


BELLE VIE
NEW ZAYED



Lake Villas

Life is Beautiful

Nestled in the heart of New Zayed

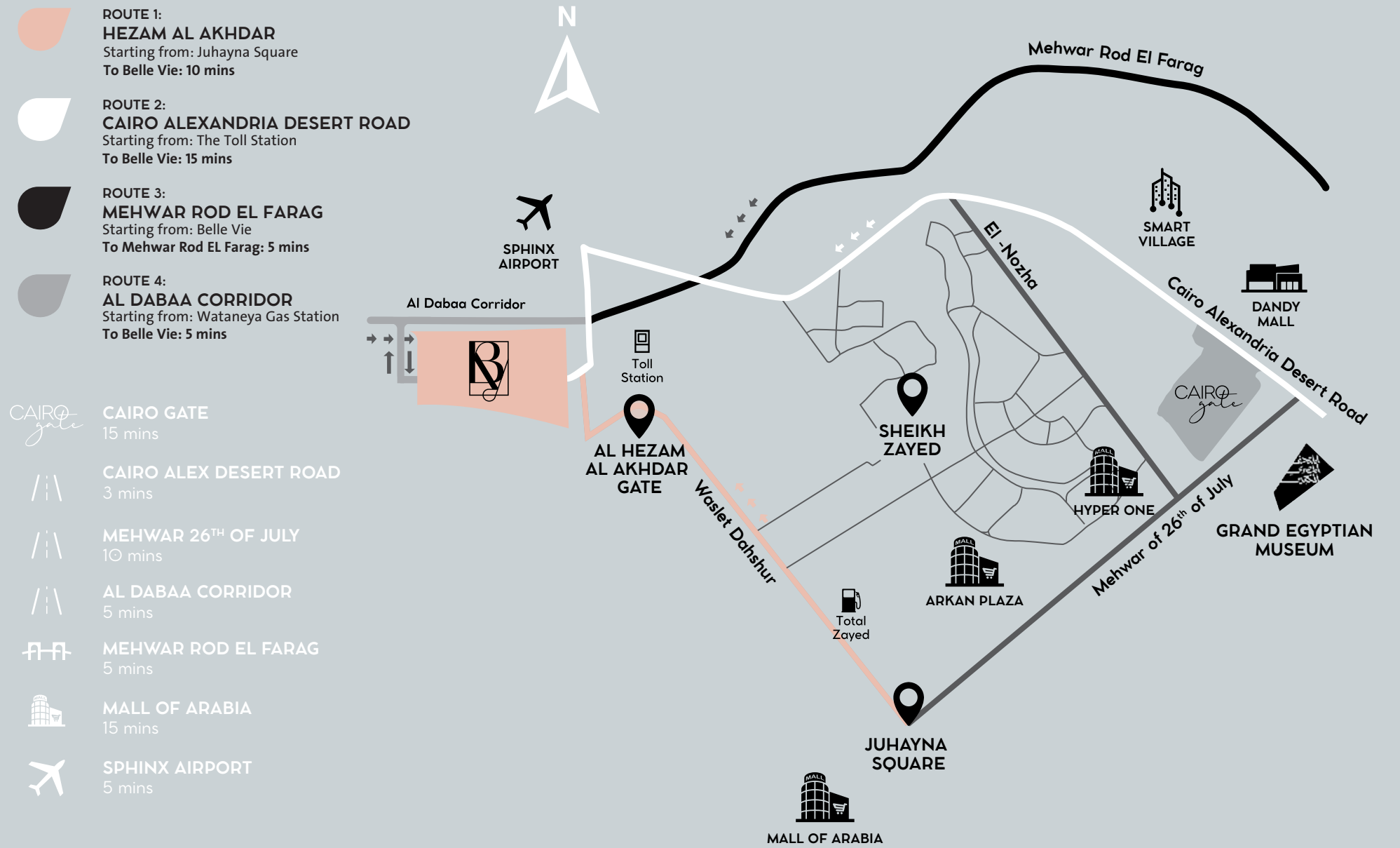
Belle Vie is meticulously designed to create a joie de vivre experience that lives up to its name - 'the beautiful life' in French. The 500 acres development intertwines lush, green landscapes with romantic homes that feature exquisite architecture, evoking a sense of sophistication, culture, and prestige. 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.



LAKE VILLAS · BELLE VIE · NEW ZAYED



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 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.

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.





Days Become Beautiful at 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.

Enjoyable Work Experience at — THE — TOWN CENTER

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

Situated on the axe 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 offices and clinics
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 at Lake Villas

That fairy tale dream of living alongside the magical lake became true at the Lake villas. Your charming home with timeless architecture and contemporary interior will add comfort to your life.





A Tranquil Life

Where nature surrounds you wherever you are. The serenity of living at Belle Vie gives a grounded and an abundant life full of charming green spaces as well as a dazzling lake-view.





Site plan



DISCLAIMER

All materials and drawings are approximate and not to scale.
The developer reserves the right to make revisions without prior notice.

Lake Villas

Floor Plans



Prime A

3 BEDROOMS +
FAMILY LIVING





Prime A

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

DISCLAIMER

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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 LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL



Prime A - M

3 BEDROOMS +
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

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

Prime B

3 BEDROOMS +
FAMILY LIVING





Prime B

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL



Prime B - M

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

Prime C 3 BEDROOMS +
FAMILY LIVING





Prime C

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL



Prime C - M

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

Elite

4 BEDROOMS +
LIVING





Elite

4 BEDROOMS + LIVING

GROUND FLOOR AREA	105 SQM
FIRST FLOOR AREA	103 SQM
PENTHOUSE AREA	63 SQM
UNCOVERED TERRACE AREA	35 SQM
PORCH AREA	3 SQM
TOTAL GROSS AREA	309 SQM

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL



Elite - M

4 BEDROOMS + LIVING

GROUND FLOOR AREA	105 SQM
FIRST FLOOR AREA	103 SQM
PENTHOUSE AREA	63 SQM
UNCOVERED TERRACE AREA	35 SQM
PORCH AREA	3 SQM
TOTAL GROSS AREA	309 SQM

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

Icon A

3 BEDROOMS





Icon A

3 BEDROOMS

GROUND FLOOR AREA	93 SQM
FIRST FLOOR AREA	100 SQM
PENTHOUSE AREA	27 SQM
COVERED TERRACE AREA	10 SQM
UNCOVERED TERRACE AREA	53 SQM
PORCH AREA	3 SQM
TOTAL GROSS AREA	286 SQM

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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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Icon A - M

3 BEDROOMS

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COVERED TERRACE AREA	10 SQM
UNCOVERED TERRACE AREA	53 SQM
PORCH AREA	3 SQM
TOTAL GROSS AREA	286 SQM

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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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Icon B

3 BEDROOMS





Icon B

3 BEDROOMS

GROUND FLOOR AREA	93 SQM
FIRST FLOOR AREA	100 SQM
PENTHOUSE AREA	27 SQM
COVERED TERRACE AREA	27 SQM
UNCOVERED TERRACE AREA	50 SQM
PORCH AREA	5 SQM
TOTAL GROSS AREA	302 SQM

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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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Icon B - M

3 BEDROOMS

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COVERED TERRACE AREA	27 SQM
UNCOVERED TERRACE AREA	50 SQM
PORCH AREA	5 SQM
TOTAL GROSS AREA	302 SQM

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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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Grace A

3 BEDROOMS +
OPEN FAMILY
LIVING





Grace A

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



Grace A - M

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Grace B 3 BEDROOMS +
OPEN FAMILY
LIVING





Grace B

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

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GROUND FLOOR LEVEL

FIRST FLOOR LEVEL



Grace B - M

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Oak





Oak A

CORNER UNIT 3 BEDROOM + OPEN FAMILY LIVING

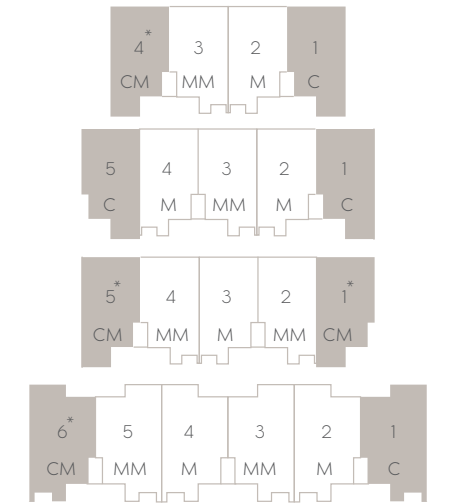
GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	96 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	8 SQM
CARPORT AREA	NA
TOTAL GROSS AREA	206 SQM

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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KEY PLAN TYPE A CORNER



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

* This unit is the mirror of the above plan.



Oak A

MIDDLE UNIT
3 BEDROOM +
OPEN FAMILY LIVING

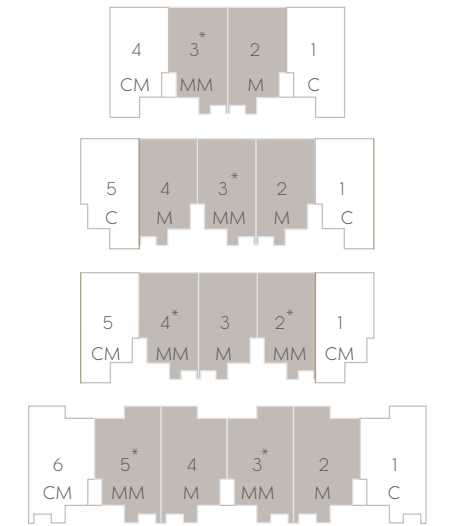
GROUND FLOOR AREA	86 SQM
FIRST FLOOR AREA	94 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	8 SQM
CARPORT AREA	NA
TOTAL GROSS AREA	202 SQM

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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KEY PLAN TYPE A MIDDLE



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

* This unit is the mirror of the above plan.



Oak B

CORNER UNIT
3 BEDROOM +
OPEN FAMILY LIVING

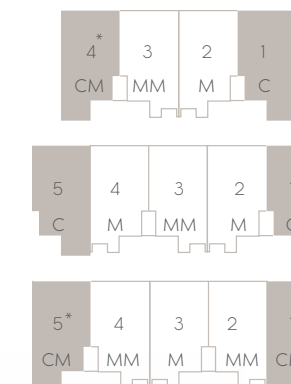
GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	96 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	5 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	9 SQM
CARPORT AREA	NA
TOTAL GROSS AREA	204 SQM

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

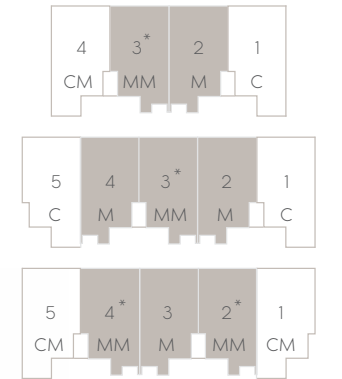
GROUND FLOOR AREA	86 SQM
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PENTHOUSE AREA	NA
COVERED TERRACE AREA	5 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	9 SQM
CARPORT AREA	NA
TOTAL GROSS AREA	200 SQM

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

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Lake Villas

Specification & Facilities

Specifications & Facilities *PRIME, ELITE, ICON, GRACE*

1. LIVING & DINING AREA

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

2. KITCHEN

- Floors High Quality Porcelain
- Walls Paint (white)
- Ceiling Paint (white)

3. DOORS

- Entrance Stained Wood work

4. ENTRANCE, STAIRCASE & INTERNAL CORRIDORS

- Floors High Quality Marble

5. BEDROOMS

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

6. POWDER ROOM & BATHROOMS

- Floors High Quality Porcelain
- Walls High Quality Porcelain with Paint
- Ceiling Paint (white)

7. SANITARYWARE

- High quality local sanitary fixtures & chrome mixers

8. KITCHEN CABINETS/ KITCHENETTE

- Not Included - Provisions only

9. TERRACES

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

10. UTILITY ROOMS & BATHROOMS (IF ANY)

- Floors Local Ceramic Tiles
- Walls Local ceramic tiles and paint
- Ceiling Paint

11. AIR CONDITIONING UNITS

- Not Included - Provisions only

12. WATER HEATERS

- Not Included - Provisions only

- The design is based on conventional EWH type with electrical load of max 2KW

13. APPLIANCES & PANTRY (IF ANY)

- Not Included - Provisions only

14. EXTERNAL SHUTTERS

- Not Included - Provisions only

15. WIC & WARDROBES

- Not Included



Specifications & Facilities *OAK*

1. LIVING & DINING AREA

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

2. KITCHEN

- Floors High Quality Porcelain
- Walls Paint (white)
- Ceiling Paint (white)

3. DOORS

- Entrance Stained Wood work

4. ENTRANCE, STAIRCASE & INTERNAL CORRIDORS

- Floors High Quality Marble

5. BEDROOMS

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

6. POWDER ROOM & BATHROOMS

- Floors High Quality Porcelain
- Walls High Quality Porcelain with Paint
- Ceiling Paint (white)

7. SANITARYWARE

- High quality local sanitary fixtures & chrome mixers

8. KITCHEN CABINETS/ KITCHENETTE

- Not Included - Provisions only

9. TERRACES

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

10. UTILITY ROOMS & BATHROOMS (IF ANY)

- Floors Local Ceramic Tiles
- Walls Local ceramic tiles and paint
- Ceiling Paint

11. AIR CONDITIONING UNITS

- Not Included - Provisions only

12. WATER HEATERS

- Not Included - Provisions only

- The design is based on conventional EWH type with an electrical load of max 2 KW.

13. APPLIANCES & PANTRY (IF ANY)

- Not Included - Provisions only

14. EXTERNAL SHUTTERS

- Not Included

15. WIC & WARDROBES

- Not Included



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.

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

New Cairo: 90th Street, Concord Center, B334

www.emaarmisr.com

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