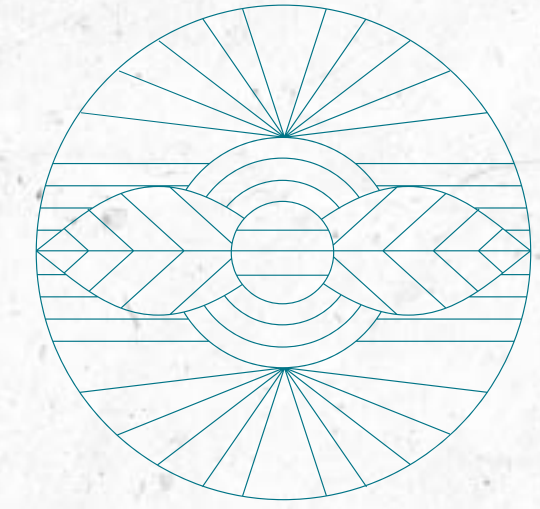


Z O Y A
G H A Z A L A B A Y

Profound Simplicity



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THE STORY OF ZOYA

*This life is yours to create
Choose the elements that make it worthwhile*

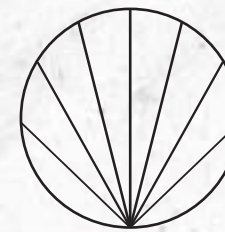
Step into a soul-soothing world of profound simplicity where YOU are the only powerful force shaping your own destiny. Expand your perception, live life in harmony, and make space for new adventures, as the five elements of life magically balance everything around you, and within you. ZOYA invites you to tap into the mother of all elements; the beauty of space echoing in the vastness of a tranquil bay to create your happily ever after's. This is the place to flow like water, wander like air, connect with earth's greatest gifts, while burning like wild fire all through the night.



To all those who travel through life with wide eyes and big hearts To the dreamers explorers and adventurers yearning to connect with what matters the most in life

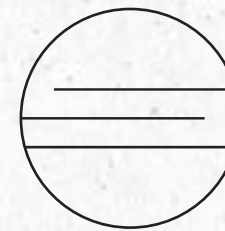


To those who are unique yet united in a desire to chill by the beach with a cold drink big fluffy towels and sun kissed friends To the weekenders the fashion baggers the wild party animals and anyone who simply seeks to live freely attracting positive vibes



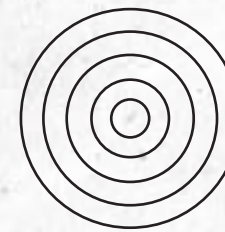
Fire

The burning element of the spontaneous, and passionate. Those who are always in search for fun, and adventure, wanting to live life to the fullest by rejecting anything mundane or conventional.



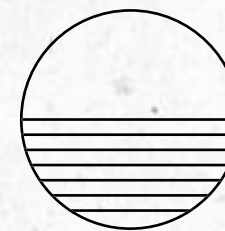
Air

The breezy element of the curious, out-going, and imaginative. Those who are always in touch with their feelings, and in sync with their natural surroundings.



Water

The flowing element of the big hearted, dreamy, and intuitive. Those who freely wander through life with depth, and warmth, appreciating the small details that enrich their senses.



Earth

The deeply rooted element of the practical, and rational. Those who value sensual beauty, and enjoy stability, and a zen connection with nature.

Be in your element



LANDMARK - SABBOUR

GOES NORTH

Heavenly designed by I.El Habrouk Architects, and expertly brought to life by Landmark Sabbour Developments, ZOYA articulates an idyllic summer lifestyle that re-defines profound simplicity, and bay-front contemporary elegance in the North Coast. Inspired by the serene surroundings of Ras El Hekma's pristine coastline, ZOYA is masterplanned on 62 acres of lush land to crown a tranquil spot in Ghazala Bay, offering homeowners a unique blend of unmatched privacy, transcendent luxury, and an exclusive connection with nature, so they can experience a panoramic slice of bay paradise.

Drawing on years of development expertise, Landmark Sabbour puts both attention to details, and private community enjoyment at the heart of all its projects. Therefore, every aspect of ZOYA is carefully crafted around your well-being to bring an abundance of world-class facilities, and memorable zen moments to your doorstep. Boasting a unique signature collection of 360 fully-finished units, every home at ZOYA is a private bay-front retreat, and a true testament to luxury living by the Mediterranean Sea.

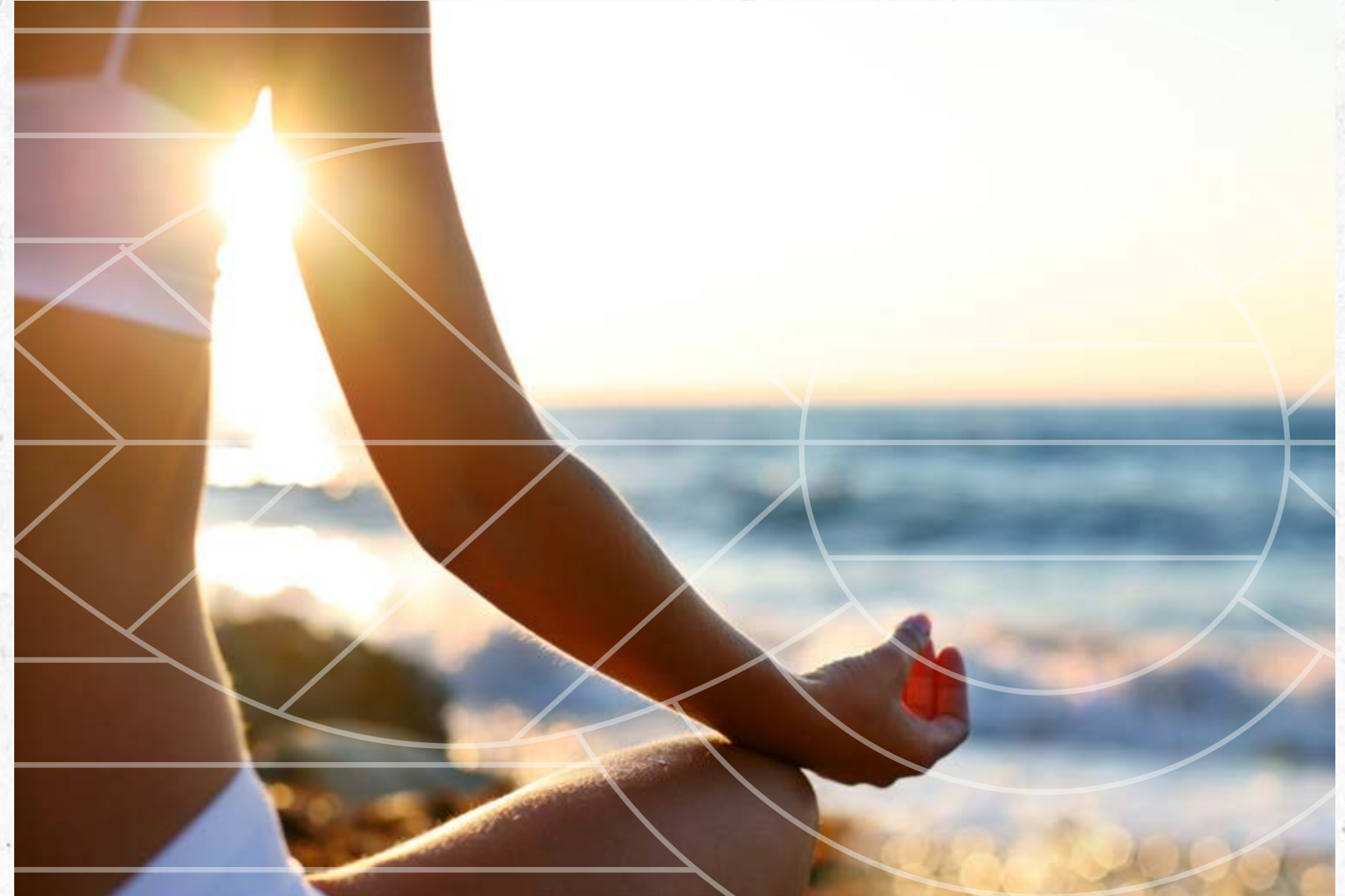
Ideal for soul-searchers, families, and diverse personalities who just wish to be in their element, ZOYA offers something for everyone ; from signature dining experiences, private access to a lively beach hub, fun- packed water activities, and an elegant club house to rejuvenating spa treatments, and unrivalled hotel hospitality guaranteeing to transform your summer into a memorable experience that will last a lifetime.



BLISSFUL BAYSIDE LIVING

*Exotic and compelling
Mellow or action packed ZOYA is always epic*

Bayside living at ZOYA is a world of staggering beauty; wake up to dazzling sands, a tropical posterchild for paradise, and waters so blue they glow. While it's easy to spend your holiday in, on or under the water, ZOYA offers ample opportunities for oilloungers, meditators, water-sport enthusiasts, and nature lovers in search for a truly immersive experience beyond the bay





ARCHITECTURALLY INSPIRED BAY - FRONT HOMES

Aesthetically inspired by nature's simplicity, your home at ZOYA speaks an authentic architecture language that doesn't focus on introducing new styles, but rather on creating a refined multi-sensory experience filled with bay-front serenity. Combining contemporary luxury with highly specified comfort, each unit borrows earthly colour punctuations, and raw materials from nature to boast clean, unadorned lines, panoramic window facades, and evident openness in elevations to maximize residents' views, as well as ownership of positive bay vibes. Designed around you to create the finest experience of a bright summer home, all units enjoy careful integration of interior, and exterior spaces through spacious green patios, and patterned outdoor terraces, guaranteeing an uncluttered, expansive feeling while maintaining a naturally contoured design.

Authentically yours



NATURE-INSPIRED INTERIORS

A contemporary expression of elegance

Retreat to a contemporary haven of uncluttered clarity fused with subtle sophistication, and profound simplicity to call home. At ZOYA, nature-inspired interiors focus on showcasing breathing space that is in natural balance with its surroundings rather than focusing on things.

Boasting sleek, streamlined surfaces, crisp furnishings, and large window facades, your earthly enclave is a signature statement of calm, inviting nature, light, and positive vibes into every corner of your home.





ZOYA'S GOT IT ALL!

Slow down or live it up

Whether you're a water-sport enthusiast, an oil-lounger, a social butterfly or a culinary expert or simply like to indulge in world-class hospitality, pampering massages or love to party with a fun crowd, ZOYA's got it all, so you can slow down or simply live it up. Perfected by a colourful array of world-class leisure facilities, and top-notch amenities, the development offers exclusive bayfront experiences catering to your every need.

LOCATION MAP

Travel close enough to find yourself

Tucked away in a heavenly spot overlooking Ghazala El Wadi's pristine bay, ZOYA is ideally situated on the 142 km Alex to Matrouh Road, just a pleasant 3 hour drive from Cairo. The development's unique location allows homeowners to directly form an exclusive, and safe connection with nature by basking in the Mediterranean Coast's year-round sunshine, while taking in breathtaking views of turquoise crystal clear waters, and bay serenity all around. Leave the stress of work behind, the deluge of news, and the pressures of city life, and allow ZOYA's one-of-a-kind location to bring about balance to your body, soul, and mind..





BAY BEAUTY AND BEYOND

Master Plan

Masterplanned by internationally-acclaimed I.El Habrouk Architects, ZOYA is a floating beachfront paradise introducing a unique air of simplicity, and exclusive luxury not offered elsewhere. Designed in harmony with its natural surroundings, the heavenly development evokes a zen ambience through lush cascading levels, and free -form lakes, allowing residents to privately experience the intimacy, and tranquility of the Mediterranean in the comfort of their own terrace.

Every angle of ZOYA seamlessly captures essential elements of nature to surround residents with unobscured sea, and lake views depending on their choice of home. Boasting a variety of breathing housing options spanning; elegantly appointed villas, spacious chalets with gardens, or sea view terraces, ZOYA's nature-inspired, contemporary aesthetic not only invites the outdoors inside, but also breaks down the optimum in beauty to its basic, form.





AN ELEVATING EXPERIENCE

like no other

There is no better way to celebrate life like chilling-out under ZOYA's blazing sun, nuzzled in its golden sands, as you enjoy an uninterrupted connection with nature in the comfort of your private beach hub. Created to boast a lively Club House, perfected by round-the-clock entertainment, and our Bay Bar's exceptional culinary delights, ZOYA's private beach is an authentic tribute to life's greatest pleasures, where good music, quality food, exciting beach activities, and memorable social encounters guarantee to elevate your mood.

WORLD-CLASS HOSPITALITY

Made yours

ZOYA's design-led boutique hotel melds utmost comfort with exceptional service, offering an exclusive opportunity to tap into world-class hospitality perfected by immaculate sea views, and top-notch amenities to enrich your stay. Set your taste buds on exquisite culinary journey as you sample authentic flavours at any of our elegant restaurants, and cafes, or simply unwind in a rejuvenating spa experience, and allow our pampering treatments, and relaxing massages to regenerate every part of your body soul, and mind. For the more energetic, our cutting-edge gym invites you to enjoy an uplifting work out, complimented by spellbinding views, and positive summer vibes.





EVERYDAY IS FRESH

At ZOYA

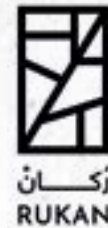
Every aspect in ZOYA is carefully crafted around your needs to guarantee a ‘home away from home’ experience, so you only need to worry about relaxing by the beach. Therefore, the development offers a comprehensive gourmet supermarket just minutes away from home, so you can enjoy shopping with friends, and family in a fun, and hygienic ambience. Offering the freshest local produce, basic summer essentials, and an ATM machine, ZOYA’s got you covered anytime of the day.



Founded to develop inspiring lifestyles that empower communities to connect with what matters most in life, Landmark Sabbour is a trusted, and leading pioneer in the Egyptian real estate market, driven by an innovative vision to introduce iconic projects that shape the way people live, and passionately engage with their natural surroundings. Since its inception by Eng. Ahmed Sabbour, the company has always put unmatched quality, attention to details, and breakthrough design concepts at its forefront, offering a world of residential options in prime locations to articulate signature lifestyles that revolve around people at all times. Landmark Sabbour takes pride in boasting two contemporary projects in strategic locations in Cairo, capturing the best of integrated living in breathtaking settings. In recent years, Landmark Sabbour's expertise has also transcended local boundaries to leave its mark on renowned regional, and global projects including The Continental Tower, and Rukan Compound in Dubai, UAE, in addition to the historic themed building Muntaner in Barcelona, Spain. Today, Landmark Sabbour is excited to go North with the launch of its first coastal gem in Ghazala Bay; ZOYA: a heavenly destination of profound simplicity, guaranteeing to change the way you experience your summer vacation.



ARIA



MUNTANER #91

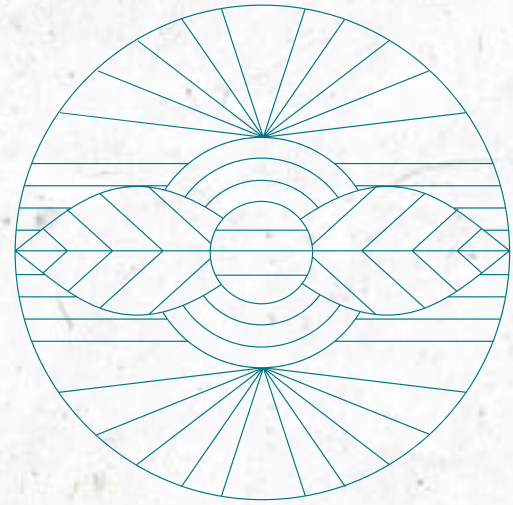
BEHIND THE PROJECT

I.El-Habrouk
A.R.C.H.I.T.E.C.T.S

Founded in 2005 in Cairo, I.El Habrouk Architects was established with an innovative vision to create comprehensive community based projects that stand out. Its iconic landmarks span architecture, landscaping, interior design, as well as urban planning and design.

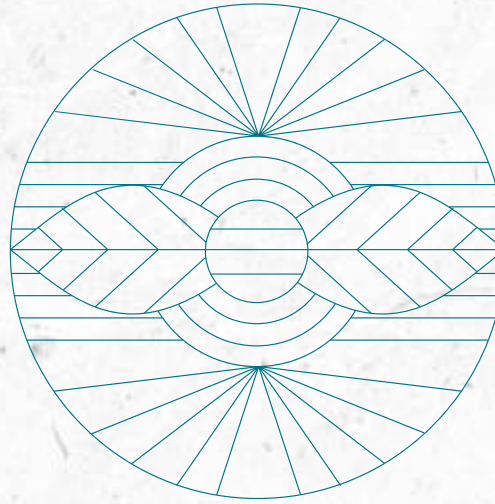


Sabbour Consulting is one of the establishments founded by the Cons. Eng. Hussein Sabbour. The Consultancy work of Mr. Sabbour started in 1957, and has been growing strong for fifty years. Mr. Sabbour has worked individually, and in collaboration with others to establish several renowned groups, offices, companies and establishments, crowned by HSCB. The latter ventures have played a vital role in the development of engineering, as well as governmental, and private consultancy services in all fields and branches of engineering both in Egypt, and the Middle East.



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Landmark Sabbour Developments.

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