Bayn

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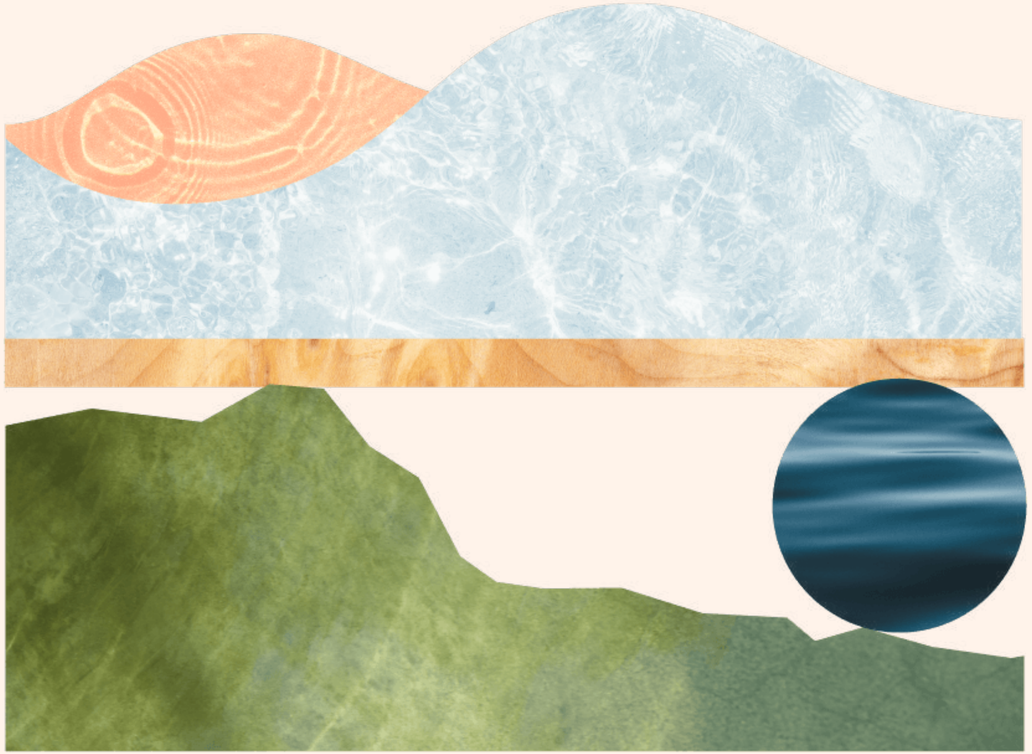
OGD

OTA

BaYn
بين

GHANTOOT | by OTA





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(Chapter 01)

ABOUT ORA

Reimagining Time

WE DREAM BIG.

WE DESIGN TO MAKE A
DIFFERENCE & BRING HAPPINESS.

WE EMBRACE CREATIVITY, INNOVATION,
SUSTAINABILITY & HARMONY.

"ORA 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 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.

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.

SILVERSANDS

AYIA NAPA MARINA

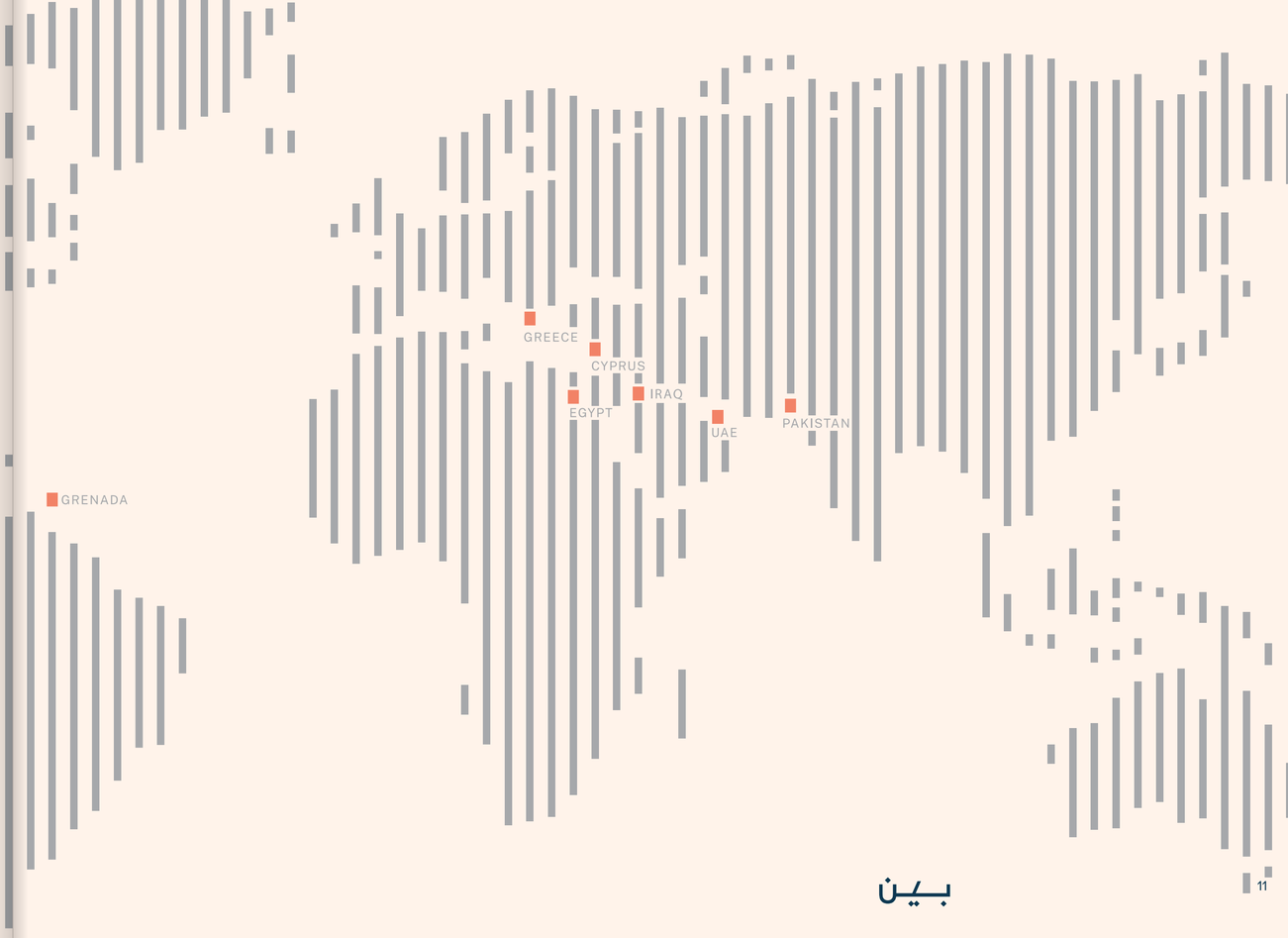
PYRAMID HILLS

SOLANA™ BY ORA

EIGHTEEN

مدينة الورد

MADINAT AL WARD | by ORA



(Chapter 02)

BaYn

A Community Without Compromise

A COMMUNITY WITHOUT COMPROMISE

أبو ظبي
Abu Dhabi

BaYn
بين
GHANTOOT | by ORA

دبي
Dubai



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choices.

nt or stillness. Convenience or connection.

ave it both ways.

bi and Dubai,

meet, a new one *begins.*

meets the shoreline.

t divide, they connect.

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

steps feel *effortless,*

n, and limits don't exist.

ity don't compete, they complement.

t a trade-off.

between peace and possibility,

d belonging,

ide and the one you create inside.

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

rsion of you.

you, grows with you, feels like you.

come with compromises.

mmunity.



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.

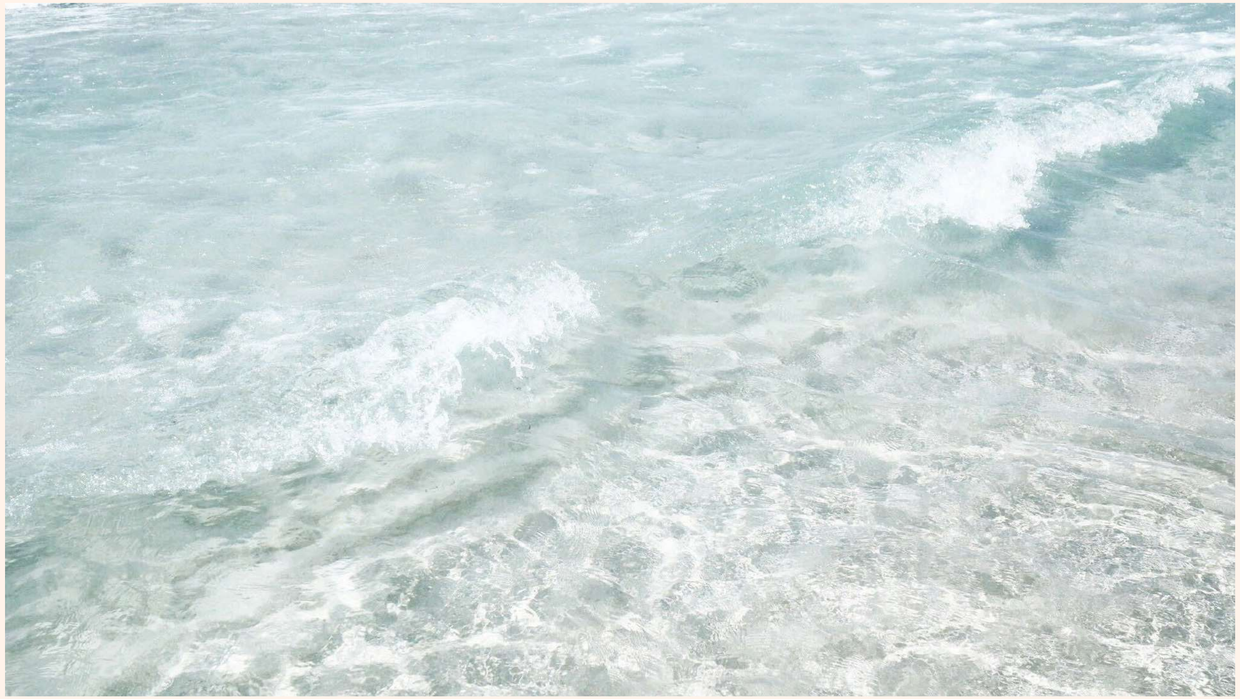
This isn't just a place to live. It's a place to *thrive*.
A place built for every version of you.
A place that moves with you, grows with you, feels like you.
Because home shouldn't come with compromises.
And neither should community.

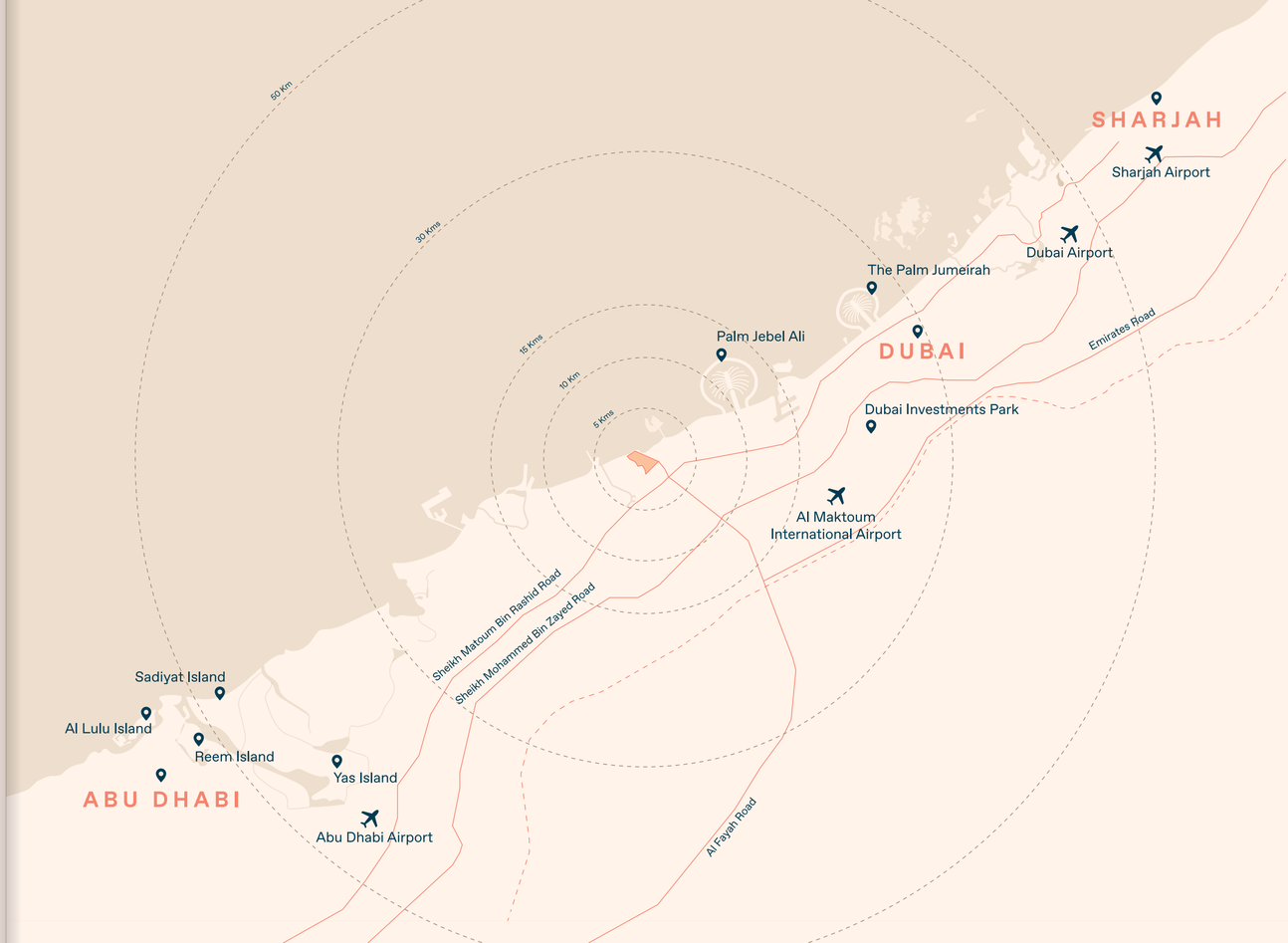
(Chapter 03)

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



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(Chapter 05)

AMENITIES

MASTER PLANNED BY THE SEA

1.2KM
Beach

204
Marina, Berths



MARINA



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BEACH

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BEACH TOWN



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ALL WITHIN WALKING DISTANCE

55%
Open Space

1M SQM
Park

61K SQM
Green Spine

33KM
Cycling Network

7.1KM
Promenades



COMMUNITY POOLS





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CENTRAL PARKS



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LAGOON



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FOR A FIRST HOME WITHOUT COMPROMISE

200 KEYS

Hotel + Branded Residences

RETAIL/ F&B

BUSINESS PARK

108K SQM

Sports Club



COMMERCIAL DISTRICT



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CLUBHOUSES



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SPORTS CLUB



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(Chapter 06)

RESIDENCES



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WATERWAY | LAGOON

WATERWAY | LAGOON

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



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LAGOON



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UNIT TYPES OVERVIEW



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- 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

- 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



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BaYn



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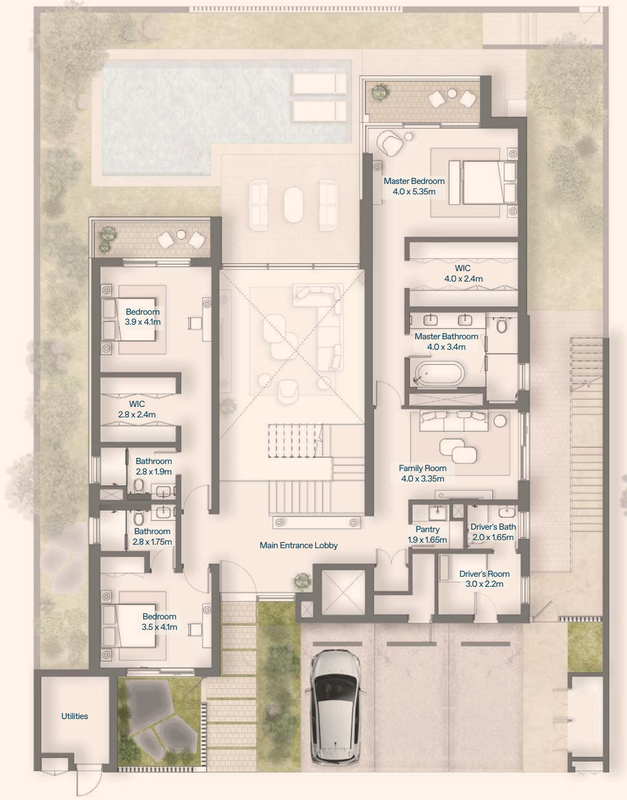
GEMINI VILLA

5 Bedrooms

5 | 6 | 3

PLOT AREA	588 - 677 SQM	6,329 - 7,287 SQ.FT
Ground Floor	199 SQM	
Lower Ground Floor	256 SQM	
Balconies	13 SQM	
Total SA	**468 SQM**	**5,041 SQ.FT**
TOTAL BUA	**547 SQM**	**5,889 SQ.FT**

Including Service Rooms &
Covered Garage



Ground Floor



Lower Ground 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.



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GEMINI VILLA

4 Bedrooms



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GEMINI VILLA

4 Bedrooms

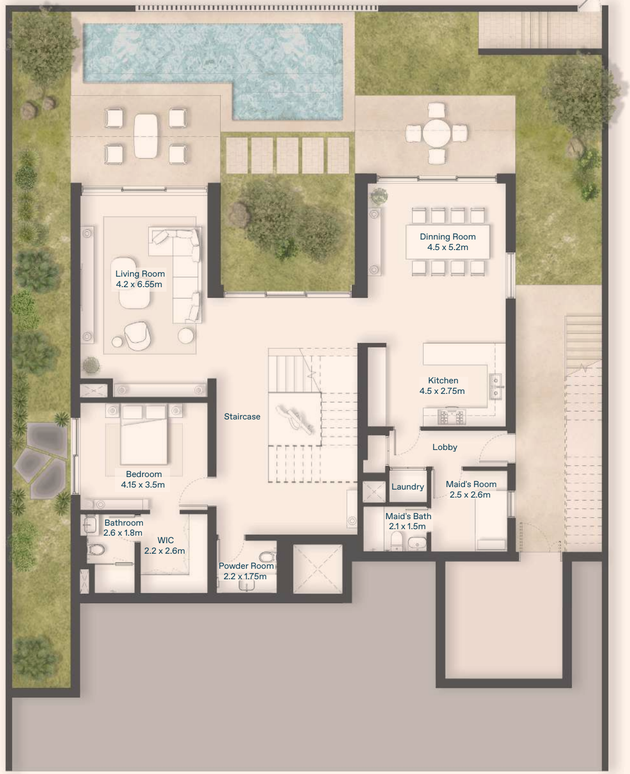
4 | 5 | 3

PLOT AREA	546 SQM	5,877 SQ.FT
Ground Floor	167 SQM	
Lower Ground Floor	197 SQM	
Balconies	13 SQM	
Total SA	**377 SQM**	**4,050 SQ.FT**
TOTAL BUA	**450 SQM**	**4,839 SQ.FT**

Including Service Rooms &
Covered Garage



Ground Floor



Lower Ground Floor

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FINISHING SPECS

Light Palette - Gemini Villa



Marble,
General Floor

Marble,
Master Bathroom Floor,
Vanity, Walls

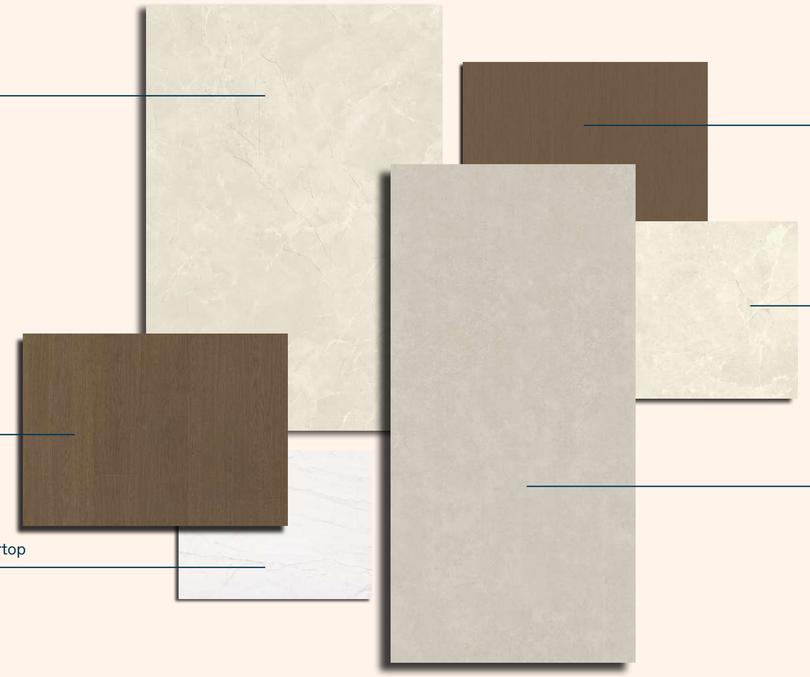
Veneer & Laminate,
Joinery

Quartz,
Secondary Vanity
Countertop

Porcelain Tile,
Secondary Bathroom
Walls and Floor

Engineered Wood,
Bedroom&WIC flooring

Medium Palette - Gemini Villa



Marble,
General Floor

Veneer & Laminate,
Joinery

Marble,
Master Bathroom Floor,
Vanity, Walls

Engineered Wood,
Bedroom&WIC flooring

Porcelain Tile,
Secondary Bathroom
Walls and Floor

Quartz,
Secondary Vanity Countertop

- 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

BaYn



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DOUBLE HEIGHT VILLA

5 Bedrooms

5 6 3

PLOT AREA	588.00 - 667.50 SQM	6,329 - 7,185 SQ.FT
Ground Floor	232 SQM	
First 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



Ground Floor



First Floor

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DOUBLE HEIGHT VILLA

4 Bedrooms

BaYn



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DOUBLE HEIGHT VILLA

4 Bedrooms

4 | 5 | 3

PLOT AREA	487.50 - 739.28 SQM	5,247 - 7,958 SQ.FT
Ground Floor	192 SQM	
First 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



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

- 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



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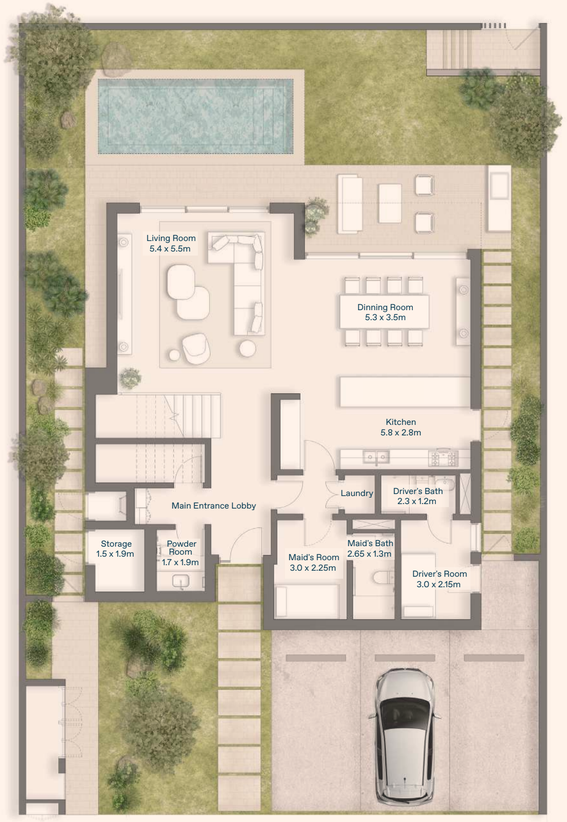
CORE VILLA

4 Bedrooms

4 4 3

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



Ground Floor



First Floor

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CORE VILLA

3 Bedrooms



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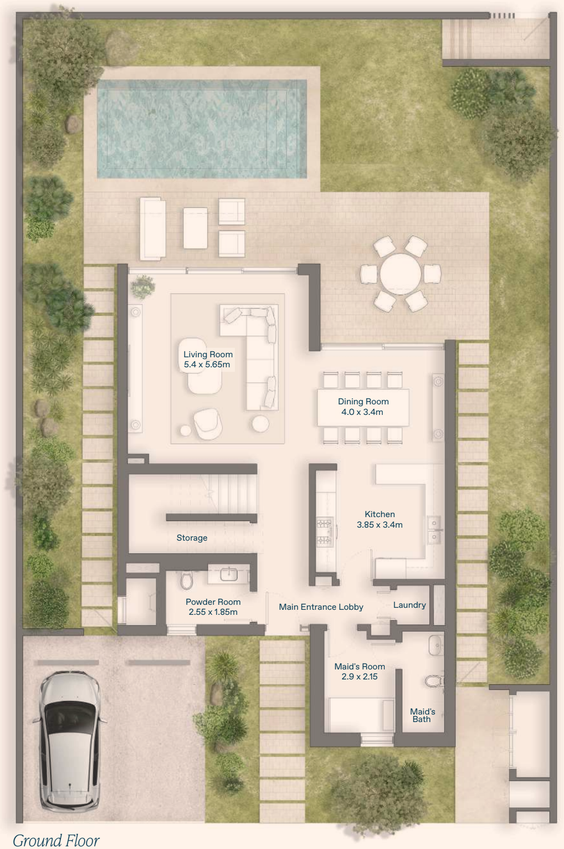
CORE VILLA

3 Bedrooms

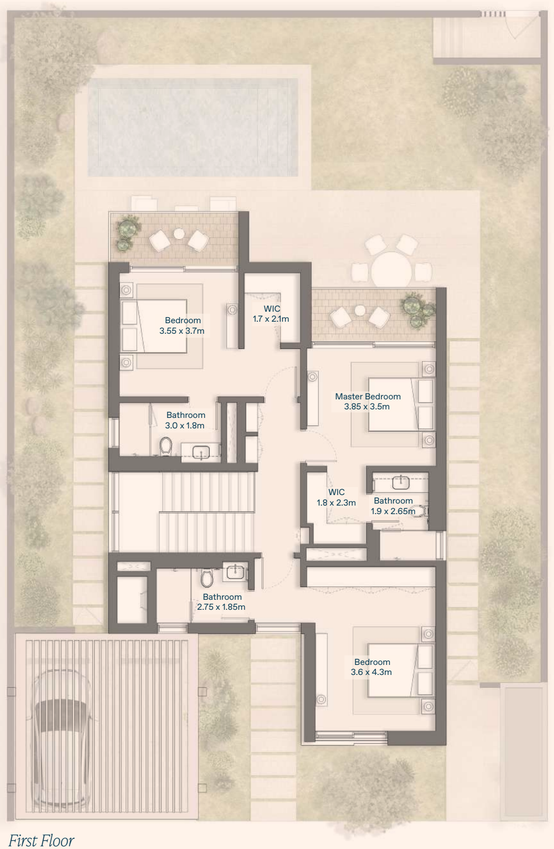
3 | 4 | 2

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

(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.



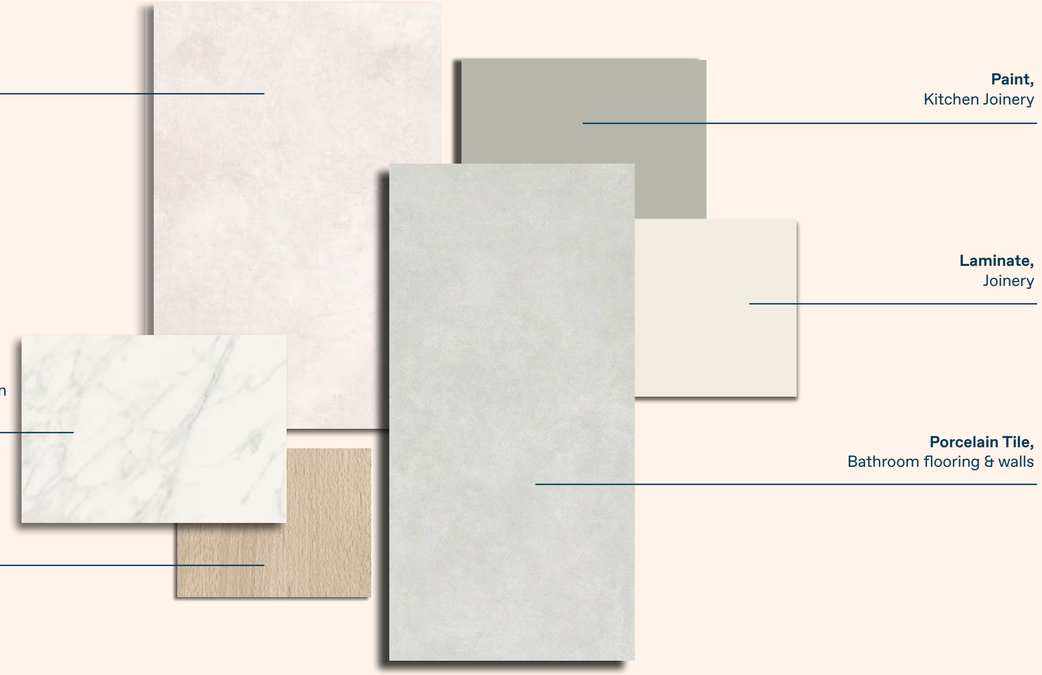
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FINISHING SPECS

Light Palette -
Core Villas



Porcelain Tile,
General Floor

Paint,
Kitchen Joinery

Laminate,
Joinery

Porcelain Slab,
Bathroom Vanity & Kitchen Countertop

Porcelain Tile,
Bathroom flooring & walls

Laminate,
Joinery



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- 04 -

TOWNHOMES

TOWNHOMES 1
4 Bedrooms / 3 Bedrooms

TOWNHOMES 2
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.



TOWNHOMES 1

4 Bedrooms / 3 Bedrooms



BaYn

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TOWNHOMES 1C - L

4 Bedrooms

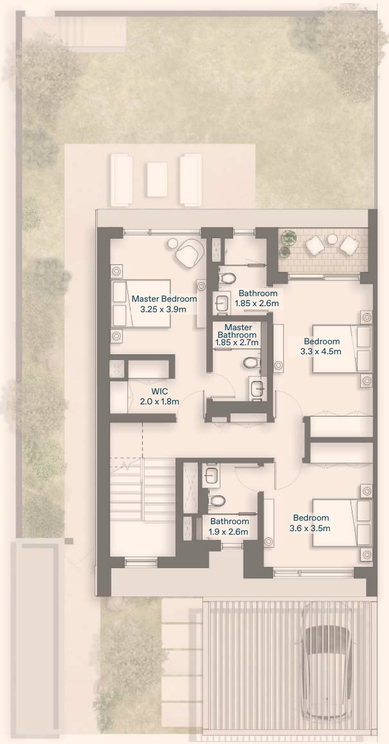
4 | 5 | 2

PLOT AREA	288.00 - 369.90 SQM	3,100 - 3,982 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



Ground Floor



First Floor



Second Floor

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TOWNHOMES 1C - R

4 Bedrooms

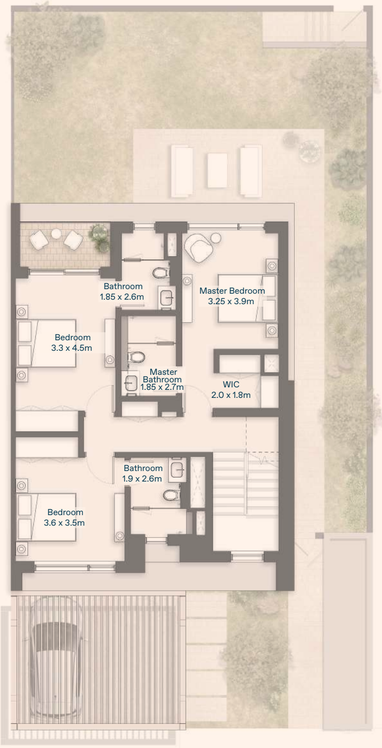
4 | 5 | 2

PLOT AREA	288.00 - 377.84 SQM	3,100 - 4,067 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**

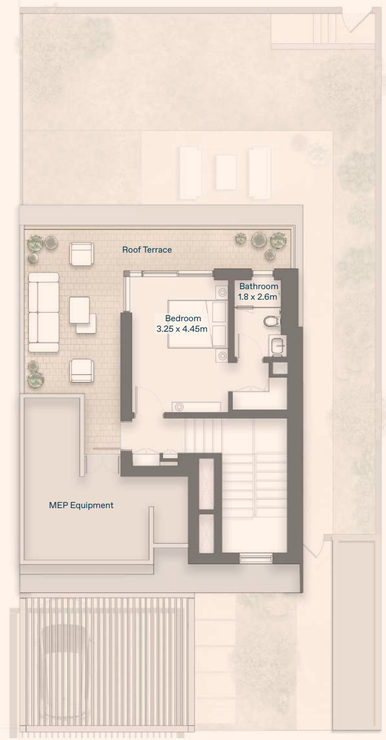
Including Service Rooms



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

3 | 4 | 2

PLOT AREA	216.00 -227.57 SQM	2,325 - 2,450 SQ.ST
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



Ground Floor



First 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 - L

3 Bedrooms

3 4 2

PLOT AREA	216.00 -226.38 SQM	2,325 - 3,437 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



Ground Floor



First 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 2

4 Bedrooms / 3 Bedrooms



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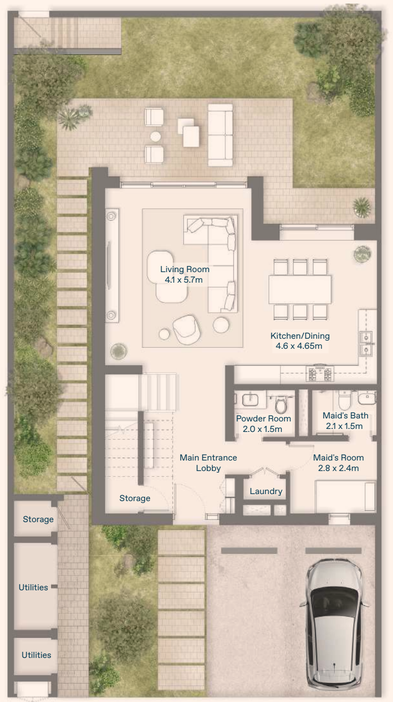
TOWNHOMES 2C - L

4 Bedrooms

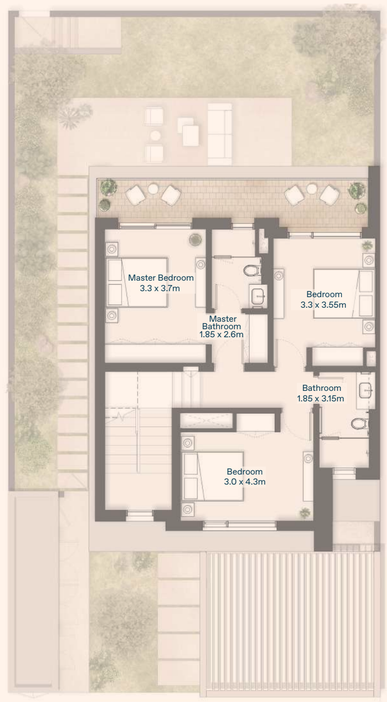
4 | 4 | 2

PLOT AREA	288.00 - 352.39 SQM	3,100 - 3,793 SQ.FT
Ground Floor	98 SQM	
First Floor	80 SQM	
Second Floor	38 SQM	
Balconies	30 SQM	
Total SA	**247 SQM**	**2,654 SQ.FT**
TOTAL BUA	**258 SQM**	**2,780 SQ.FT**

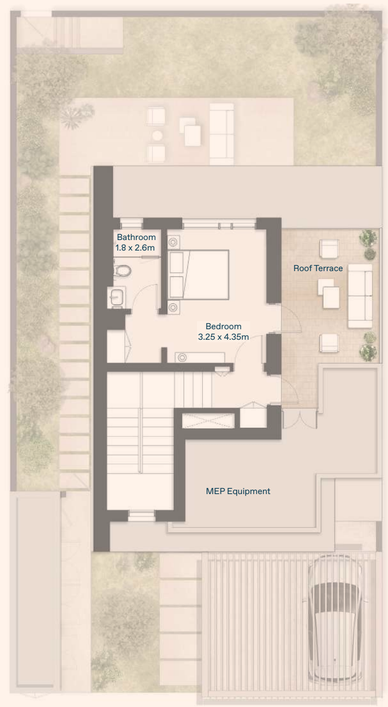
Including Service Rooms



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 2C - R

4 Bedrooms

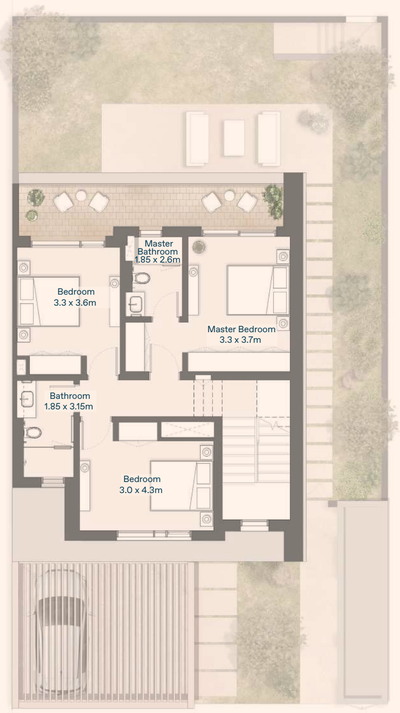
4 | 4 | 2

PLOT AREA	288.00 - 388.03 SQM	3,100 - 4,177 SQ.FT
Ground Floor	97 SQM	
First Floor	81 SQM	
Second Floor	37 SQM	
Balconies	30 SQM	
Total SA	**245 SQM**	**2,636 SQ.FT**
TOTAL BUA	**257 SQM**	**2,769 SQ.FT**

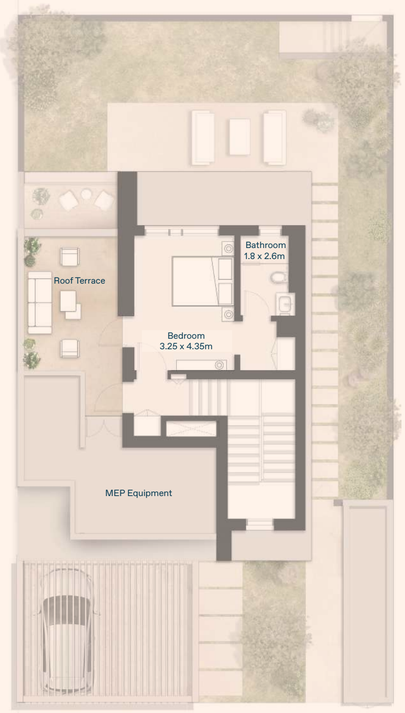
Including Service Rooms



Ground Floor



First Floor



Second Floor

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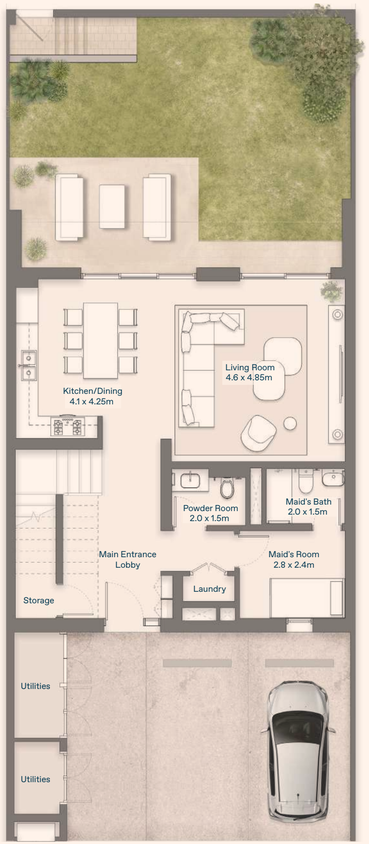
TOWNHOMES 2M - R

3 Bedrooms

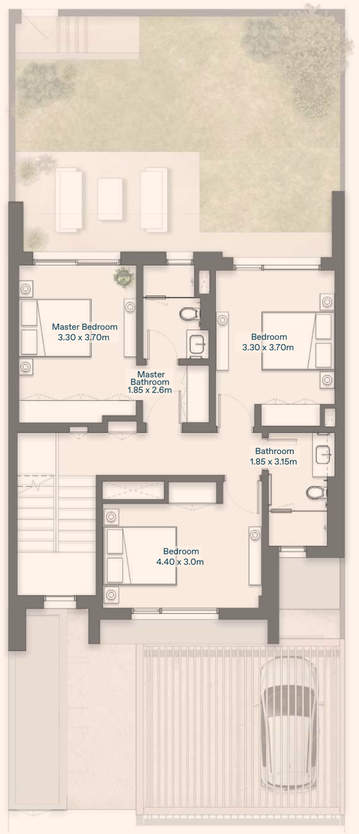
3 | 3 | 2

PLOT AREA	198.00 - 216.82 SQM	2,131 - 2,334 SQ.FT
Ground Floor	87 SQM	
First Floor	77 SQM	
Second Floor	0 SQM	
Balconies	0 SQM	
Total SA	**164 SQM**	**1,766 SQ.FT**
TOTAL BUA	**181 SQM**	**1,945 SQ.FT**

Including Service Rooms



Ground Floor



First Floor

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TOWNHOMES 2M - L

3 Bedrooms

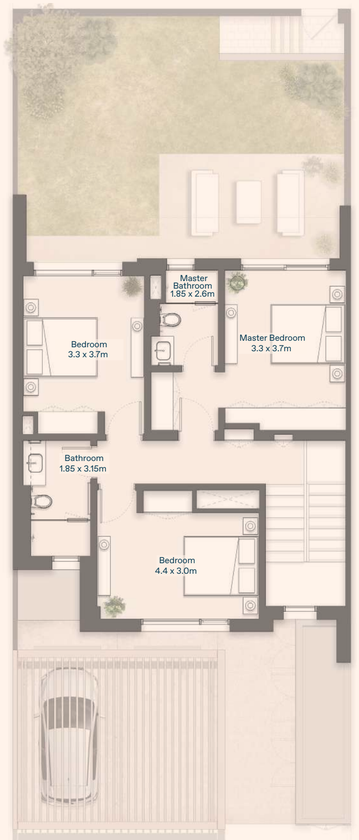
3 | 3 | 2

PLOT AREA	198.00 - 213.09 SQM	2,131 - 2,294 SQ.FT
Ground Floor	87 SQM	
First Floor	77 SQM	
Second Floor	0 SQM	
Balconies	0 SQM	
Total SA	**164 SQM**	**1,766 SQ.FT**
TOTAL BUA	**180 SQM**	**1,943 SQ.FT**

Including Service Rooms



Ground Floor



First 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.

FINISHING SPECS

Light Palette - Townhomes

Porcelain Tile,
General Floor

Paint,
Kitchen Joinery

Laminate,
Joinery

Porcelain Slab,
Bathroom Vanity & Kitchen Countertop

Porcelain Tile,
Bathroom Walls & Floor

Laminate,
Joinery



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