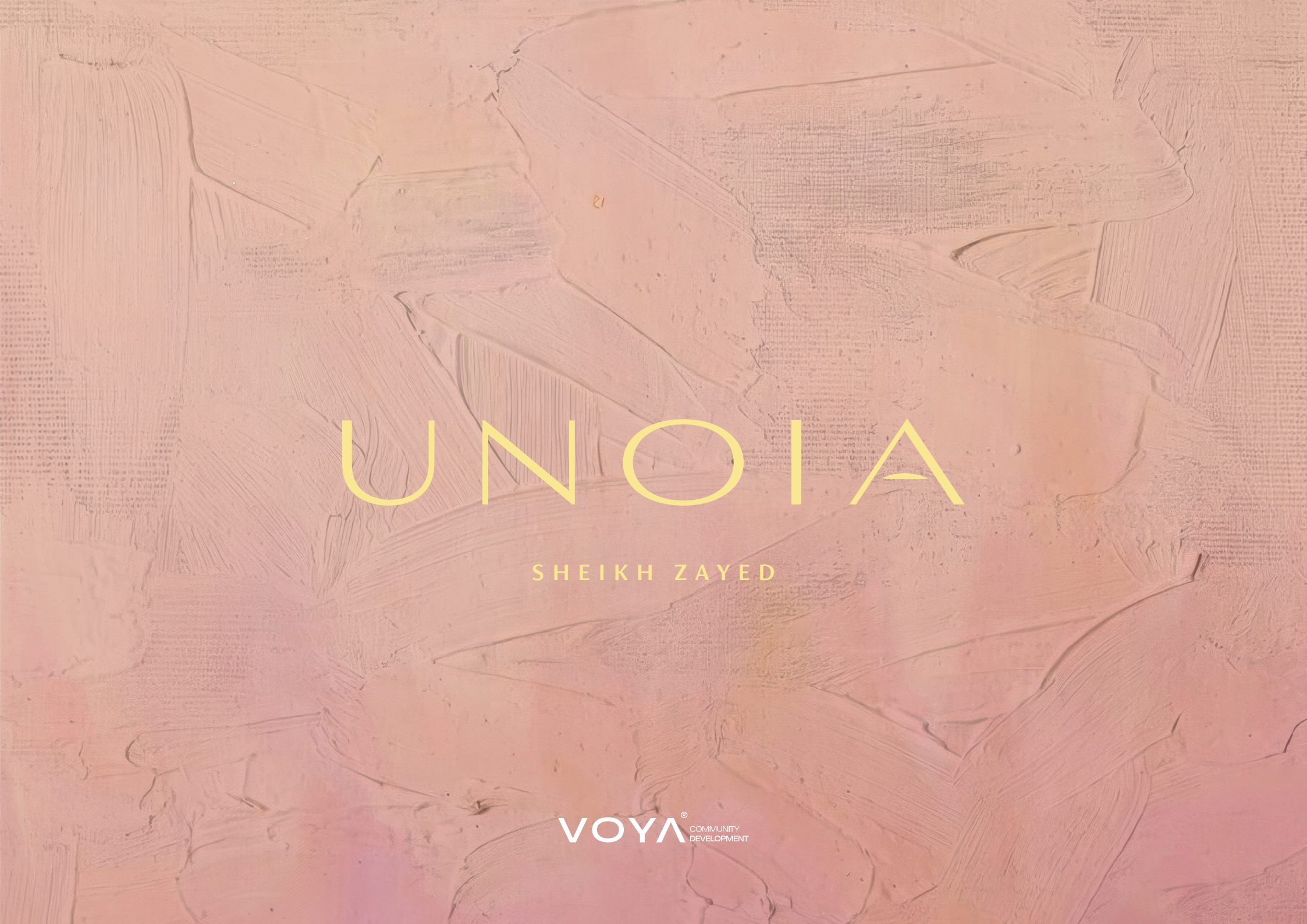




UNOIA

SHEIKH ZAYED

VOYA[®] COMMUNITY
DEVELOPMENT

The background is a vibrant green with a visible, rough texture, similar to thick paint or stone. A large, white, stylized letter 'M' is superimposed on the background, spanning most of the width and height. The 'M' is composed of two large, rounded vertical strokes and a central vertical stroke that tapers to a point at the top. The text is centered within the negative space of the 'M'.

A CURATED LIVING EXPERIENCE INSPIRED
BY ART, NATURE & HUMAN CONNECTION

A Place Designed Beyond Living



Some places are built to accommodate life.
Others are created to elevate it.

UNOIA belongs to the latter.

Envisioned as more than a residential destination, UNOIA is designed as a complete sensory experience—where architecture, landscape, culture, and emotion merge into one timeless expression of living.

Here, every pathway is intentional.
Every space tells a story.
And every detail exists to inspire.

The project is a living dialogue between art and everyday life.

This is not simply where people reside.
It is where creativity becomes part of the rhythm of living.



A Residential Community Designed as a Walkable Art Experience



UNOIA is conceived around a singular vision:

to create a community where art is not observed from a distance—but lived daily.

The development moves beyond conventional residential planning, embracing a more immersive approach where architecture becomes an extension of identity and culture.

Every movement through the project feels curated.
Every transition between spaces unfolds naturally.

The experience is designed to evoke emotion—
through form, texture, light, and landscape.



Three Pillars. One Unified Philosophy.



The entire destination is shaped around three defining principles:

ART

Art exists throughout UNOIA as a living presence.

Not confined to galleries or installations, but embedded into the architectural and spatial language of the project itself.

- Sculptural architectural forms
- Artistic façades and layered materials
- Curated public art pieces
- Creative lighting compositions
- Visual storytelling integrated into everyday spaces

The result is an environment that feels expressive, refined, and deeply immersive.



Where the City Connects... and Inspiration Begins



Positioned in the heart of Al Thawra Al Khadra, UNOIA occupies one of Sheikh Zayed's most promising and well-connected locations—where accessibility and tranquility exist in perfect balance.

Close to the city's vibrant destinations, yet intentionally removed from its intensity, the project offers a refined residential atmosphere shaped by calmness, convenience, and seamless connectivity.

Moments away from West Cairo's key landmarks:

14 minutes from Arkan Plaza

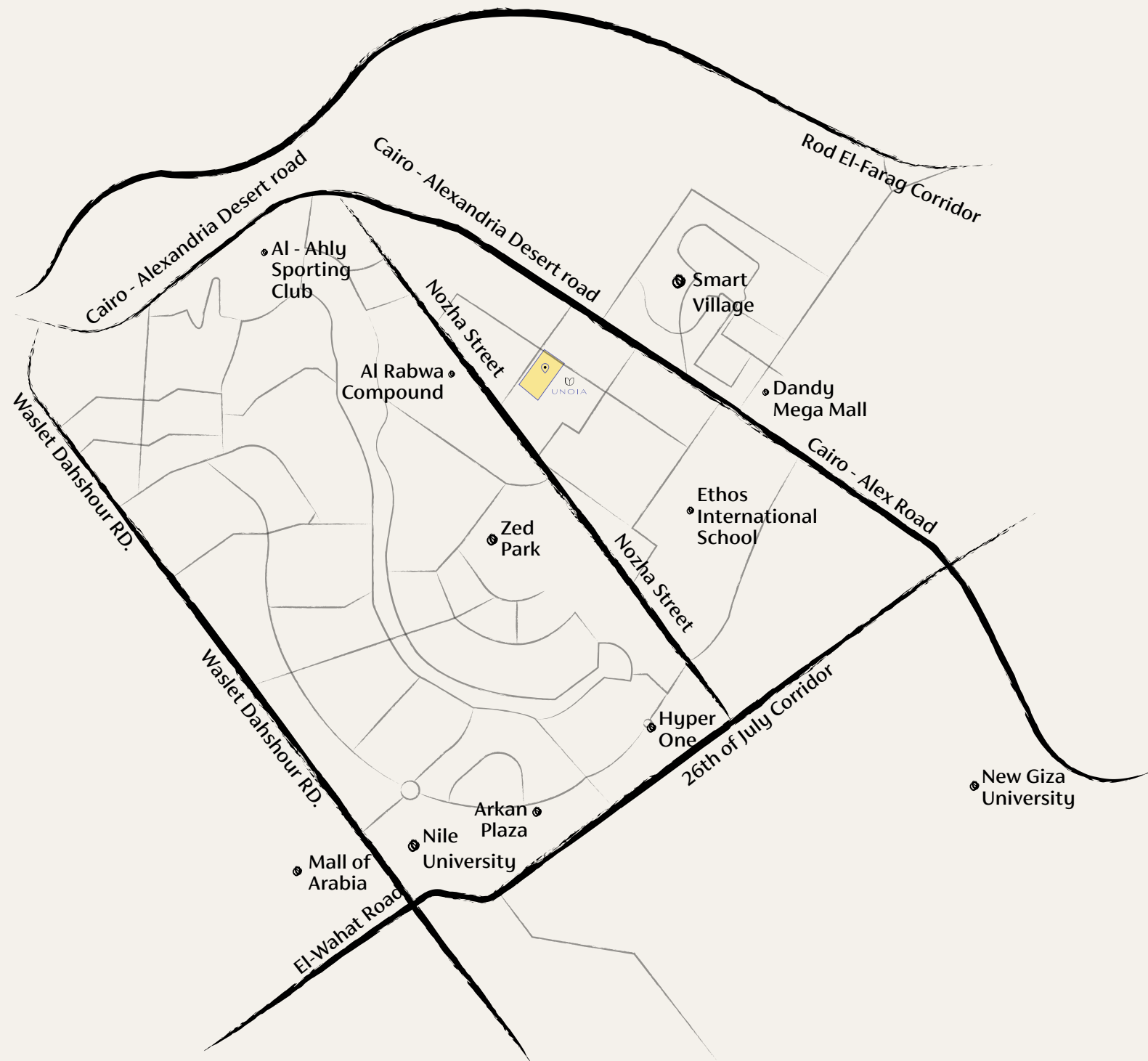
7 minutes from Hyper One

8 minutes from Al Ahly Club

15 minutes from Smart Village

Surrounded by major roads, commercial destinations, and lifestyle hubs, UNOIA places residents at the center of movement—while preserving the sense of privacy and serenity that defines the project.

Here, every destination feels within reach.
Yet home always feels worlds apart.



Nature as an Architectural Language



At UNOIA, nature is not decorative.
It is fundamental.

Soft organic forms and flowing landscape experiences create a natural rhythm throughout the community—blurring the boundaries between indoor and outdoor living.

Organic pathways and sculpted landscapes
Water features and reflection pools
Native planting and biophilic design
Seamless indoor-outdoor transitions
Open spaces designed for pause and reflection

Every space is designed to breathe.



Key Plan

1. Main Gate

2. Outdoor Stationary Cycling

3. Seating Area

4. BBQ

5. Yoga Zone

6. Gathering Area

7. Meditation

8. Kids Area

Culture, Reimagined Through Contemporary Living



UNOIA subtly celebrates cultural identity through thoughtful design expression.

Rather than direct imitation, the project interprets heritage through modern architectural language:

- Locally inspired materials
- Artisan-inspired detailing
- Storytelling spaces
- Cultural motifs within landscape design
- Gathering spaces that encourage human connection

The destination feels globally contemporary—yet deeply rooted in place.



Architecture as Sculptural Expression

UNOIA's architectural language is contemporary, minimal, and artistic in nature.

The project embraces:

- Clean lines and fluid geometries
- Layered façades and transparent elements
- Framed views and sculptural proportions
- Natural materials and warm textures
- Organic architectural transitions

The architecture avoids repetition and conventional massing. Instead, it seeks movement, individuality, and timeless elegance.

Every building feels designed as part of a larger artistic composition.





Landscape Designed as Emotion

At UNOIA, landscape is not secondary to architecture.
It is inseparable from it.

The outdoor experience is designed to create moments
of discovery, calmness, and interaction.



Sculpture gardens
Art walkways
Water mirrors
Open-air galleries
Meditation zones
Interactive seating spaces
Artistic lighting installations
Shaded lounges immersed in nature

Every pathway becomes part of the narrative.
Every outdoor space contributes to the emotional
rhythm of living.



A Lifestyle Designed Around Well-Being



UNOIA is envisioned
as a complete lifestyle
destination—where wellness,
leisure, culture, and
community coexist naturally.

Wellness & Balance

Spa and wellness gardens
Yoga pavilion
Outdoor fitness areas
Indoor gym
Meditation decks







Family & Community

Kids play zones
Family lawns
Educational activity spaces
Multi-purpose rooms

Social Experiences

Clubhouse
Café spaces
Outdoor lounges
Event lawns
Community
gathering zones







Recreation

Swimming pools
Jogging tracks
Cycling paths

Cultural Experiences

Art workshops
Exhibition spaces
Reading lounges
Outdoor performance
areas



Movement as a Curated Journey

UNOIA prioritizes pedestrian comfort and emotional movement through space.

The masterplan is designed to ensure..



- Walkable internal circulation
- Minimal vehicular disruption
- Scenic pathways
- Clear visual connectivity
- Accessibility for all users

Residents are not simply moving through a project—they are moving through an experience.



Homes Designed Around Light, Space & Emotion

The residential experience at UNOIA reflects the same philosophy that defines the masterplan itself.

Every home is designed to maximize:



- Natural light
- Privacy
- Open views
- Indoor-outdoor connection
- Efficient layouts
- Premium materiality

Large terraces, floor-to-ceiling windows, and flexible living spaces create residences that feel open, artistic, and deeply personal.

The interiors are designed not only to function beautifully—
but to inspire daily life.

The unit areas start from **65 sqm to 170 sqm** to cater to the different needs of our clients.

Each building comprises ground and three typical floors.

Unit types vary between 1, 2, and 3 bedroom apartments.

Residents are not simply living within a development — they are living within a thoughtfully curated environment designed to inspire creativity, calmness, and belonging every day.



Our Partners

To compliment our exceptional resident experience, we have partnered with a number of market leaders to provide outstanding services

Vodafone

Smart compound solutions powered by Vodafone

Smart home systems

Electric charging stations

Underground parking

Technology is integrated quietly—
enhancing comfort without
disrupting simplicity.



ACE Moharram Bakhoun

ACE Moharram Bakhoun is one of Egypt's leading engineering consultancy firms, specializing in structural, infrastructure, and project management services, with over 70 years of experience delivering landmark projects across Egypt and the region.

UNOIA Project – Structural Design The structural design of the project is responsibly managed to ensure safety, durability, and efficiency, while aligning with the project's architectural vision and construction requirements.



Our Partners

Hafez Consultants

Hafez Consultants is a leading architectural consultancy specializing in innovative master planning and architectural design. In UNOIA, Hafez Consultants developed the masterplan and architectural design, shaping the project's vision and overall identity.



A Plus Management & Consultancy

A Plus Management & Consultancy is a specialized firm in facility management and hospitality consultancy, providing integrated solutions to enhance operational efficiency and service quality. In UNOIA, A Plus is responsible for overseeing facility management operations and managing hotel partnerships to ensure a seamless residential and hospitality experience.



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.







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