



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

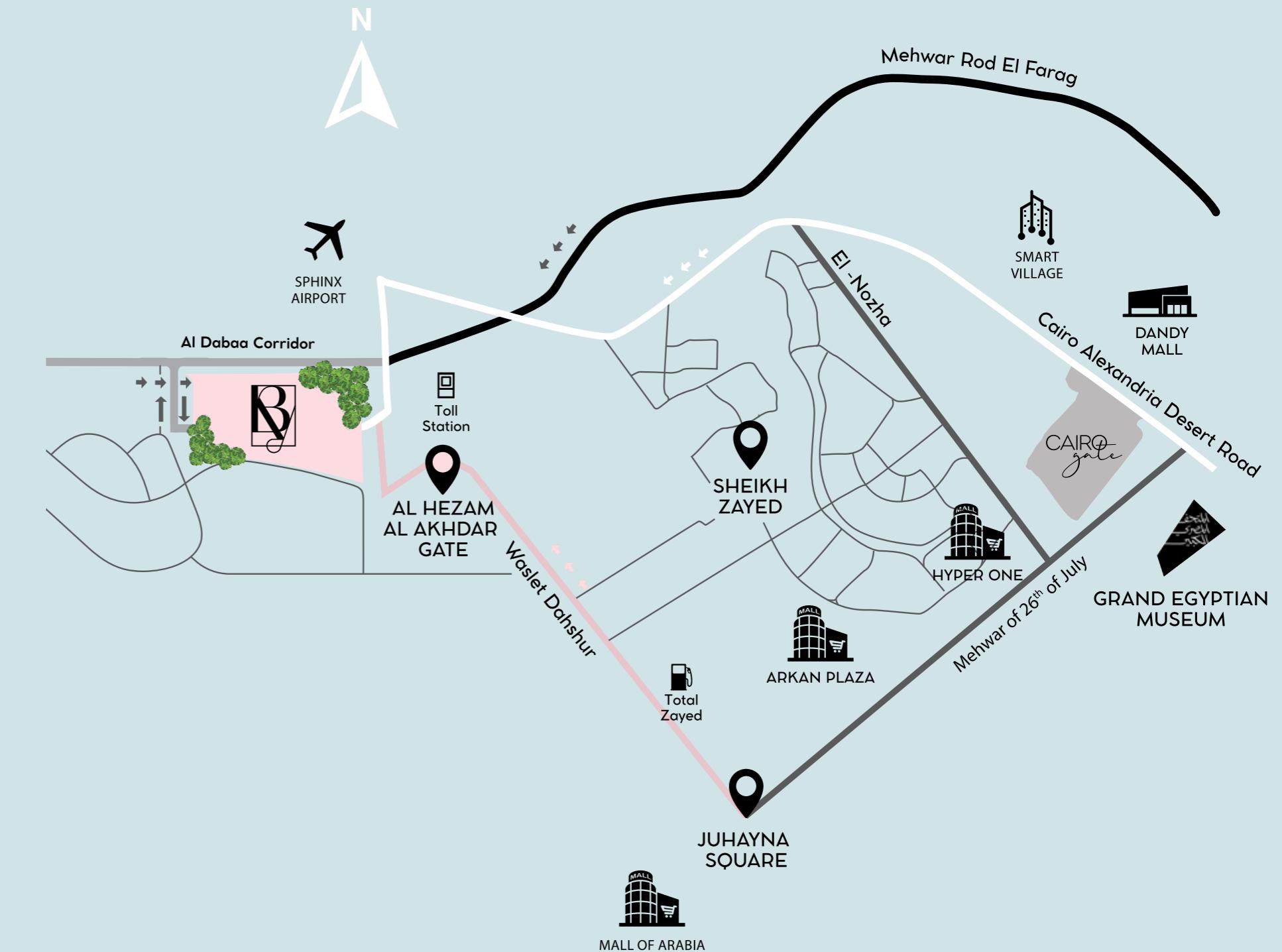
OPENING DATE

2027

 AMERICAN
INTERNATIONAL
SCHOOL IN EGYPT

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



N

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.



N

FLOOR PLANS

RESIDENCE A

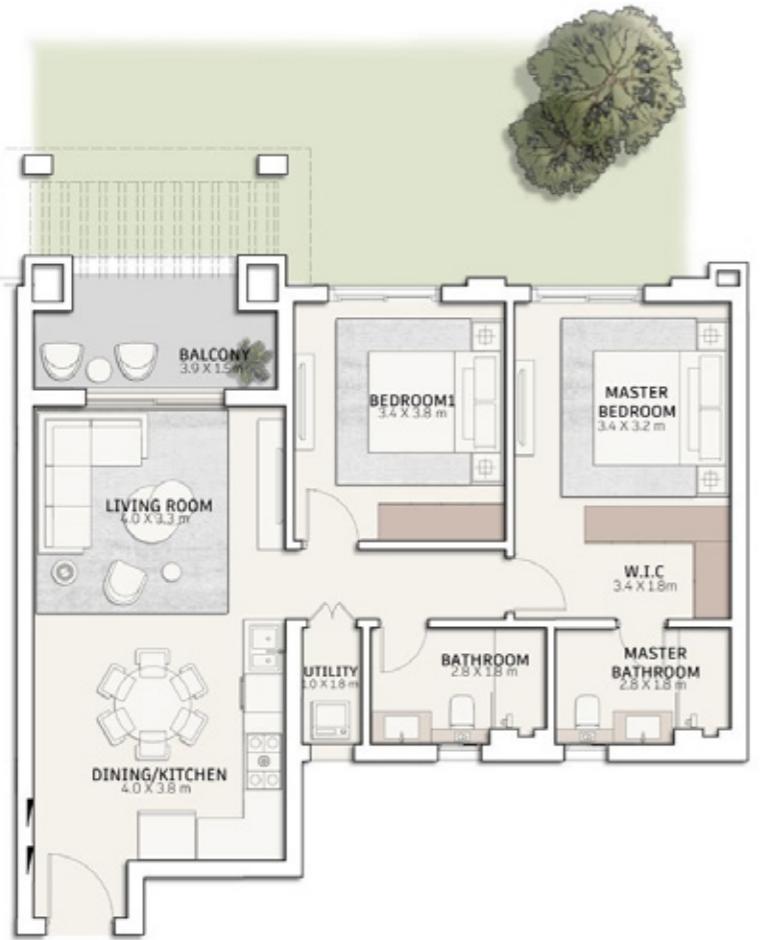
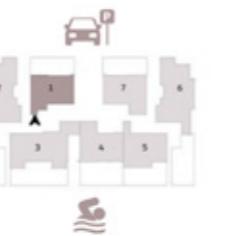
4 - Storey Building
BUILDING 4, 7 & 8





2BR UNIT I

GROUND FLOOR



CROSS AREA	109 M ²
TERRACES AREA	8 M ²
TOTAL CROSS AREA	117 M²

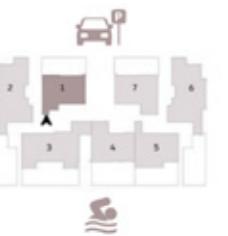
ENSUITE BEDROOM	1
BEDROOM	1
BATHROOMS	2

DISCLAIMER

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2BR UNIT I

TYPICAL FLOOR



CROSS AREA	107 M ²
TERRACES AREA	9 M ²
TOTAL CROSS AREA	116 M²

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3BR UNIT 2

GROUND FLOOR



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

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3BR UNIT 2

TYPICAL FLOOR



CROSS AREA	158 M ²	ENSUITE BEDROOM	1
TERRACES AREA	15 M ²	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

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3BR UNIT 3

TYPICAL FLOOR

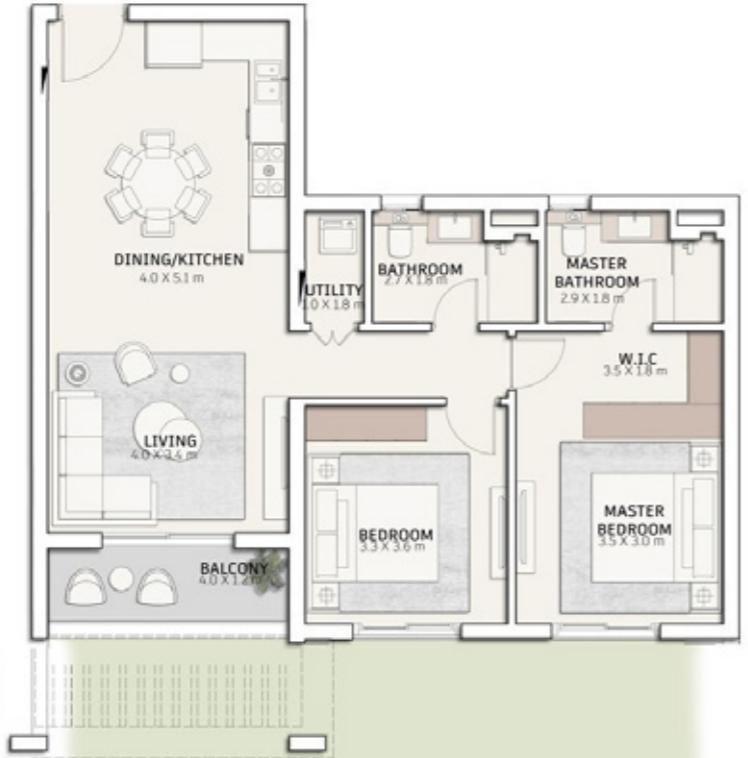


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2BR UNIT 4

GROUND FLOOR



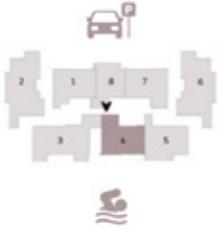
CROSS AREA	III M2	ENSUITE BEDROOM	I
TERRACES AREA	6 M2	BEDROOM	I
TOTAL CROSS AREA	II7 M2	BATHROOMS	2

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2BR UNIT 4

TYPICAL FLOOR



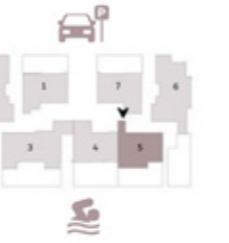
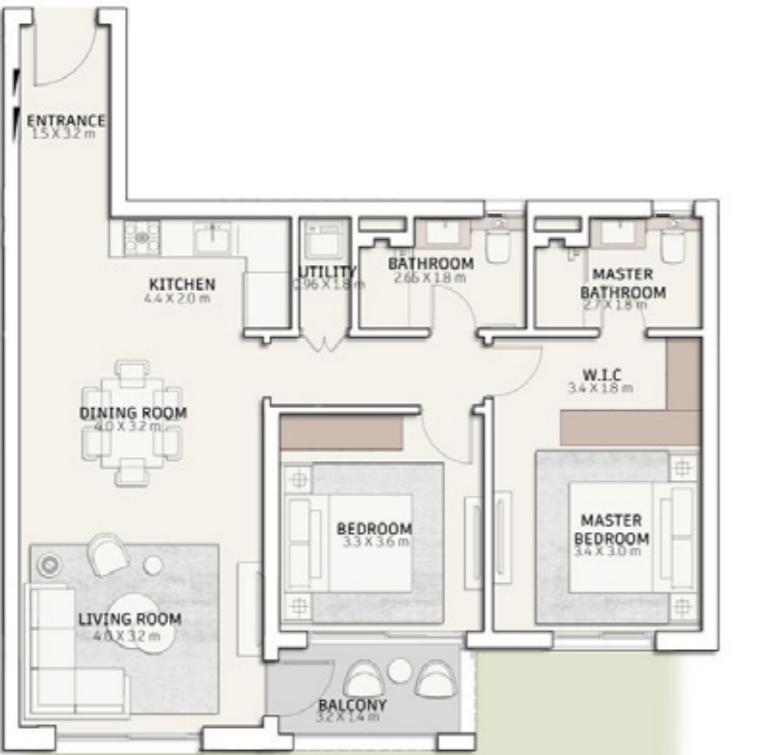
CROSS AREA	III M2	ENSUITE BEDROOM	I
TERRACES AREA	7 M2	BEDROOM	I
TOTAL CROSS AREA	II8 M2	BATHROOMS	2

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2BR UNIT 5

GROUND FLOOR



CROSS AREA

118 M²

TERRACES AREA

5 M²

TOTAL CROSS AREA

123 M²

ENSUITE BEDROOM
BEDROOM

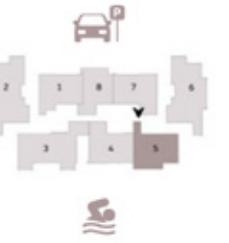
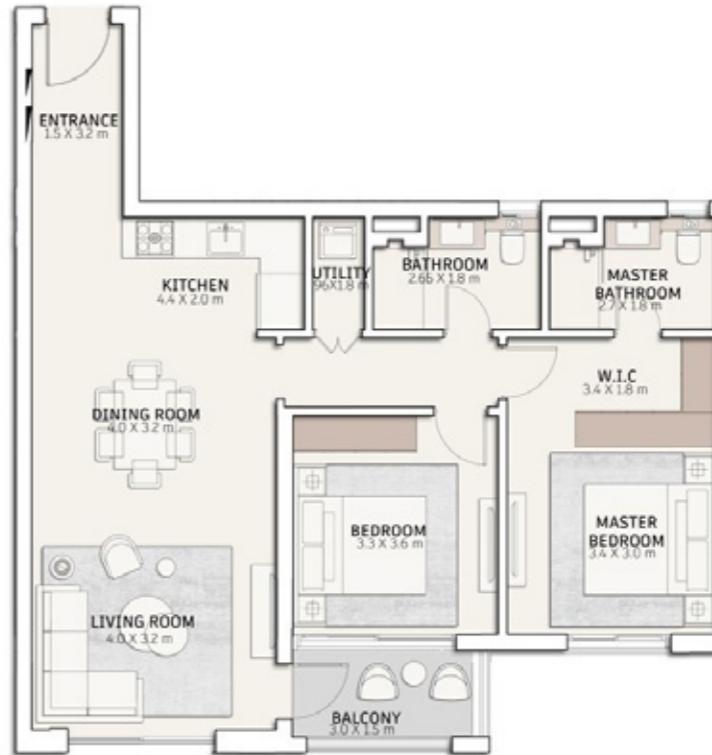
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BATHROOMS

2

2BR UNIT 5

TYPICAL FLOOR



CROSS AREA

119 M²

TERRACES AREA

5 M²

TOTAL CROSS AREA

124 M²

ENSUITE BEDROOM
BEDROOM

1

BATHROOMS

2

DISCLAIMER

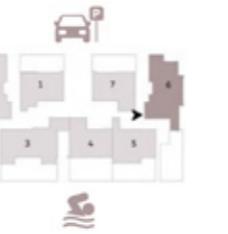
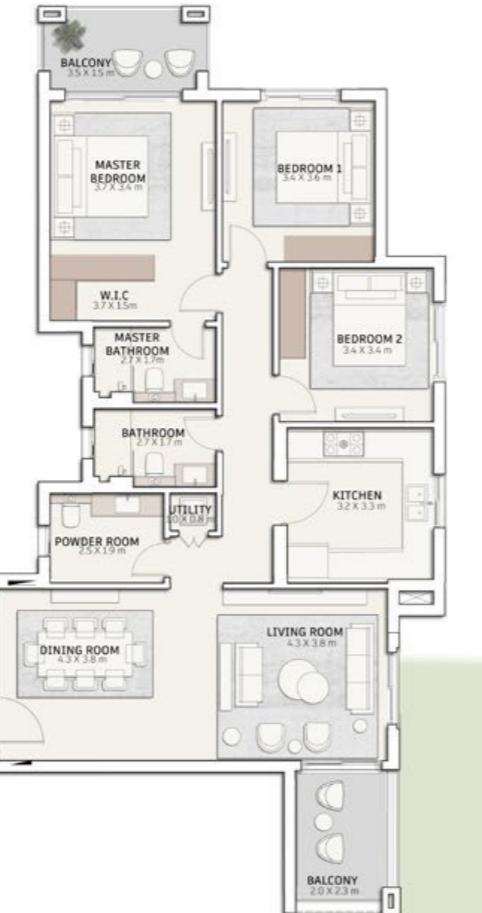
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3BR UNIT 6

GROUND FLOOR



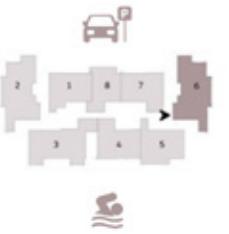
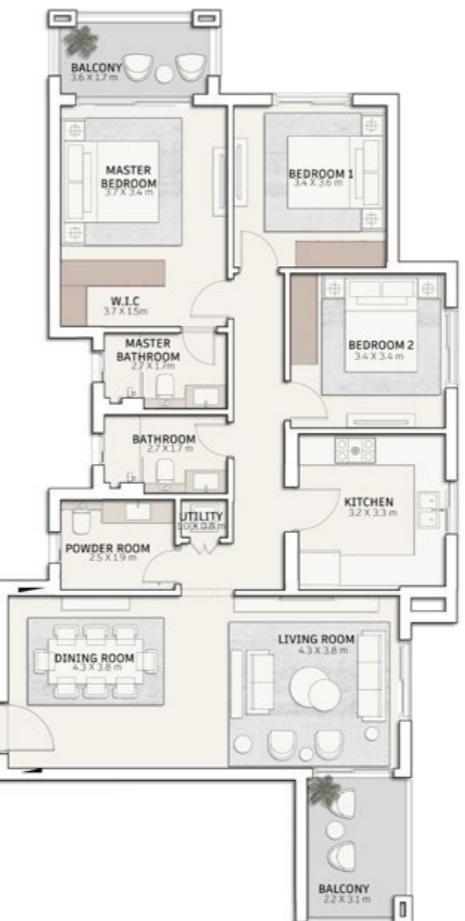
CROSS AREA	157 M ²	ENSUITE BEDROOM	1
TERRACES AREA	15 M ²	BEDROOMS	2
TOTAL CROSS AREA	172 M²	BATHROOMS	2
		POWDER ROOM	1

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3BR UNIT 6

TYPICAL FLOOR



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

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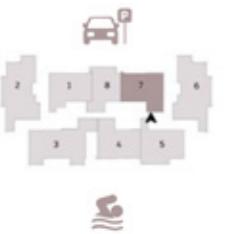
2BR UNIT 7

GROUND FLOOR



2BR UNIT 7

TYPICAL FLOOR



CROSS AREA

III M2

ENSUITE BEDROOM
BEDROOM

1

TERRACES AREA

9 M2

1

TOTAL CROSS AREA

120 M2

2

CROSS AREA

II0 M2

ENSUITE BEDROOM
BEDROOM

1

TERRACES AREA

9 M2

BATHROOMS

2

DISCLAIMER

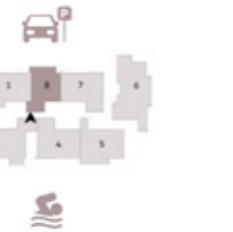
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IBR UNIT 8

TYPICAL FLOOR



CROSS AREA	87 M2	BEDROOM	I
TERRACES AREA	II M2	BATHROOM	I
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	I08 M2	ENSUITE BEDROOM	I
TERRACES AREA	7 M2	BEDROOM	I
TOTAL CROSS AREA	I15 M2	BATHROOMS	2

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2BR UNIT I

TYPICAL FLOOR



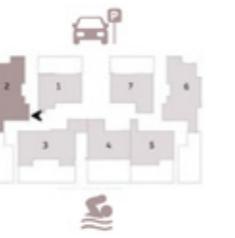
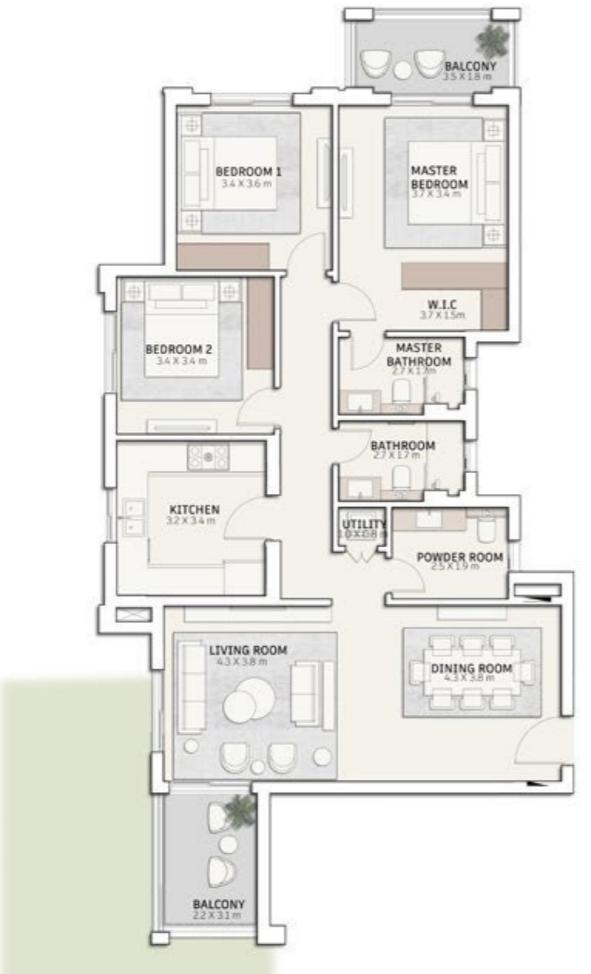
CROSS AREA	I06 M2	ENSUITE BEDROOM	I
TERRACES AREA	7 M2	BEDROOM	I
TOTAL CROSS AREA	I13 M2	BATHROOMS	2

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3BR UNIT 2

GROUND FLOOR



CROSS AREA

158 M²

TERRACES AREA

15 M²

TOTAL CROSS AREA

173 M²

ENSUITE BEDROOM

1

BEDROOMS

2

BATHROOMS

2

POWDER ROOM

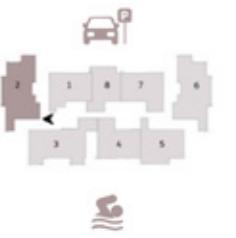
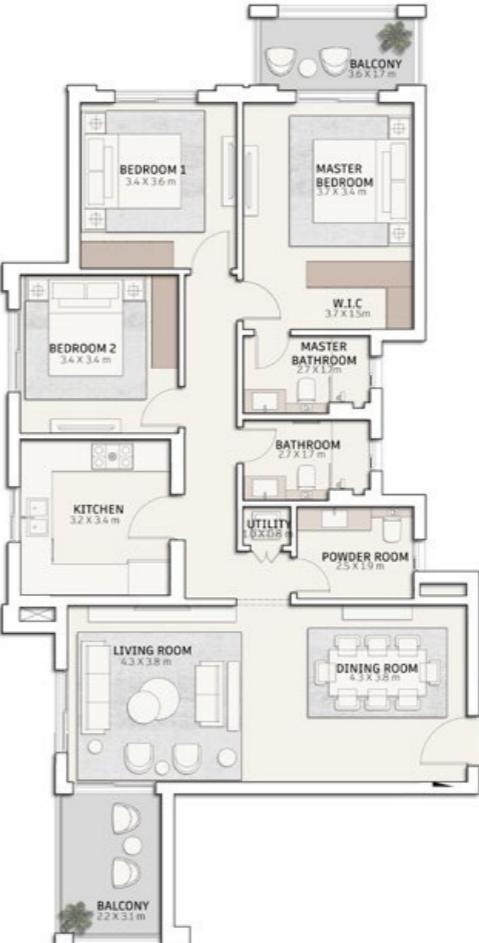
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3BR UNIT 2

TYPICAL FLOOR



CROSS AREA

157 M²

TERRACES AREA

15 M²

TOTAL CROSS AREA

172 M²

ENSUITE BEDROOM

1

BEDROOMS

2

BATHROOMS

2

POWDER ROOM

1

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3BR UNIT 3

GROUND FLOOR



CROSS AREA	157 M ²
TERRACES AREA	14 M ²
TOTAL CROSS AREA	171 M²

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3BR UNIT 3

TYPICAL FLOOR



CROSS AREA	157 M ²
TERRACES AREA	14 M ²
TOTAL CROSS AREA	171 M²

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2BR UNIT 4

GROUND FLOOR



CROSS AREA	110 M ²
TERRACES AREA	7 M ²
TOTAL CROSS AREA	117 M ²

ENSUITE BEDROOM	1
BEDROOM	1
BATHROOMS	2

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2BR UNIT 4

TYPICAL FLOOR

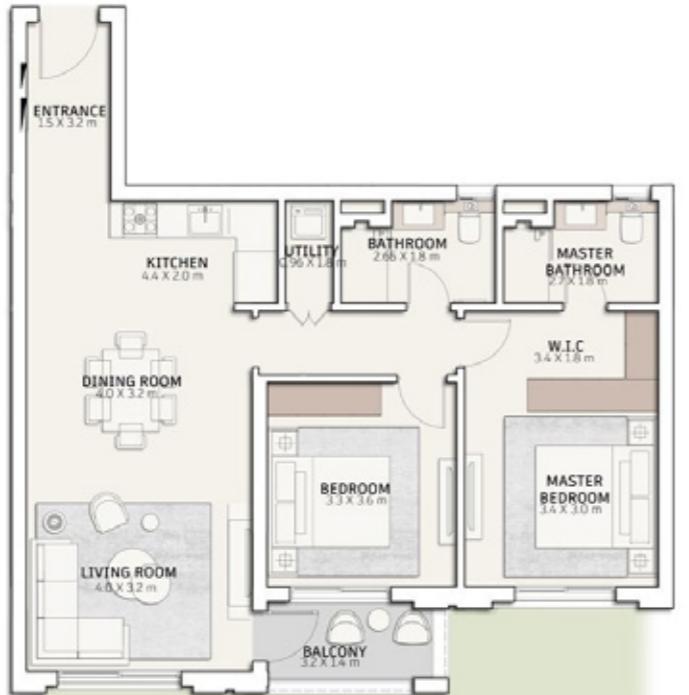


CROSS AREA	110 M ²
TERRACES AREA	7 M ²
TOTAL CROSS AREA	117 M ²

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2BR UNIT 5

GROUND FLOOR



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

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2BR UNIT 5

TYPICAL FLOOR



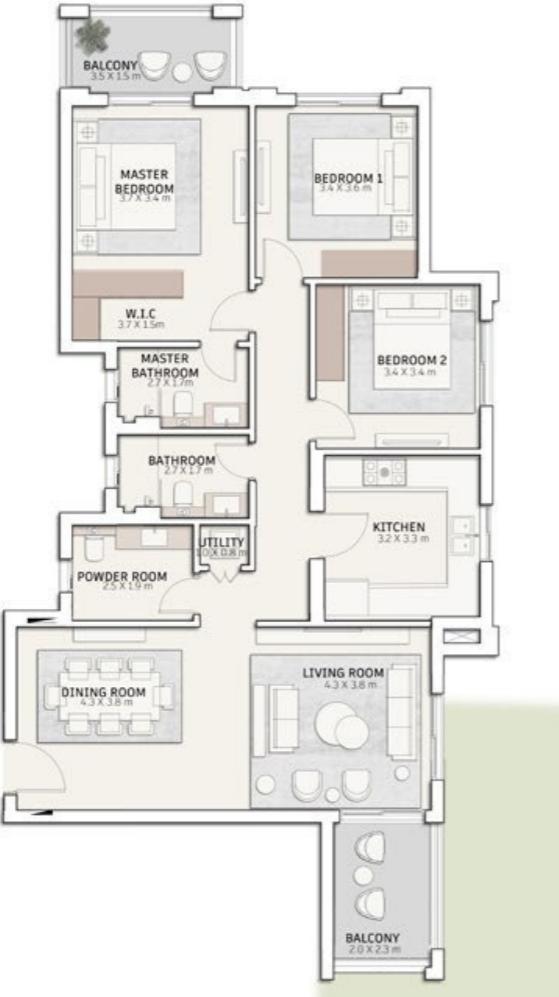
CROSS AREA	118 M ²	ENSUITE BEDROOM	1
TERRACES AREA	5 M ²	BEDROOM	1
TOTAL CROSS AREA	123 M ²	BATHROOMS	2

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3BR UNIT 6

GROUND FLOOR



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

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3BR UNIT 6

TYPICAL FLOOR



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

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2BR UNIT 7

GROUND FLOOR

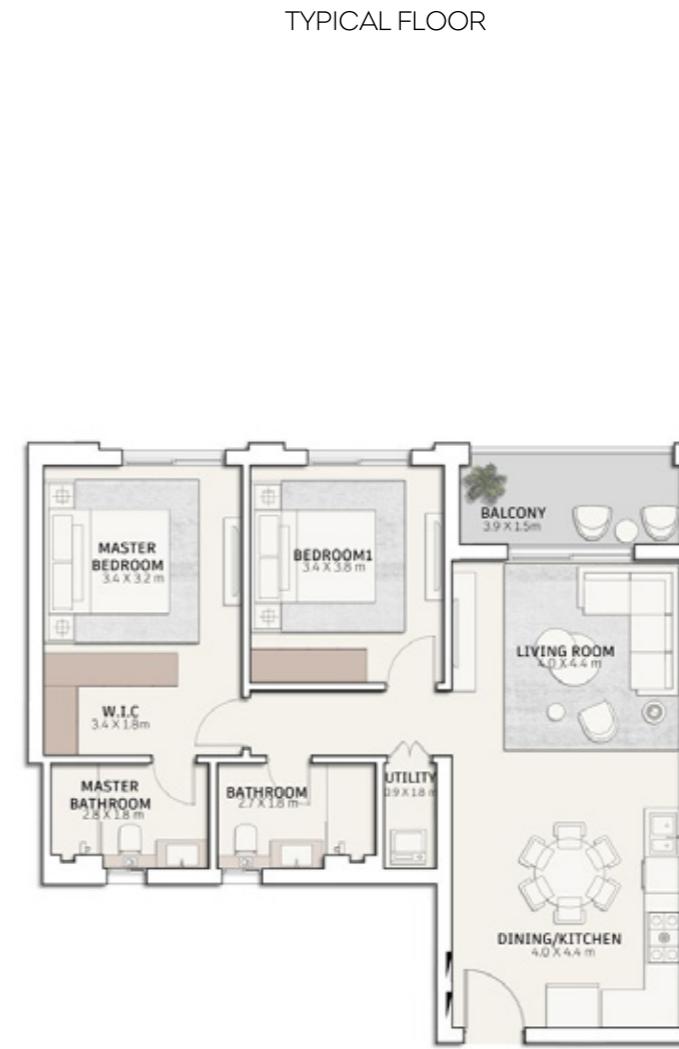


CROSS AREA	III M2
TERRACES AREA	7 M2
TOTAL CROSS AREA	II8 M2

DISCLAIMER
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2BR UNIT 7

TYPICAL FLOOR



CROSS AREA	II0 M2
TERRACES AREA	7 M2
TOTAL CROSS AREA	II7 M2

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IBR UNIT 8

TYPICAL FLOOR



CROSS AREA

86 M²

TERRACES AREA

12 M²

TOTAL CROSS AREA

98 M²

BEDROOM

|

BATHROOM

|

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RESIDENCE C

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





3BR UNIT I

GROUND FLOOR



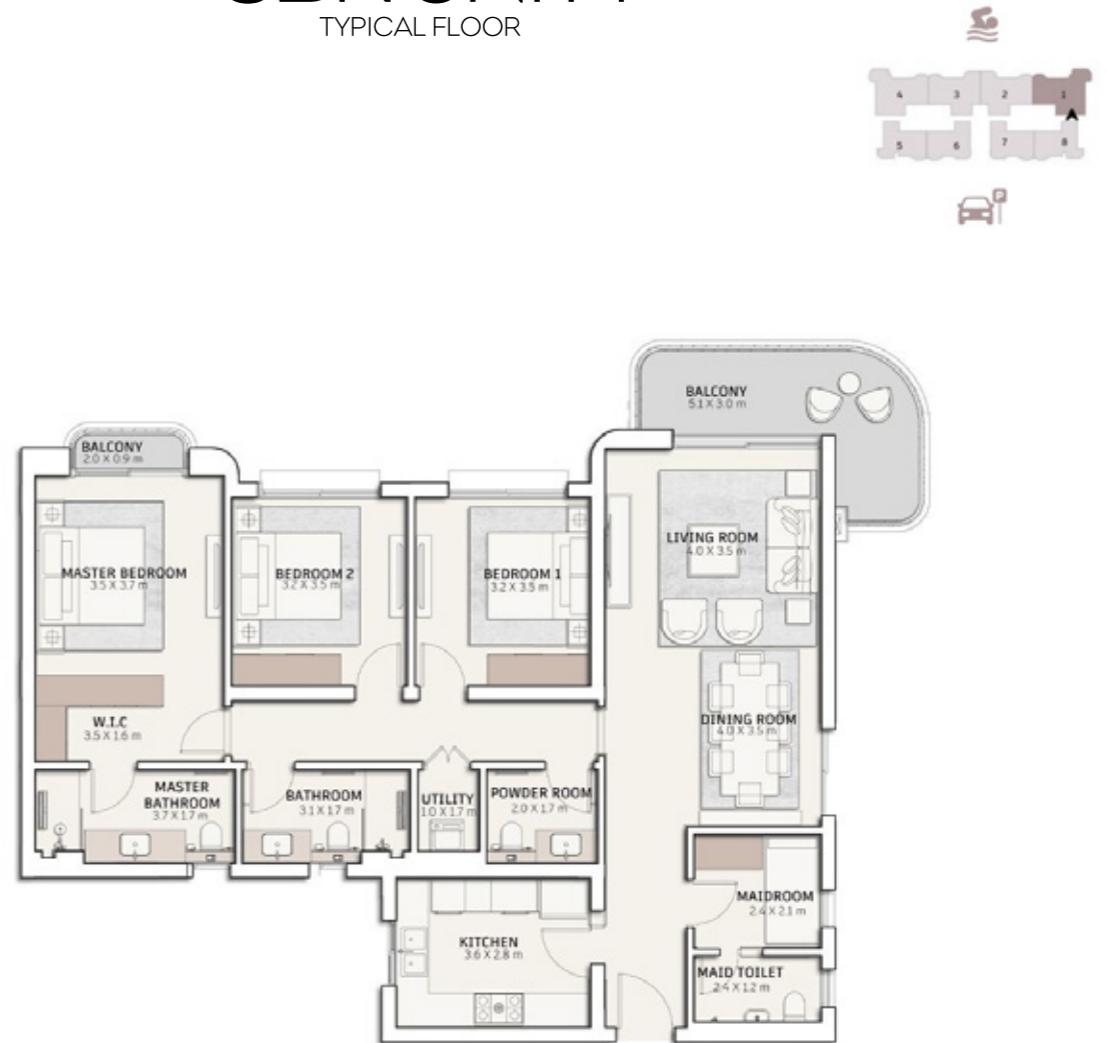
CROSS AREA	I71 M2
TERRACES AREA	3 M2
TOTAL CROSS AREA	I74 M2

ENSUITE BEDROOM	
BEDROOMS	2 + Maid
BATHROOMS	2 + Powder

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3BR UNIT I

TYPICAL FLOOR

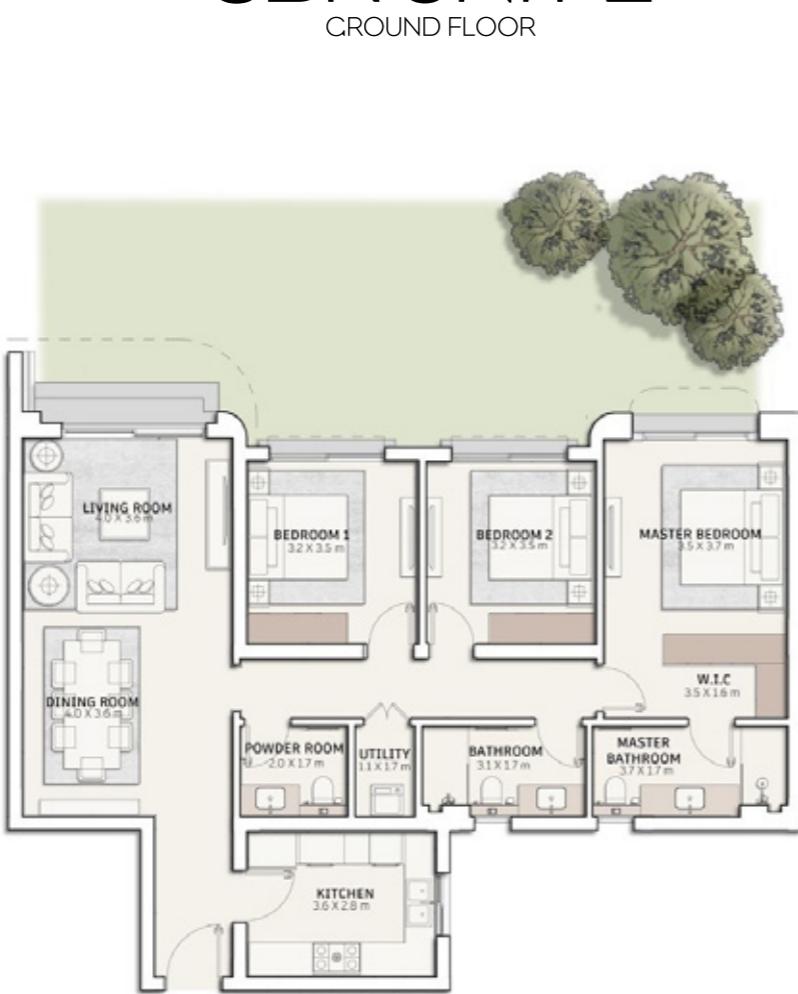


CROSS AREA	I71 M2
TERRACES AREA	I3 M2
TOTAL CROSS AREA	I84 M2

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3BR UNIT 2

GROUND FLOOR



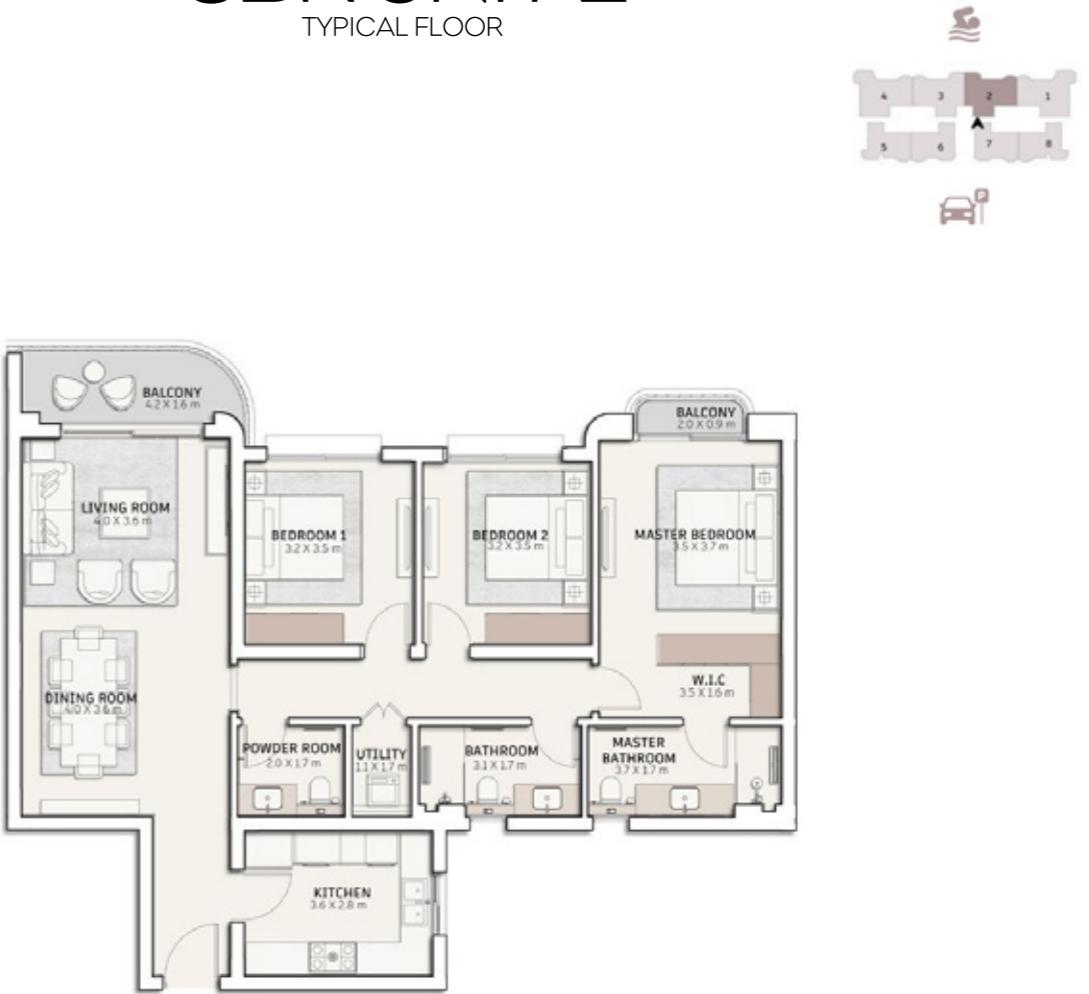
CROSS AREA	158 M ²	ENSUITE BEDROOM	1
TERRACES AREA	4 M ²	BEDROOMS	2
TOTAL CROSS AREA	162 M ²	BATHROOMS	2 + Powder

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3BR UNIT 2

TYPICAL FLOOR



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

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3BR UNIT 3

GROUND FLOOR



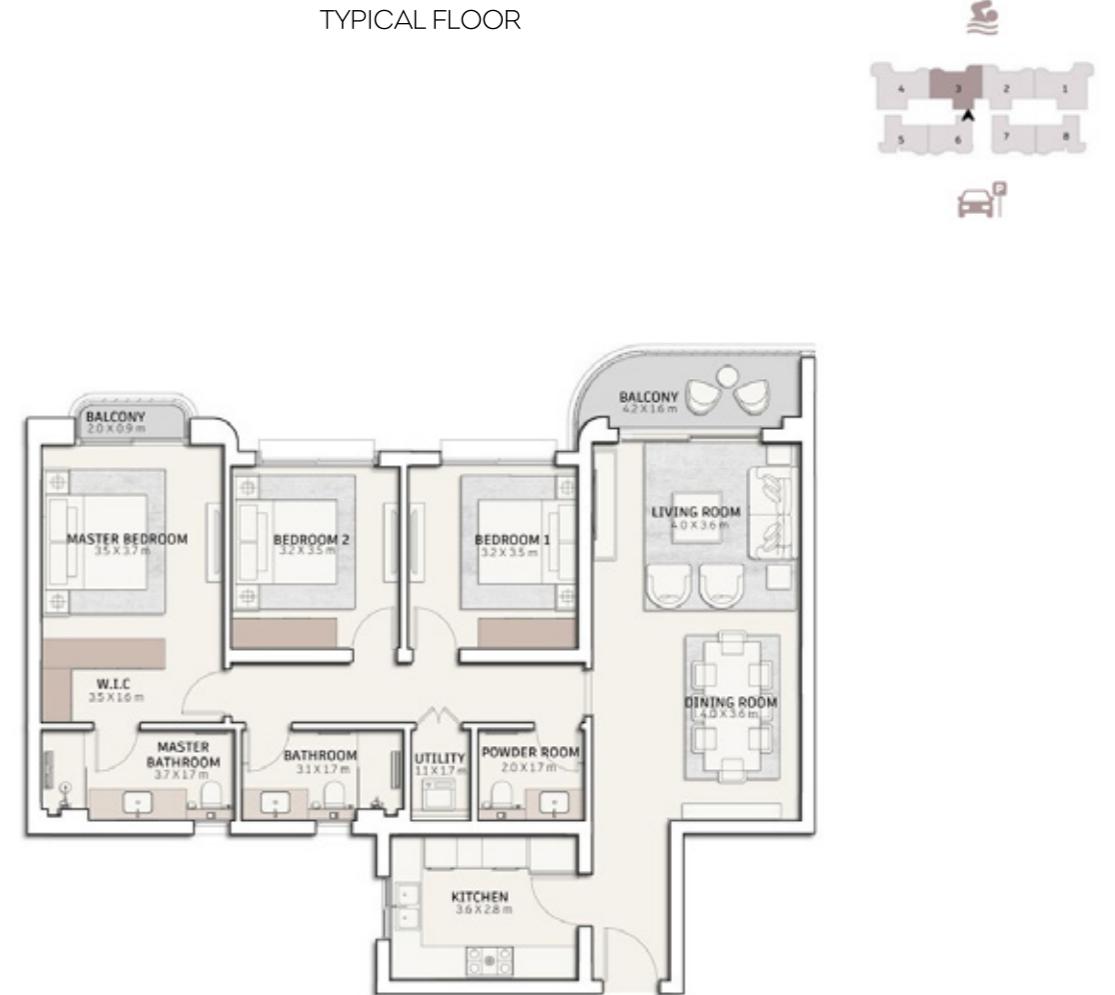
CROSS AREA	158 M ²	ENSUITE BEDROOM	1
TERRACES AREA	4 M ²	BEDROOMS	2
TOTAL CROSS AREA	162 M ²	BATHROOMS	2 + Powder

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3BR UNIT 3

TYPICAL FLOOR



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

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3BR UNIT 4

GROUND FLOOR



CROSS AREA	I71 M2	ENSUITE BEDROOM	I
TERRACES AREA	3 M2	BEDROOMS	2 + Maid
TOTAL CROSS AREA	I74 M2	BATHROOMS	2 + Powder

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3BR UNIT 4

TYPICAL FLOOR



CROSS AREA	I71 M2	ENSUITE BEDROOM	I
TERRACES AREA	I3 M2	BEDROOMS	2 + Maid
TOTAL CROSS AREA	I84 M2	BATHROOMS	2 + Powder

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IBR UNIT 5

GROUND FLOOR



CROSS AREA	77 M ²	
TERRACES AREA	8 M ²	
TOTAL CROSS AREA	85 M ²	

BEDROOM |

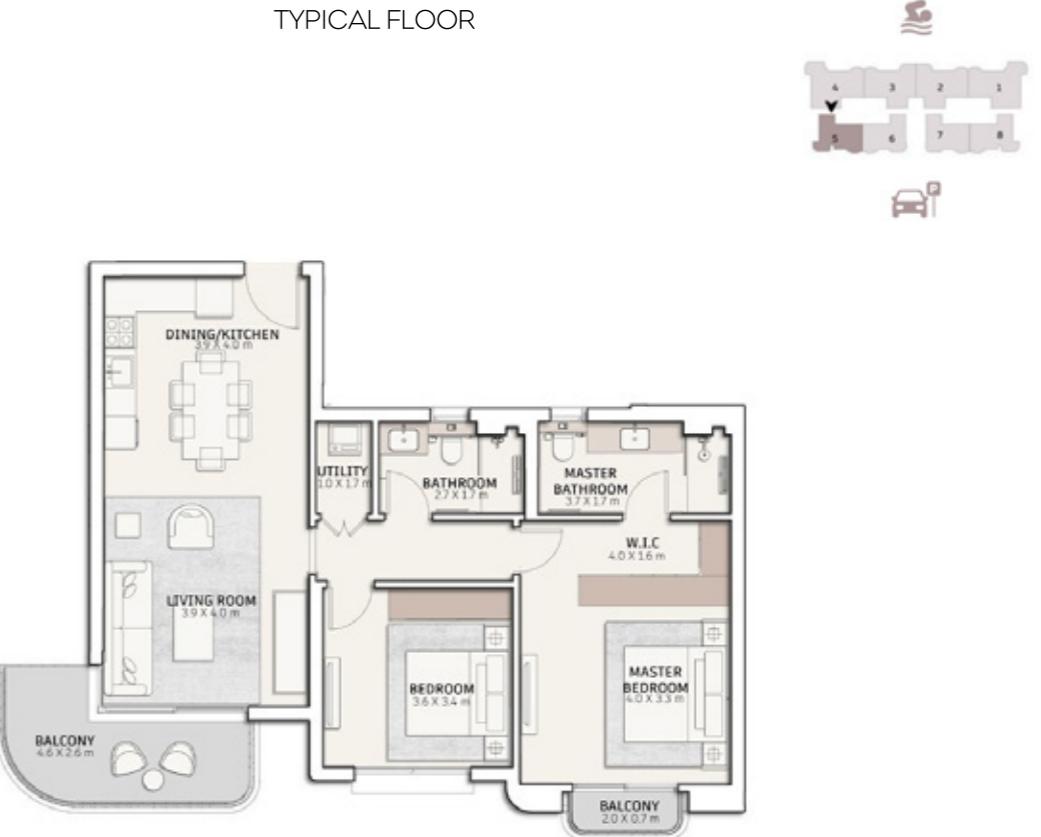
BATHROOM |

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2BR UNIT 5

TYPICAL FLOOR



CROSS AREA	117 M ²	
TERRACES AREA	11 M ²	
TOTAL CROSS AREA	128 M ²	

ENSUITE BEDROOM |

BEDROOM |

BATHROOM |

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IBR UNIT 6

GROUND FLOOR



CROSS AREA	77 M ²	
TERRACES AREA	8 M ²	
TOTAL CROSS AREA	85 M²	

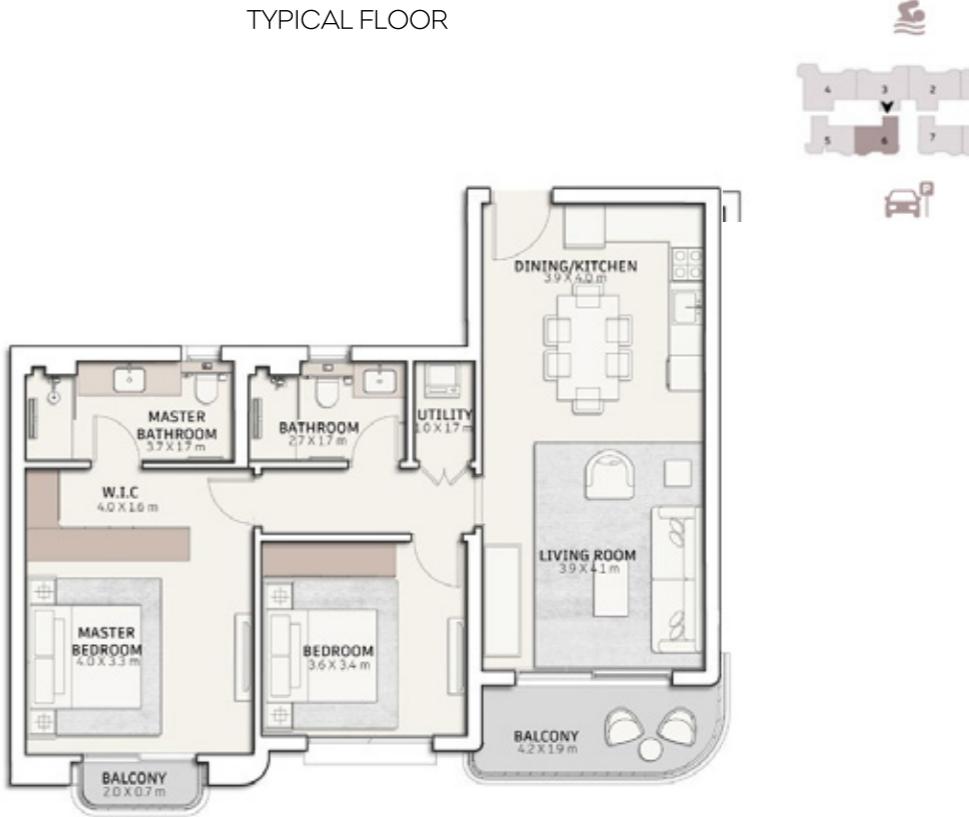
BEDROOM	
BATHROOMS	

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2BR UNIT 6

TYPICAL FLOOR



CROSS AREA	117 M ²	
TERRACES AREA	9 M ²	
TOTAL CROSS AREA	126 M²	

ENSUITE BEDROOM	
BEDROOM	
BATHROOMS	2

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IBR UNIT 7

GROUND FLOOR



CROSS AREA	77 M ²	
TERRACES AREA	8 M ²	
TOTAL CROSS AREA	85 M ²	

BEDROOM	1	
BATHROOMS	2	

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2BR UNIT 7

TYPICAL FLOOR



CROSS AREA	117 M ²	
TERRACES AREA	9 M ²	
TOTAL CROSS AREA	126 M ²	

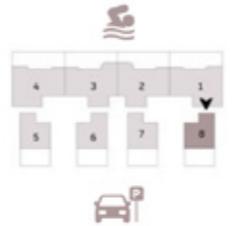
ENSUITE BEDROOM	1	
BEDROOM	1	
BATHROOMS	2	

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IBR UNIT 8

GROUND FLOOR



CROSS AREA

77 M²

TERRACES AREA

8 M²

TOTAL CROSS AREA

85 M²

BEDROOM

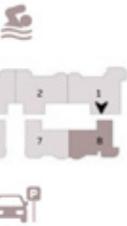
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BATHROOMS

1

2BR UNIT 8

TYPICAL FLOOR



CROSS AREA

117 M²

TERRACES AREA

11 M²

TOTAL CROSS AREA

128 M²

ENSUITE BEDROOM

1

BEDROOM

1

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. 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.



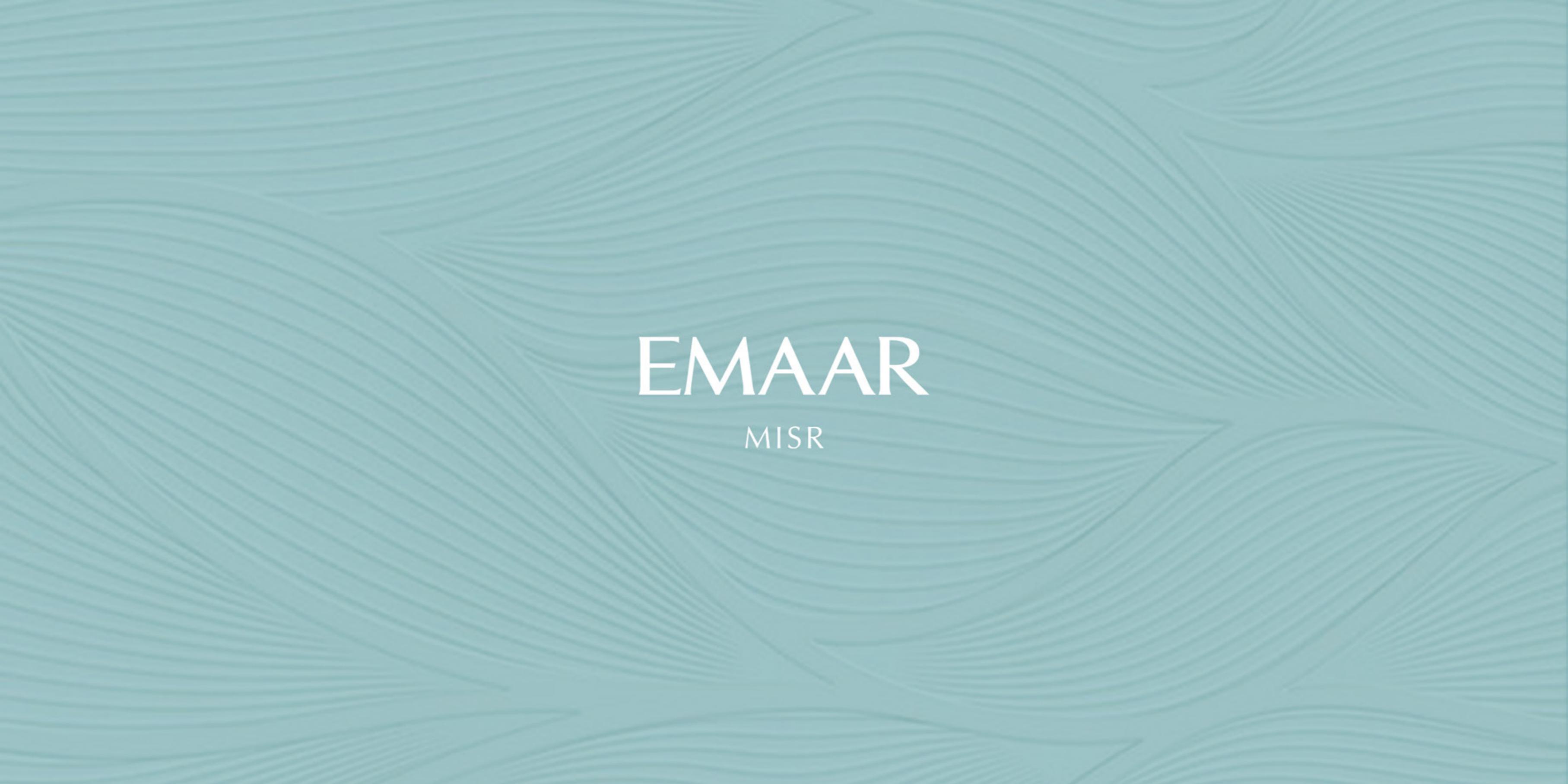
EMAAR MISR SALES CENTERS

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.



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