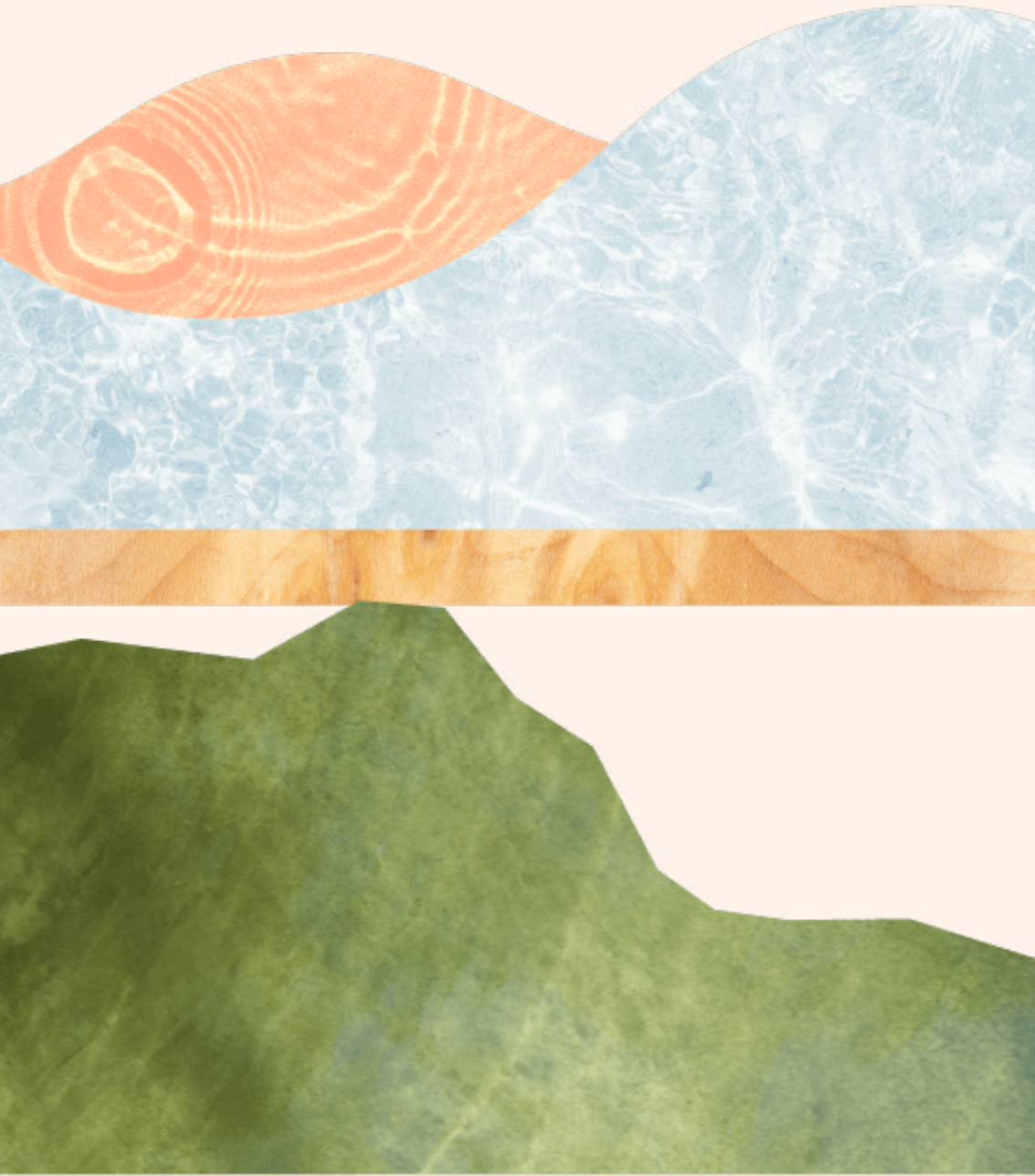


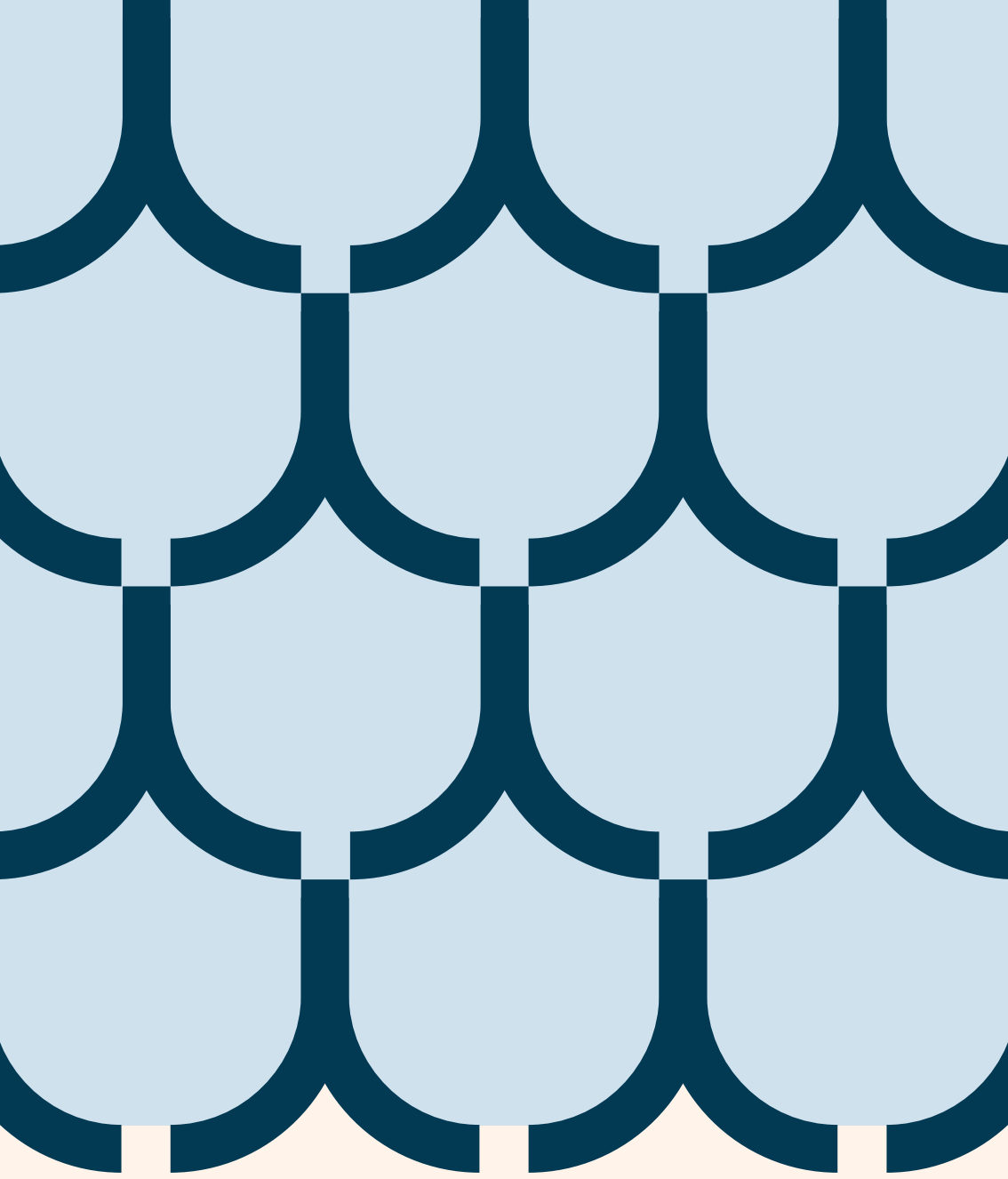
Bayn  
بين

OGA



# CONTENTS

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*(Chapter 01)*

# 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



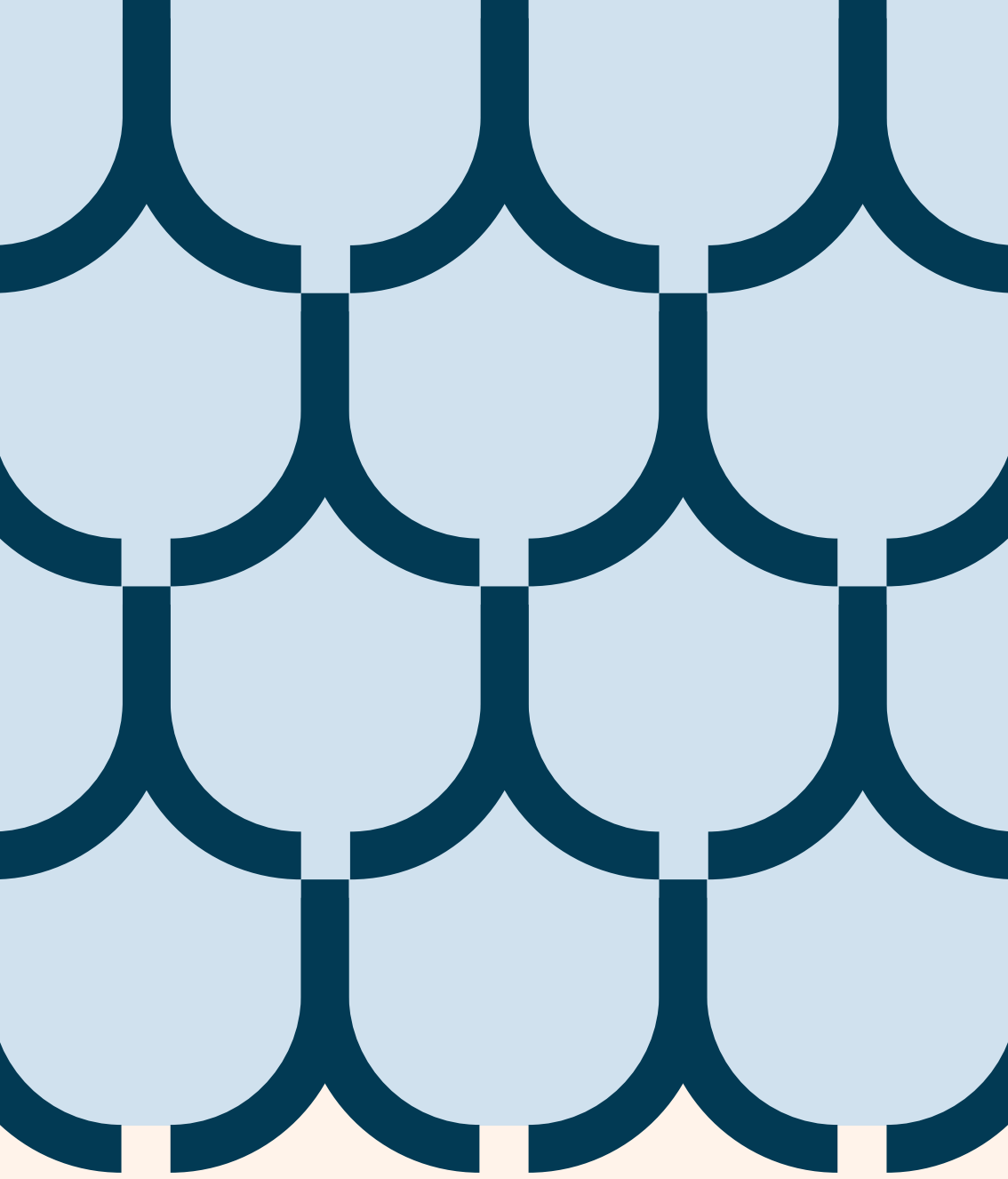
# REIMAGINING TIME

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.



S I L V E R S A N D S





*(Chapter 02)*

# Bayn

*A Community Without Compromise*

# A COMMUNITY WITHOUT COMPROMISE

أبو ظبي  
Abu Dhabi



Bayn  
بين  
GHANTOOT | by OFA



دبي  
Dubai



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**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.

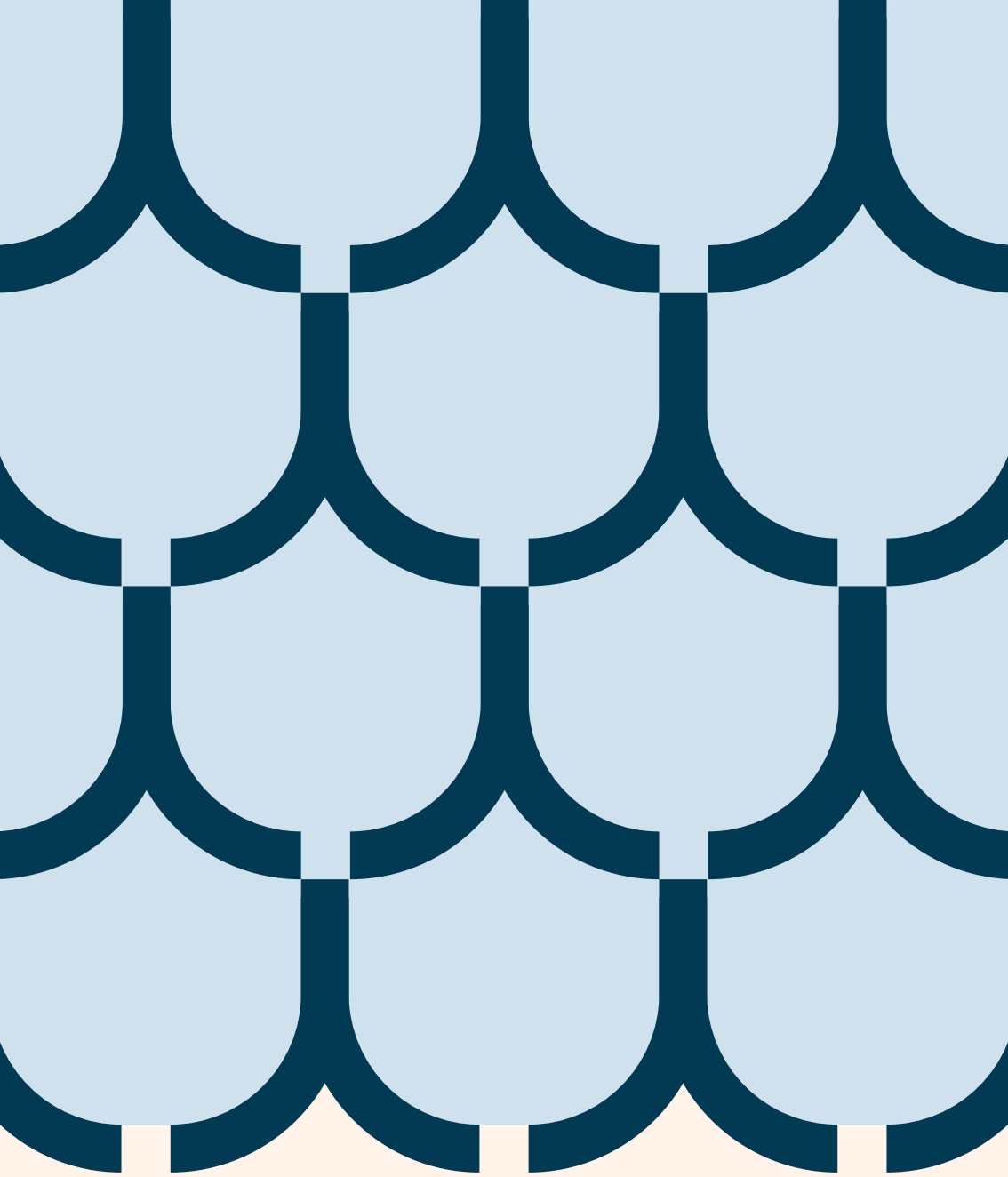
This isn't just a place to live. It's a place to  
*thrive*.

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)*

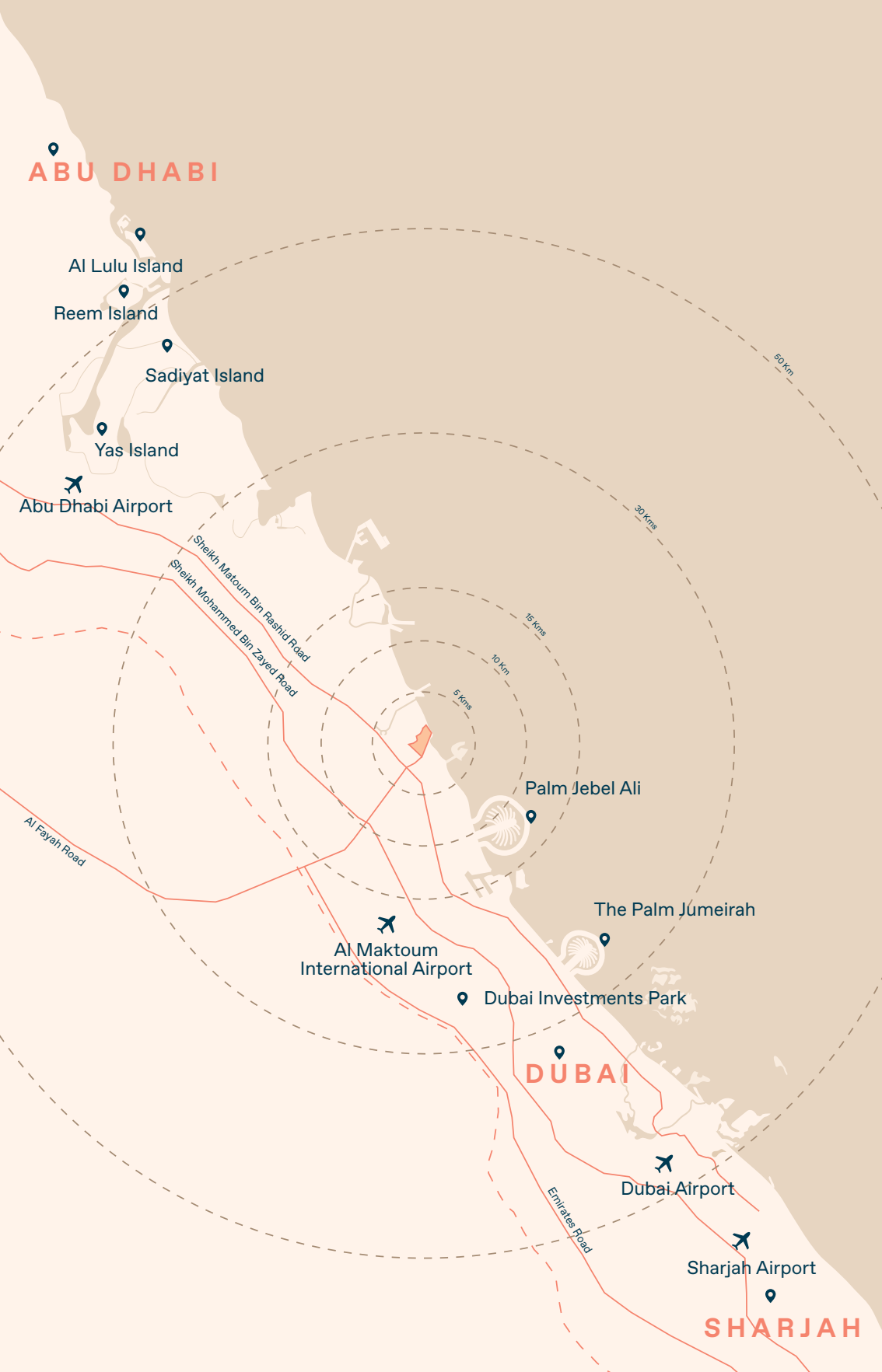
# LOCATION

Abu Dhabi

Bayn  
بين  
GHANTOOT | by OGA

Dubai

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



ABU DHABI

Al Lulu Island

Reem Island

Sadiyat Island

Yas Island

Abu Dhabi Airport

Sheikh Matoum Bin Rashid Road

Sheikh Mohammed Bin Zayed Road

Al Fayah Road

Palm Jebel Ali

The Palm Jumeirah

Al Maktoum International Airport

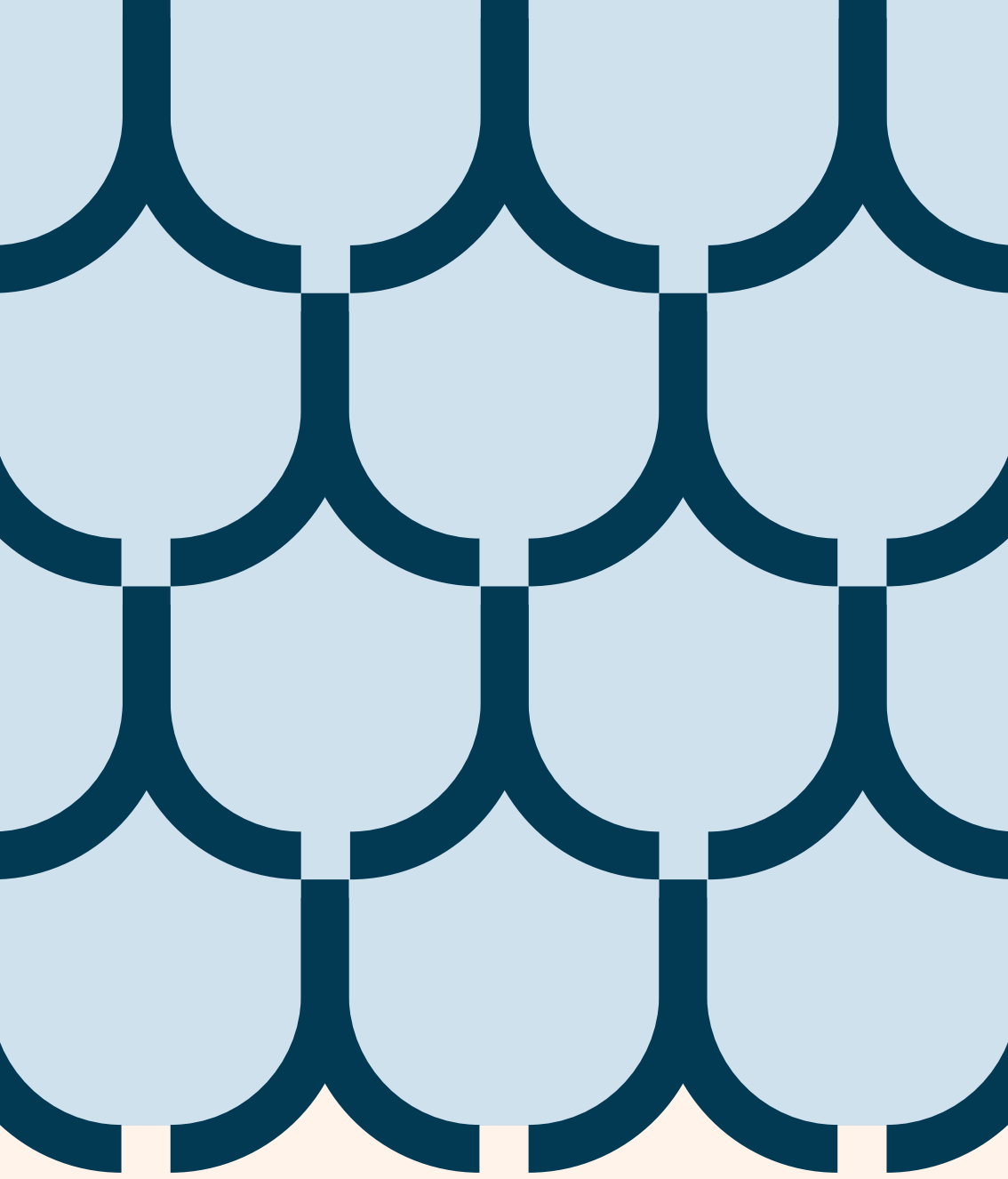
Dubai Investments Park

DUBAI

Dubai Airport

Sharjah Airport

SHARJAH



*(Chapter 04)*

# MASTERPLAN

30 MIN.  
From Abu Dhabi

Bayn  
بيين  
GHANTOOL LLC - QFC

30 MIN.  
From Dubai



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# A COMMUNITY YOU SHAPE



**4.8M**

Sqm Land

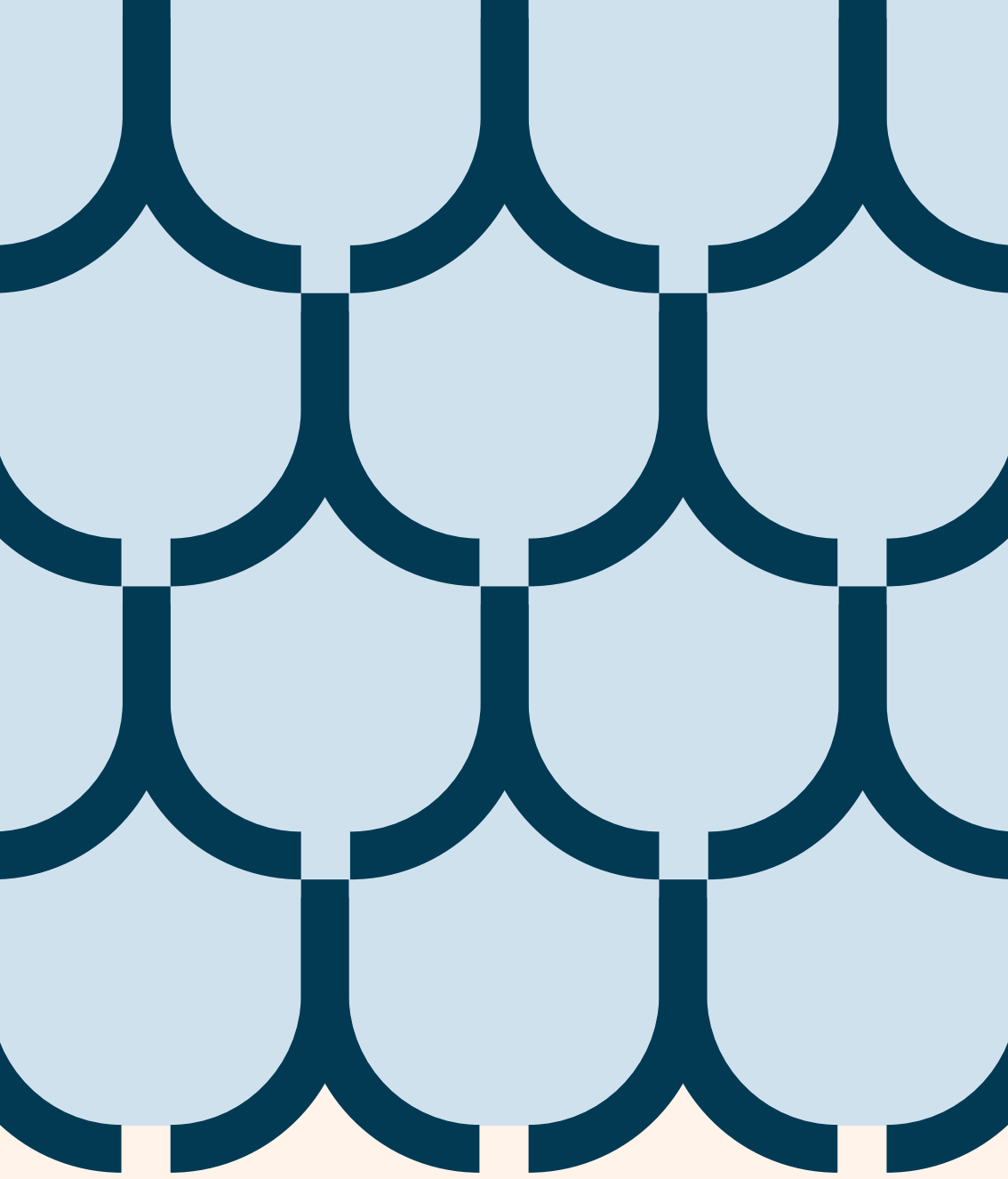


**32K**

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



*(Chapter 05)*

# AMENITIES

# MASTER PLANNED BY THE SEA



**1.2KM**

Beach

---



**204**

Marina, Berths

---



# MARINA



# BEACH



# BEACH TOWN

# ALL WITHIN WALKING DISTANCE



55%

Open Space

---



1M SQM

Park

---



61K  
SQM

Green Spine

---



33KM

Cycling Network

---



7.1KM

Promenades

---



# COMMUNITY POOL



# CENTRAL PARKS



# LAGOON

# FOR A FIRST HOME WITHOUT COMPROMISE



**200  
KEYS**

Hotel + Branded  
Residences

---



**RETAIL  
/F&B**

---



**BUSINESS  
PARK**

---



**108K  
SQM**

Sports Club

---



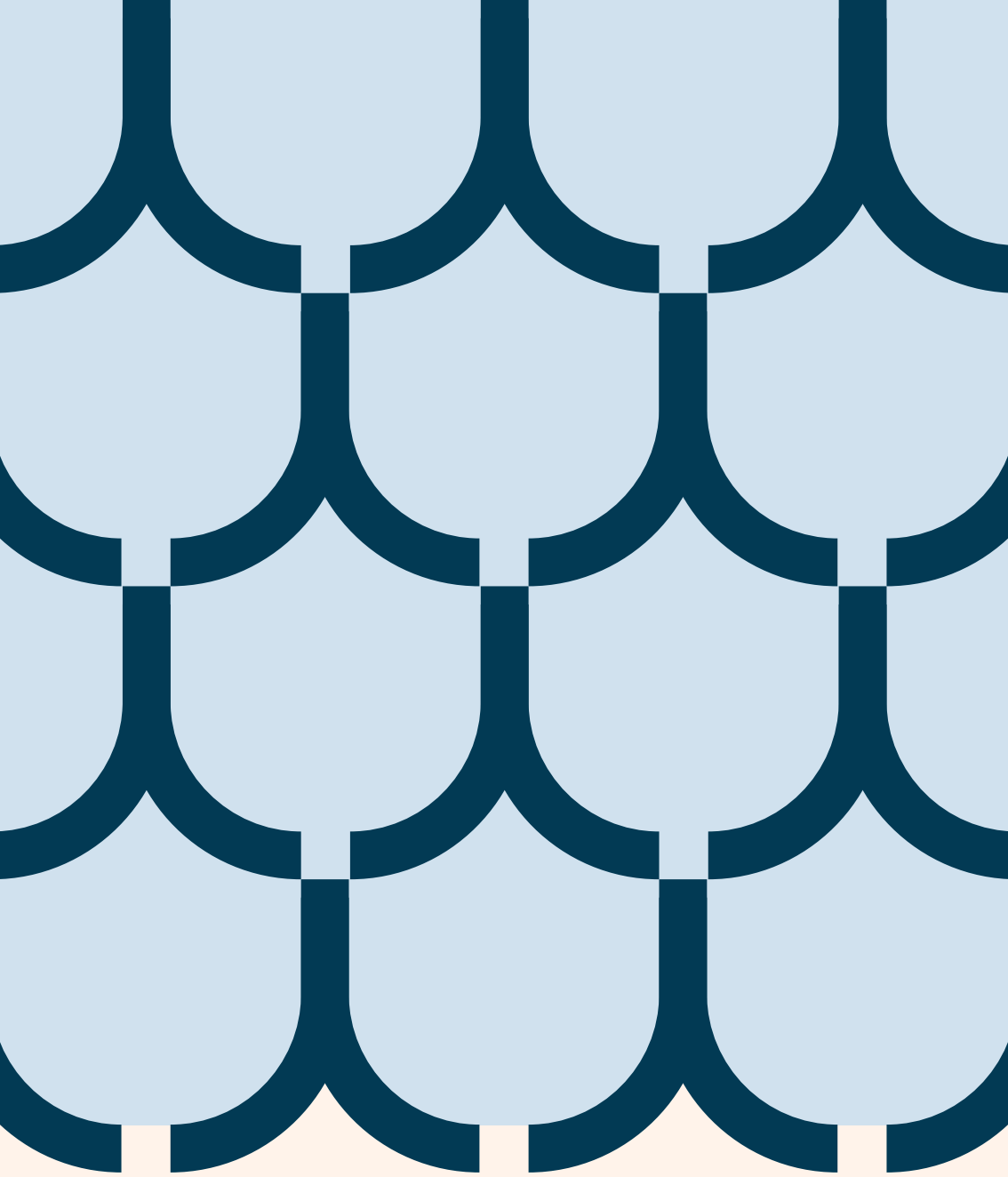
# COMMERCIAL DISTRICT



# CLUB HOUSES



# SPORTS CLUB



*(Chapter 06)*

# RESIDENCES

# LAGOON

# WATERWAY



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LAGOON

  
WATERWAY

## 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

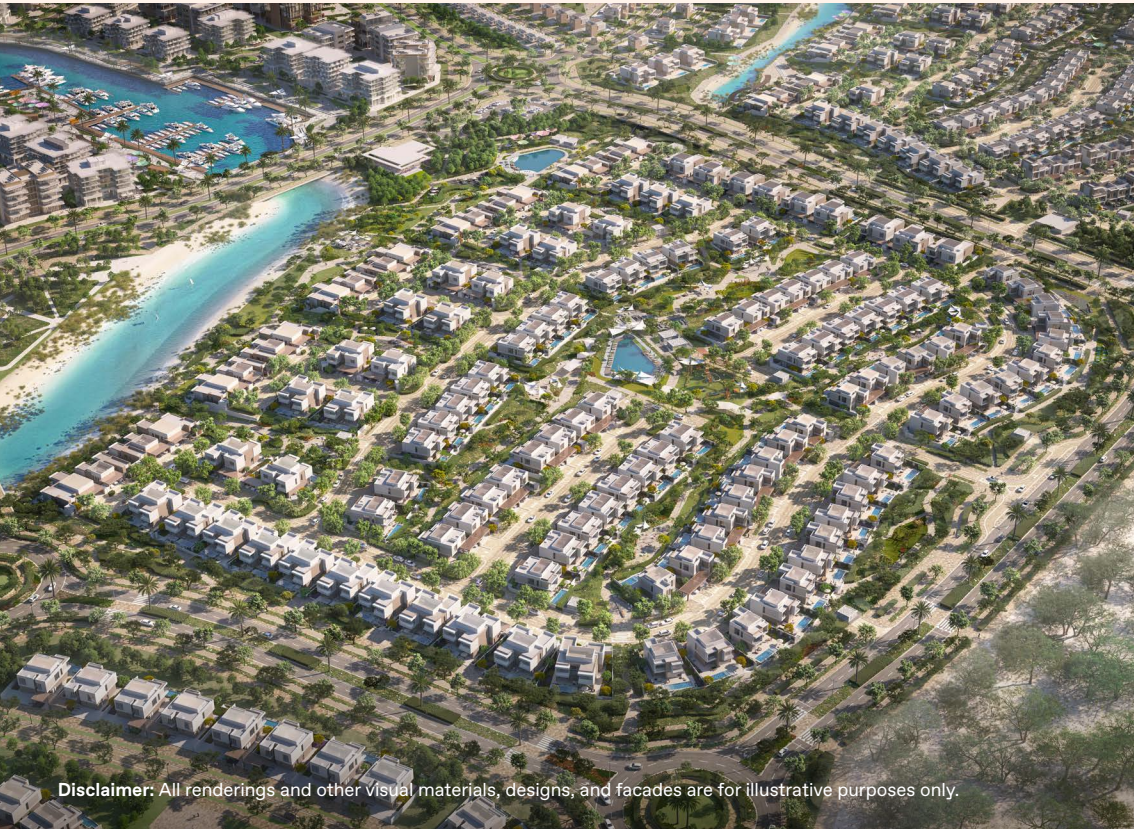
---

10. Cycling Trail

---



# WATERWAY



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# LAGOON



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# UNIT TYPES OVERVIEW

- 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 -

**TOWNHOUSES**

**TOWNHOUSE 1**  
*4 Bedrooms / 3 Bedrooms*

**TOWNHOUSE 2**  
*4 Bedrooms / 3 Bedrooms*

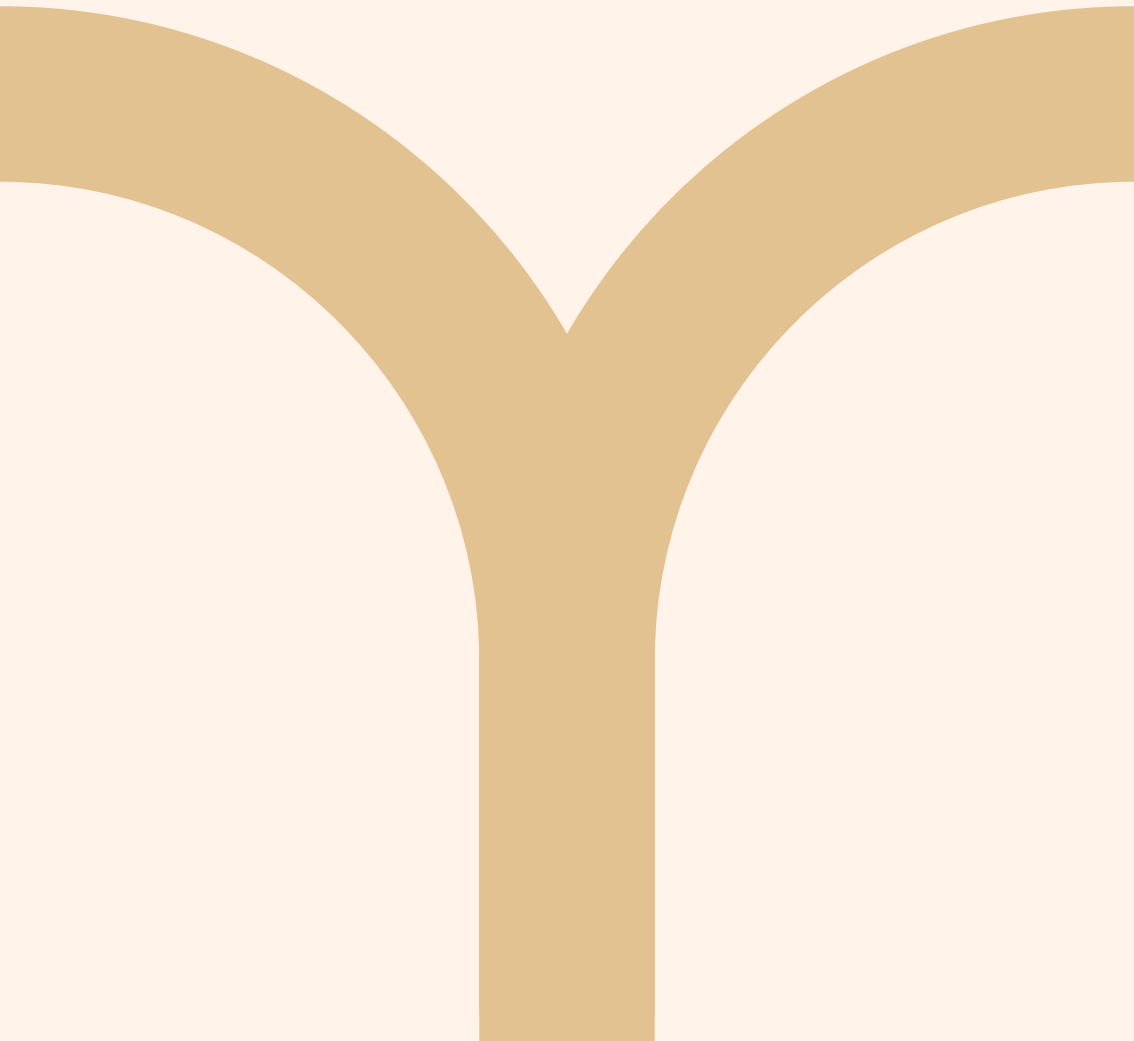
# GEMINI VILLA

## **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



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)

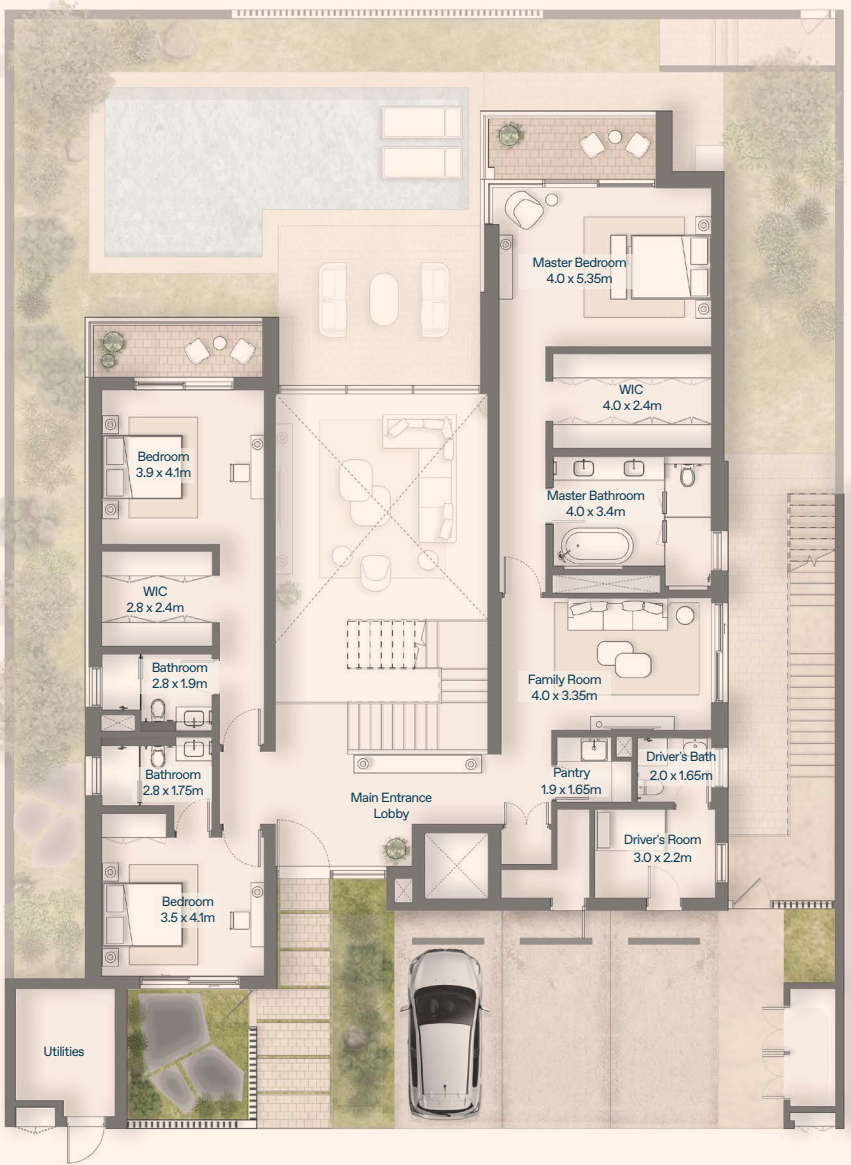
Including Service Rooms &  
Covered Garage

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Ground Floor



Lower Ground Floor





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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)**

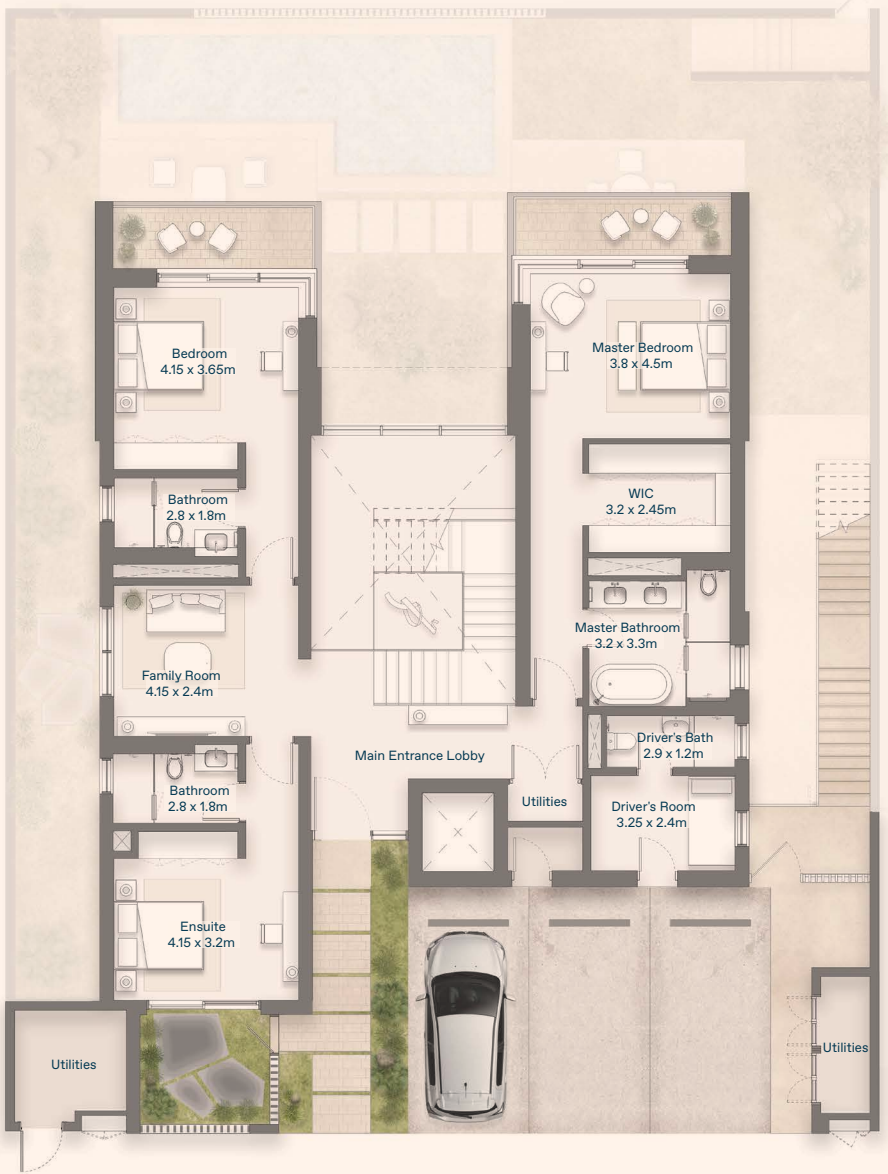
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Ground Floor



Lower Ground Floor





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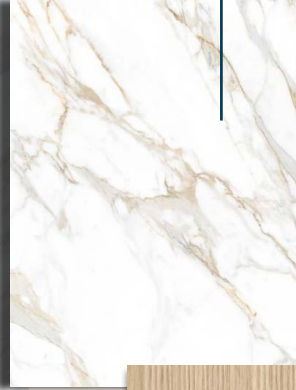
# FINISHING SPECS

## *Light Palette - Gemini Villa*

**Marble,**  
General Floor



**Marble,**  
Master Bathroom  
Floor, Vanity, Walls



**Veneer & Laminate,**  
Joinery



**Quartz,**  
Secondary Vanity  
Countertop



**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



**Quartz,**  
Secondary Vanity  
Countertop



**Engineered Wood,**  
Bedroom &  
WIC flooring



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

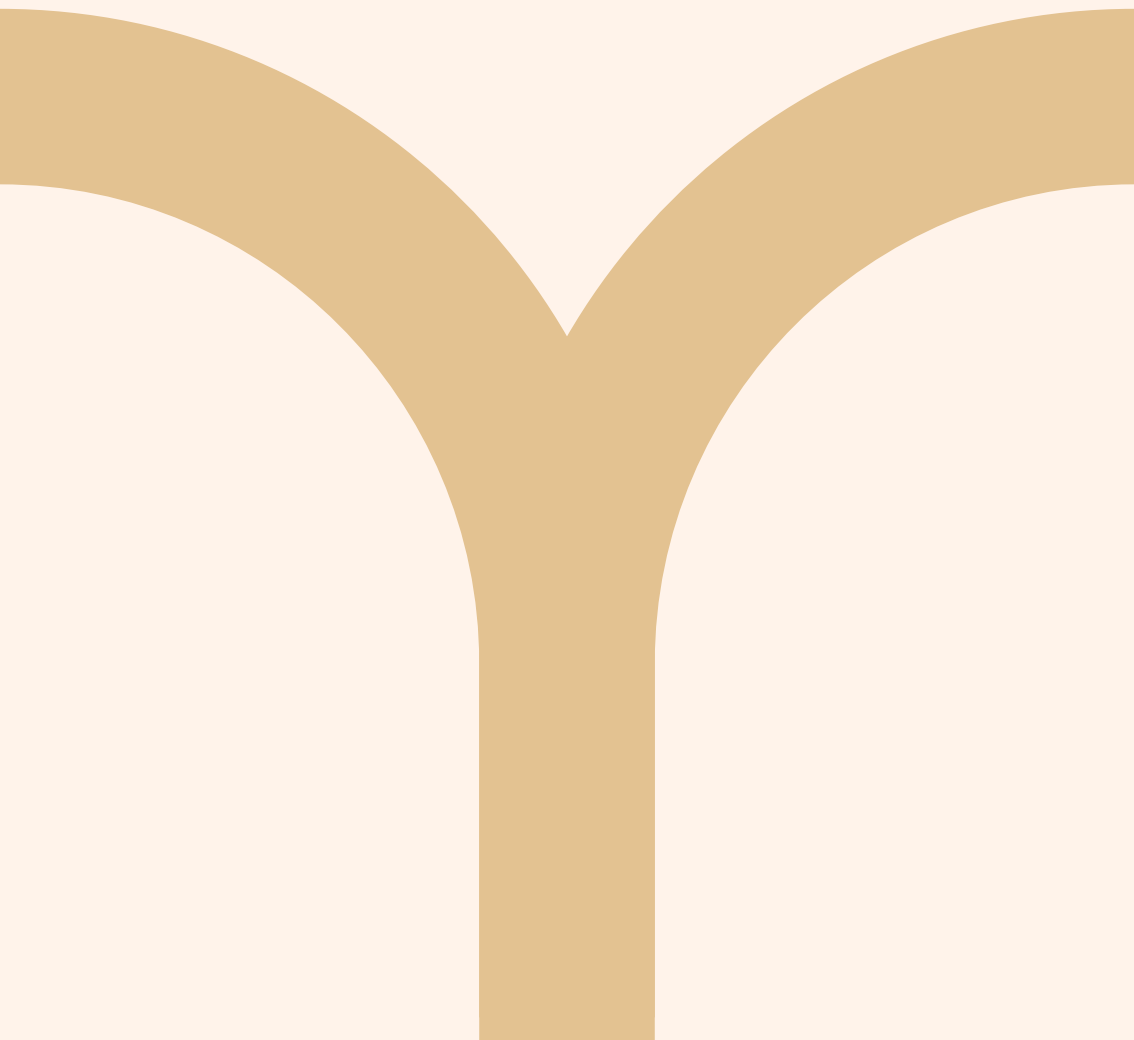
# DOUBLE HEIGHT VILLA

## 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 - 667.50 SQM  
(6,329-7,185 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

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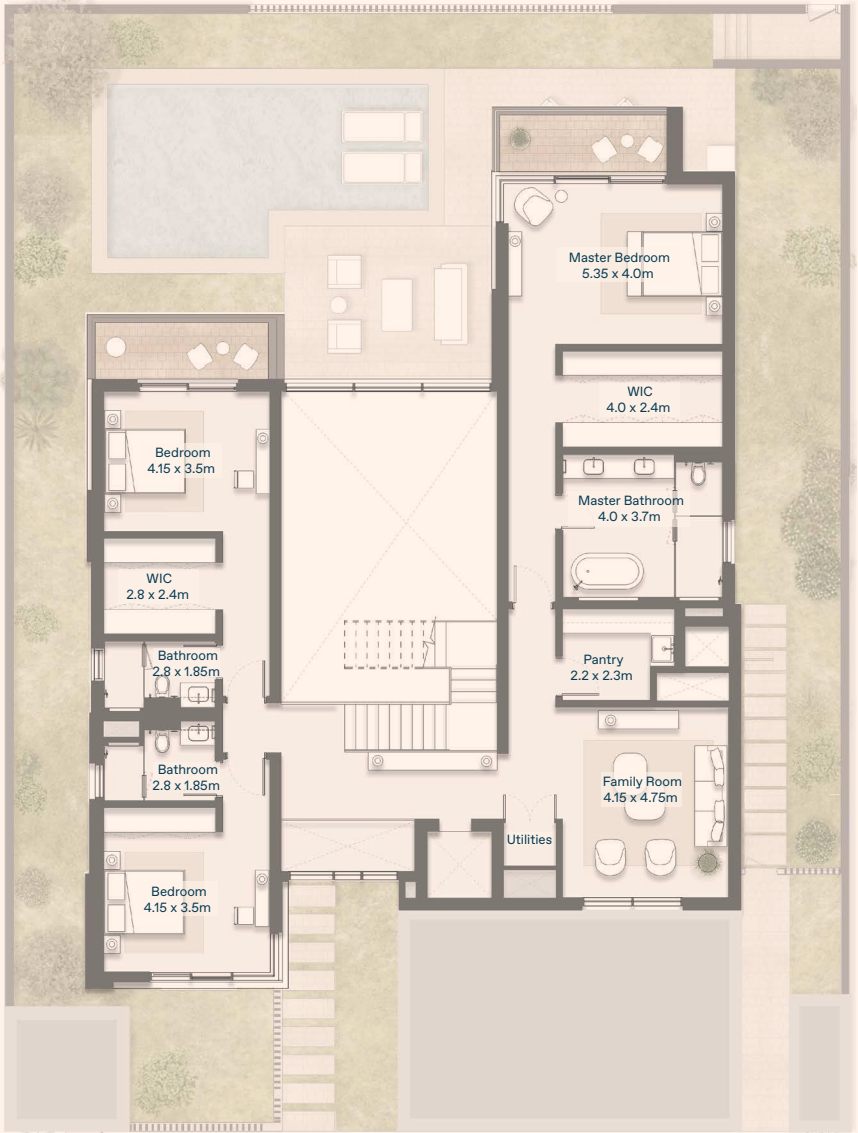


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Ground Floor



First Floor







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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

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



**Laminate,**  
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

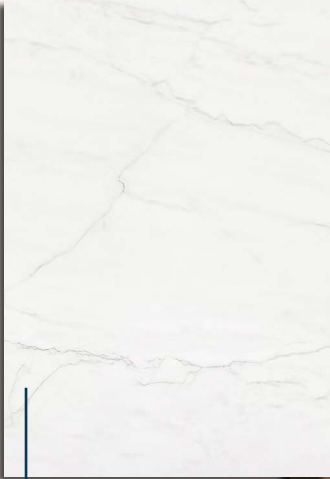
**Natural Stone,**  
General Floor



**Veneer & Laminate,**  
Joinery



**Marble,**  
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**

**390.50 - 541.68 SQM**  
**(4,203 - 5,830 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)**

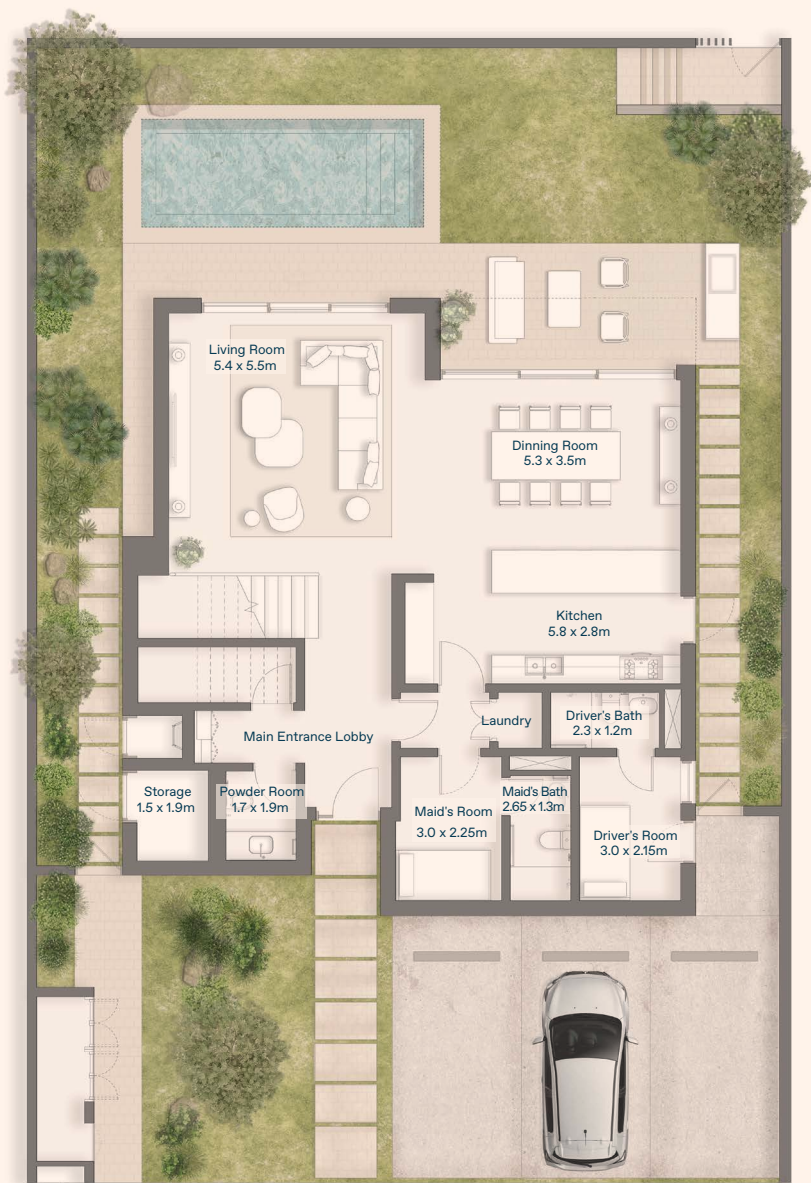
Including Service Rooms &  
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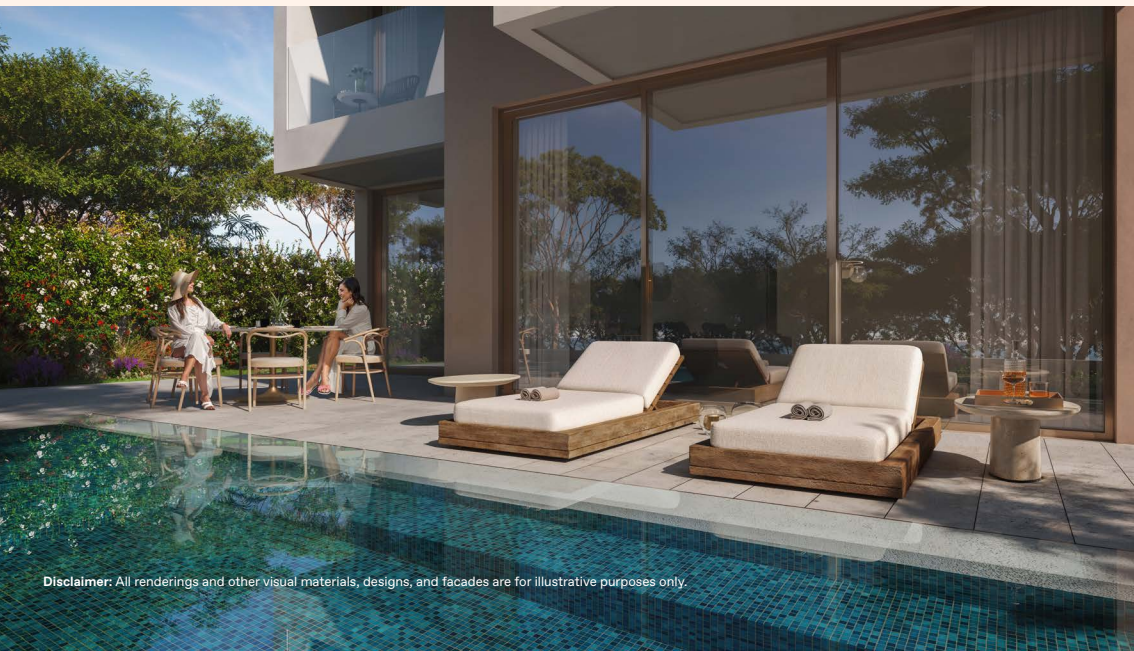
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Ground Floor



First Floor





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# CORE VILLA

3 Bedrooms



3



4



3

## PLOT AREA

**385.22 - 639.42 SQM**  
**(4,146 - 6,883 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)**

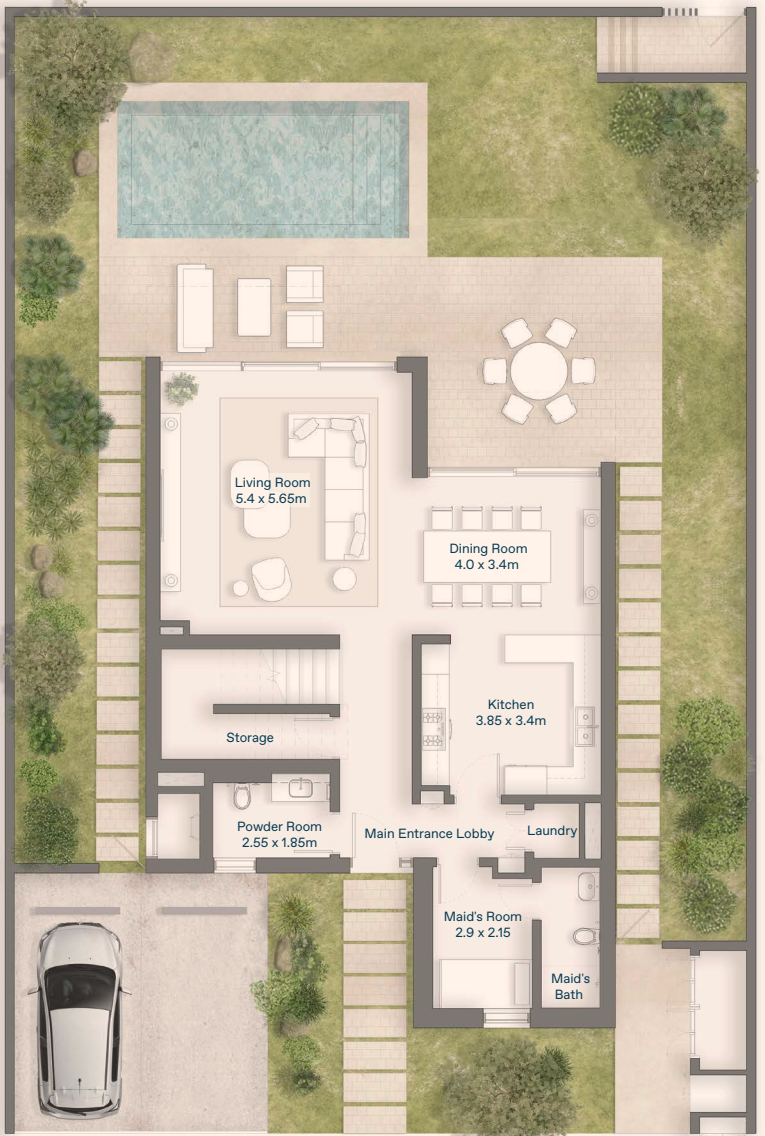
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Covered Garage

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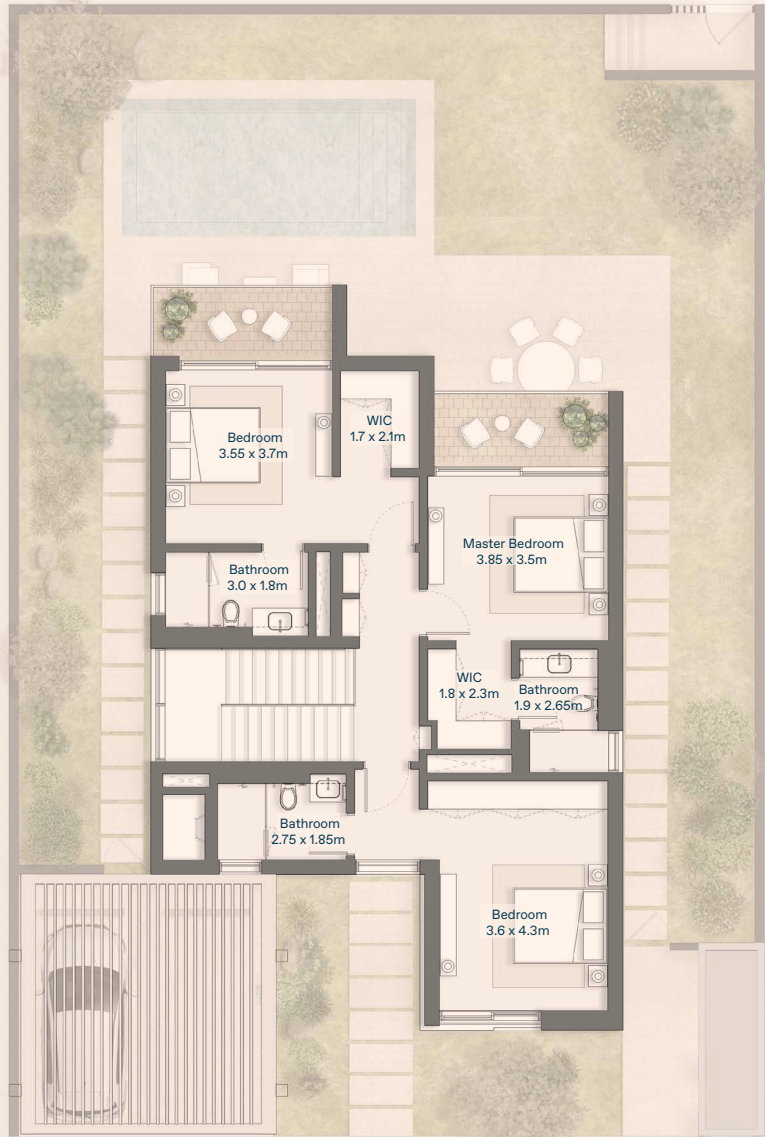


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Ground Floor



First Floor





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# FINISHING SPECS

## *Light Palette - Core Villa*

**Porcelain Tile,**  
General Floor

**Laminate,**  
Master Bathroom  
Floor, Vanity, Walls

**Veneer & Laminate,**  
Joinery

**Quartz,**  
Secondary Vanity  
Countertop

**Engineered Wood,**  
Bedroom&WIC flooring

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

# TOWNHOUSES

## TOWNHOUSE 1

*4 Bedrooms / 3 Bedrooms*

## TOWNHOUSE 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.

# TOWNHOUSE 1

*4 Bedrooms / 3 Bedrooms*



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

# TOWNHOUSE 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)**

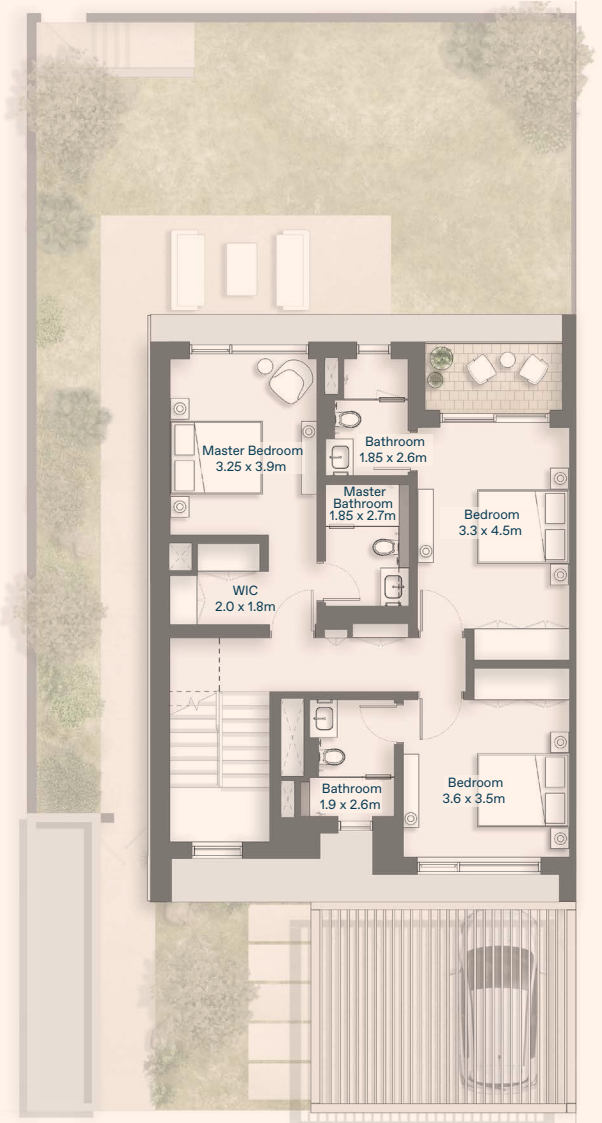
Including Service Rooms

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Ground Floor



*First Floor*



*Second Floor*



# TOWNHOUSE 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)**

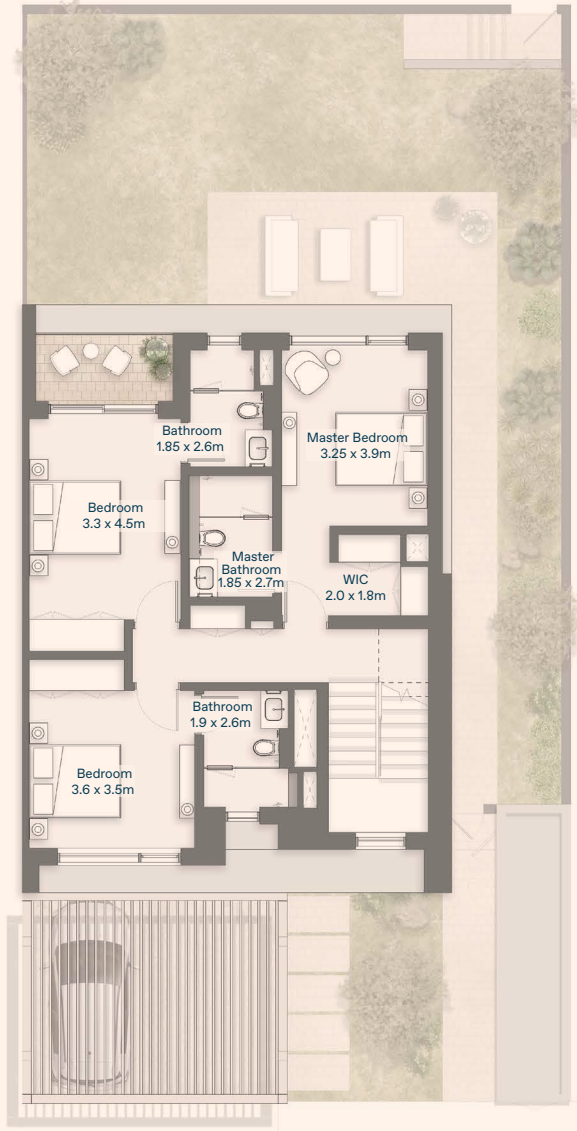
Including Service Rooms

(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.

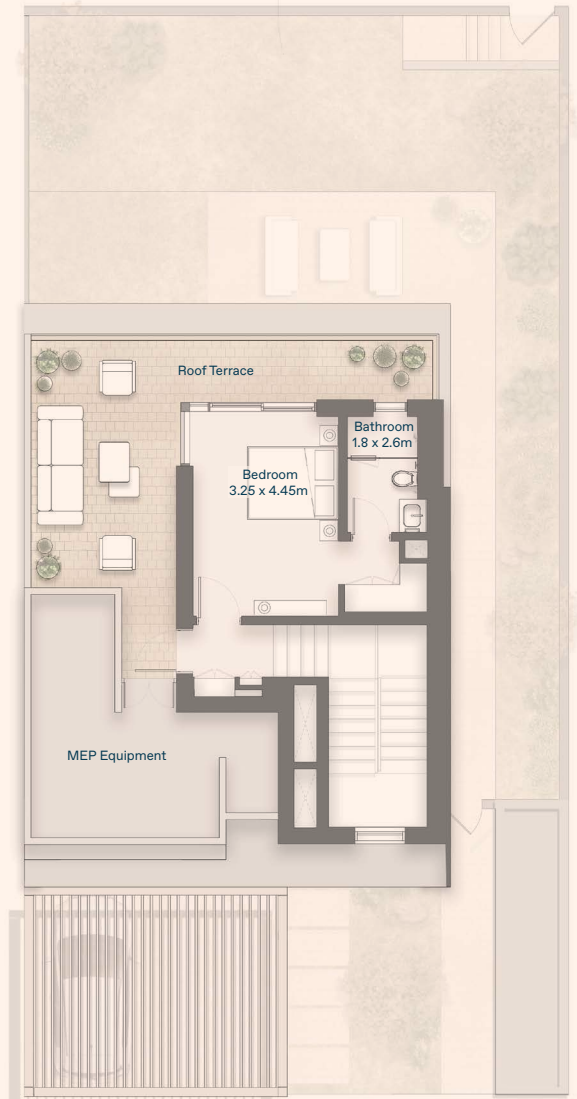
Ground Floor



*First Floor*



*Second Floor*



# TOWNHOUSE 1M - R

3 Bedrooms



3



4



2

## PLOT AREA

216.00 -227.57 SQM  
(2,325-2,450 SQ.FT)

Ground Floor

102 SQM

First Floor

89 SQM

Second Floor

0 SQM

Balconies

5 SQM

Total SA

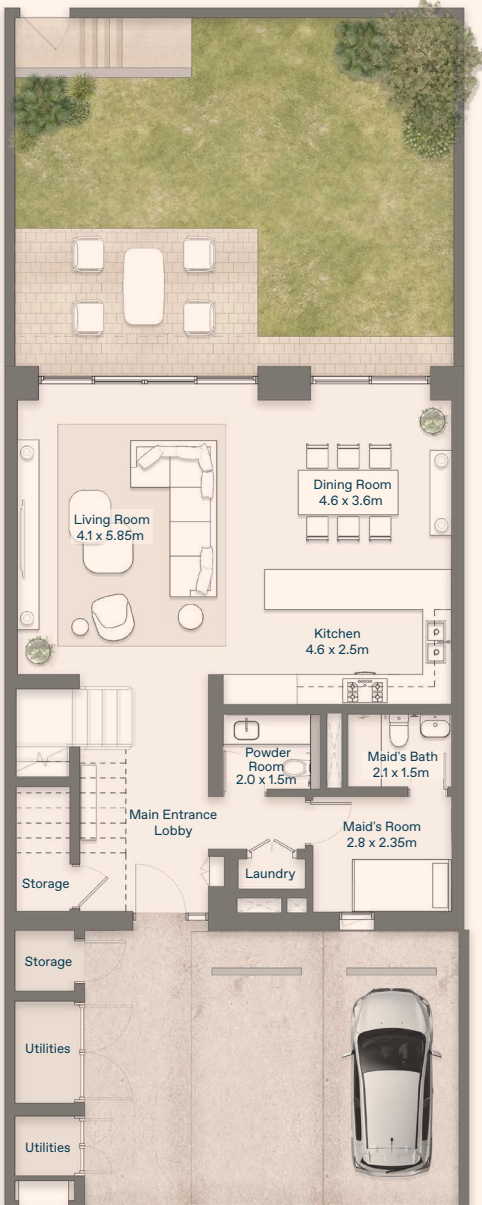
195 SQM  
(2,104 SQ.FT)

TOTAL BUA

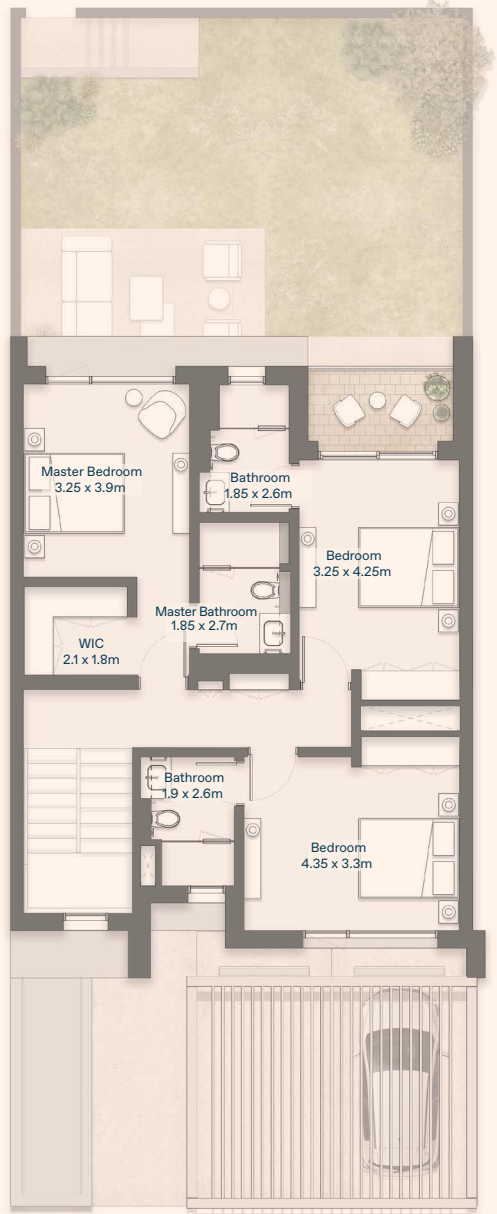
211 SQM  
(2,271 SQ.FT)

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 lot 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

**216.00 -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

(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 rights 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 2

*4 Bedrooms / 3 Bedrooms*



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



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



# TOWNHOUSE 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)**

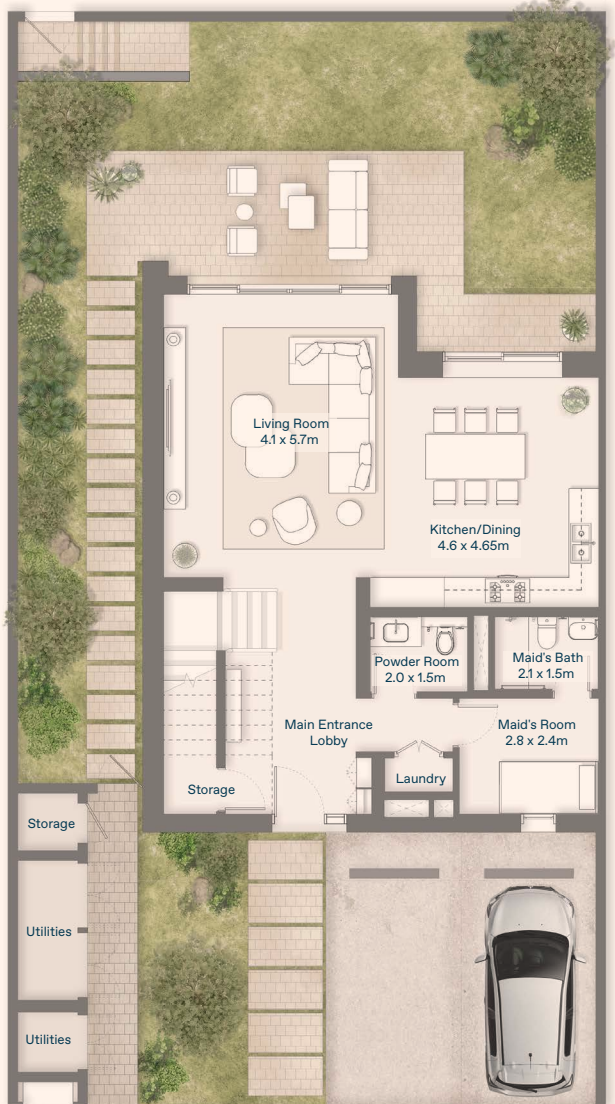
TOTAL BUA

**258 SQM**  
**(2,780 SQ.FT)**

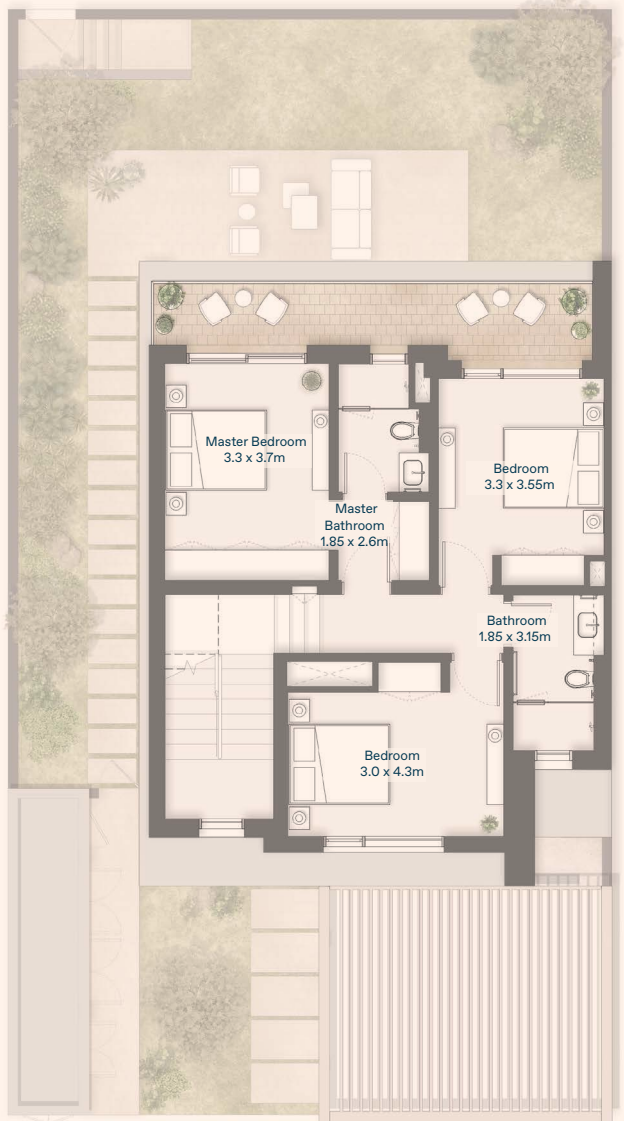
Including Service Rooms

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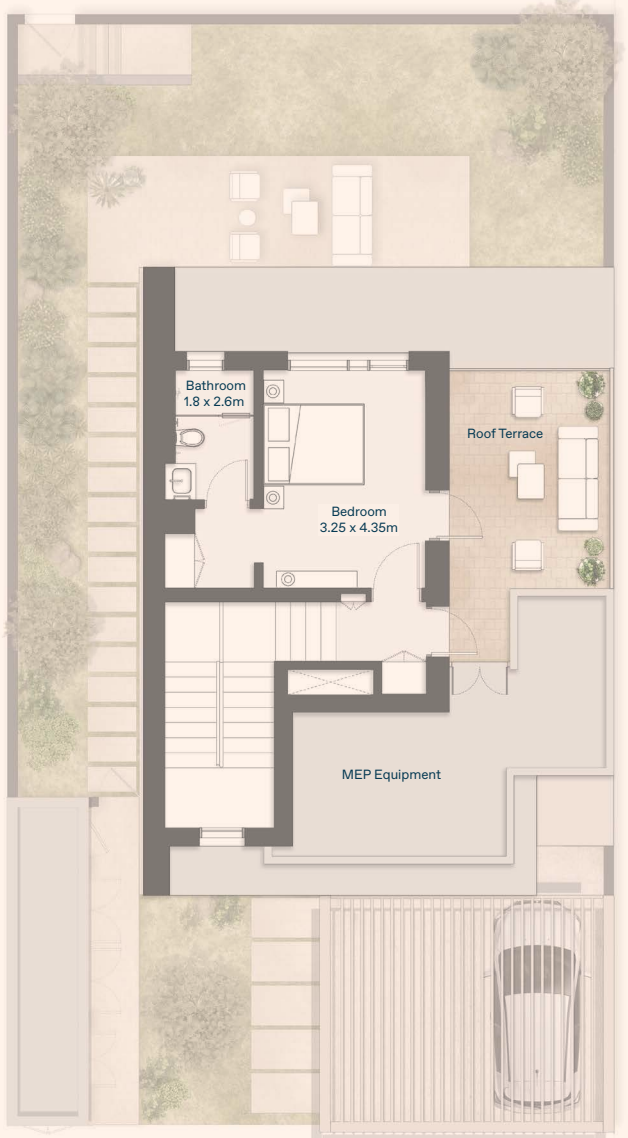
Ground Floor



*First Floor*



*Second Floor*



# TOWNHOUSE 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)**

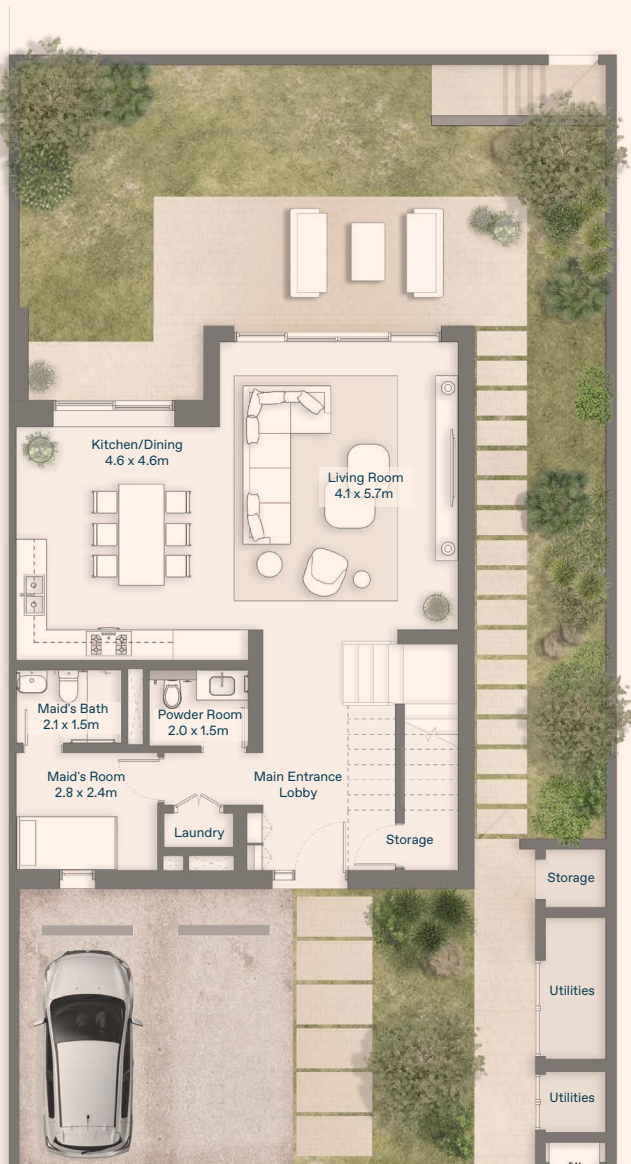
**TOTAL BUA**

**257 SQM**  
**(2,769 SQ.FT)**

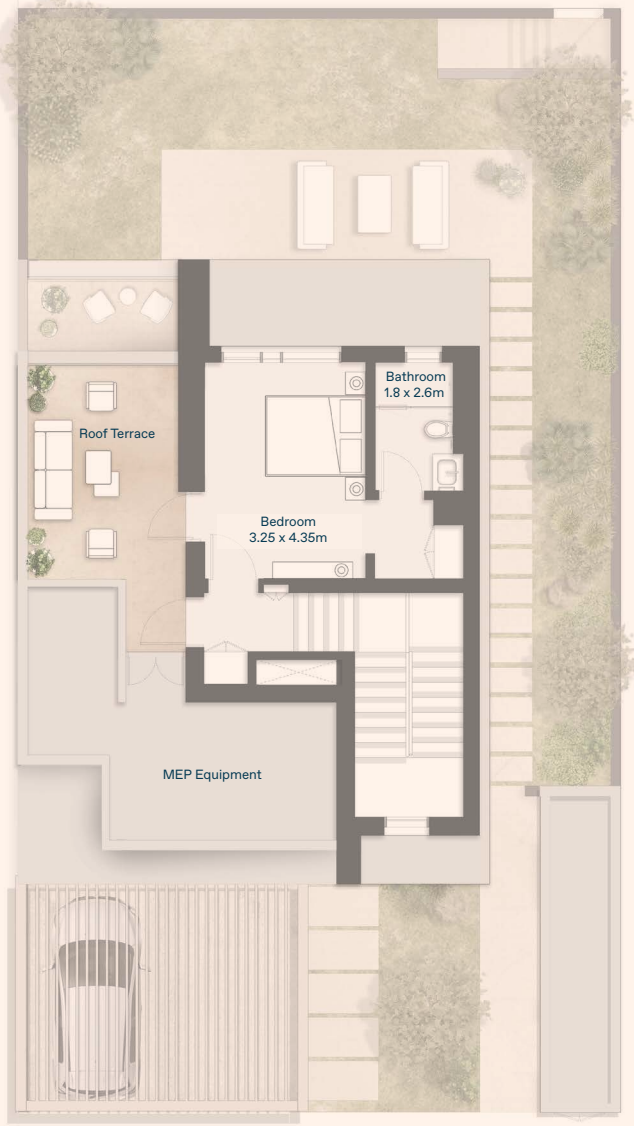
Including Service Rooms

(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.

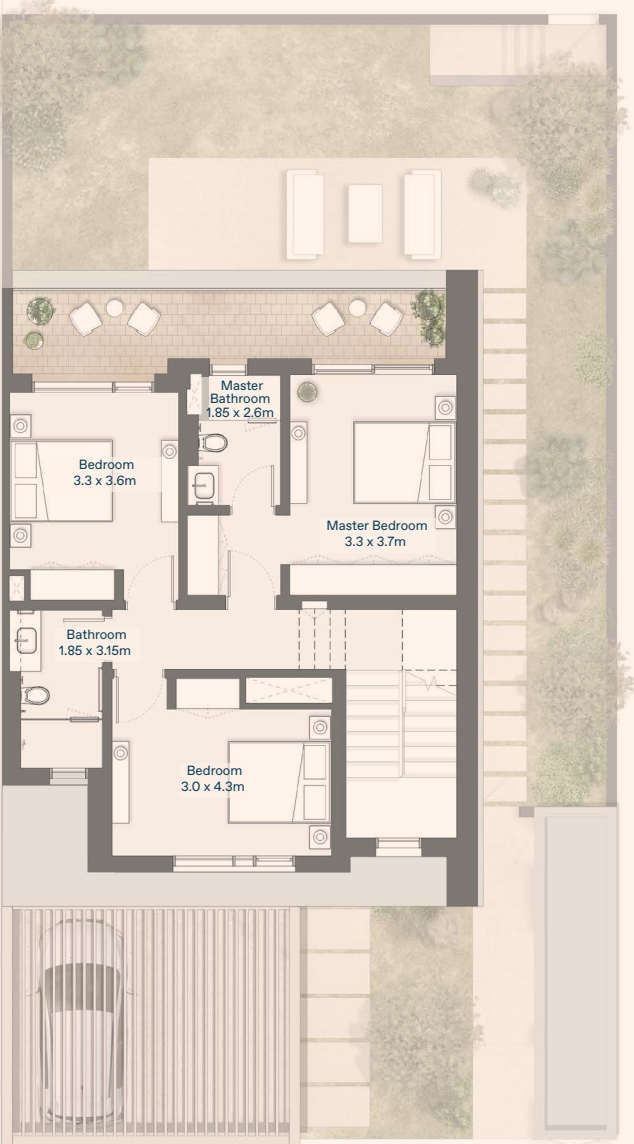
Ground Floor



*First Floor*



*Second Floor*



# TOWNHOUSE 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**

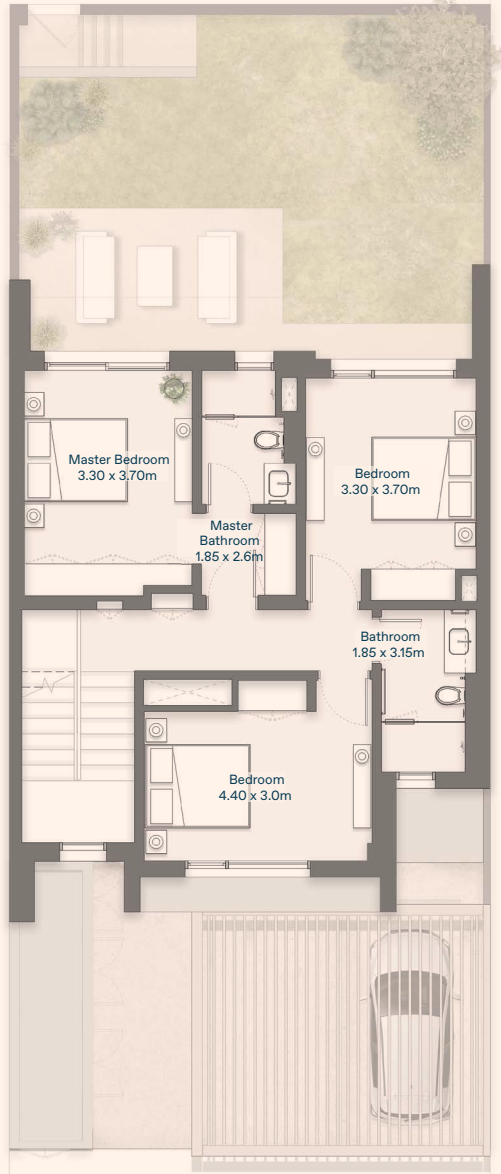
**181 SQM**  
**(1,945 SQ.FT)**

Including Service Rooms

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Ground Floor



First Floor

# TOWNHOUSE 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**

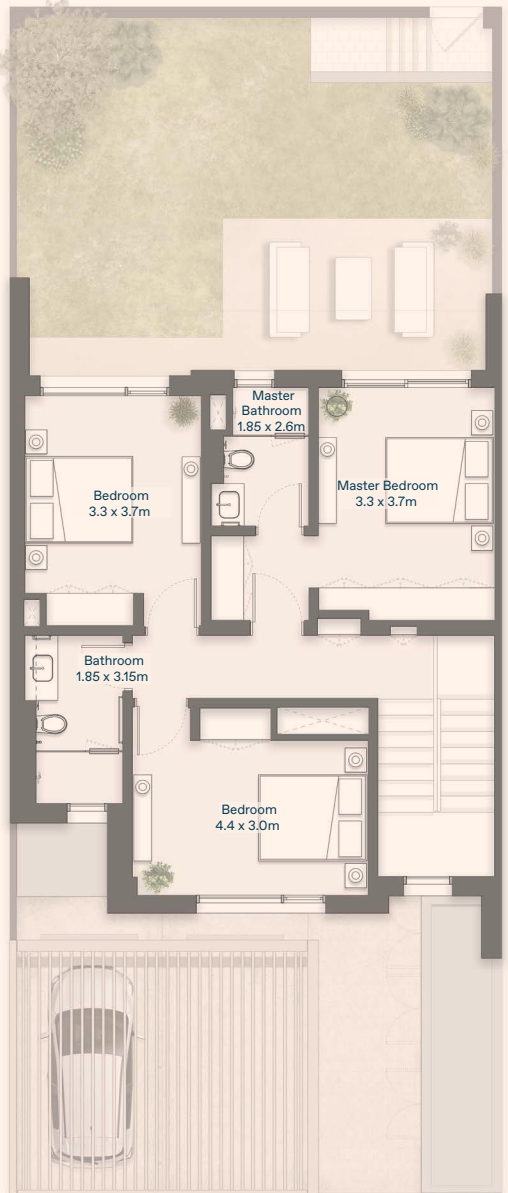
**180 SQM**  
**(1,943 SQ.FT)**

Including Service Rooms

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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

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