



S T A Y

VILLA COMMUNITY



TABLE OF CONTENTS

About us

Vision and Mission

Introducing:

STAY Villa Community

Why choose STAY Villa Community

Destination

Map

Facilities & Amenities

Unit Types

Contact us



ABOUT US

TM



For 38 years ZG Developments has built communities that stand the test of time. STAY Villa Community is the company's first flagship master-planned residential project – the realization of decades of experience focused into one refined address.



This development is conceived to reflect prestige, exclusivity and the lasting value that has defined ZG's portfolio.

The logo consists of the letters 'Z' and 'G' in a bold, sans-serif font. The letters are rendered in a metallic, brushed metal texture with a color gradient from dark brown to light gold. The 'Z' is on the left and the 'G' is on the right, with a small gap between them.

ZONES OF GROWTH®
DEVELOPMENTS

MISSION

To empower growth through long-term stakeholder partnerships, delivering refined residences and vibrant communities, secure, elegant places where life is elevated from vision to reality.





VISION

To be at the forefront of building exceptional communities, setting the standard for quality, innovation and professionalism.



WHERE THE VIBE IS TOO GOOD
TO LEAVE





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INTRODUCING

STAY Villa Community is more than a residential project. It is a carefully designed environment where comfort feels natural, every detail is considered, and home becomes a true sanctuary.

S T A Y VILLA
COMMUNITY

The identity of STAY Villa Community is confident and warm, sophisticated yet approachable. It is visionary and enduring, designed for families and individuals who value exclusivity, architectural excellence, and a peaceful lifestyle.



Living at STAY Villa Community means living in harmony, creating meaningful moments, and leaving a legacy.



MASTER PLAN









WHY CHOOSE STAY Villa Community?

To choose STAY Villa Community is to choose more than a home; it is to embrace a way of living that feels natural, balanced, and complete.

Here, comfort is not an added detail, it is the foundation — from the quiet flow of landscaped gardens to the gentle rhythm of daily life within a safe and welcoming neighbourhood.



STAY

STAY Villa Community is designed for those who value harmony, where modern living blends with serenity, and where every corner feels like it was made just for you. It is a place that invites you to slow down, to connect with loved ones, and to enjoy moments that turn into lasting memories.



STAY

VILLA
COMMUNITY

When you are here, you are not just living — you are choosing to stay in a community that feels like home in the truest sense.



Belonging comes easily in STAY Villa Community, because it is not simply a collection of villas and townhouses, but a thoughtfully shaped environment where families grow, stories unfold, and legacies begin.







THE DESTINATION

Located in New Zayed on Dahshour Road, STAY Villa Community offers the perfect balance of privacy and accessibility.

It connects residents seamlessly to the city's most vibrant destinations:

3

Minutes from
Beverly Hills

6

Minutes from
Mall of Arabia

10

Minutes from
Arkan Plaza

From here, residents enjoy easy access to retail, entertainment, and essential services, all while experiencing the comfort of a secure gated community.

AL MANSOURIA

SPHINX
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AIRPORT

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VYE SODIC NEW ZAYED

STAY 
VILLA
COMMUNITY

EL NADA HOSPITAL
SHEIKH ZAYED

CAIRO- ALEXANDRIA DESERT RD

BAVERLY HILLS

WASLET DAHSHUR RD

ARKAN PLAZA

NILE
UNIVERSITY

NEW GIZA
UNIVERSITY

MALL OF ARABIA

PALM HILLS
OCTOBER











FACILITIES & AMENITIES

STAY Villa Community has been carefully designed as a lifestyle-focused development where every amenity enhances both daily convenience and leisure.



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Every detail has been curated to create a complete environment that enriches the everyday experience of residents.



Expansive landscaped gardens and shaded green areas



Dedicated commercial area for shopping and essential services



Smart gated entrances with -24hour security and CCTV



Water features integrated into the landscape for relaxation and flow



Community residents' mosque serving spiritual needs



Premium infrastructure, pedestrian pathways, and well-planned roads for comfort and longevity







VILLA TYPES



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VILLA COMMUNITY







VILLA
C





VILLA
D







UNIT TYPES

At STAY Villa Community, every home is designed to reflect comfort, elegance, and a seamless connection to its surroundings. Residents can choose from two distinct types of residences, each offering its own character and lifestyle.



VILLAS

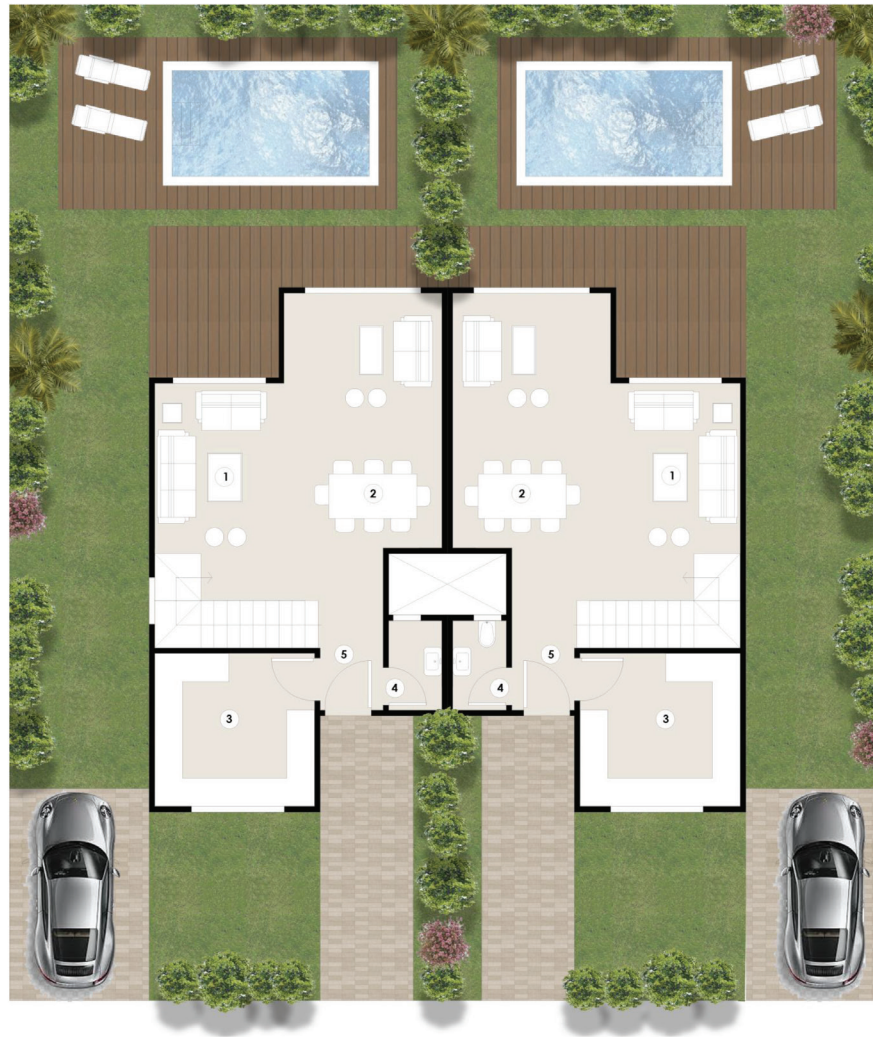
Expansive layouts with generous indoor spaces, private gardens, and a refined sense of luxury.

TOWNHOUSES & TWIN HOUSES

Contemporary designs that balance modern living with community connection, ideal for families seeking style and comfort.



Twin Villa - Type A 208 m²



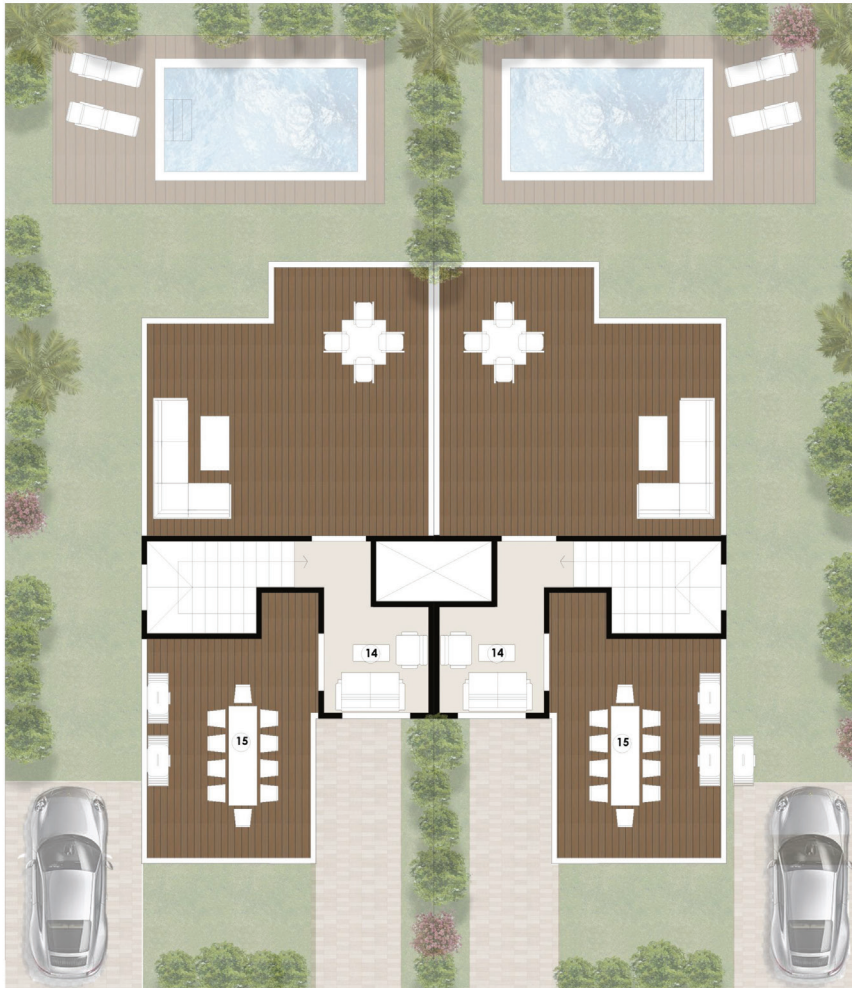
Ground Floor

Twin Villa - Type A 208 m²



First Floor

Twin Villa - Type A



Roof

Type A Summary

Total Built-up	208 m ²
Garden Area	Refer to table according to no. of villa

No.	Room	Dimensions
Ground Floor		
1	Reception & Dining Room	3.64 m X 5.54 m
2	Reception & Dining Room	4.74 m X 2.79 m
3	Kitchen	3.45 m X 3.69 m
4	Guest Toilet	2.14 m X 1.39 m
5	Entrance Lobby	3.56 m X 1.35 m
6	Terrace	2.79 m X 3.22 m + 3.64 m X 1.30 m
First Floor		
7	Master Bedroom	3.89 m X 4.76 m
8	Master Bathroom	1.67 m X 2.54 m
9	Terrace	2.20 m X 1.10 m
10	Bedroom	3.74 m X 3.54 m
11	Bedroom	3.64 m X 3.64 m
12	Bathroom	2.42 m X 1.79 m
13	Terrace	2.40 m X 1.10 m
Roof		
14	Living room	2.54 m X 2.42 m
15	Terrace	6.43 m X 5.94 m + 4.87 X 3.84

Town Villa - Type A 208 m²



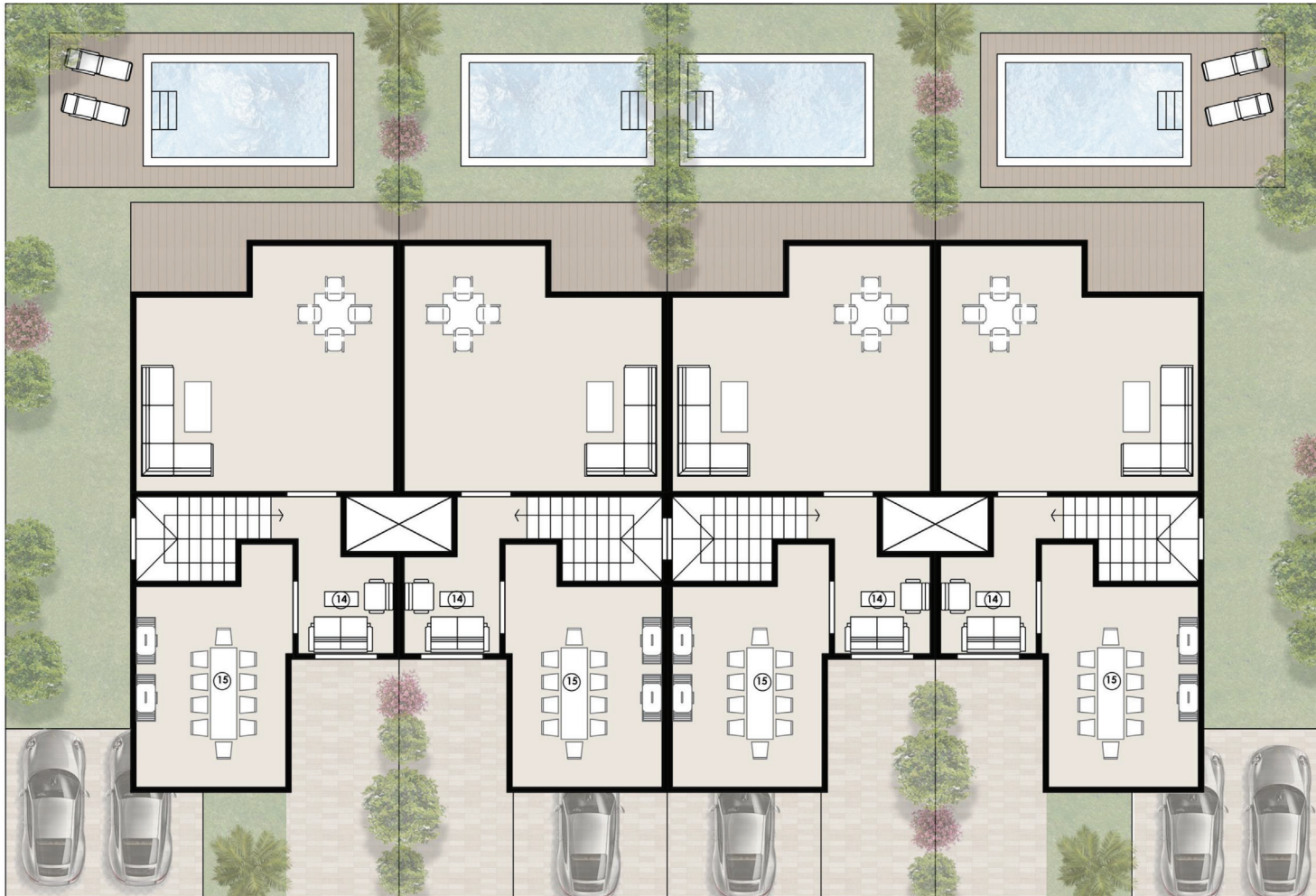
Ground Floor

Town Villa - Type A 208 m²



First Floor

Town Villa - Type A 208 m²



Roof

Town Villa - Type A

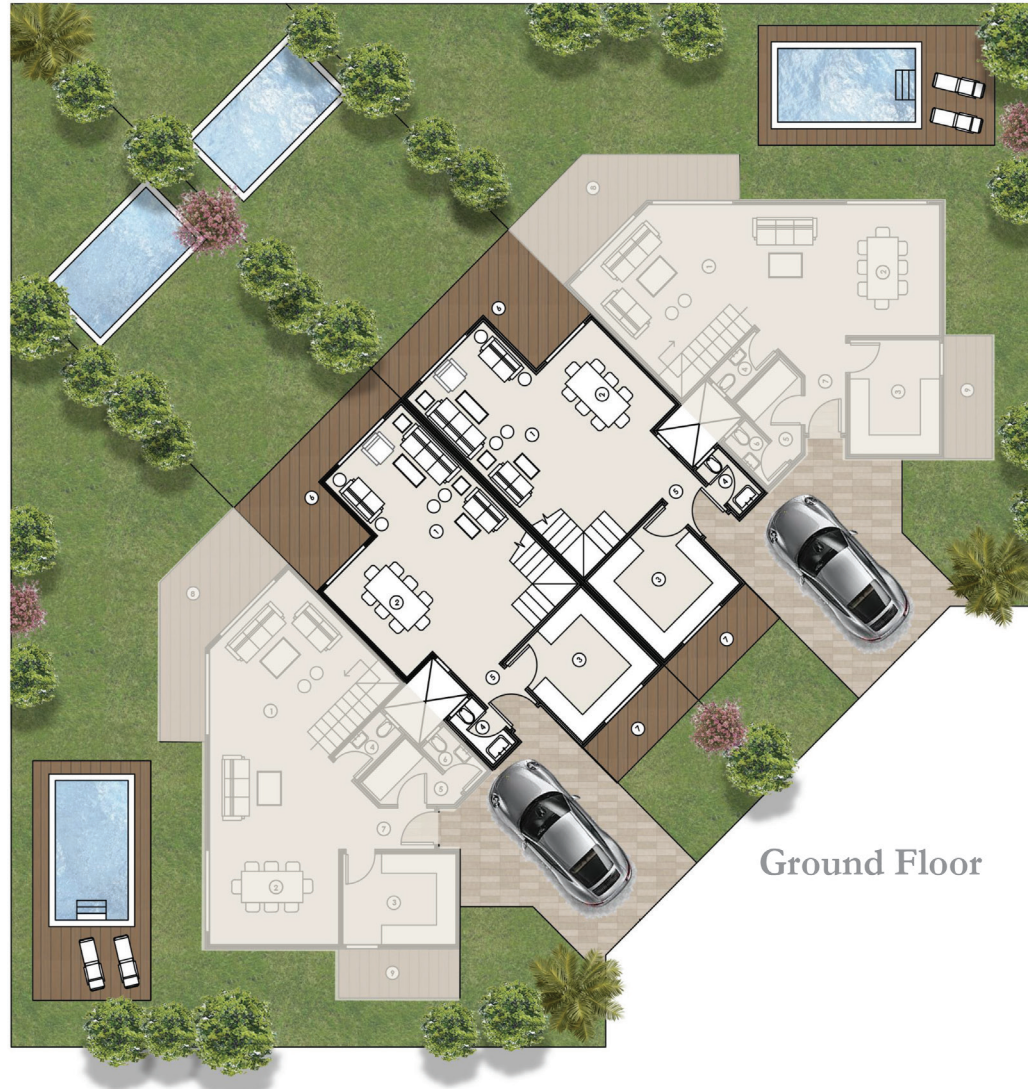
Type A Summary	
Total Built-up	208 m ²
Garden Area	Refer to table according to no. of villa

No	Room	Dimensions
Ground Floor		
1	Reception & Dining Room	3.64 m X 5.54 m
2	Reception & Dining Room	4.74 m X 2.79 m
3	Kitchen	3.45 m X 3.69 m
4	Guest Toilet	2.14 m X 1.39 m
5	Entrance Lobby	3.56 m X 1.35 m
6	Terrace	2.79 m X 3.22 m + 3.64 m X 1.30 m

First Floor		
7	Master Bedroom	3.89 m X 4.76 m
8	Master Bathroom	1.67 m X 2.54 m
9	Terrace	2.20 m X 1.10 m
10	Bedroom	3.74 m X 3.54 m
11	Bedroom	3.64 m X 3.64 m
12	Bathroom	2.42 m X 1.79 m
13	Terrace	2.40 m X 1.10 m

Roof Floor		
14	Living room	2.54 m X 2.42 m
15	Terrace	6.43 m X 5.94 m + 4.87 X 3.84

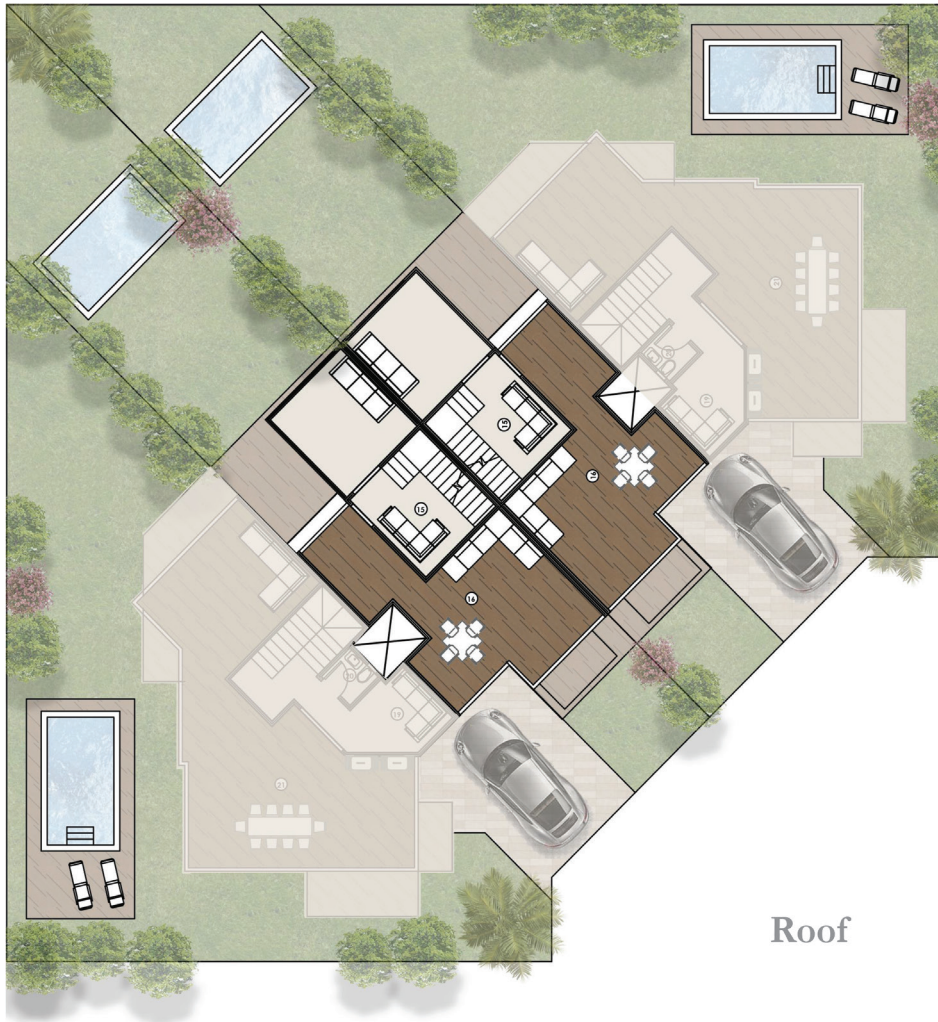
Type B 208.5 m² (Middle town Villa)



Type B 208.5 m² (Middle town Villa)



Type B Middle Villa



Type B Summary

Total Built-up 203.3 m²

Garden Area 110.4 m²

No	Room	Dimensions
Ground Floor		
1	Reception	3.59 m X 6.86 m
2	Dinning Room	2.53 m X 3.94 m
3	Kitchen	3.56 m X 3.64 m
4	Entrance Lobby	1.20 m X 1.79 m
5	Guest Toilet	2.17 m X 1.24 m
6	Terrace	2.41 m X 3.62 m + 1.30 m X 3.59 m
7	Kitchen Terrace	1.50 m X 3.56 m
First Floor		
8	Master Bedroom	3.56 m X 3.76 m
9	Dressing room	0.94 m X 2.61 m
10	Master Bathroom	1.74 m X 2.61 m
11	Terrace	2.50 m X 1.20 m
12	Bedroom	3.94 m X 3.78 m
13	Bedroom	3.89 m X 3.59 m
14	Bathroom	2.66 m X 1.72 m
Roof Floor		
14	Living room	3.88 m X 2.47 m
15	Terrace	6.00 m X 5.20 m + 3.77 X 3.59 + 2.41 X 3.76

Type C 261.7 m² (Corner Town Villa)



Type C 261.7m²
(Corner)

Type C 261.7m²
(Corner)

Ground Floor

Type C 261.7 m² (Corner Town Villa)

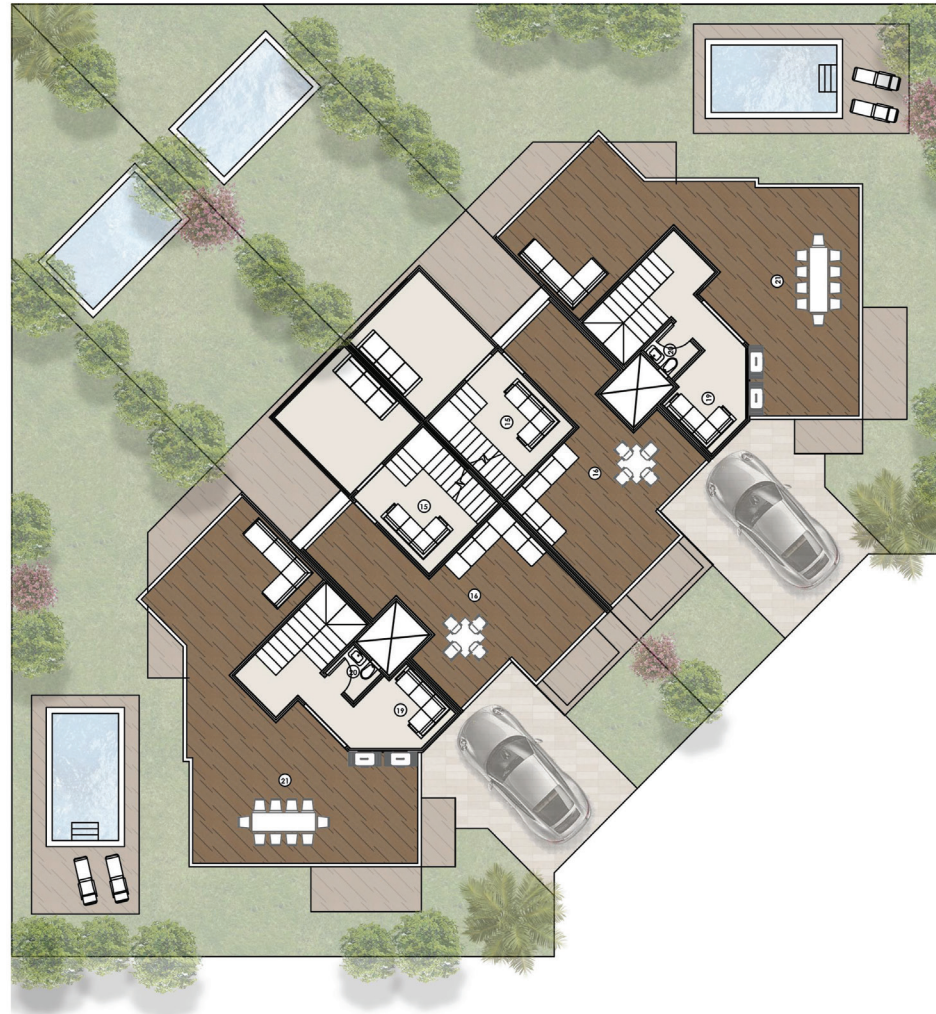


Type C 261.7m²
(Corner)

Type C 261.7m²
(Corner)

First Floor

Type C 261.7 m² (Corner Town Villa)



Type C 261.7m²
(Corner)

Type C 261.7m²
(Corner)

Roof

Type C - (Corner Town Villa)

Type C Summary

Total Built-up	261.7 m ²
Garden Area	Refer to table according to no. of villa

No	Room	Dimensions
Ground Floor		
1	Reception	3.59 m X 4.04 m + 6.15 m X 4.29 m
2	Dining	3.02 m X 4.24 m
3	Kitchen	3.02 m X 3.62 m
4	Guest Toilet	2.24 m X 1.24 m
5	Maid's room	2.77 m X 2.24 m
6	Maid's toilet	1.07 m X 2.17 m
7	Entrance Lobby	3.09 m X 1.27 m
8	Terrace	4.85 m X 1.40 m + 2.40 m X 3.64 m
9	Kitchen Terrace	1.50 m X 3.74 m

First Floor

10	Master Bedroom	4.14 m X 3.84 m
11	Dressing room	1.67 m X 2.61 m
12	Master Bathroom	1.72 m X 2.61 m
13	Terrace	2.30 m X 1.20 m
14	Bedroom	3.72 m X 3.64 m
15	Bedroom	3.92 m X 4.14 m
16	Terrace	2.30 m X 1.15 m
17	Bathroom	2.34 m X 1.84 m
18	Living Room	4.52 m X 4.23 m

Roof Floor

19	Living room	2.73 m X 3.59 m
20	Bathroom	1.60 m X 1.59 m
21	Terrace	7.86 m X 6.40 m + 5.07m X 4.14 m

Stand Alone - Type E 316.7 m²



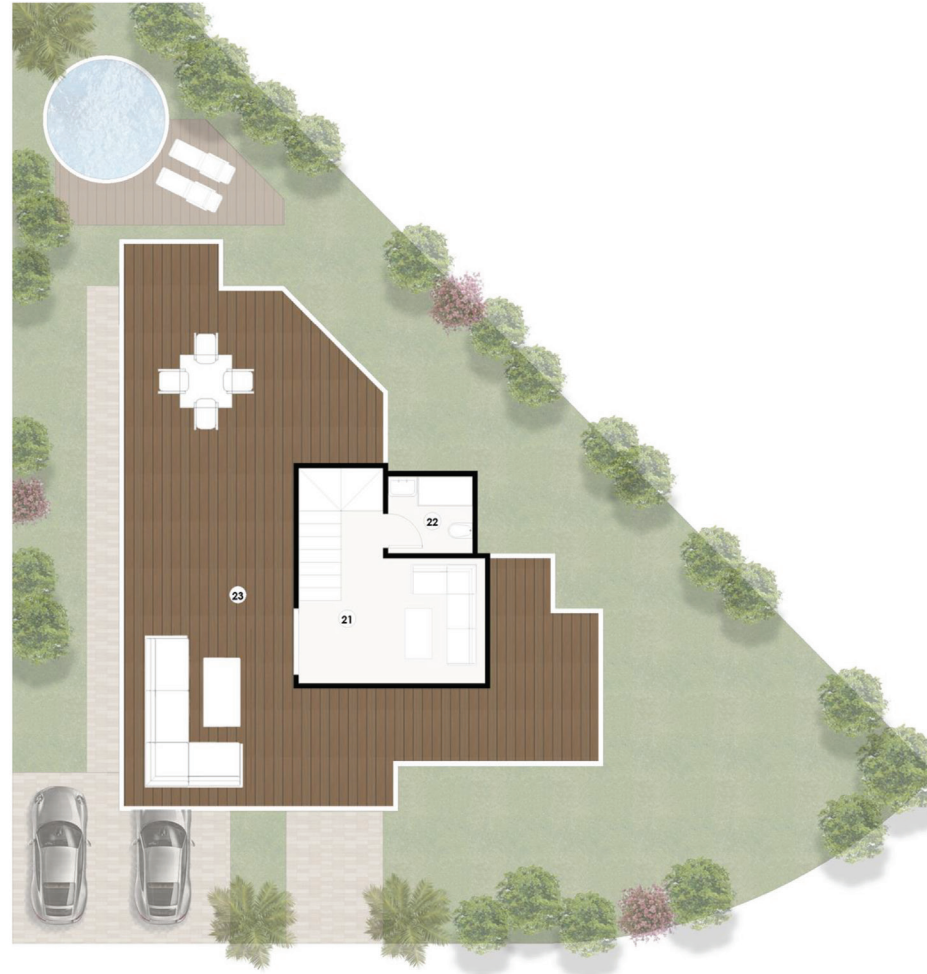
Ground Floor

Stand Alone - Type E 316.7 m²



First Floor

Stand Alone - Type E 316.7 m²



Roof

Type E Summary	
Total Built-up	316.7 m ²
Garden Area	Refer to table according to no. of villa

No	Room	Dimensions
Ground Floor		
1	Reception	7.66 m X 6.38 m
2	Dinning Room	3.72 m X 3.96 m
3	Kitchen	3.69 m X 3.97 m
4	Guest Toilet	2.32 m X 1.26 m
5	Maid's room	2.21 m X 2.24 m
6	Maid's Toilet	1.12 m X 2.24 m
7	Entrance Lobby	2.30 m X 2.47 m
8	Terrace	1.20 m X 3.92 m
9	Kitchen Terrace	2.98 m X 2.98 m

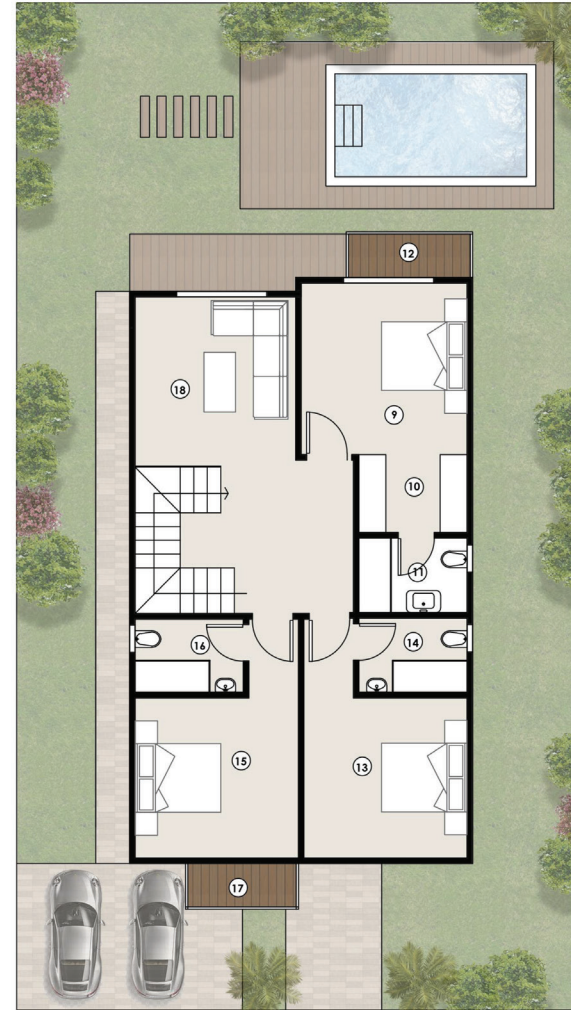
First Floor		
10	Master Bedroom	4.14 m X 4.32 m
11	Dressing room	4.02 m X 2.24 m
12	Master Bathroom	1.82 m X 2.52 m
13	Terrace	2.48 m X 1.10 m
14	Master Bedroom 2	3.96 m X 4.30 m
15	Master Bathroom 2	1.84 m X 2.52 m
16	Master Bedroom 3	4.26 m X 3.69 m
17	Dressing room	1.97 m X 1.41 m
18	Master Bathroom 3	2.24 m X 2.83 m
19	Living Room	3.26 m X 3.05 m
20	Terrace	1.00 m X 2.66 m

Roof Floor		
21	Living room	4.66 m X 3.16 m
22	Bathroom	2.24 m X 1.92 m
23	Terrace	10.51 m X 4.14 m + 2.87 m X 11.48 m X 2.68 m X 3.16 m

Stand Alone -Type F - 298.7 m²



Ground Floor



First Floor

Stand Alone -Type F - 298.7 m²



No.	Room	Dimensions
Ground Floor		
1	Reception	6.92 m X 3.80 m + 3.80 m X 3.69 m
2	Dinning Room	3.80 m X 4.00 m
3	Kitchen	4.42 m X 3.62 m
4	Guest Toilet	2.36 m X 1.17 m
5	Maid's room	2..36 m X 2.07 m
6	Maid's Toilet	1.19 m X 2.36 m
7	Entrance Lobby	1.38 m X 3.17m
8	Terrace	1.25 m X 7.60 m
First Floor		
9	Master Bedroom	3.92 m X 3.87 m
10	Dressing room	2.64 m X 1.82 m
11	Master Bathroom	2.62 m X 1.75 m
12	Terrace	2.80 m X 1.00 m
13	Master Bedroom 2	3.80 m X 3.74 m
14	Master Bathroom 2	2.62 m X 1.74 m
15	Master Bedroom 3	3.80 m X 3.74 m
16	Master Bathroom 3	2.64 m X 1.74 m
17	Terrace	1.00 m X 2.50 m
18	Living Room	3.68 m X 3.84 m
Roof		
19	Living room	3.92 m X 3.84 m
20	Bathroom	2.28 m X 1.69 m
21	Terrace	7.60 m X 5.02 m + 3.94 m X 2.77 m + 7.60 m X 5.84

Stand Alone - Type G - 292.3 m²



Ground Floor



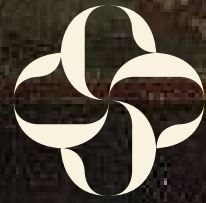
First Floor

Stand Alone - Type G - 292.3 m²



Roof

No.	Room	Dimensions
Ground Floor		
1	Reception	6.04 m X 3.83 m + 3.57 m X 4.06 m
2	Dinning Room	4.06 m X 4.00 m
3	Kitchen	4.46 m X 3.81 m
4	Guest Toilet	2.56 m X 1.32 m
5	Maid's room	1.71m m X 2.56 m
6	Maid's Toilet	1.44 m X 1.47 m
7	Entrance Lobby	3.57 m X 1.40 m
8	Terrace	1.40 m X 7.77 m
First Floor		
9	Master Bedroom	3.95 m X 4.14 m
10	Dressing room	2.24 m X 2.52 m
11	Master Bathroom	1.82 m X 2.52 m
12	Terrace	2.50 m X 1.10 m
13	Master Bedroom 2	3.84 m X 3.71 m
14	Master Bathroom 2	1.89 m X 2.59 m
15	Master Bedroom 3	4.08 m X 3.84 m
16	Master Bathroom 3	2.74 m X 1.77 m
17	Terrace	1.00 m X 2.50 m
18	Living Room	3.49 m X 3.94 m
Roof		
19	Living room	3.71 m X 3.59 m
20	Bathroom	2.29 m X 1.69 m
21	Terrace	3.77 m X 5.12 m + 1.89 m X 3.71 + 7.77 m X 5.02



KEY FACTS



TOTAL COMMUNITY SIZE

15 FEDDANS

PRIME ADDRESS

NEW ZAYED ON
DAHSHOUR ROAD

EXCLUSIVE PRODUCT

VILLAS AND TOWNHOUSES

PRIVATE GATED COMMUNITY
WITH CURATED LIFESTYLE
DESIGN



©

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VILLA COMMUNITY

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DEVELOPMENTS