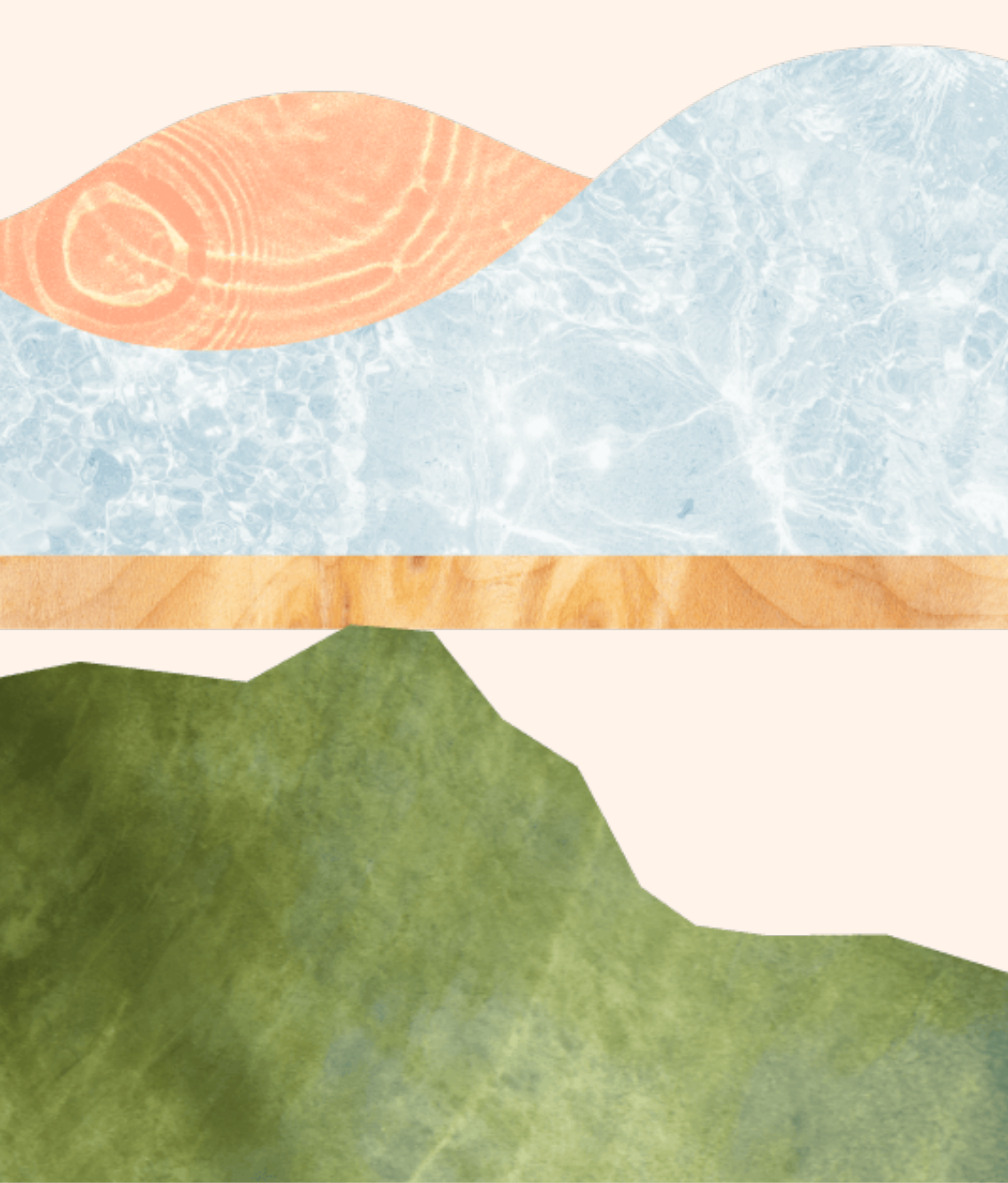


Bayn  
بين

OGA

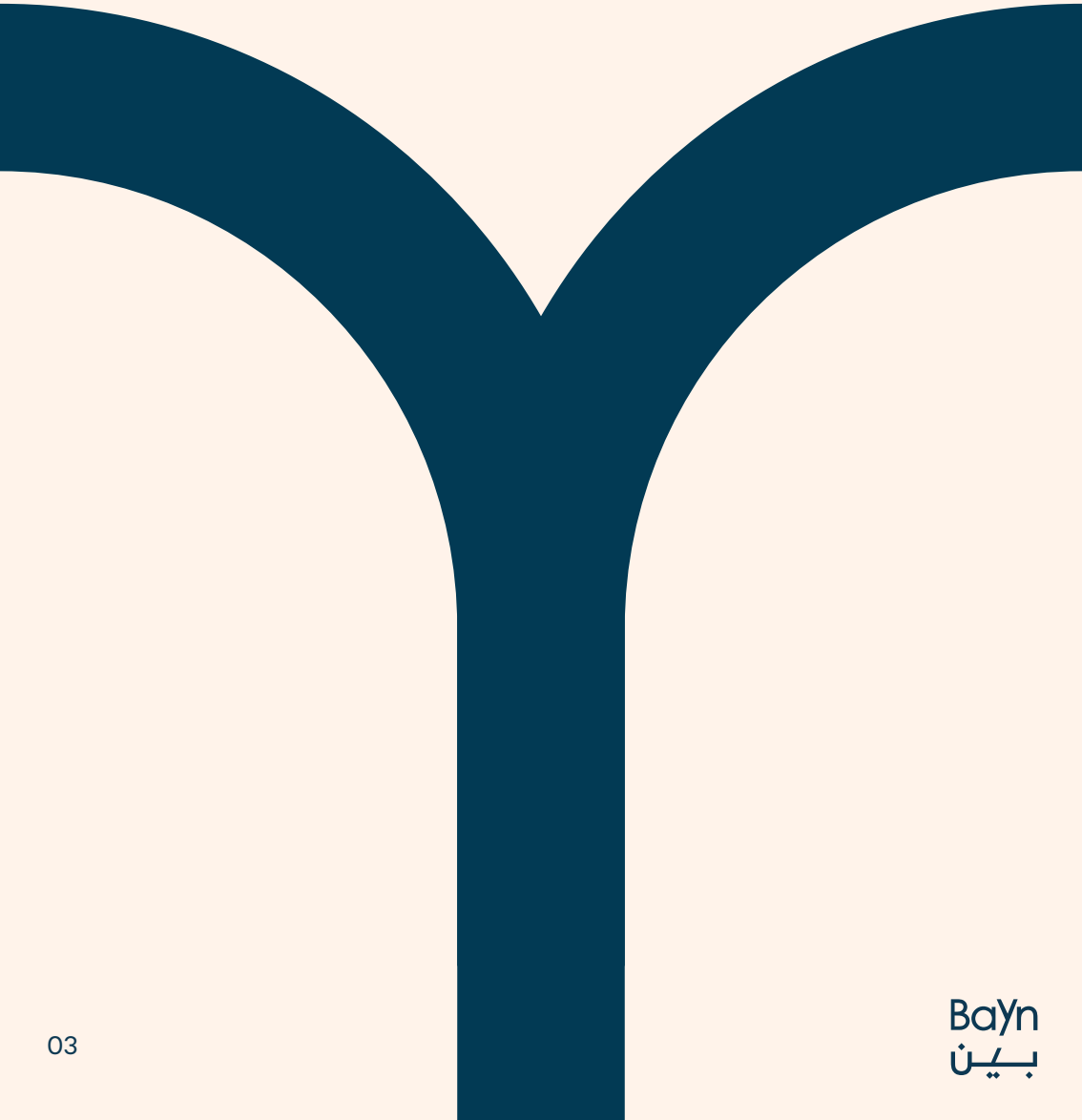


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# ABOUT OGA

*Reimagining Time*



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.”



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.

**MR. NAGUIB SAWIRIS**

Chairman & CEO



# 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



# Bayn

*A Community Without Compromise*



# A COMMUNITY WITHOUT COMPROMISE



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



**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.

# LOCATION

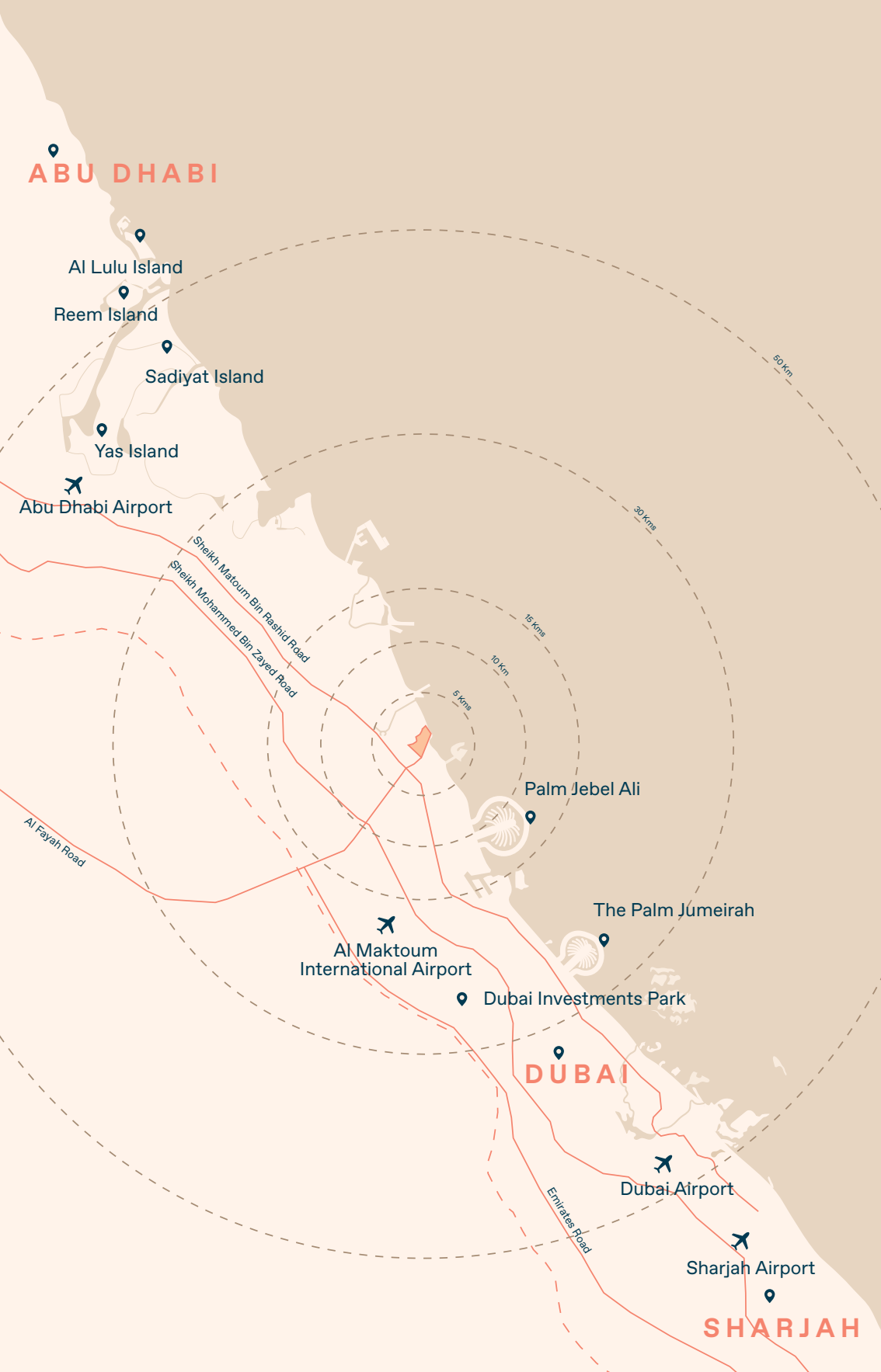


Abu Dhabi

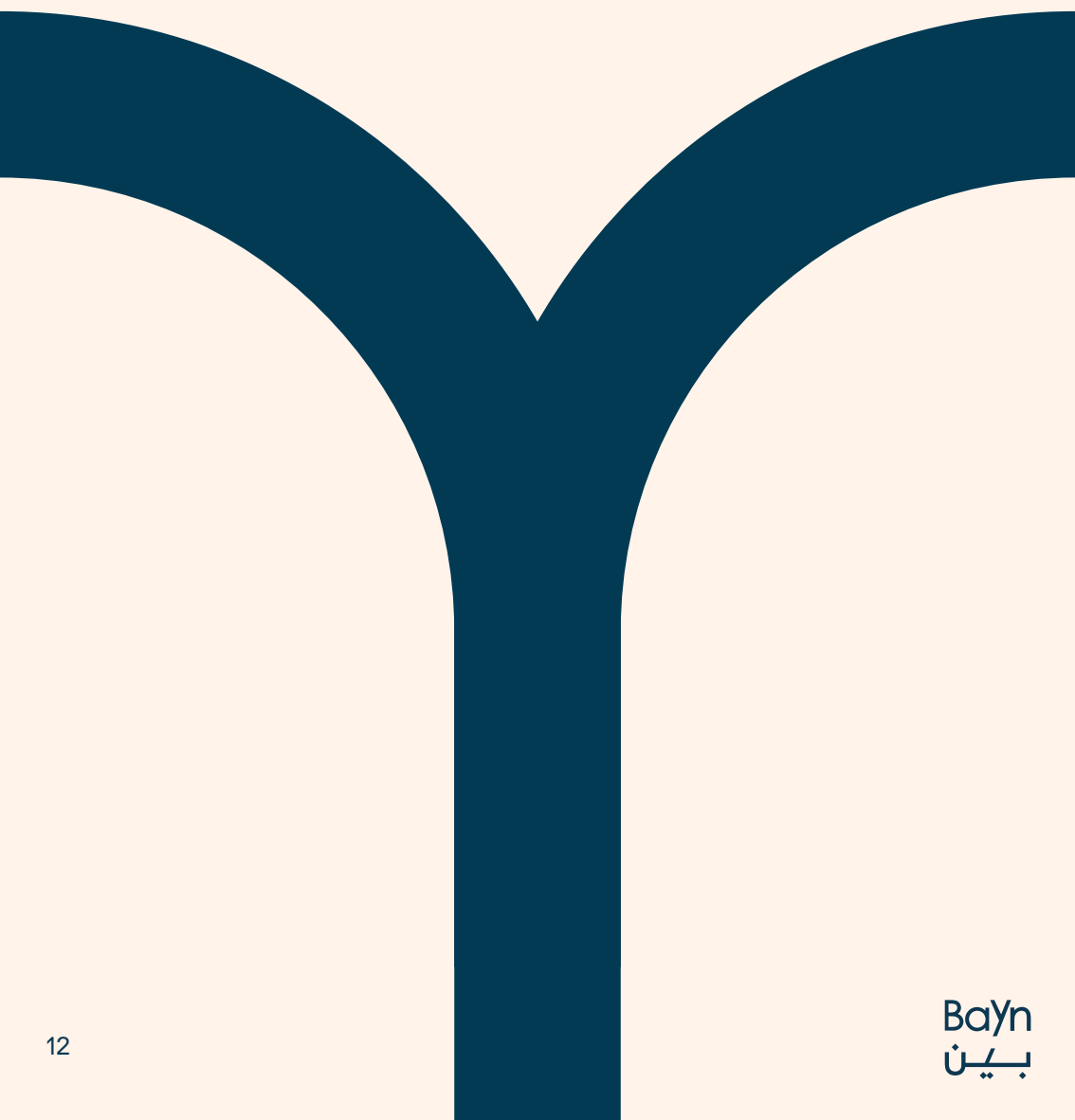


Dubai

# ABU DHABI. DUBAI. AT THE CROSSROADS, A NEW COMMUNITY IS FORMING.



# MASTERPLAN





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# 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 |

# AMENITIES



# MASTER PLANNED BY THE SEA



**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

---



**RETAIL  
/F&B**

---



**200 KEYS**

Hotel + Branded  
Residences

---



**108K SQM**

Sports Club

---



**BUSINESS  
PARK**

---



# LAGOON II

## ANCHORS

---

- 01. Lagoon
  - 02. Public Promenade
  - 03. Community Park
  - 04. Activity Park
  - 05. Community Pools
  - 06. Cycle Trails
  - 07. Playgrounds
  - 08. Gate
-

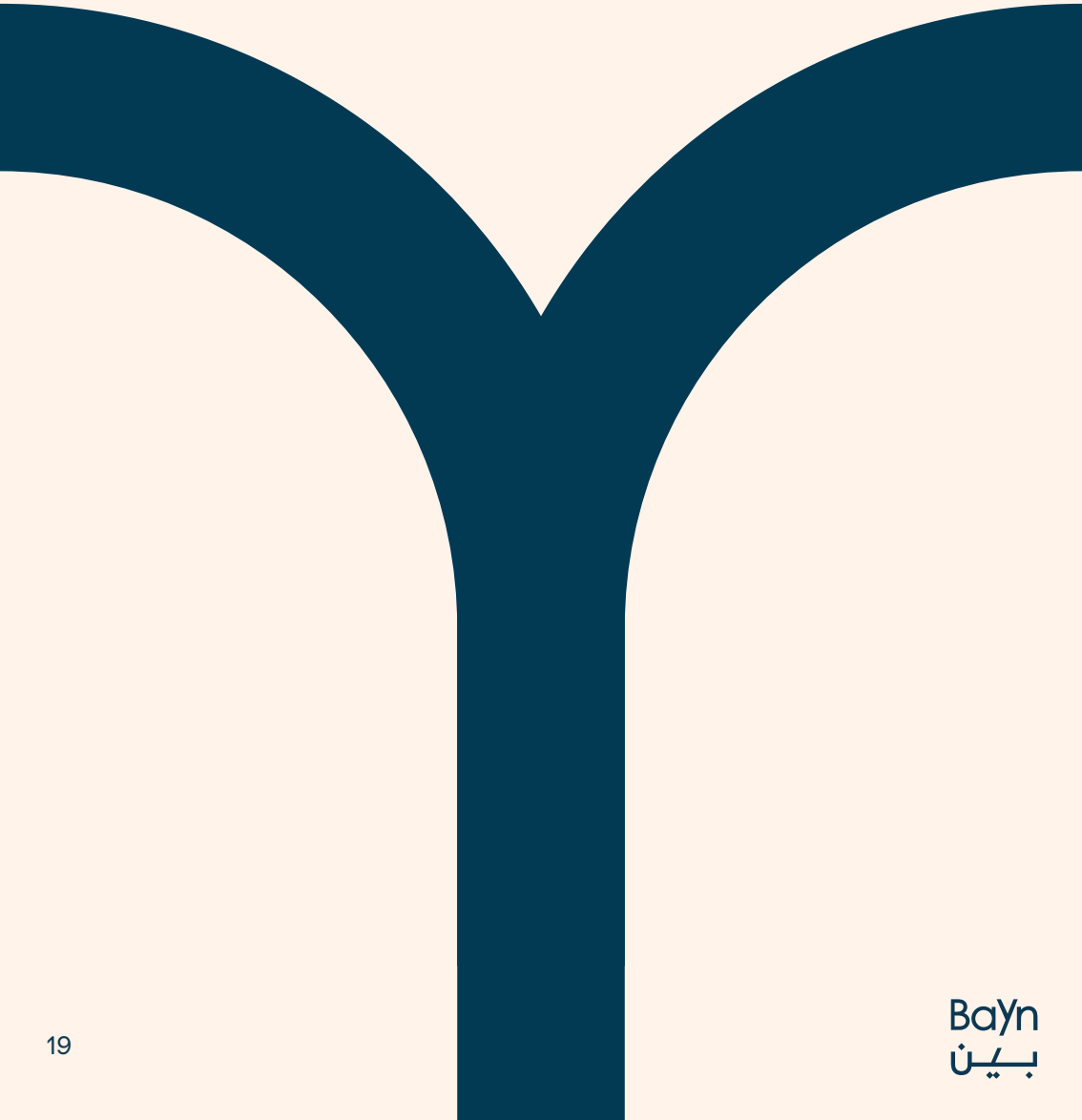
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# RESIDENCES



# UNIT TYPES OVERVIEW

- 01 -

DOUBLE  
HEIGHT  
VILLA

DOUBLE HEIGHT  
VILLA  
*5 Bedrooms*

DOUBLE HEIGHT  
VILLA  
*4 Bedrooms*

---

- 02 -

CORE VILLA

CORE VILLA  
*4 Bedrooms*

CORE VILLA  
*3 Bedrooms*

---

- 03 -

TOWNHOUSES

TOWNHOUSE 1  
*4 Bedrooms / 3 Bedrooms*

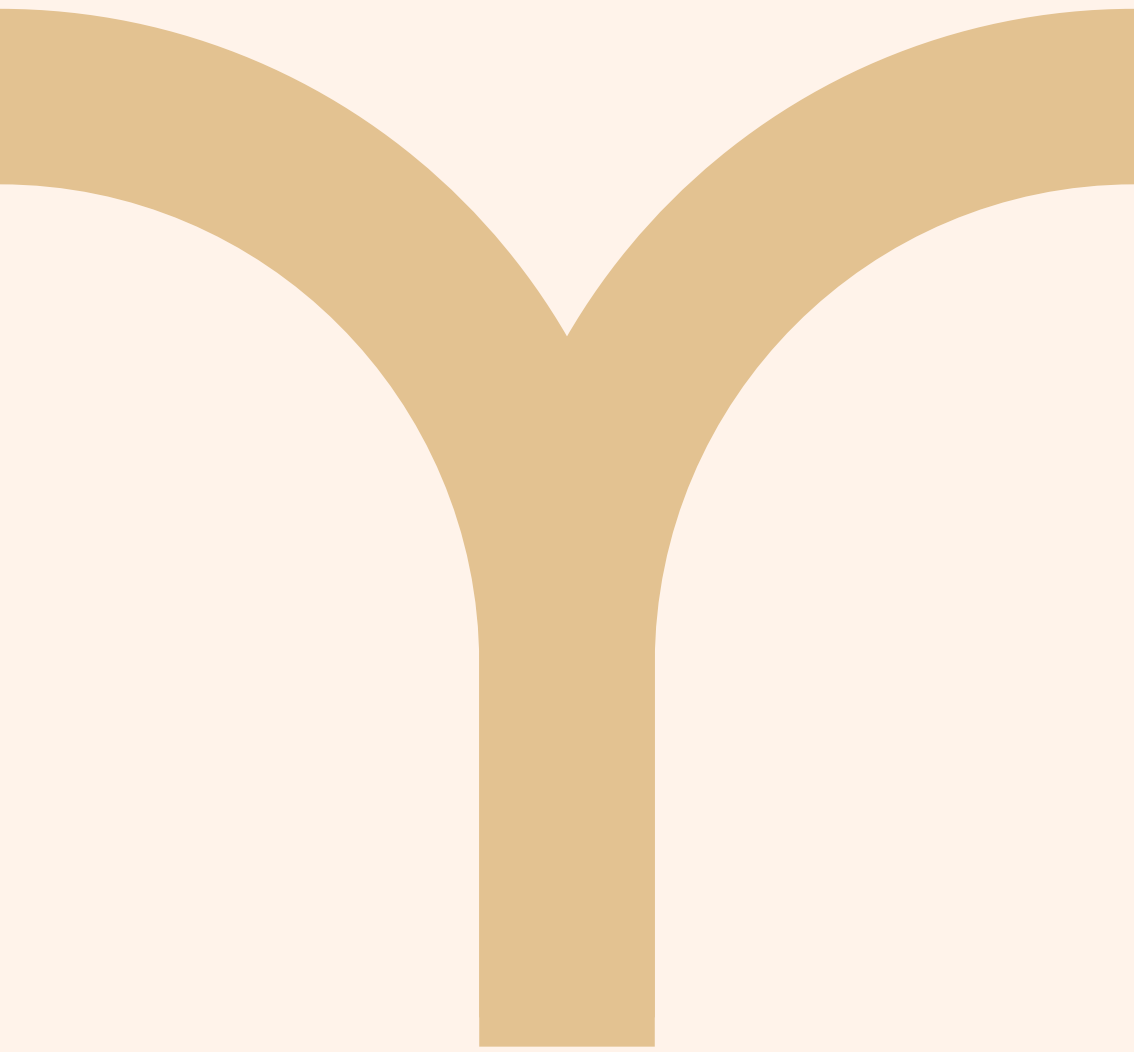
# DOUBLE HEIGHT VILLA

## 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



5



6



3

PLOT AREA	588.00 SQM (6,329 SQ.FT)
Ground Floor	232 SQM
Lower Ground 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

(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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Ground Floor



First Floor







# DOUBLE HEIGHT VILLA

4 Bedrooms



4



5



3

PLOT AREA	546 - 840 SQM (5,877 - 9,040 SQ.FT)
Ground Floor	192 SQM
Lower Ground 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

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Ground Floor



First Floor





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# FINISHING SPECS

## Light Palette - Double Height Villa

**Natural Stone,**  
General Floor



**Natural Stone,**  
Master Bathroom  
Floor, Vanity, Walls



**Veneer & Laminate,**  
Joinery



**Quartz,**  
Secondary Vanity  
Countertop



**Engineered Wood,**  
Bedroom&WIC flooring



**Porcelain Tile,**  
Secondary Bathroom  
Walls and Floor

# Medium Palette - Double Height Villa

**Natural Stone,**  
General Floor



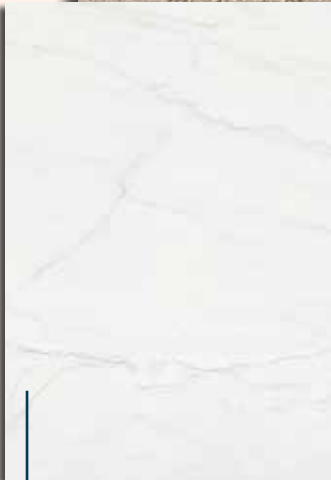
**Veneer & Laminate,**  
Joinery



**Natural Stone,**  
Master Bathroom  
Floor, Vanity, Walls



**Quartz,**  
Secondary Vanity  
Countertop



**Engineered Wood,**  
Bedrooms &  
WIC



**Porcelain Tile,**  
Secondary Bathroom  
Walls and Floor



# 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



4



4



3

PLOT AREA	385 - 571 SQM (4,141 - 6,143 SQ.FT)
Ground Floor	137 SQM
Lower Ground 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

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Ground Floor



First Floor





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# CORE VILLA

3 Bedrooms



3



4



3

PLOT AREA	360 - 507 SQM (3,875 - 5,458 SQ.FT)
Ground Floor	113 SQM
Lower Ground 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

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Ground Floor



First Floor





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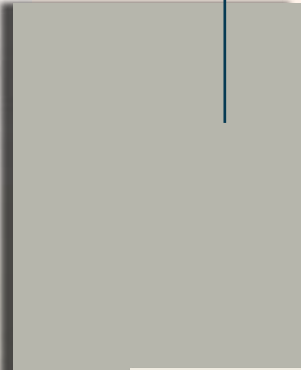
# FINISHING SPECS

## Light Palette - Core Villa

**Porcelain Tile,**  
General Floor



**Paint,**  
Kitchen Joinery



**Laminate,**  
Joinery



**Porcelain Slab,**  
Bathroom Vanity &  
Kitchen Countertop



**Laminate,**  
Joinery



**Porcelain Tile,**  
Bathroom Walls  
and Floor

# TOWNHOUSES

## TOWNHOUSE 1

*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.

# TOWNHOUSE 1

*4 Bedrooms / 3 Bedrooms*



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# TOWNHOUSE 1C - L

## 4 Bedrooms



4



5



## 2

<b>PLOT AREA</b>	<b>293 - 349 SQM (3,155 - 3,756 SQ.FT)</b>
Ground Floor	104 SQM
First Floor	92 SQM
Second Floor	38 SQM
Balconies	36 SQM
<b>Total SA</b>	<b>270 SQM (2,905 SQ.FT)</b>
<b>TOTAL BUA</b>	<b>267 SQM (2,876 SQ.FT)</b>

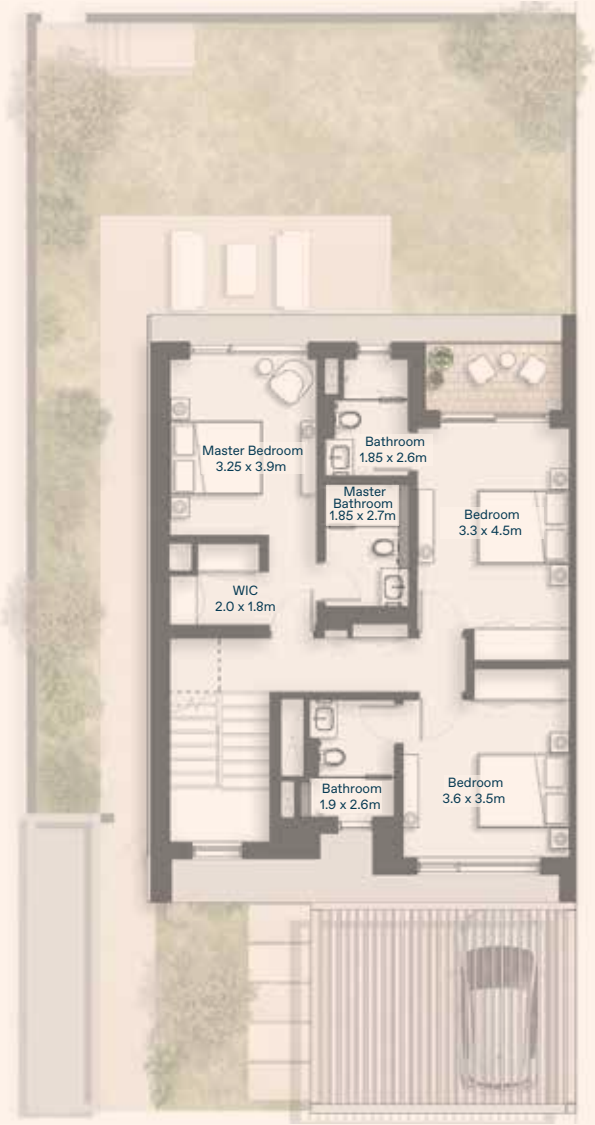
### Including Service Rooms

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### Ground Floor



First Floor



Second Floor



# TOWNHOUSE 1C - R

4 Bedrooms



4



5



2

## PLOT AREA

309 - 349 SQM  
(3,330 - 3,753 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)

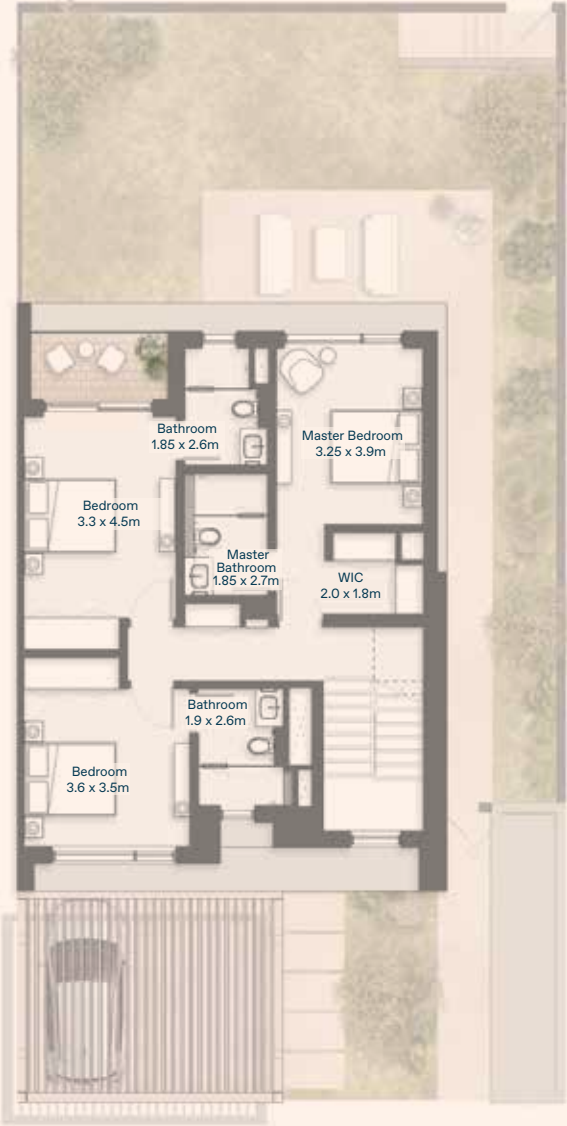
Including Service Rooms

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Ground Floor



First Floor



Second Floor



# TOWNHOUSE 1M - R

3 Bedrooms



3



4



2

## PLOT AREA

216 - 229 SQM  
(2,329 - 2,464 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

(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

# TOWNHOUSE 1M - L

3 Bedrooms



3



4



2

PLOT AREA	216 -229 SQM (2,321 - 2,460 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

(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

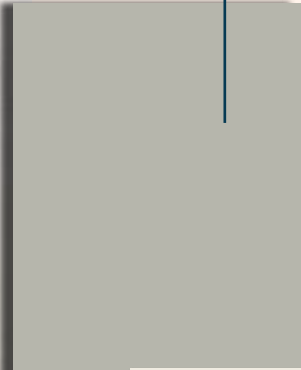
# FINISHING SPECS

## Light Palette - Townhouses

**Porcelain Tile,**  
General Floor



**Paint,**  
Kitchen Joinery



**Laminate,**  
Joinery



**Porcelain Slab,**  
Bathroom Vanity &  
Kitchen Countertop



**Laminate,**  
Joinery



**Porcelain Tile,**  
Bathroom Walls & Floor

Bayn  
بين

Y

OGA

ORA-UAE.COM  
☎ 800 ORA UAE (672 823)

وتزداد الحياة...حياة  
A COMMUNITY WITHOUT COMPORMISE