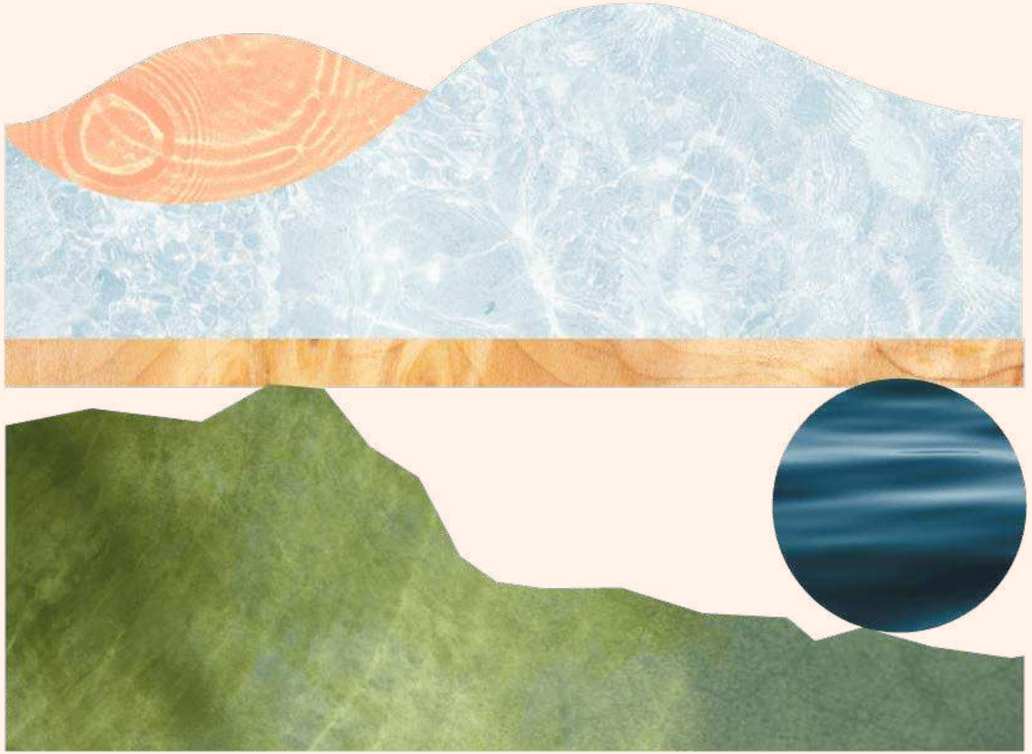
Bayn

بين

ОГА

ORA

Bayn
بين
GHANTOOT | by ORA



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(Chapter 01)

ABOUT OTA

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 OFA

دبي
Dubai

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NATURE

choices.

nt or stillness. Convenience or connection.

have 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,

side and the one you create inside.

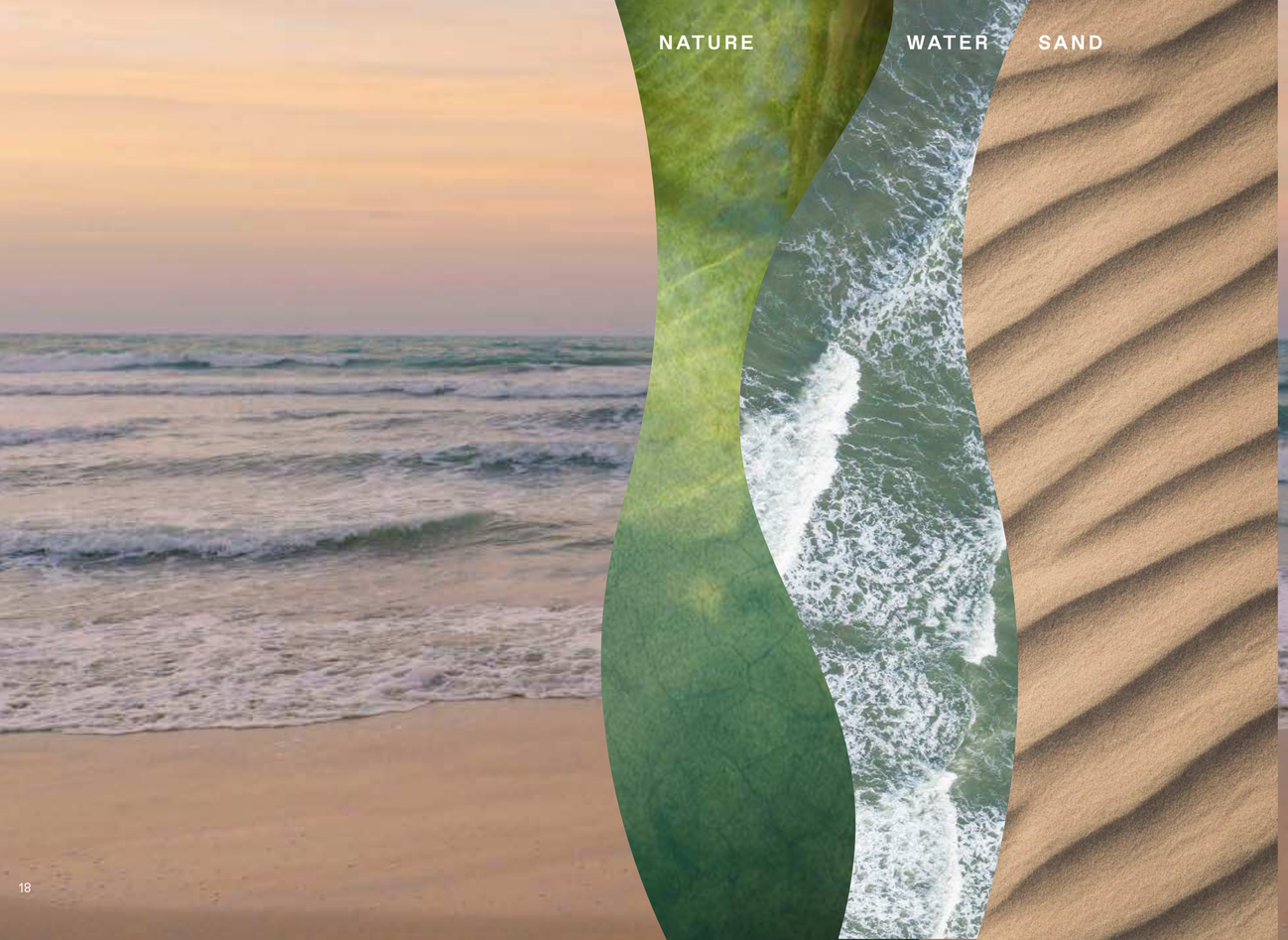
ive. It's a place to *thrive.*

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*.

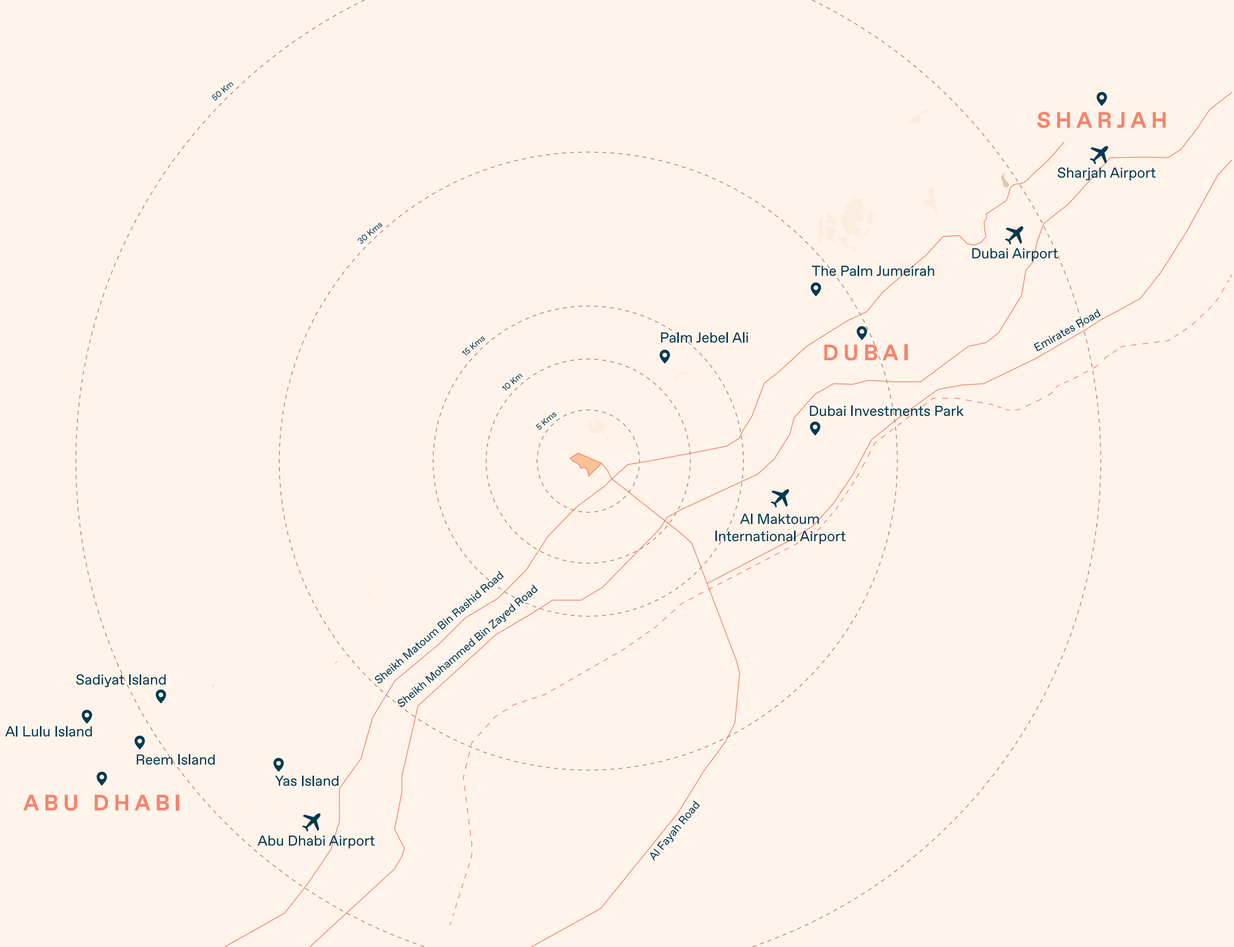
This is where bold steps feel *effortless*,
where space is open, and limits don't exist.
Where nature and city don't compete, they complement.
Because here, *life isn't a trade-off*.
You don't have to pick between peace and possibility,
between adventure and belonging,
between the world outside and the 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

LAGOON

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BaYn

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BaYn

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 -

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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GEMINI VILLA

4 Bedrooms

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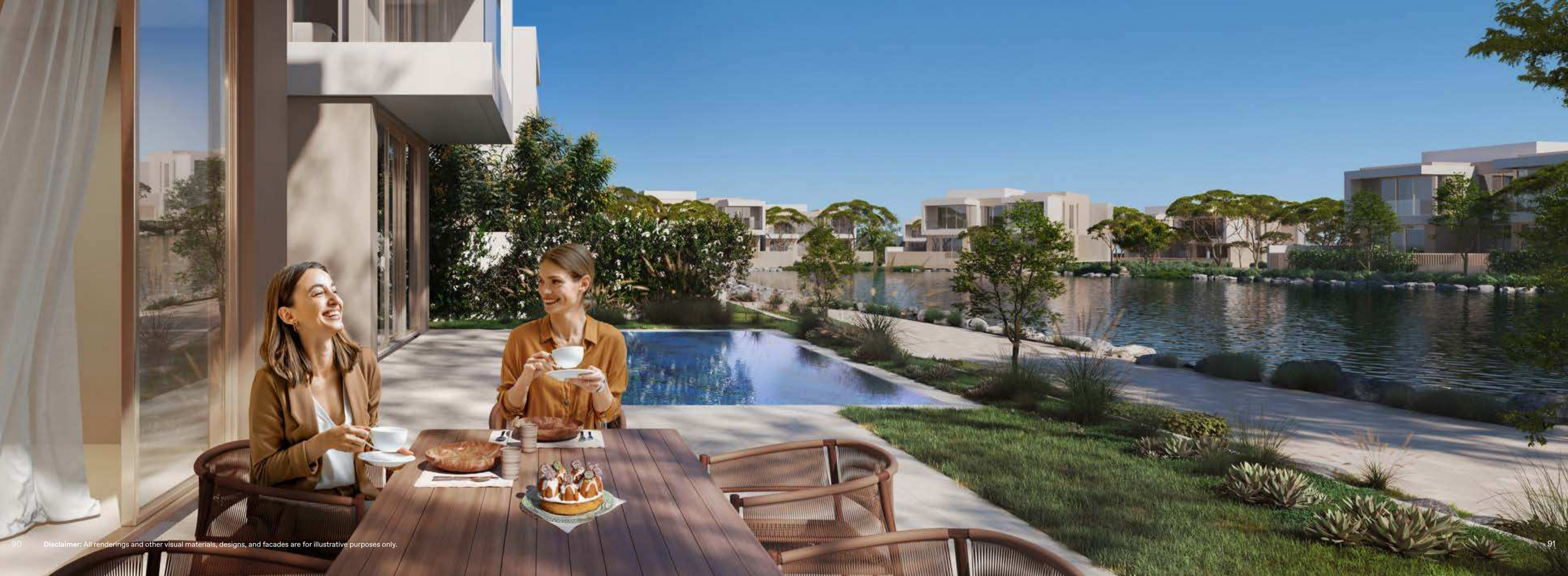

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FINISHING SPECS

Light Palette - Gemini Villa

Marble,
General Floor

Marble,
Master Bathroom Floor,
Vanity, Walls

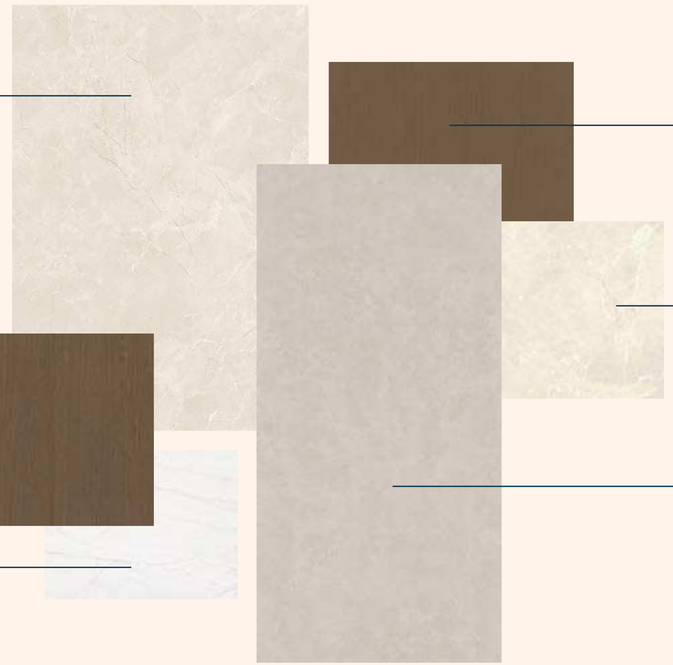
Veneer & Laminate,
Joinery

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

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DOUBLE HEIGHT VILLA

4 Bedrooms

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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

3 Bedrooms

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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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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.

- 04 -

TOWNHOMES

TOWNHOMES 1
4 Bedrooms / 3 Bedrooms

TOWNHOMES 2
4 Bedrooms / 3 Bedrooms

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

Laminate,
Joinery

Porcelain Slab,
Bathroom Vanity & Kitchen Countertop

Porcelain Tile,
Bathroom Walls & Floor

Laminate,
Joinery

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