



BELLE VIE
NEW ZAYED

springs

VILLAS & TOWNHOMES

LIFE IS
BEAUTIFUL

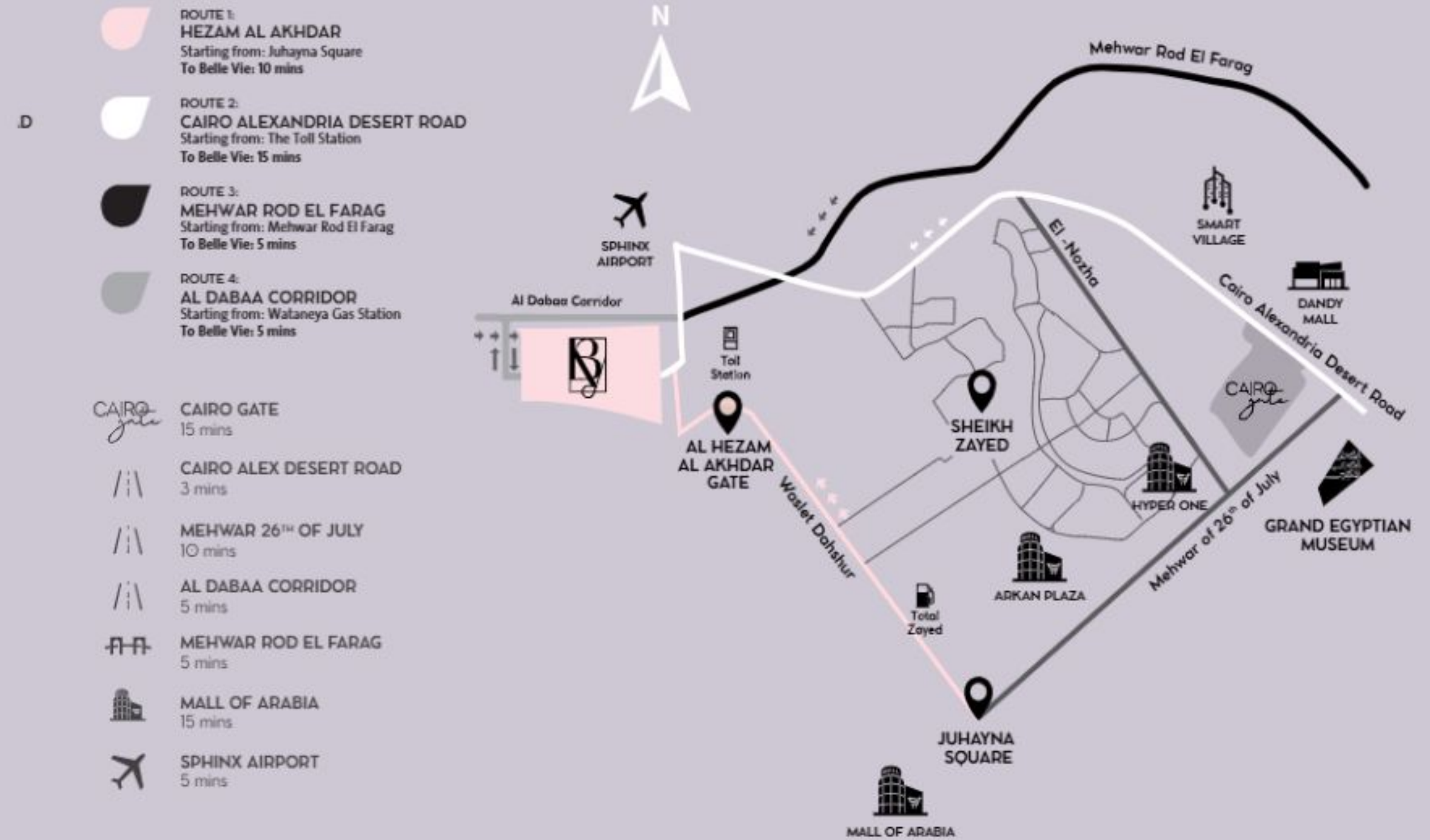
NESTLED IN THE HEART OF NEW ZAYED

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

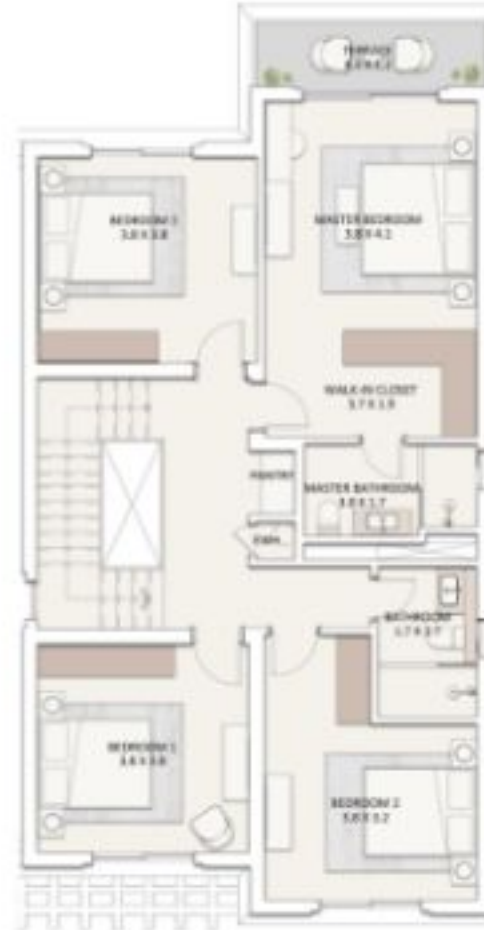


SERENE-P

4 BEDROOMS + FAMILY LIVING



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

GROUND FLOOR AREA	109 SQM	NUMBER OF BEDROOMS	4
FIRST FLOOR AREA	112 SQM	FAMILY ROOM	1
PENTHOUSE AREA	44 SQM	NUMBER OF BATHROOMS	3
COVERED TERRACE AREA	10 SQM	POWDER ROOM	1
UNCOVERED TERRACE AREA	73 SQM	MAID'S ROOM WITH BATHROOM	1
PORCH TERRACE	6 SQM		
TOTAL GROSS AREA	354 SQM		

Disclaimer

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2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals are for illustrative purposes and subject to change.



PRIME-A

4 BEDROOMS

TOTAL GROSS AREA
334 SQM



PRIME-A

4 BEDROOMS



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

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

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

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PRIME-B

4 BEDROOMS

TOTAL GROSS AREA
303 SQM



PRIME-B

4 BEDROOMS



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

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
FAMILY ROOM	1

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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

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

TOTAL GROSS AREA	244 SQM
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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
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

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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	NUMBER OF BEDROOMS	3
FIRST FLOOR AREA	104 SQM	NUMBER OF BATHROOMS	3
PENTHOUSE AREA	NA	POWDER ROOM	1
COVERED TERRACE AREA	7 SQM	MAID'S ROOM WITH BATHROOM	1
UNCOVERED TERRACE AREA	9 SQM		
PORCH AREA	9 SQM		
TOTAL GROSS AREA	225 SQM		

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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	NUMBER OF BEDROOMS	3
FIRST FLOOR AREA	91 SQM	NUMBER OF BATHROOMS	2
PENTHOUSE AREA	NA	POWDER ROOM	1
COVERED TERRACE AREA	16 SQM	MAID'S ROOM WITH BATHROOM	1
UNCOVERED TERRACE AREA	6 SQM		
PORCH AREA	5 SQM		
TOTAL GROSS AREA	204 SQM		

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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	NUMBER OF BEDROOMS	4
FIRST FLOOR AREA	89 SQM	NUMBER OF BATHROOMS	3
PENTHOUSE AREA	46 SQM	POWDER ROOM	1
COVERED TERRACE AREA	16 SQM	MAID'S ROOM WITH BATHROOM	1
UNCOVERED TERRACE AREA	41 SQM		
PORCH AREA	4 SQM		
TOTAL GROSS AREA	280 SQM		

*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

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

4	3	2	1
CM	MM	M	C



FIRST FLOOR

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

IVORY-B

MIDDLE UNIT 4 BEDROOMS



GROUND 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

4	3	2	1
CM	MM	M	C



FIRST FLOOR

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



PENTHOUSE

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SPECIFICATIONS & FACILITIES

ALL VILLAS & TOWNHOMES

1. LIVING & DINING AREA

- Floors Engineered Wood
- Walls Paint (white)
- Ceiling Paint (white)

2. KITCHEN

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

3. DOORS

- Entrance Wood work

4. ENTRANCE, STAIRCASE & INTERNAL CORRIDOR

- 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. SAINTARY WARE

- Local sanitary fixtures & chrome mixers

8. KITCHEN CABINETS / KITCHENETTE

- Not Included - Provision only

9. TERRACES

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

10. UTILITY ROOMS

- Floors Local Ceramic Tiles
- Walls Local ceramic tiles and paint
- Ceiling Paint

11. AIR CONDITIONING UNITS

- Not Included - Provision only

12. Water Heaters

- Not Included - Provision only

13. APPLIANCES & PANTRY (IF ANY)

- Not Included - Provision only

14. EXTERNAL SHUTTERS

- Not Included

15. 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