

Boyn
Üzü...
...

ΟΓΔ

ΟΓΔ

Bayn
بَيْنَ

GHANTOOT | by ΟΓΔ





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(Chapter 01)

ABOUT ΟΓΔ

Reimagining Time

A Community Without Compromise



WE DREAM BIG.

WE DESIGN TO MAKE A
DIFFERENCE & BRING HAPPINESS.

WE EMBRACE CREATIVITY, INNOVATION,
SUSTAINABILITY & HARMONY.

“ΟΓΔ 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 EON 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.



S I L V E R S A N D S

SOLANATM
BY ORA

EIGHTEEN

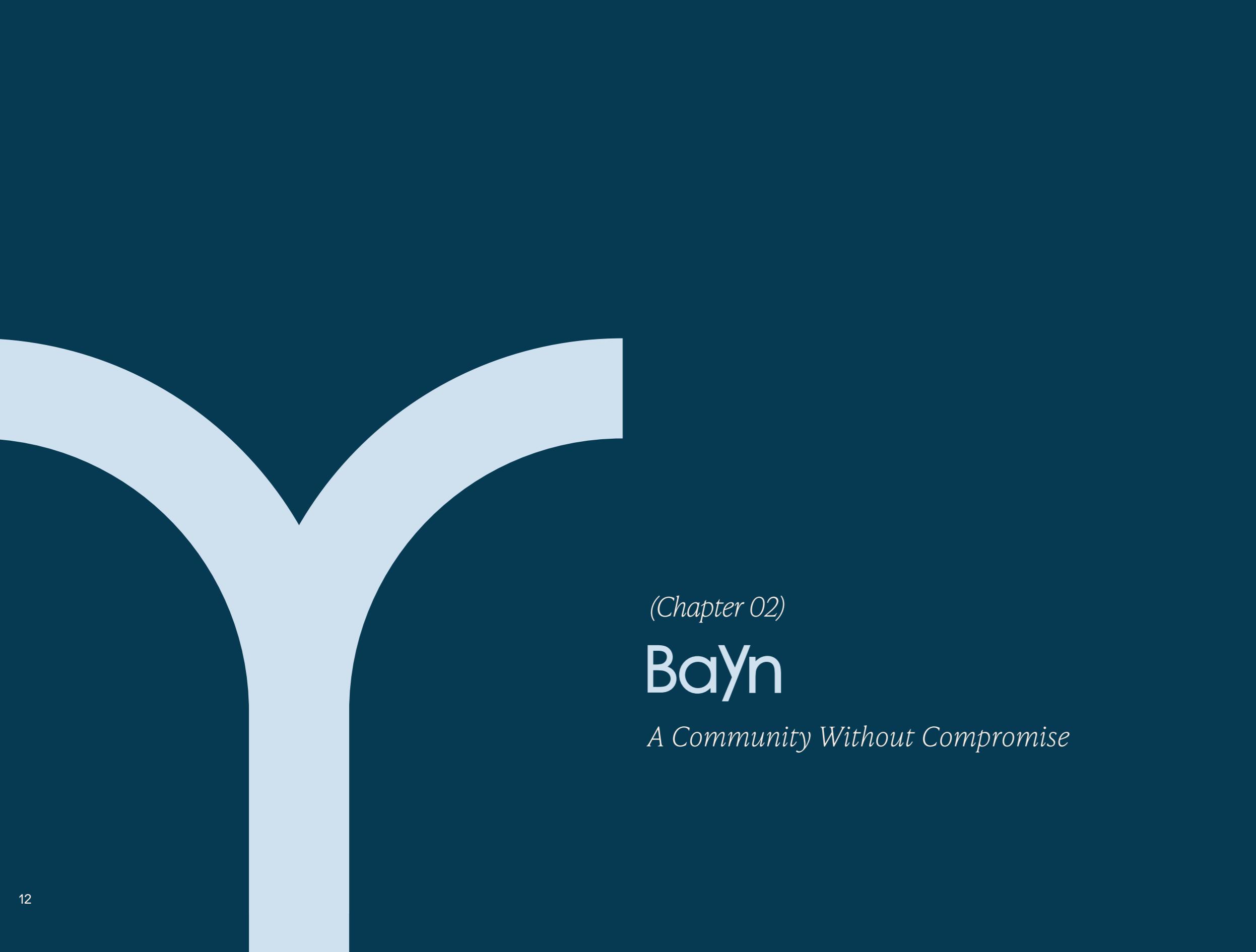


AYIA NAPA
MARINA



P Y R A M I D H I L L S

مَدِينَة الْوَرْد
MADINAT AL WARD | by ORA



(Chapter 02)
Bayn

A Community Without Compromise



A COMMUNITY WITHOUT COMPROMISE

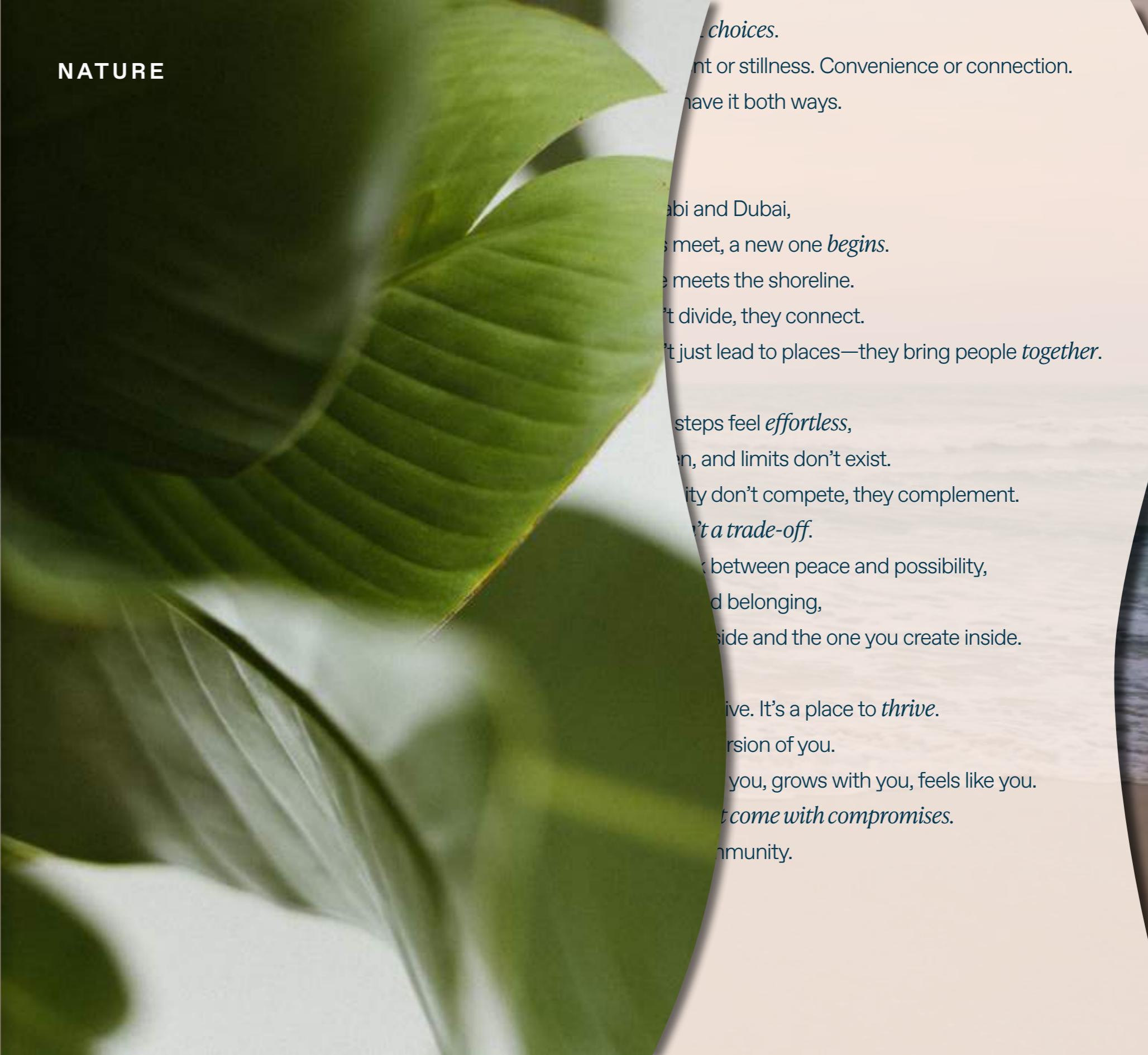
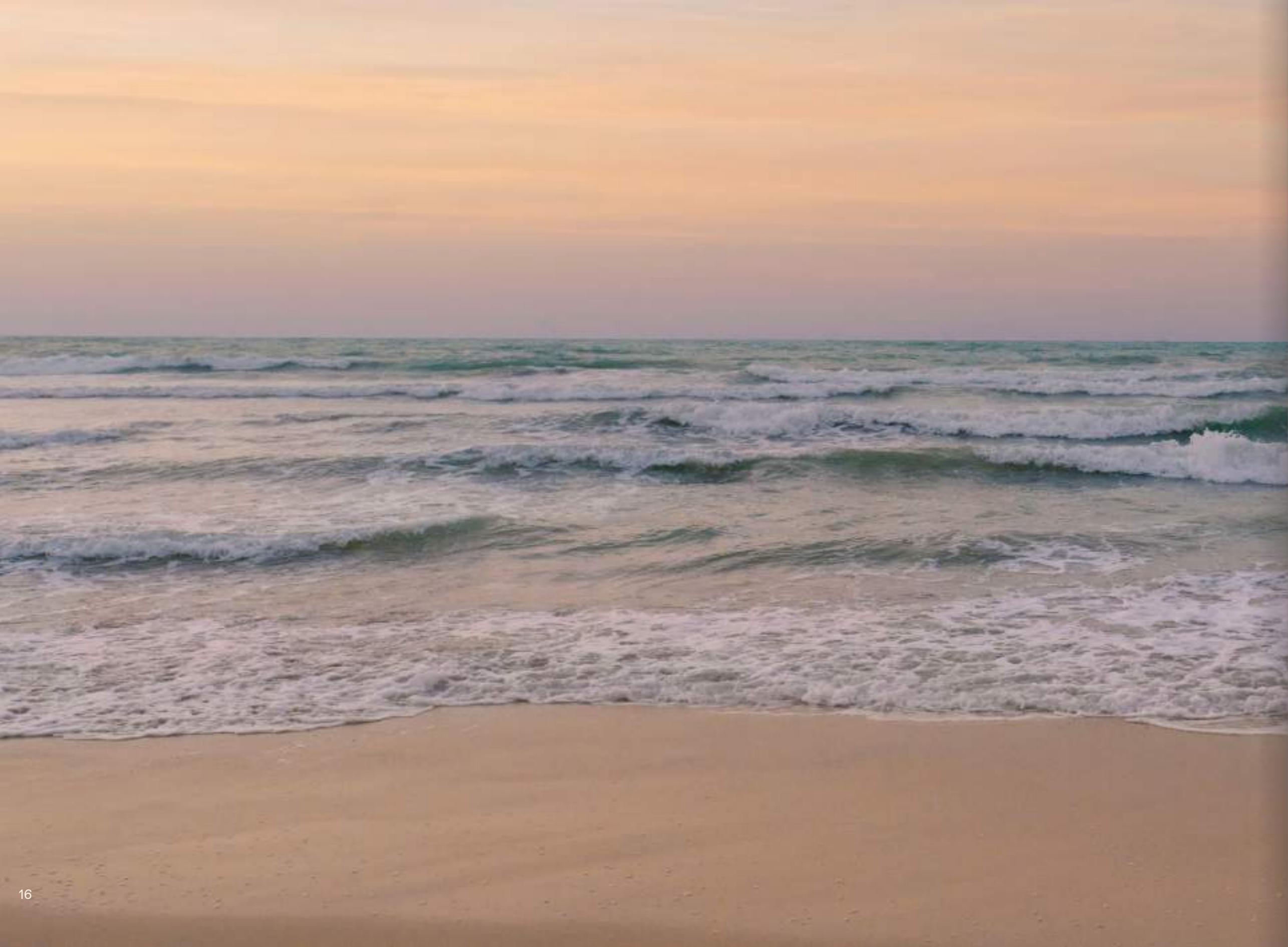
أبو ظبي
Abu Dhabi

Bayn
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GHANTOOT | by ORA

دبي
Dubai





NATURE

choice.

or stillness. Convenience or connection.

have it both ways.

abi and Dubai,

meet, a new one *begins*.

meets the shoreline.

divide, they connect.

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

steps feel *effortless*,

and limits don't exist.

ity don't compete, they complement.

It's not a trade-off.

between peace and possibility,

and belonging,

the side and the one you create inside.

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

version of you.

you, grows with you, feels like you.

It comes with compromises.

community.



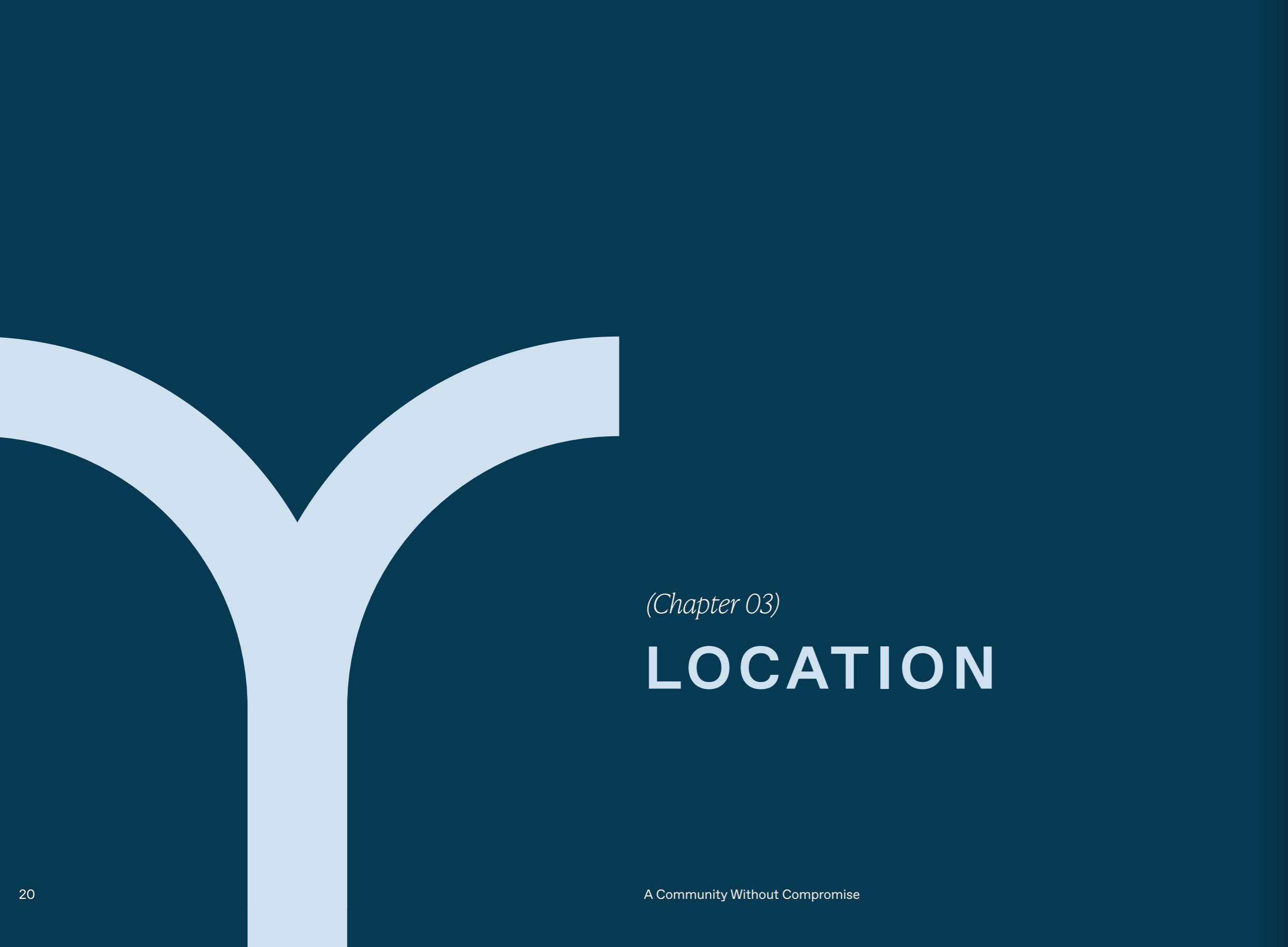
Bayn
Philosophy

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.

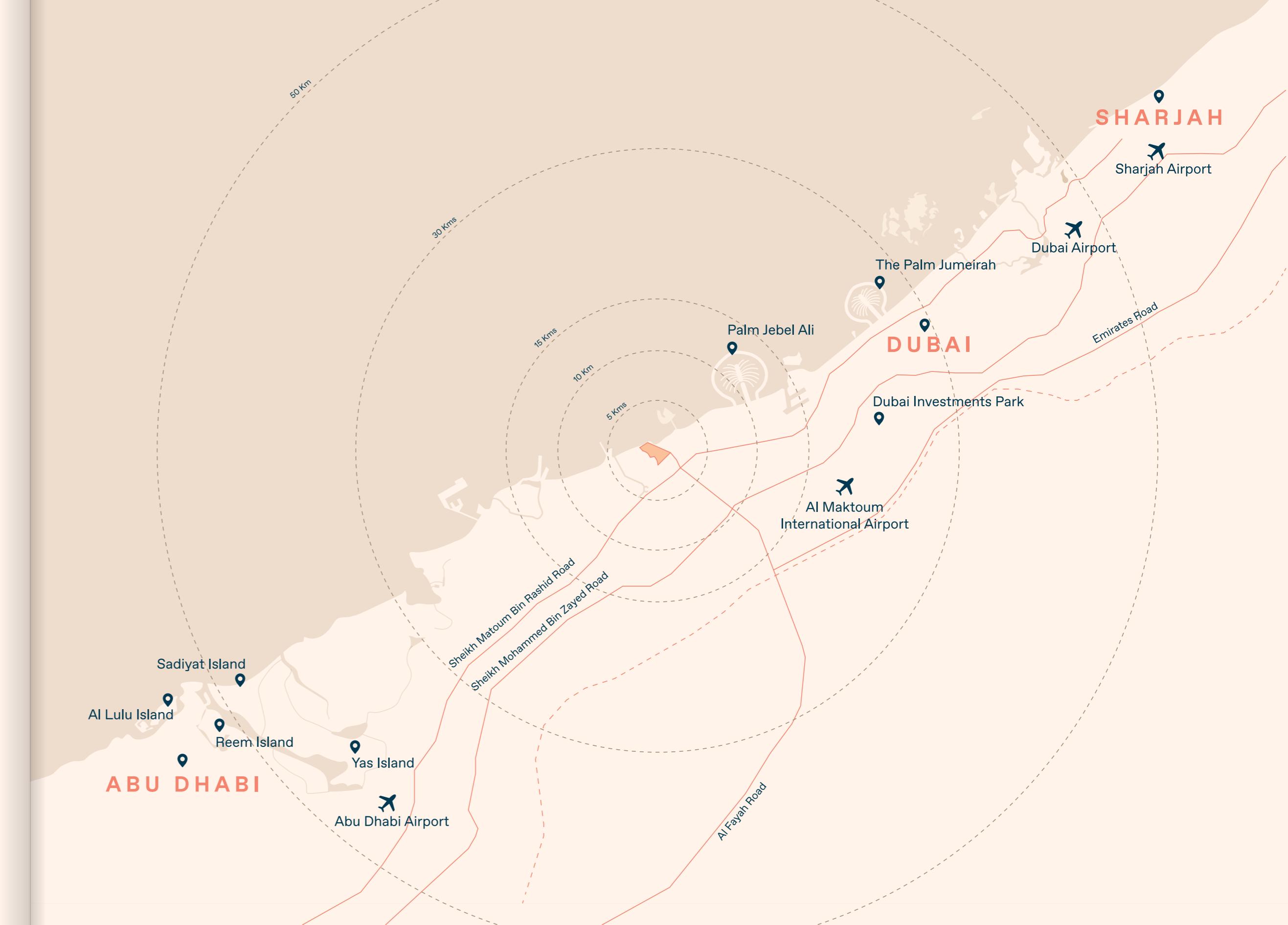


(Chapter 03)

LOCATION



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





(Chapter 04)

MASTERPLAN



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

Bayn

30 MIN.
From Abu Dhabi

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GHANTOOT by ORA

30 MIN.
From Dubai



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(Chapter 05)

AMENITIES



MASTER PLANNED BY THE SEA



1.2KM

Beach



204

Marina, Berths



MARINA



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



LAGOON



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

A Community Without Compromise





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





WATERWAY



LAGOON





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UNIT TYPES OVERVIEW



66

Bayn

A Community Without Compromise

- 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

بَيْن

67

- 01 -

GEMINI VILLA

GEMINI VILLA
5 Bedrooms

GEMINI VILLA
4 Bedrooms

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

Bayn



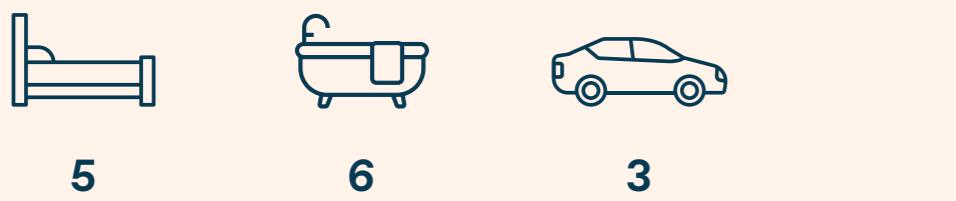
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GEMINI VILLA

5 Bedrooms



PLOT AREA

588 - 677 SQM

Ground Floor

199 SQM

Lower Ground Floor

256 SQM

Balconies

13 SQM

Total SA

468 SQM

TOTAL BUA

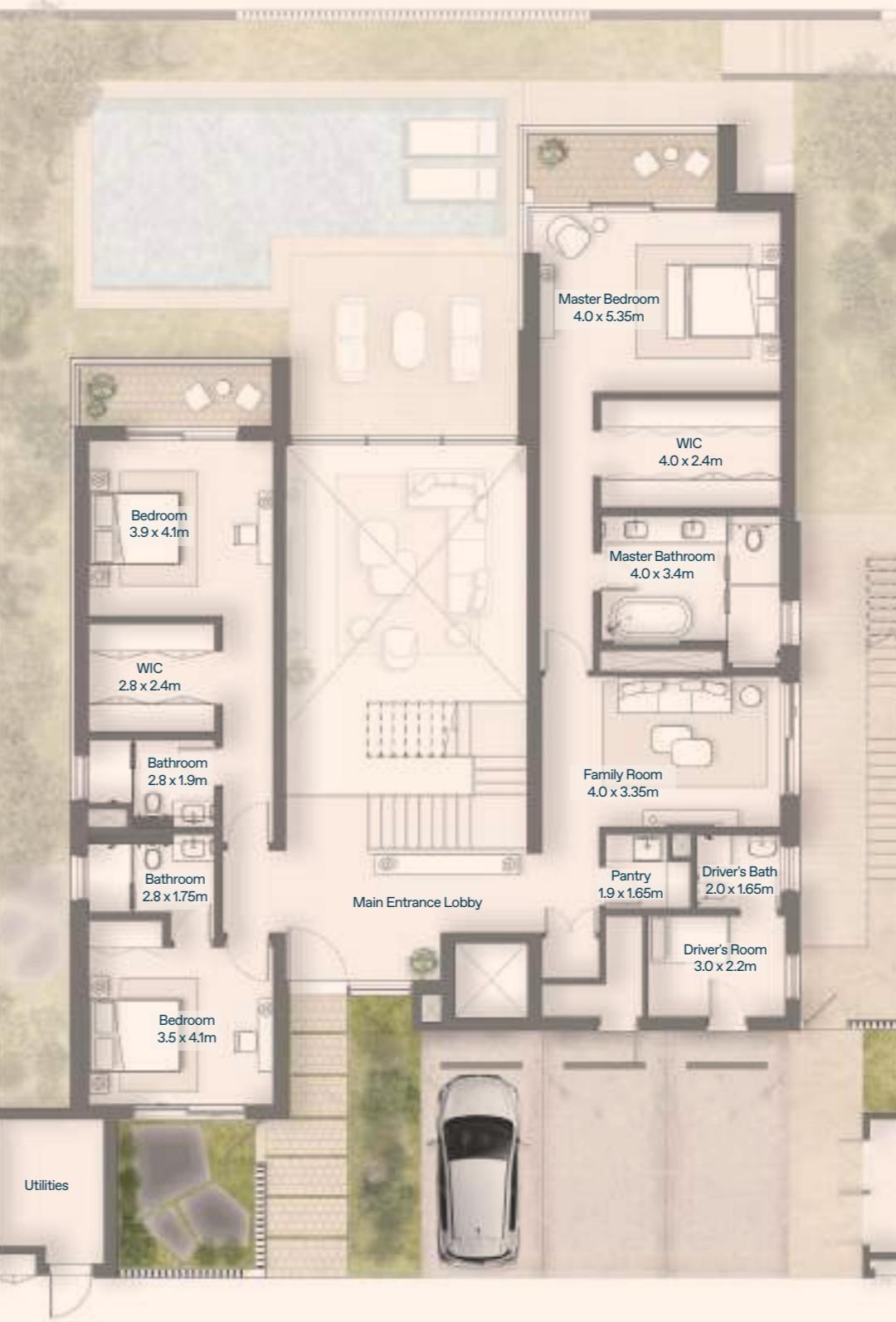
547 SQM

Including Service Rooms &
Covered Garage

6,329 - 7,287 SQ.FT

5,041 SQ.FT

5,889 SQ.FT



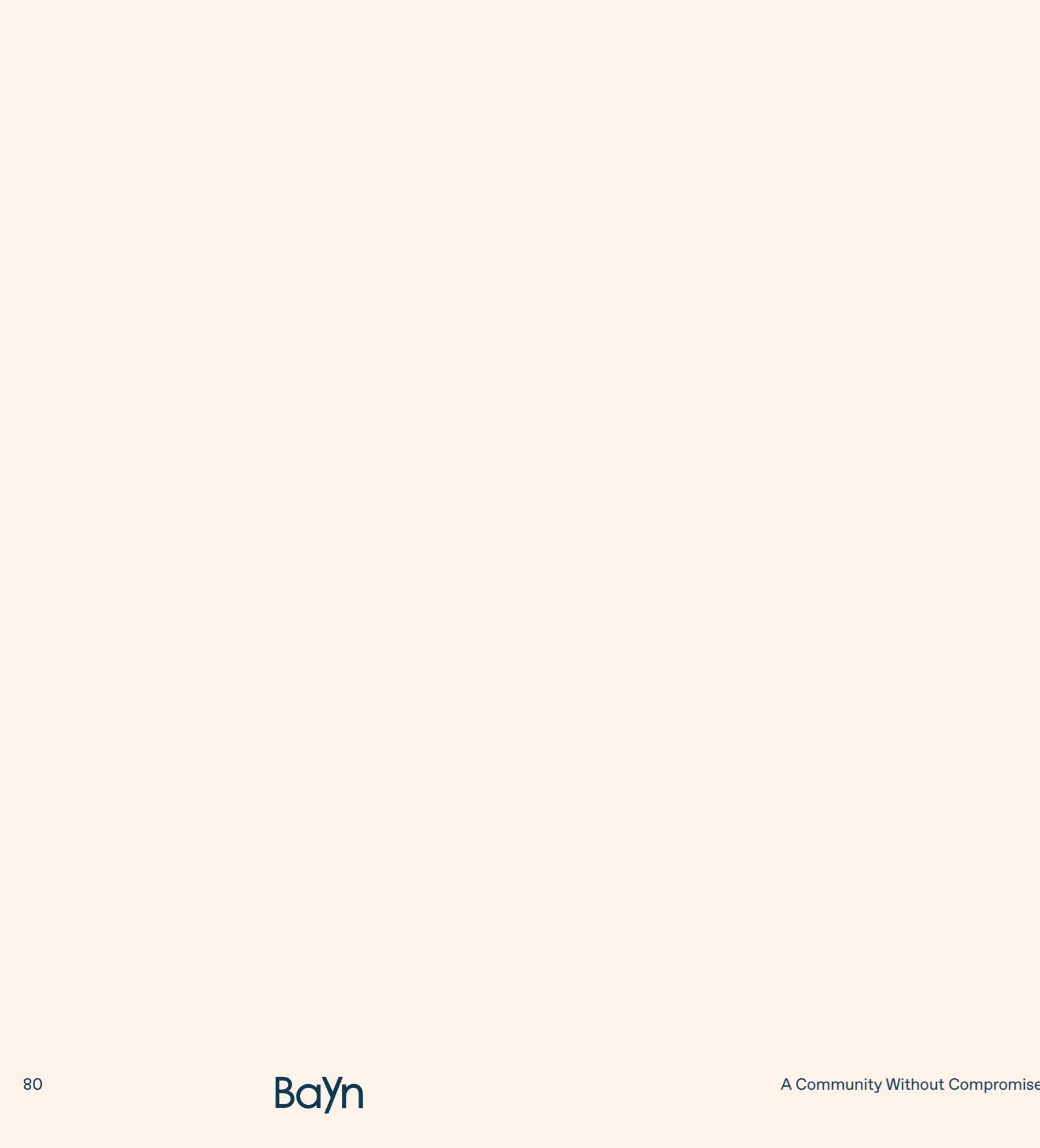
Ground Floor



Lower Ground Floor

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GEMINI VILLA

4 Bedrooms



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







GEMINI VILLA

4 Bedrooms



4

1

PLOT AREA

QM

Ground Floor

10

Lower Ground Floor

30M

Total SA

OM

TOTAL BUA

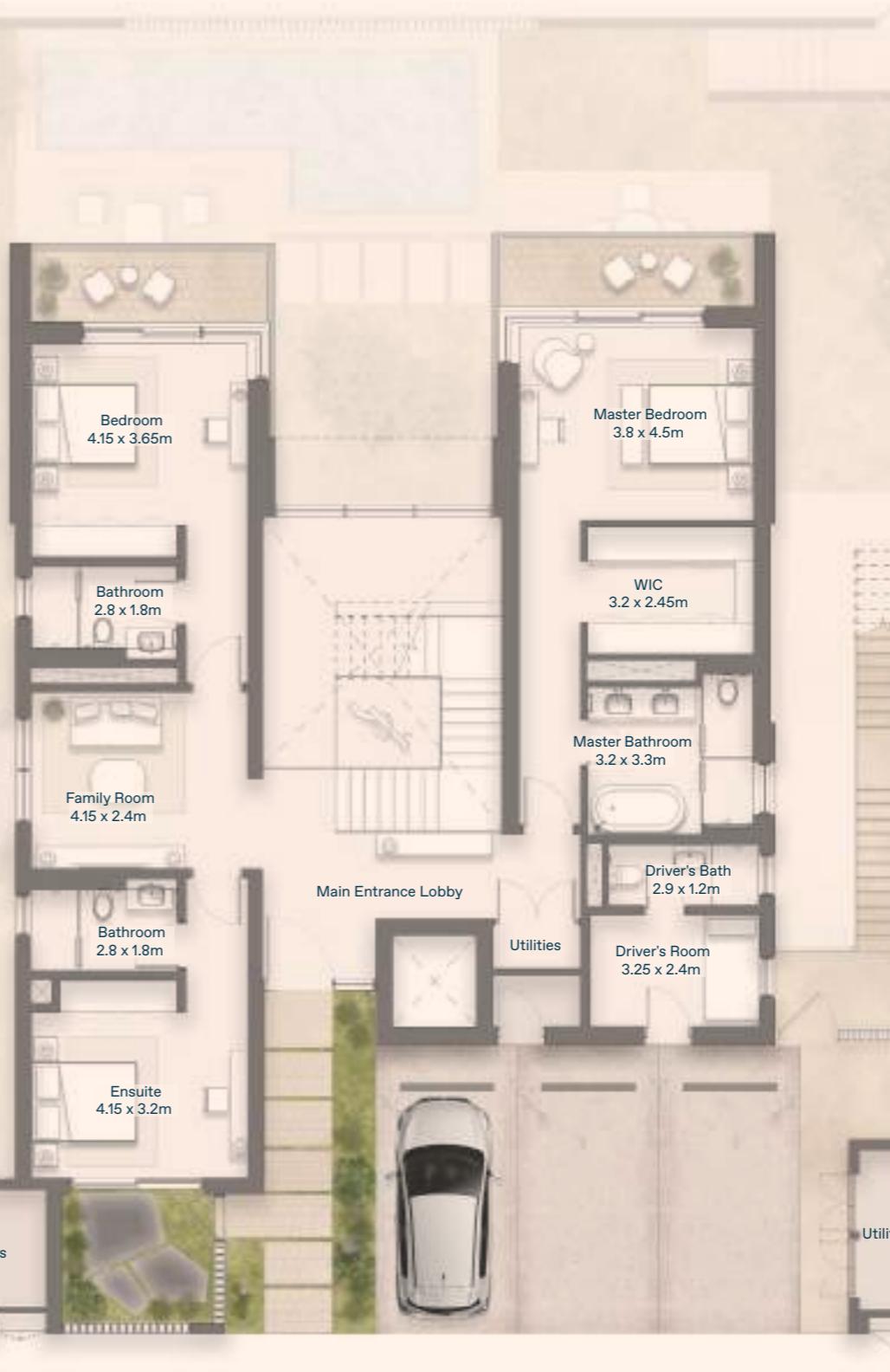
QM

Including Service Rooms & Covered Garage

Q.FT

0.1FT

Q.FT



2nd Floor



Lower Gro

asured to structural elements and exclude wall finishes. Variation due to construction tolerances may apply. (2) All dimensions and consultant architects and are subject to change. (3) The actual of the unit may vary from the stated area. (4) The developer reserves the of the development without prior notice, at its absolute discretion, and without any liability. (5) Floor plans may be mirrored depending on master plan. (6) All landscaping, swimming pools and furniture shown are not included in the property and for illustrative purposes only. (7) It will be shown in the parcel layout and may differ from that shown in the floor plans.





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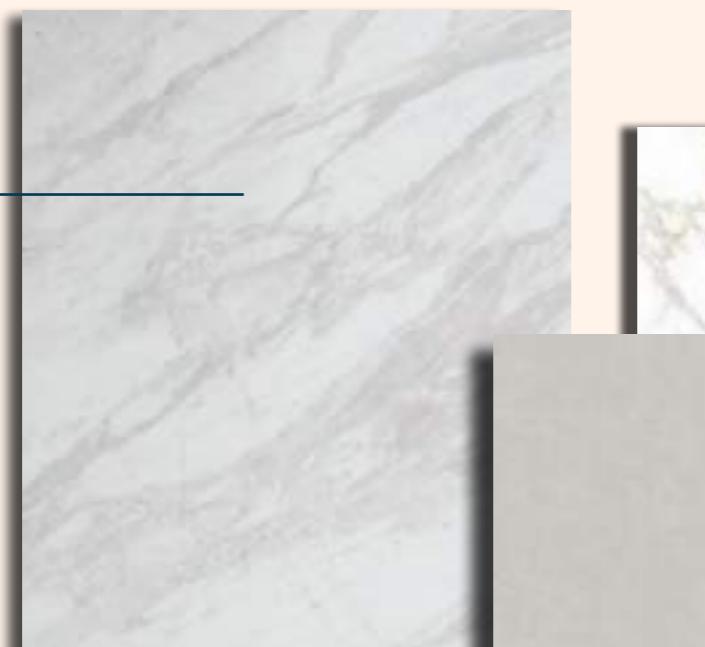


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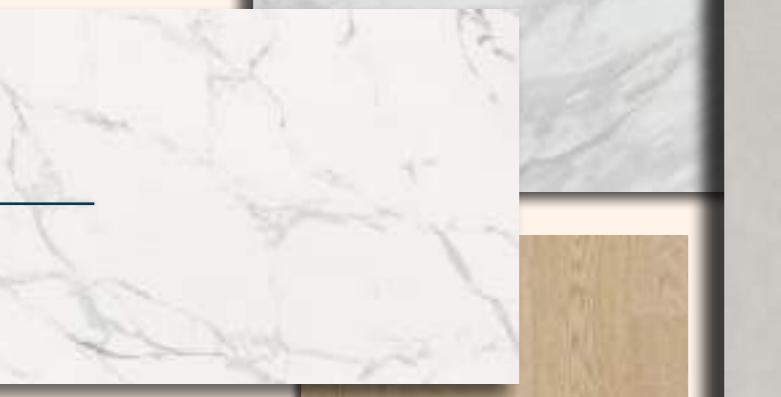
FINISHING SPECS

Light Palette - Gemini Villa

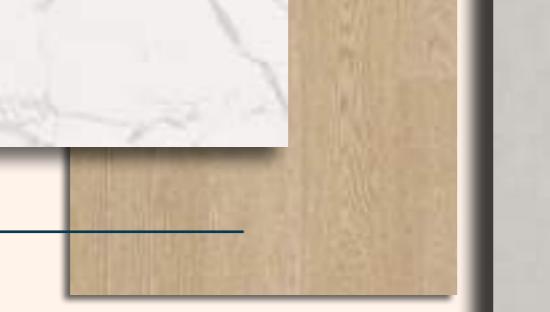
Marble,
General Floor



Quartz,
Secondary Vanity
Countertop



Engineered Wood,
Bedroom&WIC flooring



Marble,
Master Bathroom Floor,
Vanity, Walls

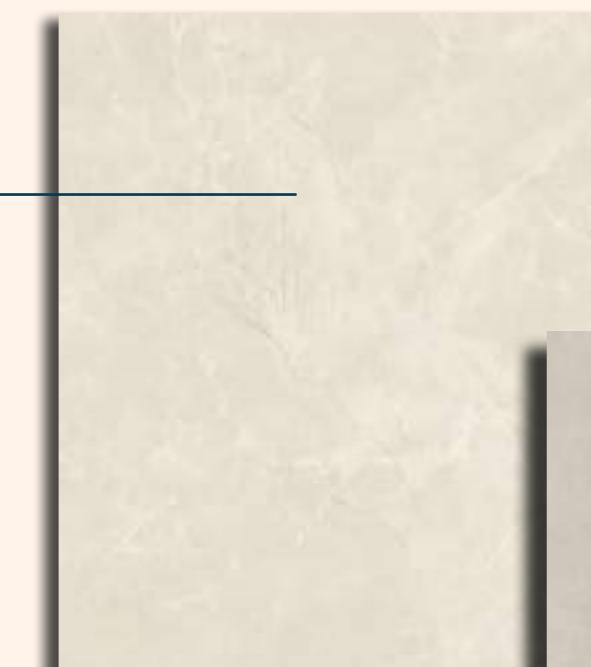
Veneer & Laminate,
Joinery

Porcelain Tile,
Secondary Bathroom
Walls and Floor



Medium Palette - Gemini Villa

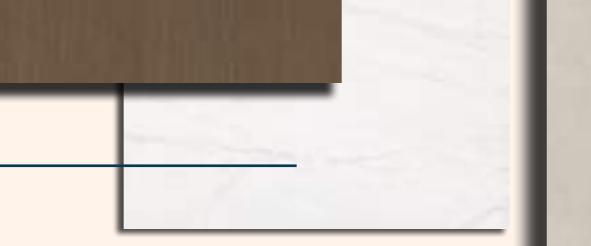
Marble,
General Floor



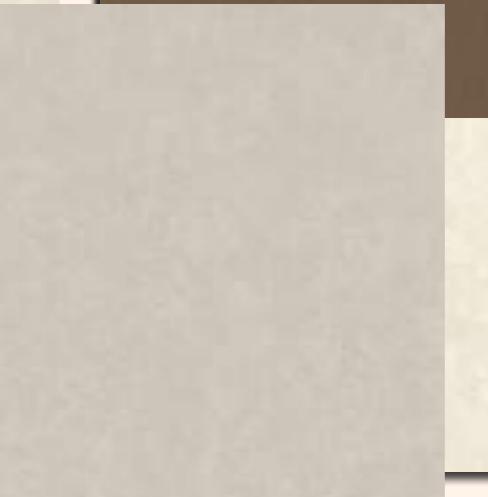
Engineered Wood,
Bedroom&WIC flooring



Quartz,
Secondary Vanity Countertop



Veneer & Laminate,
Joinery



Marble,
Master Bathroom Floor,
Vanity, Walls



Porcelain Tile,
Secondary Bathroom
Walls and Floor

- 02 -

DOUBLE HEIGHT VILLA

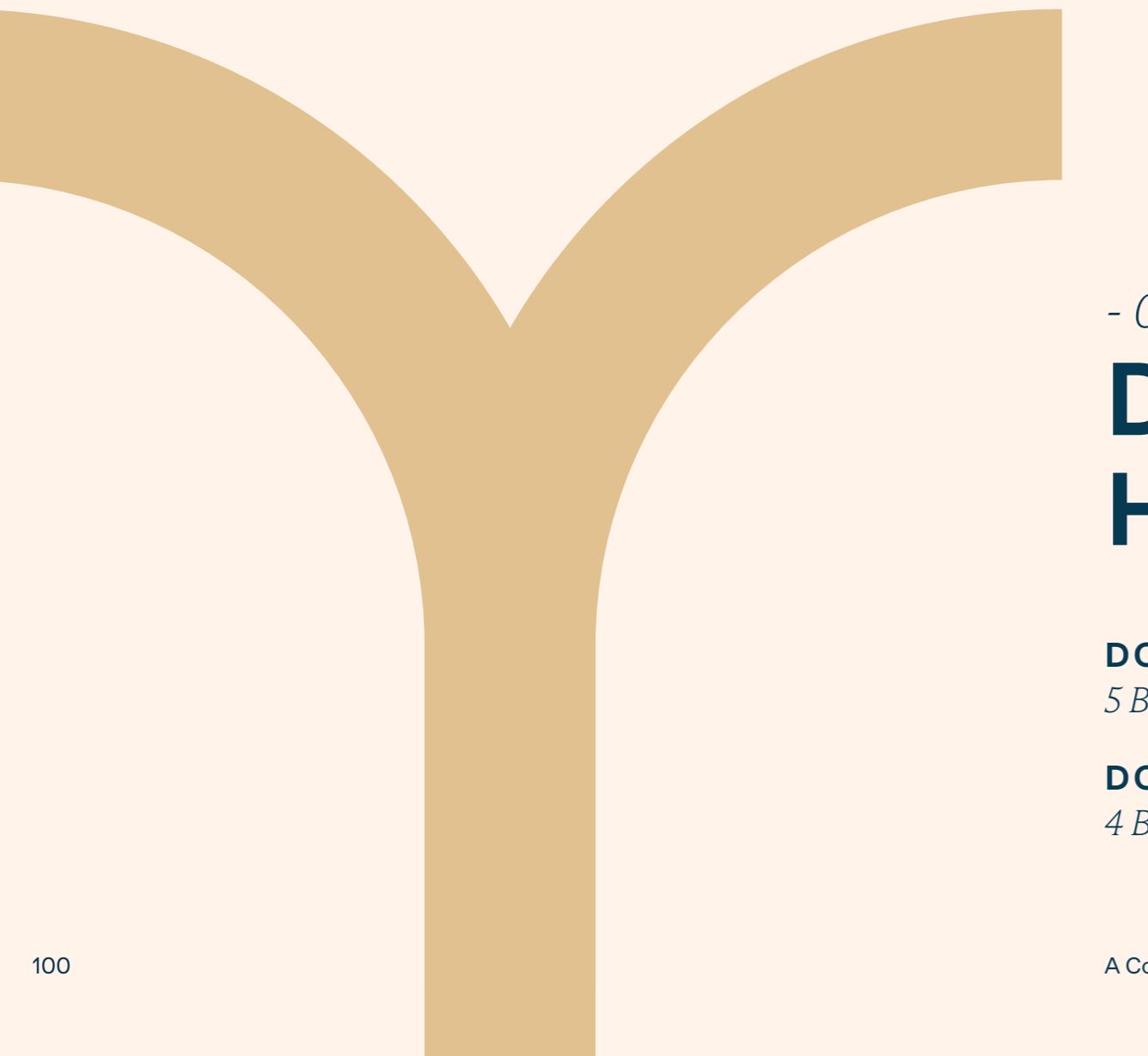
DOUBLE HEIGHT VILLA

5 Bedrooms

DOUBLE HEIGHT VILLA

4 Bedrooms

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

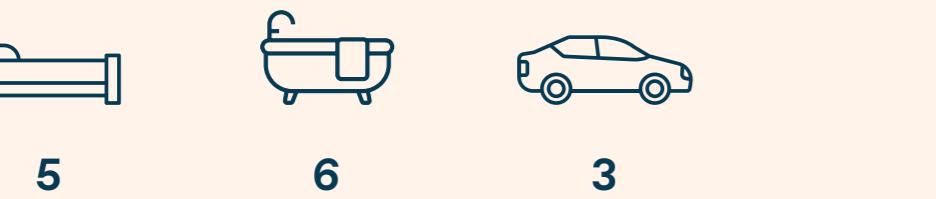


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DOUBLE HEIGHT VILLA

5 Bedrooms



PLOT AREA

588.00 - 667.50 SQM

Ground Floor

232 SQM

First Floor

196 SQM

Balconies

14 SQM

Total SA

442 SQM

TOTAL BUA

514 SQM

Including Service Rooms &
Covered Garage

6,329 - 7,185 SQ.FT

4,758 SQ.FT

5,528 SQ.FT



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

Ground Floor

192 SQM

First Floor

162 SQM

Balconies

19 SQM

Total SA

374 SQM

TOTAL BUA

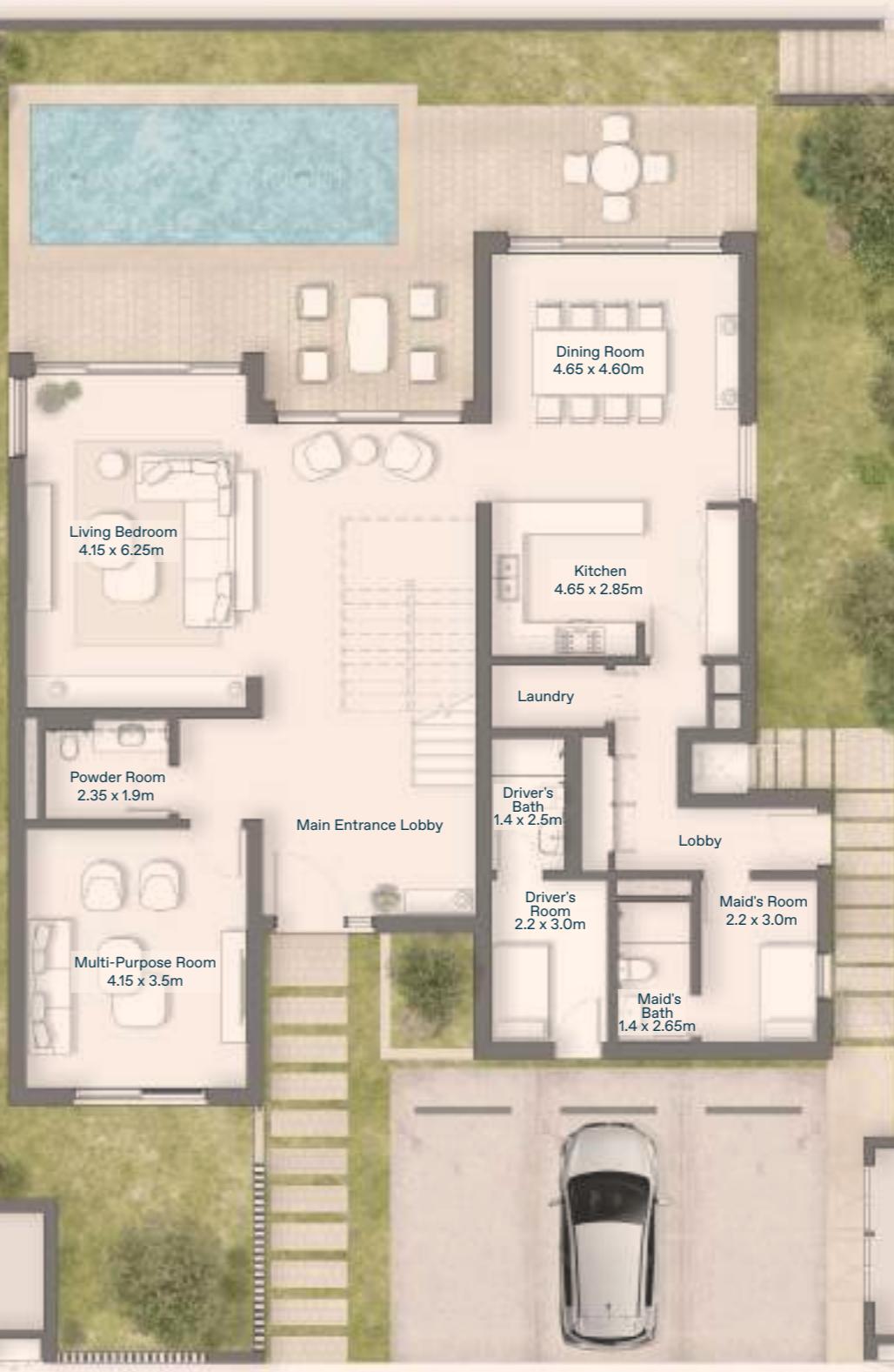
448 SQM

Including Service Rooms & Covered Garage

5,247 - 7,958 SQ.FT

4,026 SQ.FT

4,826 SQ.FT

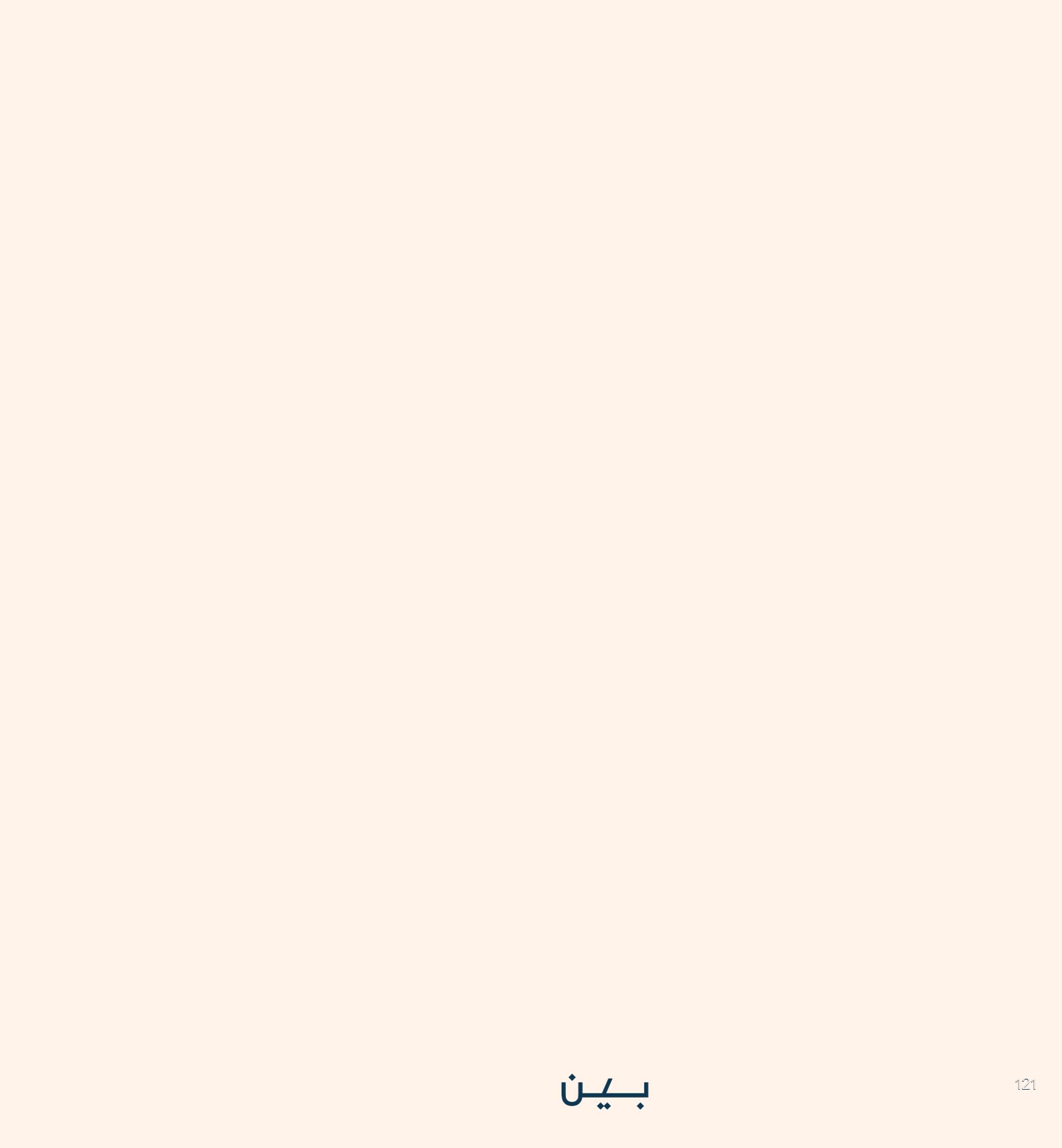


Ground Floor



First Floor

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FINISHING SPECS

Light Palette - Double Height Villa

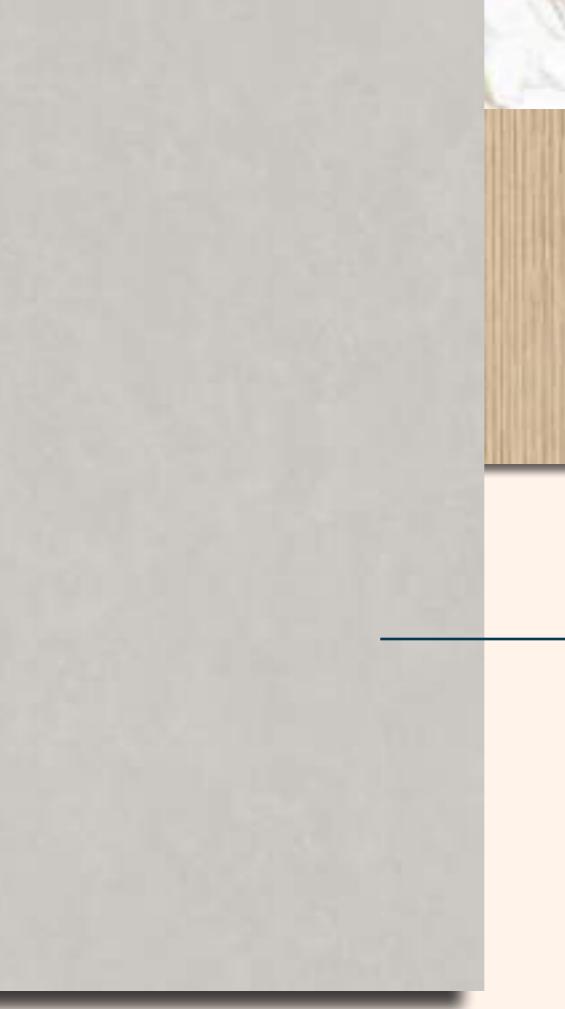
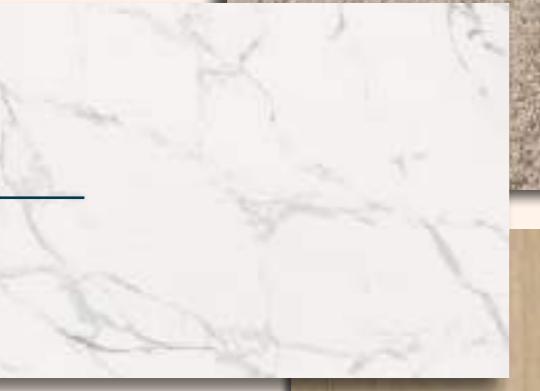
Natural Stone,
General Floor



Laminate,
Master Bathroom Floor,
Vanity, Walls

Veneer & Laminate,
Joinery

Quartz,
Secondary Vanity
Countertop



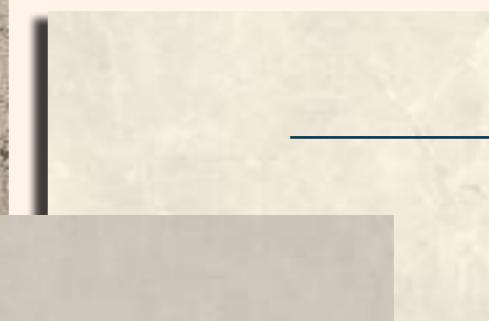
Porcelain Tile,
Secondary Bathroom
Walls and Floor

Engineered Wood,
Bedrooms and WIC



Medium Palette - Double Height Villa

Natural Stone,
General Floor



Marble,
Master Bathroom Floor,
Vanity, Walls

Veneer & Laminate,
Joinery

Engineered Wood,
Bedrooms and WIC



Porcelain Tile,
Secondary Bathroom
Walls and Floor

Quartz,
Secondary Vanity
Countertop



Veneer & Laminate,
Joinery

- 03 -

CORE VILLA

CORE VILLA
4 Bedrooms

CORE VILLA
3 Bedrooms

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

Bayn

130



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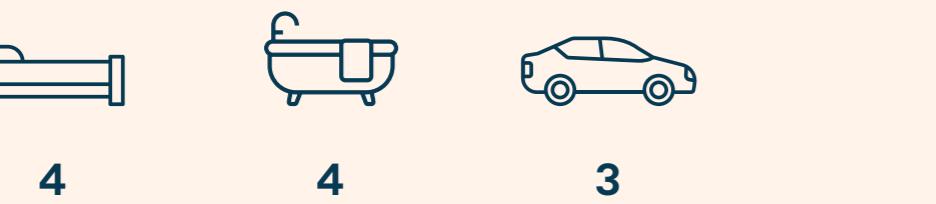
131





CORE VILLA

4 Bedrooms



PLOT AREA

390.50 - 541.68 SQM

Ground Floor

137 SQM

First Floor

136 SQM

Balconies

16 SQM

Total SA

289 SQM

TOTAL BUA

305 SQM

4,203 - 5,830 SQ.FT

3,116 SQ.FT

3,282 SQ.FT

Including Service Rooms

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Ground Floor



First Floor











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CORE VILLA

3 Bedrooms

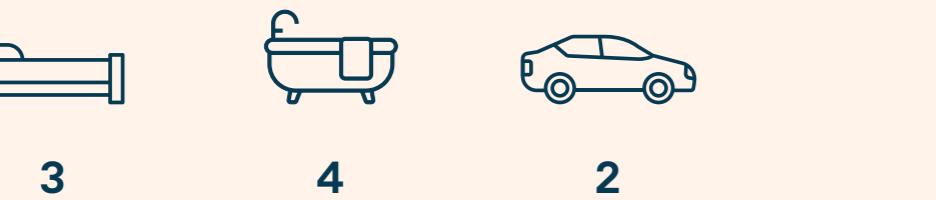


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CORE VILLA

3 Bedrooms



PLOT AREA

385.22 - 639.42 SQM

Ground Floor

113 SQM

First Floor

102 SQM

Balconies

12 SQM

Total SA

227 SQM

TOTAL BUA

243 SQM

Including Service Rooms

4,146 - 6,883 SQ.FT

2,441 SQ.FT

2,612 SQ.FT



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FINISHING SPECS

Light Palette -
Core Villas

Porcelain Tile,
General Floor



Porcelain Slab,
Bathroom Vanity & Kitchen
Countertop

Paint,
Kitchen Joinery

Laminate,
Joinery

Porcelain Tile,
Bathroom flooring & walls

Laminate,
Joinery

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- 04 -

TOWNHOMES

TOWNHOMES 1

4 Bedrooms / 3 Bathrooms

TOWNHOMES 2

4 Bedrooms / 3 Bathrooms

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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TOWNHOMES 1C - L

4 Bedrooms



PLOT AREA

288.00 - 369.90 SQM

Ground Floor

104 SQM

First Floor

92 SQM

Second Floor

38 SQM

Balconies

36 SQM

Total SA

270 SQM

TOTAL BUA

267 SQM

Including Service Rooms

3,100 - 3,982 SQ.FT

2,905 SQ.FT

2,876 SQ.FT



Ground Floor



First Floor

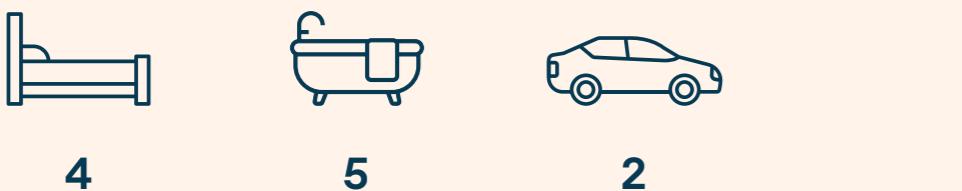


Second Floor

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TOWNHOMES 1C - R

4 Bedrooms



PLOT AREA

288.00 - 377.84 SQM

Ground Floor

104 SQM

First Floor

92 SQM

Second Floor

38 SQM

Balconies

36 SQM

Total SA

269 SQM

TOTAL BUA

267 SQM

Including Service Rooms

3,100 - 4,067 SQ.FT

2,899 SQ.FT

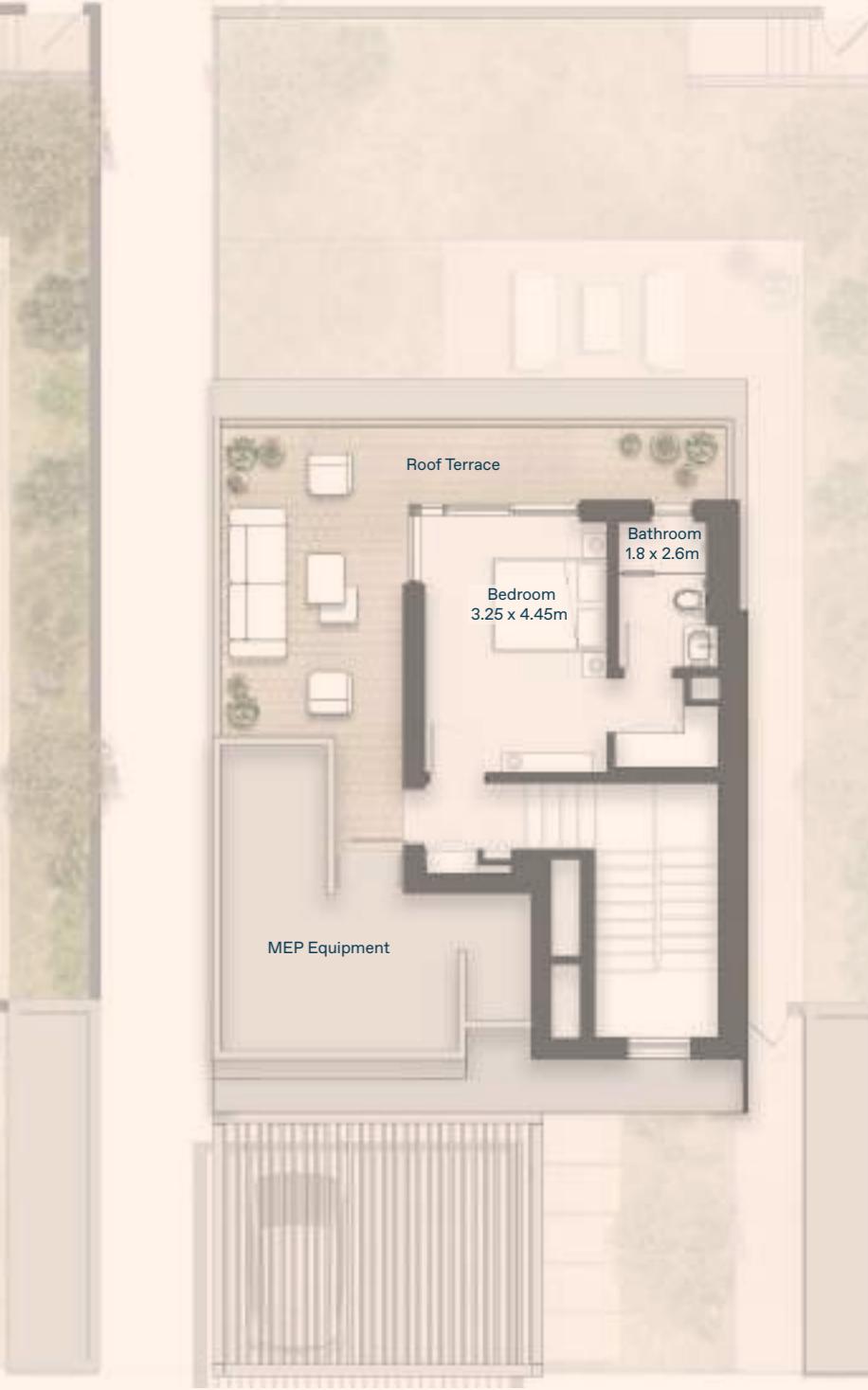
2,876 SQ.FT



Ground Floor



First Floor

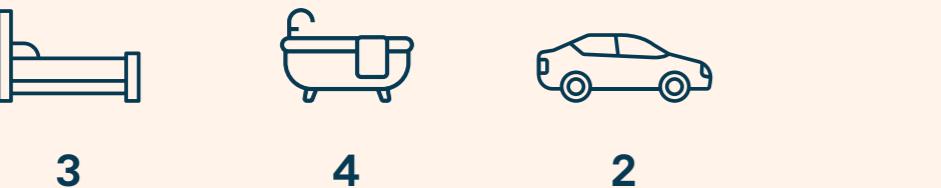


Second Floor

(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 1M - R

3 Bedrooms



PLOT AREA **216.00 - 227.57 SQM**

Ground Floor **102 SQM**

First Floor **89 SQM**

Second Floor **0 SQM**

Balconies **5 SQM**

Total SA **195 SQM**

TOTAL BUA **211 SQM**

Including Service Rooms

2,325 - 2,450 SQ.ST

2,104 SQ.FT

2,271 SQ.FT



Ground Floor



First Floor

TOWNHOMES 1M - L

3 Bedrooms



PLOT AREA **216.00 - 226.38 SQM**

Ground Floor **102 SQM**

First Floor **89 SQM**

Second Floor **0 SQM**

Balconies **5 SQM**

Total SA **195 SQM**

TOTAL BUA **211 SQM**

Including Service Rooms

2,325 - 3,437 SQ.FT

2,104 SQ.FT

2,271 SQ.FT

(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



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





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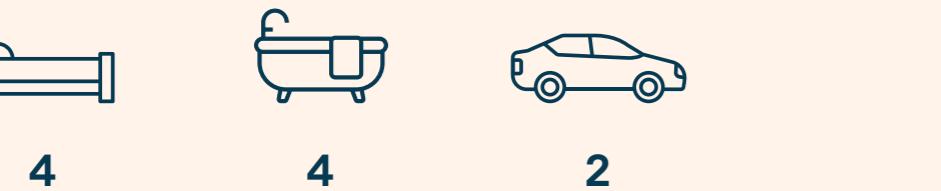
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TOWNHOMES 2C - L

4 Bedrooms



PLOT AREA

288.00 - 352.39 SQM

Ground Floor

98 SQM

First Floor

80 SQM

Second Floor

38 SQM

Balconies

30 SQM

Total SA

247 SQM

TOTAL BUA

258 SQM

Including Service Rooms

3,100 - 3,793 SQ.FT

2,654 SQ.FT

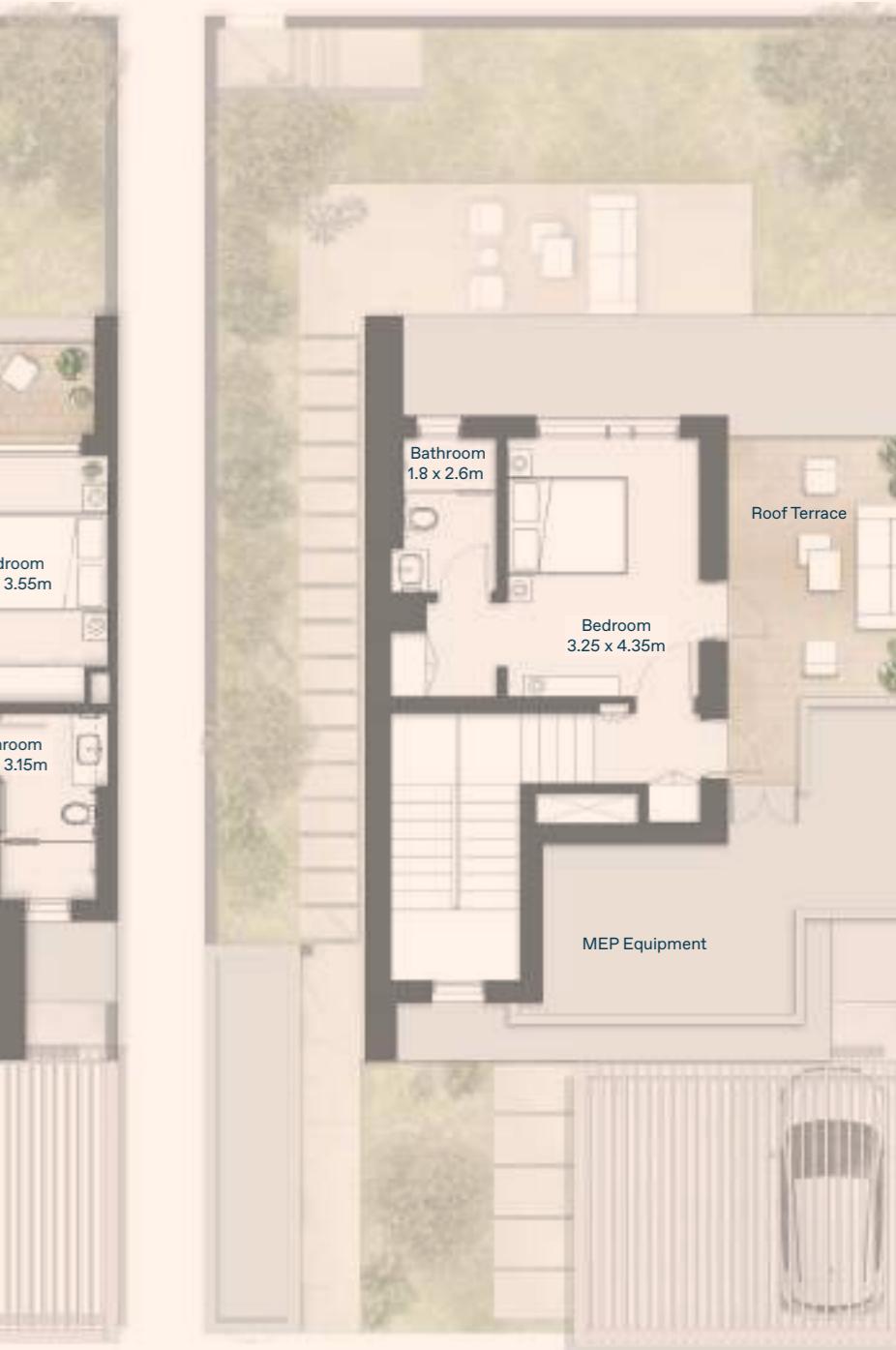
2,780 SQ.FT



Ground Floor



First Floor



Second Floor

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TOWNHOMES 2C - R

4 Bedrooms



PLOT AREA

288.00 - 388.03 SQM

Ground Floor

97 SQM

First Floor

81 SQM

Second Floor

37 SQM

Balconies

30 SQM

Total SA

245 SQM

TOTAL BUA

257 SQM

Including Service Rooms

3,100 - 4,177 SQ.FT

2,636 SQ.FT

2,769 SQ.FT



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

Ground Floor

87 SQM

First Floor

77 SQM

Second Floor

0 SQM

Balconies

0 SQM

Total SA

164 SQM

TOTAL BUA

181 SQM

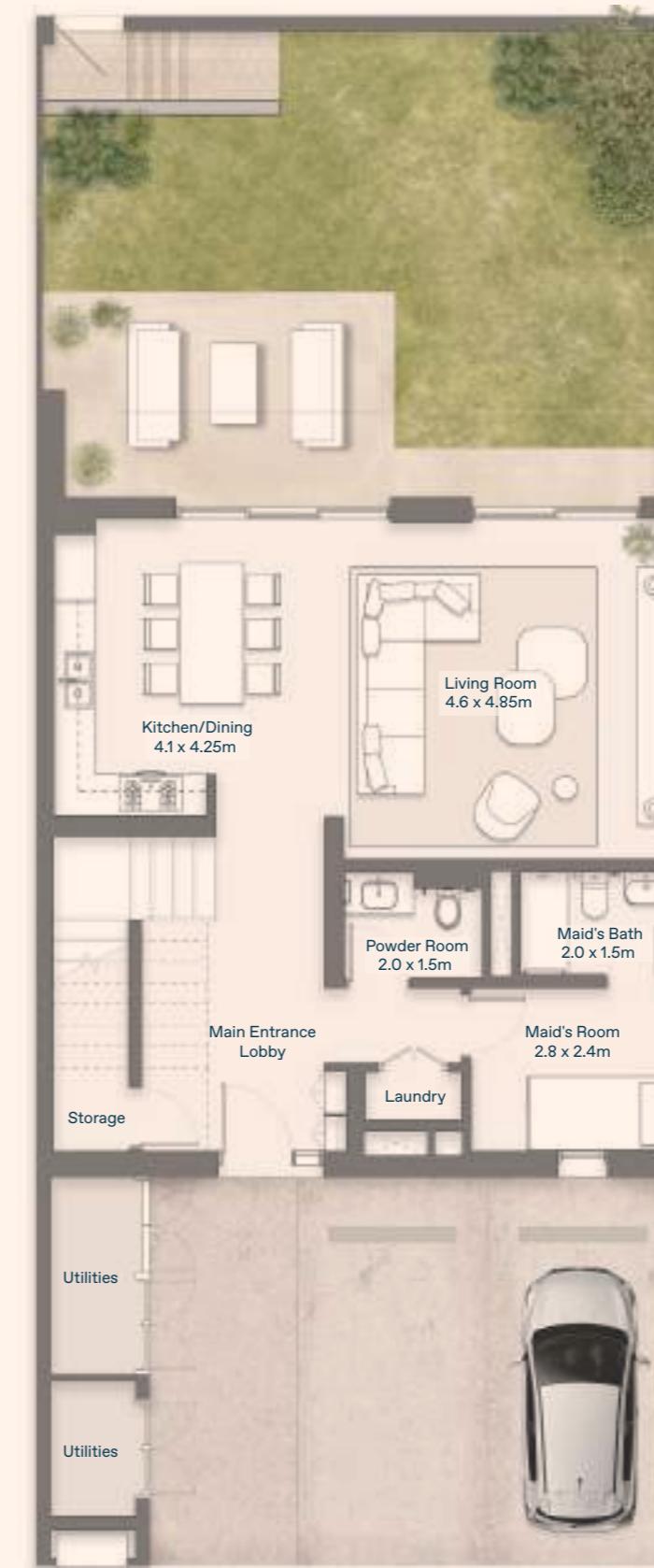
Including Service Rooms

2,131 - 2,334 SQ.FT

1,766 SQ.FT

1,945 SQ.FT

(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

Ground Floor

87 SQM

First Floor

77 SQM

Second Floor

0 SQM

Balconies

0 SQM

Total SA

164 SQM

TOTAL BUA

180 SQM

Including Service Rooms

2,131 - 2,294 SQ.FT

1,766 SQ.FT

1,943 SQ.FT



Ground Floor



First Floor

بَيْن

FINISHING SPECS

Light Palette -
Townhomes

Porcelain Tile,
General Floor



Paint,
Kitchen Joinery

Laminate,
Joinery

Porcelain Tile,
Bathroom Walls & Floor



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