



SYA HOSPITALITY



RENT IN STYLE - LIVE IN DELUXE

WWW.SYA-EG.COM

Welcome To Our HOSPITALITY



**"Live the
comfort
you
desrve"**



What Do You Know About Us?

At SYA Hospitality, we fuse Scandinavian minimalism with Egyptian warmth, shaping living spaces that express both purity and character.

Through smart value engineering, we turn every property into a refined, lasting experience — where beauty comes not from excess, but from intelligent design and crafted precision.

Founded in Sweden in 2015, and proudly serving Egypt's most distinguished destinations — from Madinaty and Sheikh Zayed to Mansoura — SYA stands as a symbol of reimagined deluxe living.

Our philosophy is clear: choose premium yet accessible materials, embrace smart innovation, and create spaces that feel effortlessly elegant while genuinely comfortable.

We stand for integrity, trust, and innovation. Every residence we manage is more than a home — it's a lifestyle powered by smart systems, refined in design, and cared for by a team that values every detail.

Because at SYA, "Rent in Style – Live in Deluxe."



Our Vision & Standards

Our Vision

To redefine modern hospitality in Egypt — crafting living spaces that unite comfort, design, and dependability.

SYA strives to set a new benchmark for short-stay luxury owner collaboration, where every property we manage embodies trust, creativity, and excellence. We envision a future where every SYA residence feels like home — only better.

Our Standards

- To establish long-term partnerships with property owners, ensuring a win-win model that enhances unit value and delivers steady rental returns.
- To grow SYA's portfolio of furnished and serviced residences across Madinaty, New Cairo, and coastal destinations, sustaining a unified luxury standard.
- To craft SYA-branded living experiences — where hospitality, design, and smart technology unite under one trusted identity.
- To lead the market in excellence and dependability, proving that integrity and word-of-mouth reputation outweigh promotion.



Our Mission

**"Live the
comfort
you
desrve"**



- **AI-powered living with Google Home, Alexa, and eWeLink for effortless, intelligent stays.**
- **Warm, safe, refined spaces that instantly feel like home.**
- **Trust first — precision, reliability, and promises kept.**
- **Premium comfort through elegant interiors and seamless smart check-ins.**
- **Lifestyle details that elevate calm, fitness, and modern living.**
- **Consistent quality with spotless spaces and advanced safety.**
- **A stay you return to naturally.**

Interior Options For Your Home



Modern Minimalist Interior style

This style emphasizes clean lines, gentle tones, and purposeful comfort. It features neutral palettes — white, beige, and soft gray — paired with premium materials such as wood and matte metal. Lighting is crafted to accentuate openness and simplicity, offering guests a sense of serenity and elegance.

Best for: business travelers and long-stay guests who value comfort within a refined, contemporary design.



Scandinavian Deluxe Comfort interior Style

Inspired by coastal elegance, this style blends warm hues, natural textures, and refined details. It features light-toned wood, gentle blues, stone accents, and ambient lighting that evoke a cozy yet upscale atmosphere.

Best for: vacation rentals and family getaways during the summer season, capturing the spirit and warmth of seaside living.





SYA Innovation Meets Comfort

SYA Hospitality introduces a new era of modern hospitality – Smart Homes powered by Alexa.

Every upgraded unit will include integrated smart home systems to let guests control:



Lighting, music, and temperature by voice command



Smart TVs and entertainment for a seamless experience



Room organization, reminders, and service requests through Alexa

This makes SYA the first hospitality company in Egypt to provide a fully smart, voice-assisted guest experience – combining technology with comfort to make every stay effortless, enjoyable, and unforgettable



ChatGPT



Google Home





SYA End-to-End Hospitality Management Services

1 PROPERTY MANAGEMENT & OPERATIONS



Property Consultancy & Assessment



Guest Orientation & Assessment



Maintenance & Property Care



Hotel Grade Linens & Amenities

2 GUEST EXPERIENCE & HOSPITALITY



Guest Orientation & Assessment



Housekeeping & Laundry Service



Inspect Profile Managing



Loyalty Clubs Program

3 MARKETING, BRANDING A VISUAL PRESENCE



Professional Photography



Revenue & Yield Management



Sales & Marketing



Superb Profile Managing

4 FINANCIAL MANAGEMENT & STRATEGY



Revenue & Yield Management



Inventory & Reservation

5 DESIGN & ENHANCEMENT



Interior Design & Setup

"Live the
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The Psychological Signature

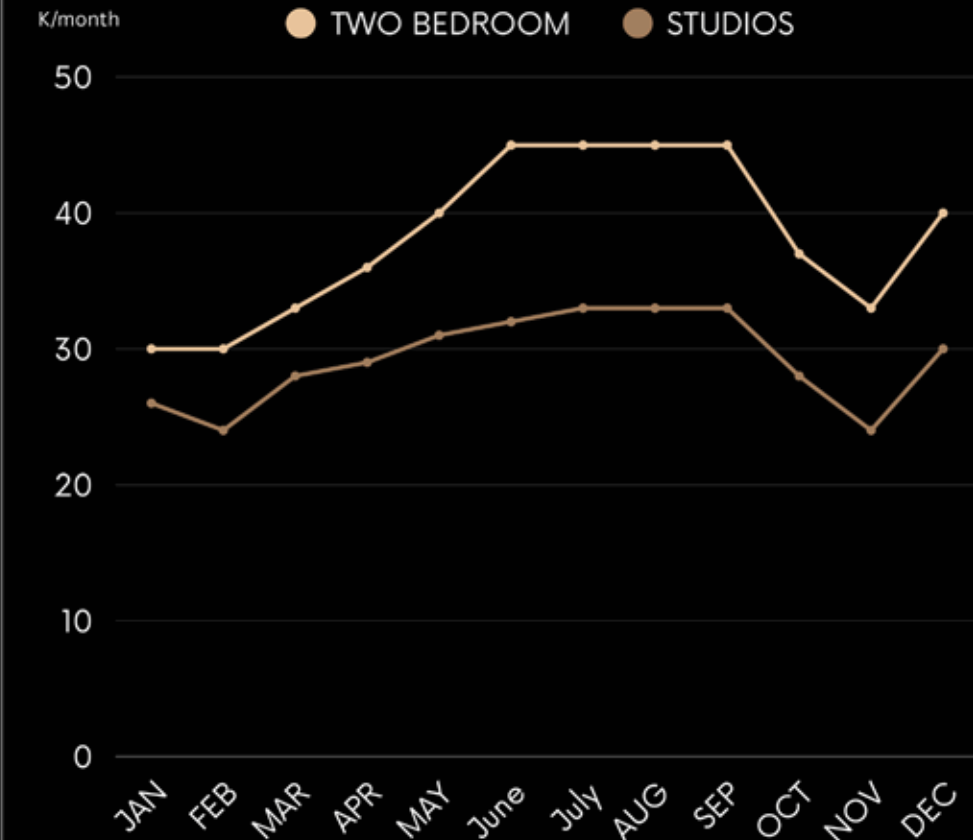
At SYA, every detail is intentional. Warm woods, elegant marble, thoughtfully selected décor, and soothing paint tones work together to relax the mind and sharpen focus. Smart systems maintain perfect balance in light, air, and comfort—creating spaces that feel familiar, emotionally grounding, and effortlessly memorable.



Sales Infographic (Apartments)-Rent

The Apartments Sales Infographic reflects SYA's consistent performance across one- and two-bedroom units. It captures the seasonal rhythm of our operations — with peak demand from late May to September driven by short-term Deluxe rentals, while long-term leases sustain revenue year-round. The data demonstrates our strength in maximizing occupancy and optimizing returns through strategies aligned with market trends and guest needs.

It also highlights how smart value engineering and refined design enhance guest satisfaction and booking rates. From efficient layouts and elegant furnishings to integrated smart technology, every SYA apartment proves that sophistication and performance can coexist — transforming design excellence into measurable success.



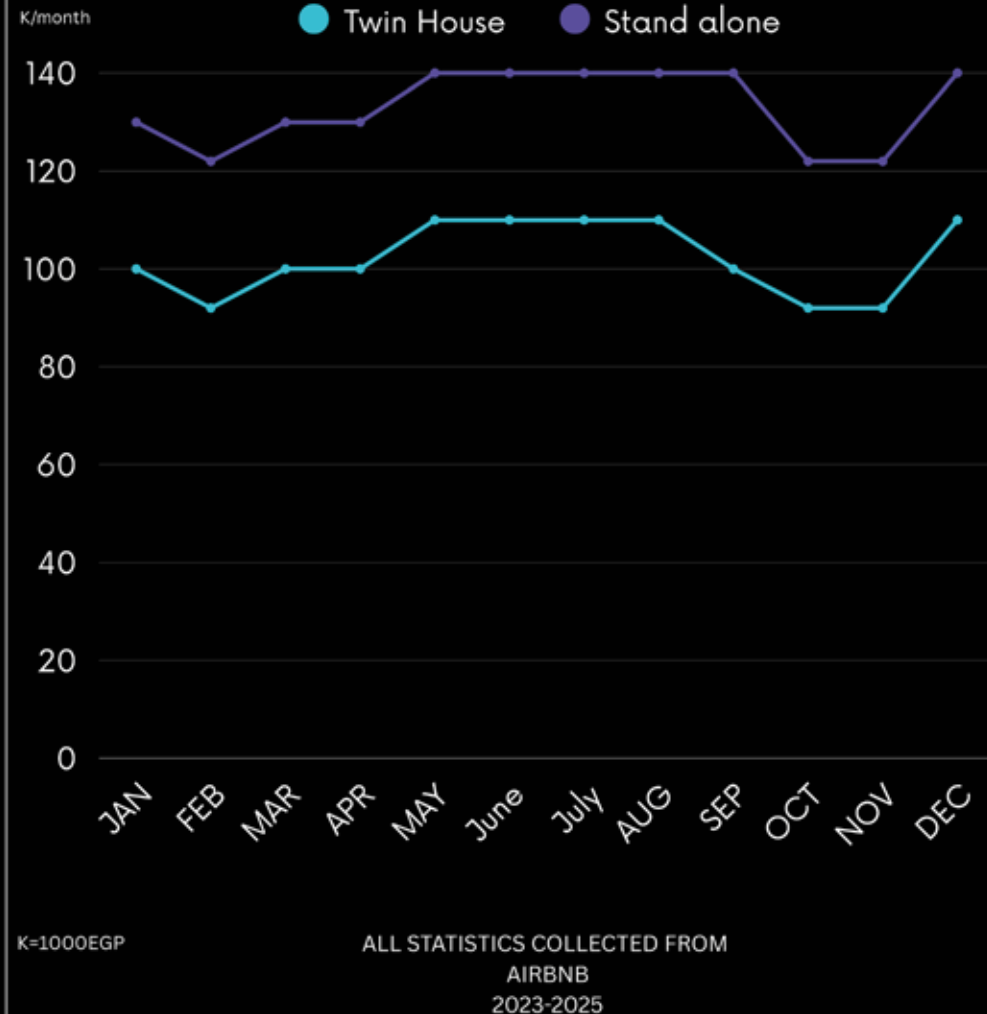
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ALL STATISTICS COLLECTED FROM
AIRBNB
2023-2025



Sales Infographic (Villas)-Rent

The Villas Sales Infographic showcases the strong performance of SYA's stand-alone and twin house villas, demonstrating how luxury design and strategic positioning deliver consistent results. It emphasizes our focus on seasonal high-value rentals, where exclusivity and space attract distinguished guests during Egypt's peak season from late May to September. Beyond that, long-term leasing ensures steady returns and leverages the villas' enduring appeal. The infographic also highlights how smart value engineering, elegant landscaping, and advanced home systems elevate both guest satisfaction and investment value — proving that SYA villas are not just architectural icons but powerful assets combining elegance, privacy, and lasting profitability.



WHY TRUST YOUR UNIT WITH SYA

At SYA, we believe in full transparency and trust with our property owners.



BANK CHECKS

We issue bank checks covering all the rental period, with each check representing one months rent.



TRUST AND RELIABILITY

The owner keeps all checks, and every month when the rent is paid, the corresponding check is returned.



UNIT INSURANCE

We pay for insurance on the unit with Allianz, Wataneya, and other insurance companies in Egypt.



CLEAR DOCUMENTATION

Every payment is recorded and transparent, avoiding confusion or disputes.



OUTDOOR CAMERA ACCESS

We & You have viewing access to the exterior camera of the unit for full transparency.



STRICT POLICY & RULES

We do not allow unmarried couples or mixed-gender groups, ensuring compliance with hospitality laws



POLICY

At SYA, we are dedicated to maintaining a respectful and secure environment for all guests. In full compliance with local laws and hospitality regulations, mixed-gender groups or unmarried couples are not permitted in any of our units under any circumstances. Valid identification and proof of relationship may be required at check-in.

SAFETY

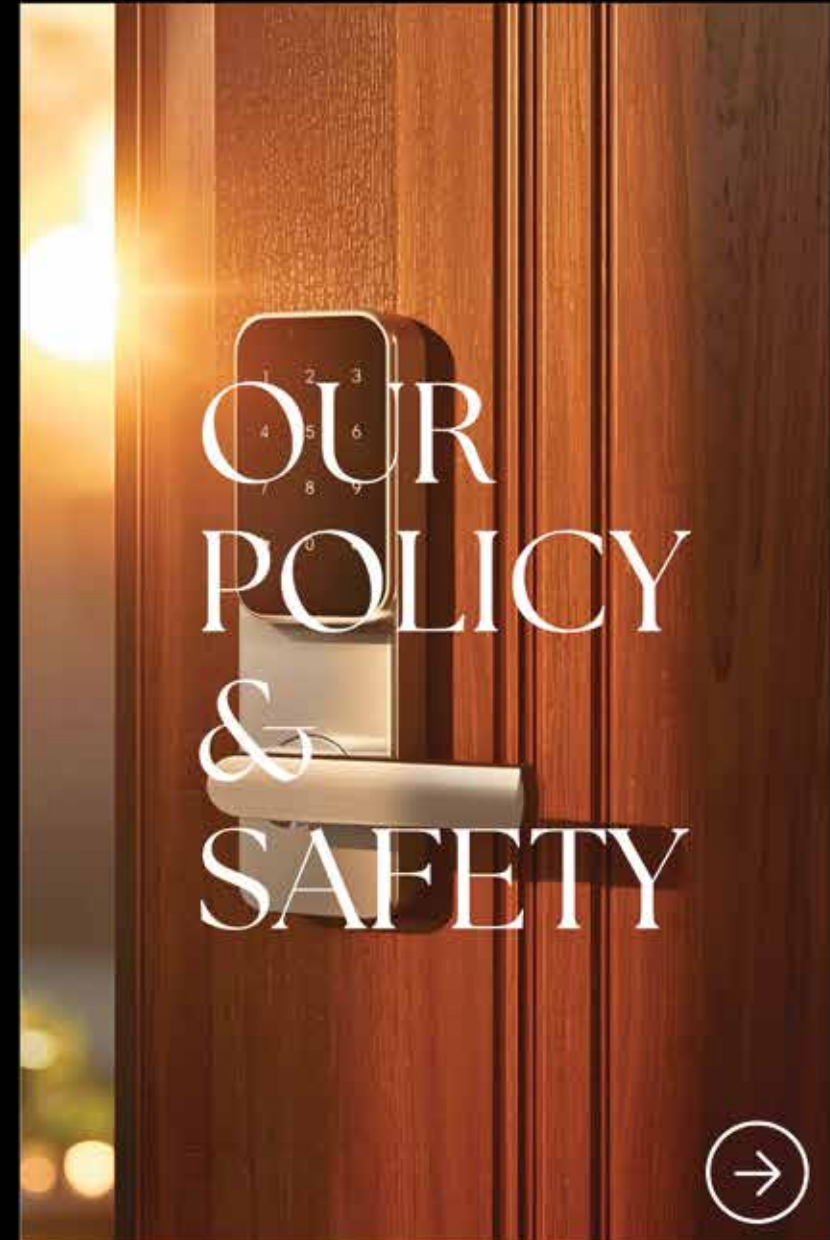
Your Safety is Our Priority

At SYA, the safety and peace of mind of our guests are paramount. Each of our units is equipped with advanced security systems to guarantee a safe and comfortable stay.

To enhance protection, we provide:

- Smart locks on all entrance doors for secure, keyless access.
- Eufy exterior door cameras, discreetly and responsibly positioned to monitor entrances for added safety.

These features enable secure check-ins, prevent unauthorized access, and ensure adherence to guest policies. All surveillance is restricted to exterior entry points and fully upholds your privacy within the unit.



Our Destinations

43+



With our head office in Sheikh Zayed, we've proudly expanded to operate over 100 exclusive units in Egypt's most distinguished destinations:

- Madinaty – a city of calm sophistication and advanced smart-home living.
- Sheikh Zayed – where modern living meets refined style.
- 6th of October City – ideal for families and business travelers alike.
- Heliopolis – the charm of old Cairo blended with contemporary elegance.
- Rehab City – peaceful residential luxury surrounded by green landscapes.
- New Mansoura – Egypt's rising coastal gem, where innovation meets serenity.

Across all our destinations, SYA Hospitality continues to define “Rent in Style – Live in Deluxe”, offering guests and property owners a seamless blend of design, trust, and comfort.





At SYA Hospitality, every detail is chosen with purpose — from the furniture to the fragrance in the air. We collaborate with a curated selection of premium brands and trusted local partners to ensure our guests experience the perfect balance of luxury, comfort, and technology.

Our interiors feature IKEA, Home Centre, and Elmaleka Furniture for timeless design and comfort; Samsung, LG, for smart living; Google Home and Alexa for seamless automation; and Tefal, Arzum, and Mienta for practical daily comfort. We also partner with TP-Link for high-quality connectivity and entertainment.

Every collaboration reflects SYA's philosophy — Rent in Style, Live in Deluxe — ensuring that each stay feels refined, reliable, and effortlessly elegant.

دهانات الجزيرة
Jazeera Paints

ezviz

DR TAREK RAEF
PLASTIC SURGEON

ALWARSHA
Crafted with Care

BRWAZ
GALLERY

ANAKOTA

tp-link

ELHADABA
GRANITE & MARBLE

وزارة الدفاع
MINISTRY OF DEFENSE

الوطنية للتأمين
Wataniya Insurance

ZEIAD
ZAKY
SALON

ring

SAMSUNG

Midea

LG

Hookah



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@SYA-EG



Scan Here

OUR
ADDRESS



VILLA 216-13
IN FRONT OF
FOUR SEASONS HOTEL
MADINATY