



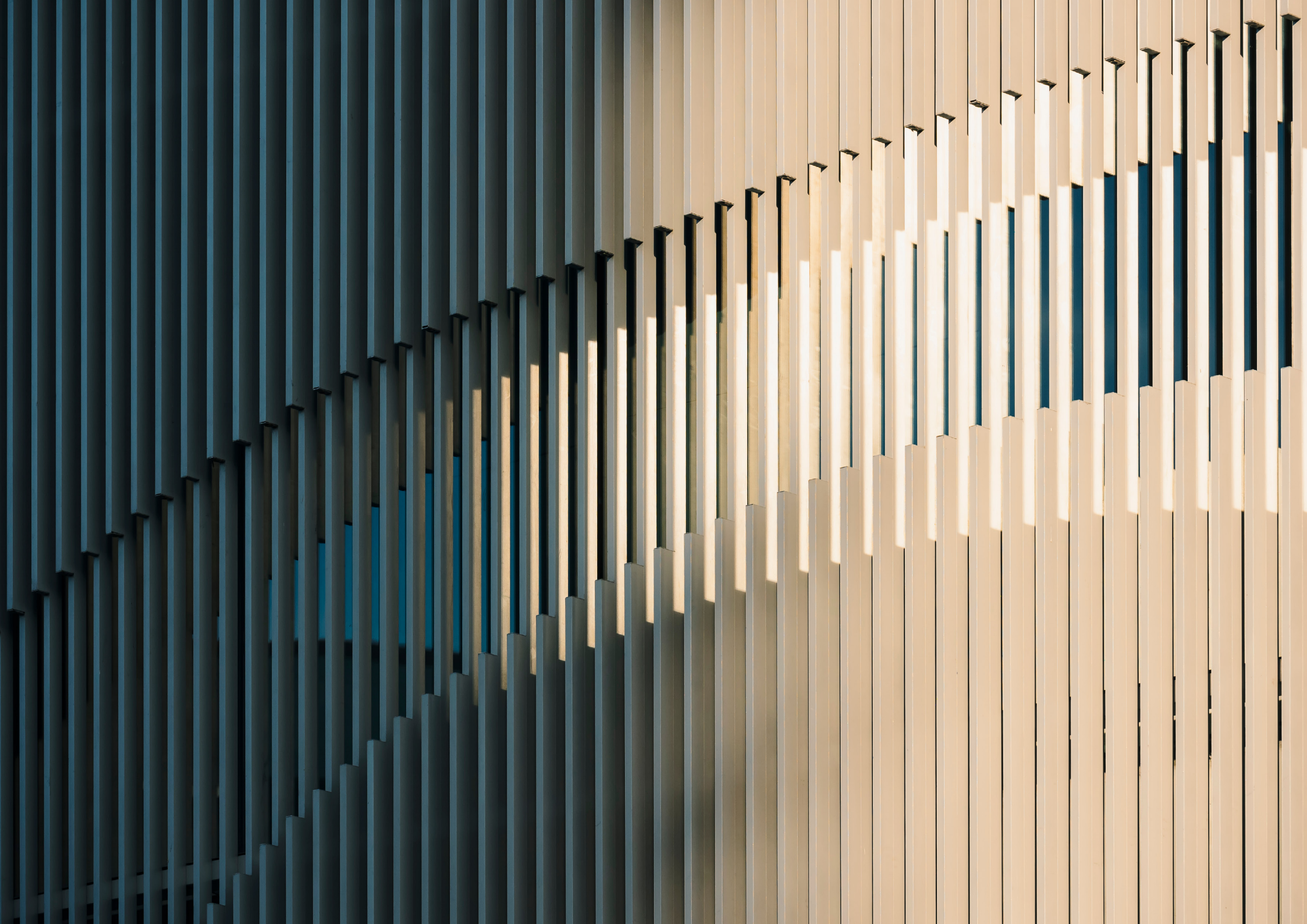
Choose Life

ABOUT VOYA

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.



ABOUT VOYA

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.

ABOUT VOYA

**Vision**

To become the leading developer of boutique compounds in Egypt across multiple locations, raising the standard of living through excellence and innovation.

**Mission**

With a promise to build legacies, Voya prioritizes client satisfaction, after-sales care, and lifelong relationships. Our mission is to create enduring connections through developments that exceed expectations and create value.

Our Philosophy

We believe real estate should raise the standard of living — not simply follow it. Every project we create is designed to redefine expectations, delivering smarter spaces, better quality, and real long-term value.

Our developments are built to improve everyday life — in comfort, in security, and in opportunity.

We don't just construct buildings. We create communities that move people forward.



ABOUT VOYA

Our Promise

Every Voya project is built around one clear goal: to offer a smart upgrade for those who want to move into a gated community without overpaying or overcomplicating the decision.

We understand that upgrading your home is not just about changing location — it is about improving your lifestyle, security, and long-term value. That is why our developments are designed as practical, well-planned gated communities that balance comfort, safety, and affordability.

Our promise is built on three simple commitments:

Craftsmanship. We take pride in building well, not just building fast. Strong construction protects your home and your investment.

Dedication. We stay involved at every stage to ensure quality and deliver communities that truly meet modern living needs.

Integrity. We deliver what we promise, with transparency, respect, and clear communication.

With Voya, upgrading to a gated community is not a luxury dream — it is a smart, achievable step forward.



Core Values

1.

Innovation

Forward-thinking design and cutting-edge solutions.

2.

Quality

Superior craftsmanship and lasting value.

3.

Community

Spaces that foster belonging and well-being.

4.

Integrity

Transparency, trust, and ethical business practices.



BOARD MEMBERS

Eng. Essam El Naggari
Chairman of the Board

Eng. Essam El Naggari serves as Chairman and Board Director of Voya Development, bringing more than two decades of extensive experience in the real estate sector, spanning both development and construction.

BOARD MEMBERS

Essam El Nagar is a prominent leader in real estate development and construction with over 20 years of experience. He holds a Bachelor's degree in Civil Engineering from Cairo University and further advanced his expertise with a Master's degree in Engineering Management and an MBA from ESLSCA University. This strong combination of engineering knowledge and business leadership has enabled him to approach real estate development with both technical precision and strategic vision.

Throughout his career, Eng. El Naggar has led and overseen the successful delivery of numerous prominent real estate projects across Egypt. His leadership is defined by a commitment to quality, disciplined execution, and long-term value creation, principles that have consistently guided the development of well-planned residential, commercial, and mixed-use projects.

Beyond real estate, Eng. El Naggar has expanded his entrepreneurial footprint into the education sector, most notably through his investment in the establishment of an international school. This initiative reflects his broader commitment to community development and to creating institutions that contribute to long-term societal progress.

Through his strategic insight and forward-looking leadership, Eng. El Naggar continues to guide Voya Development toward sustainable growth, innovation, and the creation of thoughtfully designed developments that enhance both communities and investment value.



BOARD MEMBERS

Eng. Shehata El Sayed
CEO

Eng. Shehata El Sayed is the Chief Executive Officer and a Board Member of Voya Development, bringing a career defined by hands-on construction expertise and a deep understanding of real estate development.

BOARD MEMBERS

He represents the third generation of a family with a long-standing legacy in the contracting industry, with roots tracing back to a construction company founded by his father in 1971. Growing up within this environment allowed him to develop a practical understanding of building processes, project management, and quality control from an early age.

In 2008, Eng. El Sayed began his development journey by launching his first real estate company and delivering a series of successful residential projects across Hadayek Al Ahram, Hadayek October, and Beit Al Watan – October, where he developed and delivered an extensive number of residential projects. He later expanded into Sheikh Zayed City, one of West Cairo's most dynamic residential markets.

In 2024, he founded Voya Development with a vision to introduce a more refined approach to development—one that combines construction excellence, thoughtful planning, and strong architectural identity.

Under his leadership, the company has launched several distinctive projects in Sheikh Zayed and October Gardens, including ZAT, COY, and PAI, each reflecting Voya's commitment to quality, functionality, and contemporary living environments.

In addition to his development expertise, Eng. El Sayed brings a strong background in interior design, allowing him to oversee projects from concept to completion with a holistic perspective that balances structural integrity, design quality, and long-term investment value.

ABOUT VOYA

Value Proposition

At Voya, we believe real estate should be a smart decision — not a gamble. Our value lies in combining prime locations, strong construction expertise, and fair pricing to create homes that grow in value over time.

We carefully select our projects in high-demand areas of West Cairo, where infrastructure, accessibility, and future development support long-term appreciation. A strong location is the foundation of real value, and it protects both homeowners and investors.

With more than 15 years of construction experience behind us, we understand how to build properly. Our focus is not on marketing noise, but on solid engineering, practical layouts, and efficient design.

We maximize usable space, eliminate waste, and deliver homes that truly serve everyday life.

Our pricing strategy is built around long-term perspective. We enter the market at competitive levels, allowing our clients to benefit from future growth rather than paying inflated entry prices. This creates real financial advantage — whether you are buying to live or to invest.

We also believe value means balance. We provide the amenities people genuinely use, without unnecessary excess that increases costs. This ensures sustainable service fees and stronger long-term affordability.

In simple terms, Voya delivers well-built homes in prime locations at fair prices — designed to hold their value and grow with time.



OUR PROJECTS



ZAT – October Gardens A Community Designed for Balance

Overview

ZAT is a fully integrated residential community by Voya Community Development, located in the Golden Square of October City. The concept behind ZAT is simple: create a place where daily life feels balanced and calm, bringing you closer to finding yourself.

Every detail has been carefully considered. From the layout of the buildings to the flow of greenery and water features across the landscape, ZAT is designed to support well-being, comfort, and community living.

ZAT is not just a residential compound. It is a thoughtfully planned environment that blends privacy with shared experiences, offering residents a complete lifestyle within one address.

A key component of the project is a 5,000 sqm commercial strip that complements the residential community. The strip includes ground-floor retail spaces and three upper floors dedicated to administrative offices, creating a vibrant mixed-use hub that serves residents, businesses, and visitors alike.

Unit Types & Areas

ZAT offers a wide range of apartment sizes to meet different needs, from compact units to spacious family homes.

The unit areas start from 58 sqm to 184 sqm to cater to the different needs of our clients.

Each building comprises ground and 5 typical floors.

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

This variety allows buyers to choose units that match their lifestyle and investment goals.



OUR PROJECTS

Location

ZAT is strategically located on Clubs Street in October City, Giza, with direct access to key roads and landmarks.

Nearby destinations include:



10 minutes
from Zewail City



10 minutes
from Ring Road



20 minutes
from the Pyramids and Grand Egyptian Museum



20 minutes
from Midtown Giza



25 minutes
from Mall of Arabia

The project is also close to El Wahat Road, the Middle Ring Road, Mall of Egypt, Sun Capital, and major clubs and medical centers.

This central location ensures smooth connectivity while maintaining the quiet atmosphere of a residential community.

Commercial & Administrative Opportunities at ZAT

Beyond residential living, ZAT also offers a dedicated mixed-use commercial strip designed to serve both the community and the surrounding area.

Spanning approximately 5,000 sqm, the commercial zone features ground-floor retail spaces and three upper floors of administrative offices, creating a dynamic destination for shopping, services, and professional workspaces.



Mall of Egypt

Dream Land

Meditown
New Giza

The Grand Egyptian Museum

Giza Pyramids

Zewail City

October
Gardens

Zamalek Club
Police Force Club

Magdi Yaakob
Global Heart Center

Sun Capital

Italian District Road

Italian District Road

Italian District Road

Ahmed Zewail Road

Elwahat Road

Elwahat Road

Ring Road

Ring Road

Fayoum Desert Road

Fayoum Desert Road

Fayoum Desert Road

OUR PROJECTS



COY – Sheikh Zayed A Boutique Compound

Overview

COY is a residential boutique compound in Sheikh Zayed designed around one central idea: quiet elegance.

Not everything needs to be loud to stand out. COY reflects that belief. It offers refined living in a calm, thoughtfully designed environment where beauty appears in the details, not in excess.

Developed by Voya Community Development, backed by more than 15 years of experience in real estate development, COY combines a prime location, architectural clarity, and lifestyle-focused amenities to create a community that feels balanced and intentional.

Beyond residential living, COY also introduces a 500-meter commercial promenade designed to bring convenience and vibrance to the commu-

nity. This carefully curated commercial area features cafés, boutique retail, dining options, and essential services, creating a lively yet elegant destination for residents and visitors.

Complementing the residential offering, the project also includes premium hotel apartments, designed to provide hospitality-level living within the comfort of a private residential community. These serviced residences offer flexibility for short stays, extended visits, and investment opportunities, further enriching the lifestyle ecosystem of COY.

Unit Types & Residential Offering

COY is a residential compound offering:

- Premium residential apartments
- Serviced hotel apartments
- Smart-enabled homes

The project is designed to accommodate different living styles, from compact residences to larger family-oriented layouts.



OUR PROJECTS

Unit areas:

from 74 sqm to 165 sqm

Unit types:

1, 2, and 3-bedroom apartments

Building configuration:

Ground + 5 floors

Location

COY is strategically located in El Thawra El Khadra area in Sheikh Zayed, directly on Nozha Street, near Waslet Dahshour Road and the Cairo–Alexandria Desert Road.

COY offers exceptional connectivity:



2 minutes

from Zed West



5 minutes

from 26th July Axis



6 minutes

from Al Ahly Club



8 minutes

from Hyper One



15 minutes

from Smart Village

This location places COY at the heart of Sheikh Zayed while maintaining a calm residential atmosphere.



OUR PROJECTS



Overview

PAI is a boutique residential compound located in New Zayed, designed around one central idea: refined, private living at a human scale.

Not every community needs to be large to be exceptional. PAI embraces a more intimate approach, offering a carefully curated environment where space, design, and tranquility come together to create a truly elevated living experience.

Comprising only 17 villas, PAI is intentionally low-density, allowing for a level of privacy and exclusivity rarely found in today's developments. Every home is designed to offer a sense of openness, comfort, and connection to its surroundings, while maintaining a strong sense of individuality.

Developed with a focus on modern architecture, functional layouts, and understated elegance, PAI caters to those who value quality over quantity and seek a calm, well-balanced lifestyle away from crowded, large-scale compounds.



OUR PROJECTS

Unit Mix & Areas

PAI offers a selection of villas designed to accommodate different lifestyles, all within a cohesive architectural identity.

Phase 1 includes:

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

All units are designed with efficient layouts and private pools and outdoor spaces, ensuring both functionality and comfort.

Location

PAI is strategically located in New Zayed, offering seamless access to major roads and key destinations across West Cairo.

The project enjoys a well-connected yet tranquil setting, allowing residents to stay close to the city's main hubs while enjoying a calm, low-density environment.

Key nearby destinations include:



2 minutes

from Cairo–Alexandria
Desert Road



10 minutes

from Arkan Plaza



2 minutes

from Dahshour Axis



12 minutes

from Mall of Egypt



8 minutes

from Mall of Arabia

This prime location places PAI within easy reach of major commercial, retail, and lifestyle destinations, while maintaining the privacy and exclusivity that define the project.



OUR PROJECTS



A Living Canvas of Art, Nature, and Contemporary Culture

Overview

UNOIA is a visionary residential destination designed around a unique concept: transforming everyday living into a curated artistic experience.

More than a residential compound, UNOIA is conceived as an immersive environment where architecture, landscape, culture, and human connection come together. Inspired by the meaning of the name itself — beautiful thinking — the project reflects a philosophy centered around balance, creativity, and refined living.

At the heart of UNOIA lies a defining cultural landmark: a museum dedicated to the renowned Egyptian artist Salah Taher. Rather than functioning as an isolated destination, the museum becomes the spiritual and visual

anchor of the entire development, influencing the architecture, landscape, and emotional experience throughout the project.

UNOIA is designed as a walkable art experience, where residents move through sculptural spaces, curated landscapes, artistic installations, and thoughtfully crafted environments that blur the boundaries between architecture and culture. Every detail is intended to evoke calmness, inspiration, sophistication, and belonging.

The project combines contemporary architecture, organic natural elements, wellness-driven planning, and premium lifestyle amenities to create a destination that feels timeless, elegant, and emotionally connected.



OUR PROJECTS

Residential Philosophy

The residential experience at UNOIA is designed to reflect the project's core values of beauty, comfort, and emotional connection.

Units are planned to maximize:

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

Preferred residential features include:

- Large terraces
- Floor-to-ceiling windows
- Flexible living spaces
- Artistic interior detailing

The unit areas start from 50 sqm to 179 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.

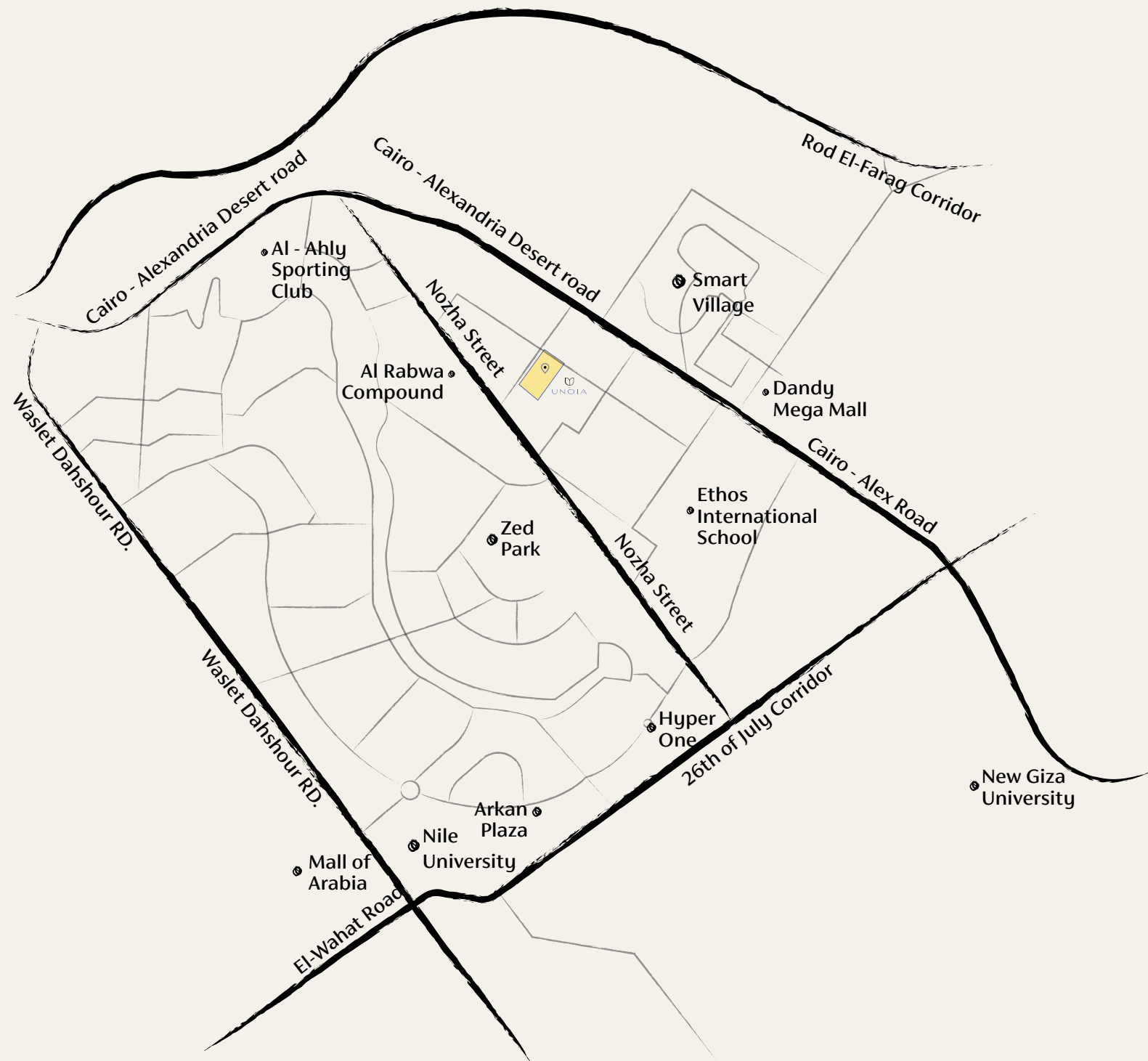
Location

UNOIA is strategically located in the heart of Al Thawra Al Khadra, one of Sheikh Zayed's well-connected and rapidly growing areas, offering residents seamless access to major destinations while maintaining a calm and refined residential atmosphere.

The project enjoys close proximity to key lifestyle, business, and entertainment hubs across West Cairo, including:

- **14 minutes** from Arkan Plaza
- **7 minutes** from Hyper One
- **8 minutes** from Al Ahly Club
- **15 minutes** from Smart Village

This central location places UNOIA within easy reach of major roads, commercial destinations, and social landmarks, creating a balanced living experience that combines accessibility, convenience, and tranquility.



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ZAT | COY