

COY[®]

RESIDENTIAL COMPOUND

VOYA[®]
PRIME DEVELOPMENT



A QUIET EXPRESSION OF ELEGANT LIVING



COY

A QUIET EXPRESSION OF ELEGANT LIVING

WHERE ELEGANCE WHISPERS

Not everything that stands out needs to be seen.
Some things are meant to be felt.

COY is one of them.

A boutique residential experience shaped by
calm, clarity, and intention—
where every space is designed to restore balance,
and every detail reveals itself over time.

Here, elegance lives in simplicity.
And life moves with quiet confidence.





COY

A QUIET EXPRESSION OF ELEGANT LIVING

A COMMUNITY SHAPED BY INTENTION

Developed by Voya Development, and backed by over 15 years of experience, COY brings together architecture, location, and lifestyle into one cohesive vision.

Beyond residential living, the project introduces:

A 500-meter commercial promenade

A curated mix of cafés, retail, and dining

Premium hotel apartments with hospitality-level services

Together, these elements create a living environment that is both complete and refined.



PERFECTLY CONNECTED. NATURALLY SERENE.

COY is strategically positioned in Sheikh Zayed—close to everything, yet removed from the noise.

A location that allows movement when needed, and stillness when desired.

Effortless Connectivity

2 minutes – Zed West

5 minutes – 26th July Axis

6 minutes – Al Ahly Club

8 minutes – Hyper One

15 minutes – Smart Village

With direct access to Waslet Dahshour Road and Cairo–Alexandria Desert Road, COY ensures seamless connectivity across West Cairo—while maintaining a calm residential atmosphere.



A MASTERPLAN THAT FLOWS NATURALLY

At COY, the masterplan is not imposed— it unfolds.

A central landscaped spine becomes the heart of the community, connecting spaces, opening views, and guiding daily life.

Designed for Balance and Flow

Residential buildings arranged around a central courtyard

A large swimming pool at the core

Landscaped walking paths

Organized internal circulation

Peripheral access roads for smooth movement

Along the outer edge:

A 500-meter commercial promenade

Dedicated hotel apartment building

The result is a layered experience—
vibrant at the edges, calm at the center.



ARCHITECTURE IN A SOFTER TONE

COY's architecture is defined by
minimalism and refinement.

Clean geometric façades

Wide balconies and terraces

Expansive windows for natural light

Calm, warm color palette

Framed rooftop elements

The design avoids excess—
focusing instead on proportion,
flow, and comfort.







COY

A QUIET EXPRESSION OF ELEGANT LIVING

A LIFESTYLE, FULLY CONSIDERED

At COY, lifestyle is not added.
It is embedded.

Every amenity is designed to
support a way of living that feels
natural, balanced, and complete.

Spaces That Elevate Everyday Life

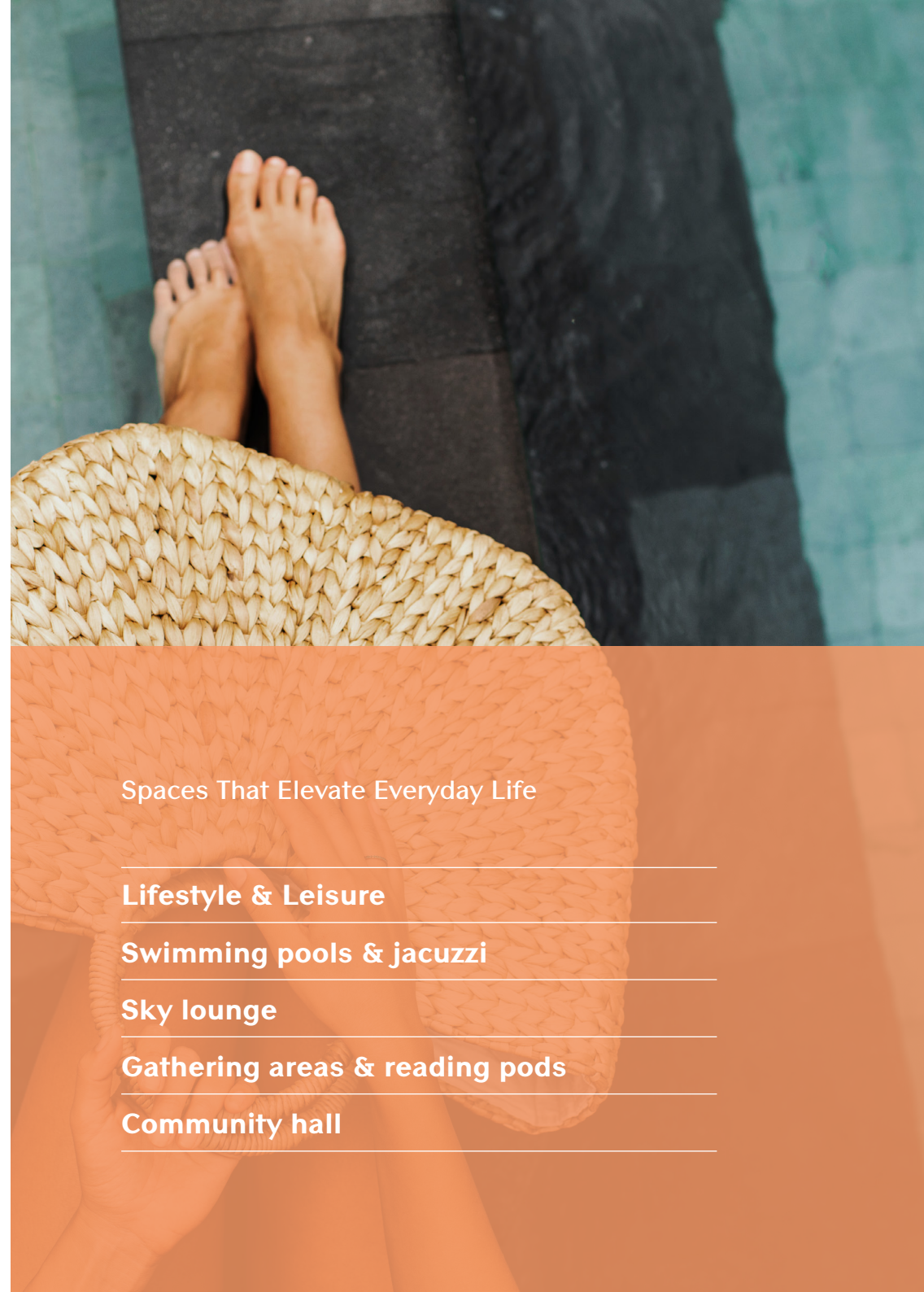
Lifestyle & Leisure

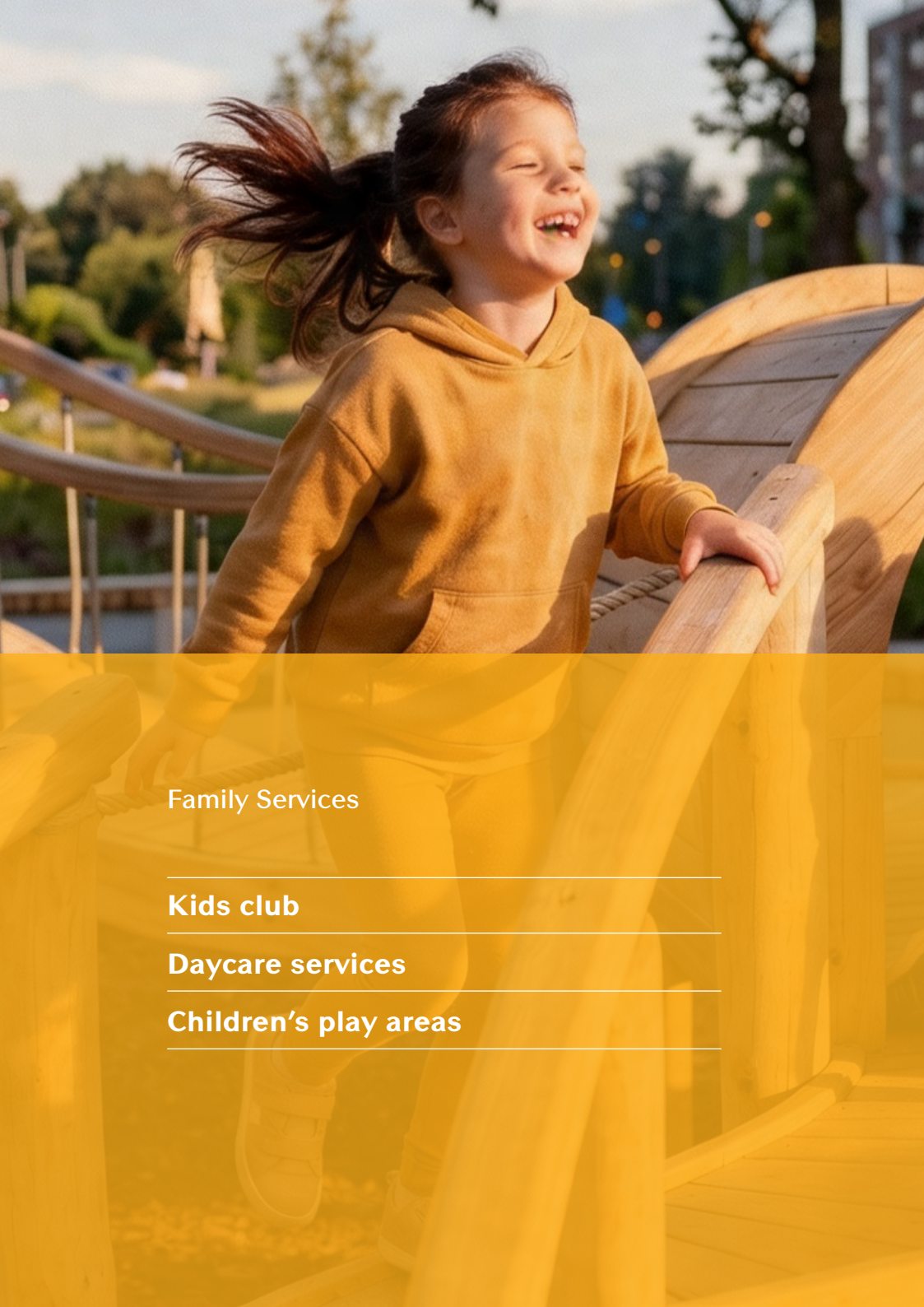
Swimming pools & jacuzzi

Sky lounge

Gathering areas & reading pods

Community hall



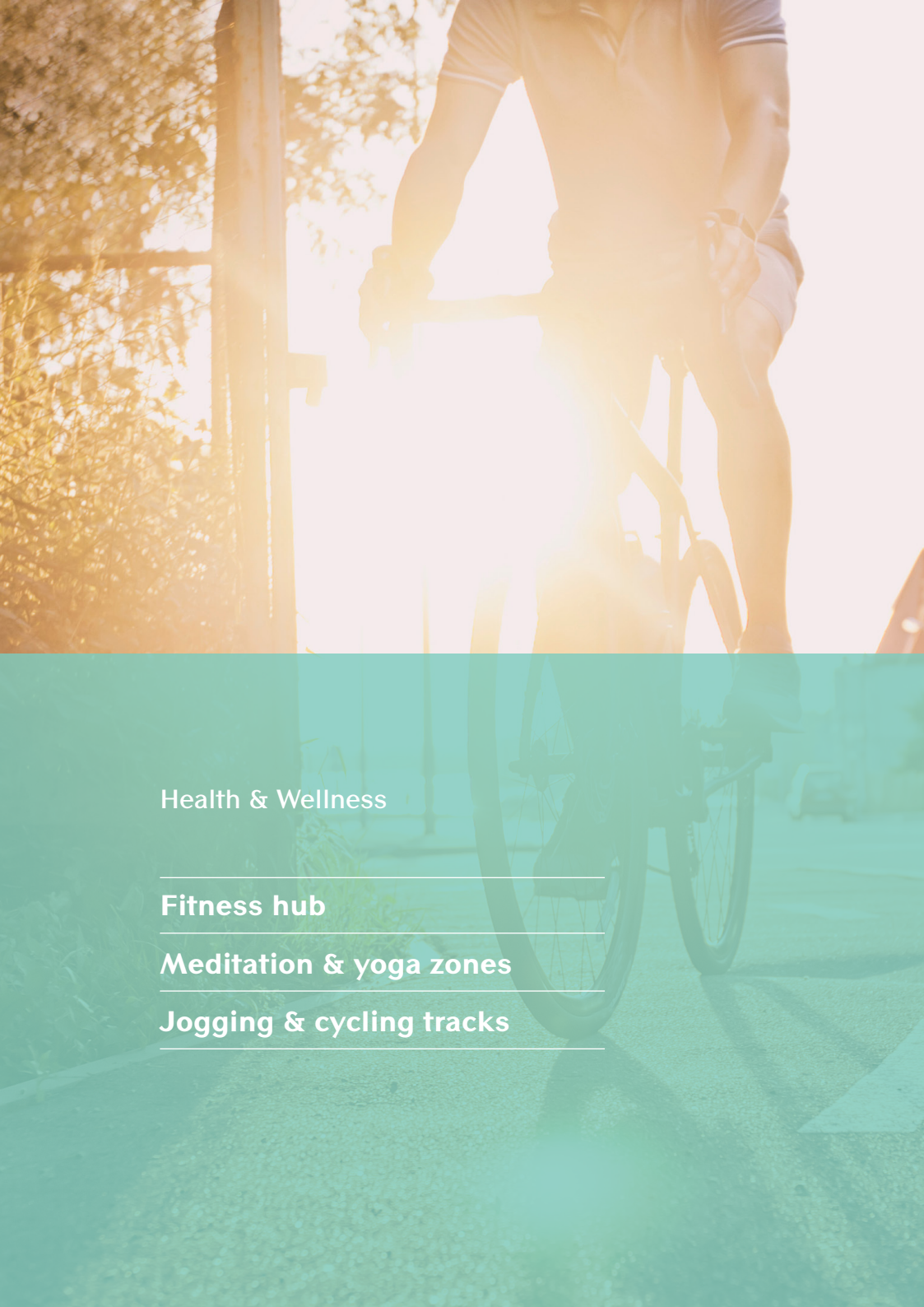


Family Services

Kids club

Daycare services

Children's play areas



Health & Wellness

Fitness hub

Meditation & yoga zones

Jogging & cycling tracks

COY

A QUIET EXPRESSION OF ELEGANT LIVING

LIVING, EXTENDED BEYOND HOME

Hospitality Living

Premium hotel

Serviced hotel apartments

Concierge services

Retail & Promenade

500-meter commercial promenade

Restaurants & cafés

Boutique retail

Daily services

A seamless integration of lifestyle, hospitality, and convenience—all within one destination.



Radisson



COY

A QUIET EXPRESSION OF ELEGANT LIVING

SMART & SUSTAINABLE BY DESIGN

Smart compound solutions powered by Vodafone

Smart home systems

Electric charging stations

Underground parking

Technology is integrated quietly—
enhancing comfort without
disrupting simplicity.





HOMES DESIGNED AROUND YOU

COY offers a flexible residential experience—designed to adapt to different lifestyles while maintaining a unified identity.

Residential Offering

Unit sizes from 74 sqm to 165 sqm

1, 2, and 3 bedroom apartments

Ground + 5 floors

Alongside:

Serviced hotel apartments
Smart-enabled residences

Each home is designed with clarity, efficiency, and openness—creating a space that feels both functional and refined.



COY

A QUIET EXPRESSION OF ELEGANT LIVING

A DIFFERENT KIND OF COMMUNITY

COY is designed for those who value:

Elegance over excess

Privacy over scale

Design over noise

A place where life slows down—
without losing its rhythm.



ABOUT THE DEVELOPER

At Voya Community Development, we believe great places start with a clear purpose and a strong foundation.

Our story is rooted in Egypt's vibrant cities. The energy of Sheikh Zayed and 6th of October has shaped who we are and how we build. For more than 15 years, our family has worked as contractors across these communities, helping shape neighborhoods that people are proud to call home. What began as a tradition passed from grandfather to father has grown into a new chapter with Voya.

Voya Community Development was founded in 2024 with a bold goal: to reshape the real estate landscape through quality craftsmanship, real dedication, and honest work. We did not start from zero. We built on years of hands-on experience, practical knowledge, and a deep understanding of what residents truly need. That experience allows us to offer something that matters to buyers and investors alike: real value.

Today, Voya develops a diverse portfolio of projects that includes residential communities as well as commercial and administrative developments. By combining these elements, we create integrated mixed-use environments that bring living, working, and everyday services together in one well-planned destination. This mixed-use approach allows us to create developments that are more dynamic,

convenient, and sustainable. Residents benefit from having services, shopping, and workplaces close to home, while investors gain access to diverse opportunities across residential, commercial, and administrative real estate.

At Voya, value means more than a competitive price. It means:

Smart designs that make the most of every square meter

Quality finishes that last

Practical layouts that suit modern lifestyles

Reliable delivery you can trust

We focus on creating properties that feel right today and remain solid investments tomorrow.

We blend tradition with innovation. The care and discipline passed down through generations guide our work. At the same time, we embrace new ideas, smarter planning, and contemporary design to meet today's standards.



COY

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