



BELLE VIE
NEW ZAYED

BLOSSOMS

VILLAS & TOWNHOMES

EMAAR

MISR



BELLE VIE *MILESTONES*

Belle Vie is thoughtfully designed to create a joie de vivre experience. A 500-acre destination where lush landscapes and elegant homes come together through refined architecture.

OPENING DATE

2026

BELLE VIE
Club

DELIVERY DATE

2026

UNIT
HANDOVER

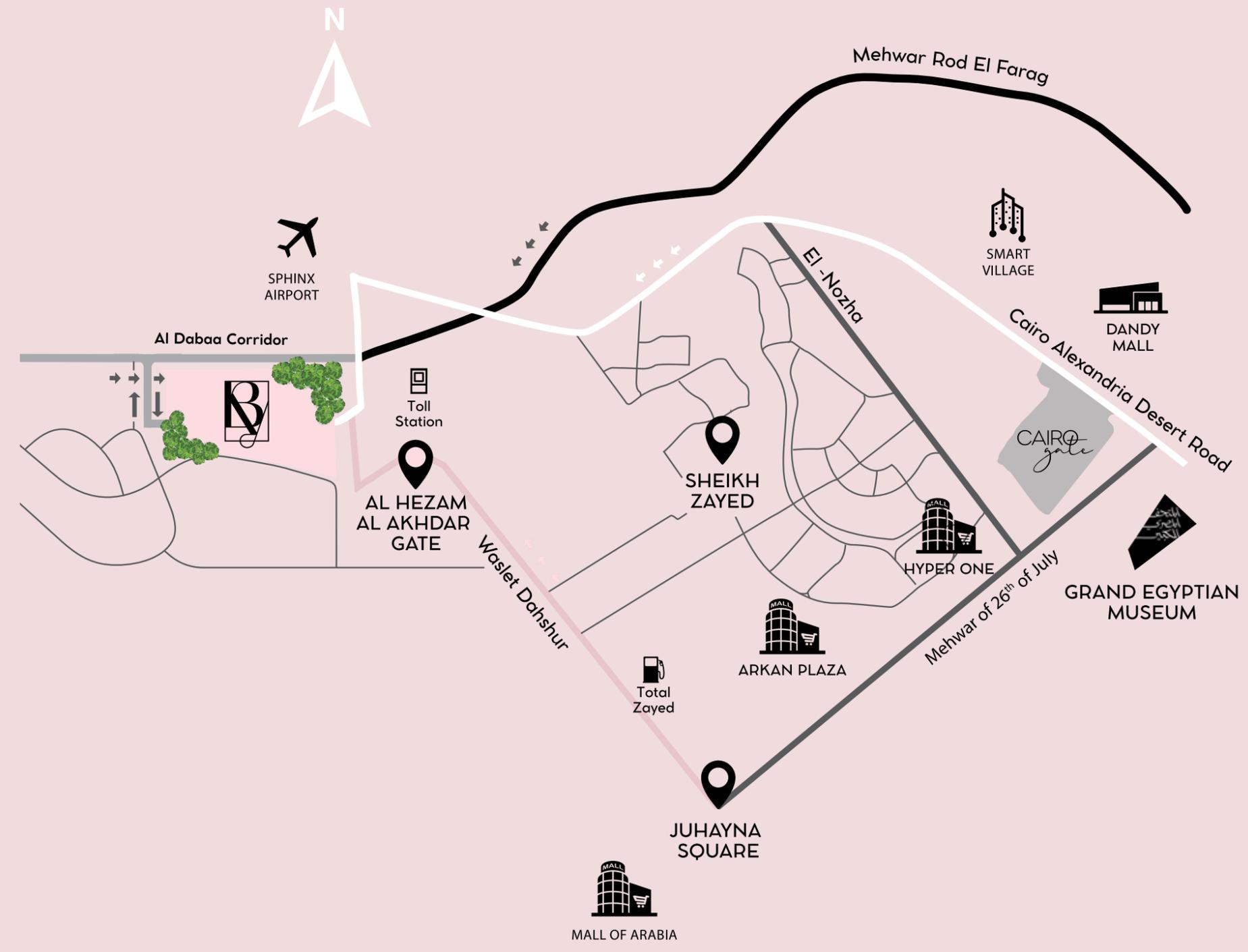
OPENING DATE

2027



PERFECTLY LOCATED IN THE WEST OF CAIRO

- 
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
- 
SMART VILLAGE
5 mins



SERENITY
BY THE *LAKE*

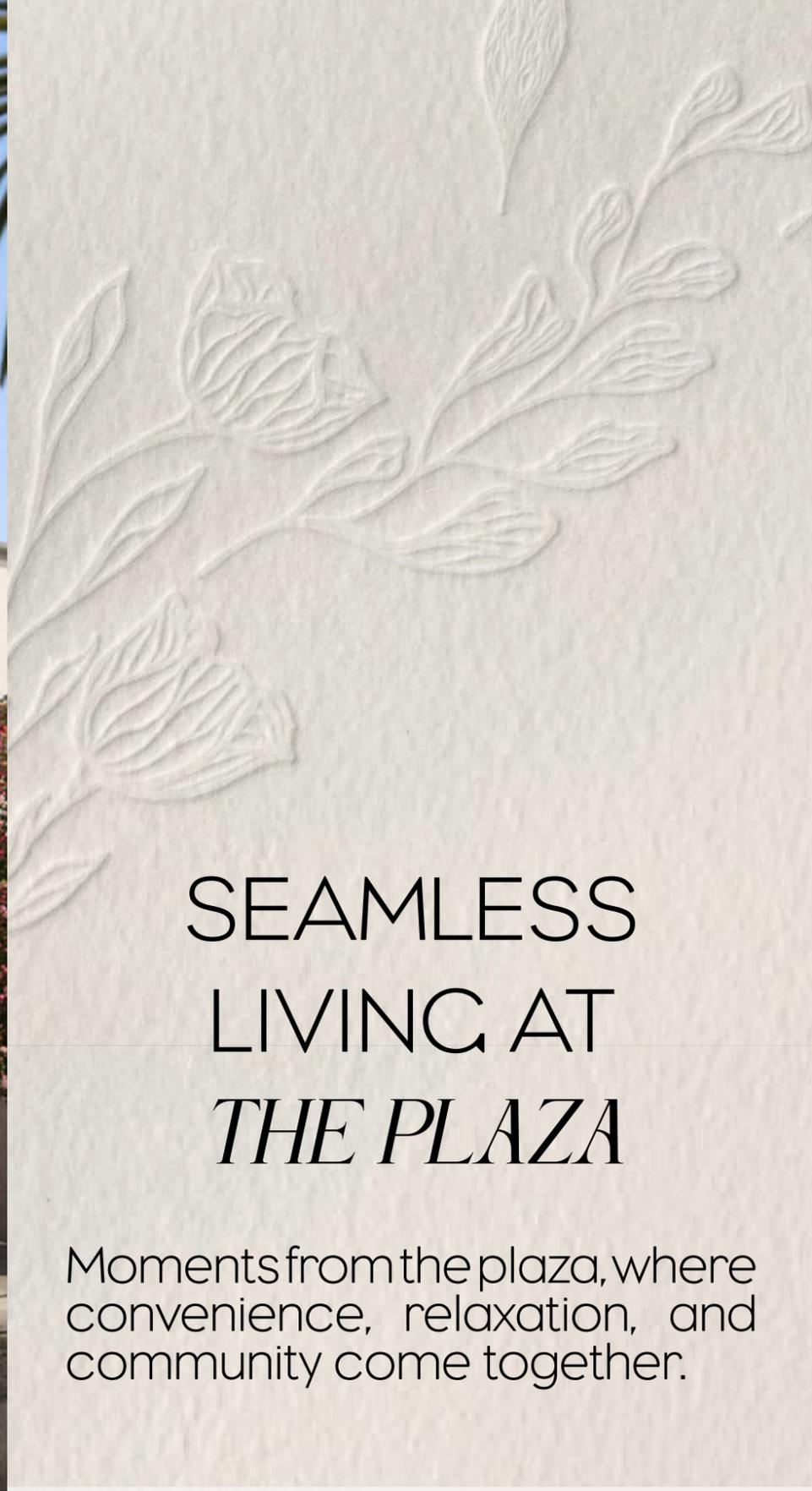
A Stroll by The Lake, where open spaces and lush landscapes create a serene escape.



STROLLS BY THE *VALLEY*

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





SEAMLESS
LIVING AT
THE PLAZA

Moments from the plaza, where
convenience, relaxation, and
community come together.

BELLE VIE *BOULEVARD*

Belle Vie Boulevard spells you with its various activities, from high-end retail, dining, and entertainment experiences to the convenient office spaces.



THE RESIDENCE *CLUBHOUSE*

An exclusive, modern retreat
where luxury, community, and
refined living come together.



SERENITY BY THE *BEACH*

A heaven where you can swim and enjoy the sun while your little ones rejoice in fun activities.





WORLD CLASS *EDUCATION*



With over 30 years in Cairo, AIS-West relocates to Belle Vie, bringing world-class education and a legacy of excellence.

UNMATCHED ENERGY

BELLE VIE Club

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.





BLOSSOMS

VILLAS & TOWNHOMES

Blossoms Villas & Townhomes provide amazing views, calm, comfortable homes with breathtaking panoramas to call your own. It is a remarkable location due to the numerous green surroundings, neighboring streams, and tranquil atmosphere.









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*

GRAND A

2 En-suite + 5 Bedrooms
Total Cross Area 401 SQM



GRAND A

2 En-suite + 5 Bedrooms | Total Cross Area 401 SQM



GROUND FLOOR AREA	126 SQM
FIRST FLOOR AREA	128 SQM
PENTHOUSE AREA	68 SQM
COVERED TERRACE AREA	21 SQM
UNCOVERED TERRACE AREA	49 SQM
PORCH AREA	9 SQM

TOTAL GROSS AREA 401 SQM

NUMBER OF BEDROOMS	7
NUMBER OF BATHROOMS	5
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENT HOUSE LEVEL

DISCLAIMER

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GRAND A-M

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



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ELITE A

3 En-suite + 2 Bedrooms
Total Gross Area 309 SQM



ELITE A

3 En-suite + 2 Bedrooms | Total Cross Area 309 SQM



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	5
NUMBER OF BATHROOMS	4
POWDER ROOM	1
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENT HOUSE LEVEL

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TOTAL GROSS AREA 309 SQM

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENT HOUSE LEVEL

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PRIME *B*

4 Bedrooms
Total Cross Area 303 SQM



PRIME B

4 Bedrooms | Total Gross Area 303 SQM



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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENT HOUSE LEVEL

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PRIME *B-M*

4 Bedrooms | Total Cross Area 303 SQM



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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENT HOUSE LEVEL

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ICON A

3 Bedrooms
Total Cross Area 286 SQM



ICON A

3 Bedrooms | Total Cross Area 286 SQM



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



PENT HOUSE LEVEL

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PORCH AREA	3 SQM

TOTAL GROSS AREA 286 SQM

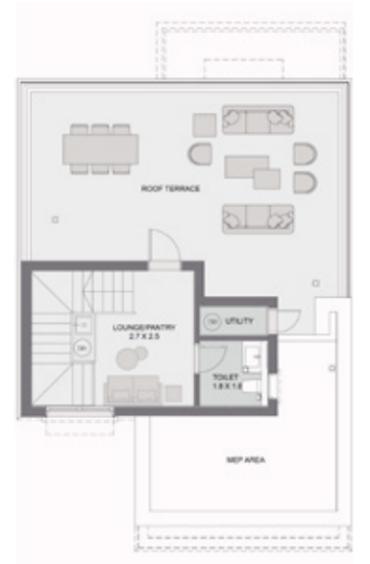
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	2
MAID'S ROOM WITH BATHROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENT HOUSE LEVEL

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OAK A

CORNER UNIT
TOTAL GROSS AREA
206 SQM

MIDDLE UNIT
TOTAL GROSS AREA
202 SQM



OAK A

Corner Unit | 3 Bedrooms + Open Family Living
Total Cross Area 206 SQM



GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	96 SQM
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	8 SQM

TOTAL GROSS AREA 206 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 Spaces
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1
FAMILY ROOM	1

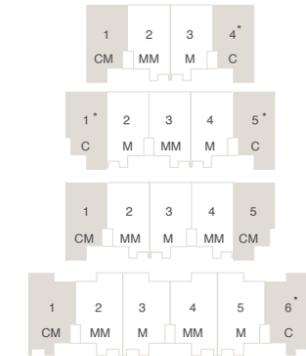


GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

KEY PLAN TYPE A CORNER



* This Unit Is The Mirror Of The Above Plan.

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OAK A

Middle Unit | 3 Bedrooms + Open Family Living
Total Gross Area 202 SQM



GROUND FLOOR AREA	86 SQM
FIRST FLOOR AREA	94 SQM
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	8 SQM

TOTAL GROSS AREA 202 SQM

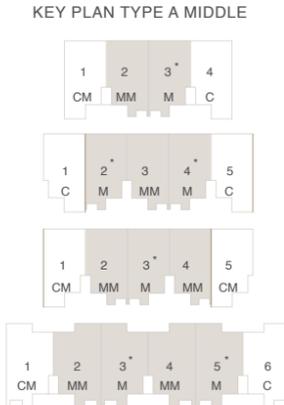
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	1 Space
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1
FAMILY ROOM	1



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



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OAK *B*

CORNER UNIT
TOTAL GROSS AREA
204 SQM

MIDDLE UNIT
TOTAL GROSS AREA
200 SQM



OAK B

Corner Unit | 3 Bedrooms + Open Family Living
Total Cross Area 204 SQM



GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	96 SQM
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	8 SQM

TOTAL GROSS AREA 206 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	2 Spaces
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1
FAMILY ROOM	1

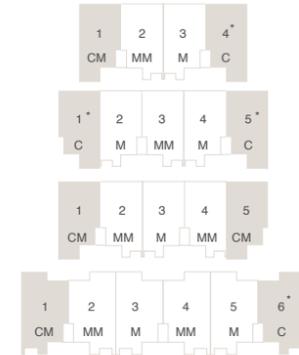


GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

KEY PLAN TYPE A CORNER



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OAK B

Middle Unit | 3 Bedrooms + Open Family Living
Total Cross Area 200 SQM



GROUND FLOOR AREA	86 SQM
FIRST FLOOR AREA	94 SQM
COVERED TERRACE AREA	5 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	9 SQM

TOTAL GROSS AREA 200 SQM

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOM	1
CARPORT	1 Space
MAID'S ROOM WITH BATHROOM	1
PORCH AREA	1
FAMILY ROOM	1

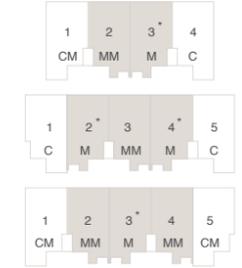


GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

KEY PLAN TYPE A CORNER



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SPECIFICATIONS & *FACILITIES*

I. LIVING & DINING AREA ENTRANCE

Floors	Engineered Wood
Walls	Paint (White)
Ceiling	Paint (White)

2. KITCHEN

Floors	Local Porcelain
Walls	Paint (White)
Ceiling	Paint (White)

3. INTERNAL DOORS

Lacquered

4. EXTERNAL DOORS

Massive Wood

5. BEDROOMS

Floors	HDF Flooring
Walls	Paint (White)
Ceiling	Paint (White)

6. BATHROOMS

Powder Room	Marble
Master Bathroom	Porcelain
Secondary Bathroom	Local Porcelain

7. KITCHEN CABINETS / KITCHENETTE

Not Included - Provisions only

8. BALCONIES

Floors	Local Porcelain
Walls	Paint (White)
Ceiling	Paint (White)

9. UTILITY ROOMS

Floors	Porcelain Tiles
Walls	Porcelain Tiles & Paint
Ceiling	Paint

10. AIR CONDITIONING UNITS

Not Included - Provisions only

11. WATER HEATERS

Not Included - Provisions only

12. STAIRCASE & CORRIDORS

Marble

13. SHUTTERS

Provisions 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 SALES CENTERS

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.

Cairo Gate: Cairo - Alexandria Desert Rd, in front of Dandy Mall.

Marassi: Marassi Marina, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh.

www.emaarmisr.com



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