



BELLE VIE
NEW ZAYED

WATERFRONT

— RESIDENCES —

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

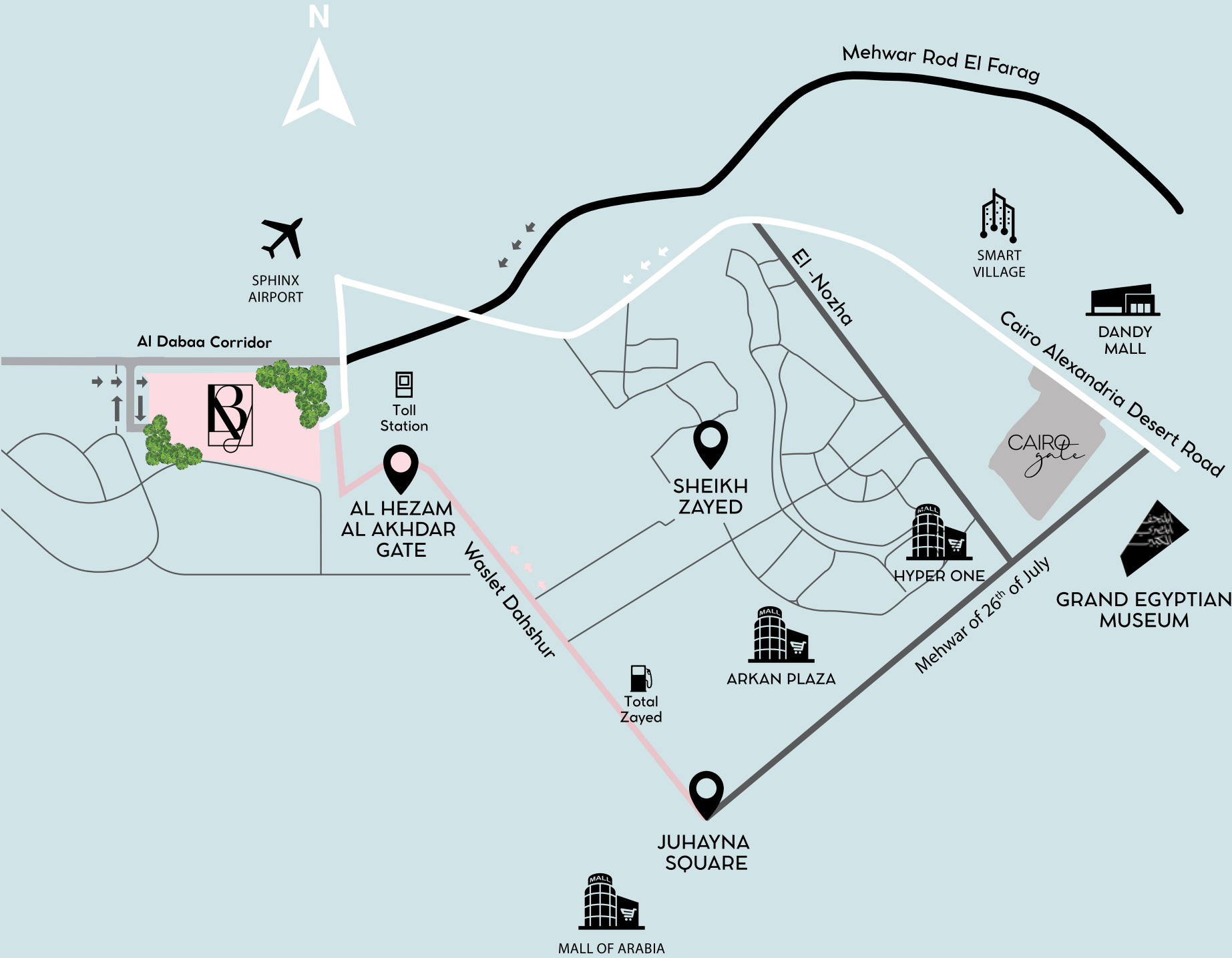
OPENING DATE

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





THE ENCHANTED *VALLEY*

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

INTERNATIONAL SCHOOL *IN REACH*

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



**AMERICAN
INTERNATIONAL
SCHOOL IN EGYPT**

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.



TALENTS *UNLEASHED*

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





THE PLAZA *CONVENIENCE*

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

WATERFRONT

— RESIDENCES —















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*

RESIDENCE A

4 - Storey Building
BUILDING 4, 7 & 8





2BR UNIT 1

GROUND FLOOR



CROSS AREA	109 M2	ENSUITE BEDROOM	1
TERRACES AREA	8 M2	BEDROOM	1
TOTAL CROSS AREA	117 M2	BATHROOMS	2

DISCLAIMER
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2BR UNIT 1

TYPICAL FLOOR

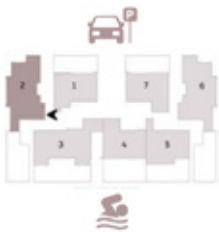


CROSS AREA	107 M2	ENSUITE BEDROOM	1
TERRACES AREA	9 M2	BEDROOM	1
TOTAL CROSS AREA	116 M2	BATHROOMS	2

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3BR UNIT 2

GROUND FLOOR

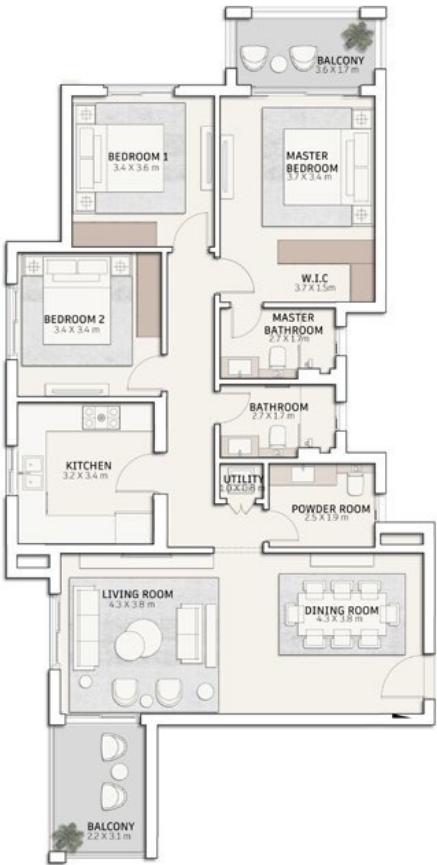


CROSS AREA	158 M2	ENSUITE BEDROOM	1
TERRACES AREA	15 M2	BEDROOMS	2
TOTAL CROSS AREA	173 M2	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 2

TYPICAL FLOOR



CROSS AREA	158 M2	ENSUITE BEDROOM	1
TERRACES AREA	15 M2	BEDROOMS	2
TOTAL CROSS AREA	173 M2	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 3

GROUND FLOOR

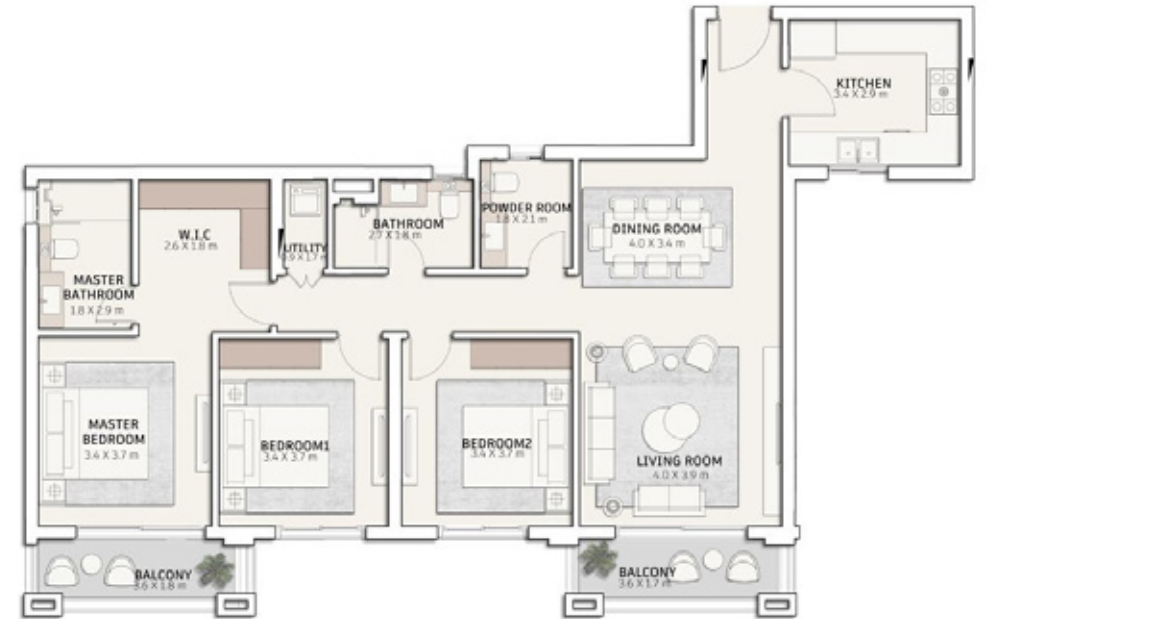


CROSS AREA	158 M2	ENSUITE BEDROOM	1
TERRACES AREA	13 M2	BEDROOMS	2
TOTAL CROSS AREA	171 M2	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 3

TYPICAL FLOOR



CROSS AREA	159 M2	ENSUITE BEDROOM	1
TERRACES AREA	13 M2	BEDROOMS	2
TOTAL CROSS AREA	172 M2	BATHROOMS	2
		POWDER ROOM	1

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2BR UNIT 4

GROUND FLOOR

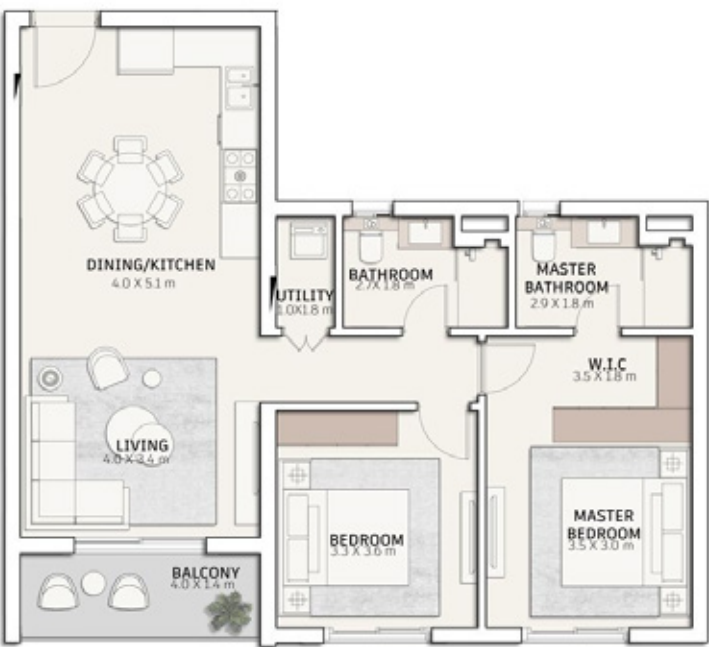


CROSS AREA	III M2	ENSUITE BEDROOM	I
TERRACES AREA	6 M2	BEDROOM	I
TOTAL CROSS AREA	II7 M2	BATHROOMS	2

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2BR UNIT 4

TYPICAL FLOOR



CROSS AREA	III M2	ENSUITE BEDROOM	I
TERRACES AREA	7 M2	BEDROOM	I
TOTAL CROSS AREA	II8 M2	BATHROOMS	2

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2BR UNIT 5

GROUND FLOOR

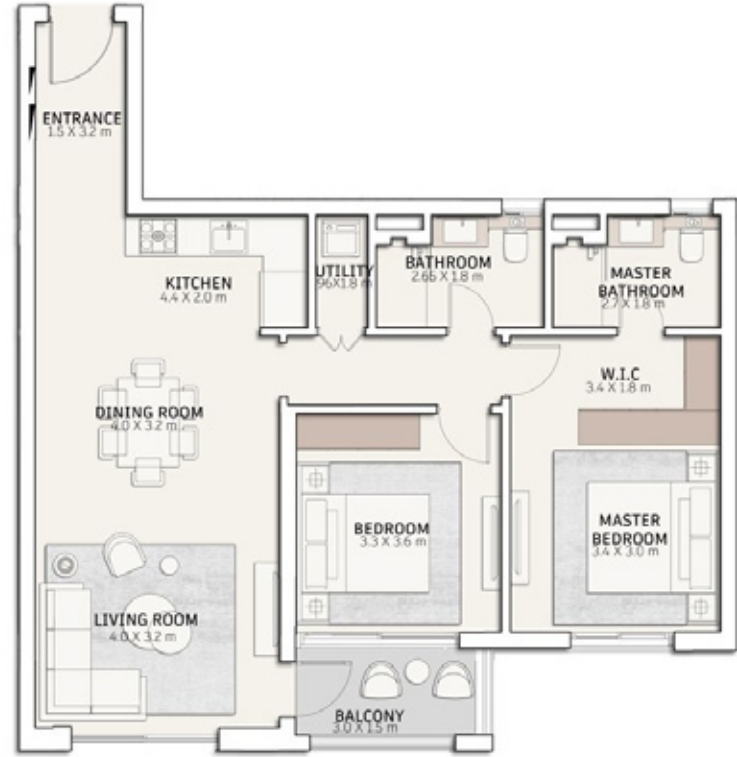


CROSS AREA	118 M2	ENSUITE BEDROOM	1
TERRACES AREA	5 M2	BEDROOM	1
TOTAL CROSS AREA	123 M2	BATHROOMS	2

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2BR UNIT 5

TYPICAL FLOOR

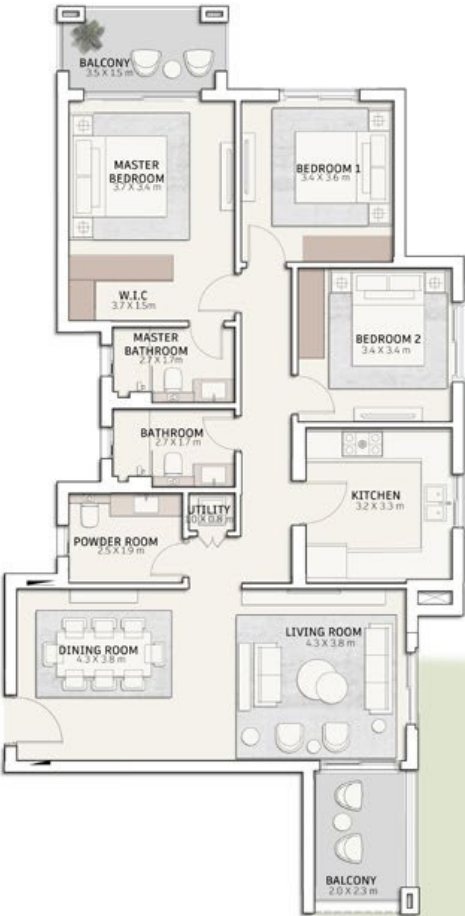


CROSS AREA	119 M2	ENSUITE BEDROOM	1
TERRACES AREA	5 M2	BEDROOM	1
TOTAL CROSS AREA	124 M2	BATHROOMS	2

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3BR UNIT 6

GROUND FLOOR

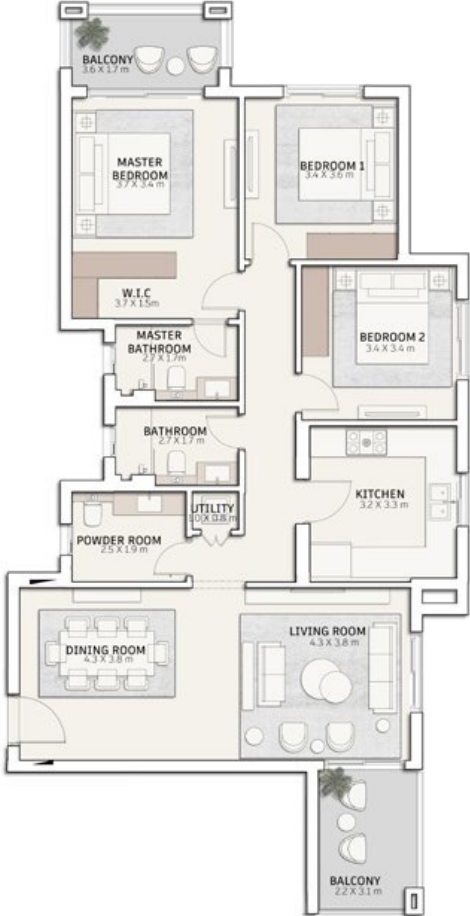


CROSS AREA	157 M2	ENSUITE BEDROOM	1
TERRACES AREA	15 M2	BEDROOMS	2
TOTAL CROSS AREA	172 M2	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 6

TYPICAL FLOOR



CROSS AREA	157 M2	ENSUITE BEDROOM	1
TERRACES AREA	15 M2	BEDROOMS	2
TOTAL CROSS AREA	172 M2	BATHROOMS	2
		POWDER ROOM	1

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2BR UNIT 7

GROUND FLOOR



CROSS AREA	111 M2	ENSUITE BEDROOM	1
TERRACES AREA	9 M2	BEDROOM	1
TOTAL CROSS AREA	120 M2	BATHROOMS	2

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2BR UNIT 7

TYPICAL FLOOR



CROSS AREA	110 M2	ENSUITE BEDROOM	1
TERRACES AREA	9 M2	BEDROOM	1
TOTAL CROSS AREA	119 M2	BATHROOMS	2

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IBR UNIT 8

TYPICAL FLOOR



CROSS AREA	87 M2	BEDROOM	1
TERRACES AREA	11 M2	BATHROOM	1
TOTAL CROSS AREA	98 M2		

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RESIDENCE *B*

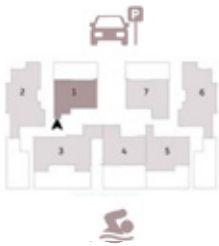
5 - Storey Building
BUILDING 1, 2 & 10





2BR UNIT I

GROUND FLOOR

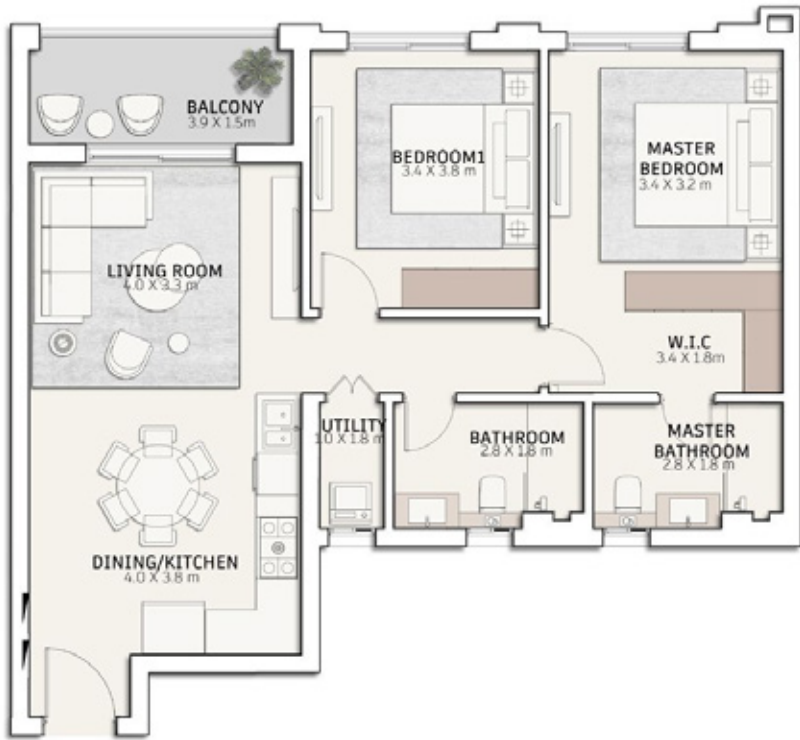


CROSS AREA	108 M2	ENSUITE BEDROOM	1
TERRACES AREA	7 M2	BEDROOM	1
TOTAL CROSS AREA	115 M2	BATHROOMS	2

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2BR UNIT I

TYPICAL FLOOR

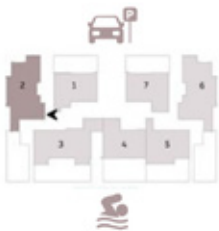


CROSS AREA	106 M2	ENSUITE BEDROOM	1
TERRACES AREA	7 M2	BEDROOM	1
TOTAL CROSS AREA	113 M2	BATHROOMS	2

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3BR UNIT 2

GROUND FLOOR

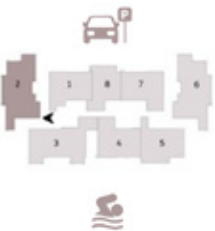
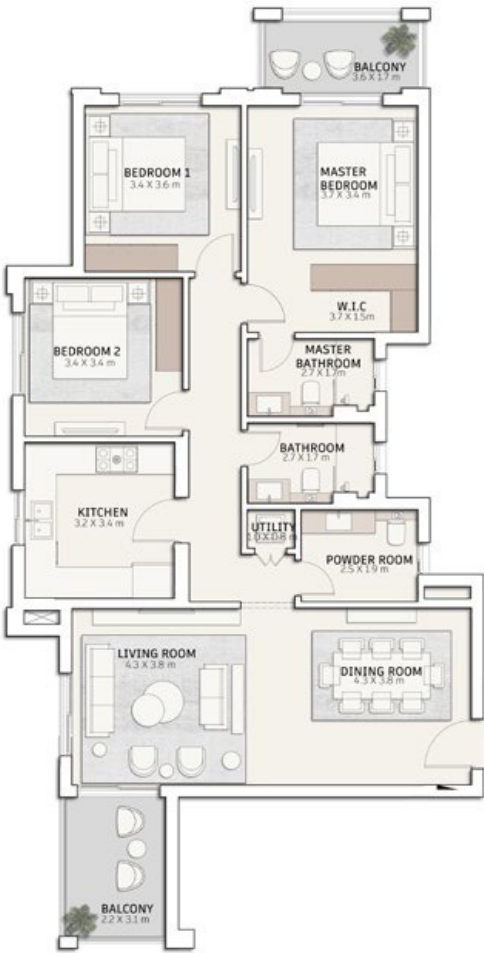


CROSS AREA	158 M2	ENSUITE BEDROOM	1
TERRACES AREA	15 M2	BEDROOMS	2
TOTAL CROSS AREA	173 M2	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 2

TYPICAL FLOOR



CROSS AREA	157 M2	ENSUITE BEDROOM	1
TERRACES AREA	15 M2	BEDROOMS	2
TOTAL CROSS AREA	172 M2	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 3

GROUND FLOOR

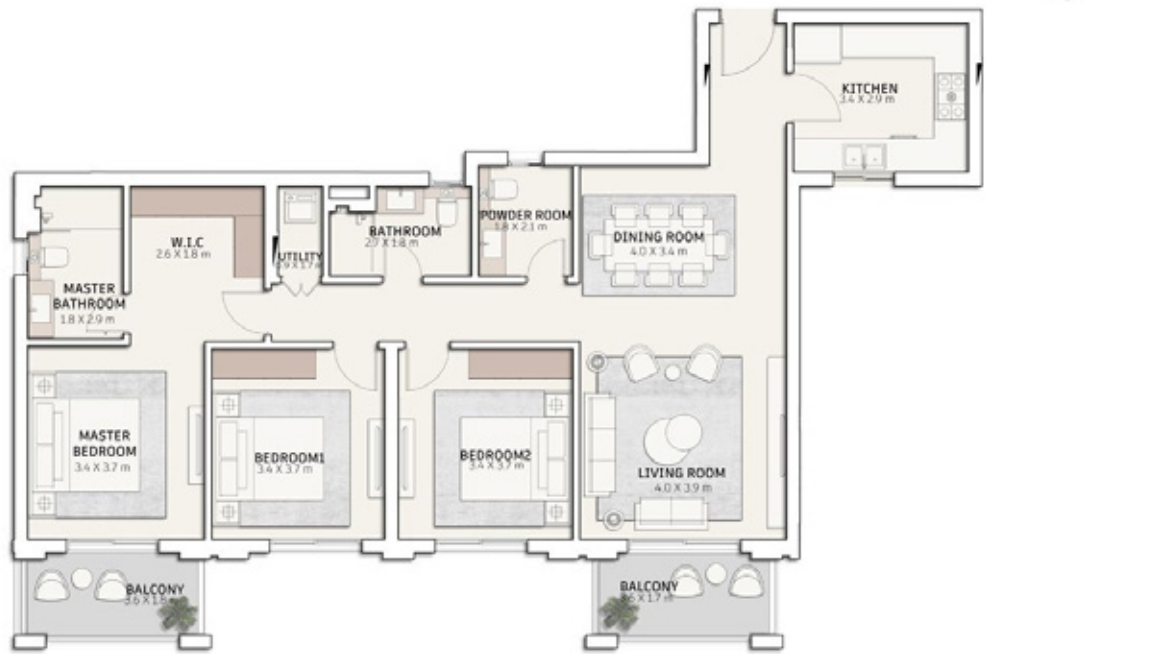


CROSS AREA	157 M2	ENSUITE BEDROOM	1
TERRACES AREA	14 M2	BEDROOMS	2
TOTAL CROSS AREA	171 M2	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 3

TYPICAL FLOOR

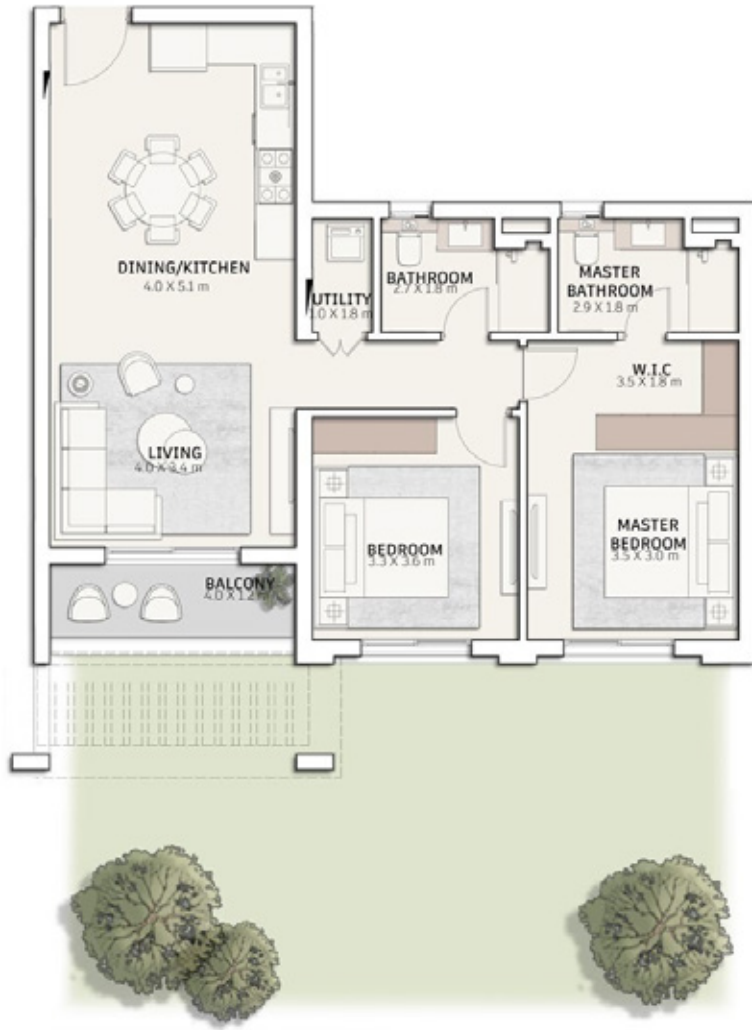


CROSS AREA	157 M2	ENSUITE BEDROOM	1
TERRACES AREA	14 M2	BEDROOMS	2
TOTAL CROSS AREA	171 M2	BATHROOMS	2
		POWDER ROOM	1

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2BR UNIT 4

GROUND FLOOR



CROSS AREA	110 M2	ENSUITE BEDROOM	1
TERRACES AREA	7 M2	BEDROOM	1
TOTAL CROSS AREA	117 M2	BATHROOMS	2

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2BR UNIT 4

TYPICAL FLOOR

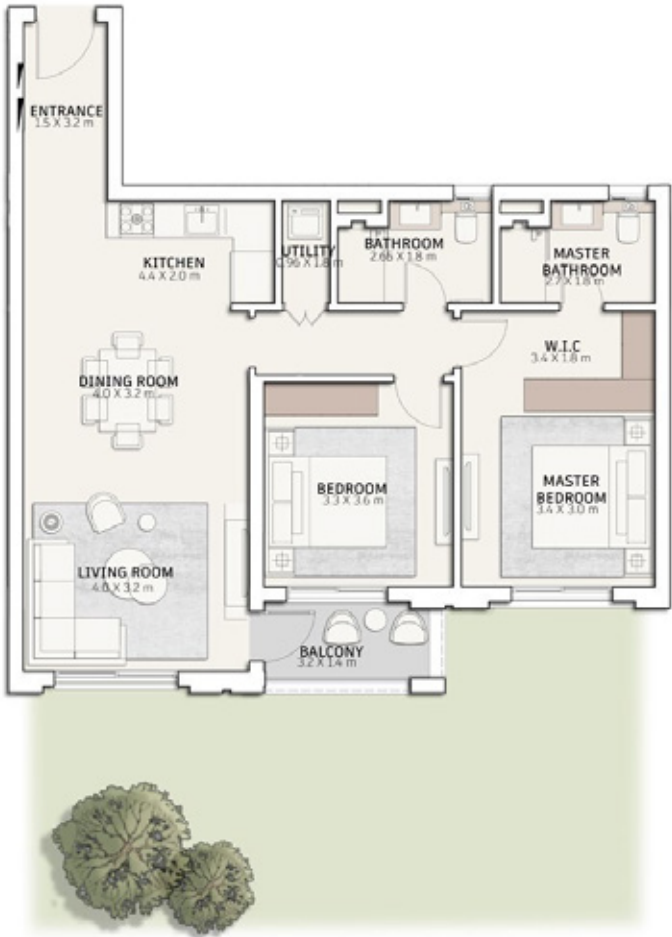


CROSS AREA	110 M2	ENSUITE BEDROOM	1
TERRACES AREA	7 M2	BEDROOM	1
TOTAL CROSS AREA	117 M2	BATHROOMS	2

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2BR UNIT 5

GROUND FLOOR

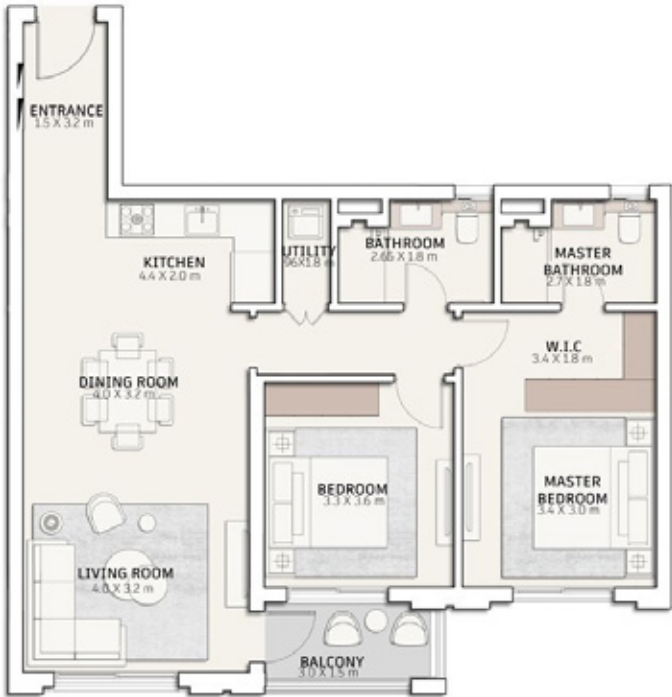


CROSS AREA	118 M2	ENSUITE BEDROOM	1
TERRACES AREA	5 M2	BEDROOM	1
TOTAL CROSS AREA	123 M2	BATHROOMS	2

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TYPICAL FLOOR

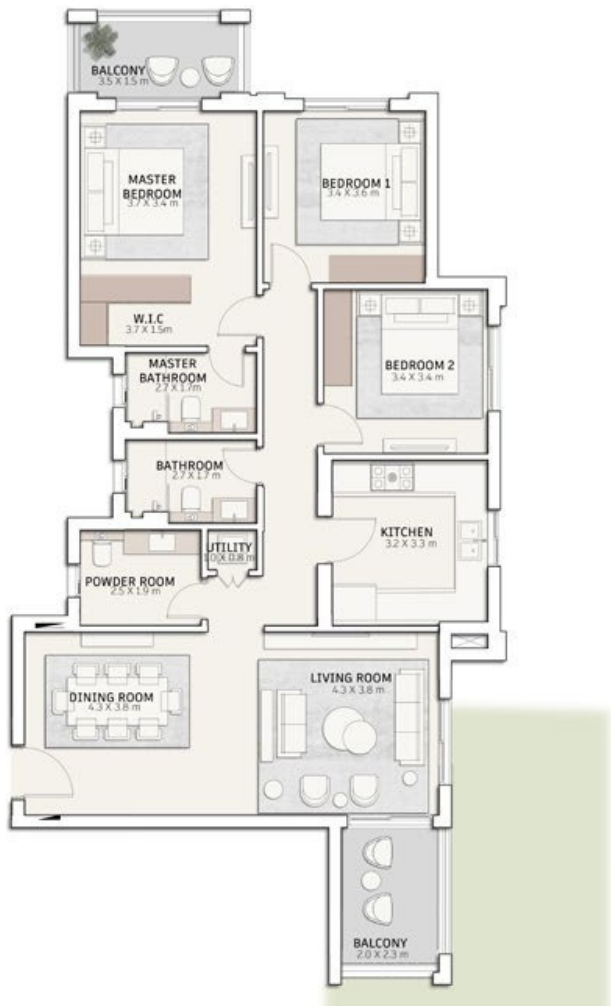


CROSS AREA	118 M2	ENSUITE BEDROOM	1
TERRACES AREA	5 M2	BEDROOM	1
TOTAL CROSS AREA	123 M2	BATHROOMS	2

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3BR UNIT 6

GROUND FLOOR

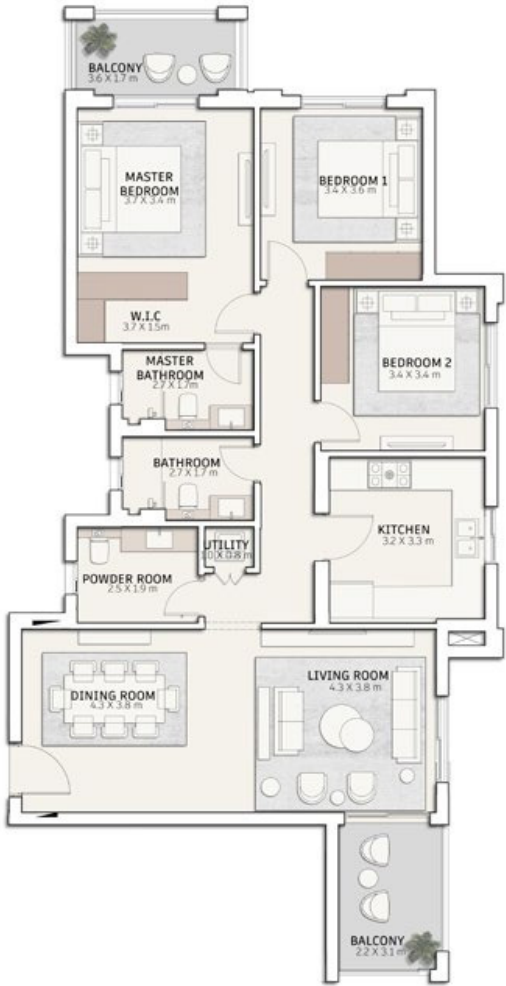


CROSS AREA	157 M2	ENSUITE BEDROOM	1
TERRACES AREA	15 M2	BEDROOMS	2
TOTAL CROSS AREA	172 M2	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 6

TYPICAL FLOOR



CROSS AREA	157 M2	ENSUITE BEDROOM	1
TERRACES AREA	15 M2	BEDROOMS	2
TOTAL CROSS AREA	172 M2	BATHROOMS	2
		POWDER ROOM	1

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2BR UNIT 7

GROUND FLOOR



CROSS AREA	III M2	ENSUITE BEDROOM	I
TERRACES AREA	7 M2	BEDROOM	I
TOTAL CROSS AREA	II8 M2	BATHROOMS	2

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2BR UNIT 7

TYPICAL FLOOR



CROSS AREA	II0 M2	ENSUITE BEDROOM	I
TERRACES AREA	7 M2	BEDROOM	I
TOTAL CROSS AREA	II7 M2	BATHROOMS	2

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IBR UNIT 8

TYPICAL FLOOR



CROSS AREA	86 M2	BEDROOM	1
TERRACES AREA	12 M2	BATHROOM	1
TOTAL CROSS AREA	98 M2		

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RESIDENCE *C*

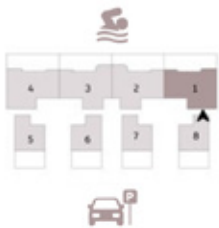
5 - Storey Building
BUILDING 3, 5, 6 & 9





3BR UNIT 1

GROUND FLOOR

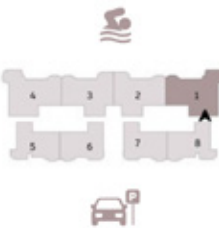


CROSS AREA	171 M2	ENSUITE BEDROOM	1
TERRACES AREA	3 M2	BEDROOMS	2 + Maid
TOTAL CROSS AREA	174 M2	BATHROOMS	2 + Powder

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3BR UNIT 1

TYPICAL FLOOR



CROSS AREA	171 M2	ENSUITE BEDROOM	1
TERRACES AREA	13 M2	BEDROOMS	2 + Maid
TOTAL CROSS AREA	184 M2	BATHROOMS	2 + Powder

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3BR UNIT 2

GROUND FLOOR

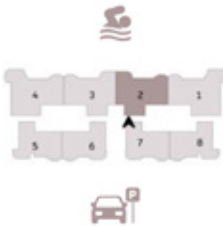
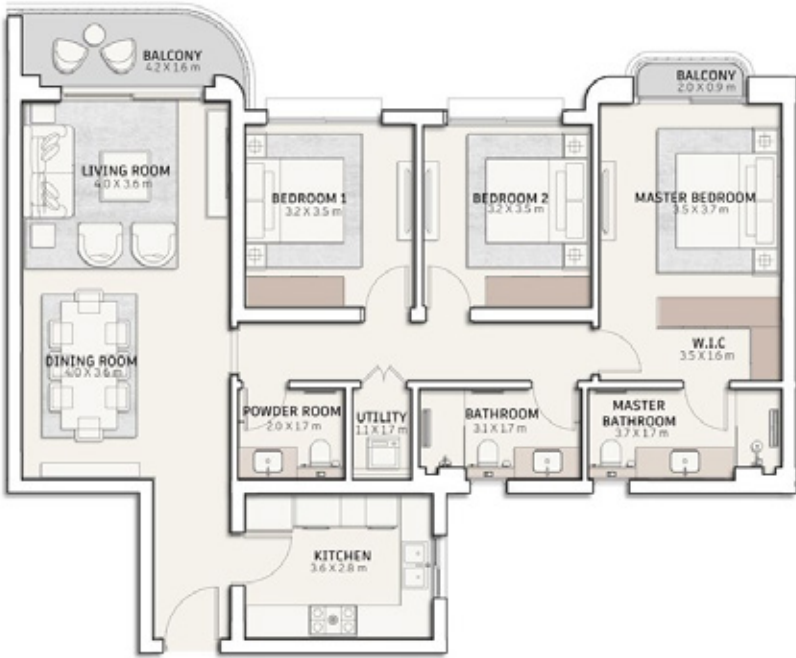


CROSS AREA	158 M2	ENSUITE BEDROOM	1
TERRACES AREA	4 M2	BEDROOMS	2
TOTAL CROSS AREA	162 M2	BATHROOMS	2 + Powder

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3BR UNIT 2

TYPICAL FLOOR



CROSS AREA	158 M2	ENSUITE BEDROOM	1
TERRACES AREA	8 M2	BEDROOMS	2
TOTAL CROSS AREA	166 M2	BATHROOMS	2 + Powder

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3BR UNIT 3

GROUND FLOOR

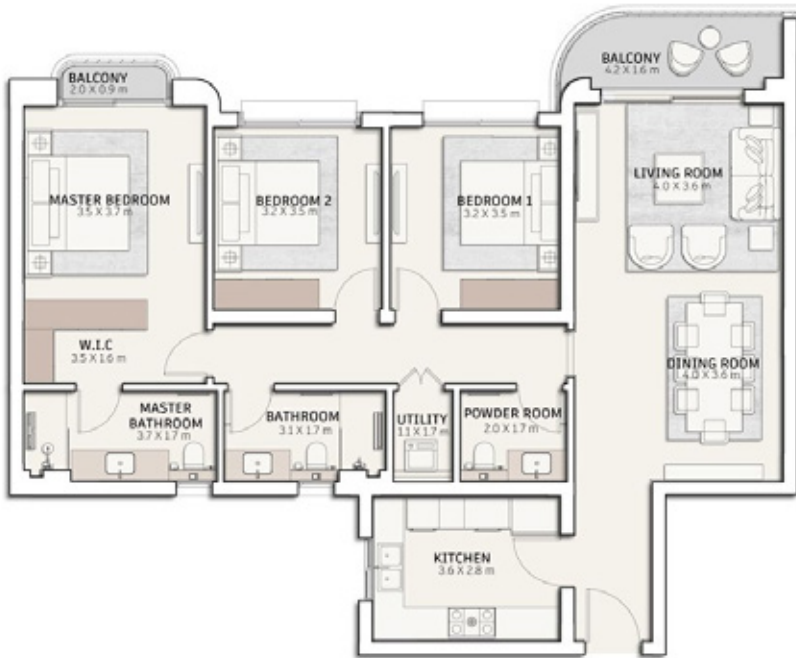


CROSS AREA	158 M2	ENSUITE BEDROOM	1
TERRACES AREA	4 M2	BEDROOMS	2
TOTAL CROSS AREA	162 M2	BATHROOMS	2 + Powder

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3BR UNIT 3

TYPICAL FLOOR



CROSS AREA	158 M2	ENSUITE BEDROOM	1
TERRACES AREA	8 M2	BEDROOMS	2
TOTAL CROSS AREA	166 M2	BATHROOMS	2 + Powder

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3BR UNIT 4

GROUND FLOOR



CROSS AREA	171 M2	ENSUITE BEDROOM	1
TERRACES AREA	3 M2	BEDROOMS	2 + Maid
TOTAL CROSS AREA	174 M2	BATHROOMS	2 + Powder

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3BR UNIT 4

TYPICAL FLOOR

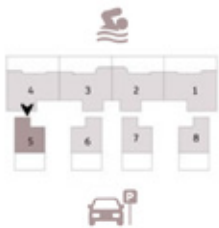


CROSS AREA	171 M2	ENSUITE BEDROOM	1
TERRACES AREA	13 M2	BEDROOMS	2 + Maid
TOTAL CROSS AREA	184 M2	BATHROOMS	2 + Powder

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IBR UNIT 5

GROUND FLOOR



CROSS AREA	77 M2	
TERRACES AREA	8 M2	BEDROOM1
TOTAL CROSS AREA	85 M2	BATHROOMS1

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2BR UNIT 5

TYPICAL FLOOR



CROSS AREA	117 M2	ENSUITE BEDROOM1
TERRACES AREA	11 M2	BEDROOM1
TOTAL CROSS AREA	128 M2	BATHROOMS1

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IBR UNIT 6

GROUND FLOOR

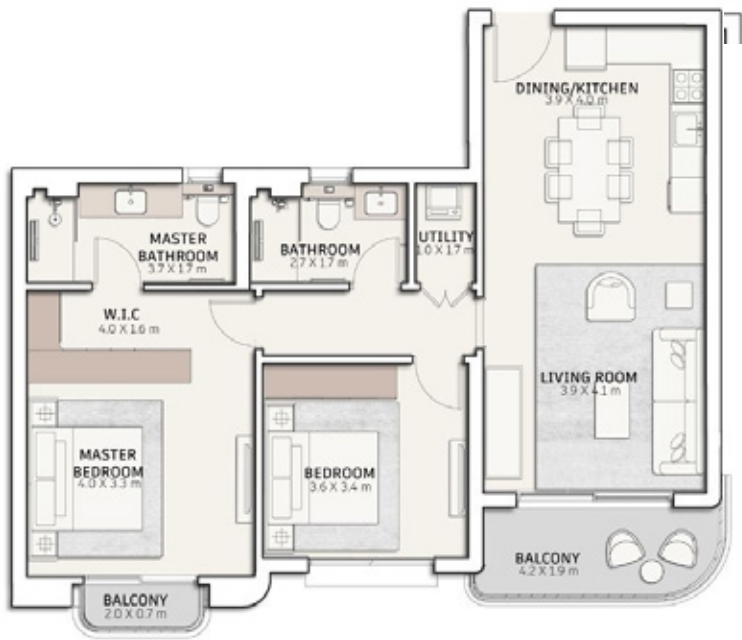


CROSS AREA	77 M2	
TERRACES AREA	8 M2	BEDROOM1
TOTAL CROSS AREA	85 M2	BATHROOMS1

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2BR UNIT 6

TYPICAL FLOOR



CROSS AREA	117 M2	ENSUITE BEDROOM1
TERRACES AREA	9 M2	BEDROOM1
TOTAL CROSS AREA	126 M2	BATHROOMS2

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IBR UNIT 7

GROUND FLOOR



CROSS AREA	77 M2		
TERRACES AREA	8 M2	BEDROOM	1
TOTAL CROSS AREA	85 M2	BATHROOMS	2

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2BR UNIT 7

TYPICAL FLOOR



CROSS AREA	117 M2	ENSUITE BEDROOM	1
TERRACES AREA	9 M2	BEDROOM	1
TOTAL CROSS AREA	126 M2	BATHROOMS	2

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IBR UNIT 8

GROUND FLOOR

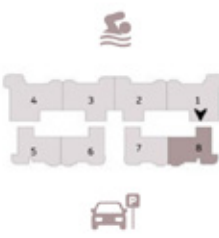


CROSS AREA	77 M2		
TERRACES AREA	8 M2	BEDROOM	1
TOTAL CROSS AREA	85 M2	BATHROOMS	1

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2BR UNIT 8

TYPICAL FLOOR



CROSS AREA	117 M2	ENSUITE BEDROOM	1
TERRACES AREA	11 M2	BEDROOM	1
TOTAL CROSS AREA	128 M2	BATHROOMS	2

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SPECIFICATIONS & *FACILITIES*

1. LIVING & DINING AREA

- Floors HDF Wood
- Walls Paint (White)
- Ceiling Paint (White)

2. KITCHEN

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

3. DOORS

- Entrance Wood Work With Veneer Finish
- Internal Door Lacquered Finish

4. POWDER ROOM & BATHROOMS

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

5. KITCHEN CABINETS / KITCHENETTE

- Not Included – Provision Only

6. UTILITY ROOMS

- Floors Local Porcelain
- Walls Local Porcelain & Paint
- Ceiling Paint

7. AIR CONDITIONING UNITS

- Not Included – Provision Only

8. WATER HEATERS

- Not Included – Provision Only

10. APPLIANCES & PANTRY (IF ANY)

- Not Included – Provision Only

11. EXTERNAL SHUTTERS

- Not Included

12. WIC & WARDROBES

- Not Included

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