

views

at BaYn

ΣΥΝΤΕΛΕΣ

ΟΓΔ

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Chapter 01

MANIFESTO

At the meeting point of sea and sky,
a new perspective unfolds.
Light drifts across the horizon,
unveiling the many shades of calming blue.

Here, space opens endlessly
every glance carries a new reflection,
and every hour is golden.

Y Views is a state of presence,
where the world slows,
and you see life in its truest form:
clear, vast, and endlessly alive.

Serenity is not something you
chase anymore,

it's privacy, exclusivity and
an ever-changing lifestyle,
between sea, sky, and soul.

views

Layers of Serenity



Chapter 02

THE PROJECT

views

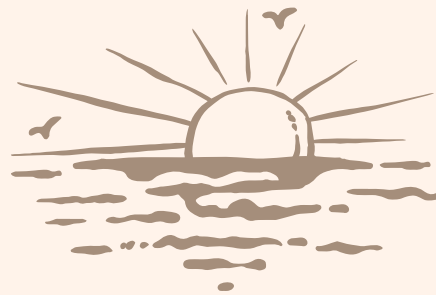


THIS IS LIVING
IN A PERPETUAL
STATE OF
“JUST RIGHT”





GOLDEN HOUR IS THE COMMUNITY'S SIGNATURE FINISH



Light pouring over clean lines, glass catching the last warmth of the day, and silhouettes moving through spaces designed to breathe. Here, every detail has been shaped by the golden hour on the sea and the breathtaking views that come with it.

An array of interconnected and expansive promenades that echo the shoreline, gardens that borrow the colors of the coast, and residences designed to open toward the horizon. Y Views is a place where the sea is never out of sight and nature is never out of reach, a seamless blend of architecture and environment that offers not just homes, but a lifestyle shaded by rays of deep hues.

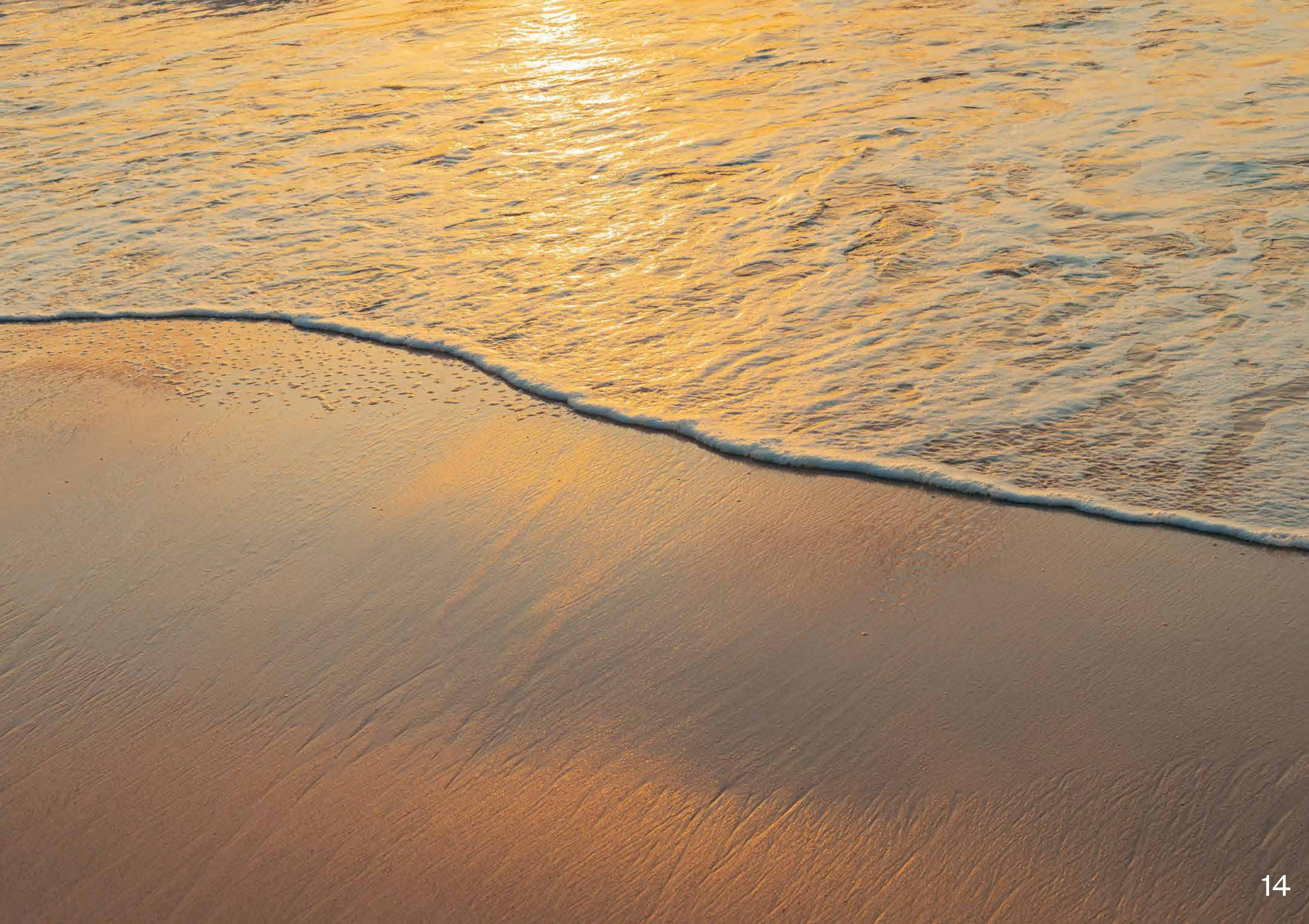
SHORELINE TERRACE VIEW



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

AN EVERLASTING COASTAL LIFESTYLE





THIS IS LIFE BY THE SEA

This is your forever home, a place that promises inspiration, where nature dances rhythmically, creating unique art only to be captured by the naked eye. This is where community thrives on emotions and senses, evoking connection and belonging. Where neighbors meet over the sound of waves, children play with sand between their toes, and every moment feels both effortless and unforgettable.







Chapter 03

THE LOCATION

AN ENCLAVE PERCHED BETWEEN ELEVATION & OCEAN

Within the vast expanse of BAYN Ghantoot lies Y Views, an enclave perched between elevation and ocean, where every contour is drawn toward the horizon.

This beach and canal-front cluster of luxury villas redefines waterfront living, offering a rare blend of privacy, panoramic views, and resort-style amenities, all within a landscape that puts nature at the heart of the experience.





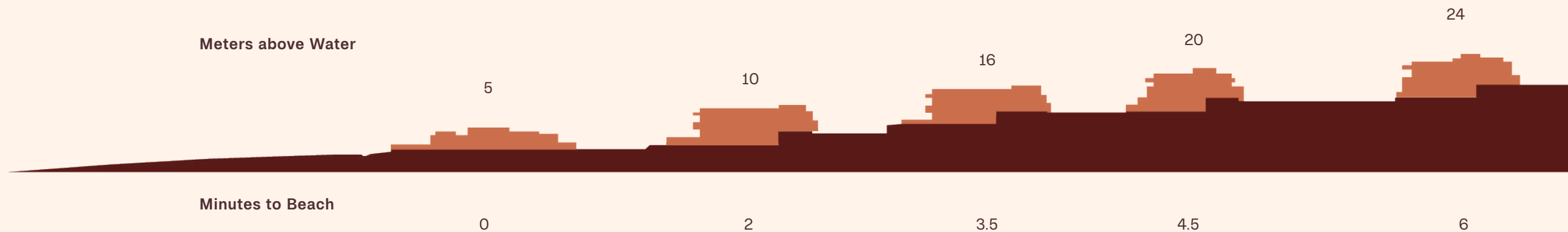


HORIZONS ALWAYS WITHIN REACH

Positioned on a sculpted hill, each home is strategically elevated to inherit a view. Whether gazing out over tranquil waters or watching the sun dip into the ocean, residents enjoy stunning vistas of sea, waterway and nature from at least one level of every home.

Generous landscape buffers create a sense of space and seclusion between villas and public realm, while a central green spine—a pedestrian-only promenade—winds down from the hilltop to the shoreline providing easy access to all residents.

Y Views stands not just as a destination, but as a living vantage point, a place where the golden hour never quite fades, and the horizon always feels within reach.





BEACH

PARK

GREEN SPINE

SPORTS HUB

BEACH CLUB

★★★★★
RESORT

WATERWAY

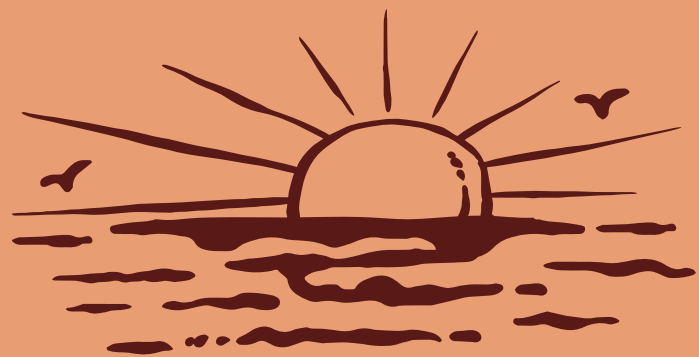
BEACH TOWN



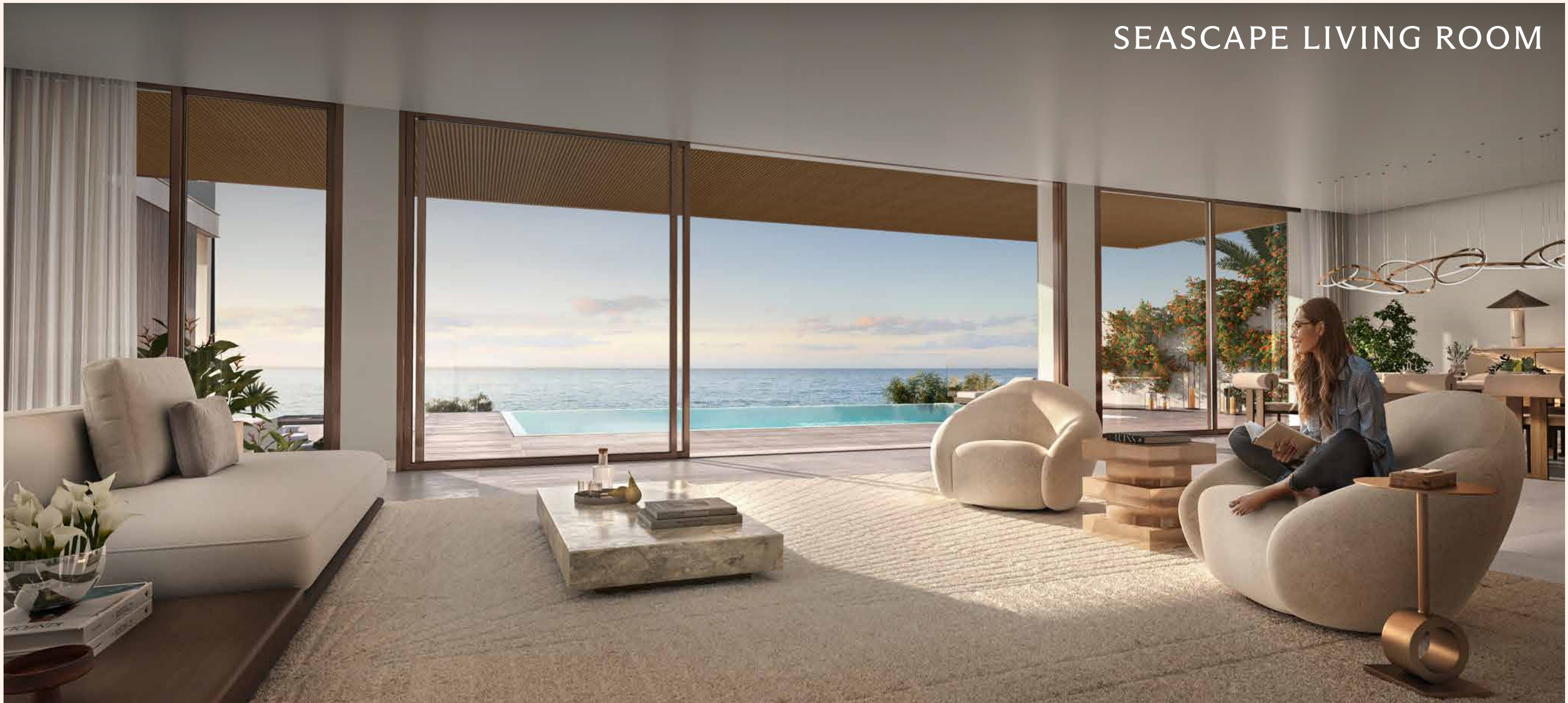
Chapter 04

THE VIEWS

LIGHT MOVES DIFFERENTLY HERE



SEASCAPE LIVING ROOM





DESIGNED FOR PERSPECTIVE



The golden hour is not a fleeting moment here; it's a way of seeing. It settles over the villas and promenades, softening edges and amplifying depth, turning every terrace into a front row seat to the horizon. The sea glows in liquid amber, the gardens heated in warm reflection, and even the silence feels illuminated. This is a community designed for perspective, made for those who measure beauty not by what they own, but by what they wake up to.

Every residence, every window, every turn in the path is an invitation to pause, to look outward, and to find that brief, perfect balance between light and life.



Chapter 05

THE EXCLUSIVITY

A large, stylized illustration of palm trees in a light beige color, positioned on the left side of the page. The trees have long, slender trunks and large, feathery fronds that spread out towards the top left corner.

A LIMITED EDITION ADDRESS

Within Y Views lies a world set apart, a limited-edition address for those who value privacy as a form of luxury. Elevated above the shoreline, yet deeply connected to it, this exclusive cluster feels both part of BAYN and entirely its own.

Y Views is a self-contained world, refined, serviced, and complete. A place where wellness, leisure, and community coexist seamlessly. Thoughtfully integrated amenities ensure that every need is met without ever crossing the community's threshold.



A GATED BEACH COMMUNITY

Here, the rhythm of life slows, streets are quiet, movements are intentional, and architecture feels curated rather than constructed. Every element is designed as an extension of home, and a crafted community for you.

Morning walks trace the curve of the sea; afternoons unfold by the water's edge; evenings gather beneath the soft glow of the setting sun.



THIS IS NOT JUST EXCLUSIVITY IT'S BELONGING, ELEVATED

And as the golden hour falls, Y Views reveals its true character: a haven of communal privilege where light lingers a little longer, and life feels perfectly measured.







Chapter 06

THE RESIDENCES

PLOTS FOR SALE



At the edge of Y Views, where land dissolves into sea, lie our two plot rows. Each plot offers the rare privilege of design freedom:

(1)

Choose from pre-conceived designs by ORA, refined through years of architectural excellence.

ORA will then manage the design and construction, and deliver a fully finished home, with landscaping and pool.

or

(2)

Appoint consultants to design your bespoke residence shaped entirely to your vision following BAYN Residential Design Guidelines.



SHORELINE

views

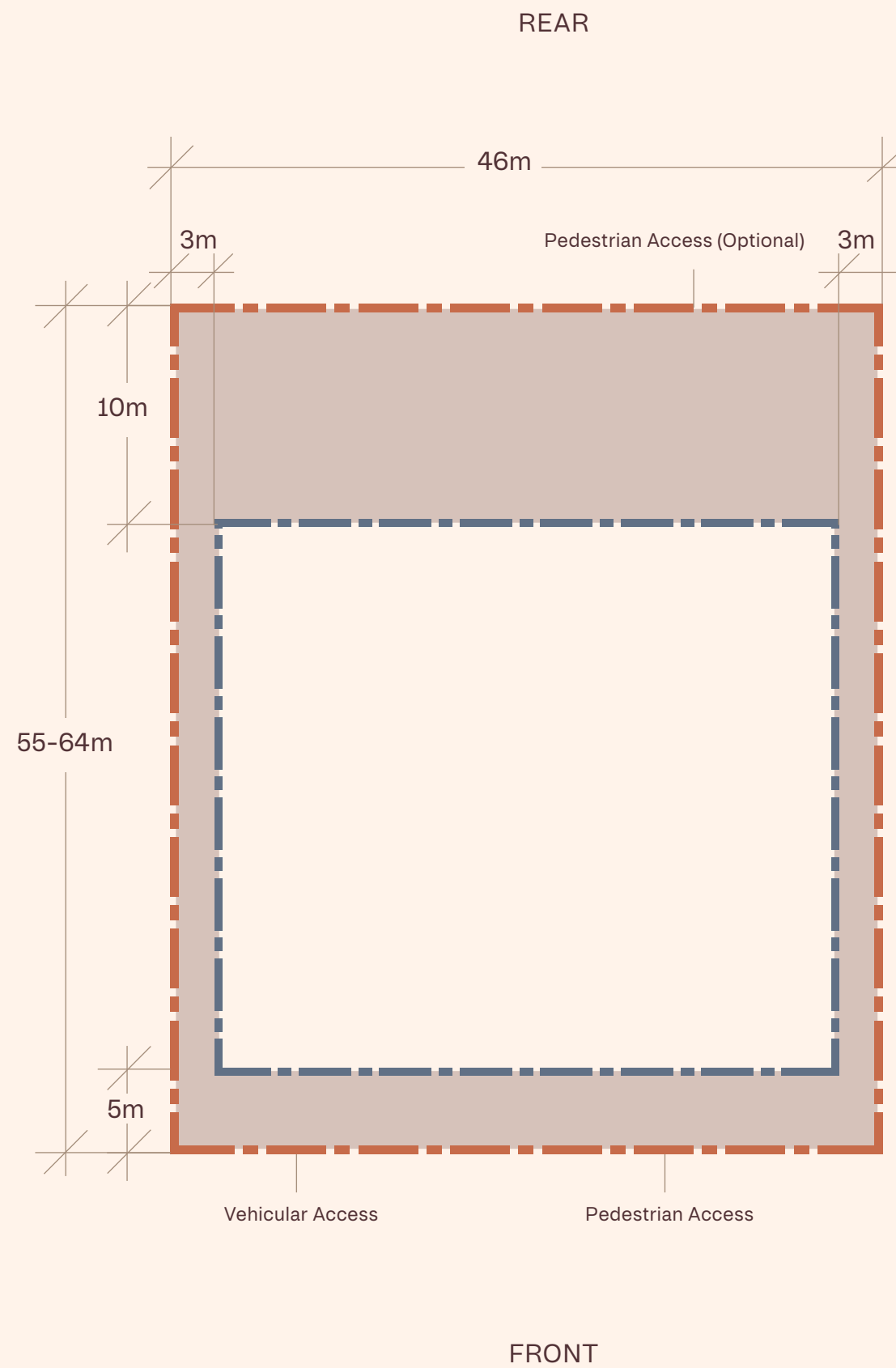




SHORELINE PLOT

Land Use	Residential
Plot Area	2,530 - 2,901 SQM
Maximum Allowable GFA	1,150 SQM
Front Setback	5m
Rear Setback	10m
Side Setback	3m
Maximum Building Height	5.5m
Maximum Number Of Floors	G
Maximum Number Of Bedrooms	8

Refer to BAYN Residential Design Guidelines for more details.



Indicative Arrangement

Key

- Plot Boundary
- Building Zone
- Setback Zones

DESIGN OPTION.01

SHORELINE ROW

A residence embodying grandeur and tranquillity.

Created with opulence in mind, the design for this residence focuses on the notions of arrival, awe, and personal retreat. A single level residence designed as a dual space, thoughtfully choreographed for entertainment and sanctuary, the residence capitalizes on views of the sea and an effortless transition between indoors and outdoors.







SHORELINE DESIGN OPTION.01



8



10



6

PLOT AREA	2,530 - 2,901 SQM (27,233 - 31,226 SQ.FT)
Ground Floor	878 SQM
Garage	111 SQM
Total SA	989 SQM (10,645 SQ.FT)
Total BUA Including Service Rooms	1,236 SQM (13,301 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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.

No.	Room	Dimensions	
1	Entrance Foyer	3.80m	x 11.80m
2	Living Dining	15.20m x 7.60m	
3	Courtyard	9.90m x 4.70m	
4	Show Kitchen	4.90m	x 6.90m
5	Powder Room		
6	Multi-Purpose Room	4.90m	x 6.60m
7	Family Room	5.00m x 6.30m	
8	Courtyard	4.00m x 2.70m	
9	Courtyard	4.00m x 2.70m	
10	Pantry		
11	Powder Room		
12	Master Suite	5.40m	x 5.90m
	Master WIC	3.90m	x 4.30m
	Master Bathroom	2.70m x 6.30m	
13	Junior Suite	4.10m x 5.10m	
	Junior WIC	2.60m	x 1.80m
	Junior Bathroom	2.50m	x 5.40m
14	Bedroom	4.20m x 4.60m	
	WIC	1.80m	x 1.80m
	Bathroom	2.20m x 3.20m	
15	Bedroom	4.40m x 3.90m	
	WIC	2.00m x 1.90m	
	Bathroom	4.10m x 1.80m	
16	Bedroom	4.40m x 3.90m	
	WIC	2.00m x 1.90m	
	Bathroom	4.10m x 1.80m	
17	Bedroom	4.00m x 3.70m	
	WIC	2.10m	x 1.60m
	Bathroom	1.90m	x 3.00m
18	Bedroom	5.30m x 3.40m	
	Bathroom	3.00m x 1.90m	
19	Bedroom	5.30m x 3.40m	
	Bathroom	3.00m x 1.90m	
20	Garage	6 Cars	
21	Main Kitchen	4.70m x 3.90m	
22	Laundry		
23	Store		
24	Maid's Room		
25	BOH Courtyard		
26	Driver's Room		
27	Garden Store		
28	Utilities		
29	MEP Plant		
30	Outdoor Kitchen		



GROUND FLOOR





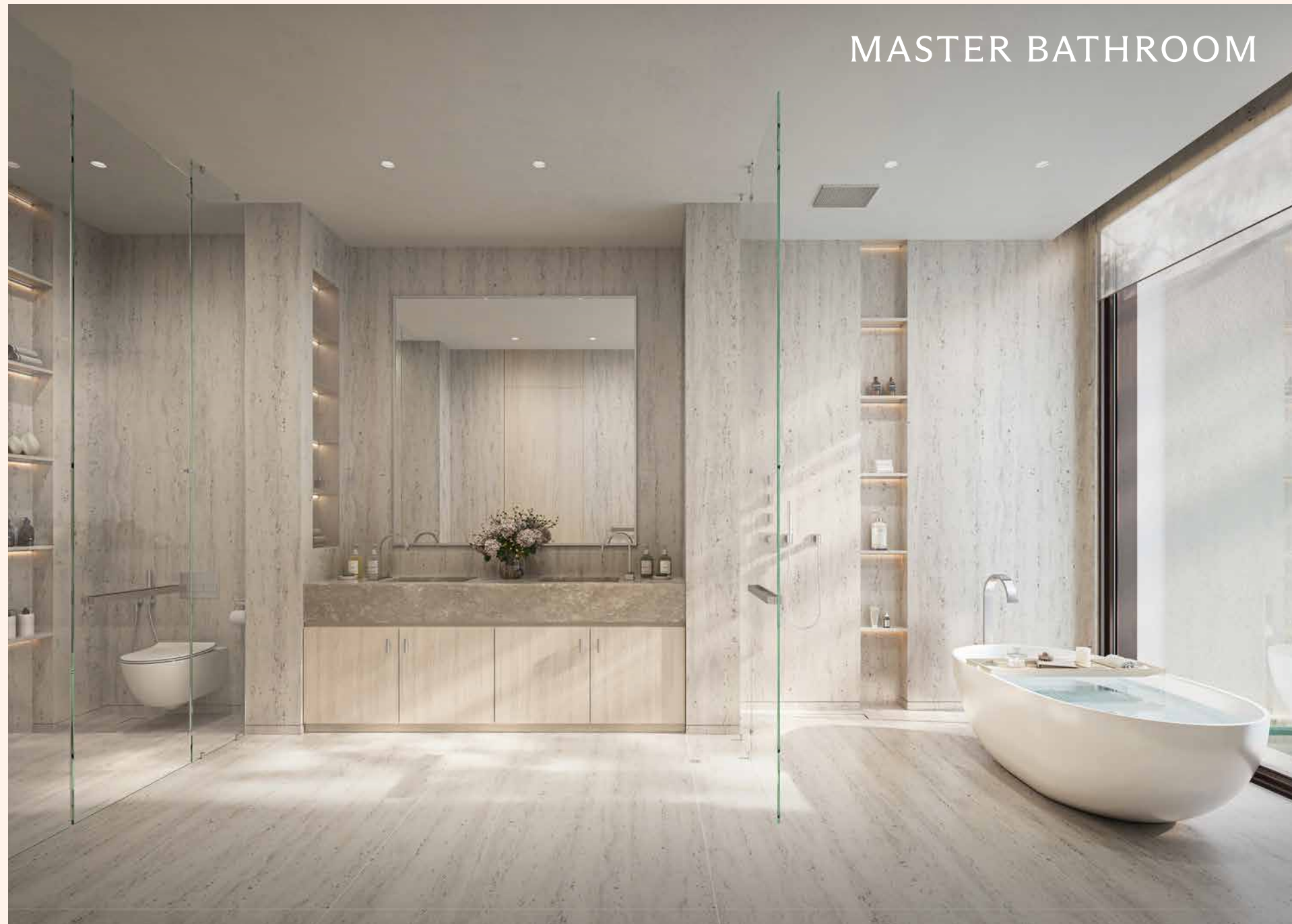


Upon arrival, residents are greeted by a panoramic vista of the sea, seamlessly connecting them to the beauty of the surroundings. The focus was on creating spaces, linked together by a series of courtyards, that support the concepts of entertainment, family gathering, and retreat. The expansive social areas, adorned with an inviting living room, dining space, open kitchen, and office encircle a central courtyard, breaking the boundaries between the interior and exterior and flooding the space with natural light and ventilation.





The master suite and two additional bedrooms have direct access to the main terrace and pool, allowing residents to awake to the picturesque view of the sea. These private sanctuaries, complete with their own terrace are the true definition of luxury resort living.



SECONDARY BEDROOM



SECONDARY BATHROOM





FINISHING SPECS

Veneer,
Joinery

Marble,
Kitchen Countertops
and Backsplash

Marble,
General Floor

Engineered Wood,
Bedroom and WIC Floor

Porcelain,
BOH Areas

Lacquer,
Joinery

Marble,
Secondary Bathroom
Vanity and Accent Wall

Marble,
Secondary Bathroom
Floor and Walls

Marble,
Master and Junior
Bathroom Vanity

Marble,
Master and Junior Bathroom
Floor and Walls

Engineered Wood,
Bedroom and WIC Floor

Porcelain,
BOH Areas

Lacquer,
Joinery

Marble,
General Floor and Secondary
Bathroom Walls

Veneer,
Joinery

Marble,
Master Bathroom Vanity, Kitchen
Countertop & Backsplash

Marble,
Master and Junior
Bathroom Floor and Walls

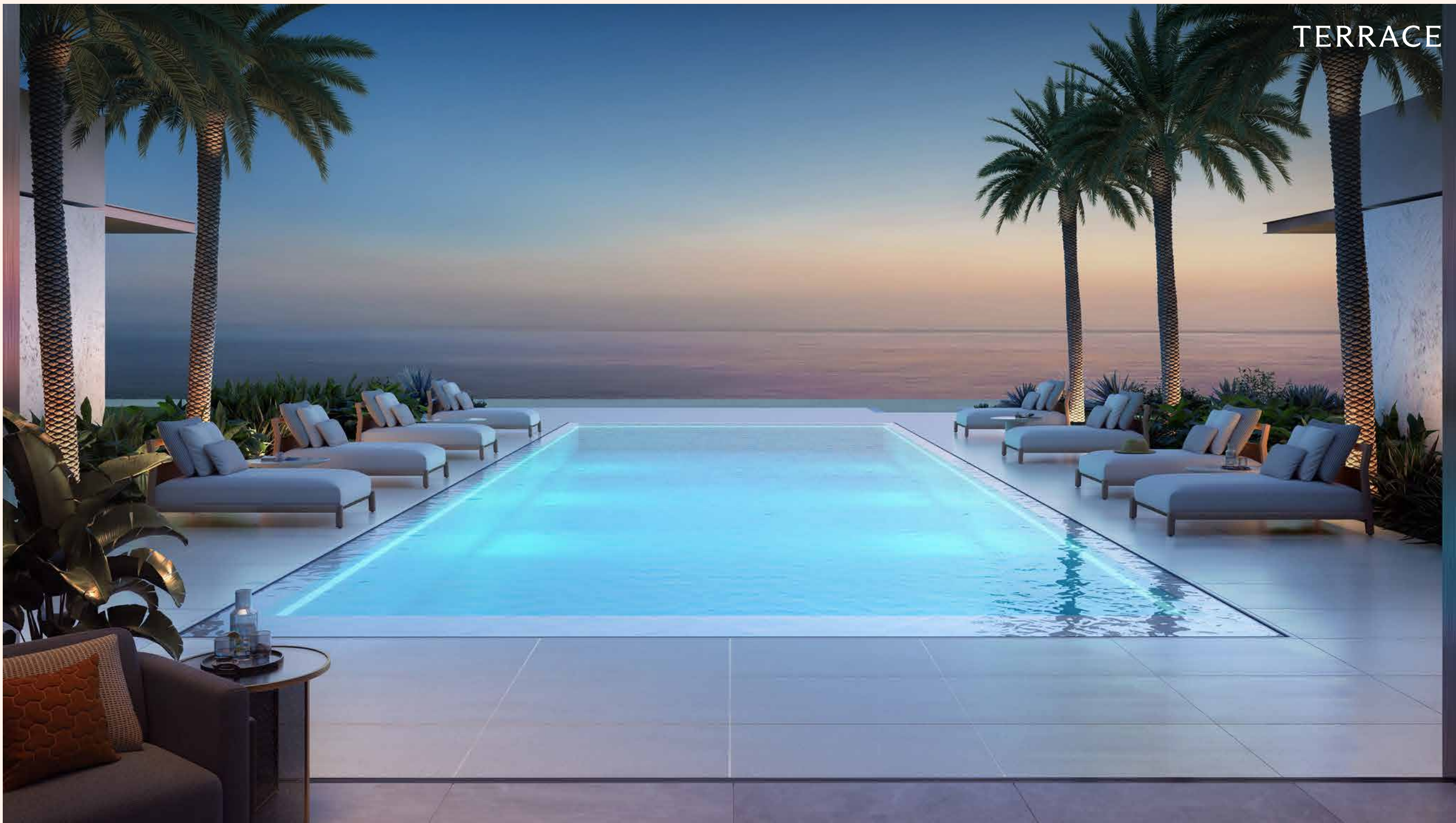
Marble,
Secondary Bathroom
Vanity and Accent Walls

DESIGN OPTION.02

SHORELINE ROW

Step into a world where refined architecture meets the timeless rhythm of the sea. This ultra-luxury beachfront residence has been meticulously crafted to embody the essence of resort-style living—arranged entirely on a single level for effortless flow, understated elegance, and complete privacy.

A rare expression of architecture that embraces its setting and serves those who value serenity, space, and sophistication in equal measure.











SHORELINE DESIGN OPTION.02



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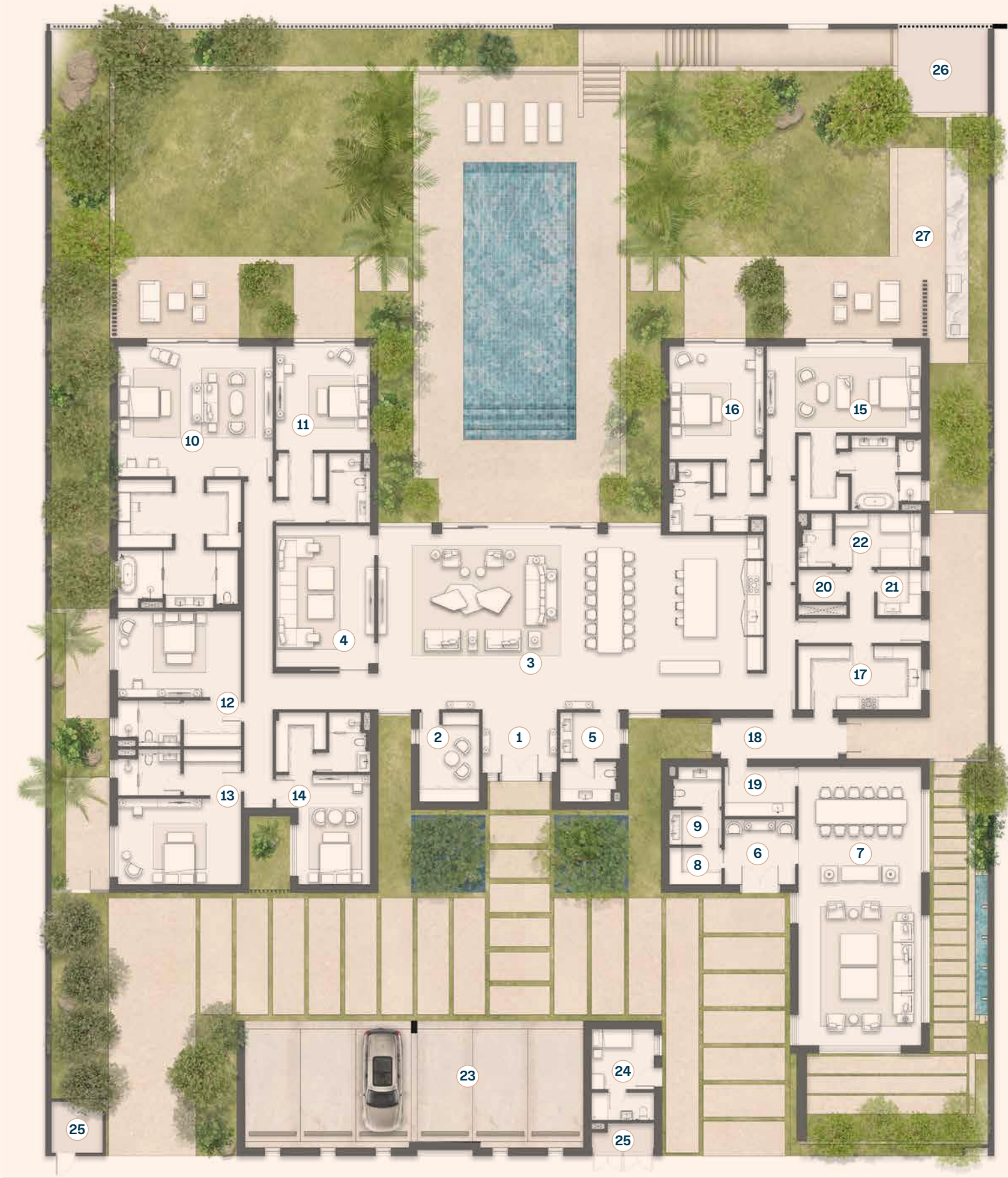


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PLOT AREA	2,530 - 2,901 SQM (27,233 - 31,226 SQ.FT)
Ground Floor	936 SQM
Garage	111 SQM
Total SA	1,047 SQM (11,270 SQ.FT)
Total BUA Including Service Rooms	1,341 SQM (14,435 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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.

No.	Room	Dimensions
1	Entrance Foyer	3.10m x 3.10m
2	Cloakroom	2.90m x 4.30m
3	Living/ Dining/ Show Kitchen	18.80m x 8.60m
4	Multi-Purpose Room	4.80m x 6.80m
5	Powder Room	
6	Majlis Lobby	3.40m x 3.20m
7	Majlis	6.00m x 13.60m
8	Cloakroom	
9	Powder Room	
10	Master Suite	7.50m x 6.30m
	Master WIC	6.00m x 3.30m
	Master Bathroom	6.00m x 2.80m
11	Bedroom	4.60m x 5.00m
	WIC	2.40m x 2.20m
	Bathroom	2.00m x 3.40m
12	Bedroom	6.00m x 4.20m
	WIC	2.80m x 2.20m
	Bathroom	3.00m x 2.20m
13	Bedroom	6.00m x 4.20m
	WIC	2.80m x 2.20m
	Bathroom	3.00m x 2.20m
14	Bedroom	3.50m x 5.30m
	WIC	2.40m x 2.90m
	Bathroom	2.00m x 2.90m
15	Junior Suite	7.50m x 4.20m
	Junior WIC	2.40m x 3.60m
	Junior Bathroom	3.40m x 3.60m
16	Bedroom	4.60m x 5.50m
	WIC	2.40m x 3.40m
	Bathroom	2.00m x 3.40m
17	Main Kitchen	6.00m x 3.10m
18	BOH Lobby	5.70m x 2.00m
19	Pantry	3.40m x 2.40m
20	Store	2.30m x 1.60m
21	Laundry	2.10m x 2.20m
22	Maid's Room	
23	Garage	6 Cars
24	Driver's Room	
25	Utilities	
26	MEP Plant	
27	Outdoor Kitchen	



GROUND FLOOR



From the moment you arrive, the experience is immersive. Uninterrupted sea views greet you at the entrance and unfold throughout the expansive living spaces and most bedrooms, blurring the boundaries between indoors and the open horizon.







Designed with discretion at its core, the residence features a dedicated formal majlis, thoughtfully accessed directly from the exterior. This allows for seamless guest hosting without any intrusion into the family domain—a quiet luxury that elevates everyday living. At the heart of the home, a private pool is cradled by the bedroom wings, ensuring seclusion while allowing light and nature to filter in.



Every design decision has been made to protect and enhance the sense of sanctuary—from the generous garden spaces to the floor-to-ceiling glazing that fosters a continuous dialogue between inside and out. This residence is more than a beachfront home—it's a private retreat shaped by light, landscape, and quiet luxury.



MASTER BATHROOM



SECONDARY BATHROOM



FINISHING SPECS

Marble,
Master Bathroom

Microcement,
Master Bathroom Walls

Marble,
General Floor

Engineered Wood,
Bedroom and WIC Floor

Marble,
Secondary Bathroom
Feature Wall

Porcelain,
BOH Areas

Marble,
Secondary Bathroom,
Junior Bathroom Vanity

Marble,
Show Kitchen Countertop
and Backsplash

Marble,
Secondary Bathroom
Feature Wall

Veneer,
Joinery

Marble,
Junior & Secondary
Bathroom

L I G H T

Engineered Wood,
Bedroom and WIC Floor

Porcelain,
BOH Areas

Microcement,
Master Bathroom Walls

Veneer,
Joinery

Marble,
Show Kitchen backsplash &
Countertop, Master Bathroom

Marble,
General Flooring

Marble,
Secondary Bathroom
Feature Wall

Marble,
Junior & Secondary
Bathroom

Marble,
Junior Bathroom
Feature Wall

Marble,
Secondary Bathroom
Floor & Walls

Marble,
Secondary Bathroom
Feature Wall



SEASCAPE

views

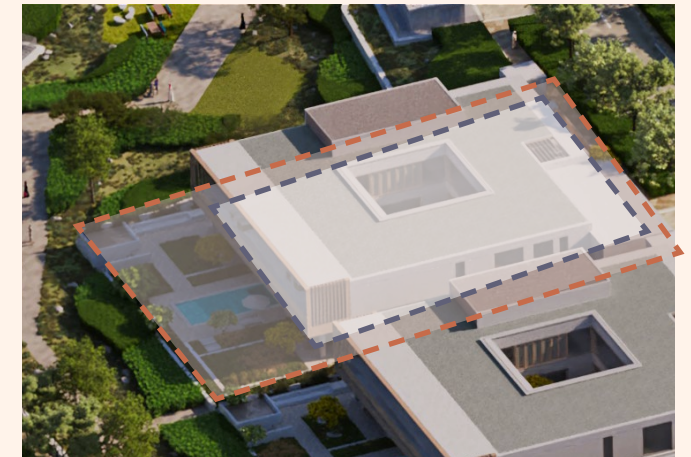
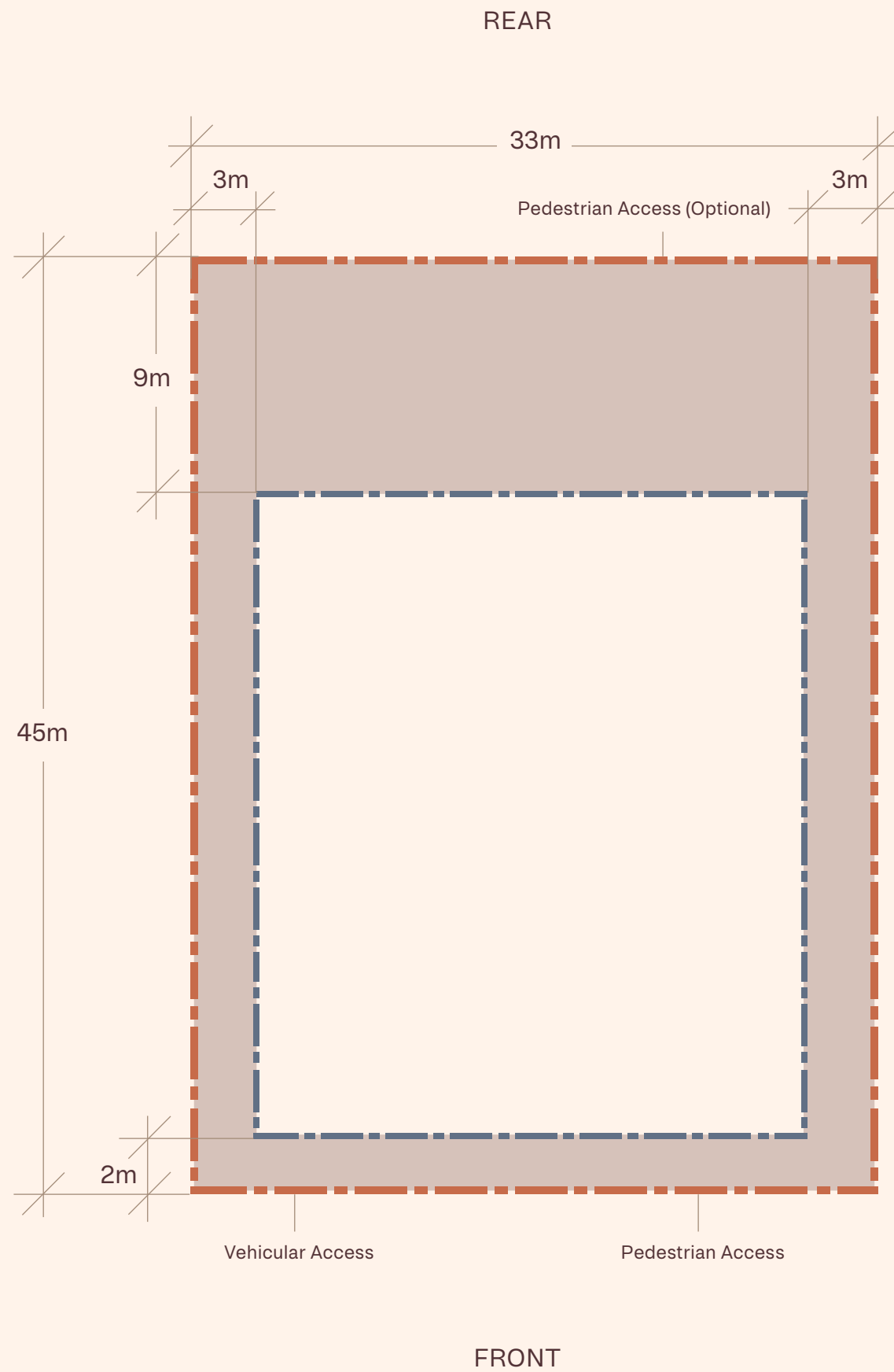




SEASCAPE PLOT

Land Use	Residential
Plot Area	1,485 - 1,681 SQM
Maximum Allowable GFA	1,000 SQM
Front Setback	2m
Rear Setback	9m
Side Setback	3m
Maximum Building Height	10m
Maximum Number Of Floors	G + 1
Maximum Number Of Bedrooms	7

Refer to BAYN Residential Design Guidelines for more details.



Indicative Arrangement

Key

- Plot Boundary
- Building Zone
- Setback Zones

SEASCAPE ROW



Offering a fresh take on luxury living, this two-level inverted villa offers the convenience of single-story living.

The expansive social spaces on the top level with views to the open sea are the centrepiece of the experience.







SEASCAPE



7



9



6

PLOT AREA	1,485 - 1,681 SQM (15,984 - 18,093 SQ.FT)
Upper Ground Floor	488 SQM
External Area/ Terraces/ Balconies	208 SQM
Garage	107 SQM
Lower Ground Floor	323 SQM
Total SA	1,126 SQM (12,117 SQ.FT)
Total BUA Including Service Rooms	1,044 SQM (11,240 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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

No.	Room	Dimensions
1	Entrance Foyer	
2	Living/ Dining	14.00m x 6.40m
3	Courtyard	7.20m x 3.60m
4	Show Kitchen	4.30m x 5.90m
5	Multi-Purpose Room	3.10m x 5.20m
6	Powder Room	
7	Master Suite	5.40m x 4.90m
	Master WIC	4.00m x 2.80m
	Master Bathroom	4.00m x 4.00m
8	Junior Suite	4.50m x 4.00m
	Junior WIC	4.50m x 2.40m
	Junior Bathroom	4.55m x 3.00m
9	Bedroom	4.50m x 3.80m
	WIC	1.70m x 1.80m
	Bathroom	2.70m x 1.80m
10	Bedroom	3.80m x 3.70m
	WIC	1.70m x 1.80m
	Bathroom	2.70m x 1.80m
11	Garage	6 Cars
12	BOH Lobby	
13	Main Kitchen	4.30m x 3.30m
14	Laundry	
15	Maid's Room	
16	Driver's Room	
17	Garden Store	
18	Utilities	
19	Lift	
20	Staircase	

LOWER GROUND FLOOR		
21	Family Room	5.40m x 5.50m
22	Bedroom	4.50m x 3.70m
	Bathroom	2.70m x 1.80m
23	Bedroom	4.50m x 3.80m
	WIC	1.70m x 2.00m
	Bathroom	2.70m x 1.80m
24	Bedroom	4.50m x 3.80m
	WIC	1.70m x 2.00m
	Bathroom	2.70m x 1.80m
25	Gym	3.90m x 5.00m
	Bathroom	3.90m x 2.00m
26	Courtyard	3.90m x 4.40m
27	Store	
28	MEP Plant Room	
29	Outdoor Kitchen	



LOWER GROUND FLOOR



GROUND FLOOR

LIVING & DINING



SHOW KITCHEN



Blurring the lines between interior and exterior, the social living space opens out onto a terrace and pool with panoramic views out across the sea. The master and junior suites are positioned to capitalise on the picturesque scenery.





MASTER BATHROOM





The ground level is a private sanctuary, with additional bedrooms and a cosy family room that opens out in a spacious garden, creating an oasis tailored for rest and relaxation.



FINISHING SPECS

Veneer,
Joinery

Marble,
General Floor

Engineered Wood,
Bedroom and WIC Floor

Porcelain,
BOH Areas

Lacquer,
Joinery

Marble,
Kitchen Countertops
and Backsplash

Marble,
Secondary Bathroom
Vanity and Accent Wall

Marble,
Secondary Bathroom
Floor and Walls

Marble,
Master and Junior
Bathroom Vanity

Marble,
Master and Junior Bathroom
Floor and Walls

Engineered Wood,
Bedroom and WIC Floor

Porcelain,
BOH Areas

Lacquer,
Joinery

Marble,
General Floor and Secondary
Bathroom Walls

Veneer,
Joinery

Marble,
Master Bathroom Vanity, Kitchen
Countertop & Backsplash

Marble,
Master and Junior
Bathroom Floor and Walls

Marble,
Secondary Bathroom
Vanity and Accent Walls

Chapter 07

About BaYn

أبو ظبي
Abu Dhabi



Bayn GHANTOOT

بين



دبي
Dubai





GHANTOOT | by OGA

A community where city energy meets coastal serenity—where every version of you belongs, without compromise.

BAYN is ORA's first footprint in the UAE region. ORA envisions BAYN to be an up-scale, sustainable, and comprehensive city of the future with a total area of 4.8 million SQM.



4.8M

Sqm Land



32K

Residents



1.2KM

Beach



204

Marina Berths



55%

Open Space



1M SQM

Park



61K SQM

Green Spine



7.1KM

Promenades



33KM

Cycling Network



5 STAR

Resort & Branded Residences



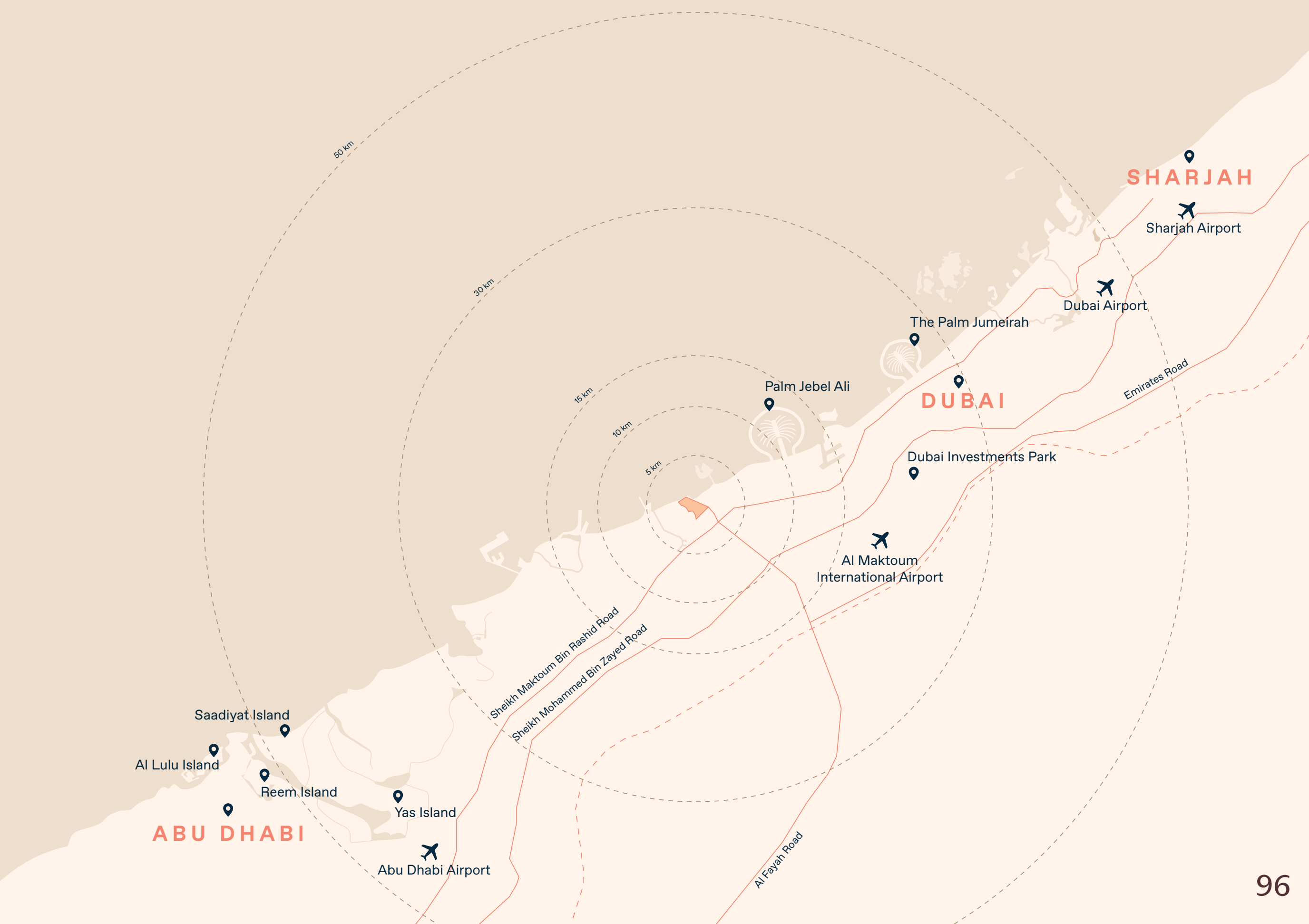
SPORTS CLUB



RETAIL /F&B



BUSINESS PARK



Chapter 08

ABOUT OGA

WE DREAM BIG.

WE DESIGN TO MAKE A
DIFFERENCE & BRING HAPPINESS.

WE EMBRACE CREATIVITY, INNOVATION,
SUSTAINABILITY & HARMONY.

“**ΟΓΔ**'s position is strong, it holds a legacy which has been earned through credibility, a diversified portfolio as well as offering the precious culture of happiness.”



MR. NAGUIB SAWIRIS
Chairman & CEO

Mr. Naguib Sawiris founded Orascom Telecom Holding (OTH) and led it to become the leading regional telecom player until the much-publicized merger deal with VEON (formerly VimpelCom Ltd.), creating the world's sixth largest mobile telecommunications provider in April 2011. Today, he is the Executive Chairman of Orascom Investment Holding, a holding company with a diversified investment portfolio targeting high-growth sectors where it sees opportunities of transformation and community impact in Egypt and Africa, including telecommunications and destination development. Mr. Sawiris is Chairman of the Investment Advisory Committee of La Mancha Resource Capital LLP, an investment adviser to a Luxembourg-based fund focused on the precious and energy transition metals sectors, which has equity investments in Endeavour Mining PLC, Elemental Altus Royalties Corp., Falcon Energy Materials PLC., G Mining Ventures Corp., and Greenheart Gold Inc.

Mr. Sawiris is also Chairman of Ora Developers, a company undertaking high-end real estate developments and hospitality projects in various prime locations around the world. At international and regional levels, Mr. Sawiris served and is serving on a number of boards, committees and councils including International Advisory Committee to the New York Stock Exchange (NYSE), International Advisory Board to the National Bank of Kuwait, London Stock Exchange's Africa Advisory Group, External Advisory Council to the Global Institute for Advanced Study at NYU, and the Board of Trustees of the Arab Thought Foundation.

Mr. Sawiris is also the recipient of numerous honorary degrees, industry awards and civic honors, including an Honorary Doctorate of Law conferred upon him by Handong Global University of South Korea in 2021, the "Legion d'Honneur" (the highest award given by the French Republic for outstanding services rendered to France). In July 2011 Mr. Sawiris was awarded the Honor of Commander of the Order of the "Stella della Solidarietà Italiana" (Star of Italian Solidarity). In 2006, the prestigious "Sitara-e-Quaid-e-Azam" award was conferred upon him by General Pervez Musharref for services rendered to the people of Pakistan in the field of telecommunication, investments, and social sector work.

Mr. Sawiris holds a diploma of Mechanical Engineering with a Masters in Technical Administration from the Swiss Federal Institute of Technology Zurich (ETH Zürich) and a Diploma from the German Evangelical School, Cairo, Egypt.

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 & Tunisia.



Chapter 09

GET IN TOUCH

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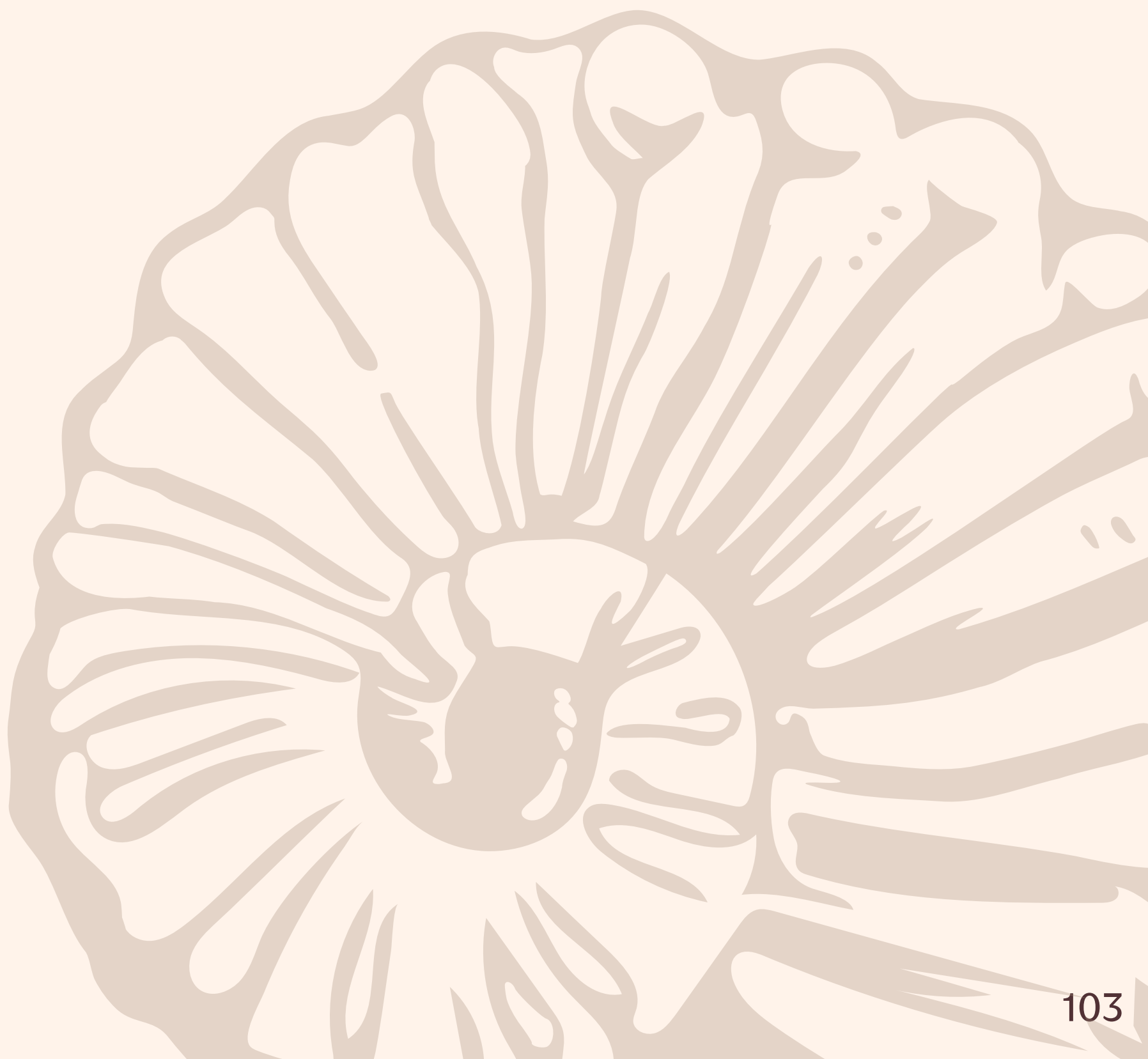
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