



PAI

NEW ZAYED

VOYA[®] COMMUNITY
DEVELOPMENT



WHERE PRIVACY
BECOMES A LIFESTYLE

PAI | NEW ZAYED

A LIFE, QUIETLY REFINED



There are places that impress... And places that understand.

PAI belongs to the latter.

A boutique community shaped by intention—where space, design, and calm come together to create a life that feels balanced, personal, and complete.

Here, privacy is not an upgrade. It is the starting point.



PAI | NEW ZAYED





NOT DEFINED BY SIZE DEFINED BY MEANING



In a world of large-scale developments, PAI takes a quieter path.

It is not designed to be expansive— but to be precise.

With only 17 villas, every element is carefully considered, every space given purpose.

The result is a living experience that feels curated rather than constructed.

This is where less becomes more. And simplicity becomes a form of luxury.



PAI | NEW ZAYED



A BOUTIQUE
COMMUNITY BY DESIGN



PAI is built
around one
central idea:

**REFINED
LIVING AT A
HUMAN SCALE.**

Only 17 villas across
the entire community

Low-density planning
that prioritizes privacy

Open, breathable spaces
between homes

A calm, controlled environment
away from congestion

Each residence is designed
to feel individual—yet part of a
cohesive, harmonious whole.



PAI | NEW ZAYED

WHERE THE CITY CONNECTS AND QUIET BEGINS

Positioned in New Zayed, PAI offers a rare balance between accessibility and retreat.

Close enough to everything— yet far enough to feel private.



EFFORTLESS CONNECTIVITY

2 MINUTES

Cairo–Alexandria Desert Road

2 MINUTES

Dahshour Axis

8 MINUTES

Mall of Arabia

10 MINUTES

Arkan Plaza

12 MINUTES

Mall of Egypt

Surrounded by major roads and key destinations, PAI places you at the center of movement—

while preserving the calm of your surroundings.



A MASTERPLAN OF QUIET PRECISION



At PAI, planning is not about density— it is about balance.



Every villa is positioned to feel private, every space designed to flow naturally.

Designed for Comfort and Clarity

- 17 villas carefully distributed across the site
- Landscaped green areas integrated between homes
- Boutique clubhouse as a social anchor
- Commercial strip for everyday convenience
- Smooth, discreet circulation throughout

The result is a community that feels structured, calm, and intuitive.



ARCHITECTURE IN ITS PUREST FORM

PAI's design language is clear, minimal, and intentional.

- Clean geometric forms
- Open, efficient layouts
- Large openings for natural light
- Private gardens and swimming pools
- Seamless indoor–outdoor connection

Without basements, every space is fully utilized—creating homes that are practical, livable, and refined.







PAI | NEW ZAYED

A CURATED WAY OF LIVING



At PAI, lifestyle is not about abundance— but about relevance.

Everything is designed to enhance daily life, without overwhelming it.

Spaces That Matter

Lifestyle & Community

- Boutique clubhouse
- Landscaped green areas
- Quiet gathering spaces

Daily Convenience

- Commercial strip with essential retail and services

A focused selection of amenities— designed to serve, not distract.



PAI | NEW ZAYED

HOMES THAT REFLECT YOU

Each villa at PAI is designed as a personal retreat—balancing openness, privacy, and functionality.

PHASE ONE RESIDENCES

TYPE A – TWIN HOUSES

BUA: 245 sqm | Garden: 147 sqm

TYPE B – STANDALONE VILLAS

BUA: 350 sqm | Garden: 221 sqm

TYPE C – TWIN HOUSES

Option 1: BUA 222 sqm | Garden: 141 sqm

Option 2: BUA 201 sqm | Garden: 141 sqm

Every unit is designed with efficient layouts and private outdoor spaces—creating a home that feels both practical and personal.

TYPE A TWIN HOUSES



TYPE B
STANDALONE VILLAS



TYPE C
TWIN HOUSES



PAI | NEW ZAYED

CONVENIENCE, SEAMLESSLY INTEGRATED



At the edge of the community, a curated commercial strip introduces a subtle layer of activity.

Retail and essential services are placed within reach—supporting daily life without disrupting the calm.

This is convenience, thoughtfully contained.



PAI | NEW ZAYED

A DIFFERENT KIND OF COMMUNITY



PAI is not designed for everyone.

It is designed for those who value:

- Privacy over scale
- Design over excess
- Quality over quantity

A place where life feels intentional—
and every detail has meaning.





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.

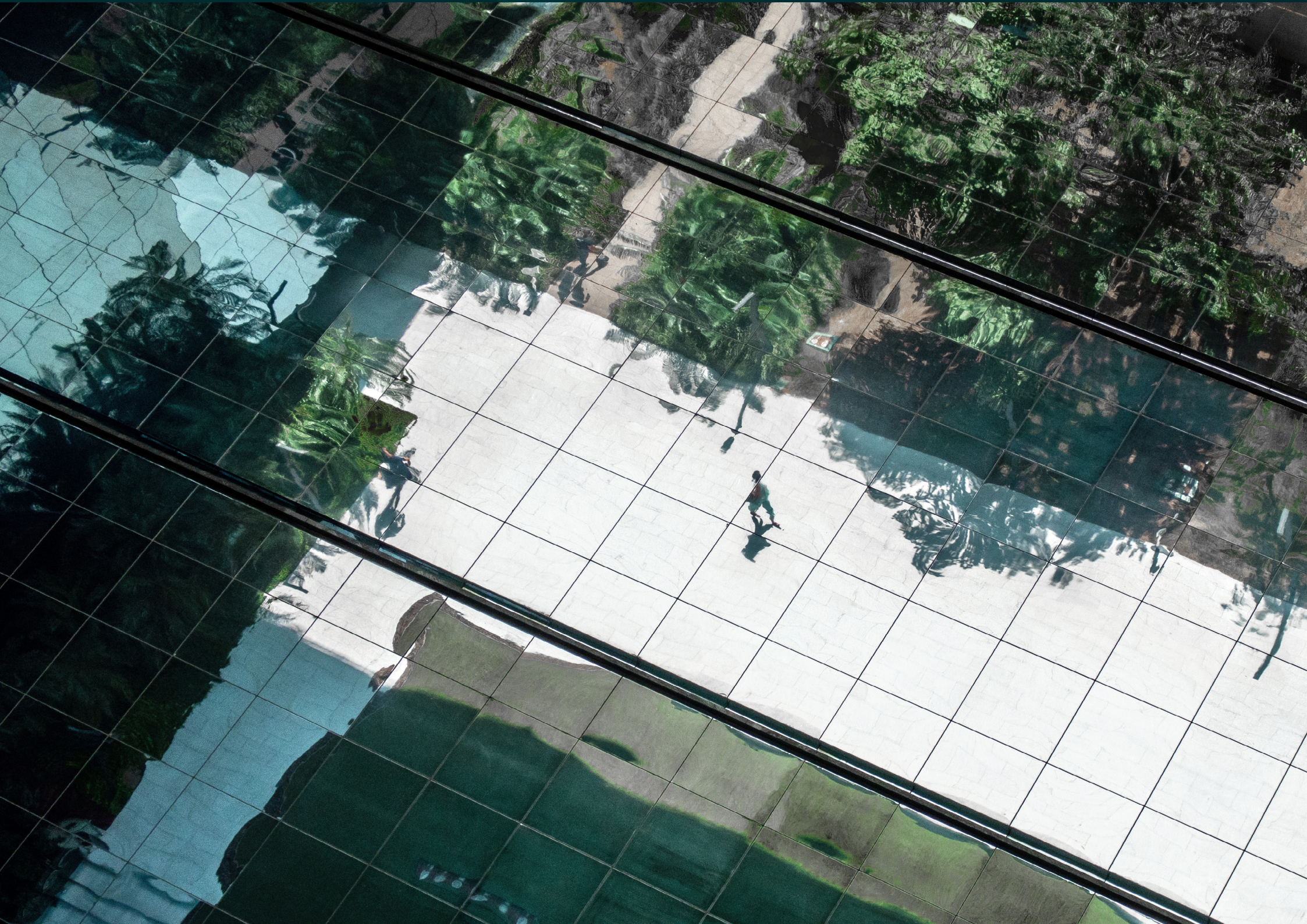
At Voya, value means more than a competitive price. It means:

- 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.







WHERE PRIVACY BECOMES A LIFESTYLE



CONTACT US
PHONE: 19402

HEAD OFFICE: THE STRIP SODIC WEST (F18) – WASLET DAHSHUR RD
SALES CENTER: PARK ST, B1 UNIT 1406, SHEIKH ZAYED

www.voyadevelopment.com
info@voyadevelopment.com