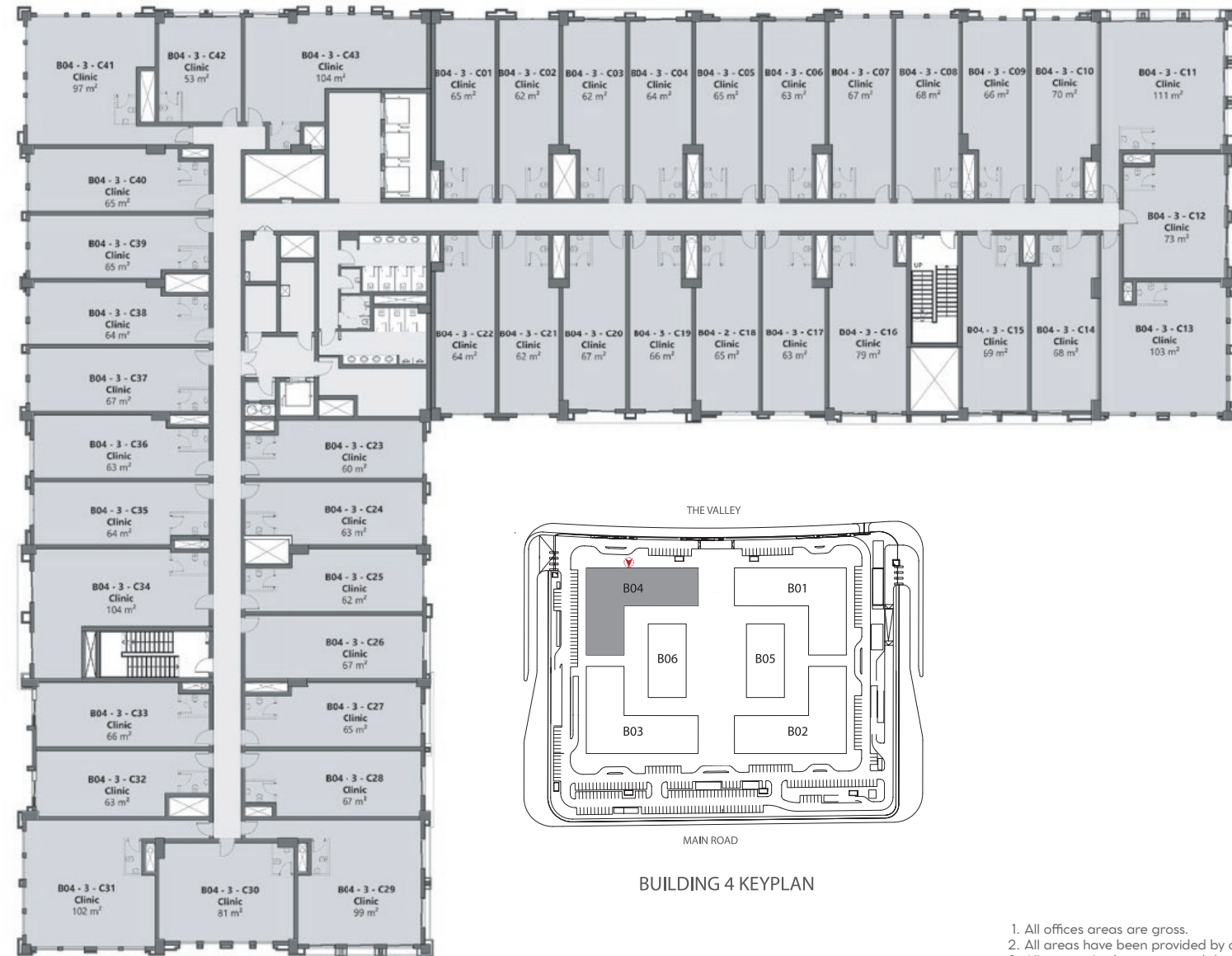
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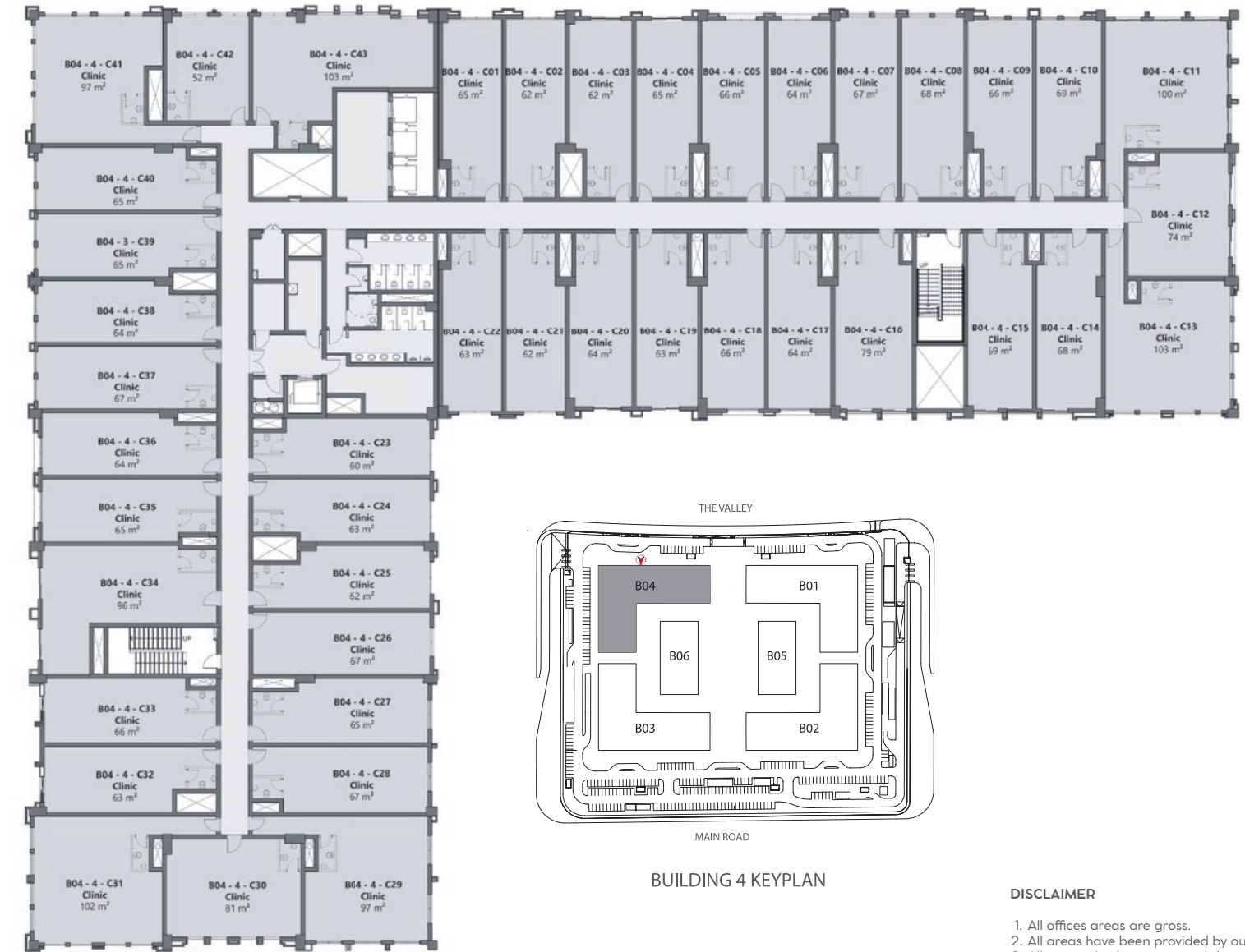
BUILDING 4 KEYPLAN

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3rd FLOOR



4th FLOOR



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EMAAR

EMAAR

SPECIFICATIONS & FACILITIES

DESIGN INFORMATION

- **International design** consultant
- Ground Floor: **Retail and F&B**
- Area Ranges from: **40 to 140 SQM**
- No. of Floors : **G+4**
- Two level **underground parking**
- Total floor area from **1300 to 2900 sqm***
- No. of units per floor from 20 to 43 unit*
- No. of elevators **2 to 3** * linked to basement in addition to 1 service elevator for each building
- Differently abled friendly design
- **Interior Finishes :**
High quality finish at the building entrance and core on all floors
- Prayer Room in the basement
- Public restroom for each floor

TECHNICAL INFORMATION

- Domestic water supply metered connection for office & clinics space
- KMH meters on MV and a space for meter for each office/shop
- **Sprinklers System** provisional tie ins
- Chilled HVAC system and BTU meter
- CCTV system (common areas)
- Telecom system backbone supporting triple play system
- Fresh air provision for office units
- **Garbage** collection system
- Access control
- WC provisions for each office and clinic space

* Numbers and areas depend on the building



EMAAR MISR SALES CENTERS:

CAPITAL BUSINESS PARK: Ground floor B2 building, Sheikh Zayed, Giza
UPTOWN CAIRO: Emtidad Ramsis St. exit from the 6th of October bridge
MIVIDA: Mivida Business Park, Building 1, end of road 90 next to AUC new campus
MARASSI: Social Hub, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh
NEW CAIRO: 90th Street, Concord Center, B334

www.emaarmisr.com

