



BELLE VIE

NEW ZAYED

# Garden Villas

*Nature's Greatest Gifts*

# *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-acre development intertwines lush, green landscapes with romantic homes that feature exquisite architecture, evoking a sense of sophistication, culture, and prestige. Every day spent at Belle Vie is an affirmation of life. Revel in the natural gifts of The Valley. Indulge in gems of convenience at the Town Center.

Find tranquility at The Beach. Whatever you may do and wherever you may be, you celebrate the excitement of life.







*The path to a blissful life is paved comfortably with Belle Vie's highly accessible location.*

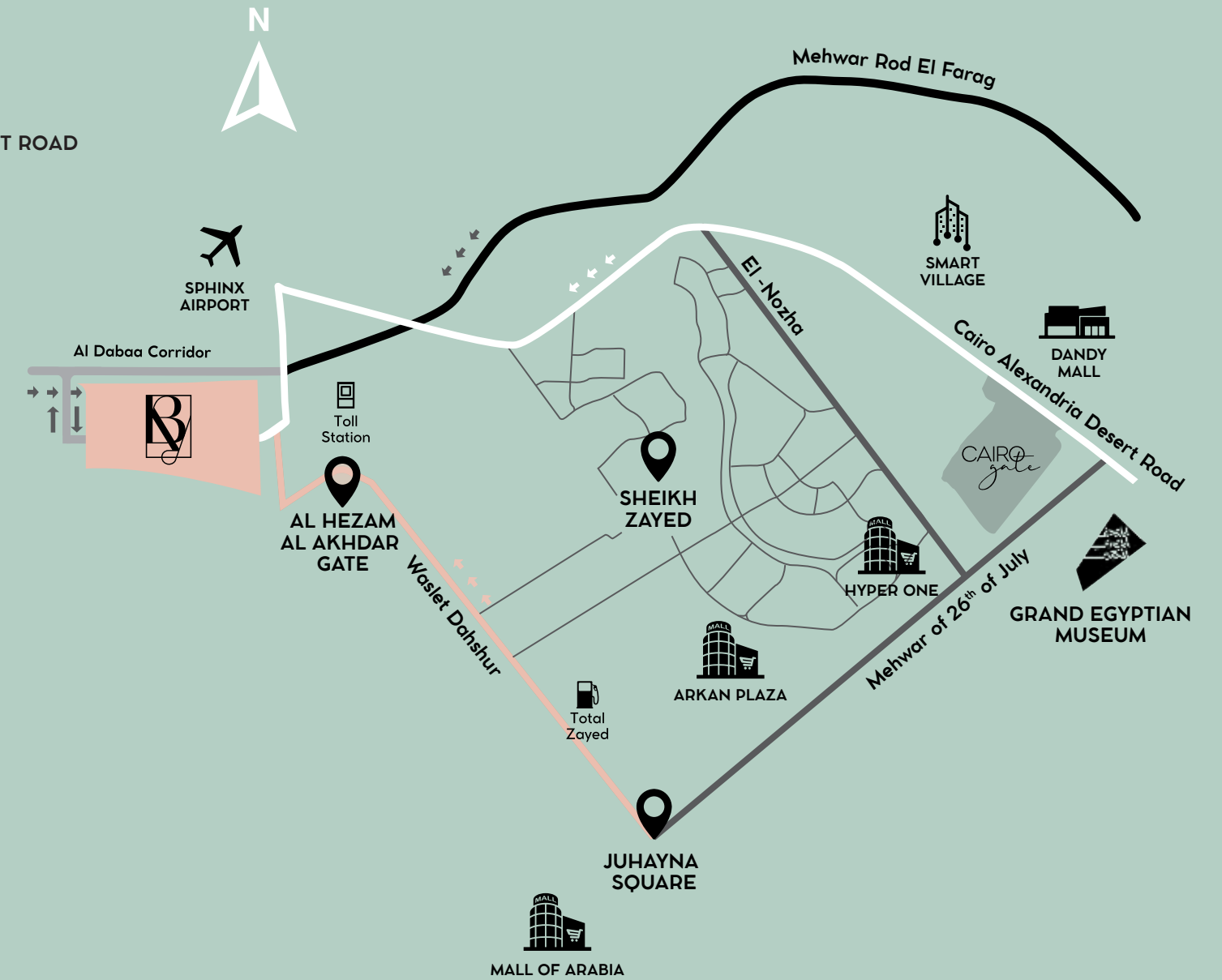
**ROUTE 1:**  
**HEZAM AL AKHDAR**  
Starting from: Juhayna Square  
To Belle Vie: 10 mins

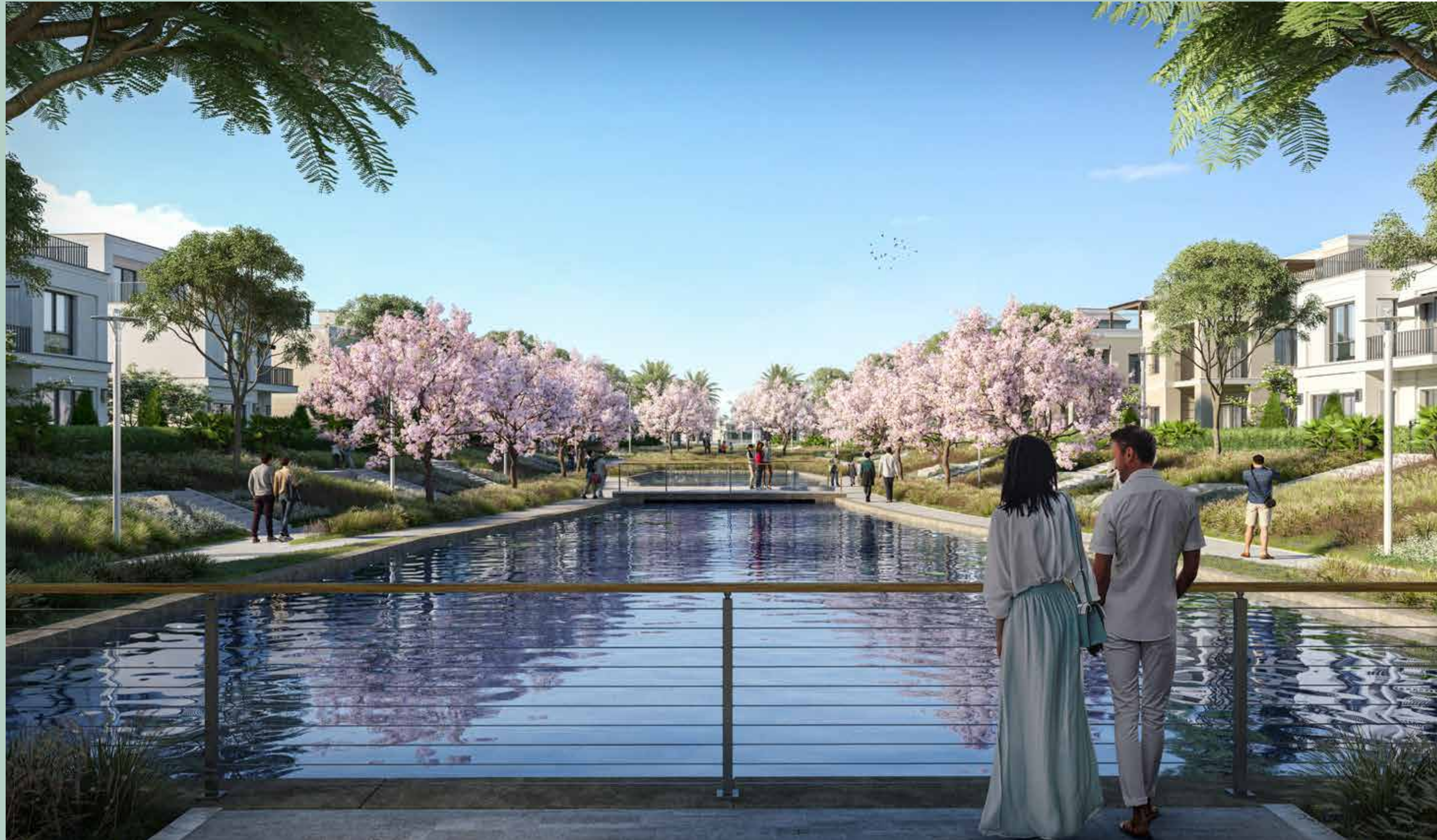
**ROUTE 2:**  
**CAIRO ALEXANDRIA DESERT ROAD**  
Starting from: The Toll Station  
To Belle Vie: 15 mins

**ROUTE 3:**  
**MEHWAR ROD EL FARAG**  
Starting from: Belle Vie  
To Mehwar Rod El Farag: 5 mins

**ROUTE 4:**  
**AL DABAA CORRIDOR**  
Starting from: Wataneya Gas Station  
To Belle Vie: 5 mins

-  **CAIRO GATE**  
15 mins
-  **CAIRO ALEX DESERT ROAD**  
3 mins
-  **MEHWAR 26<sup>TH</sup> OF JULY**  
10 mins
-  **AL DABAA CORRIDOR**  
5 mins
-  **MEHWAR ROD EL FARAG**  
5 mins
-  **MALL OF ARABIA**  
15 mins
-  **SPHINX AIRPORT**  
5 mins

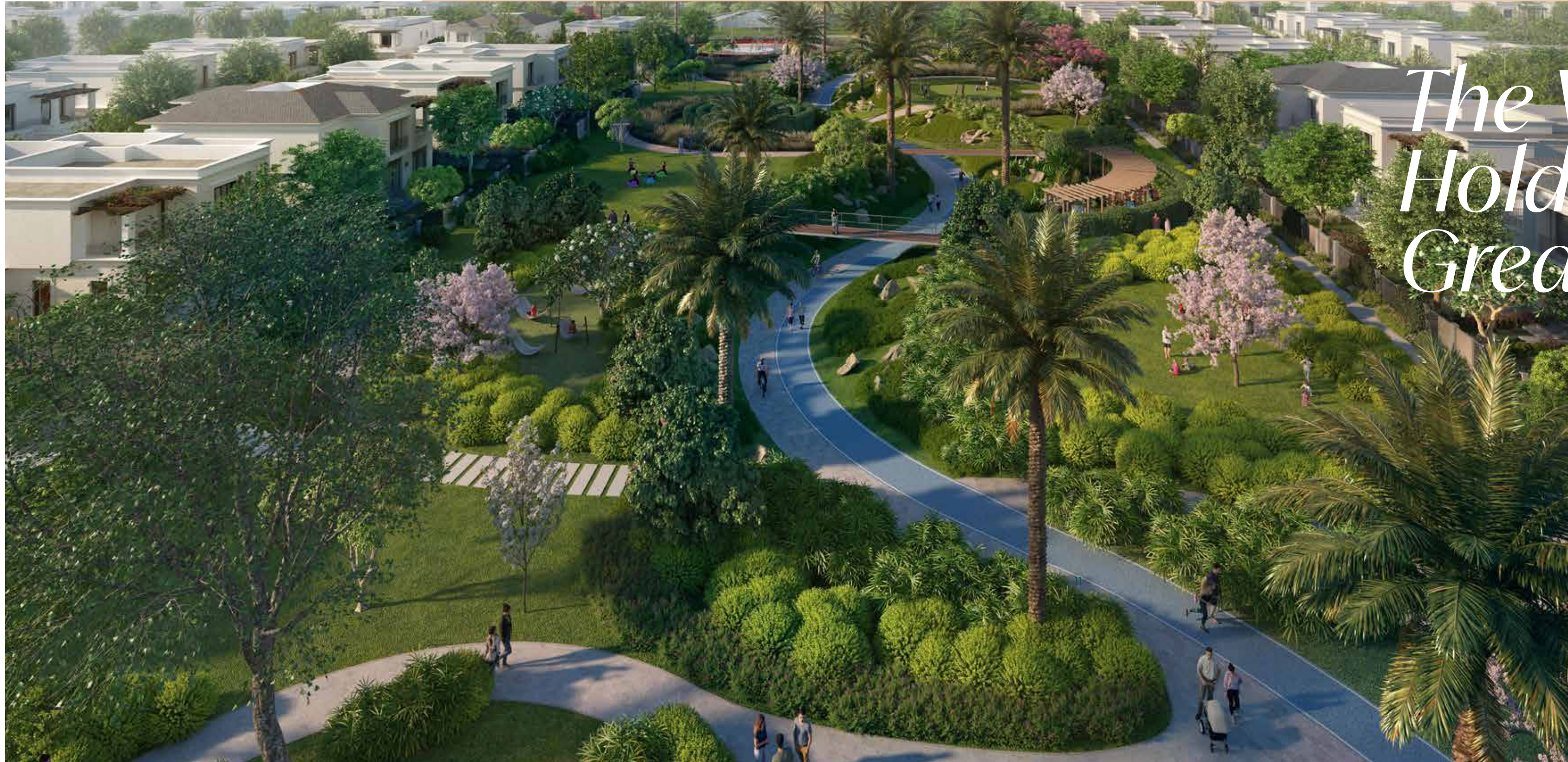




# *A Journey of Serenity Awaits at The Lake*

Take in the splendor of nature by going for a stroll at The Lake.

The wide-open spaces and lush landscapes here make for unforgettable views, taking you on a journey of relaxation and rest.



# *The Valley Holds Nature's Greatest Gifts*

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

# *The Beach is Home to Your Summer Getaways*

Vacation chill is an eternal state of mind at Belle Vie, where there is always time for some fun under the sun.

The Beach is perfect for a refreshing swim amid the calming surroundings. The little ones are also in for a good time with several kids' activities that will keep them active and happy.





# *Days Become Beautiful At The Plaza*

To be part of Belle Vie is to be part of a community.

The Plaza serves all community members' needs, providing a convenience store, laundry, hairdresser, and bakery to make everyday chores a breeze.



# *Enjoyable Work Experience at*

— THE —

## TOWN CENTER

Welcome to the Town Center, where the bustle of life becomes music to the ears.

Garden Villas is situated steps away from the town center, a vibrant hub of mixed activities provides high-end retail and F&B products, various entertainment offerings, and convenient office spaces to accommodate a busy work life.

# Talents Unleashed

at BELLE VIE Club

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

Catering to those with the athletic drive, 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.





# *Belle Vie's Educational Facility*

Unlock your full potential and  
pave the way to your future.



# *The Home of Your Dreams at Garden Villas*

The sweet-sounding nature will bless your life at Garden Villas while you overlook the vast greenery and enchanting flowers that encircle your home, giving you incomparable peace of mind.





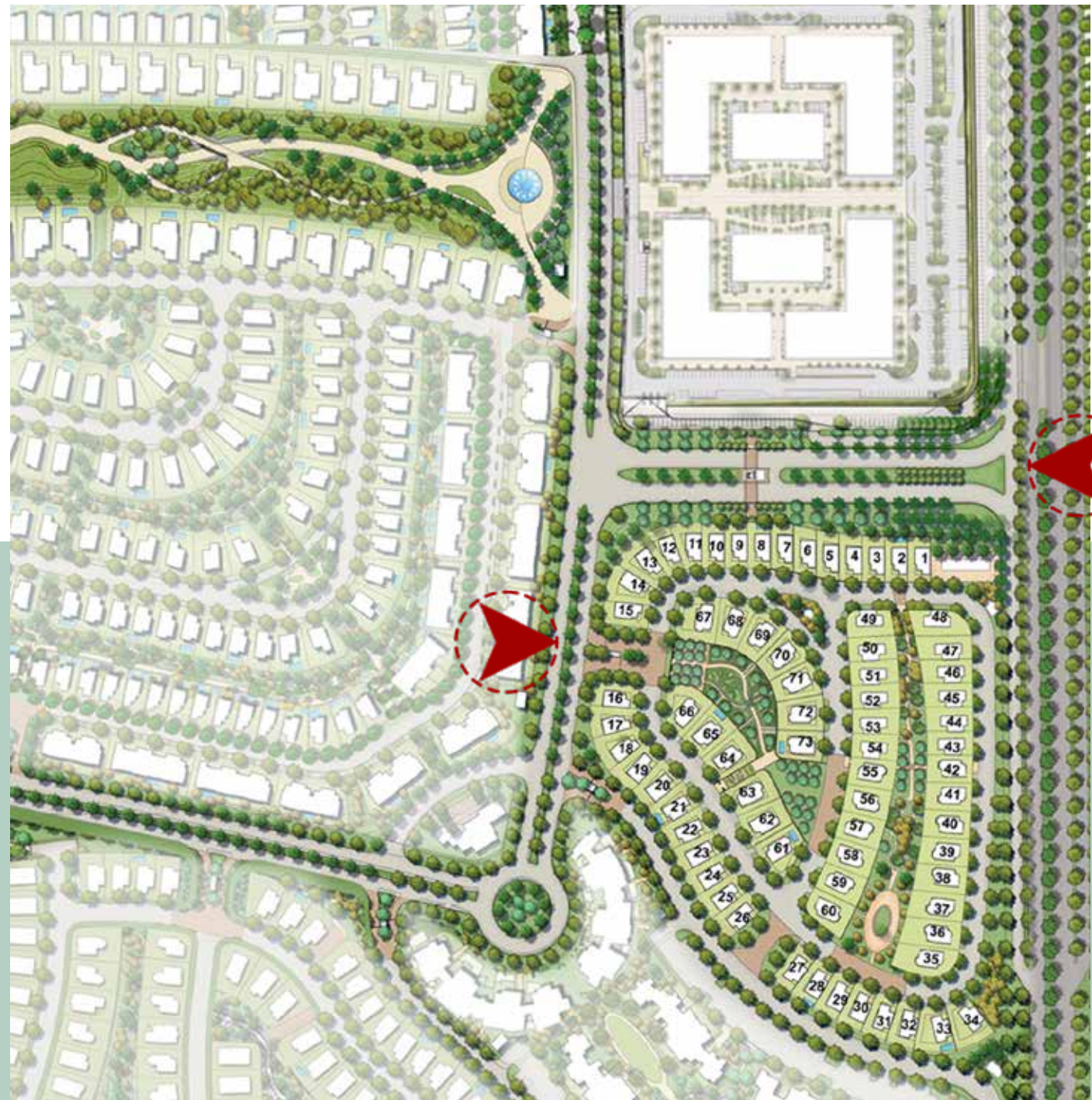


# *Surround Yourself With Nature*

The taste of romance and leisure lies in Garden Villas with neat and exquisite architecture, surrounded by the everlasting greenery in every corner



# Site plan



DISCLAIMER

All materials and drawings are approximate information subject to change without notice.  
Drawing not to scale. The developer reserves the right to make revisions without prior notice.

# *Garden Villas*

# *Floor Plans*

# *Elite*

4 BEDROOMS +  
LIVING





## Elite

### 4 BEDROOMS + LIVING

GROUND FLOOR AREA	105 SQM
FIRST FLOOR AREA	103 SQM
PENTHOUSE AREA	63 SQM
UNCOVERED TERRACE AREA	35 SQM
PORCH AREA	3 SQM
<b>TOTAL GROSS AREA</b>	<b>309 SQM</b>

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

#### DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
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.



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL



## Elite - M

4 BEDROOMS +  
LIVING

GROUND FLOOR AREA	105 SQM
FIRST FLOOR AREA	103 SQM
PENTHOUSE AREA	63 SQM
UNCOVERED TERRACE AREA	35 SQM
PORCH AREA	3 SQM
<b>TOTAL GROSS AREA</b>	<b>309 SQM</b>

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NUMBER OF BATHROOMS	4
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

# Icon A

3 BEDROOMS





# Icon A

## 3 BEDROOMS

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
<b>TOTAL GROSS AREA</b>	<b>286 SQM</b>

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL



# Icon A - M

## 3 BEDROOMS

GROUND FLOOR AREA	93 SQM
FIRST FLOOR AREA	100 SQM
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POWDER ROOM	2
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

# *Icon B*

3 BEDROOMS





## Icon B

### 3 BEDROOMS

GROUND FLOOR AREA	93 SQM
FIRST FLOOR AREA	100 SQM
PENTHOUSE AREA	27 SQM
COVERED TERRACE AREA	27 SQM
UNCOVERED TERRACE AREA	50 SQM
PORCH AREA	5 SQM
<b>TOTAL GROSS AREA</b>	<b>302 SQM</b>

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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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## Icon B - M

3 BEDROOMS

GROUND FLOOR AREA	93 SQM
FIRST FLOOR AREA	100 SQM
PENTHOUSE AREA	27 SQM
COVERED TERRACE AREA	27 SQM
UNCOVERED TERRACE AREA	50 SQM
PORCH AREA	5 SQM
<b>TOTAL GROSS AREA</b>	<b>302 SQM</b>

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



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



PENTHOUSE LEVEL

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*Grace A* 3 BEDROOMS +  
OPEN FAMILY  
LIVING





## Grace A

3 BEDROOMS +  
OPEN FAMILY LIVING

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	97 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	9 SQM
<b>TOTAL GROSS AREA</b>	<b>207 SQM</b>

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



## Grace A - M

3 BEDROOMS +  
OPEN FAMILY LIVING

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	97 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	6 SQM
PORCH AREA	9 SQM
<b>TOTAL GROSS AREA</b>	<b>207 SQM</b>

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

*Grace B* 3 BEDROOMS +  
OPEN FAMILY  
LIVING





## Grace B

3 BEDROOMS +  
OPEN FAMILY LIVING

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	97 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	5 SQM
<b>TOTAL GROSS AREA</b>	<b>204 SQM</b>

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

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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



## Grace B - M

3 BEDROOMS +  
OPEN FAMILY LIVING

GROUND FLOOR AREA	88 SQM
FIRST FLOOR AREA	97 SQM
PENTHOUSE AREA	NA
COVERED TERRACE AREA	7 SQM
UNCOVERED TERRACE AREA	7 SQM
PORCH AREA	5 SQM
<b>TOTAL GROSS AREA</b>	<b>204 SQM</b>

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NUMBER OF BATHROOMS	2
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GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



# Specifications & Facilities

## 1. LIVING & DINING AREA

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

## 2. KITCHEN

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

## 3. DOORS

- Entrance Solid Wood work
- Internal Doors Included

## 4. ENTRANCE, STAIRCASE & INTERNAL CORRIDOR

- Floors High Quality Marble

## 5. BEDROOMS

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

## 6. POWDER ROOM & BATHROOMS

- Floors High Quality Porcelain
- Walls High Quality Porcelain with Paint
- Ceiling Paint (white)

## 7. SANITARYWARE

- High quality local sanitary fixtures & chrome mixers

## 8. KITCHEN CABINETS/ KITCHENETTE

- Not Included - Provisions only

## 9. TERRACES

- Floors Local Ceramic tiles
- Walls Paint (white)
- Ceiling Paint (white)

## 10. UTILITY ROOMS & BATHROOMS (IF ANY)

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

## 11. AIR CONDITIONING UNITS

- Not Included - Provisions only

## 12. WATER HEATERS

- Not Included - Provisions only
- The design is based on conventional EWH type with electrical load of max 2KW

## 13. APPLIANCES & PANTRY (IF ANY)

- Not Included - Provisions only

## 14. EXTERNAL SHUTTERS

- Not Included - Provisions only

## 15. WIC & WARDROBES

- Not Included



**EMAAR MISR SALES CENTERS:**

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CAPITAL BUSINESS PARK: Ground floor B2 building, Sheikh Zayed, Giza

UPTOWN CAIRO: Emtidad Ramsis St. exit from the 6<sup>th</sup> of October bridge

MIVIDA: Mivida Business Park, Building 1, end of road 90 next to AUC new campus

MARASSI: Social Hub, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh

NEW CAIRO: 90th Street, Concord Center, B334

[www.emaarmisr.com](http://www.emaarmisr.com)

EMAAR  
MISR