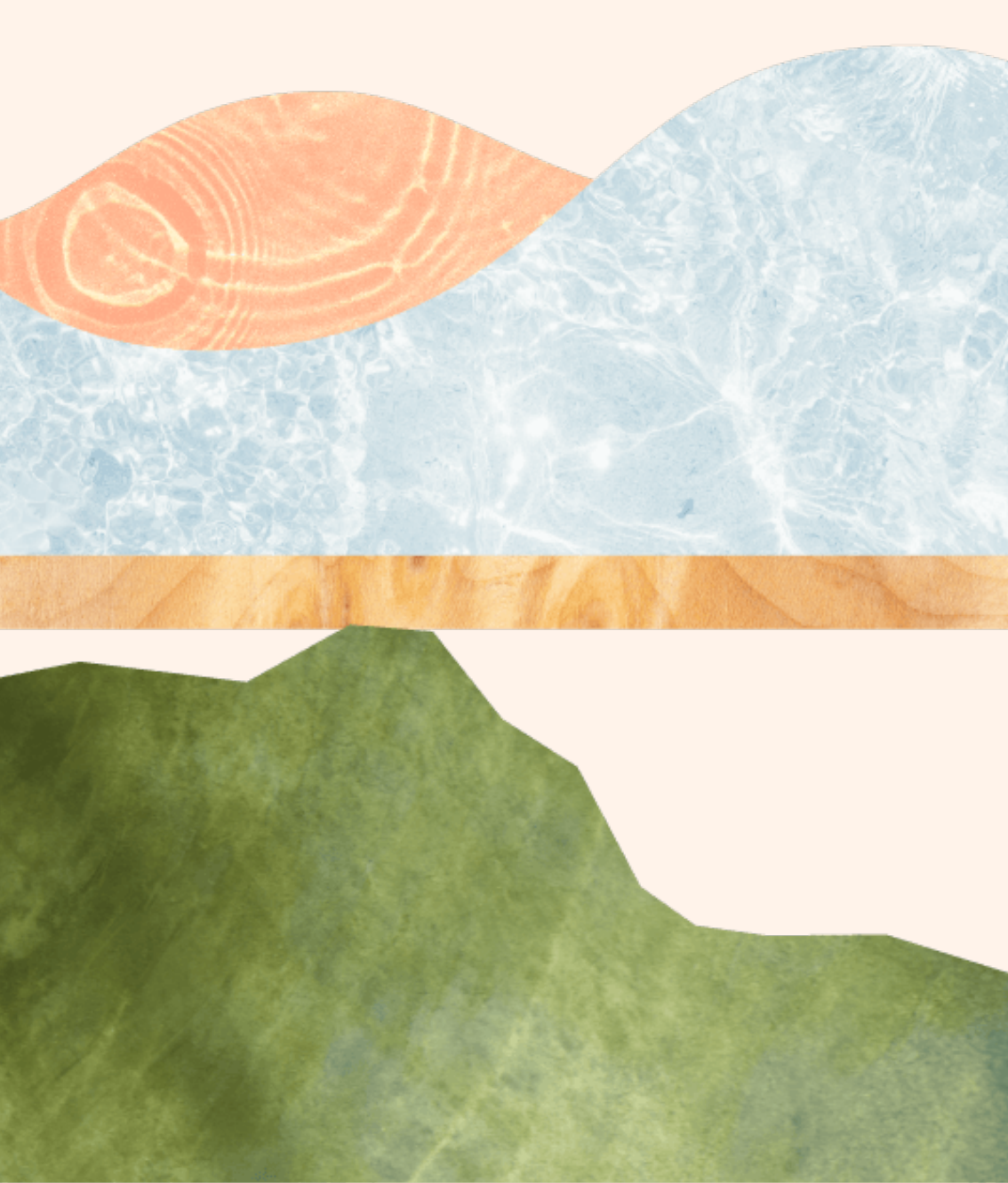


Bayn
بين

OGA

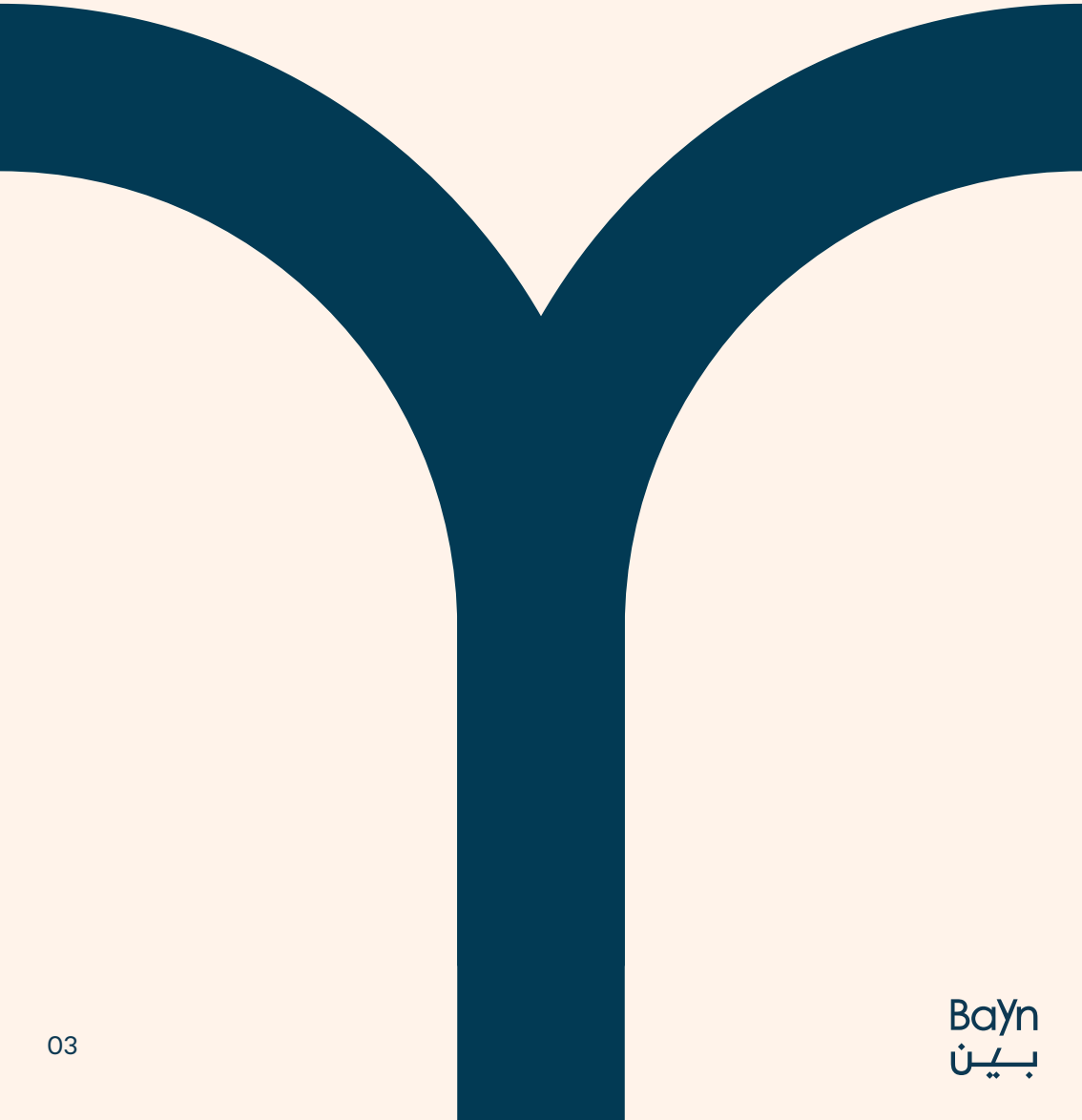


CONTENTS

Chapter 01	About oΓΔ	03
Chapter 02	BaYn	06
Chapter 03	Location	09
Chapter 04	Masterplan	12
Chapter 05	Amenities	14
Chapter 06	Residences	19

ABOUT OGA

Reimagining Time



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.”



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.

MR. NAGUIB SAWIRIS

Chairman & CEO



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 / N E S



Bayn

A Community Without Compromise



A COMMUNITY WITHOUT COMPROMISE



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

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.

LOCATION

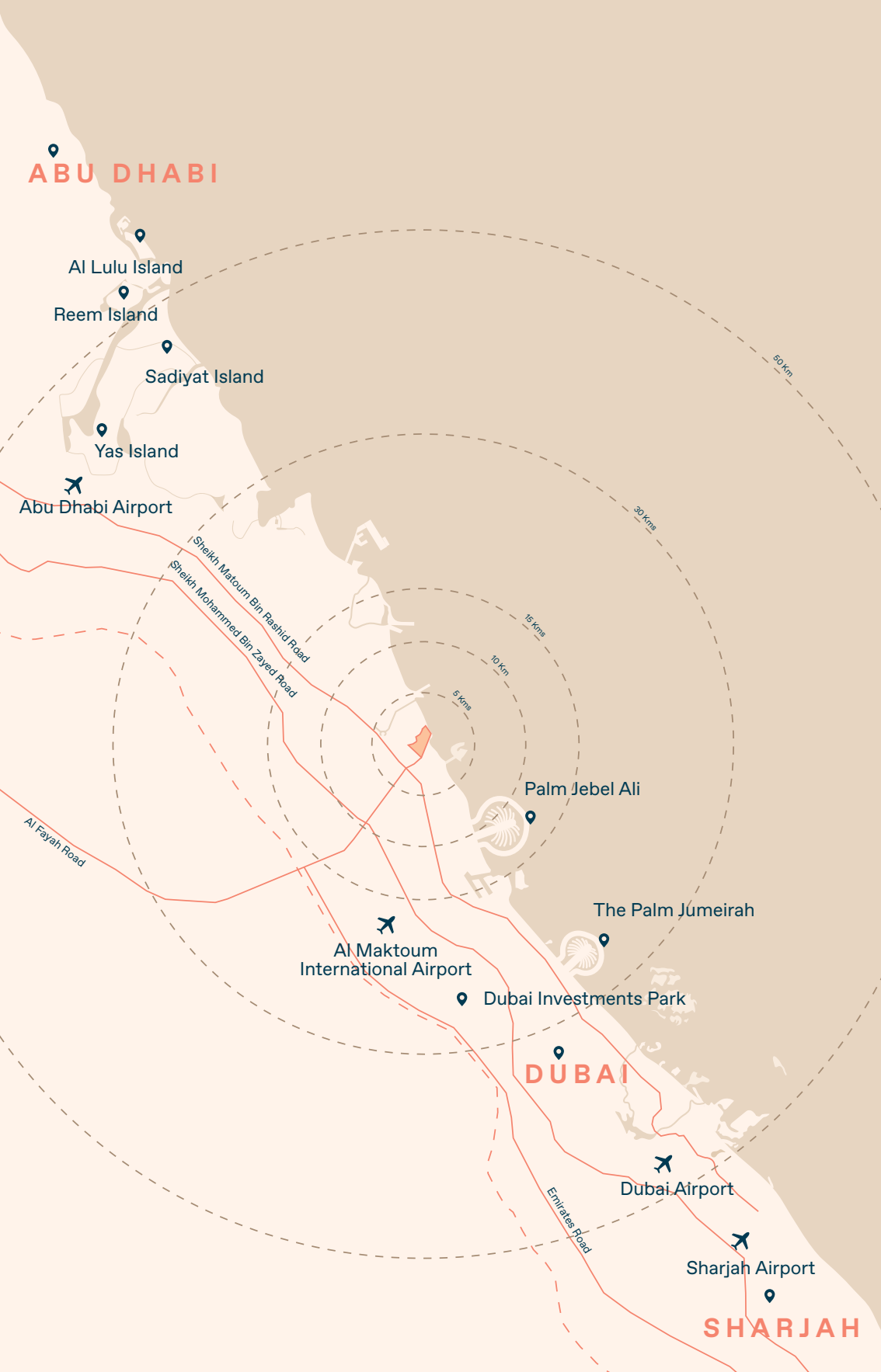


Abu Dhabi

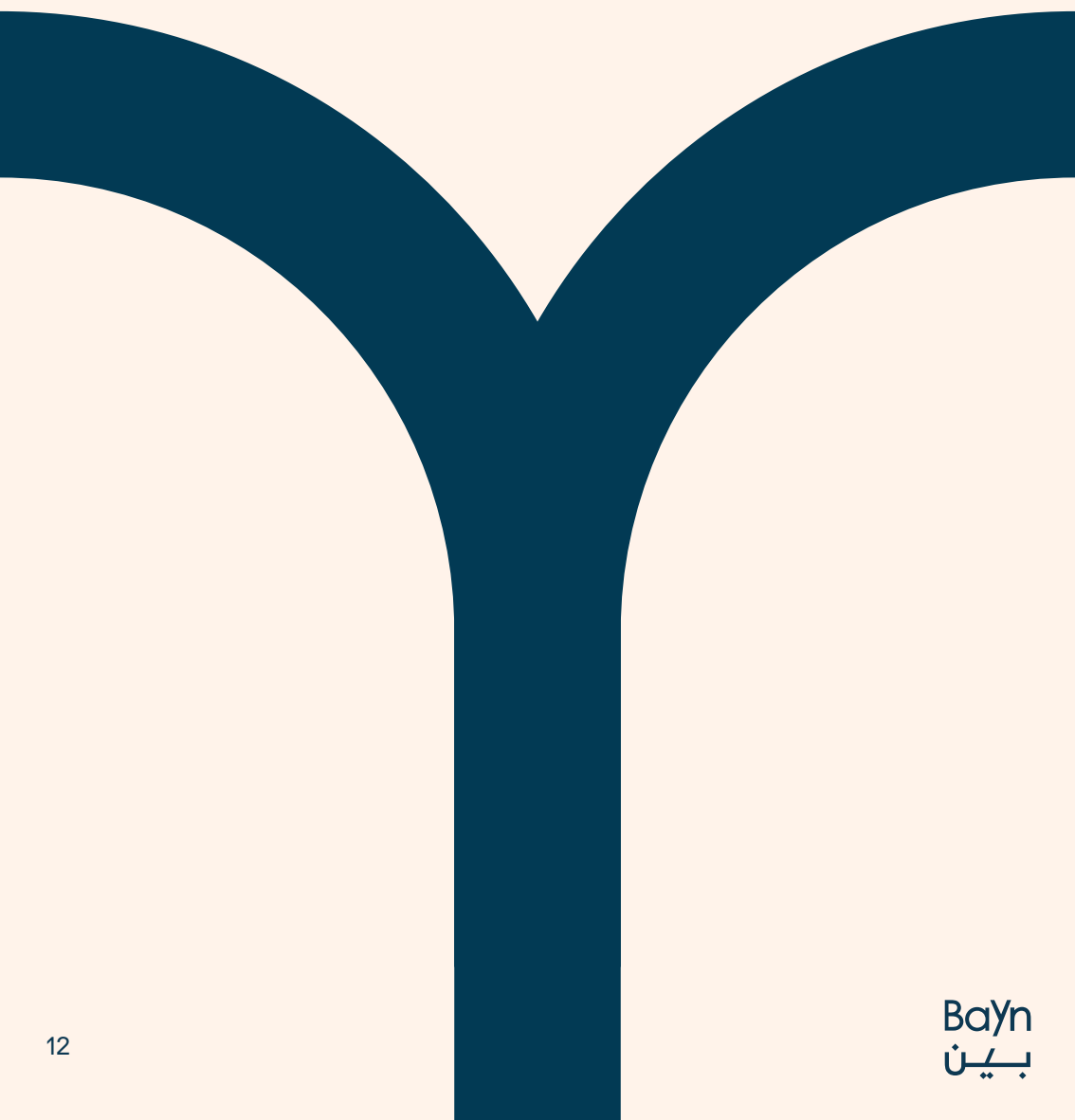


Dubai

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



MASTERPLAN





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

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 |

AMENITIES



MASTER PLANNED BY THE SEA



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



**RETAIL
/F&B**



200 KEYS

Hotel + Branded
Residences



108K SQM

Sports Club



**BUSINESS
PARK**



LAGOON II

ANCHORS

- 01. Lagoon
 - 02. Public Promenade
 - 03. Community Park
 - 04. Activity Park
 - 05. Community Pools
 - 06. Cycle Trails
 - 07. Playgrounds
 - 08. Gate
-

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



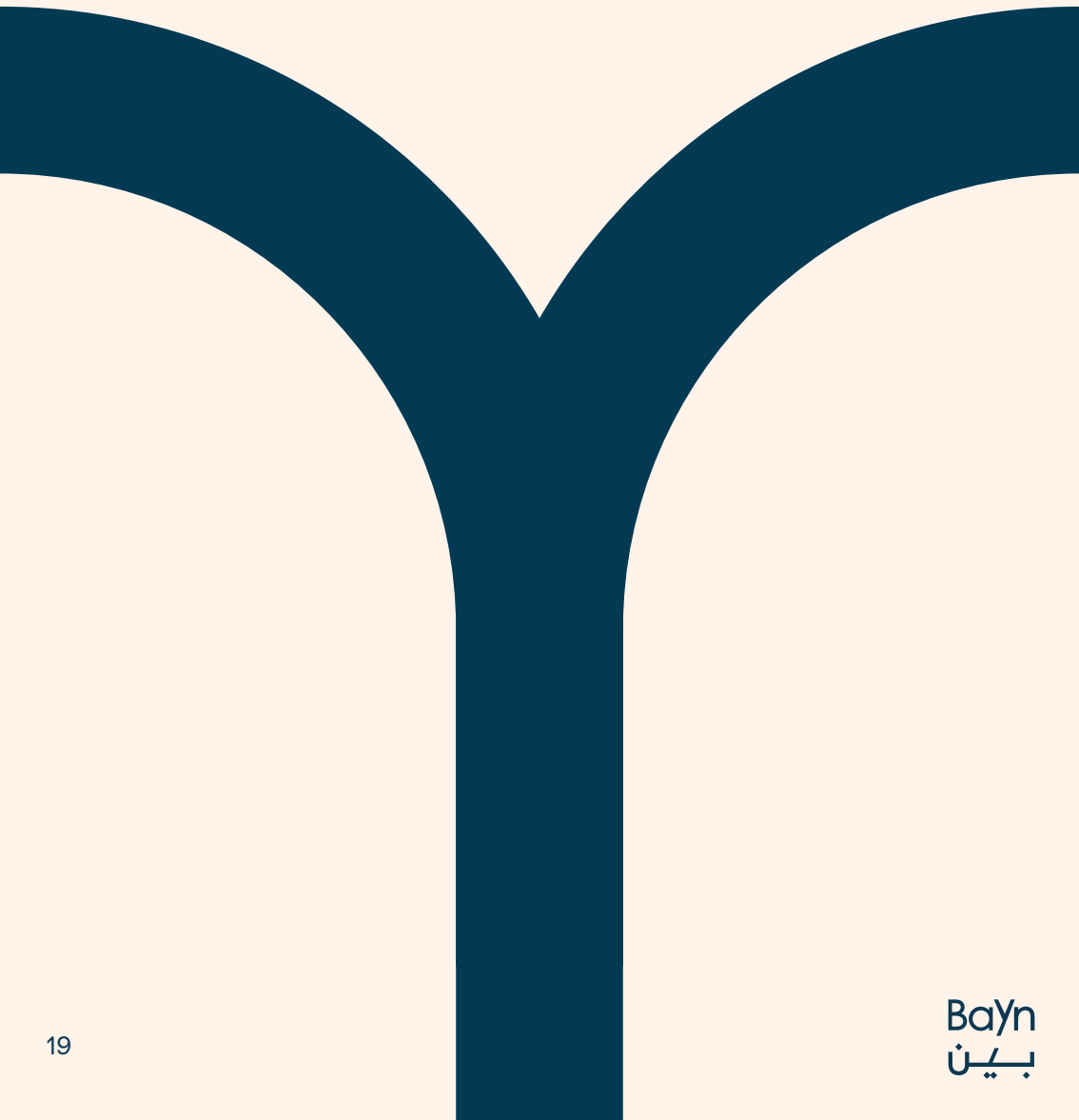
Disclaimer: All renderings and other visual materials, designs, and facades are for illustrative purposes only.

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



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

RESIDENCES



UNIT TYPES OVERVIEW

- 01 -

**DOUBLE
HEIGHT
VILLA**

**DOUBLE HEIGHT
VILLA**
5 Bedrooms

**DOUBLE HEIGHT
VILLA**
4 Bedrooms

- 02 -

CORE VILLA

CORE VILLA
4 Bedrooms

CORE VILLA
3 Bedrooms

- 03 -

TOWNHOUSES

TOWNHOUSE 1
4 Bedrooms / 3 Bedrooms

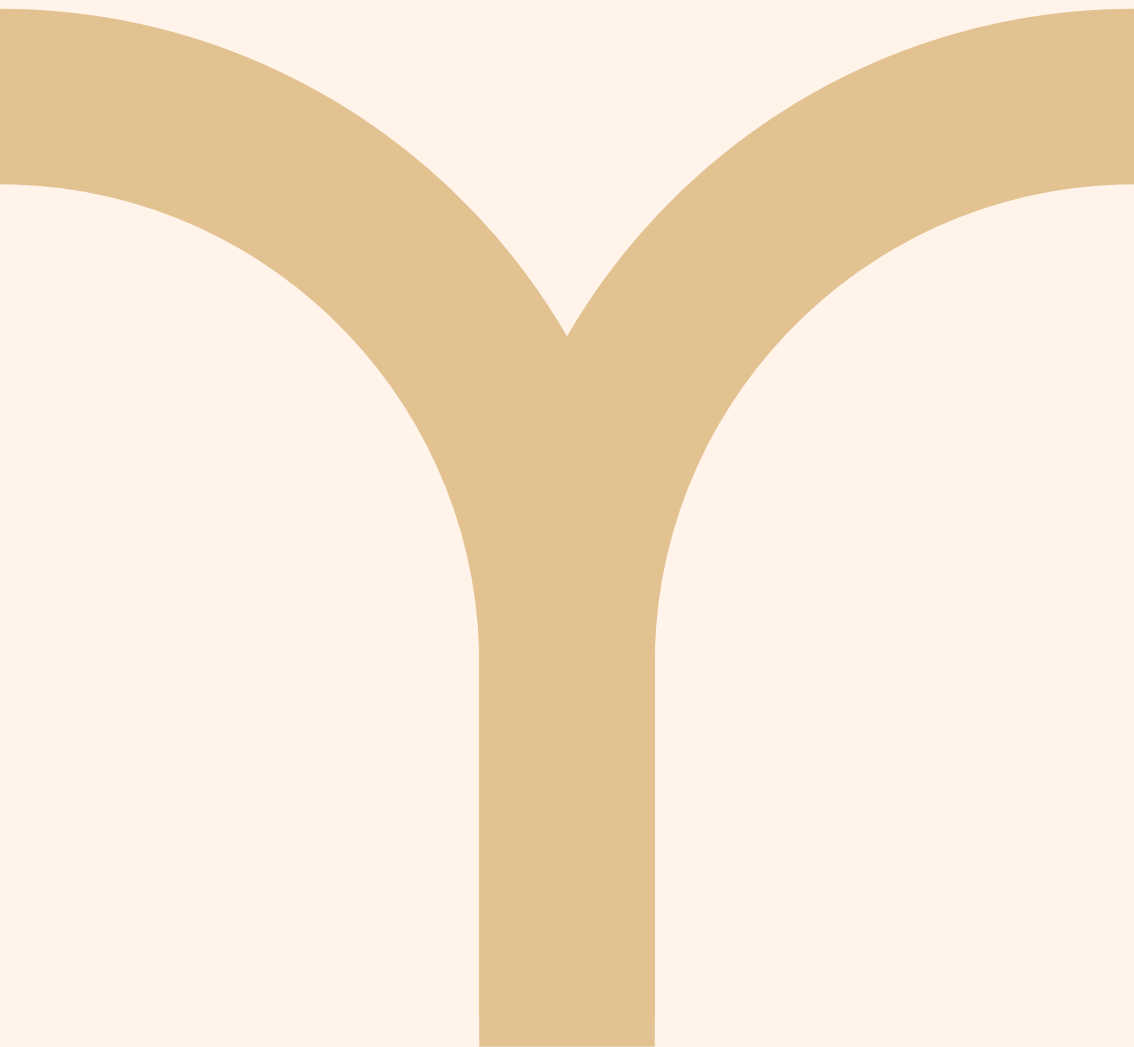
DOUBLE HEIGHT VILLA

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



5



6



3

PLOT AREA	588.00 SQM (6,329 SQ.FT)
Ground Floor	232 SQM
Lower Ground 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

(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.



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

Ground Floor



First Floor







DOUBLE HEIGHT VILLA

4 Bedrooms



4



5



3

PLOT AREA	546 - 840 SQM (5,877 - 9,040 SQ.FT)
Ground Floor	192 SQM
Lower Ground 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

(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.



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

Ground Floor



First Floor





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

FINISHING SPECS

Light Palette - Double Height Villa

Natural Stone,
General Floor



Natural Stone,
Master Bathroom
Floor, Vanity, Walls



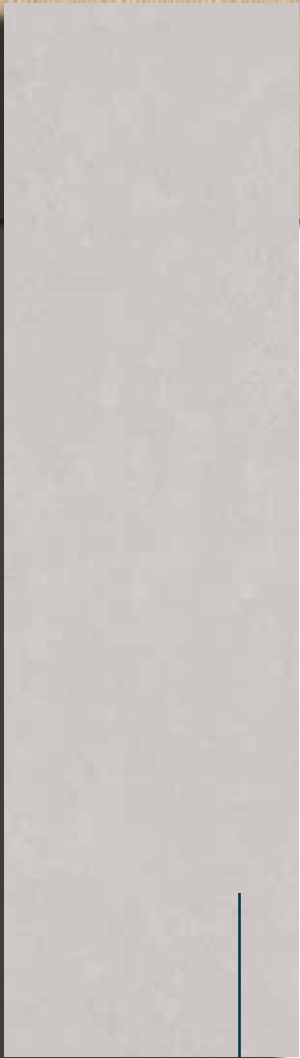
Veneer & Laminate,
Joinery



Quartz,
Secondary Vanity
Countertop



Engineered Wood,
Bedroom&WIC flooring



Porcelain Tile,
Secondary Bathroom
Walls and Floor

Medium Palette - Double Height Villa

Natural Stone,
General Floor



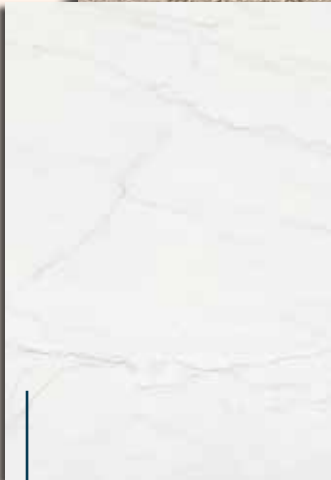
Veneer & Laminate,
Joinery



Natural Stone,
Master Bathroom
Floor, Vanity, Walls



Quartz,
Secondary Vanity
Countertop



Engineered Wood,
Bedrooms &
WIC



Porcelain Tile,
Secondary Bathroom
Walls and Floor



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



4



4



3

PLOT AREA	385 - 571 SQM (4,141 - 6,143 SQ.FT)
Ground Floor	137 SQM
Lower Ground 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

(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.



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

Ground Floor



First Floor





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



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



CORE VILLA

3 Bedrooms



3



4



3

PLOT AREA	360 - 507 SQM (3,875 - 5,458 SQ.FT)
Ground Floor	113 SQM
Lower Ground 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

(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.



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

Ground Floor



First Floor





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

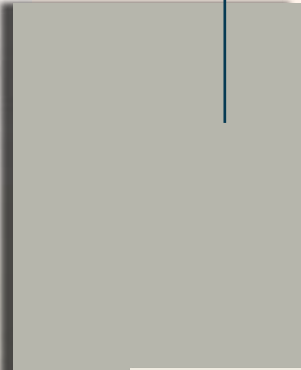
FINISHING SPECS

Light Palette - Core Villa

Porcelain Tile,
General Floor



Paint,
Kitchen Joinery



Laminate,
Joinery



Porcelain Slab,
Bathroom Vanity &
Kitchen Countertop



Laminate,
Joinery



Porcelain Tile,
Bathroom Walls
and Floor

TOWNHOUSES

TOWNHOUSE 1

4 Bedrooms / 3 Bedrooms



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.

TOWNHOUSE 1

4 Bedrooms / 3 Bedrooms



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



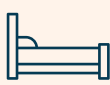
Disclaimer: All renderings and other visual materials, designs, and facades are for illustrative purposes only.



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

TOWNHOUSE 1C - L

4 Bedrooms


4


5


2

PLOT AREA	293 - 349 SQM (3,155 - 3,756 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)

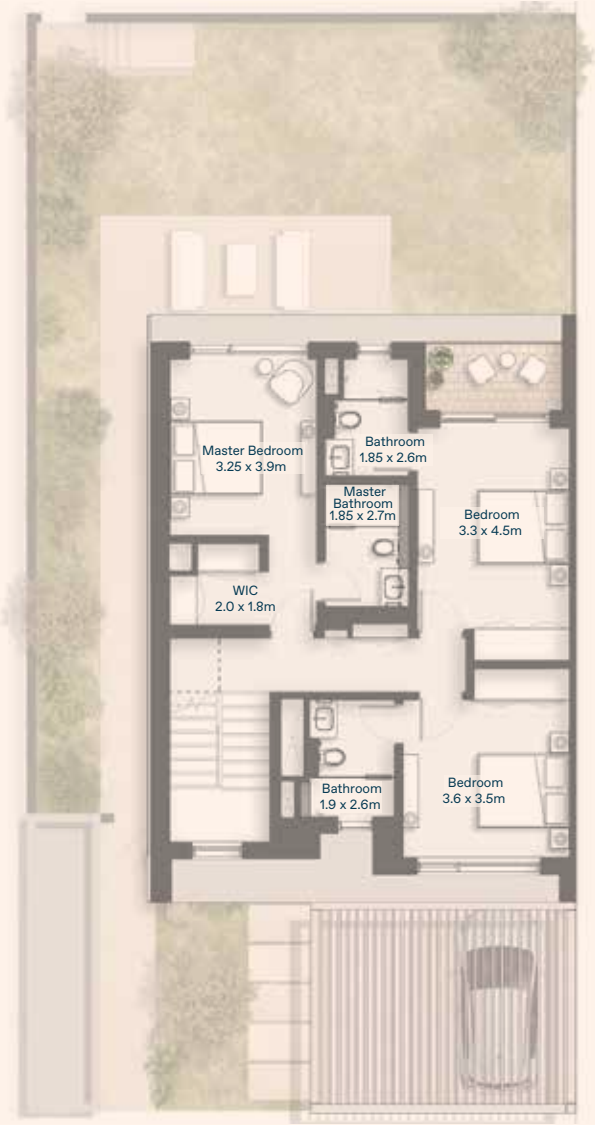
Including Service Rooms

(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



Second Floor



TOWNHOUSE 1C - R

4 Bedrooms



4



5



2

PLOT AREA

309 - 349 SQM
(3,330 - 3,753 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)

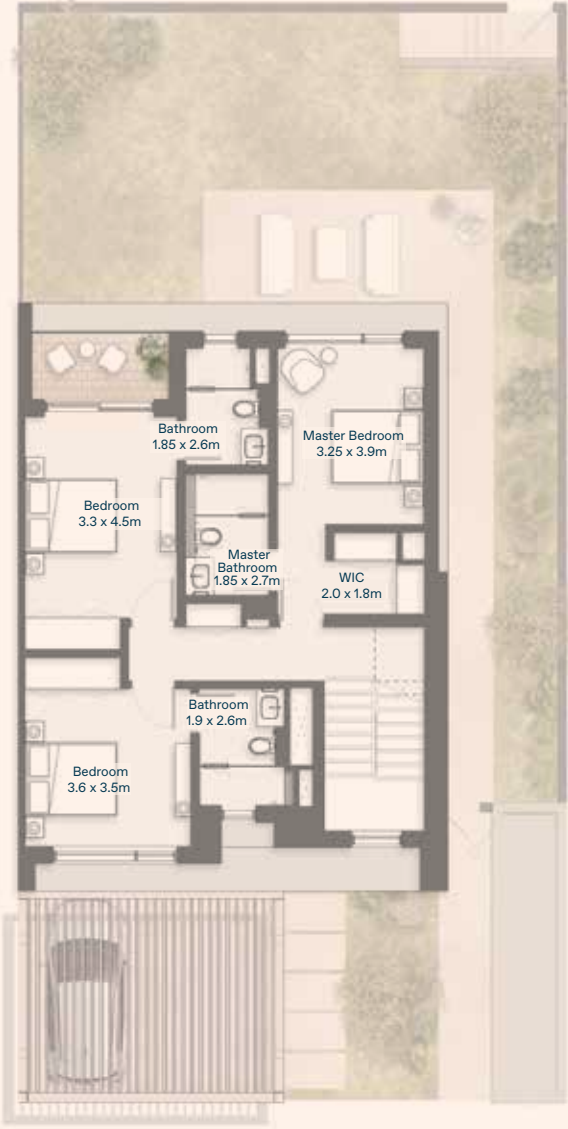
Including Service Rooms

(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



Second Floor



TOWNHOUSE 1M - R

3 Bedrooms



3



4



2

PLOT AREA

216 - 229 SQM
(2,329 - 2,464 SQ.FT)

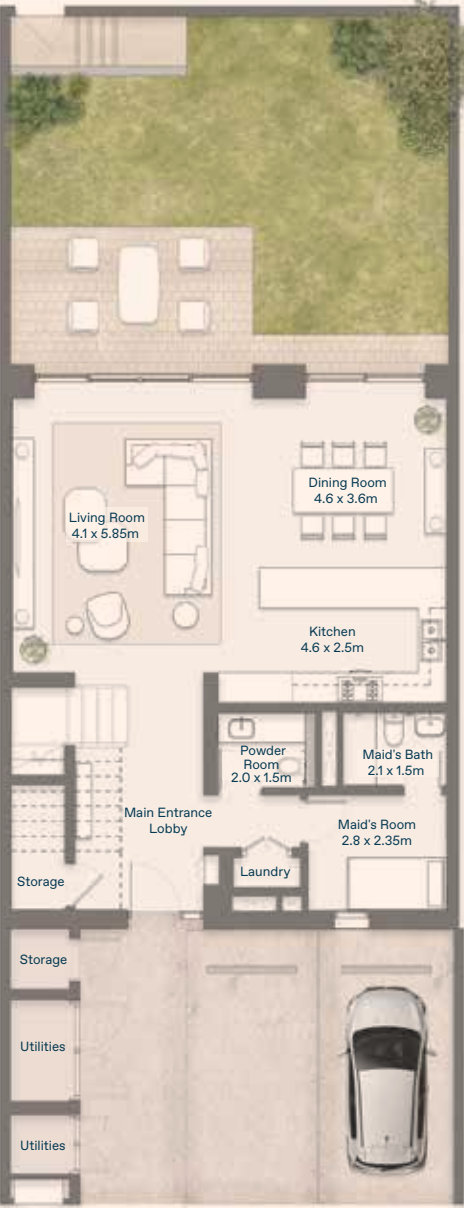
Ground Floor	102 SQM
First Floor	89 SQM
Second Floor	0 SQM
Balconies	5 SQM
Total SA	195 SQM (2,104 SQ.FT)

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

TOWNHOUSE 1M - L

3 Bedrooms



3



4



2

PLOT AREA	216 -229 SQM (2,321 - 2,460 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

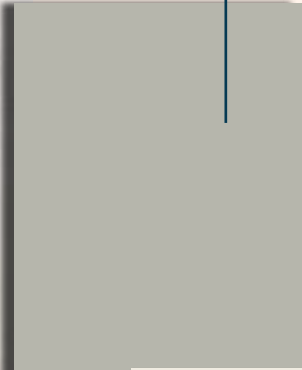
FINISHING SPECS

Light Palette - Townhouses

Porcelain Tile,
General Floor



Paint,
Kitchen Joinery



Laminate,
Joinery



Porcelain Slab,
Bathroom Vanity &
Kitchen Countertop



Laminate,
Joinery



Porcelain Tile,
Bathroom Walls & Floor

Bayn
بين

Y

OGA

ORA-UAE.COM
☎ 800 ORA UAE (672 823)

وتزداد الحياة...حياة
A COMMUNITY WITHOUT COMPORMISE