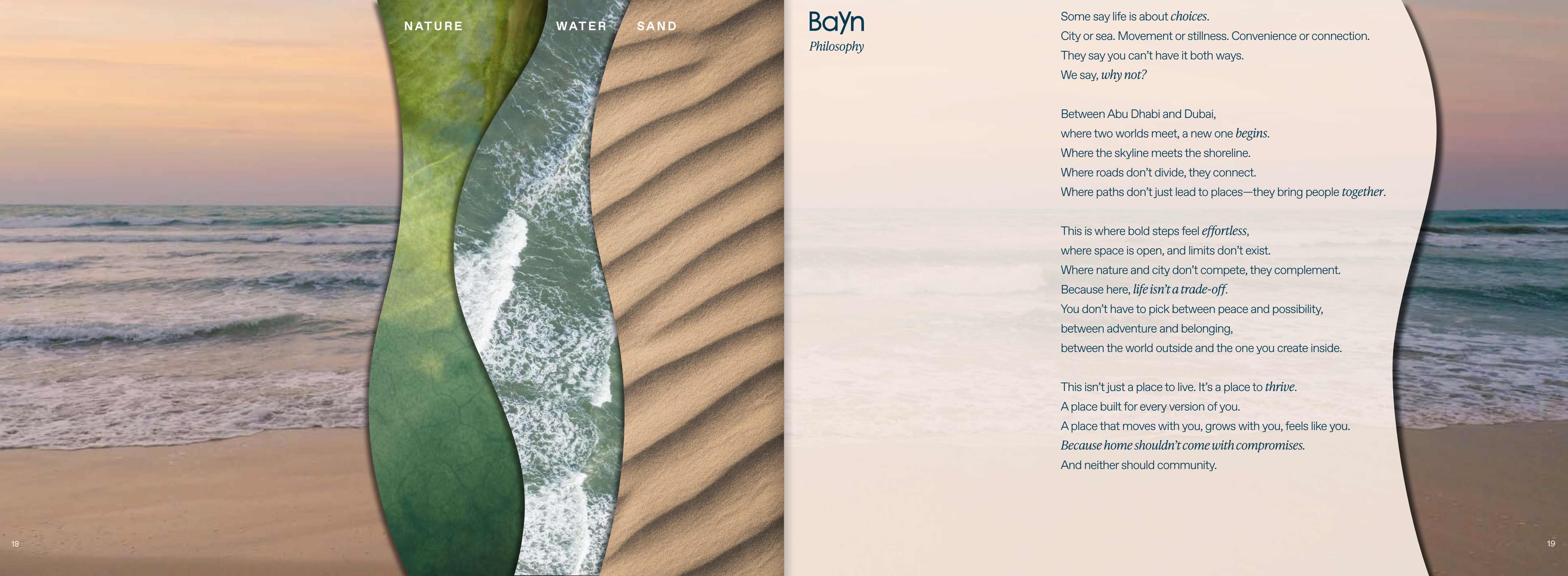


Bayn
بين

OGA

A COMMUNITY WITHOUT COMPROMISE





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

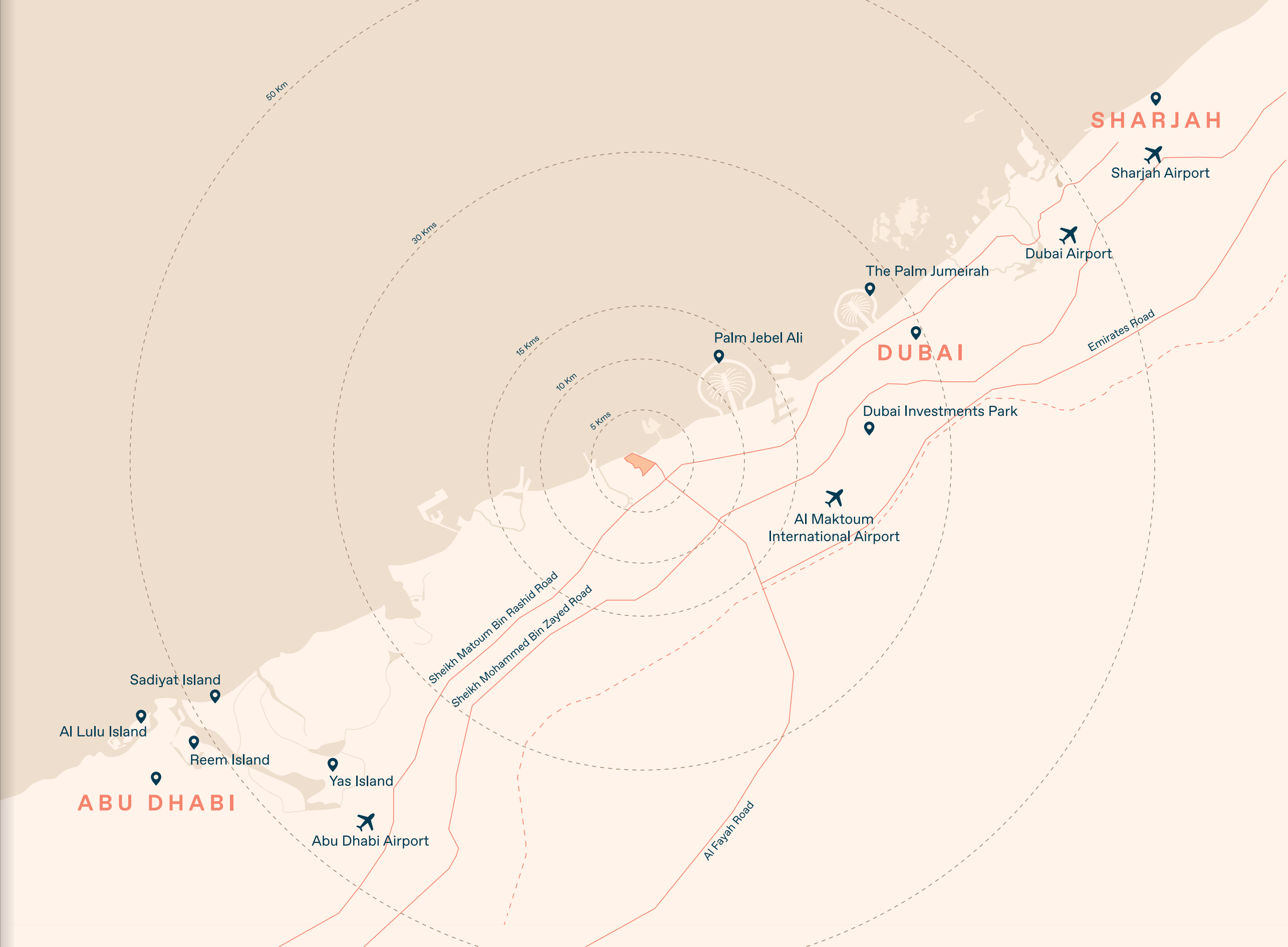
Abu Dhabi

Bayn
بين
GHANTOOT | by OGA

Dubai



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



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



ALL WITHIN WALKING DISTANCE



55%
Open Space



1M SQM
Park



61K SQM
Green Spine



33KM
Cycling Network



7.1KM
Promenades







FOR A FIRST HOME WITHOUT COMPROMISE



200 KEYS

Hotel + Branded Residences



RETAIL/
F&B



BUSINESS
PARK



108K SQM

Sports Club

COMMERCIAL DISTRICT







(Chapter 06)

RESIDENCES



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



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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

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







GEMINI VILLA

4 Bedrooms

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- 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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- 03 -

CORE VILLA

CORE VILLA

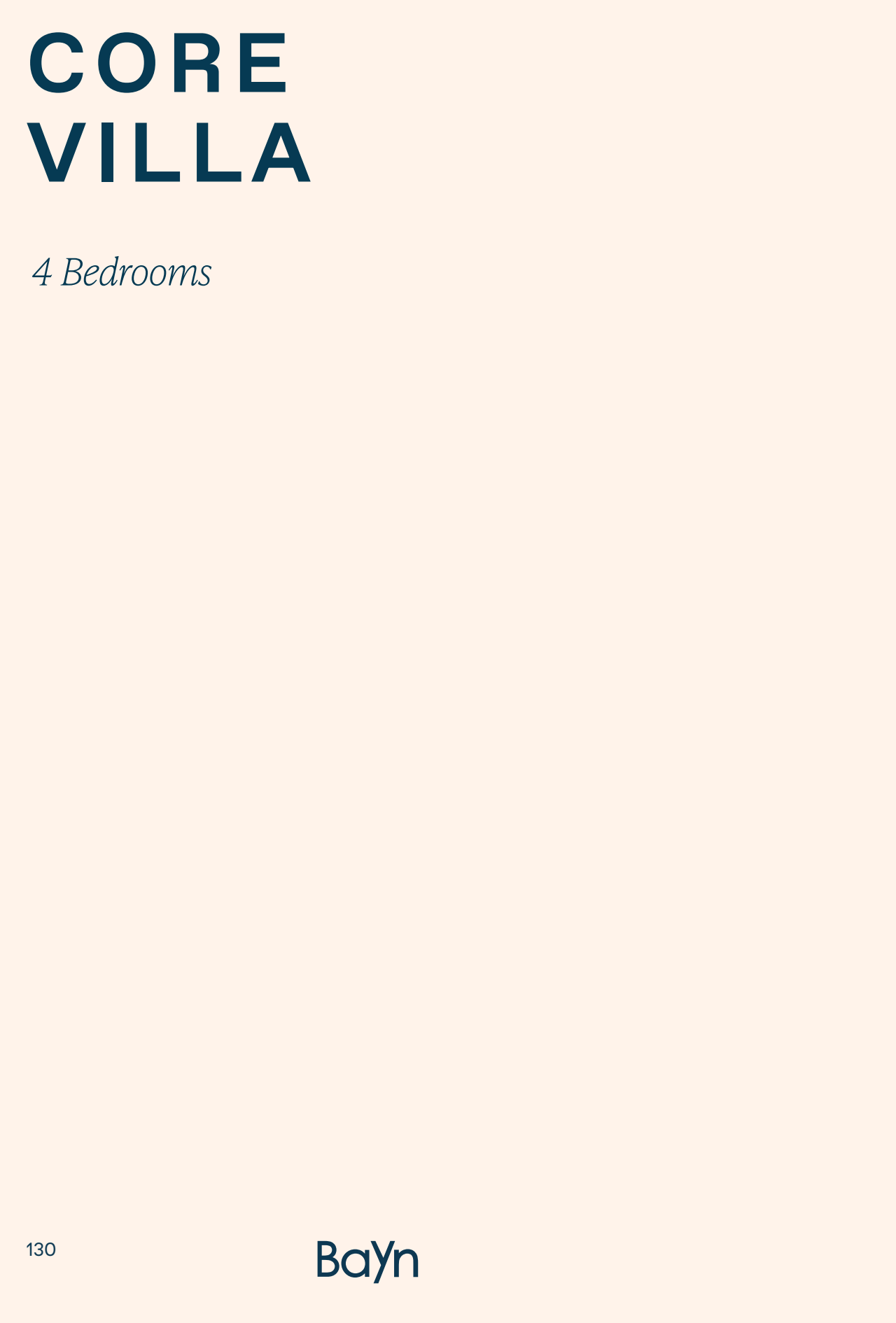
4 Bedrooms

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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- 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.



