



BELLE VIE
NEW ZAYED

spring

VILLAS & TOWNHOMES

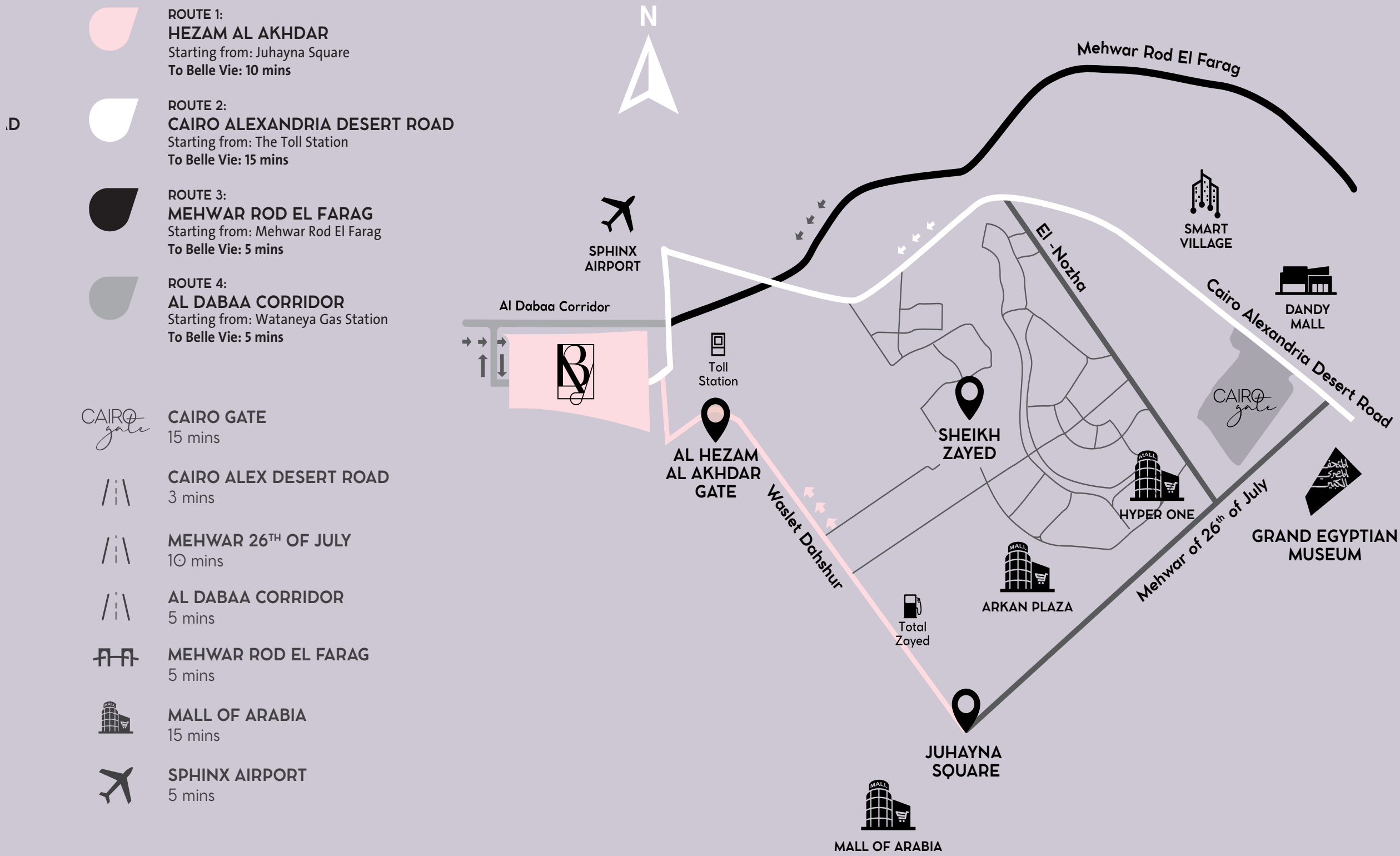
LIFE IS BEAUTIFUL

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.

PRIME LOCATION IN NEW ZAYED

With direct access to Al Dabaa Corridor and links to the Alexandria-Cairo and Middle Ring roads, it offers quick proximity to amenities like Smart Village, Mall of Egypt, and Sphinx Airport. New Zayed is an increasingly attractive area, offering modern and upscale living options.















SPRINGS OF JOY

FLOATING GARDENS SERENITY

A vibrant, picturesque landscape on the water. Their unique design enhances beautiful surroundings where each garden transforms the space into a serene oasis of natural beauty.



THE PLAZA CONVENIENCE

A short walk from the plaza, ensuring easy access to all your daily needs. With shops, restaurants, and amenities nearby, residents enjoy both tranquility and convenience to blend relaxation with vibrant community life.



INTERNATIONAL SCHOOL WITHIN REACH



**AMERICAN
INTERNATIONAL
SCHOOL IN EGYPT**

With over 30 years in Cairo, American International School in Egypt (AIS-West) is relocating to Belle Vie. Experience top-notch education at Cairo's leading international school, known for its graduates' success in top global universities and commitment to fostering lifelong learning.



THE ENCHANTED VALLEY

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



TALENTS UNLEASHED

BELLE VIE Club

Feel the rewarding energy of an active lifestyle, unlocking hidden talents, and healthy competition at Belle Vie Club.

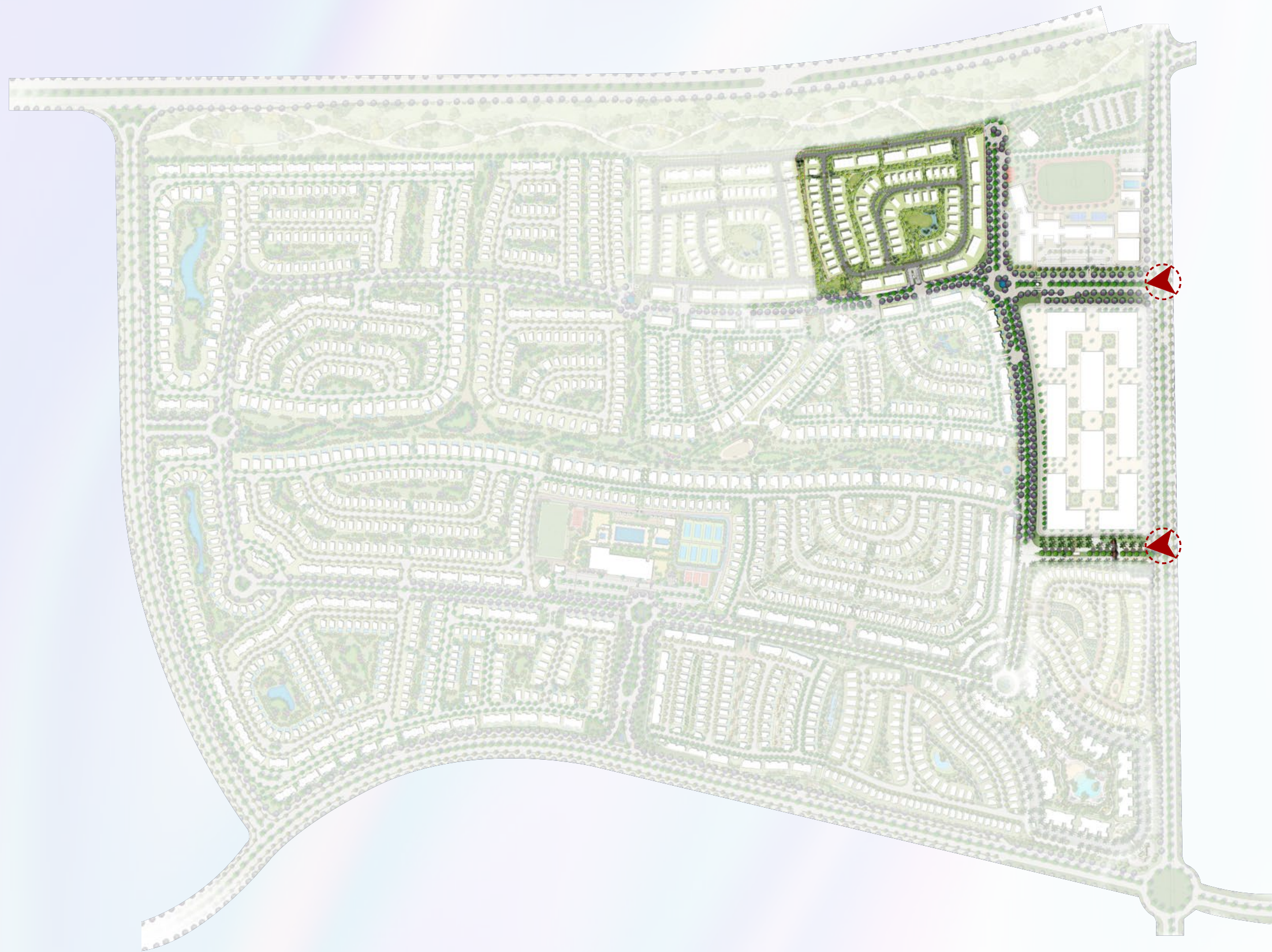


THE HOME OF YOUR DREAMS

Springs Villas & Townhomes present a captivating blend of natural beauty, with sweeping views, floating gardens and a peaceful, relaxing setting to call home.



SITE PLAN



Disclaimer

All materials and drawings are approximate and not to scale.

The developer reserves the right to make revisions without prior notice and only for illustrative purposes.

FLOOR PLANS

SERENE-P

4 BEDROOMS +
FAMILY LIVING

TOTAL GROSS AREA
354 SQM



SERENE-P

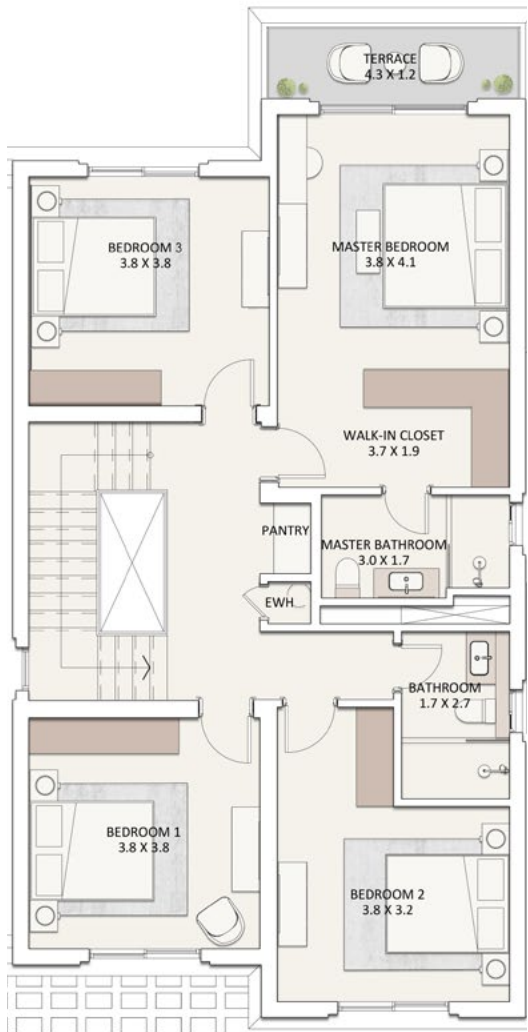
4 BEDROOMS + FAMILY LIVING



GROUND FLOOR

GROUND FLOOR AREA	109 SQM
FIRST FLOOR AREA	112 SQM
PENTHOUSE AREA	44 SQM
COVERED TERRACE AREA	10 SQM
UNCOVERED TERRACE AREA	73 SQM
PORCH TERRACE	6 SQM

TOTAL GROSS AREA	354 SQM
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FIRST FLOOR

NUMBER OF BEDROOMS	4
FAMILY ROOM	1
NUMBER OF BATHROOMS	3
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1



PENTHOUSE



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PRIME-A

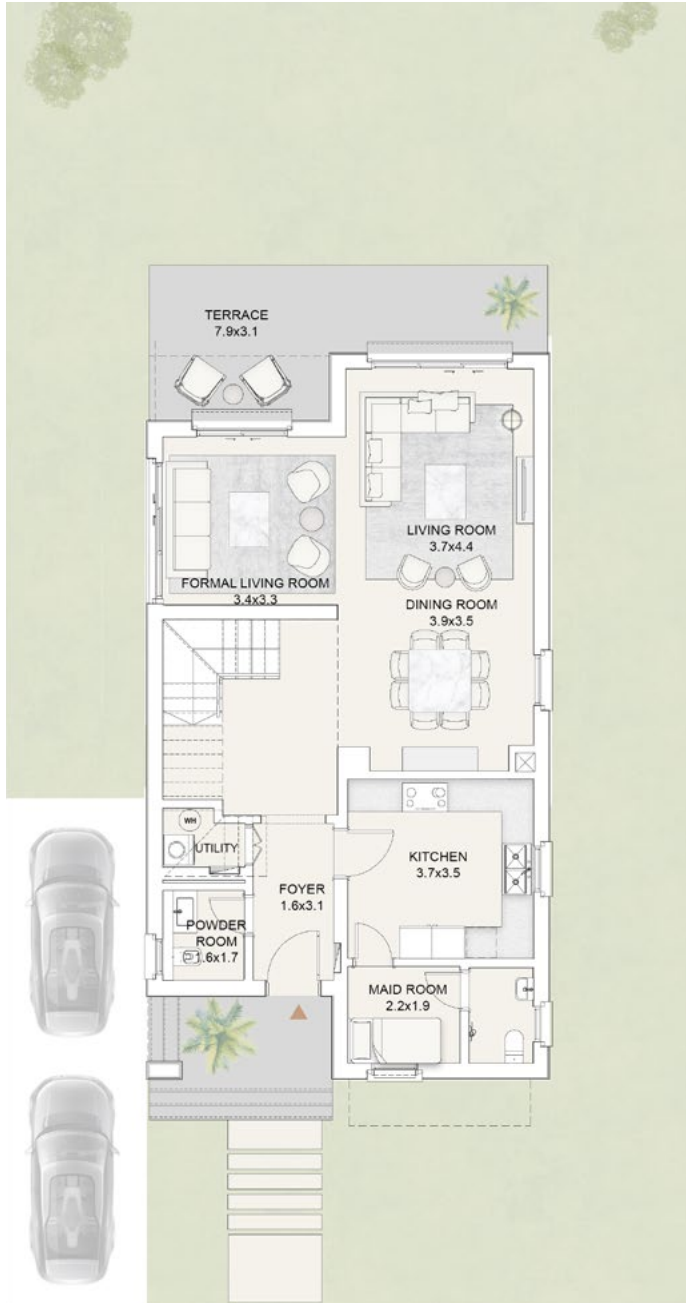
4 BEDROOMS

TOTAL GROSS AREA
334 SQM



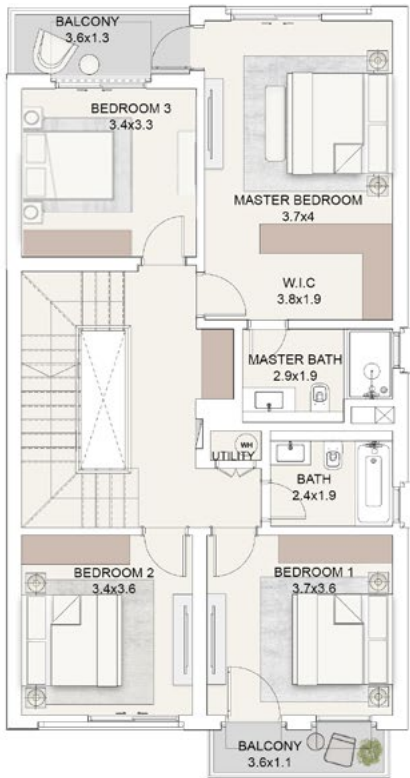
PRIME-A

4 BEDROOMS



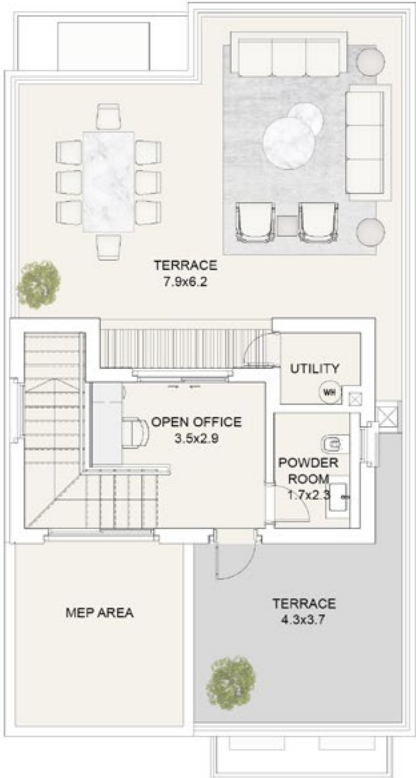
GROUND FLOOR

GROUND FLOOR AREA	102 SQM
FIRST FLOOR AREA	108 SQM
PENTHOUSE AREA	28 SQM
COVERED TERRACE AREA	9 SQM
UNCOVERED TERRACE AREA	82 SQM
PORCH AREA	6 SQM
TOTAL GROSS AREA	334 SQM



FIRST FLOOR

NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	2
POWDER ROOM	2
MAID'S ROOM WITH BATHROOM	1



PENTHOUSE

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PRIME-B

4 BEDROOMS

TOTAL GROSS AREA
303 SQM



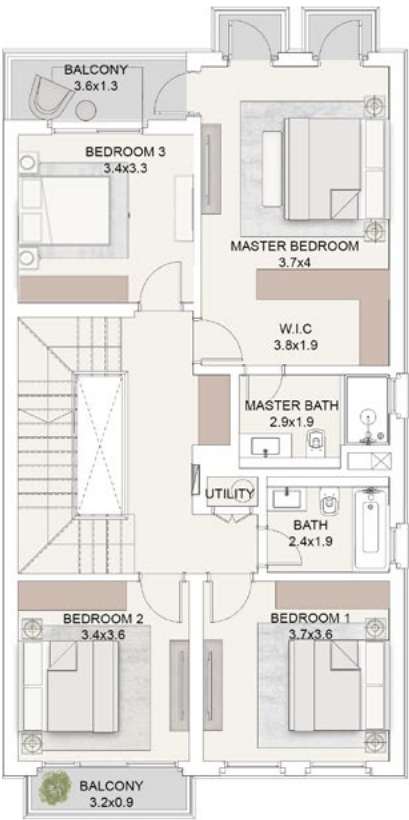
PRIME-B

4 BEDROOMS



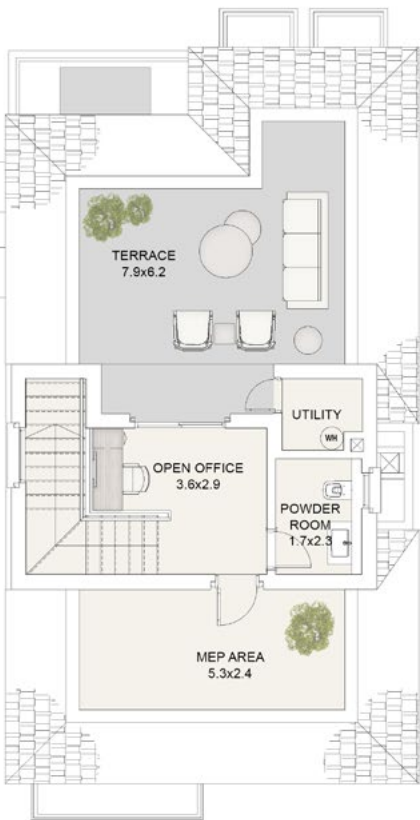
GROUND FLOOR

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



FIRST FLOOR

NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	2
POWDER ROOM	2
MAID'S ROOM WITH BATHROOM	1
FAMILY ROOM	1



PENTHOUSE

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SERENE

4 BEDROOMS

TOTAL GROSS AREA
244 SQM

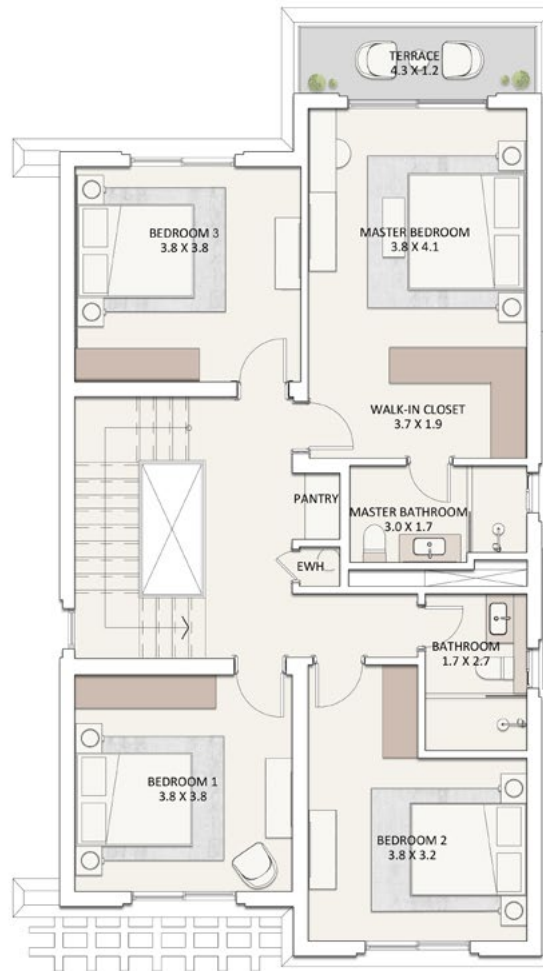


SERENE

4 BEDROOMS



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR AREA	109 SQM
FIRST FLOOR AREA	113 SQM
COVERED TERRACE AREA	10 SQM
UNCOVERED TERRACE AREA	5 SQM
PORCH AREA	7 SQM

TOTAL GROSS AREA	244 SQM
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NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

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ICON-A

3 BEDROOMS

TOTAL GROSS AREA
286 SQM

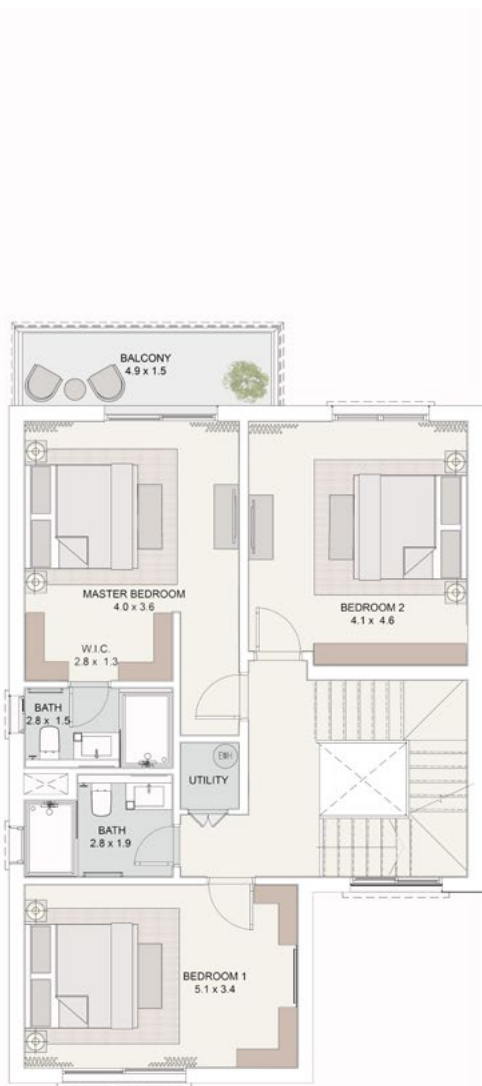


ICON-A

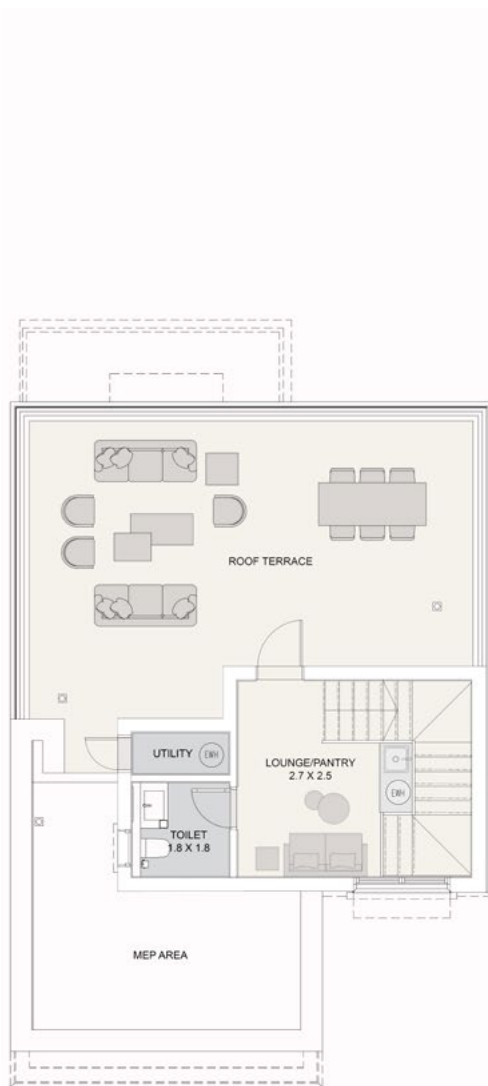
3 BEDROOMS



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

GROUND FLOOR AREA	93 SQM	NUMBER OF BEDROOMS	3
FIRST FLOOR AREA	100 SQM	NUMBER OF BATHROOMS	2
PENTHOUSE AREA	27 SQM	POWDER ROOM	2
COVERED TERRACE AREA	10 SQM	MAID'S ROOM WITH BATHROOM	1
UNCOVERED TERRACE AREA	53 SQM		
PORCH AREA	3 SQM		
TOTAL GROSS AREA		286 SQM	

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ICON-B

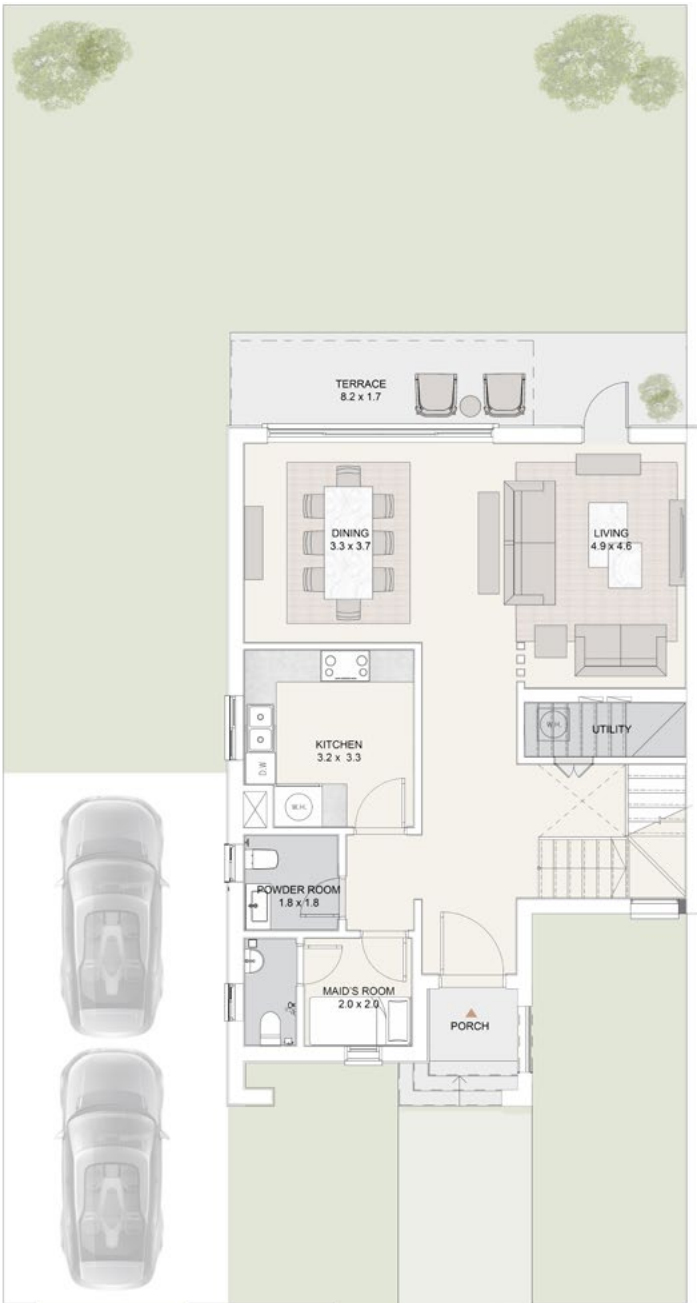
3 BEDROOMS

TOTAL GROSS AREA
302 SQM

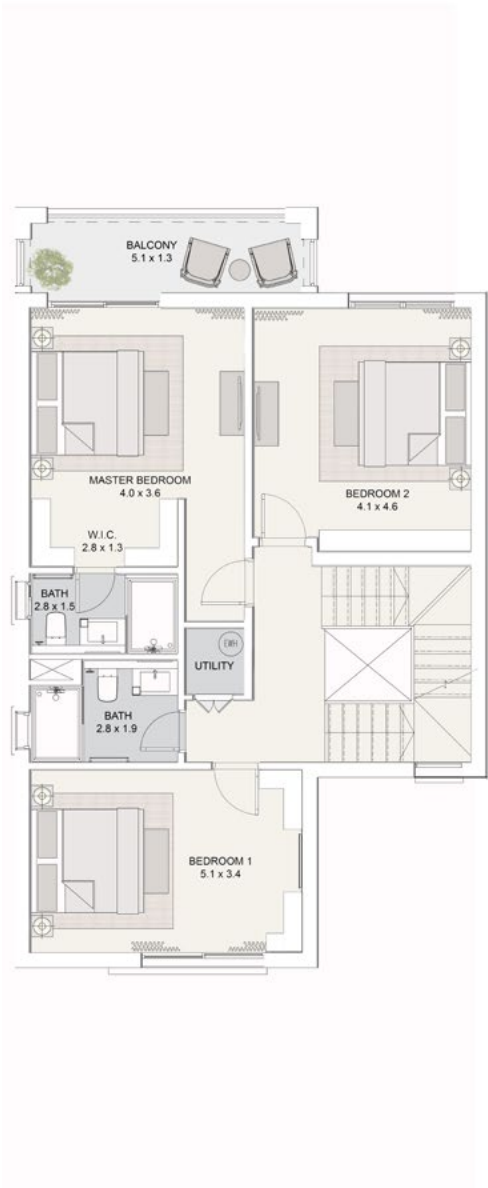


ICON-B

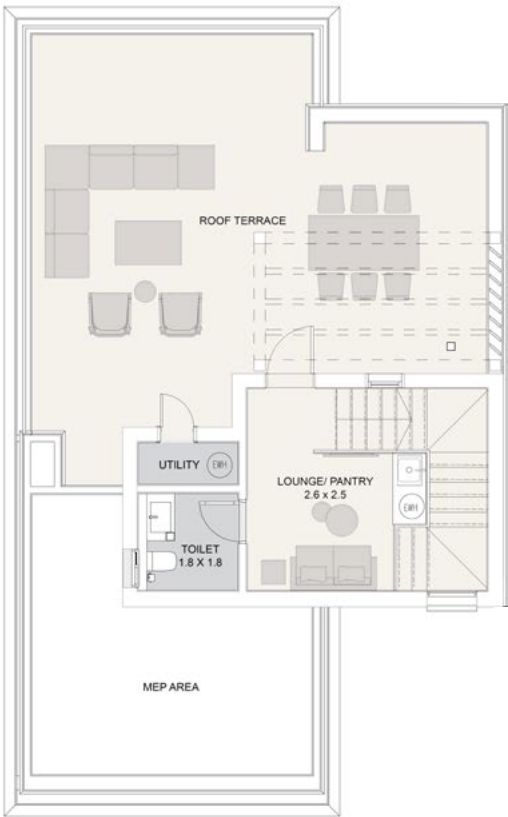
3 BEDROOMS



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

GROUND FLOOR AREA	93 SQM	NUMBER OF BEDROOMS	3
FIRST FLOOR AREA	100 SQM	NUMBER OF BATHROOMS	2
PENTHOUSE AREA	27 SQM	POWDER ROOM	2
COVERED TERRACE AREA	26 SQM	MAID'S ROOM WITH BATHROOM	1
UNCOVERED TERRACE AREA	51 SQM		
PORCH AREA	5 SQM		
TOTAL GROSS AREA		302 SQM	

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GRACE-C

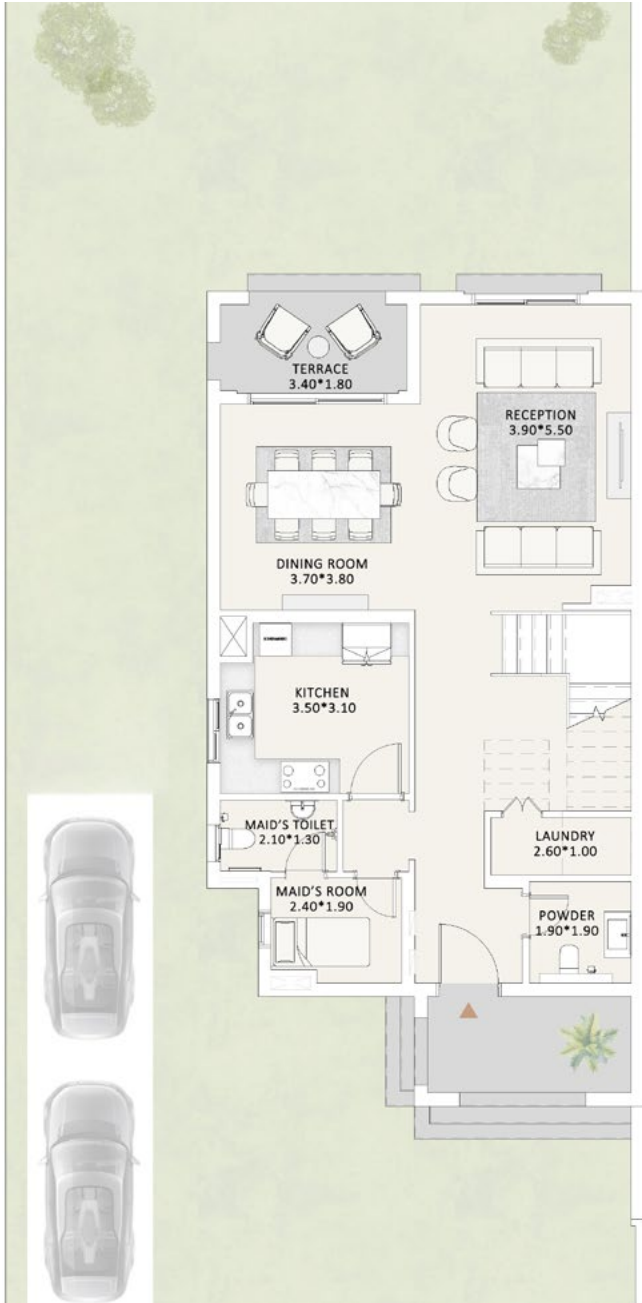
3 EN-SUITE
BEDROOMS

TOTAL GROSS AREA
225 SQM

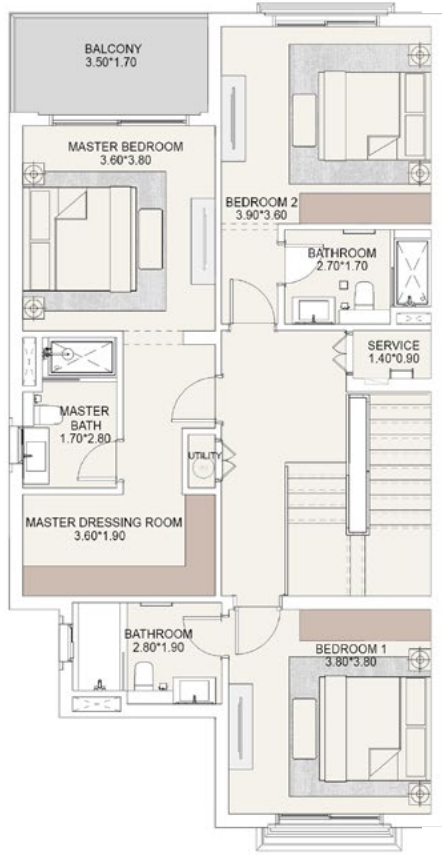


GRACE-C

3 EN- SUITE BEDROOMS



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR AREA	96 SQM
FIRST FLOOR AREA	104 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	9 SQM
PORCH AREA	9 SQM
TOTAL GROSS AREA	225 SQM

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

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IVORY-A

CORNER UNIT
3 BEDROOMS

TOTAL GROSS AREA
204 SQM

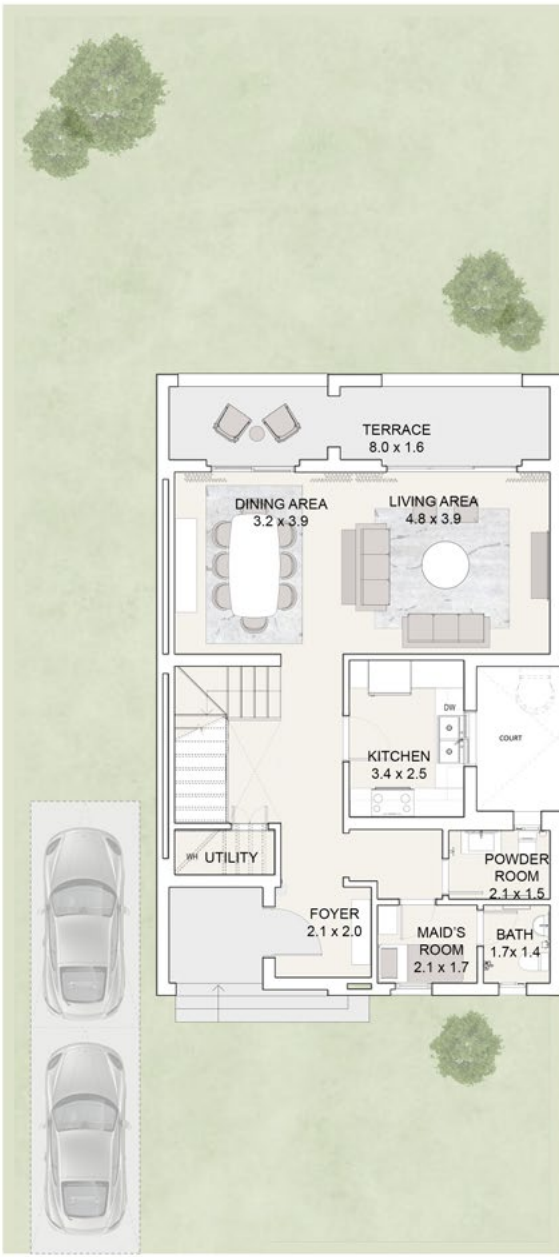
MIDDLE UNIT
4 BEDROOMS

TOTAL GROSS AREA
280 SQM



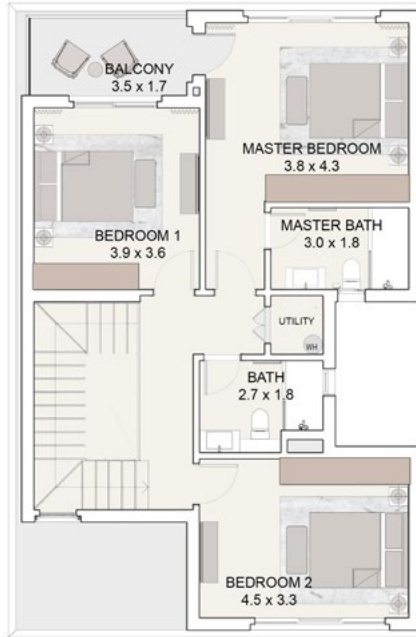
IVORY-A

CORNER UNIT 3 BEDROOMS



GROUND FLOOR

4	3	2	1
CM	MM	M	*C



FIRST FLOOR

GROUND FLOOR AREA	86 SQM
FIRST FLOOR AREA	91 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	16 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	5 SQM
TOTAL GROSS AREA	204 SQM

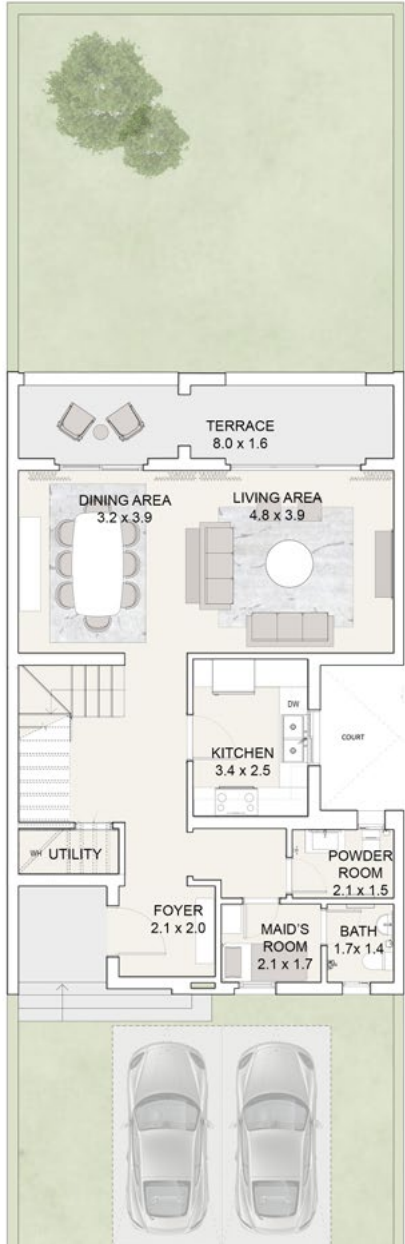
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

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IVORY-A

MIDDLE UNIT 4 BEDROOMS

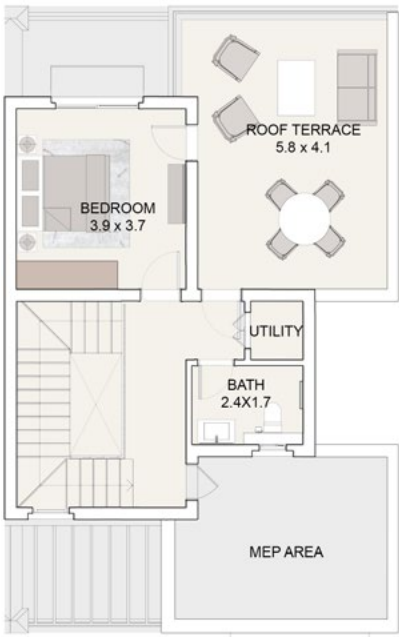


GROUND FLOOR

4	3	2	1
CM	*MM	M	C



FIRST FLOOR



PENTHOUSE

GROUND FLOOR AREA	84 SQM
FIRST FLOOR AREA	89 SQM
PENTHOUSE AREA	46 SQM
COVERED TERRACE AREA	16 SQM
UNCOVERED TERRACE AREA	41 SQM
PORCH AREA	4 SQM
TOTAL GROSS AREA	280 SQM

NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	3
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

* THIS UNIT IS THE MIRROR OF THE ABOVE PLAN

IVORY-B

CORNER UNIT
3 BEDROOMS

TOTAL GROSS AREA
208 SQM

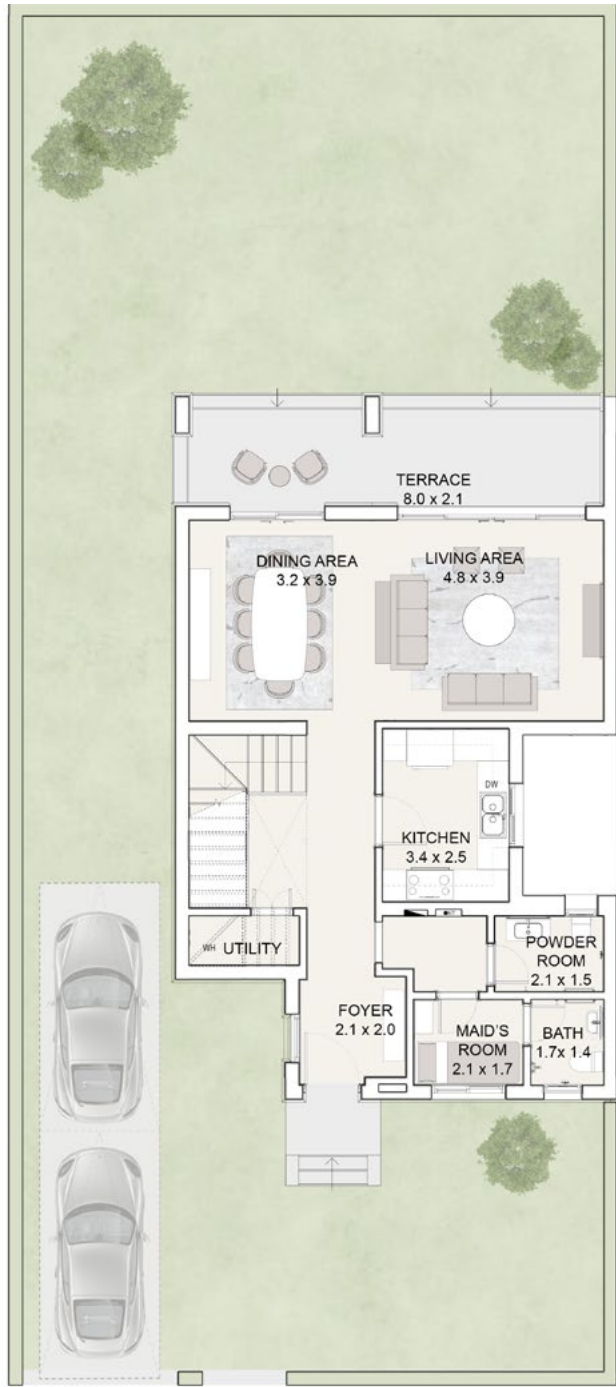
MIDDLE UNIT
4 BEDROOMS

TOTAL GROSS AREA
280 SQM



IVORY-B

CORNER UNIT 3 BEDROOMS



GROUND FLOOR

4	3	2	1
CM	MM	M	* C



FIRST FLOOR

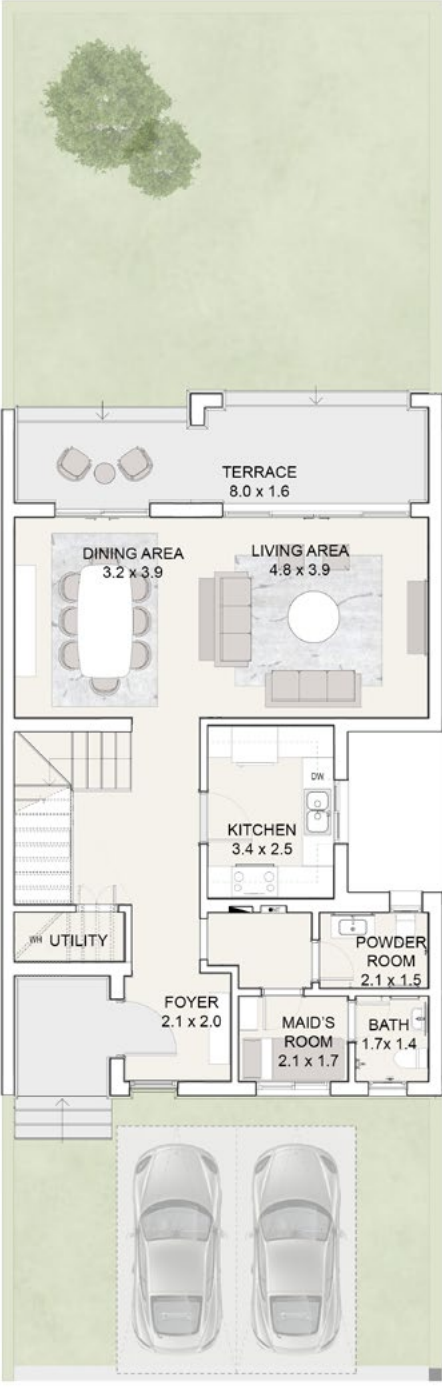
GROUND FLOOR AREA	86 SQM
FIRST FLOOR AREA	92 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	17 SQM
UNCOVERED TERRACE AREA	13 SQM
PORCH AREA	NA
TOTAL GROSS AREA	208 SQM

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IVORY-B

MIDDLE UNIT 4 BEDROOMS



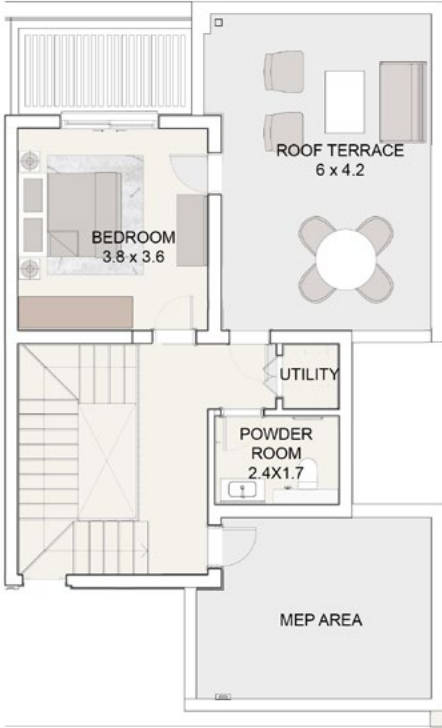
GROUND FLOOR

4	3	2	1
CM	* MM	M	C



FIRST FLOOR

GROUND FLOOR AREA	85 SQM
FIRST FLOOR AREA	91 SQM
PENTHOUSE AREA	46 SQM
COVERED TERRACE AREA	16 SQM
UNCOVERED TERRACE AREA	37 SQM
PORCH AREA	5 SQM
TOTAL GROSS AREA	280 SQM



PENTHOUSE

NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	3
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1

* THIS UNIT IS THE MIRROR OF THE ABOVE PLAN

SPECIFICATIONS & FACILITIES

ALL VILLAS & TOWNHOMES

1. LIVING & DINING AREA	5. BEDROOMS
<ul style="list-style-type: none">Floors Engineered WoodWalls Paint (white)Ceiling Paint (white)	<ul style="list-style-type: none">Floors HDF FlooringWalls Paint (white)Ceiling Paint (white)
2. KITCHEN	6. POWDER ROOM & BATHROOMS
<ul style="list-style-type: none">Floors PorcelainWalls Paint (white)Ceiling Paint (white)	<ul style="list-style-type: none">Floors PorcelainWalls Porcelain with PaintCeiling Paint (white)
3. DOORS	7. SAINTARY WARE
<ul style="list-style-type: none">Entrance Wood work	<ul style="list-style-type: none">Local sanitary fixtures & chrome mixers
4. ENTRANCE, STAIRCASE & INTERNAL CORRIDOR	8. KITCHEN CABINETS / KITCHENETTE
<ul style="list-style-type: none">Floors Marble	<ul style="list-style-type: none">Not Included – Provision only

9. TERRACES	13. APPLIANCES & PANTRY (IF ANY)
<ul style="list-style-type: none">Floors PorcelainWalls Paint (white)Ceiling Paint (white)	<ul style="list-style-type: none">Not Included – Provision only
10. UTILITY ROOMS	14. EXTERNAL SHUTTERS
<ul style="list-style-type: none">Floors Local Ceramic TilesWalls Local ceramic tiles and paintCeiling Paint	<ul style="list-style-type: none">Not Included
11. AIR CONDITIONING UNITS	15. WIC & WARDROBES
<ul style="list-style-type: none">Not Included – Provision only	<ul style="list-style-type: none">Not Included
12. Water Heaters	
<ul style="list-style-type: none">Not Included – Provision only	

All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalents will then be installed instead.

- Kitchens, pantries and wardrobes are not included
- Instant water heaters are not allowed, provisions are for conventional water heaters. The design is based on conventional EWH type with an electrical load of max 2 KW.
- Air conditions are not included. Provisions are for split type.
- Gardens are delivered without plantation and irrigation.

EMAAR
MISR