



BELLE VIE
NEW ZAYED



Fields 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.

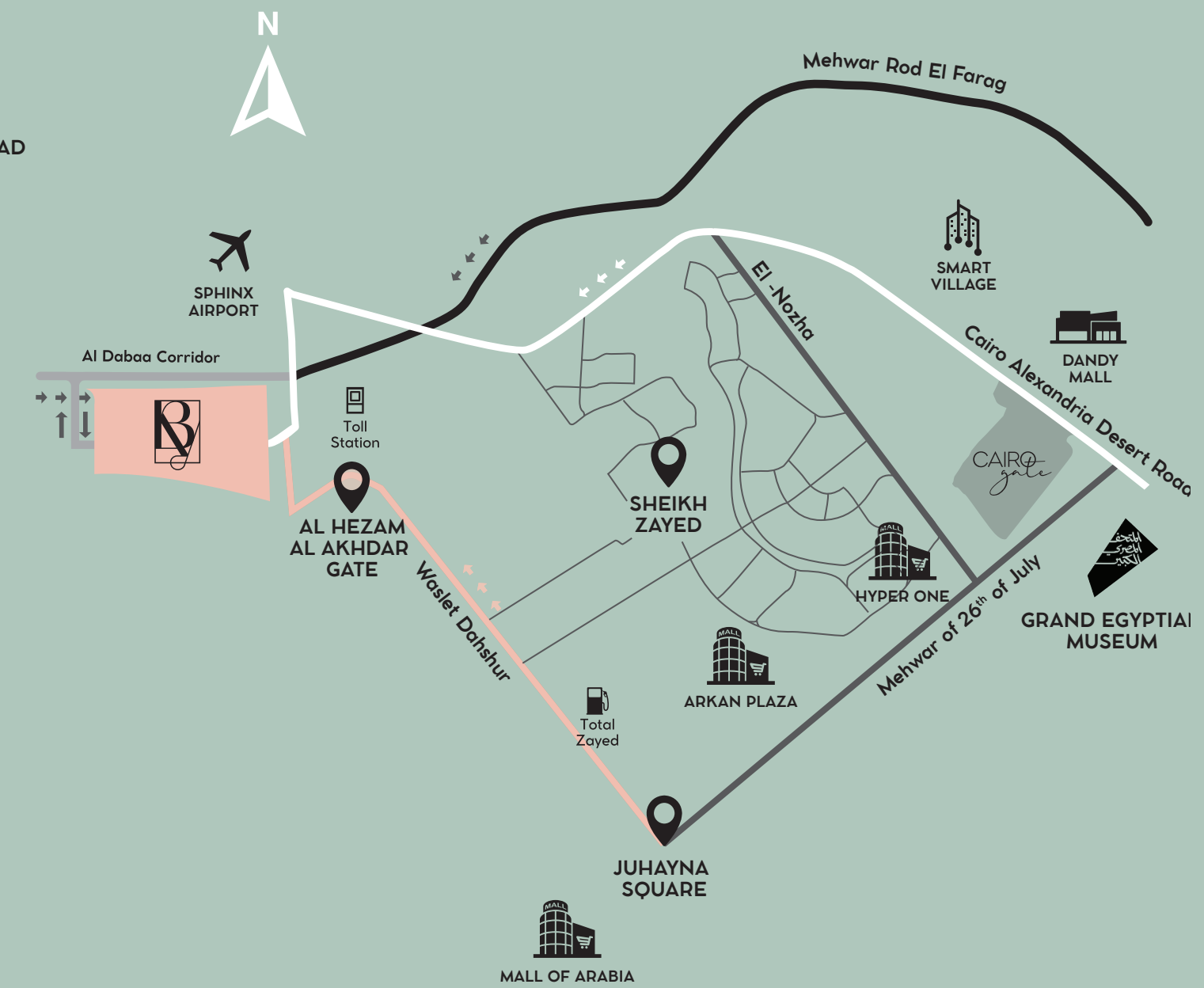


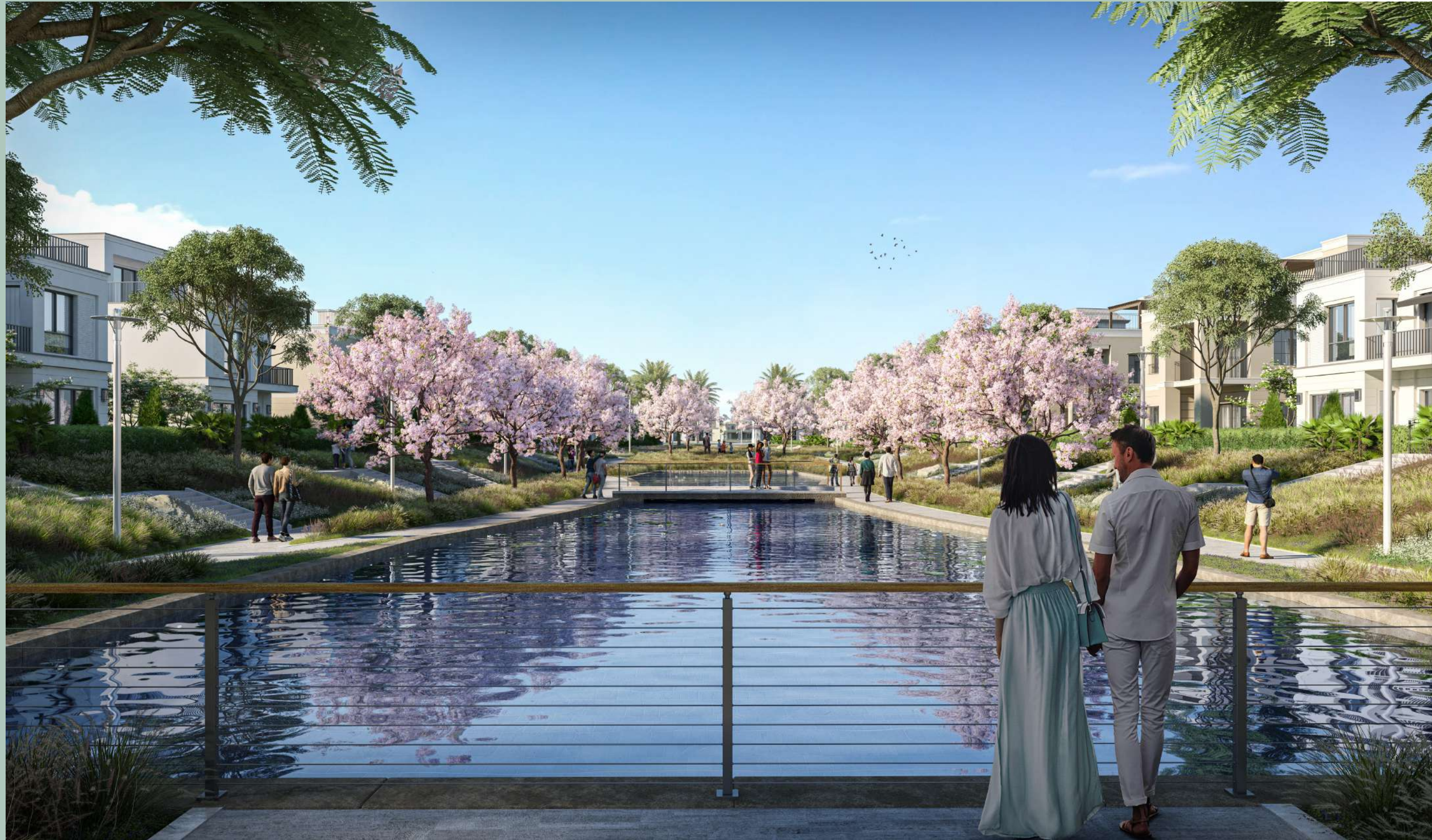


A blissful life intersects with Belle Vie's central location

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ROUTE 1: HEZAM AL AKHDAR
 Starting from: Juhayna Square
 To Belle Vie: 10 mins
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ROUTE 2: CAIRO ALEXANDRIA DESERT ROAD
 Starting from: The Toll Station
 To Belle Vie: 15 mins
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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

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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





Where the lake view replenishes you

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.



Set your spirit free in The Valley

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



Join The Plaza community

Be a part of Belle Vie's community, where the Plaza caters everything you may need such as store, laundry, hairdresser, and bakery to make everyday chores a fresh breeze.



Enjoyable work experience at

— THE —

TOWN CENTER

Songbird chants about the vibrant life around the Town Center and spells you with its various activities, from high-end retail, dining, and entertainment experiences to the convenient office spaces.

Feel joyful and serene on The Beach

Refresh your mind with maximum serenity when going to The Beach. It is a heaven where you can swim and enjoy the sun while your little ones rejoice in myriad fun activities.





Enlighten Your Academic Path

Towards a bright future for your children, Belle Vie's premium academic institutions will unlock their full potential and reinforce their skills.



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.





*Just a few minutes
walk from the* BELLE VIE Club

It's Fields Villas' heart-warming nature

In the heart of Belle Vie, you will feel the fresh morning breeze while walking from your field villa to the Belle Vie Club, where you can enjoy a variety of sports. Gaze the beauty of the endless greenery encircling your elevated residence while you bond with the captivating nature. You will be minutes away from the mesmerizing lifestyle.









Site plan



Fields Villas

Floor Plans

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

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 LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL



Elite - M

4 BEDROOMS + LIVING

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL



Specifications & Facilities

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 Solid Wood work
- Internal Doors Included

4. ENTRANCE, STAIRCASE & INTERNAL CORRIDOR

- 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 High Quality Ceramic Tiles
- Walls Paint (white)
- Ceiling Paint (white)

10. UTILITY ROOMS & BATHROOMS (IF ANY)

- Floors High Quality Ceramic Tiles
- Walls High Quality 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)

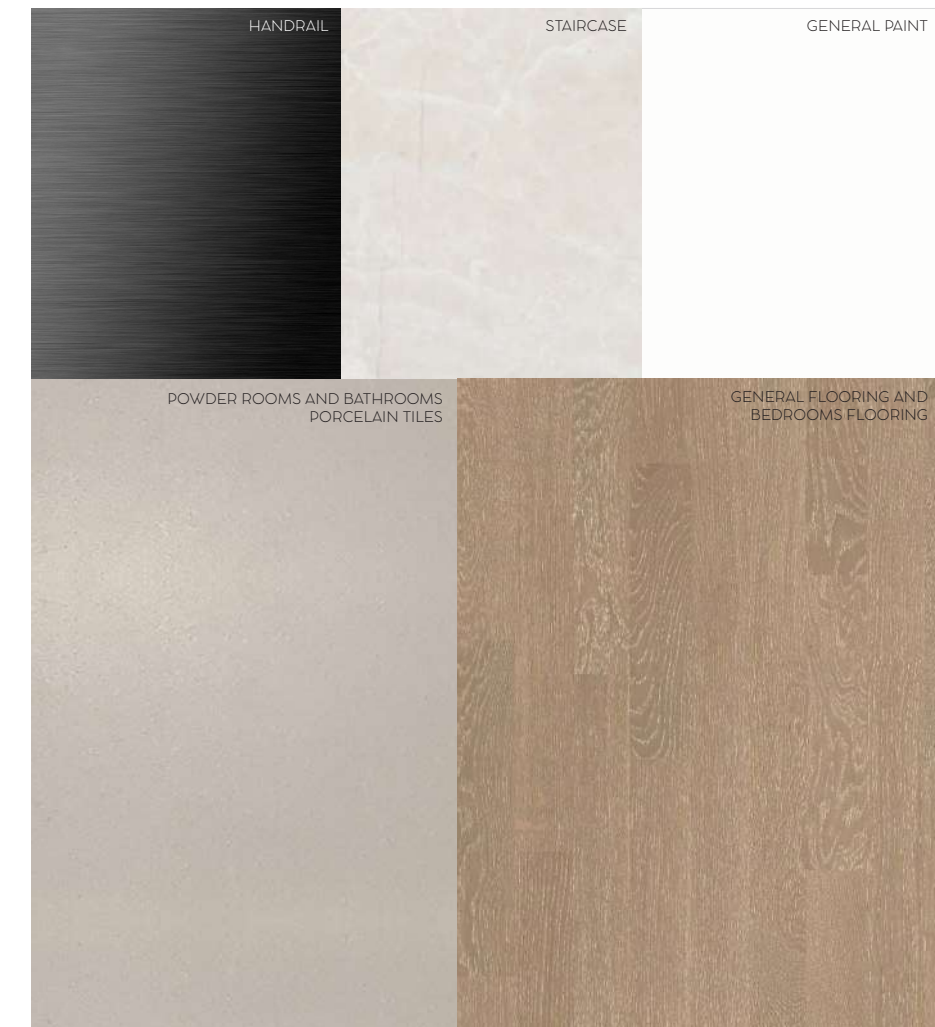
- Not Included - Provisions only

14. EXTERNAL SHUTTERS

- Not Included - Provisions only

15. WIC & WARDROBES

- Not Included



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

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