



A Community Without Compromise

Welcome to Bayn

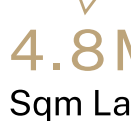
BAYN Ghantoot by ORA is a one-of-a-kind waterfront community that redefines modern coastal living, offering inclusive lifestyle with diverse residential, leisure and lifestyle offerings.

Located between Abu Dhabi and Dubai, BAYN is a harmonious retreat where nature, luxury and urban convenience seamlessly merge.

Designed to bring residents closer to the water and natural surroundings, BAYN Ghantoot by ORA integrates natural water canals, lush green spaces and pristine beaches with diverse residential typologies, social clubs to foster sociability and connection to optimize lifestyles.

Bayn Masterplan

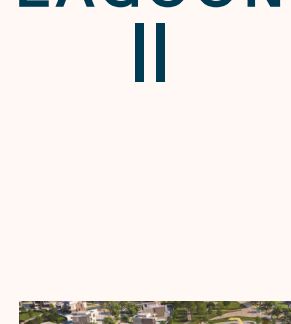


 **4.8 M**
Sqm Land

 **32K**
Residents

ANCHORS

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



Why Bayn?



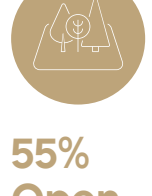
Waterfront Living
Waterfront Living that is accessible for everyone through the waterways and the beach.



Strategic Location
Positioned "in between" Dubai and Abu Dhabi approximately 35 minutes from each.



A masterfully Planned Community
Offering waterfront suburban living, with a wide variety of lifestyle choices nature and modernity, relaxation and vibrancy.



55% Open Spaces
Open space design ethos with 55% of BAYN being landscape public spaces.



Wide Range of Typologies
Including waterfront villas, and townhomes; all with access to the development's 12km beach stretch.



Premium World Class Amenities
Including wellness retreats, beachfront experiences and variety of retail and dining options.



Embracing Nature
With its natural surroundings, preserving the beauty of Ghantoot while enhancing its lifestyle appeal.



A 5-Star Investment Opportunity
Combining limited beachfront living availability, exclusivity, and strong capital appreciation potential.

Starting Prices

Prototype	Starting Prices
Double Height (4 & 5 Bedroom)	AED 10.00 M
Core Villas (3 & 4 Bedroom)	AED 5.20 M

Payment Plan

Milestones	%
Reservation Amount	10
Payment on signing SPA	10
First installment due 5 Months after SPA	5
11 quarterly installments of 3.2%	35
Handover Payment	40

ADM Registration Fees: 2%* to be paid upon signing the SPA



Terms & Conditions Apply