



BELLE VIE
NEW ZAYED

Evergreen

VILLAS & TOWNHOMES

EMAAR
MISR

LIFE IS BEAUTIFUL

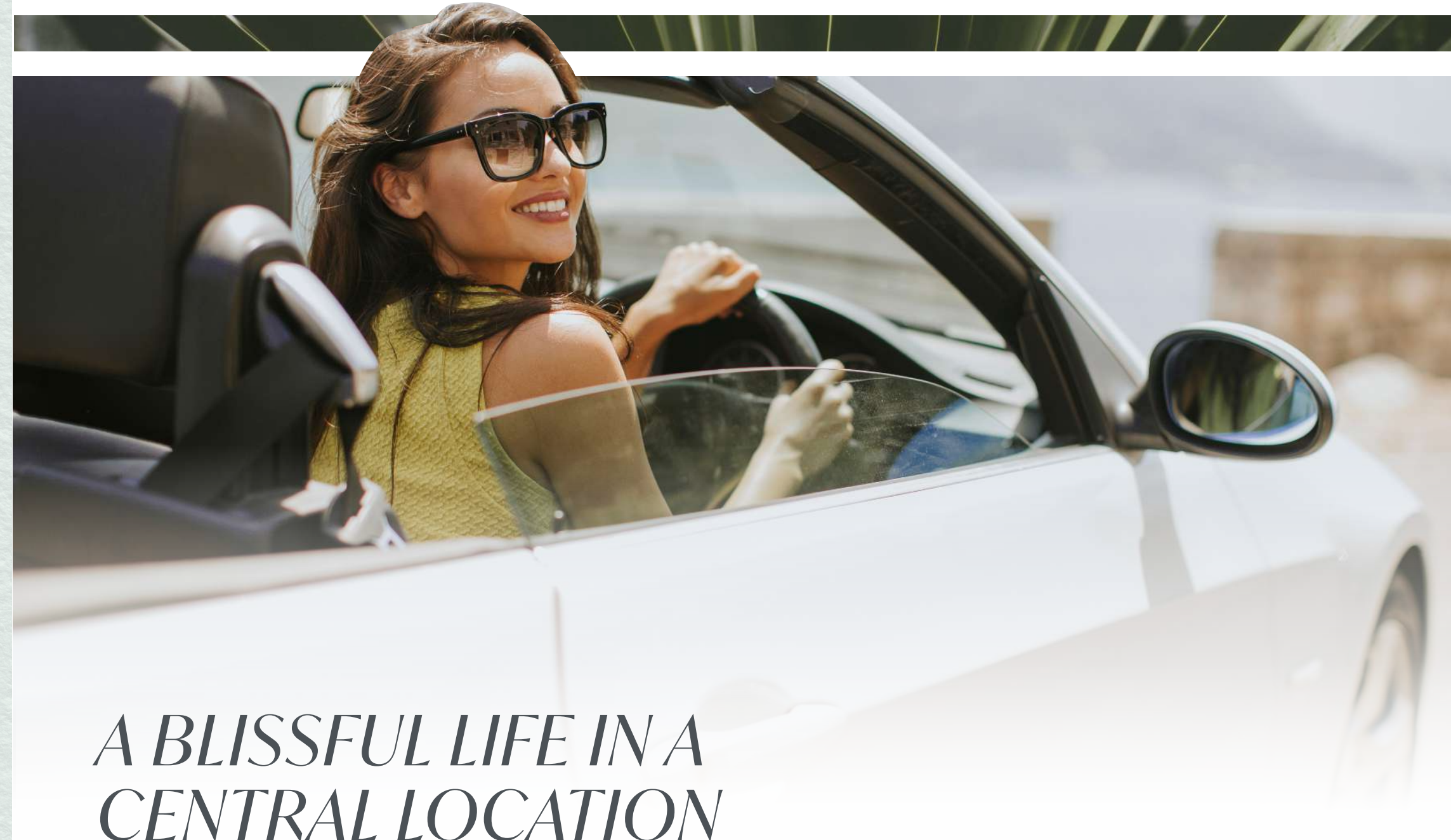
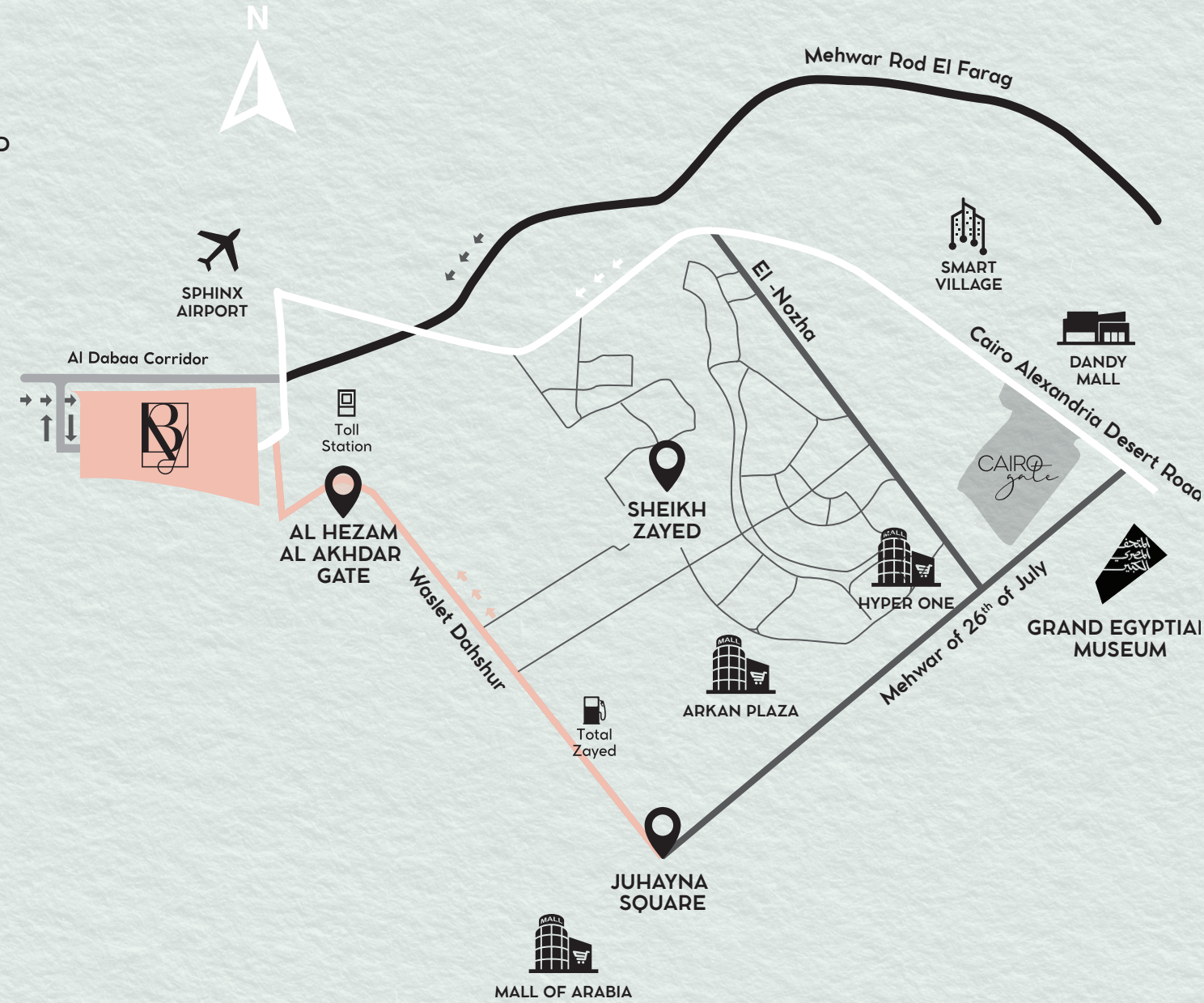


Nestled in the heart of *New Zayed*

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.

-  **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



*A BLISSFUL LIFE IN A
CENTRAL LOCATION*

TRANQUILITY BY 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.





JOYFUL LIVING BY THE VALLEY



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

CONVENIENCE BY THE PLAZA

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



DELIGHTFUL ENCOUNTER WITH

— 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.





ENJOYMENT BY 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.





**AMERICAN
INTERNATIONAL
SCHOOL IN EGYPT**

WORLD-CLASS EDUCATION



Experience educational excellence at the American International School in Egypt, West Campus (AIS - West). Empower your child's potential through our diverse community.

Focusing on academic and personal development that nurtures future leaders ready to contribute to a dynamic world. Experienced educators and modern facilities create an environment where curiosity thrives and dreams flourish.





UNPARALLELED ENERGY 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.

THE BEAUTIFUL LIFE AWAITS

EVERGREEN VILLAS AND TOWNHOMES



Evergreen Villas and Townhomes offers picturesque landscapes, awe-inspiring views, and a peaceful and serene place to call home. The lush greenery, nearby streams, and tranquil atmosphere make it a remarkable location.



THE ENCHANTED VALLEY

THE SERENITY OF FLOATING GARDENS

PICTURISQUE LANDSCAPES



EVERLASTING ELEGANCE



A SYMPHONY OF PRESTIGIOUS ARCHITECTURE



SITE PLAN



DISCLAIMER

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



FLOOR PLANS

Forte A

5 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
491 SQM



Forte B

5 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
493 SQM



Forte C

5 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
527 SQM



Vintage

6 BEDROOMS

TOTAL GROSS AREA
435 SQM



Grand A

5 BEDROOMS +
2 FAMILY LIVING

TOTAL GROSS AREA
401 SQM



Grand B

5 BEDROOMS +
2 FAMILY LIVING

TOTAL GROSS AREA
403 SQM



Prime A

3 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
334 SQM



Prime B

3 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
303 SQM



Prime C

3 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
335 SQM



Elite A

4 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
309 SQM



Elite B

4 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
313 SQM



Icon A

3 BEDROOMS

TOTAL GROSS AREA
286 SQM



Icon B

3 BEDROOMS

TOTAL GROSS AREA
302 SQM



Grace A

3 BEDROOMS +
OPEN FAMILY LIVING
TOTAL GROSS AREA
207 SQM



Grace B

3 BEDROOMS +
OPEN FAMILY LIVING

TOTAL GROSS AREA
204 SQM



Oak A

3 BEDROOMS +
OPEN FAMILY LIVING

CORNER UNIT
TOTAL GROSS AREA
206 SQM

MIDDLE UNIT
TOTAL GROSS AREA
202 SQM



Oak B

3 BEDROOMS +
OPEN FAMILY LIVING

CORNER UNIT
TOTAL GROSS AREA
204 SQM

MIDDLE UNIT
TOTAL GROSS AREA
200 SQM



Ivory A

CORNER UNIT
3 BEDROOMS
TOTAL GROSS AREA
204 SQM

MIDDLE UNIT
3 BEDROOMS + OPEN
FAMILY LIVING
TOTAL GROSS AREA
279 SQM







SPECIFICATIONS & FACILITIES

ALL VILLAS AND TOWNHOMES

1. LIVING & DINING AREA

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

2. KITCHEN

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

3. DOORS

- Entrance Door Wood Work

4. ENTRANCE, STAIRCASE & INTERNAL CORRIDORS

- Floors Marble

5. BEDROOMS

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

6. POWDER ROOM & BATHROOMS

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

7. SANITARYWARE

- Local sanitary fixtures & chrome mixers

8. KITCHEN CABINETS/ KITCHENETTE

- Not Included - Provisions only

9. TERRACES

- Floors Porcelain
- 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

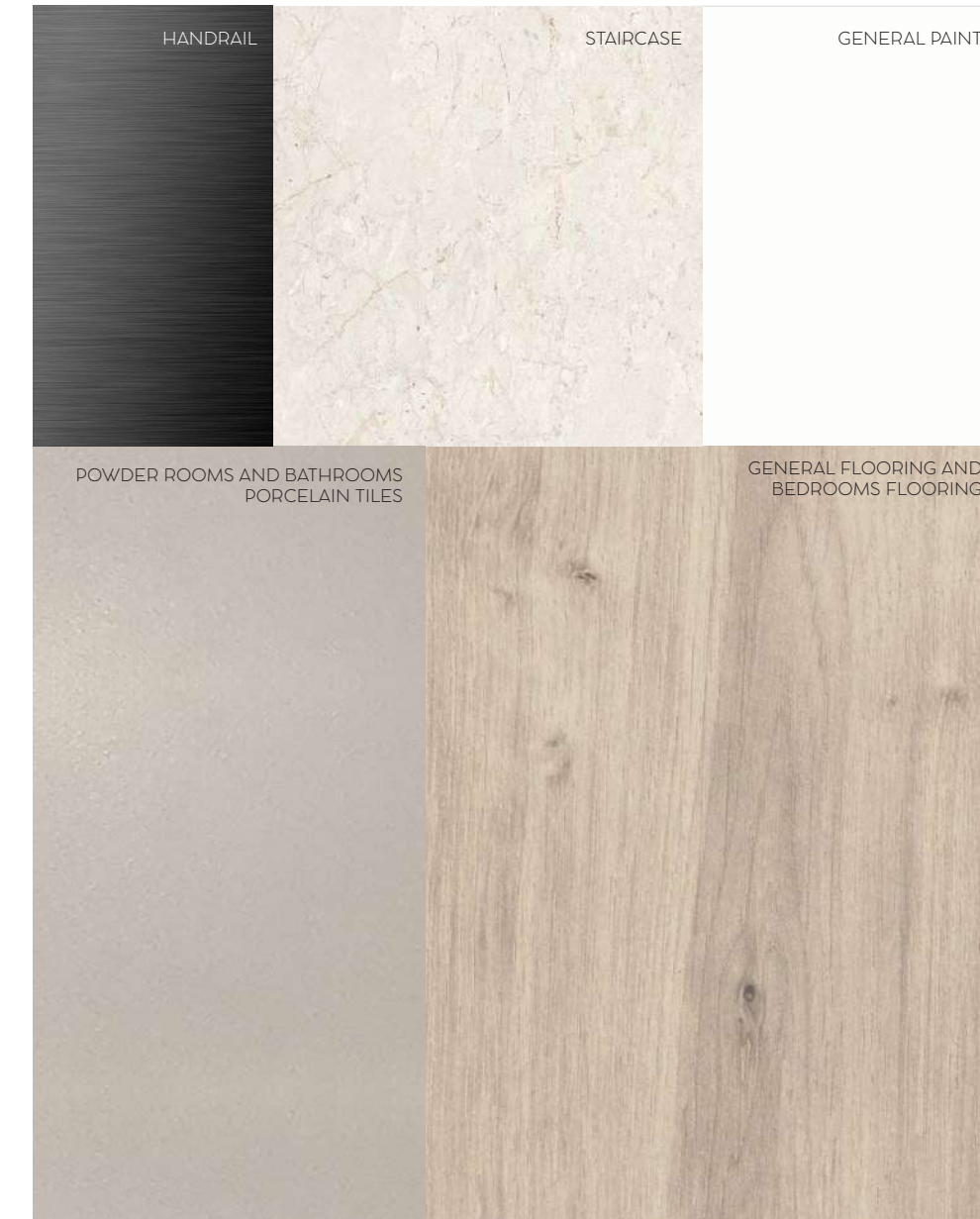
14. EXTERNAL SHUTTERS

- Not Included

15. WIC & WARDROBES

- Not Included

DISCLAIMER: All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.



EMAAR
MISR