



YViews

at Bayn

ΥΝΙΕΩΣ

ΟΓΔ

01
THE MANIFESTO

02
THE PROJECT

03
THE LOCATION

04
THE VIEW

05
THE EXCLUSIVITY

06
THE RESIDENCES

07
ABOUT BAYN

08
ABOUT ORA

09
GET IN TOUCH

Table of Contents

Chapter 01

MANIFESTO

At the meeting point of sea and sky,
a new perspective unfolds.
Light drifts across the horizon,
unveiling the many shades of calming blue.

Here, space opens endlessly
every glance carries a new reflection,
and every hour is golden.

Y Views is a state of presence,
where the world slows,
and you see life in its truest form:
clear, vast, and endlessly alive.

Serenity is not something you
chase anymore,

it's privacy, exclusivity and
an ever-changing lifestyle,
between sea, sky, and soul.

Y*Views*

Layers of Serenity



Chapter 02

THE PROJECT

Views

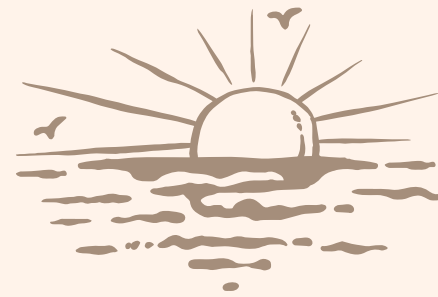


THIS IS LIVING
IN A PERPETUAL
STATE OF
“JUST RIGHT”





GOLDEN HOUR IS THE COMMUNITY'S SIGNATURE FINISH



Light pouring over clean lines, glass catching the last warmth of the day, and silhouettes moving through spaces designed to breathe. Here, every detail has been shaped by the golden hour on the sea and the breathtaking views that come with it.

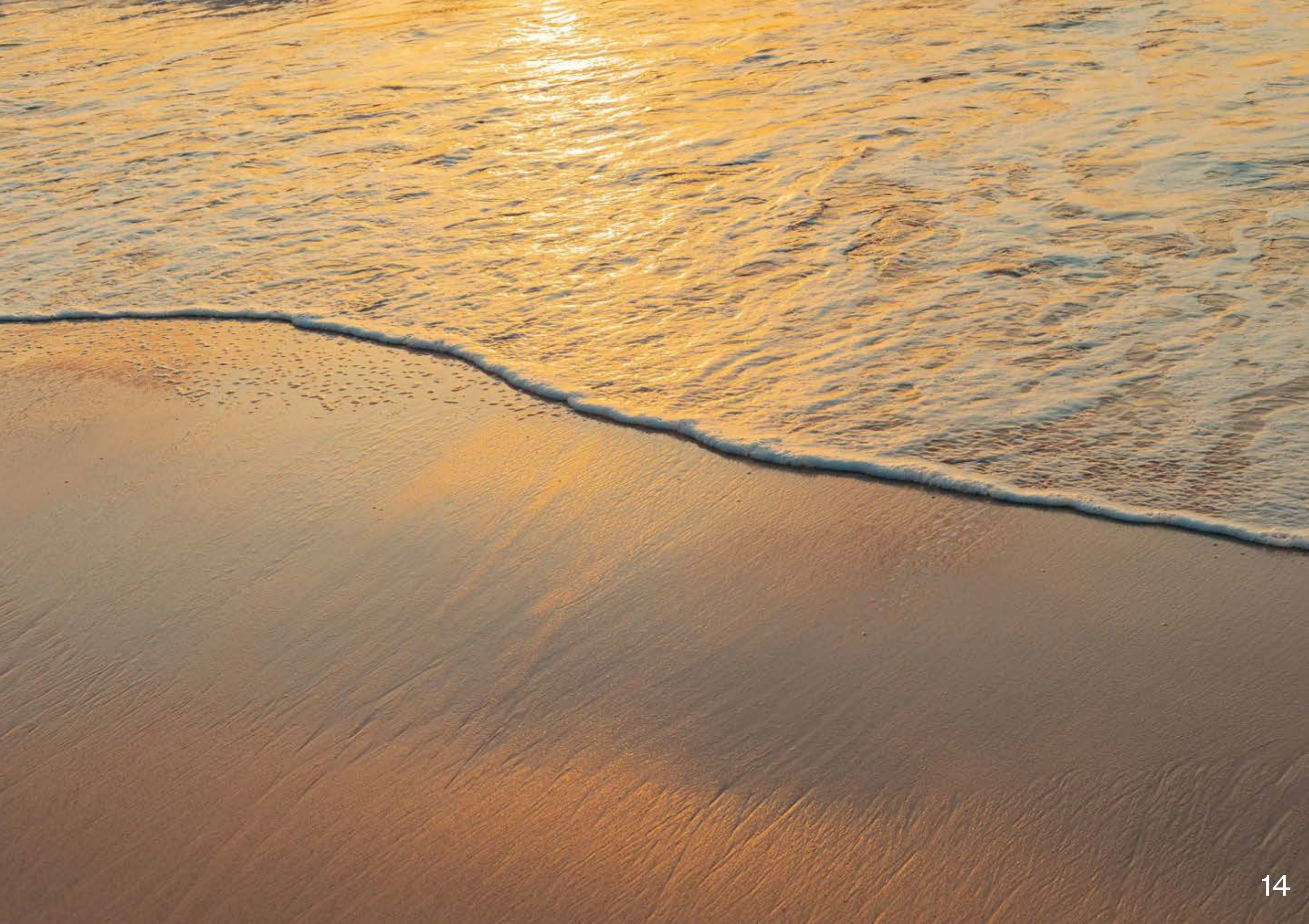
An array of interconnected and expansive promenades that echo the shoreline, gardens that borrow the colors of the coast, and residences designed to open toward the horizon. Y Views is a place where the sea is never out of sight and nature is never out of reach, a seamless blend of architecture and environment that offers not just homes, but a lifestyle shaded by rays of deep hues.

SHORELINE TERRACE VIEW



AN
EVERLASTING
COASTAL
LIFESTYLE





THIS IS LIFE BY THE SEA

This is your forever home, a place that promises inspiration, where nature dances rhythmically, creating unique art only to be captured by the naked eye. This is where community thrives on emotions and senses, evoking connection and belonging. Where neighbors meet over the sound of waves, children play with sand between their toes, and every moment feels both effortless and unforgettable.







Chapter 03

THE LOCATION

AN ENCLAVE PERCHED BETWEEN ELEVATION & OCEAN

Within the vast expanse of BAYN Ghantoot lies Y Views, an enclave perched between elevation and ocean, where every contour is drawn toward the horizon.

This beach and canal-front cluster of luxury villas redefines waterfront living, offering a rare blend of privacy, panoramic views, and resort-style amenities, all within a landscape that puts nature at the heart of the experience.





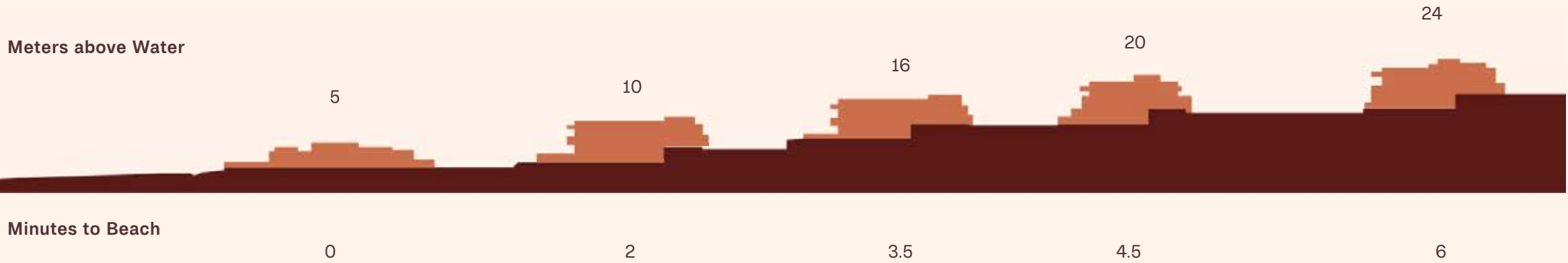


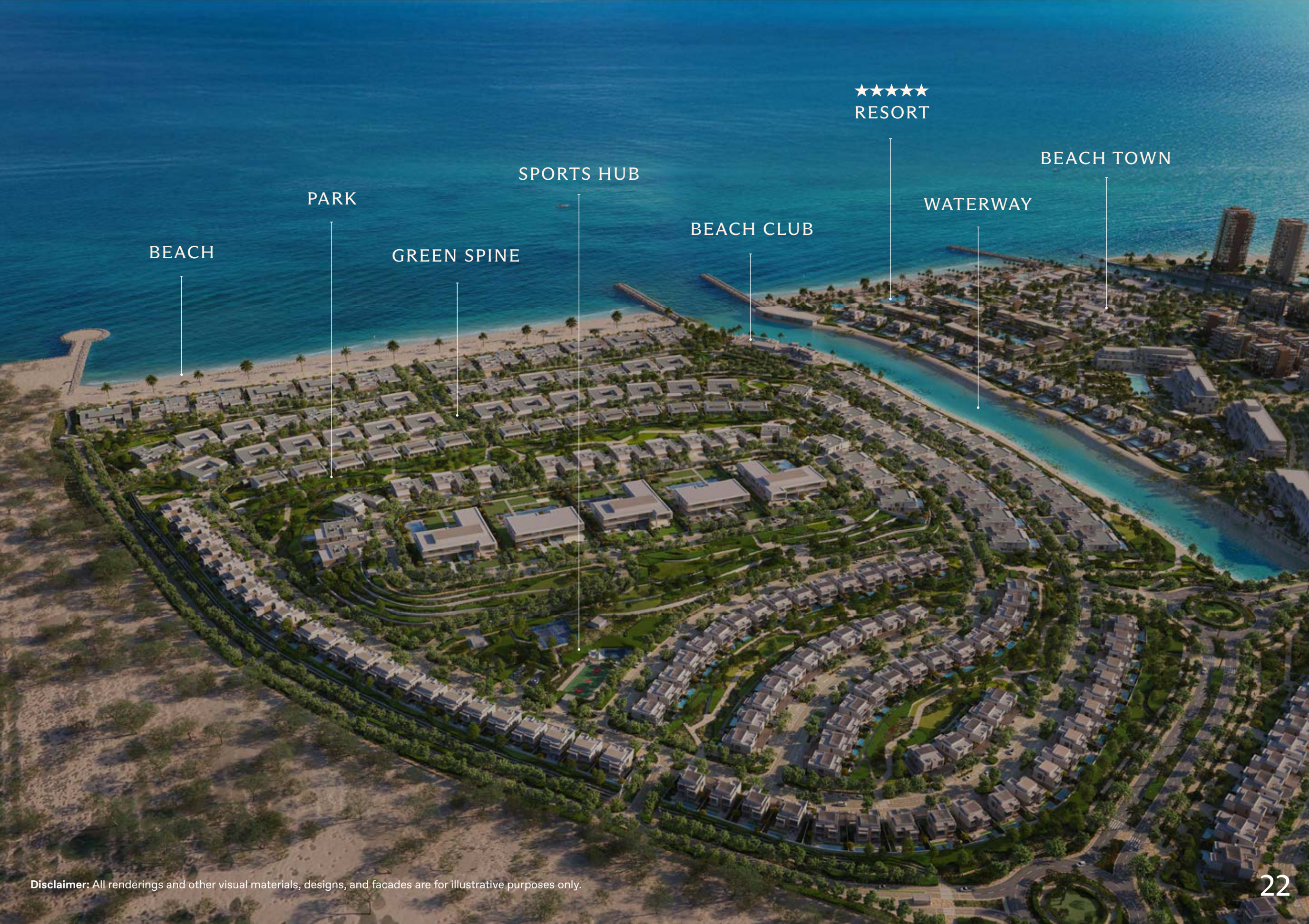
HORIZONS ALWAYS WITHIN REACH

Positioned on a sculpted hill, each home is strategically elevated to inherit a view. Whether gazing out over tranquil waters or watching the sun dip into the ocean, residents enjoy stunning vistas of sea, waterway and nature from at least one level of every home.

Generous landscape buffers create a sense of space and seclusion between villas and public realm, while a central green spine—a pedestrian-only promenade—winds down from the hilltop to the shoreline providing easy access to all residents.

Y Views stands not just as a destination, but as a living vantage point, a place where the golden hour never quite fades, and the horizon always feels within reach.





BEACH

PARK

GREEN SPINE

SPORTS HUB

BEACH CLUB

★★★★★
RESORT

WATERWAY

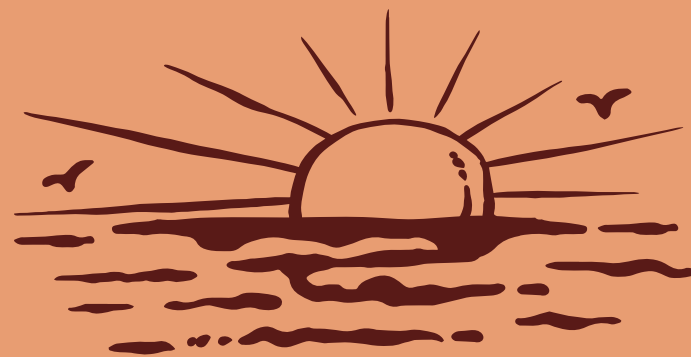
BEACH TOWN



Chapter 04

THE VIEWS

LIGHT MOVES
DIFFERENTLY
HERE



SEASCAPE LIVING ROOM



SEASCAPE TERRACE



DESIGNED FOR PERSPECTIVE



The golden hour is not a fleeting moment here; it's a way of seeing. It settles over the villas and promenades, softening edges and amplifying depth, turning every terrace into a front row seat to the horizon. The sea glows in liquid amber, the gardens heated in warm reflection, and even the silence feels illuminated. This is a community designed for perspective, made for those who measure beauty not by what they own, but by what they wake up to.

Every residence, every window, every turn in the path is an invitation to pause, to look outward, and to find that brief, perfect balance between light and life.



Chapter 05

THE EXCLUSIVITY

A stylized, light brown illustration of a palm tree with several fronds, positioned on the left side of the page. The drawing uses simple lines and shapes to represent the trunk and the texture of the leaves.

A LIMITED EDITION ADDRESS

Within Y Views lies a world set apart, a limited-edition address for those who value privacy as a form of luxury. Elevated above the shoreline, yet deeply connected to it, this exclusive cluster feels both part of BAYN and entirely its own.

Y Views is a self-contained world, refined, serviced, and complete. A place where wellness, leisure, and community coexist seamlessly. Thoughtfully integrated amenities ensure that every need is met without ever crossing the community's threshold.



A GATED BEACH COMMUNITY

Here, the rhythm of life slows, streets are quiet, movements are intentional, and architecture feels curated rather than constructed. Every element is designed as an extension of home, and a crafted community for you.

Morning walks trace the curve of the sea; afternoons unfold by the water's edge; evenings gather beneath the soft glow of the setting sun.



THIS IS NOT JUST EXCLUSIVITY
IT'S BELONGING, ELEVATED

And as the golden hour falls, Y Views reveals its true character: a haven of communal privilege where light lingers a little longer, and life feels perfectly measured.







Chapter 06

THE RESIDENCES



SEAWARD

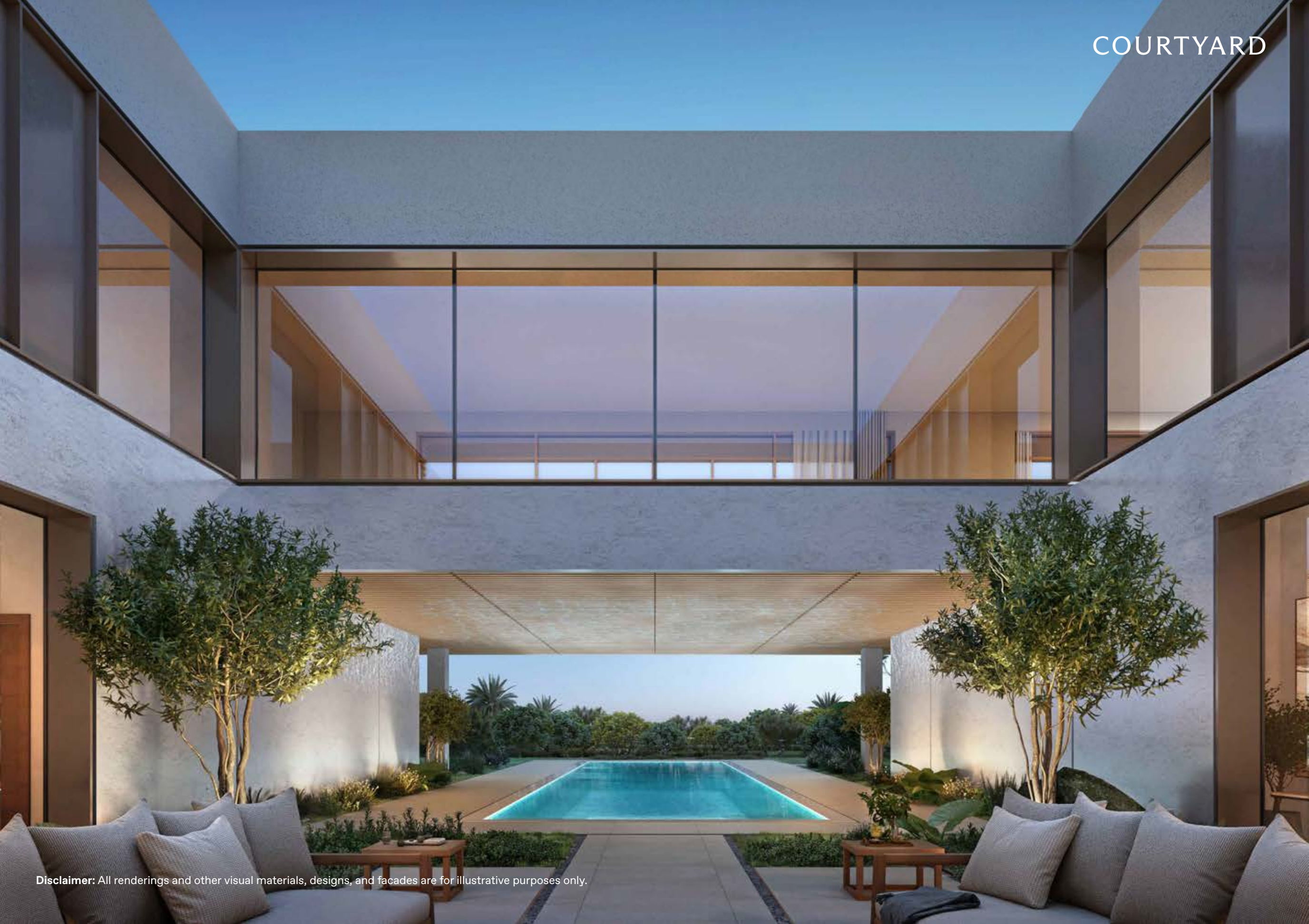
views



SEAWARD VILLAS

THIRD ROW

Discover a residence where every detail has been crafted for elevated living — a home that brings together breathtaking sea views, intelligent spatial planning, and deeply rooted privacy. This exclusive two-level residence is designed for those who seek both the beauty of open horizons and the discretion of a truly private lifestyle.







SEAWARD VILLAS



6



9



5

PLOT AREA	1,504 - 2,142 SQM (16,189 - 23,058 SQ.FT)
Upper Ground Floor	533 SQM
External Area/ Terraces/ Balconies	75 SQM
Garage	94 SQM
Lower Ground Floor	449 SQM
Total SA	1,151 SQM (12,389 SQ.FT)
Total BUA Including Service Rooms	1,467 SQM (15,794 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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.



At the upper level, the heart of the home unfolds. Here, expansive living areas and the master suite open onto a panoramic terrace, offering uninterrupted views of the sea. Whether entertaining in the living and dining spaces or relaxing in the master bedroom, the setting is nothing short of spectacular — a seamless connection between architecture and the natural landscape.















The lower level offers a more intimate, inward focused environment, where bedrooms open directly to the garden, creating personal sanctuaries with immediate access to greenery. A private entertainment lounge, connected to both the central courtyard and the pool area, creates a quiet and refined setting for family enjoyment.



True to the values of privacy and hospitality, the home includes a formal majlis with direct external access, ensuring that guests are welcomed with dignity while maintaining complete separation from the family's private quarters.

FINISHING SPECS

Microcement,
Master Bathroom Walls

Marble,
General Floor

Marble,
Master Bathroom
Floor & Wall

Engineered Wood,
Bedroom and WIC Floor

Marble,
Secondary Bathroom
Feature Wall

Porcelain,
BOH Areas

Marble,
Secondary Bathroom Floor &
Wall, Junior Bathroom Vanity

Marble,
Show Kitchen Countertop
and Backsplash

Marble,
Secondary Bathroom
Feature Wall

Veneer,
Joinery

Marble,
Junior & Secondary
Bathroom Floor & Wall

LIGHT

Engineered Wood,
Bedroom and WIC Floor

Porcelain,
BOH Areas

Microcement,
Master Bathroom Walls

Veneer,
Joinery

Marble,
Show Kitchen backsplash & Countertop,
Master Bathroom Floor & Wall

Marble,
General Flooring

Marble,
Secondary Bathroom
Feature Wall

Marble,
Junior & Secondary
Bathroom Floor & Wall

Marble,
Junior Bathroom
Feature Wall

Marble,
Secondary Bathroom
Floor & Wall

Marble,
Secondary Bathroom
Feature Wall



EVERVIEWS

views



EVER VIEWS VILLAS

CANAL ROWS



Elevated luxury living.

Offering a fresh take on luxury living, this inverted double-height residence is nestled into the surrounding landscape. This is more than a residence, it's a coastal sanctuary, where architecture serves both lifestyle and legacy. A place where sea, space, and seclusion come together to create a home of lasting elegance and timeless comfort.









EVER VIEWS VILLAS



6



8



5

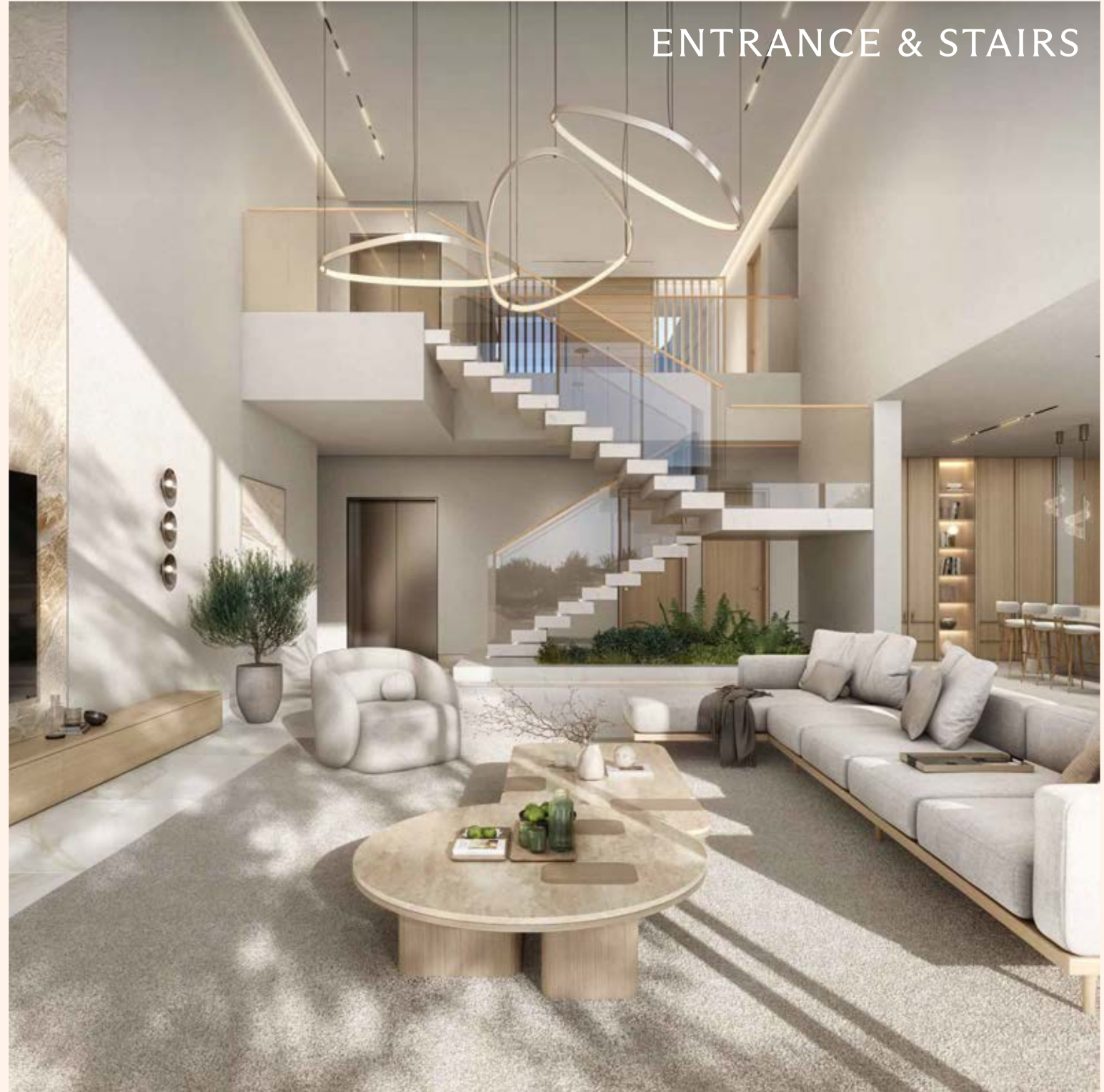
PLOT AREA	1,073-1,667 SQM (11,550 - 17,939 SQ.FT)
Upper Ground Floor	287 SQM
External Area/ Terraces/ Balconies	14 SQM
Garage	91 SQM
Lower Ground Floor	454 SQM
Total SA	847 SQM (9,118 SQ.FT)
Total BUA Including Service Rooms	995 SQM (10,706 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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.

FORMAL LIVING



ENTRANCE & STAIRS





The lower ground floor unfolds as an inviting social living retreat, seamlessly extending onto the terrace and pool, where uninterrupted panoramic canal views take centre stage. The secondary bedrooms are thoughtfully positioned to fully embrace the garden living and the breathtaking views.



MASTER BATHROOM



MASTER BEDROOM



With the inverted space planning, the ground level is conceived as a serene private sanctuary. On this level, both the master and junior suites are perfectly oriented to wake, unwind, and live within the ever-changing coastal horizon.

SECONDARY BATHROOM



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

FINISHING SPECS

Marble,
Kitchen Countertops
and Backsplash

Veneer,
Joinery

Marble,
General Floor

Engineered Wood,
Bedroom and WIC Floor

Porcelain,
BOH Areas

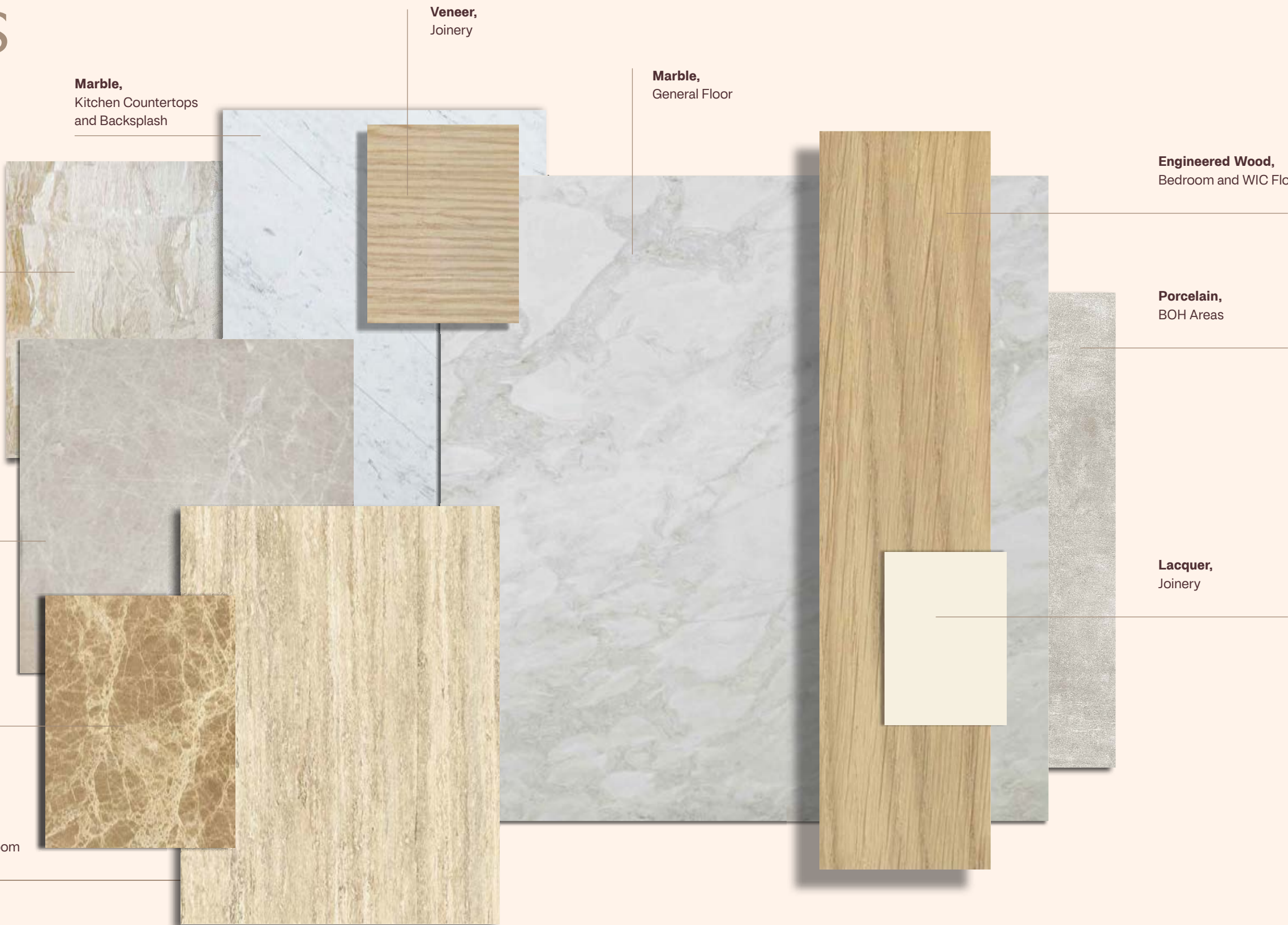
Lacquer,
Joinery

Marble,
Secondary Bathroom
Vanity and Accent Wall

Marble,
Secondary Bathroom
Floor and Walls

Marble,
Master and Junior
Bathroom Vanity

Marble,
Master and Junior Bathroom
Floor and Walls



LIGHT

Engineered Wood,
Bedroom and WIC Floor

Porcelain,
BOH Areas

Lacquer,
Joinery

Marble,
General Floor and Secondary
Bathroom Walls

Veneer,
Joinery

Marble,
Master Bathroom Vanity, Kitchen
Countertop & Backsplash

Marble,
Master and Junior
Bathroom Floor and Walls

Marble,
Secondary Bathroom
Vanity and Accent Walls



SUNRAY

views



SUNRAY VILLAS

FOURTH ROW

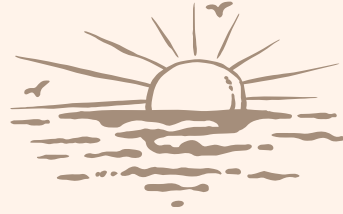
Perched gracefully on the serene hillside, this exquisite step-up luxury villa offers a rare blend of architectural elegance and breathtaking natural beauty. From the moment you arrive, you're welcomed into a grand, double-height entrance lobby—a striking prelude to the refined living that lies beyond.

ENTRANCE









SUNRAY VILLAS



5



6



4

PLOT AREA	992 - 1,672 SQM (10,682 - 17,992 SQ.FT)
Upper Ground Floor	328 SQM
External Area/ Terraces/ Balconies	166 SQM
Garage	77 SQM
Lower Ground Floor	145 SQM
Total SA	715 SQM (7,700SQ.FT)
Total BUA Including Service Rooms	637 SQM (6,854 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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.



On the upper level, sun-drenched living spaces flow effortlessly toward a stunning sea-facing terrace. Here, a seamless indoor-outdoor lifestyle unfolds, centered around a sleek pool. Whether you're entertaining guests or enjoying quiet solitude, this terrace is your front-row seat to the ever-changing blues of the sea and sky.





The upper level, is a private sanctuary, home to four generous ensuite bedrooms and a master suite designed for serenity. Each opens onto a lush garden retreat, with tranquil views of the parkland beyond, inviting you to wake to birdsong and end each day bathed in golden sunset light.

This villa is more than a home—it's an elevated lifestyle defined by space, privacy, and uninterrupted vistas.



SECONDARY BEDROOM



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

SECONDARY BATHROOM



FINISHING SPECS

Marble,
Secondary Bathroom
Walls and Floor



Marble,
General Floor & Master
Bathroom Walls and Floor



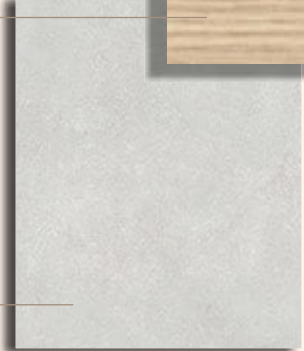
Engineered Wood,
Bedroom & WIC flooring



Veneer & Laminate,
Joinery



Porcelain,
BOH Areas



Engineered Wood,
Bedroom & WIC flooring

Porcelain,
BOH Areas

Marble,
General Floor & Master
Bathroom Floor & Walls

Veneer & Laminate,
Joinery

Marble,
Secondary Bathroom
Floor & walls



MEDIUM



SUNWARD

views



SUNWARD VILLAS

FIFTH ROW

Carved into the hillside and cradled by nature, this extraordinary residence is designed to fully embrace its privileged position—commanding panoramic sea views from the upper level, while nestled into the lush embrace of one of the masterplan’s verdant green spine parks that flow gently toward the beach.









SUNWARD VILLAS



6



8



6 (3 COVERED)

PLOT AREA	1,073 - 1,927 SQM (11,550 - 20,745 SQ.FT)
Upper Ground Floor	367 SQM
External Area/ Terraces/ Balconies	48 SQM
Garage	56 SQM
Lower Ground Floor	310 SQM
Total SA	781 SQM (8,406 SQ.FT)
Total BUA Including Service Rooms	856 SQM (9,214 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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.

LIVING & DINING



SHOW KITCHEN



At the heart of the home, the upper level unfolds like a sanctuary in the sky. This is where life is celebrated—open-plan living and dining areas spill out onto sun-drenched terraces, and the elegant Master Suite invites you to wake each morning to the view of the waves. Every space is carefully oriented to draw the eye outward, where sea and sky meet in a continuous, mesmerizing vista.

MASTER BEDROOM



MASTER BATHROOM



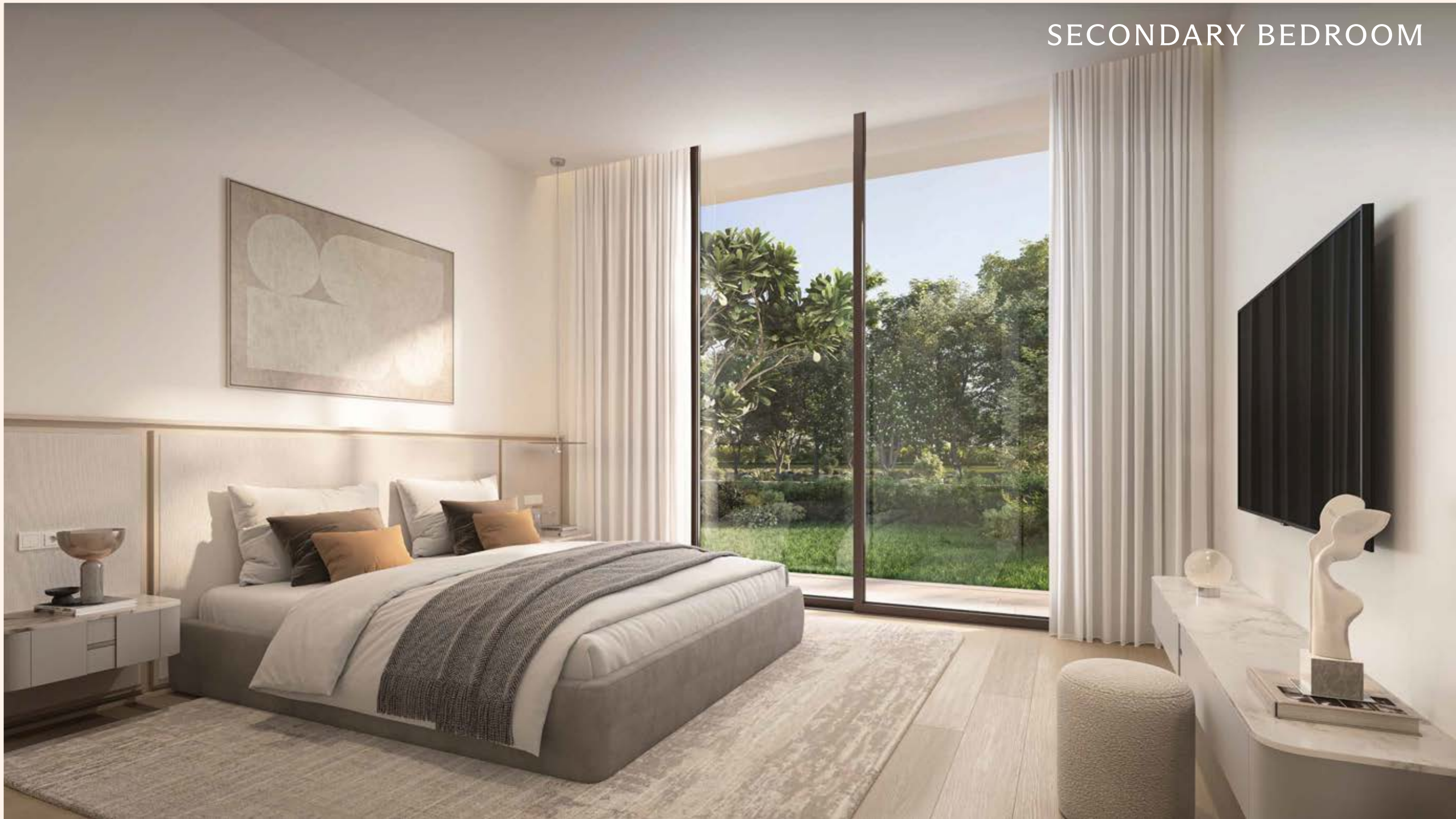




Below, the villa reveals its soul. The lower level is a retreat of comfort and quiet energy—a place where you can reconnect or unwind. A spacious family lounge flows effortlessly to the pool deck and garden, inviting barefoot afternoons and twilight gatherings. Here too are well-appointed ensuite bedrooms, offering privacy and calm, along with a private gym where wellness finds its rhythm.



SECONDARY BEDROOM





CORE VILLAS

views

4 BEDROOM

3 BEDROOM



CORE VILLAS

3 & 4 BEDROOM

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 distance to the beach, and open spaces, blending modern architecture with natural splendour for a lifestyle of pristine elegance.



CORE VILLAS

4 bedrooms



4



4



3

PLOT AREA	384 - 461 SQM (4,133 - 4,967 SQFT)
Ground Floor	137 SQM
First Floor	136 SQM
Balconies	16 SQM
Total SA	289 SQM (3,116 SQ.FT)
Total BUA Including Service Rooms	305 SQM (3,282 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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.















SECONDARY BATHROOM





CORE VILLAS

3 bedrooms



3



4



3

PLOT AREA	384 - 452 SQM (4,133 - 4,860 SQFT)
Ground Floor	113 SQM
First Floor	102 SQM
Balconies	12 SQM
Total SA	227 SQM (2,441 SQ.FT)
Total BUA Including Service Rooms	243 SQM (2,612 SQ.FT)

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area 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

Marble,
Secondary Bathroom
Walls and Floor



Marble,
General Floor & Master
Bathroom Walls and Floor



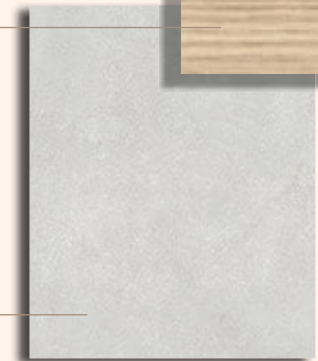
Engineered Wood,
Bedroom & WIC flooring



Veneer & Laminate,
Joinery



Porcelain,
BOH Areas



Engineered Wood,
Bedroom & WIC flooring

Porcelain,
BOH Areas

Marble,
General Floor & Master
Bathroom Floor & Walls

Veneer & Laminate,
Joinery

Marble,
Secondary Bathroom
Floor & walls



MEDIUM

Chapter 07

About BaYn

أبو ظبي
Abu Dhabi



Bayn GHANTOOT

بين



دبي
Dubai



Bayn بين

GHANTOOT | by OGA

A community where city energy meets coastal serenity—where every version of you belongs, without compromise.

BAYN is ORA's first footprint in the UAE region. ORA envisions BAYN to be an up-scale, sustainable, and comprehensive city of the future with a total area of 4.8 million SQM.



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



5 STAR

Resort & Branded Residences



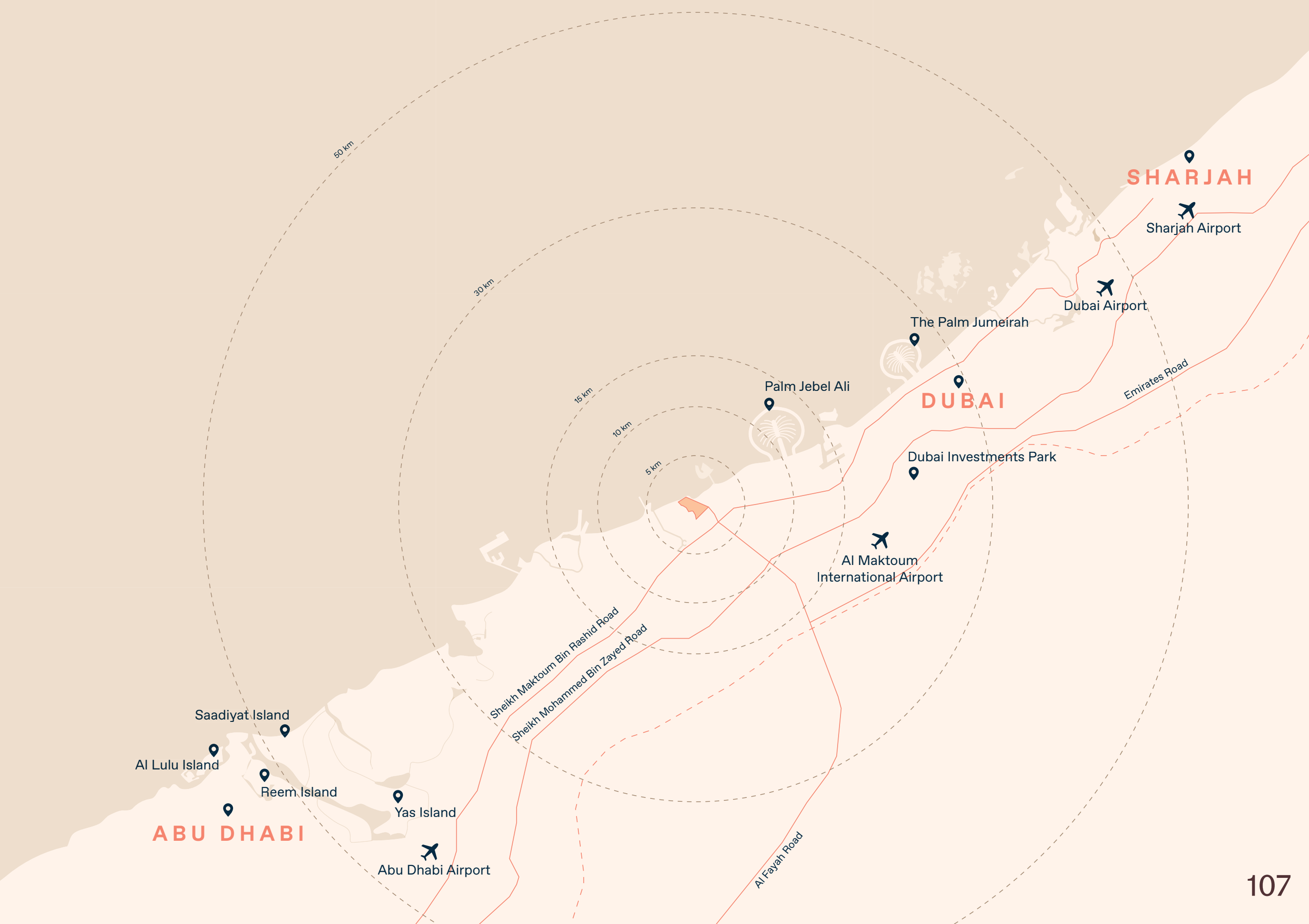
SPORTS CLUB



RETAIL /F&B



BUSINESS PARK



ABU DHABI

DUBAI

SHARJAH

Saadiyat Island
Al Lulu Island
Reem Island
Yas Island
Abu Dhabi Airport

Sheikh Maktoum Bin Rashid Road
Sheikh Mohammed Bin Zayed Road

Al Fayyah Road

Al Maktoum International Airport

Dubai Investments Park

Palm Jebel Ali

The Palm Jumeirah

Dubai Airport

Sharjah Airport

Emirates Road

50 km

30 km

15 km

10 km

5 km

Chapter 08

ABOUT OGA

WE DREAM BIG.

WE DESIGN TO MAKE A
DIFFERENCE & BRING HAPPINESS.

WE EMBRACE CREATIVITY, INNOVATION,
SUSTAINABILITY & HARMONY.

“**ΟΓΑ**'s position is strong, it holds a legacy which has been earned through credibility, a diversified portfolio as well as offering the precious culture of happiness.”



MR. NAGUIB SAWIRIS
Chairman & CEO

Mr. Naguib Sawiris founded Orascom Telecom Holding (OTH) and led it to become the leading regional telecom player until the much-publicized merger deal with VEON (formerly VimpelCom Ltd.), creating the world's sixth largest mobile telecommunications provider in April 2011. Today, he is the Executive Chairman of Orascom Investment Holding, a holding company with a diversified investment portfolio targeting high-growth sectors where it sees opportunities of transformation and community impact in Egypt and Africa, including telecommunications and destination development. Mr. Sawiris is Chairman of the Investment Advisory Committee of La Mancha Resource Capital LLP, an investment adviser to a Luxembourg-based fund focused on the precious and energy transition metals sectors, which has equity investments in Endeavour Mining PLC, Elemental Altus Royalties Corp., Falcon Energy Materials PLC., G Mining Ventures Corp., and Greenheart Gold Inc.

Mr. Sawiris is also Chairman of Ora Developers, a company undertaking high-end real estate developments and hospitality projects in various prime locations around the world. At international and regional levels, Mr. Sawiris served and is serving on a number of boards, committees and councils including International Advisory Committee to the New York Stock Exchange (NYSE), International Advisory Board to the National Bank of Kuwait, London Stock Exchange's Africa Advisory Group, External Advisory Council to the Global Institute for Advanced Study at NYU, and the Board of Trustees of the Arab Thought Foundation.

Mr. Sawiris is also the recipient of numerous honorary degrees, industry awards and civic honors, including an Honorary Doctorate of Law conferred upon him by Handong Global University of South Korea in 2021, the "Legion d'Honneur" (the highest award given by the French Republic for outstanding services rendered to France). In July 2011 Mr. Sawiris was awarded the Honor of Commander of the Order of the "Stella della Solidarietà Italiana" (Star of Italian Solidarity). In 2006, the prestigious "Sitara-e-Quaid-e-Azam" award was conferred upon him by General Pervez Musharraf for services rendered to the people of Pakistan in the field of telecommunication, investments, and social sector work.

Mr. Sawiris holds a diploma of Mechanical Engineering with a Masters in Technical Administration from the Swiss Federal Institute of Technology Zurich (ETH Zürich) and a Diploma from the German Evangelical School, Cairo, Egypt.

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 & Tunisia.

- EGYPT
 ZED El Sheikh Zayed
 ZED East
 Silversands North Coast
 Solana West
 Solana East
 Pyramid Hills
- CYPRUS
 Ayia Napa Marina
- UAE
 BAYN
- PAKISTAN
 Eighteen
- GRENADA
 Silversands Grand Anse
 Silversands Beach House
 Merveilles
- GREECE
 Mykonos
- IRAQ
 Madinat Al Ward



SILVERSANDS
NORTH COAST

SOLANA™ WEST

SOLANA™ EAST



SILVERSANDS
GRAND ANSE

SILVERSANDS
BEACH HOUSE



ΥΝΙΕΣ

ΟΓΑ