

zdt®

A STATE OF  
BALANCED LIVING

VOYA®  
COMMUNITY  
DEVELOPMENT



ZAT —

### A Life, Gently Reimagined

There are places designed for living...

And there are places designed for being.

ZAT emerges as a quiet answer to the rhythm of modern life—an environment where balance is not pursued, but naturally found.

Set within the Golden Square of October City, ZAT is not simply a residential development. It is a carefully composed experience, where architecture, landscape, and human rhythm come together in harmony.

Here, space breathes.

Here, time softens.

Here, life feels centered again.

Crafted by Voya Community Development, ZAT is built on a simple yet powerful idea:

to create a community where everyday living restores, rather than consumes.





## Where the City Connects... and Quiet Begins

In a city defined by movement, ZAT offers both connection and retreat.

Strategically positioned on Clubs Street in October City, the project places you at the intersection of accessibility and calm. Major destinations unfold effortlessly around you, yet the moment you arrive, a sense of stillness takes over.

### Moments away, yet worlds apart:



10 minutes  
from Zewail City



20 minutes  
from Midtown Giza



10 minutes  
from Ring Road



25 minutes  
from Mall of Arabia



20 minutes  
from the Pyramids & Grand  
Egyptian Museum

Surrounded by key roads including El Wahat Road and the Middle Ring Road, and in proximity to major destinations like Mall of Egypt and Sun Capital, ZAT ensures seamless movement—without compromising the serenity of home.





Mall of Egypt

Dream Land

Zewail City

October  
Gardens

Meditown  
New Giza

Zamalek Club  
Police Force Club

Magdi Yaakob  
Global Heart Center

Sun Capital

The Grand Egyptian Museum

Giza Pyramids



Italian District Road

Italian District Road

Italian District Road

Ahmed Zewail Road

Elwehahat Road

Elwehahat Road

Ring Road

Ring Road

Fayoum Desert Road

Fayoum Desert Road

Fayoum Desert Road

## A Masterplan Shaped by Nature

At ZAT, the masterplan is not drawn—it is composed.

A central green spine runs through the heart of the community, guiding movement, framing views, and anchoring life around nature. Every building, every pathway, every open space is positioned with intent—allowing light, air, and greenery to flow effortlessly.

**This is where structure steps back...  
and landscape leads.**

Eight residential buildings  
arranged around open vistas

Expansive landscaped gardens  
and water features

Walkways and jogging paths  
that follow the rhythm of nature

Seamless separation  
between pedestrian and  
vehicular movement

Underground parking that  
preserves the calm of  
surface spaces

At the edge, a vibrant 5,000 sqm commercial strip introduces energy and interaction—carefully placed to activate the community without disrupting its tranquility.

Here, community and privacy co-exist—each enhancing the other.



## Architecture That Breathes

ZAT's architecture speaks in quiet confidence.

Clean lines.

Balanced proportions.

Materials that feel warm, yet refined.

**The buildings are not designed  
to dominate, but to belong.**

Expansive windows that invite natural light

Wide balconies that extend living outward

Carefully framed façades that create a distinct identity

Thoughtful spacing to ensure openness, airflow, and uninterrupted views

It is architecture that understands restraint—  
where elegance is found in clarity, not excess.

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## A Lifestyle That Unfolds Naturally

Life at ZAT is not structured around amenities—it flows through them.

Every space is designed to support how you live, move, and connect.

## Moments of Leisure

Clubhouse

Swimming pool

SPA & gym

Meditation areas

Social gathering spaces



### Spaces for Connection

Kids' playground

Pets garden

Food & beverage experiences

Retail and cafés within  
walking distance

BBQ areas designed for  
shared moments





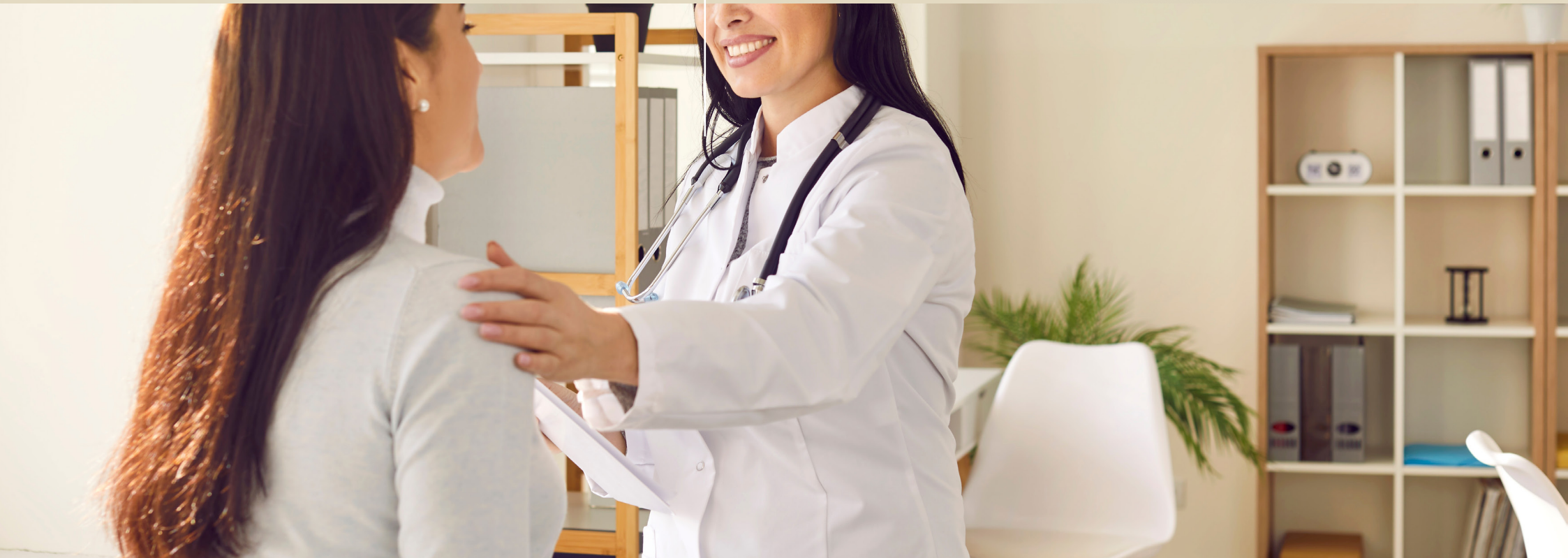
## A Lifestyle That Unfolds Naturally

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## Well-being, Integrated

Medical care facilities



**Smart Living, Seamlessly Delivered**

Underground parking

Electric vehicle charging stations

24-hour security

Dedicated workspaces

Triple-play





## Homes Designed Around You

No two lives are the same—  
and neither are the homes at ZAT.

With unit sizes ranging from 58 sqm to 184 sqm, and configurations spanning one, two, and three-bedroom apartments, every residence is designed to reflect different lifestyles, needs, and aspirations.

Each building rises thoughtfully across ground and five floors, offering a balance between intimacy and community.

This is not just variety—  
it is choice, designed with purpose.







### **Where Living Meets Opportunity**

Beyond its residential calm, ZAT introduces a dynamic layer of activity through its integrated commercial and administrative strip.

Spanning 5,000 sqm, this destination is designed as a seamless extension of the community—serving residents while attracting the wider neighborhood.

### **Retail Experiences**

At ground level, cafés, restaurants, and curated retail create a vibrant streetscape—bringing daily convenience just steps from home.

### **Modern Workspaces**

Above, three floors of administrative offices offer a refined working environment—ideal for businesses, clinics, and professional services seeking both accessibility and calm.

### **An Investment with Purpose**

ZAT's mixed-use design creates a naturally sustained demand—where residential life fuels commercial vitality.

It is not just an opportunity.

It is a long-term value ecosystem.



## 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

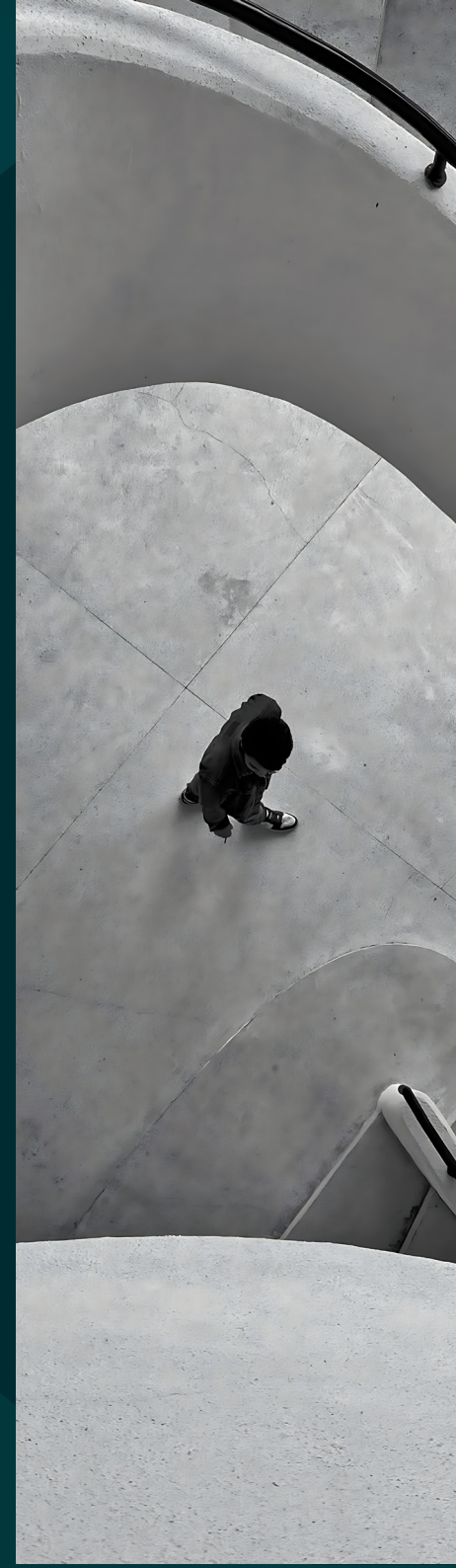
environments that bring living, working, and everyday services together in one well-planned destination. This mixed-use approach allows us to create developments that are more dynamic, convenient, and sustainable. Residents benefit from having services, shopping, and workplaces close to home, while investors 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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