

Bayn
بين

OGA

OGA

Bayn
بين
GHANTOOT | by OGA





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(Chapter 01)

ABOUT ΟΓΑ

Reimagining Time

A Community Without Compromise

WE DREAM BIG.

WE DESIGN TO MAKE A
DIFFERENCE & BRING HAPPINESS.

WE EMBRACE CREATIVITY, INNOVATION,
SUSTAINABILITY & HARMONY.

“**OGA** stands in a strong position holding the legacy which has been earned through credibility, a diversified portfolio, and offering the invaluable culture of happiness.”



MR. NAGUIB SAWIRIS
Chairman & CEO

Eng. Naguib has been described as one of the most influential business people of his generation. Widely respected for his work in the telecommunication sector, his vision and insight has helped create a number of world-class businesses. His leading roles range from establishing Orascom Telecom Holding (OTH), which was acquired by VEON to create the world's sixth largest telecommunication firm, to heading up, chairing and advising market-changing companies in the financial services, energy, agro-industries, logistics and real estate sectors.

REIMAGINING TIME

ORA is a developer with an ethos to deliver unmatched experiences built around nature, to transform the human experience. Reimagining time, our projects deliver on the promises of trust, happiness, and quality at destinations and experiences globally in Grenada, Greece, Cyprus, Egypt, UAE, Pakistan & Iraq.



SILVERSANDS



AYIA NAPA MARINA



PYRAMID HILLS

SOLANA™
BY ORA

EIGHTEEN

مدينة الورد
MADINAT AL WARD | by ORA

GRENADA

GREECE

CYPRUS

EGYPT

IRAQ

UAE

PAKISTAN

(Chapter 02)

Bayn

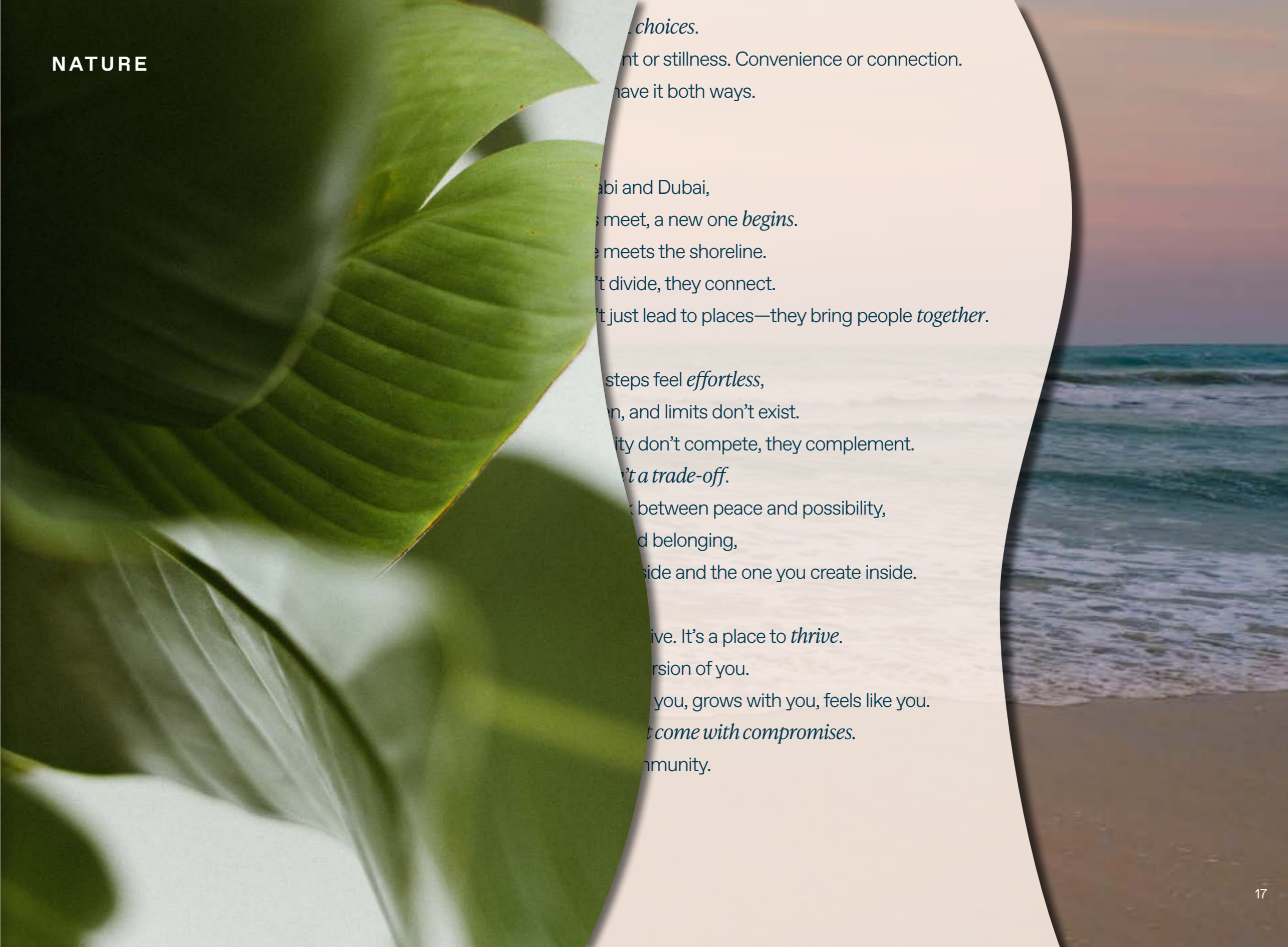
A Community Without Compromise

A COMMUNITY WITHOUT COMPROMISE





NATURE



choices.

ment or stillness. Convenience or connection.
have it both ways.

Abi and Dubai,

as meet, a new one *begins*.

meets the shoreline.

It divide, they connect.

It just lead to places—they bring people *together*.

steps feel *effortless*,

on, and limits don't exist.

ity don't compete, they complement.

It's a trade-off.

between peace and possibility,

and belonging,

side and the one you create inside.

ive. It's a place to *thrive*.

ersion of you.

you, grows with you, feels like you.

It comes with compromises.

community.

NATURE

WATER

SAND

Bayn
Philosophy

Some say life is about *choices*.

City or sea. Movement or stillness. Convenience or connection.

They say you can't have it both ways.

We say, *why not?*

Between Abu Dhabi and Dubai,

where two worlds meet, a new one *begins*.

Where the skyline meets the shoreline.

Where roads don't divide, they connect.

Where paths don't just lead to places—they bring people *together*.

This is where bold steps feel *effortless*,

where space is open, and limits don't exist.

Where nature and city don't compete, they complement.

Because here, *life isn't a trade-off*.

You don't have to pick between peace and possibility,

between adventure and belonging,

between the world outside and the one you create inside.

This isn't just a place to live. It's a place to *thrive*.

A place built for every version of you.

A place that moves with you, grows with you, feels like you.

Because home shouldn't come with compromises.

And neither should community.

(Chapter 03)

LOCATION

A Community Without Compromise

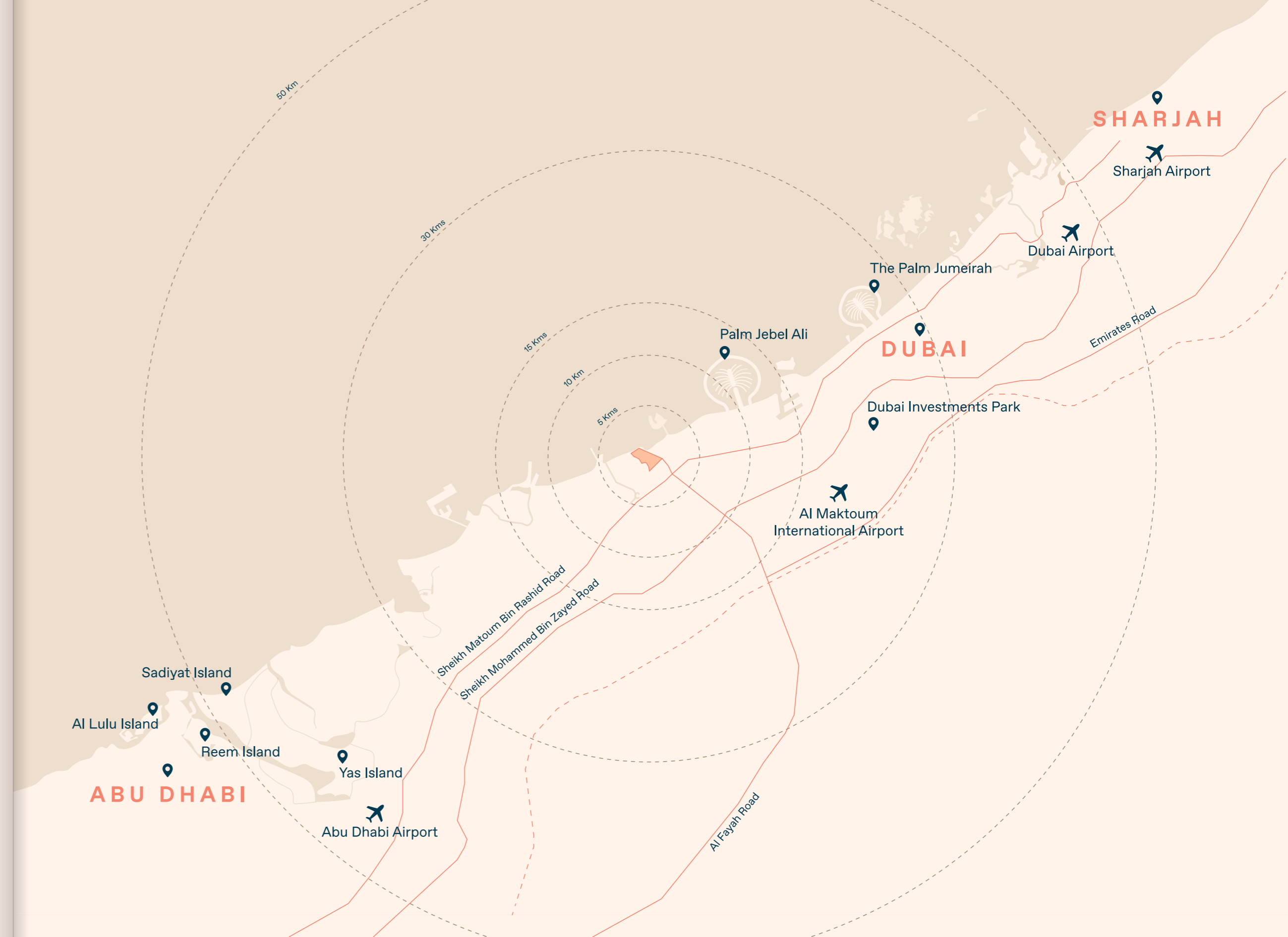
Abu Dhabi

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Dubai



ABU DHABI. DUBAI. AT THE CROSSROADS, A NEW COMMUNITY IS FORMING.



(Chapter 04)

MASTERPLAN

A Community Without Compromise

A COMMUNITY YOU SHAPE



4.8M
Sqm Land



32K
Residents

ANCHORS

- 01. Beach
- 02. 5 Star Resort
- 03. Beach Town
- 04. Marina
- 05. Sports Club
- 06. Business Park
- 07. Schools
- 08. Healthcare Centre
- 09. Linear Park
- 10. Lagoon
- 11. Waterway
- 12. Neighbourhood Mall

30 MIN.
From Abu Dhabi



30 MIN.
From Dubai



(Chapter 05)

AMENITIES

MASTER PLANNED BY THE SEA



1.2KM

Beach



204

Marina, Berths





BEACH



BEACH TOWN



ALL WITHIN WALKING DISTANCE



55%

Open Space



1M SQM

Park



61K SQM

Green Spine



33KM

Cycling Network



7.1KM

Promenades



COMMUNITY POOLS



CENTRAL PARKS





FOR A FIRST HOME WITHOUT COMPROMISE



200 KEYS

Hotel + Branded Residences



**RETAIL/
F&B**



**BUSINESS
PARK**



108K SQM

Sports Club



COMMERCIAL DISTRICT



CLUBHOUSES



SPORTS CLUB



(Chapter 06)

RESIDENCES

LAGOON

WATERWAY

02

01



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WATERWAY

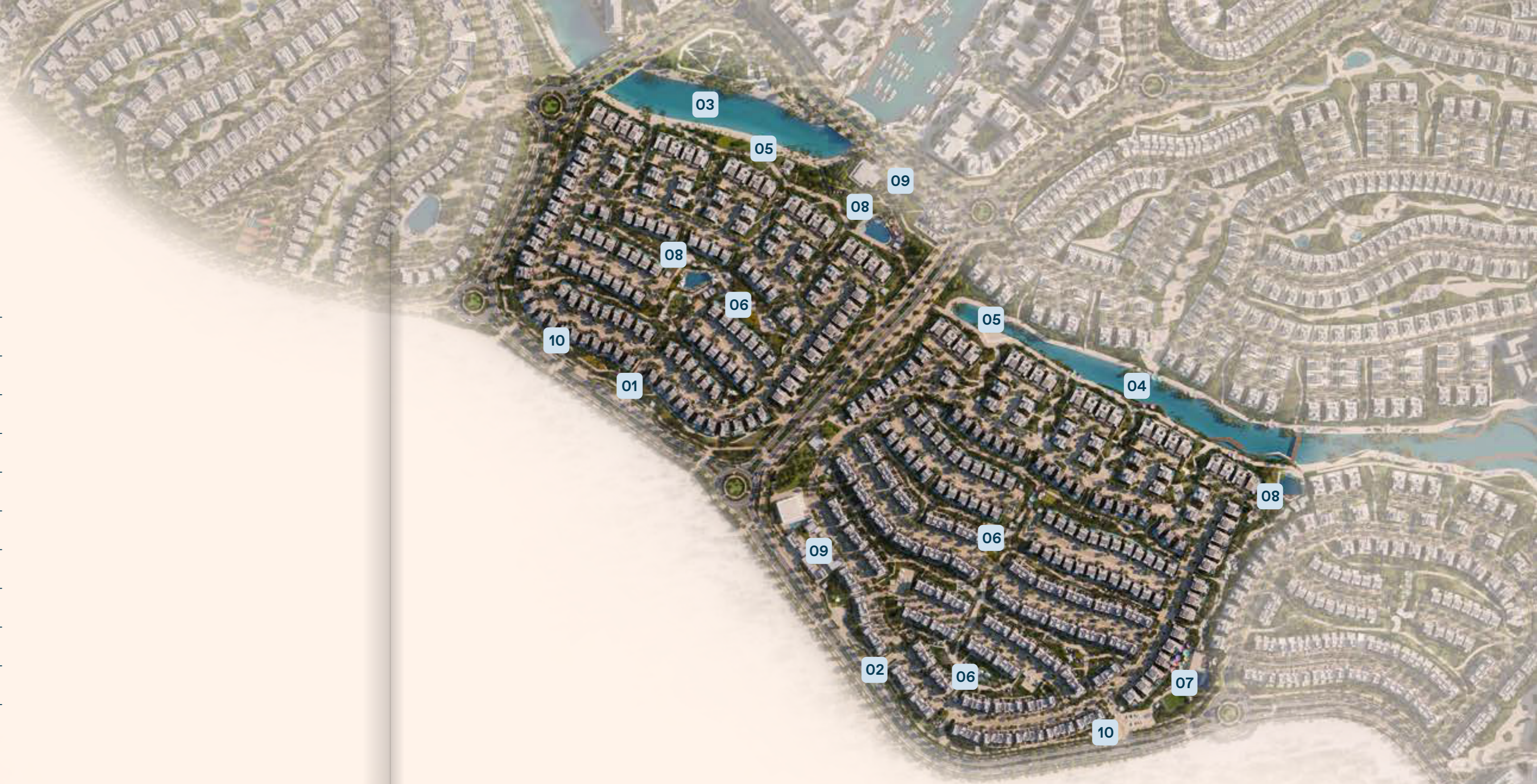

LAGOON





ANCHORS

- 01. Y Waterway Gate
- 02. Y Lagoon Gate
- 03. Waterway
- 04. Lagoon
- 05. Public Promenade
- 06. Community Park
- 07. Activity Park
- 08. Community Pool
- 09. Community Facilities
- 10. Cycling Trail







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UNIT TYPES OVERVIEW



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- 01 -

GEMINI VILLA

GEMINI VILLA

5 Bedrooms

GEMINI VILLA

4 Bedrooms

- 02 -

DOUBLE HEIGHT VILLA

DOUBLE HEIGHT VILLA

5 Bedrooms

DOUBLE HEIGHT VILLA

4 Bedrooms

- 03 -

CORE VILLA

CORE VILLA

4 Bedrooms

CORE VILLA

3 Bedrooms

- 04 -

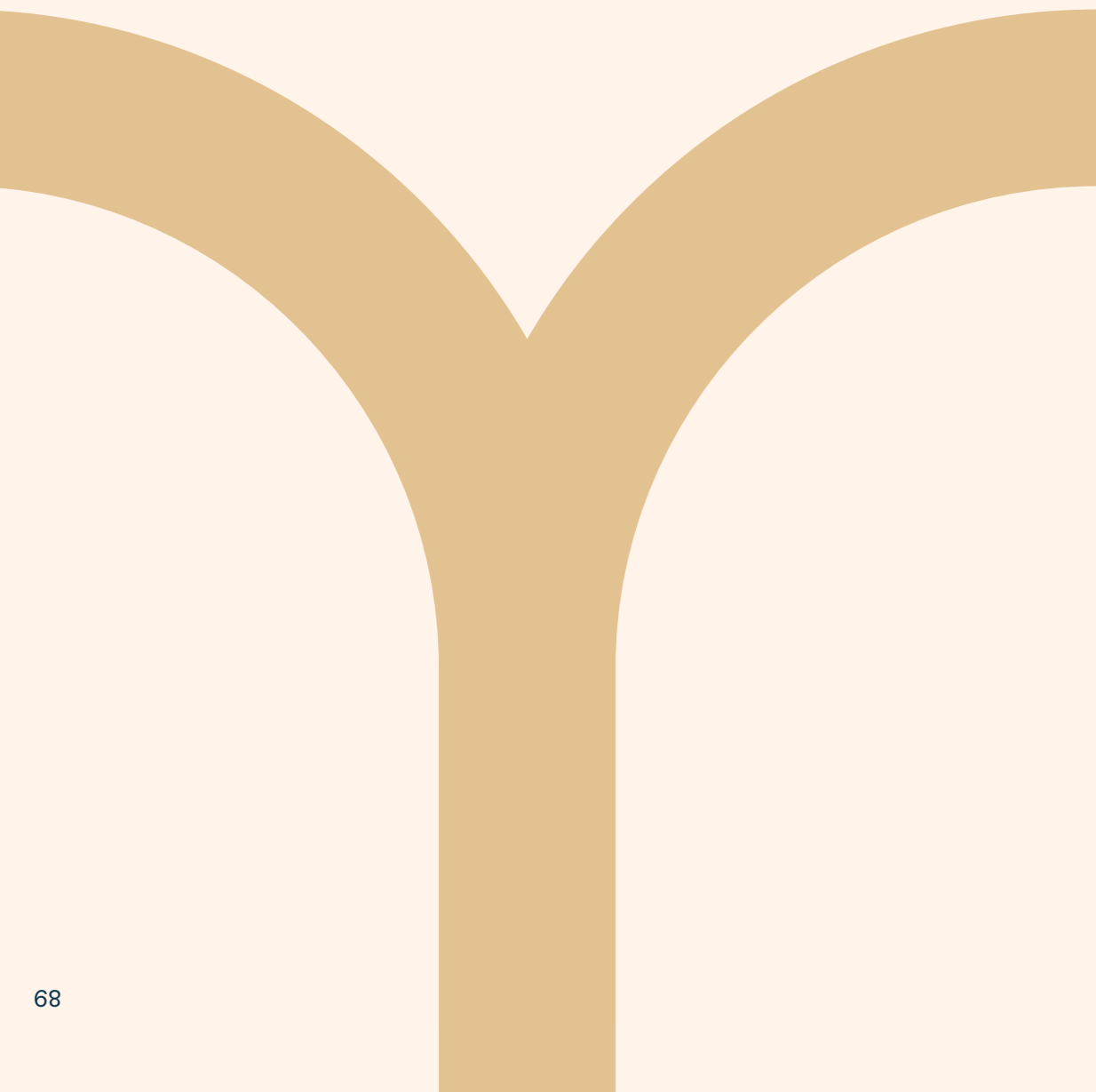
TOWNHOMES

TOWNHOMES 1

4 Bedrooms / 3 Bedrooms

TOWNHOMES 2

4 Bedrooms / 3 Bedrooms



- 01 -

GEMINI VILLA

GEMINI VILLA

5 Bedrooms

GEMINI VILLA

4 Bedrooms

A Community Without Compromise

ORA is pioneering a distinctive architectural approach in the UAE with these step-down villas. Embedded within the terrain, they appear as single-story resort villas as you enter.

Once inside, you're captivated by the generous double-height spaces with an elegant staircase leading down to another story below. The panoramic view beyond the terrace offers expansive vistas of the waterway and the lagoon. The fluid design of each luxurious villa seamlessly integrates with the serene landscape as it connects to the community through a series of parks and open spaces.



GEMINI VILLA

5 Bedrooms



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GEMINI VILLA

5 Bedrooms



PLOT AREA	588 - 677 SQM	6,329 - 7,287 SQ.FT
Ground Floor	199 SQM	
Lower Ground Floor	256 SQM	
Balconies	13 SQM	
Total SA	468 SQM	5,041 SQ.FT
TOTAL BUA	547 SQM	5,889 SQ.FT
Including Service Rooms & Covered Garage		



Ground Floor



Lower Ground Floor

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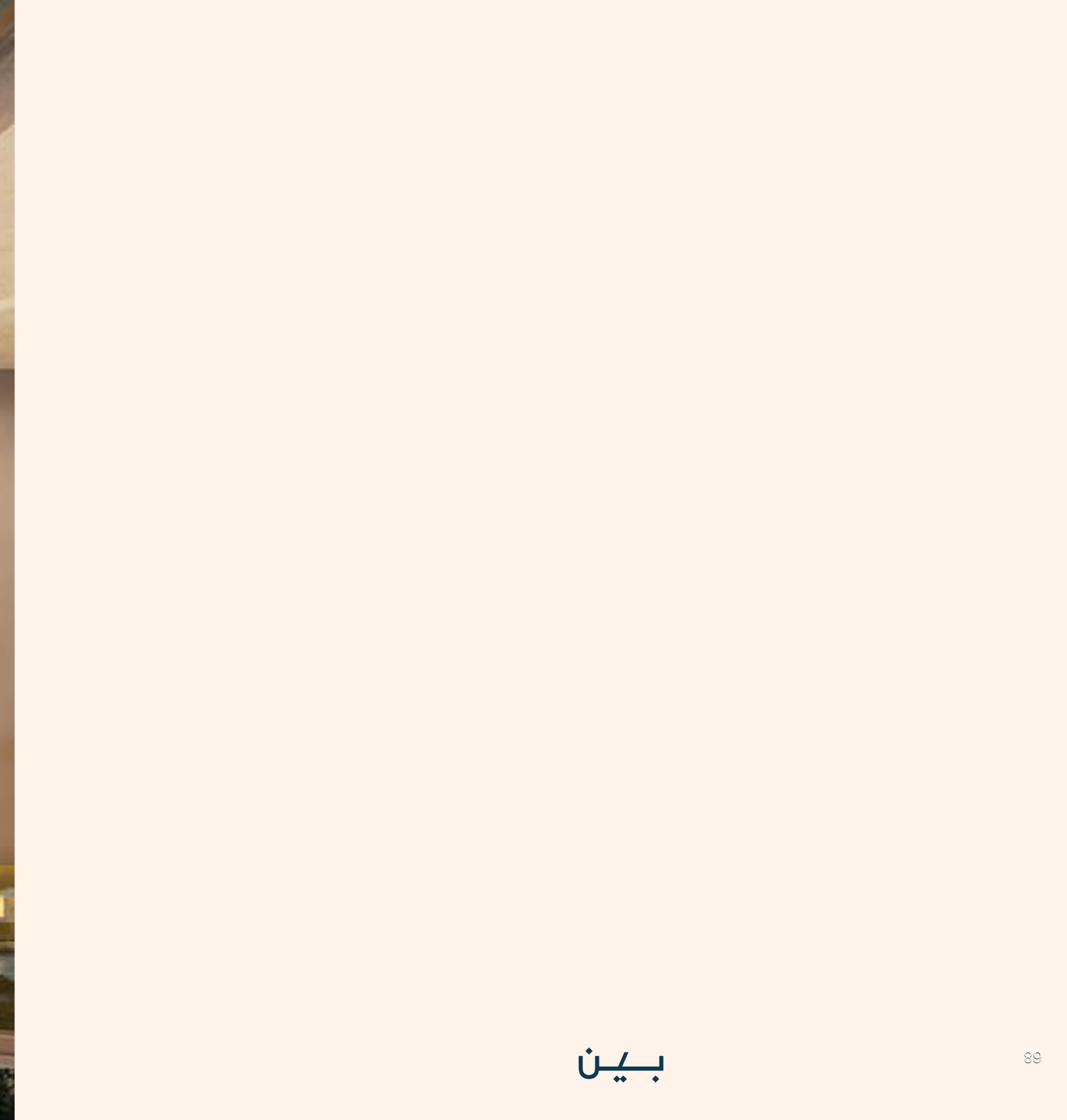
GEMINI VILLA

4 Bedrooms



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GEMINI VILLA

4 Bedrooms



PLOT AREA	546 SQM	5,877 SQ.FT
Ground Floor	167 SQM	
Lower Ground Floor	197 SQM	
Balconies	13 SQM	
Total SA	377 SQM	4,050 SQ.FT
TOTAL BUA	450 SQM	4,839 SQ.FT
Including Service Rooms & Covered Garage		

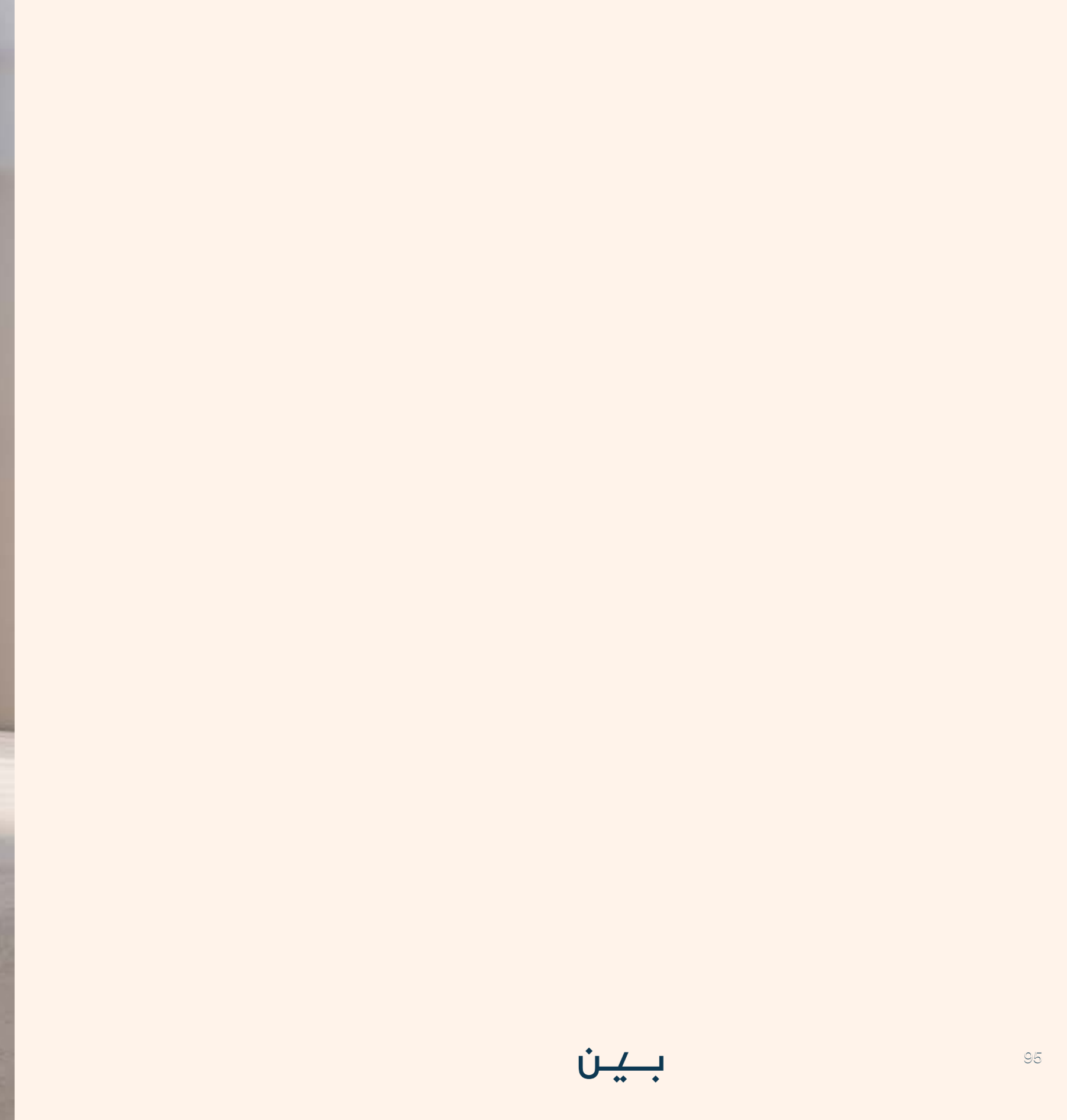


Ground Floor



Lower Ground Floor

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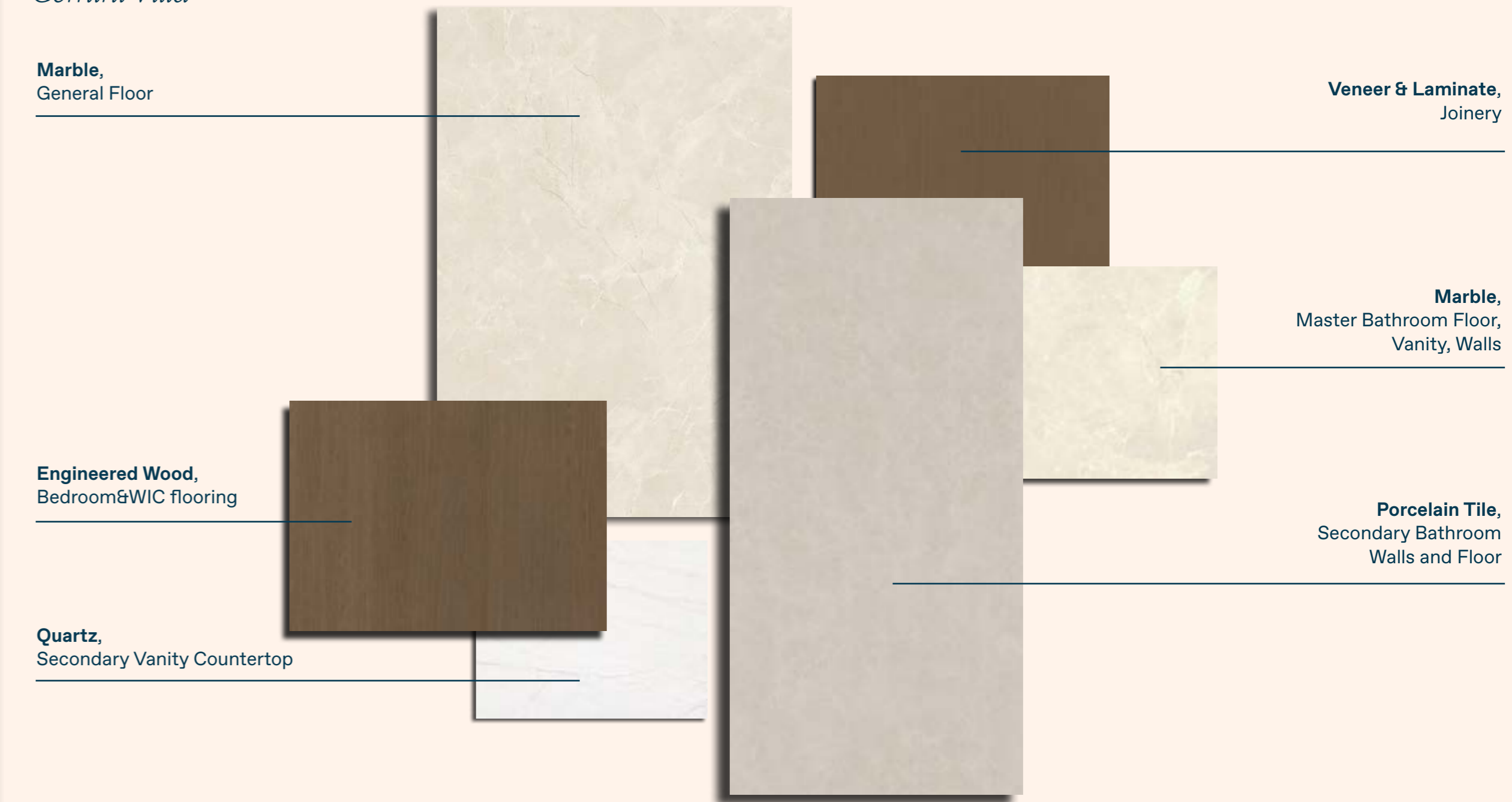
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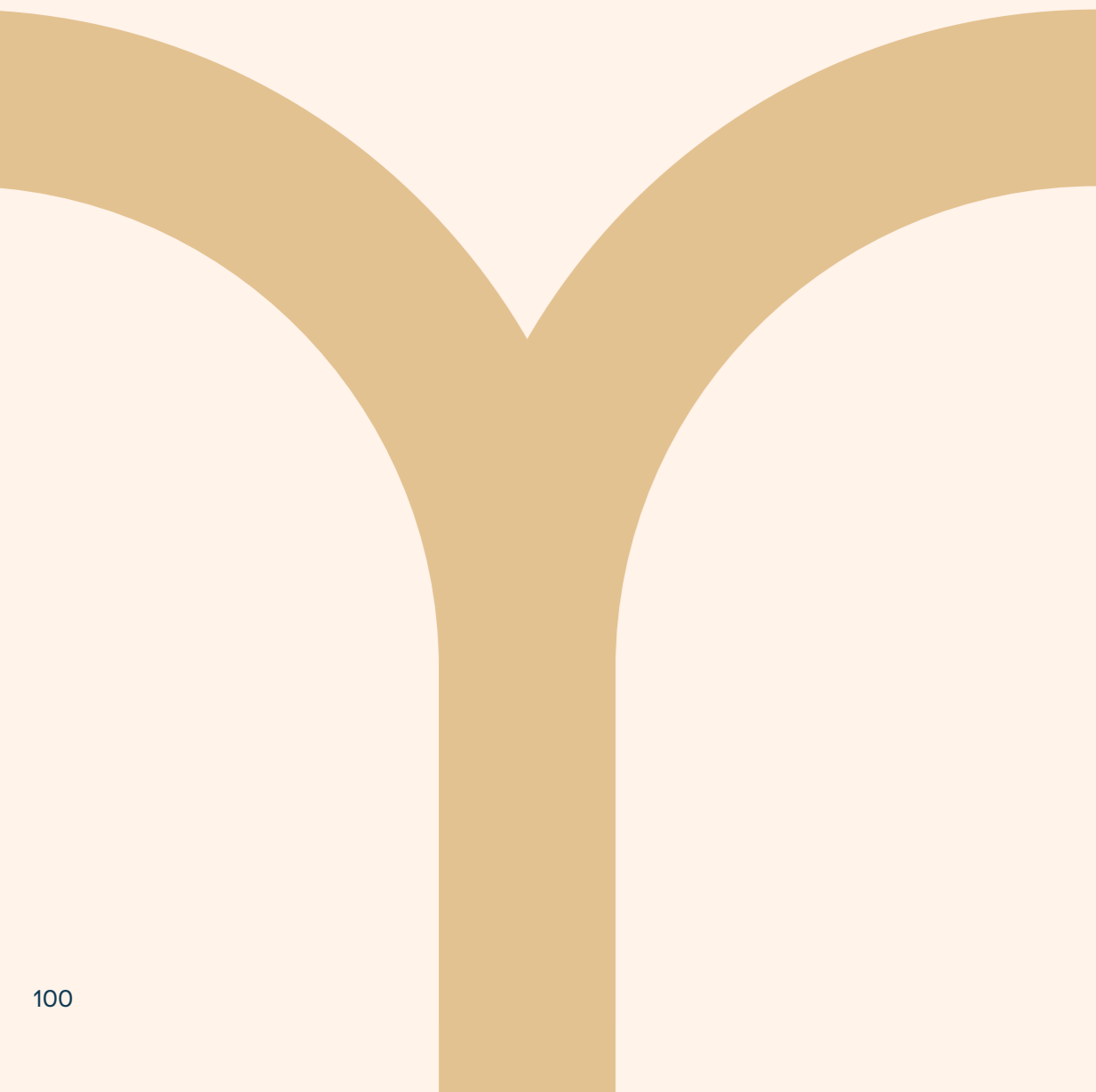
FINISHING SPECS

Light Palette - Gemini Villa



Medium Palette - Gemini Villa





- 02 -

DOUBLE HEIGHT VILLA

DOUBLE HEIGHT VILLA
5 Bedrooms

DOUBLE HEIGHT VILLA
4 Bedrooms

A Community Without Compromise

At the heart of the community, these villas offer an elegant sanctuary enveloped by tranquil parks and water features. Step into the double-height living space bathed in natural light streaming through the floor-to-ceiling glass. The graceful staircase and open-plan layout seamlessly flow onto the spacious terrace, just perfect for recreation. Located in proximity to the waterway and the lagoon, the villas foster a serene bond with nature.



DOUBLE HEIGHT VILLA

5 Bedrooms



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DOUBLE HEIGHT VILLA

5 Bedrooms



PLOT AREA	588.00 - 667.50 SQM	6,329 - 7,185 SQ.FT
Ground Floor	232 SQM	
First Floor	196 SQM	
Balconies	14 SQM	
Total SA	442 SQM	4,758 SQ.FT
TOTAL BUA	514 SQM	5,528 SQ.FT
Including Service Rooms & Covered Garage		



Ground Floor



First Floor

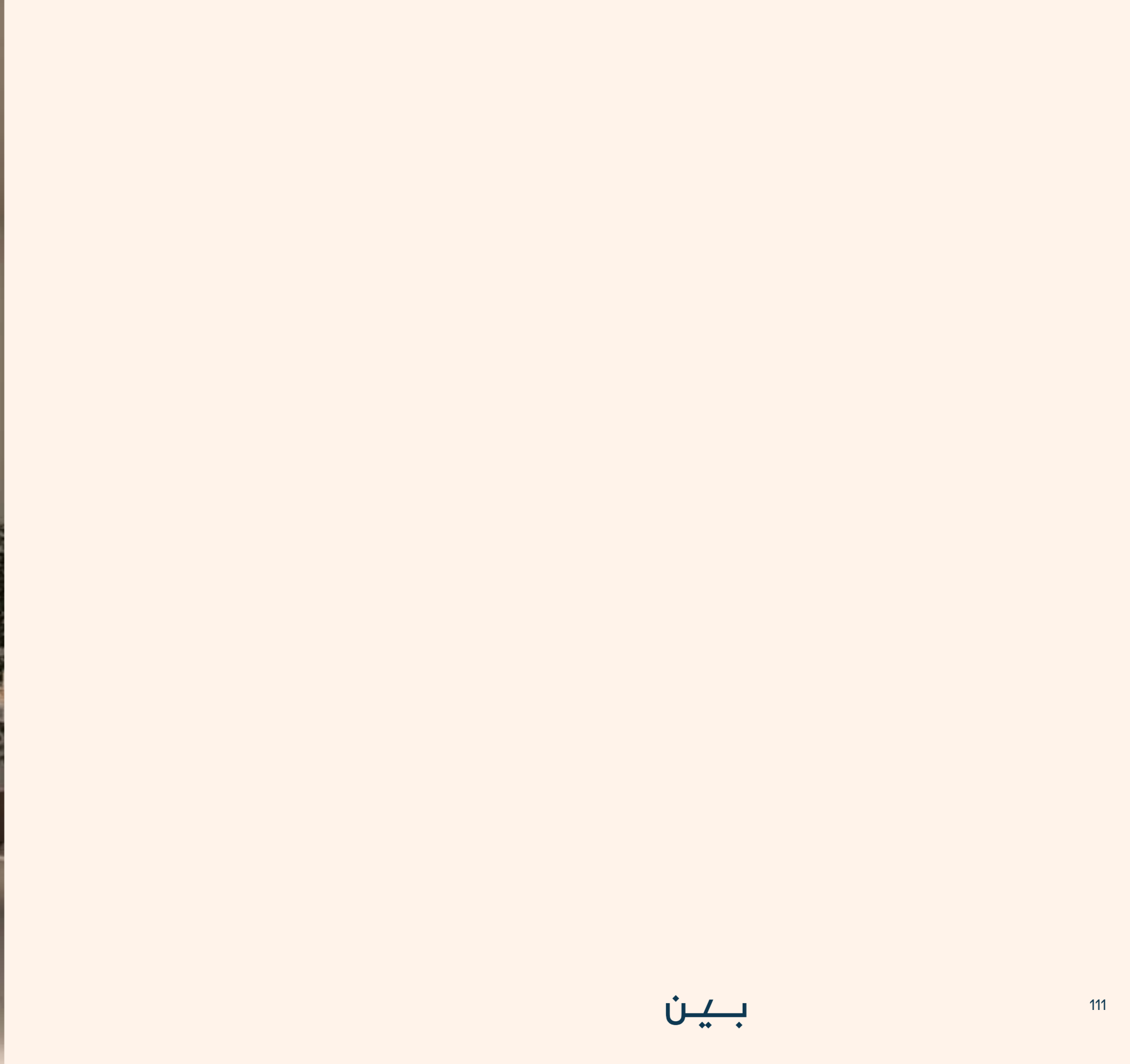
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DOUBLE HEIGHT VILLA

4 Bedrooms



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DOUBLE HEIGHT VILLA

4 Bedrooms



PLOT AREA	487.50 - 739.28 SQM	5,247 - 7,958 SQ.FT
Ground Floor	192 SQM	
First Floor	162 SQM	
Balconies	19 SQM	
Total SA	374 SQM	4,026 SQ.FT
TOTAL BUA	448 SQM	4,826 SQ.FT

Including Service Rooms & Covered Garage



Ground Floor



First Floor

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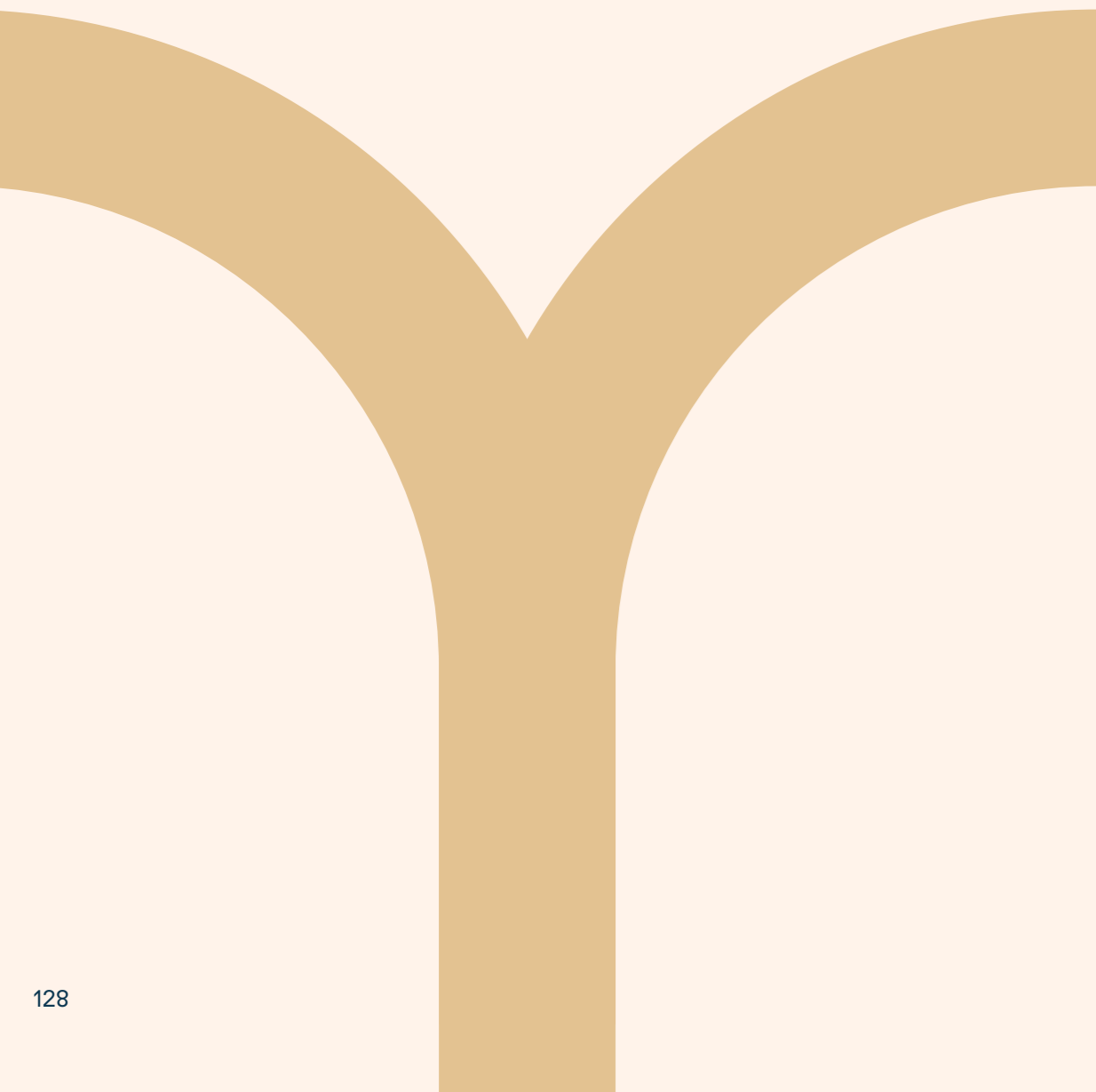
FINISHING SPECS

Light Palette - Double Height Villa



Medium Palette - Double Height Villa





- 03 -

CORE VILLA

CORE VILLA

4 Bedrooms

CORE VILLA

3 Bedrooms

A Community Without Compromise

Immersed in lush, landscaped parks, these contemporary two-story villas offer a serene and sophisticated lifestyle. Immaculately positioned to embrace the beauty of their verdant natural surroundings, they offer seamless access to interconnected parks, walking paths, and open spaces, blending modern architecture with natural splendour for a lifestyle of pristine elegance.



CORE VILLA

4 Bedrooms



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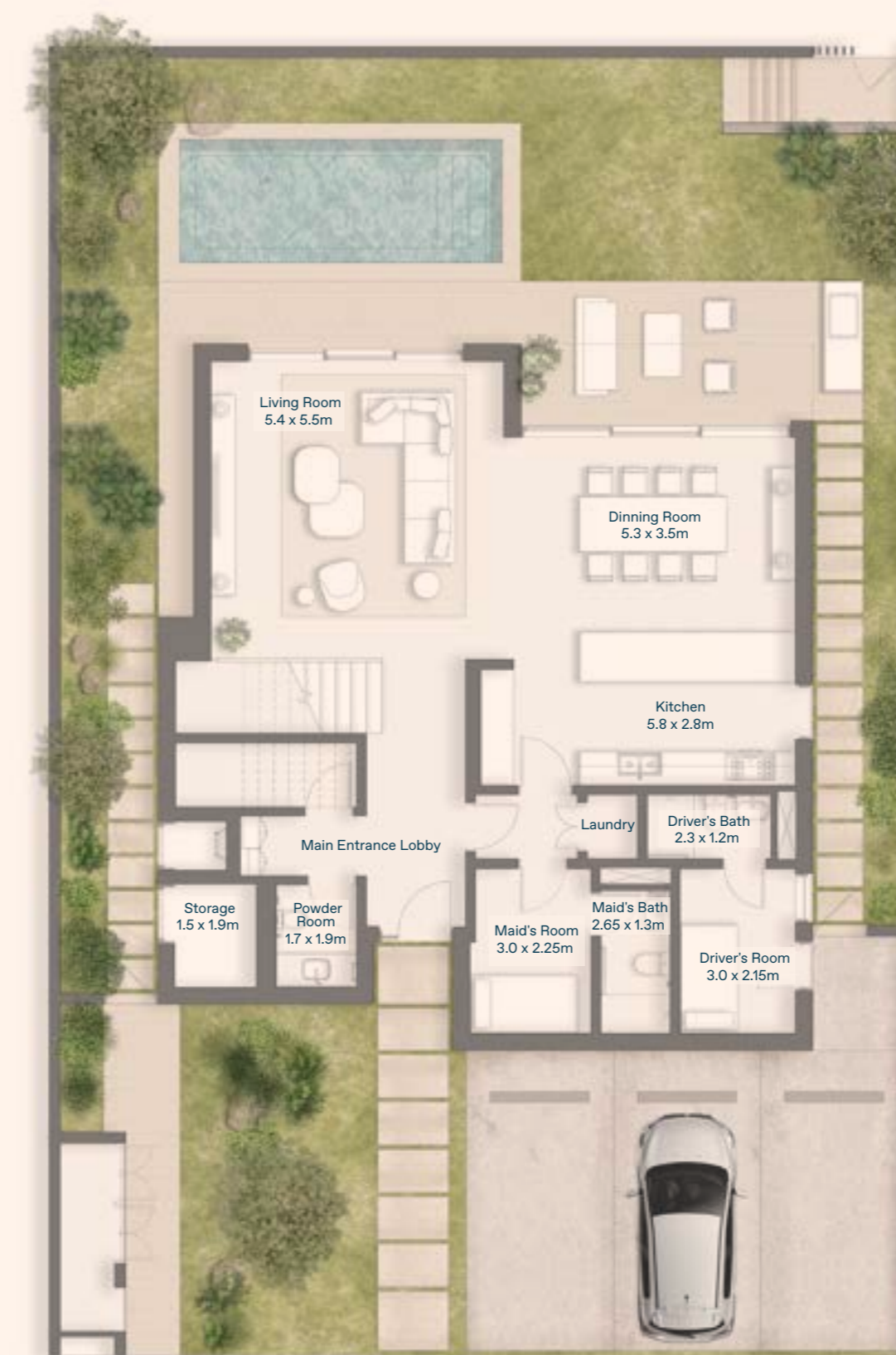
CORE VILLA

4 Bedrooms



PLOT AREA	390.50 - 541.68 SQM	4,203 - 5,830 SQ.FT
Ground Floor	137 SQM	
First Floor	136 SQM	
Balconies	16 SQM	
Total SA	289 SQM	3,116 SQ.FT
TOTAL BUA	305 SQM	3,282 SQ.FT

Including Service Rooms



Ground Floor



First Floor

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CORE VILLA

3 Bedrooms

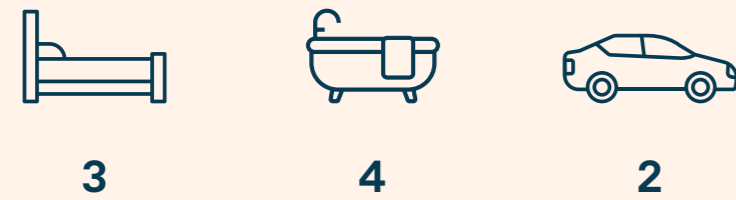


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CORE VILLA

3 Bedrooms



PLOT AREA	385.22 - 639.42 SQM	4,146 - 6,883 SQ.FT
Ground Floor	113 SQM	
First Floor	102 SQM	
Balconies	12 SQM	
Total SA	227 SQM	2,441 SQ.FT
TOTAL BUA	243 SQM	2,612 SQ.FT

Including Service Rooms



Ground Floor



First Floor

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FINISHING SPECS

*Light Palette -
Core Villas*

Porcelain Tile,
General Floor

Paint,
Kitchen Joinery

Laminate,
Joinery

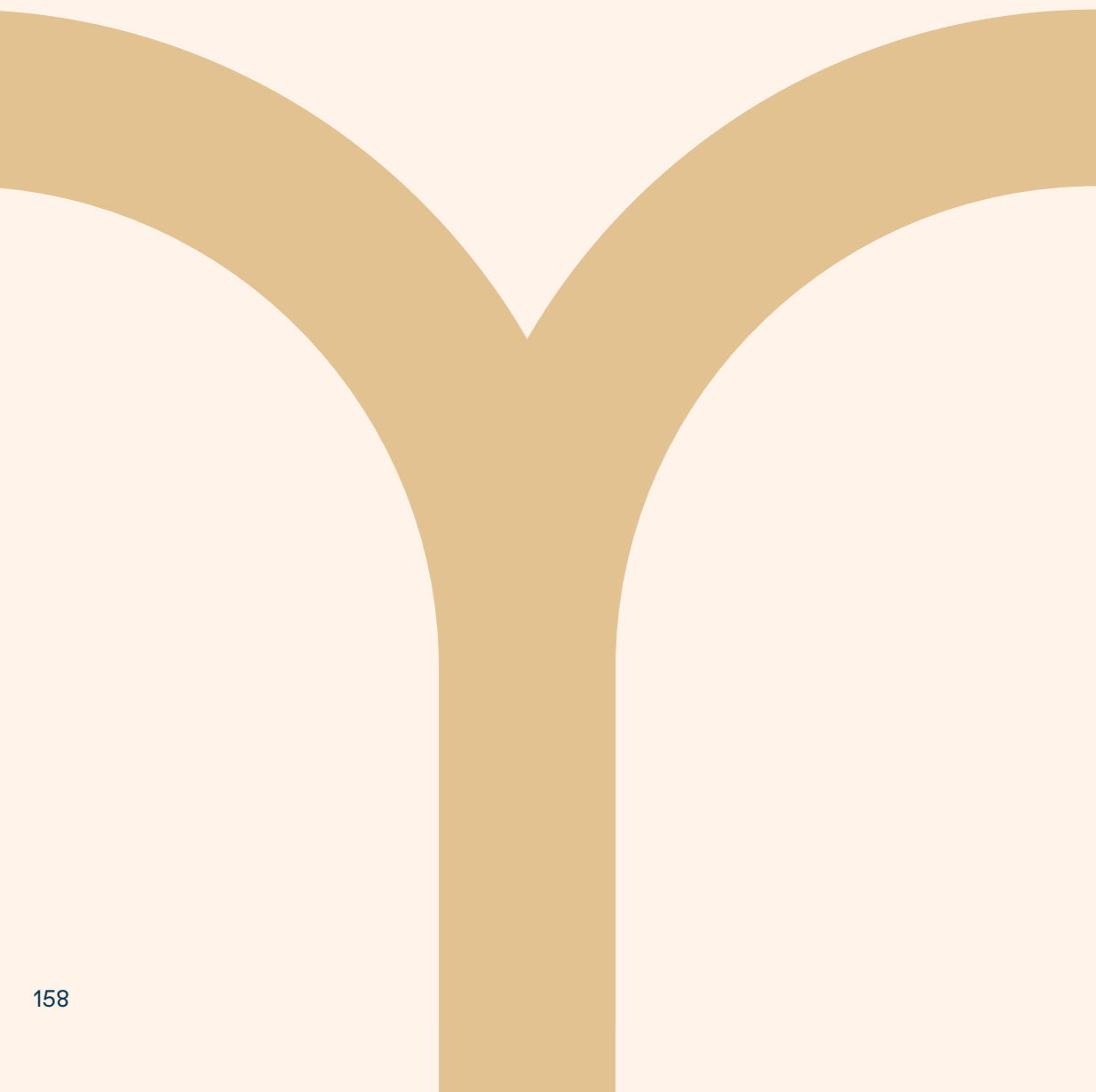
Porcelain Slab,
Bathroom Vanity & Kitchen
Countertop

Porcelain Tile,
Bathroom flooring & walls

Laminate,
Joinery



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- 04 -

TOWNHOMES

TOWNHOMES 1

4 Bedrooms / 3 Bedrooms

TOWNHOMES 2

4 Bedrooms / 3 Bedrooms

A Community Without Compromise

Set in vibrant green landscapes, these three-story and two-story townhouses blend contemporary architecture with warm natural materials to create inviting, light-filled living spaces. The open layout, large windows and private outdoor areas overlooking the park, nurture a lifestyle of refined harmony.



TOWNHOMES 1

4 Bedrooms / 3 Bedrooms



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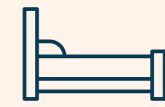
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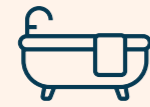
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TOWNHOMES 1C - L

4 Bedrooms



4



5



2

PLOT AREA	288.00 - 369.90 SQM	3,100 - 3,982 SQ.FT
Ground Floor	104 SQM	
First Floor	92 SQM	
Second Floor	38 SQM	
Balconies	36 SQM	
Total SA	270 SQM	2,905 SQ.FT
TOTAL BUA	267 SQM	2,876 SQ.FT

Including Service Rooms



Ground Floor



First Floor



Second Floor

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TOWNHOMES 1C - R

4 Bedrooms



PLOT AREA	288.00 - 377.84 SQM	3,100 - 4,067 SQ.FT
Ground Floor	104 SQM	
First Floor	92 SQM	
Second Floor	38 SQM	
Balconies	36 SQM	
Total SA	269 SQM	2,899 SQ.FT
TOTAL BUA	267 SQM	2,876 SQ.FT
Including Service Rooms		



Ground Floor



First Floor



Second Floor

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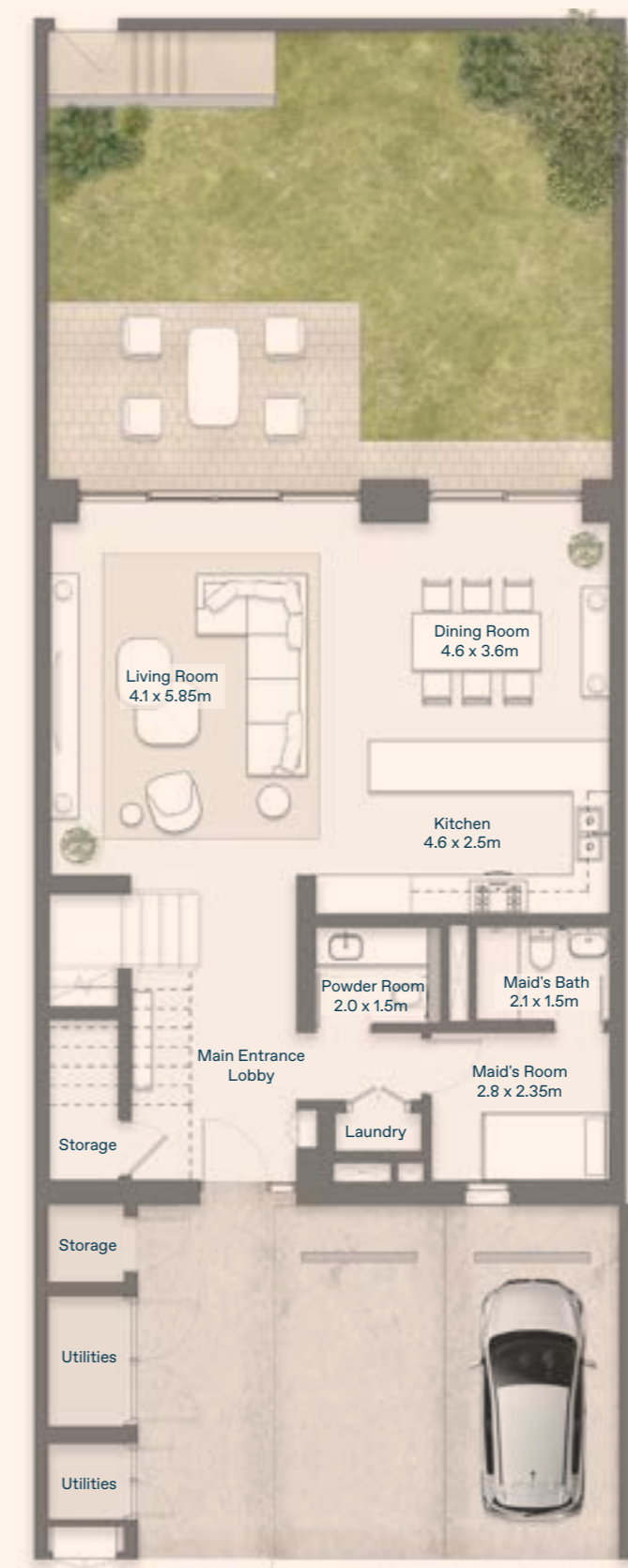
TOWNHOMES 1M - R

3 Bedrooms



PLOT AREA	216.00 -227.57 SQM	2,325 - 2,450 SQ.ST
Ground Floor	102 SQM	
First Floor	89 SQM	
Second Floor	0 SQM	
Balconies	5 SQM	
Total SA	195 SQM	2,104 SQ.FT
TOTAL BUA	211 SQM	2,271 SQ.FT
Including Service Rooms		

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Ground Floor



First Floor

TOWNHOMES 1M - L

3 Bedrooms



PLOT AREA	216.00 -226.38 SQM	2,325 - 3,437 SQ.FT
Ground Floor	102 SQM	
First Floor	89 SQM	
Second Floor	0 SQM	
Balconies	5 SQM	
Total SA	195 SQM	2,104 SQ.FT
TOTAL BUA	211 SQM	2,271 SQ.FT
Including Service Rooms		

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual of the unit may vary from the stated area. (4) The developer reserves the right to revise or alter any part of the development without prior notice, at its absolute discretion, and without any liability. (5) Floor plans may be mirrored depending on the unit's location within the master plan. (6) All landscaping, swimming pools and furniture shown are not included in the property and for illustrative purposes only. (7) The final orientation of each unit will be shown in the parcel layout and may differ from that shown in the floor plans.



Ground Floor



First Floor

TOWNHOMES 2

4 Bedrooms / 3 Bedrooms



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TOWNHOMES 2C - L

4 Bedrooms



PLOT AREA	288.00 - 352.39 SQM	3,100 - 3,793 SQ.FT
Ground Floor	98 SQM	
First Floor	80 SQM	
Second Floor	38 SQM	
Balconies	30 SQM	
Total SA	247 SQM	2,654 SQ.FT
TOTAL BUA	258 SQM	2,780 SQ.FT

Including Service Rooms



Ground Floor



First Floor

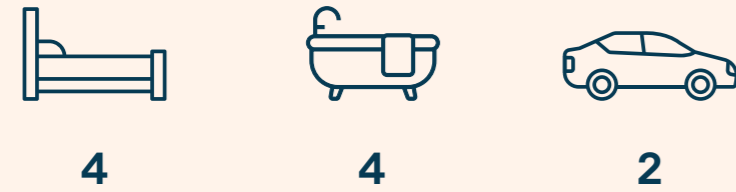


Second Floor

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TOWNHOMES 2C - R

4 Bedrooms



PLOT AREA	288.00 - 388.03 SQM	3,100 - 4,177 SQ.FT
Ground Floor	97 SQM	
First Floor	81 SQM	
Second Floor	37 SQM	
Balconies	30 SQM	
Total SA	245 SQM	2,636 SQ.FT
TOTAL BUA	257 SQM	2,769 SQ.FT

Including Service Rooms



Ground Floor



First Floor

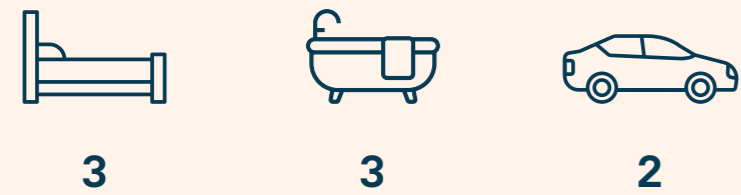


Second Floor

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual of the unit may vary from the stated area. (4) The developer reserves the right to revise or alter any part of the development without prior notice, at its absolute discretion, and without any liability. (5) Floor plans may be mirrored depending on the unit's location within the master plan. (6) All landscaping, swimming pools and furniture shown are not included in the property and for illustrative purposes only. (7) The final orientation of each unit will be shown in the parcel layout and may differ from that shown in the floor plans.

TOWNHOMES 2M - R

3 Bedrooms



PLOT AREA	198.00 - 216.82 SQM	2,131 - 2,334 SQ.FT
Ground Floor	87 SQM	
First Floor	77 SQM	
Second Floor	0 SQM	
Balconies	0 SQM	
Total SA	164 SQM	1,766 SQ.FT
TOTAL BUA	181 SQM	1,945 SQ.FT

Including Service Rooms

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual of the unit may vary from the stated area. (4) The developer reserves the right to revise or alter any part of the development without prior notice, at its absolute discretion, and without any liability. (5) Floor plans may be mirrored depending on the unit's location within the master plan. (6) All landscaping, swimming pools and furniture shown are not included in the property and for illustrative purposes only. (7) The final orientation of each unit will be shown in the parcel layout and may differ from that shown in the floor plans.



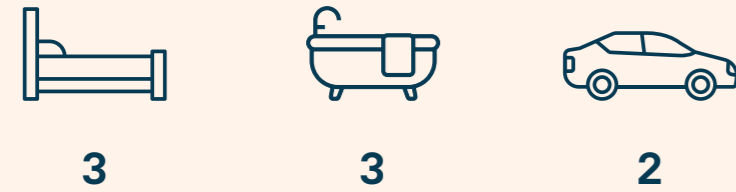
Ground Floor



First Floor

TOWNHOMES 2M - L

3 Bedrooms



PLOT AREA	198.00 - 213.09 SQM	2,131 - 2,294 SQ.FT
Ground Floor	87 SQM	
First Floor	77 SQM	
Second Floor	0 SQM	
Balconies	0 SQM	
Total SA	164 SQM	1,766 SQ.FT
TOTAL BUA	180 SQM	1,943 SQ.FT

Including Service Rooms



Ground Floor



First Floor

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual of the unit may vary from the stated area. (4) The developer reserves the right to revise or alter any part of the development without prior notice, at its absolute discretion, and without any liability. (5) Floor plans may be mirrored depending on the unit's location within the master plan. (6) All landscaping, swimming pools and furniture shown are not included in the property and for illustrative purposes only. (7) The final orientation of each unit will be shown in the parcel layout and may differ from that shown in the floor plans.

FINISHING SPECS

*Light Palette -
Townhomes*

Porcelain Tile,
General Floor

Paint,
Kitchen Joinery

Laminate,
Joinery

Porcelain Slab,
Bathroom Vanity & Kitchen
Countertop

Porcelain Tile,
Bathroom Walls & Floor

Laminate,
Joinery



Disclaimer: All renderings and other visual materials, designs, and facades are for illustrative purposes only.