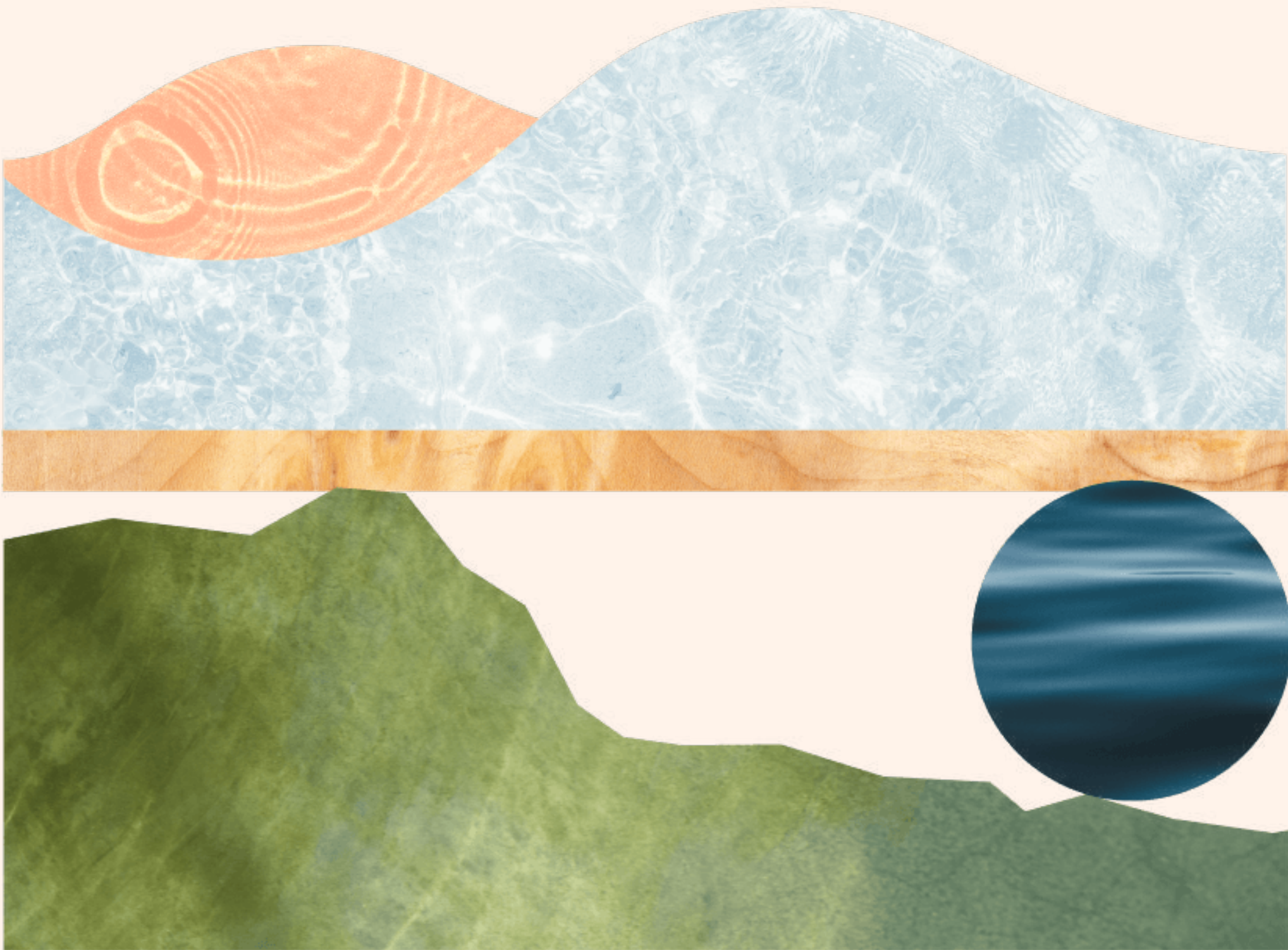


OGA

Bayn
بين
GHANTOOT | by OGA





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(Chapter 01)

ABOUT ΟΓΔ

Reimagining Time

A Community Without Compromise

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.”



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



SOLANA™
BY ORA



EIGHTEEN

مدينة الورد

MADINAT AL WARD | by ORA

GRENADA

GREECE

CYPRUS

EGYPT

IRAQ

UAE

PAKISTAN

(Chapter 02)

Bayn

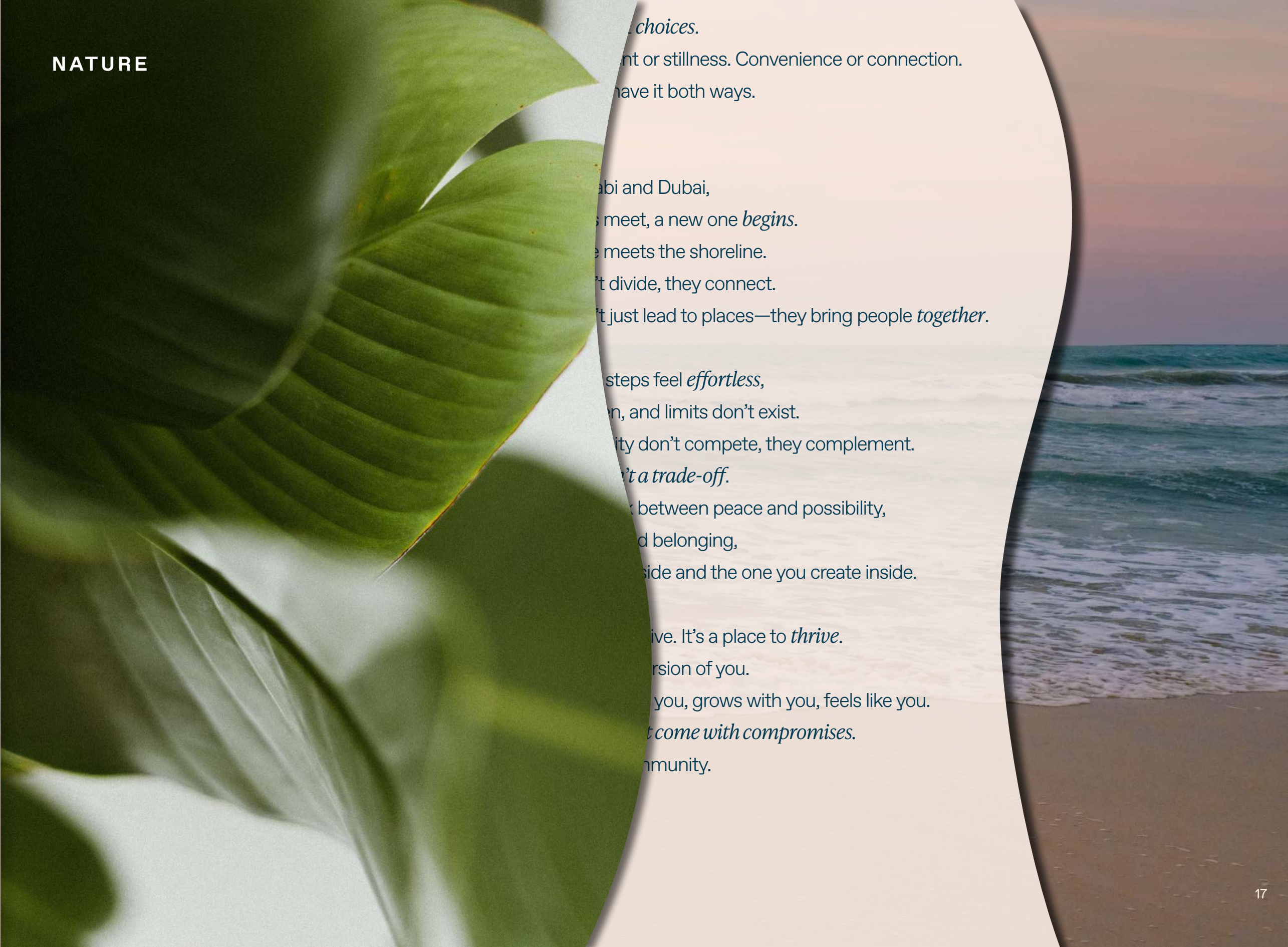
A Community Without Compromise

A COMMUNITY WITHOUT COMPROMISE





NATURE



choices.

ment or stillness. Convenience or connection.

have it both ways.

abi and Dubai,

s meet, a new one *begins*.

e 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.

It's not a trade-off.

between peace and possibility,

d belonging,

side and the one you create inside.

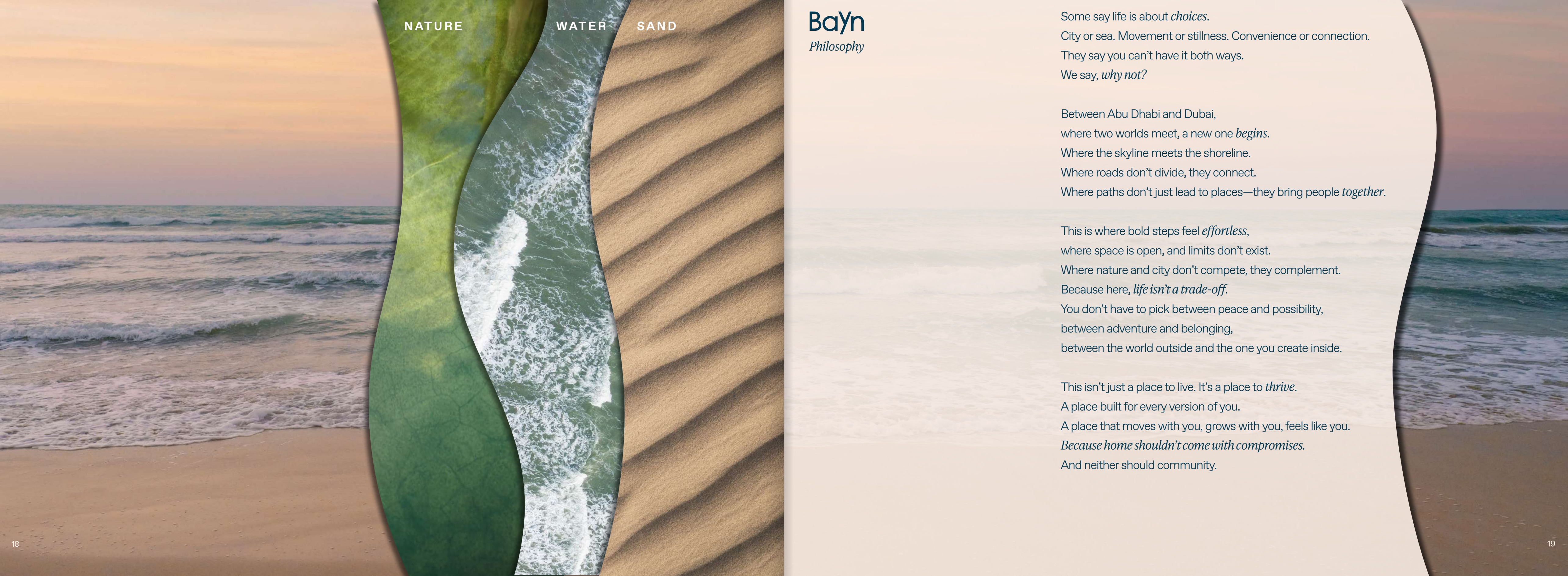
ive. It's a place to *thrive*.

rsion of you.

you, grows with you, feels like you.

It doesn't come with compromises.

munity.



NATURE

WATER

SAND

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

A Community Without Compromise

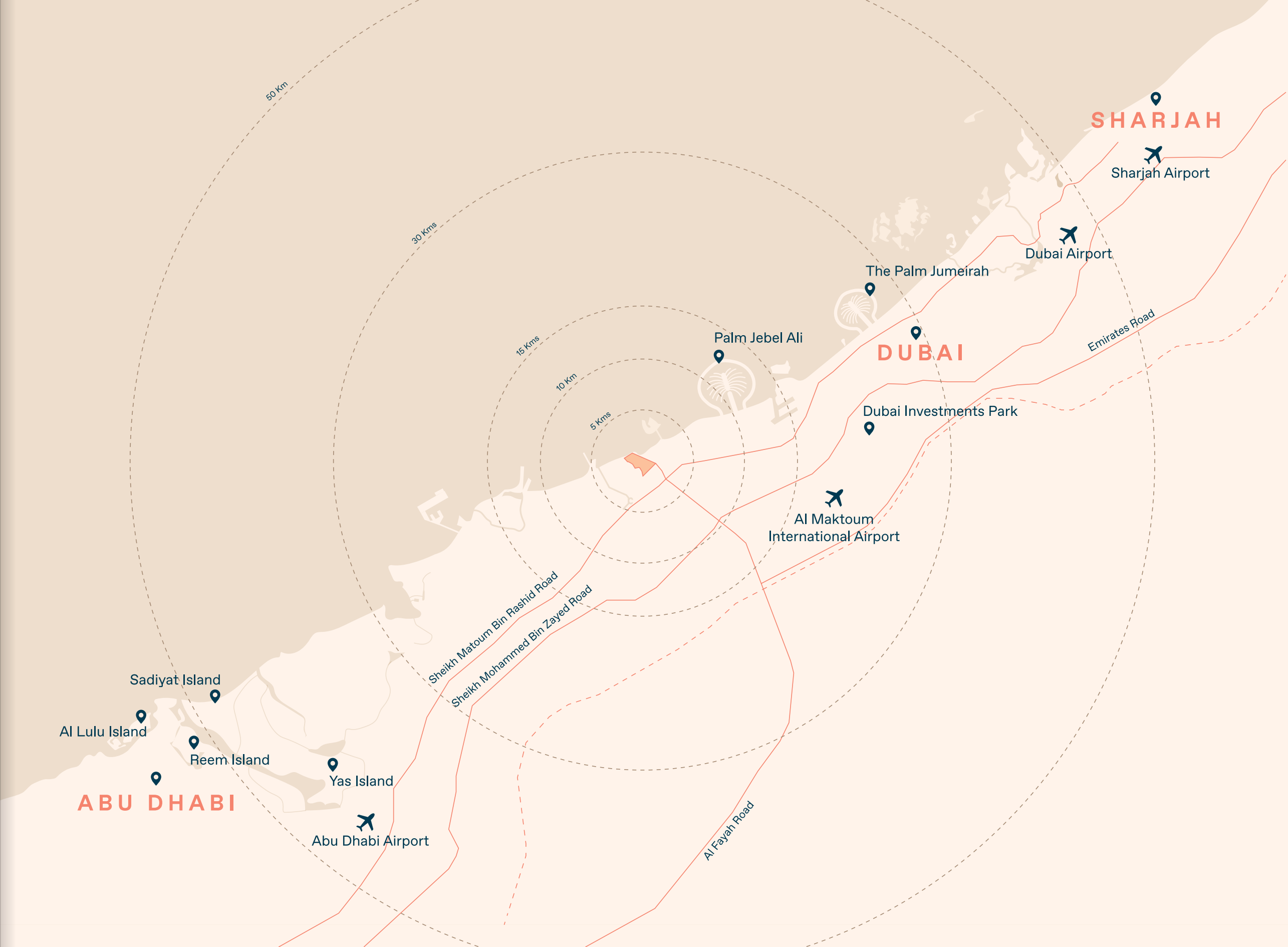
Abu Dhabi

Bayn
بين
GHANTOOT | by OGA

Dubai



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



(Chapter 05)

AMENITIES

MASTER PLANNED BY THE SEA



1.2KM

Beach



204

Marina, Berths









ALL WITHIN WALKING DISTANCE



55%
Open Space



1M SQM
Park



61K SQM
Green Spine



33KM
Cycling Network



7.1KM
Promenades



COMMUNITY POOLS



CENTRAL PARKS





FOR A FIRST
HOME WITHOUT
COMPROMISE



200 KEYS

Hotel + Branded
Residences



RETAIL/
F&B



BUSINESS
PARK



108K SQM

Sports Club



COMMERCIAL DISTRICT



CLUBHOUSES



SPORTS CLUB



(Chapter 06)

RESIDENCES

LAGOON

WATERWAY

02

01

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

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









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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

A Community Without Compromise

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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GEMINI VILLA

4 Bedrooms

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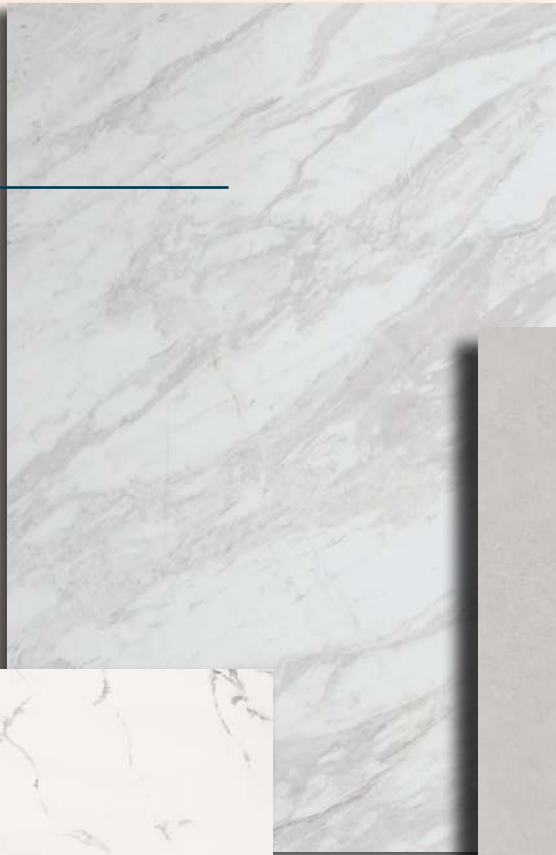


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FINISHING SPECS

Light Palette - Gemini Villa

Marble,
General Floor



Marble,
Master Bathroom Floor,
Vanity, Walls



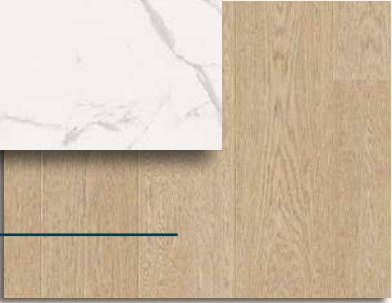
Quartz,
Secondary Vanity
Countertop



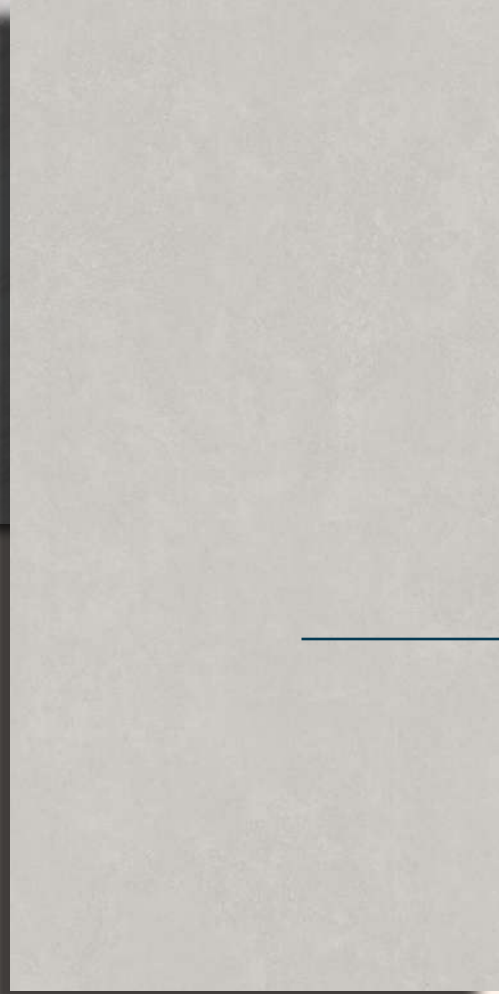
Veneer & Laminate,
Joinery



Engineered Wood,
Bedroom&WIC flooring

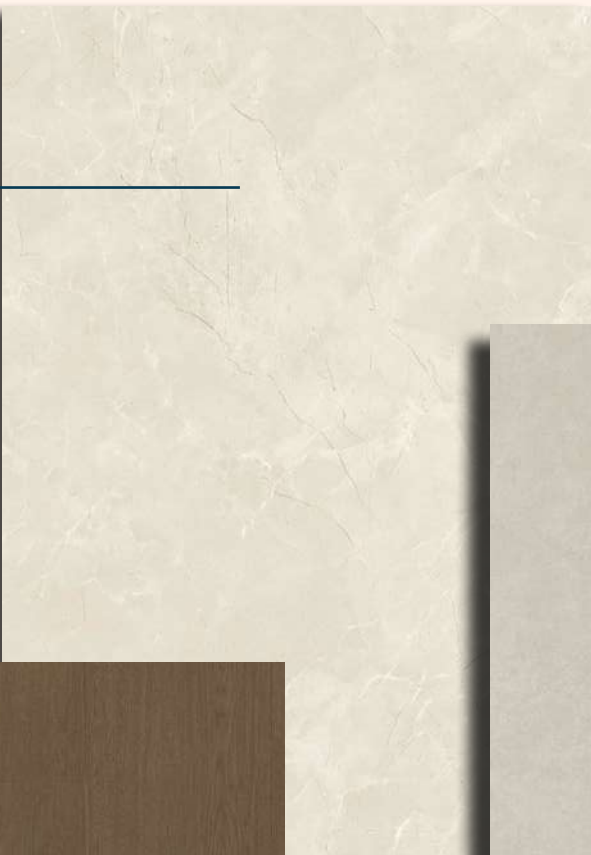


Porcelain Tile,
Secondary Bathroom
Walls and Floor

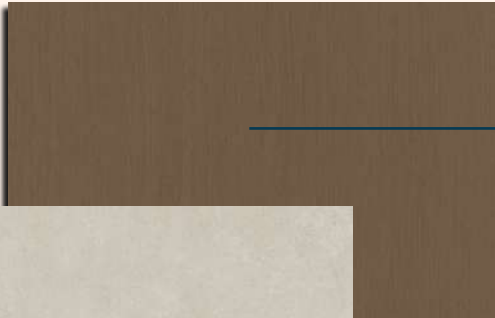


Medium Palette - Gemini Villa

Marble,
General Floor



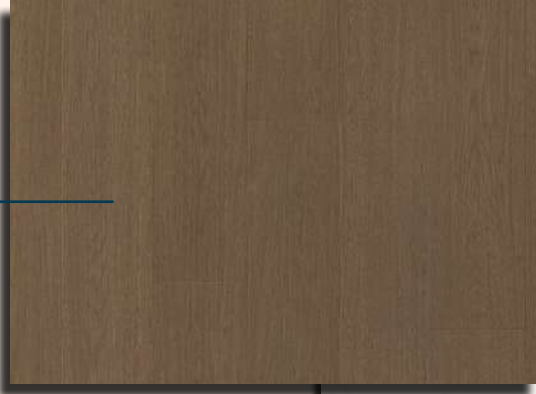
Veneer & Laminate,
Joinery



Marble,
Master Bathroom Floor,
Vanity, Walls



Engineered Wood,
Bedroom&WIC flooring



Quartz,
Secondary Vanity Countertop



Porcelain Tile,
Secondary Bathroom
Walls and Floor



- 02 -

DOUBLE HEIGHT VILLA

DOUBLE HEIGHT VILLA

5 Bedrooms

DOUBLE HEIGHT VILLA

4 Bedrooms

A Community Without Compromise

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.



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FINISHING SPECS

*Light Palette -
Double Height Villa*

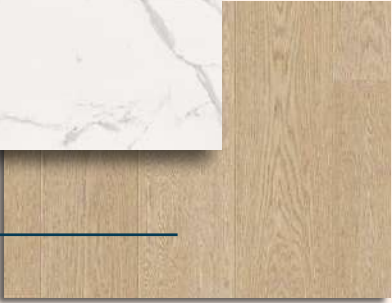
Natural Stone,
General Floor



Quartz,
Secondary Vanity
Countertop



Engineered Wood,
Bedrooms and WIC



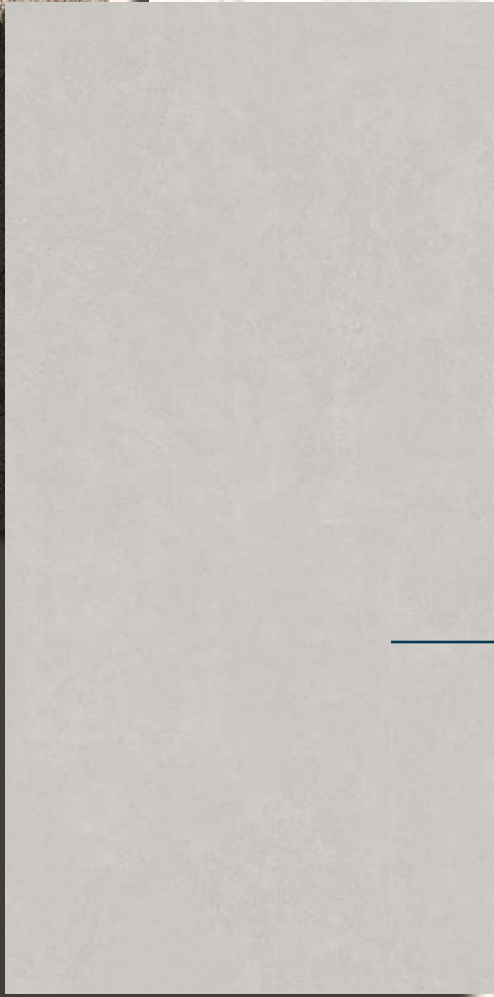
Laminate,
Master Bathroom Floor,
Vanity, Walls



Veneer & Laminate,
Joinery



Porcelain Tile,
Secondary Bathroom
Walls and Floor

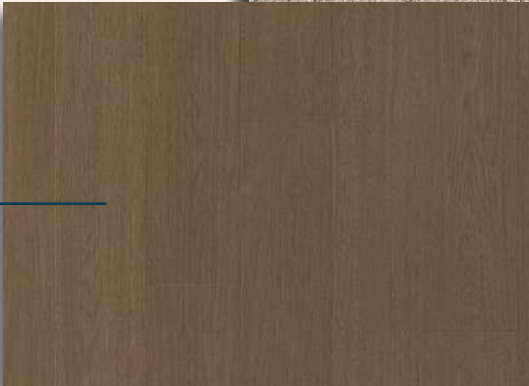


*Medium Palette -
Double Height Villa*

Natural Stone,
General Floor



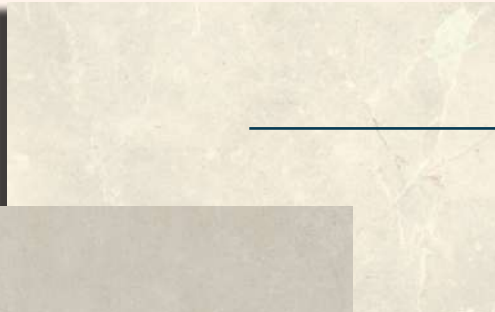
Engineered Wood,
Bedrooms and WIC



Quartz,
Secondary Vanity
Countertop



Marble,
Master Bathroom Floor,
Vanity, Walls



Veneer & Laminate,
Joinery



Porcelain Tile,
Secondary Bathroom
Walls and Floor



- 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.



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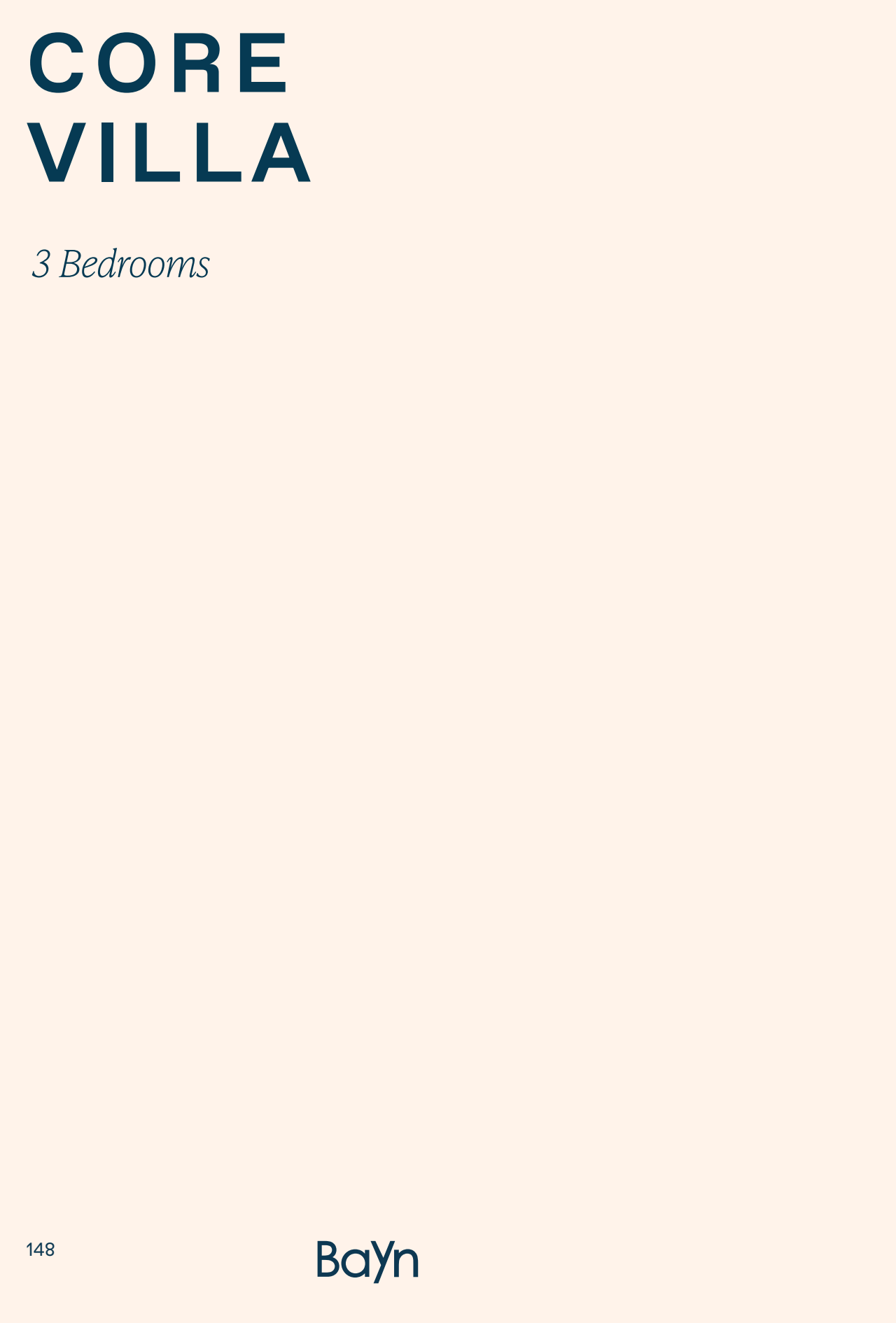




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CORE VILLA

3 Bedrooms



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FINISHING SPECS

Light Palette -
Core Villas



- 04 -

TOWNHOMES

TOWNHOMES 1

4 Bedrooms / 3 Bedrooms

TOWNHOMES 2

4 Bedrooms / 3 Bedrooms

A Community Without Compromise

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



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TOWNHOMES 2

4 Bedrooms / 3 Bedrooms



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FINISHING SPECS

Light Palette -
Townhomes

Porcelain Tile,
General Floor

Paint,
Kitchen Joinery

Porcelain Slab,
Bathroom Vanity & Kitchen
Countertop

Laminate,
Joinery

Porcelain Tile,
Bathroom Walls & Floor

Laminate,
Joinery

