

Bayn
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OGA

Bayn
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GHANTOOT | by OGA



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





- 03 -

CORE VILLA

CORE VILLA

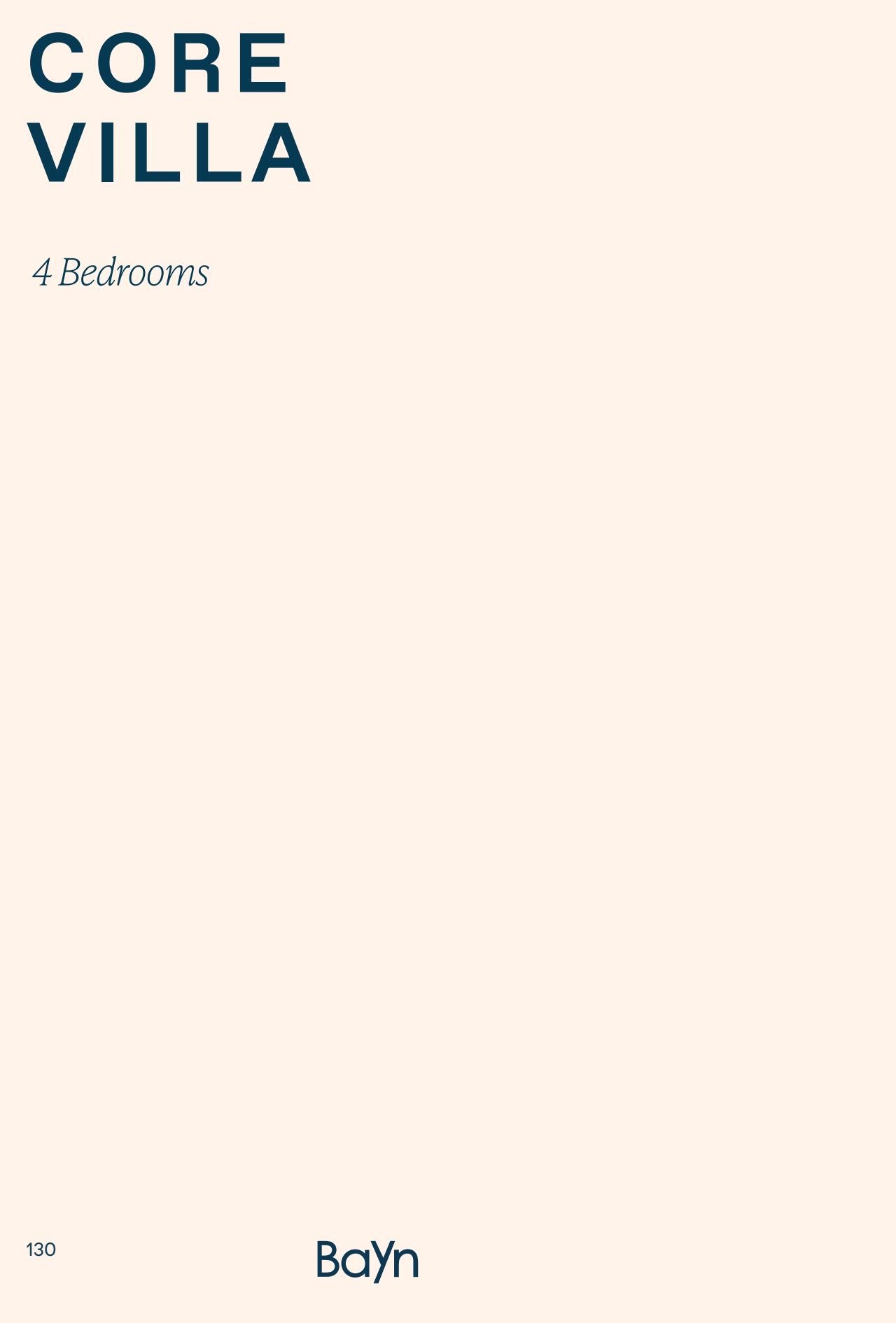
4 Bedrooms

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.



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





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

(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













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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*



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A COMMUNITY WITHOUT
COMPROMISE