

Bayn
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OGA

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GHANTOOT | by OGA



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





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



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- 04 -

TOWNHOUSES

TOWNHOUSE 1

4 Bedrooms / 3 Bedrooms

TOWNHOUSE 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.

TOWNHOUSE 1

4 Bedrooms / 3 Bedrooms



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TOWNHOUSE 1C - L

4 Bedrooms



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



Ground Floor



First Floor

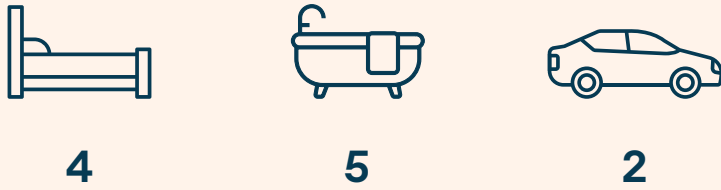


Second Floor

(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.

TOWNHOUSE 1C - R

4 Bedrooms

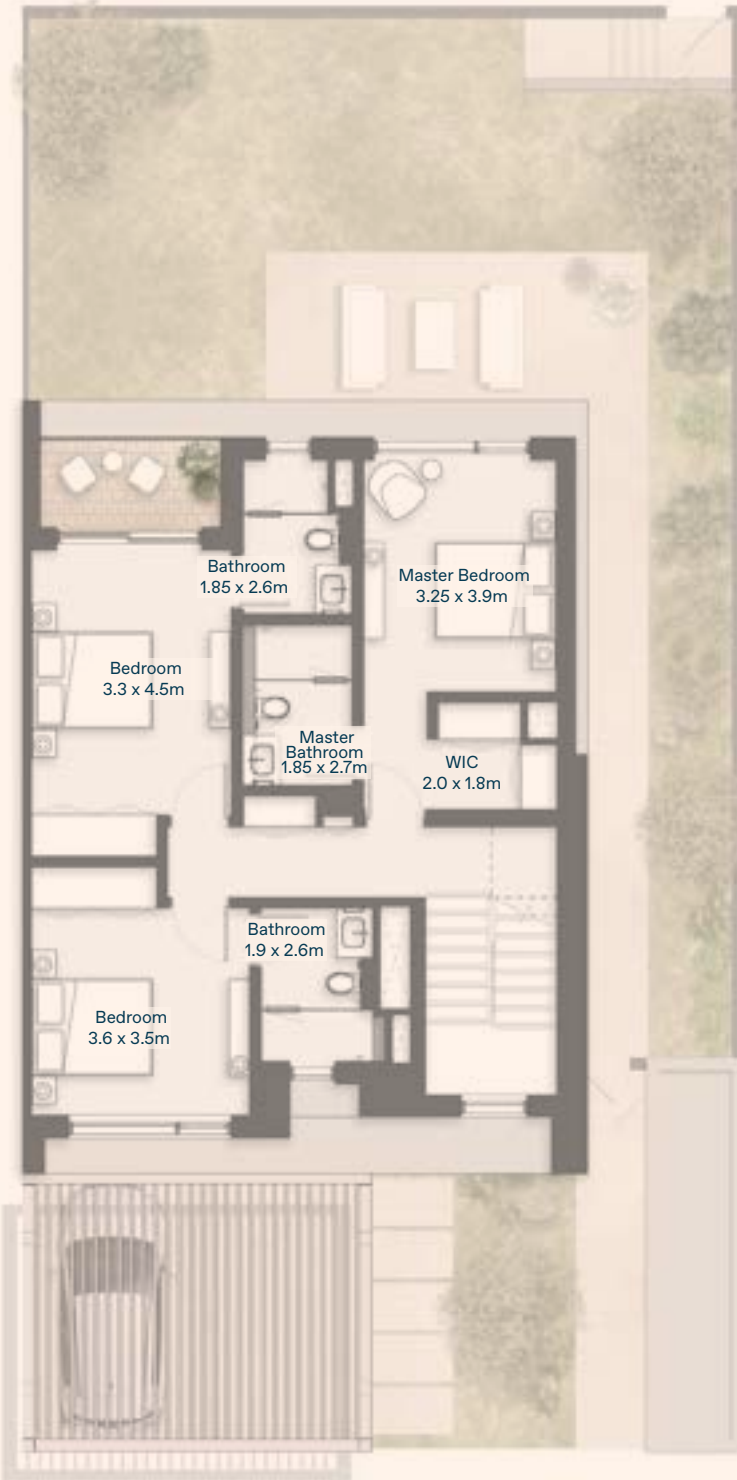


PLOT AREA	288.00 - 377.84 SQM	3,100 - 4,067 SQ.FT
Ground Floor	104 SQM	
First Floor	92 SQM	
Second Floor	38 SQM	
Balconies	36 SQM	
Total SA	269 SQM	2,899 SQ.FT
TOTAL BUA	267 SQM	2,876 SQ.FT

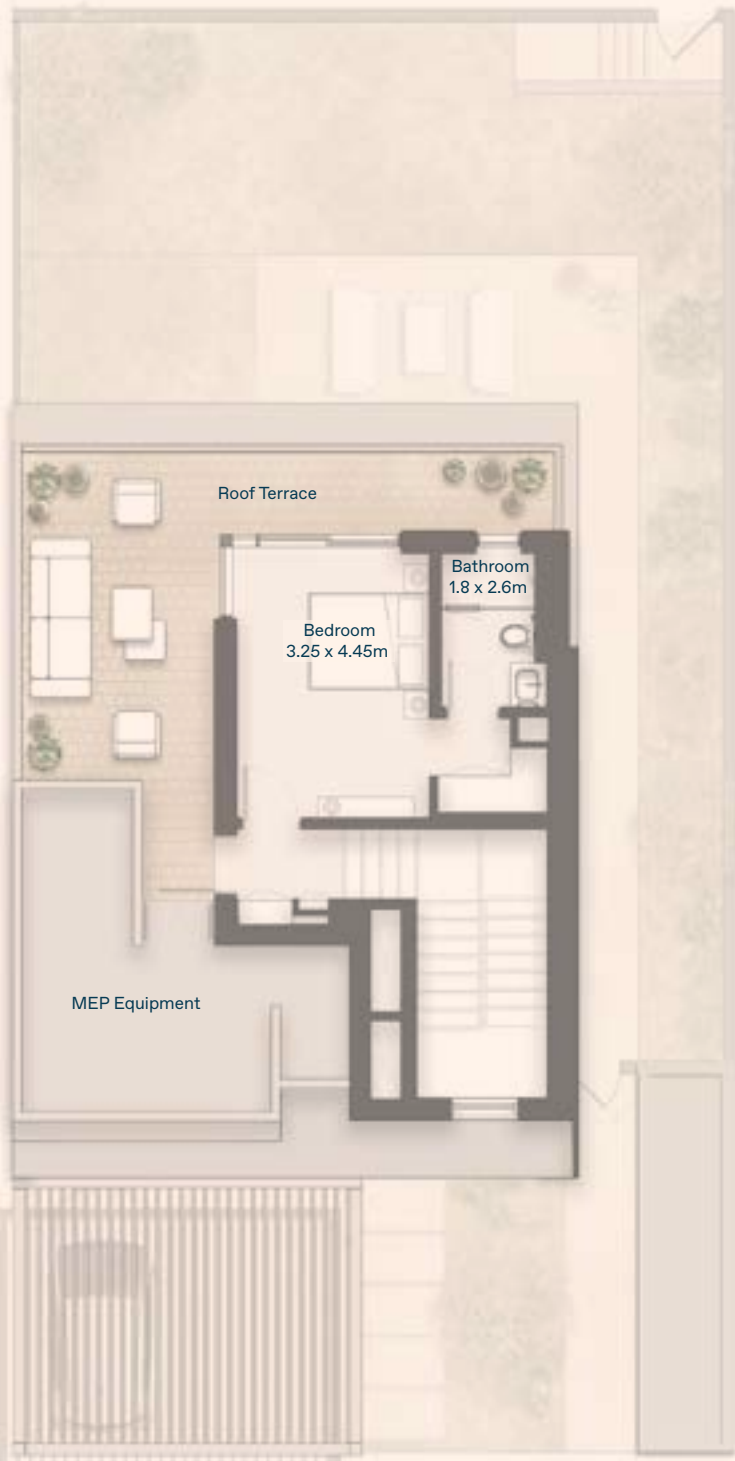
Including Service Rooms



Ground Floor



First Floor



Second Floor

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TOWNHOUSE 1M - R

3 Bedrooms



PLOT AREA	216.00 -227.57 SQM	2,325 - 2,450 SQ.ST
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

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Ground Floor



First Floor

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TOWNHOUSE 1M - L

3 Bedrooms



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

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Ground Floor



First Floor

TOWNHOUSE 2

4 Bedrooms / 3 Bedrooms



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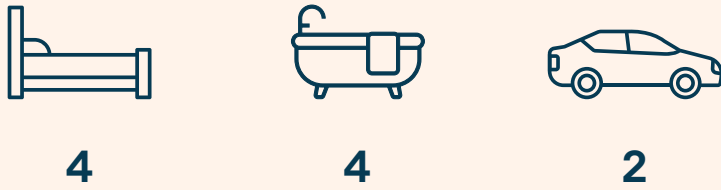






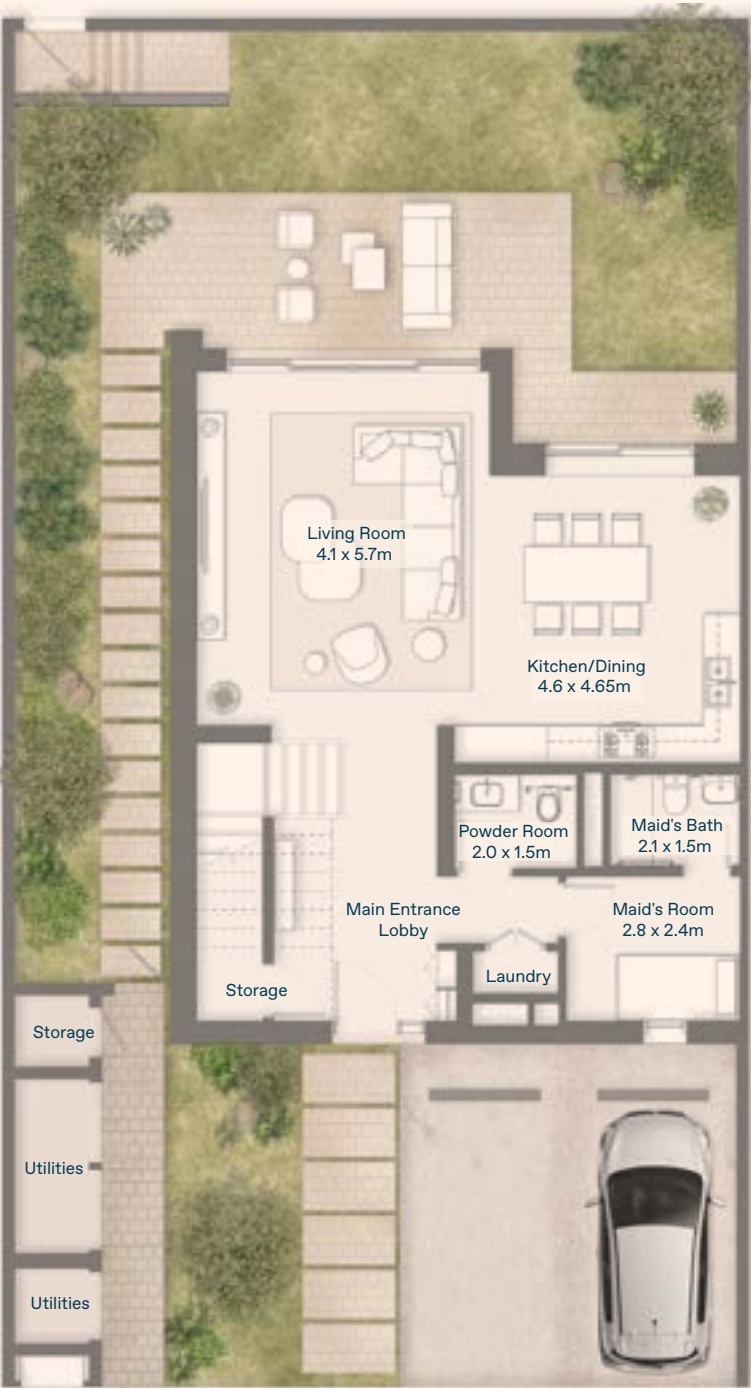
TOWNHOUSE 2C - L

4 Bedrooms

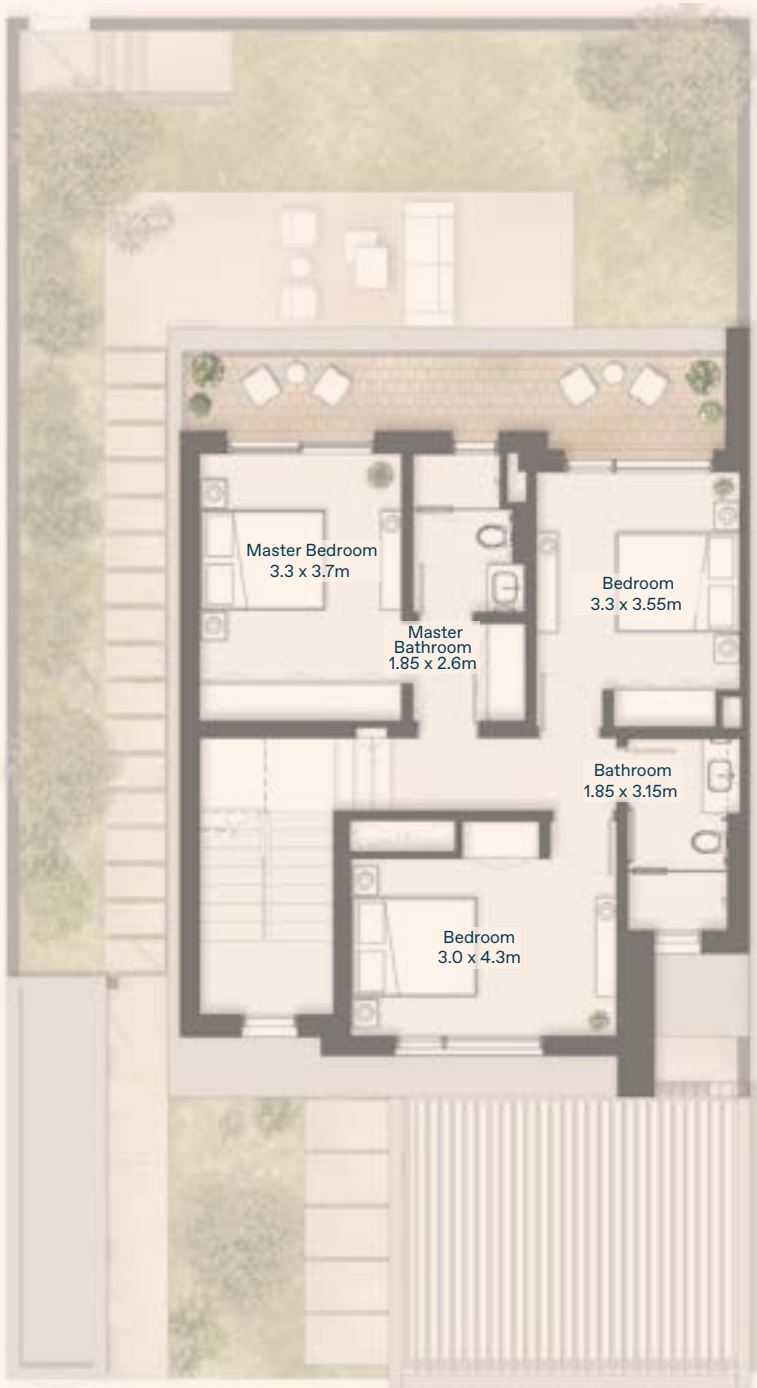


PLOT AREA	288.00 - 352.39 SQM	3,100 - 3,793 SQ.FT
Ground Floor	98 SQM	
First Floor	80 SQM	
Second Floor	38 SQM	
Balconies	30 SQM	
Total SA	247 SQM	2,654 SQ.FT
TOTAL BUA	258 SQM	2,780 SQ.FT

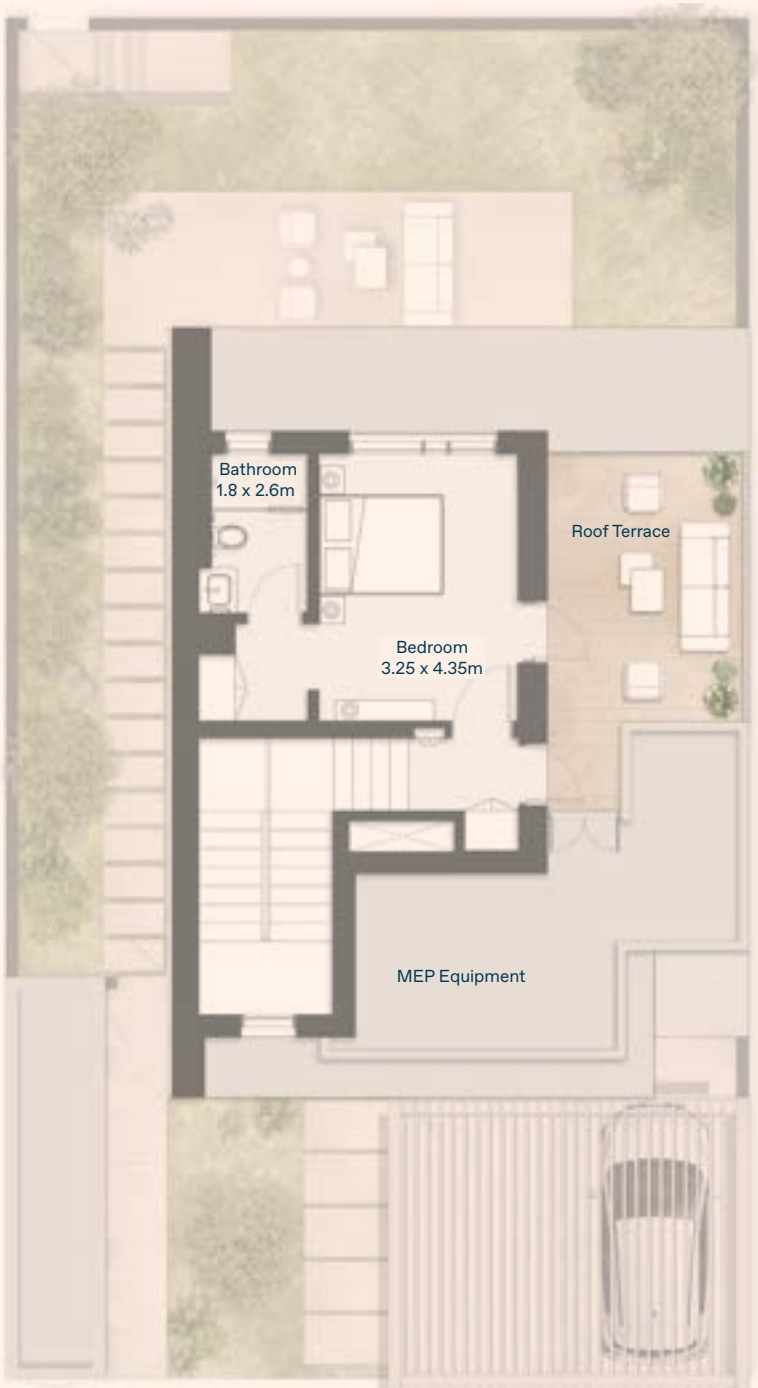
Including Service Rooms



Ground Floor



First Floor

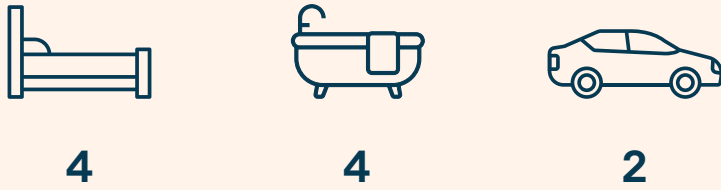


Second Floor

(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.

TOWNHOUSE 2C - R

4 Bedrooms

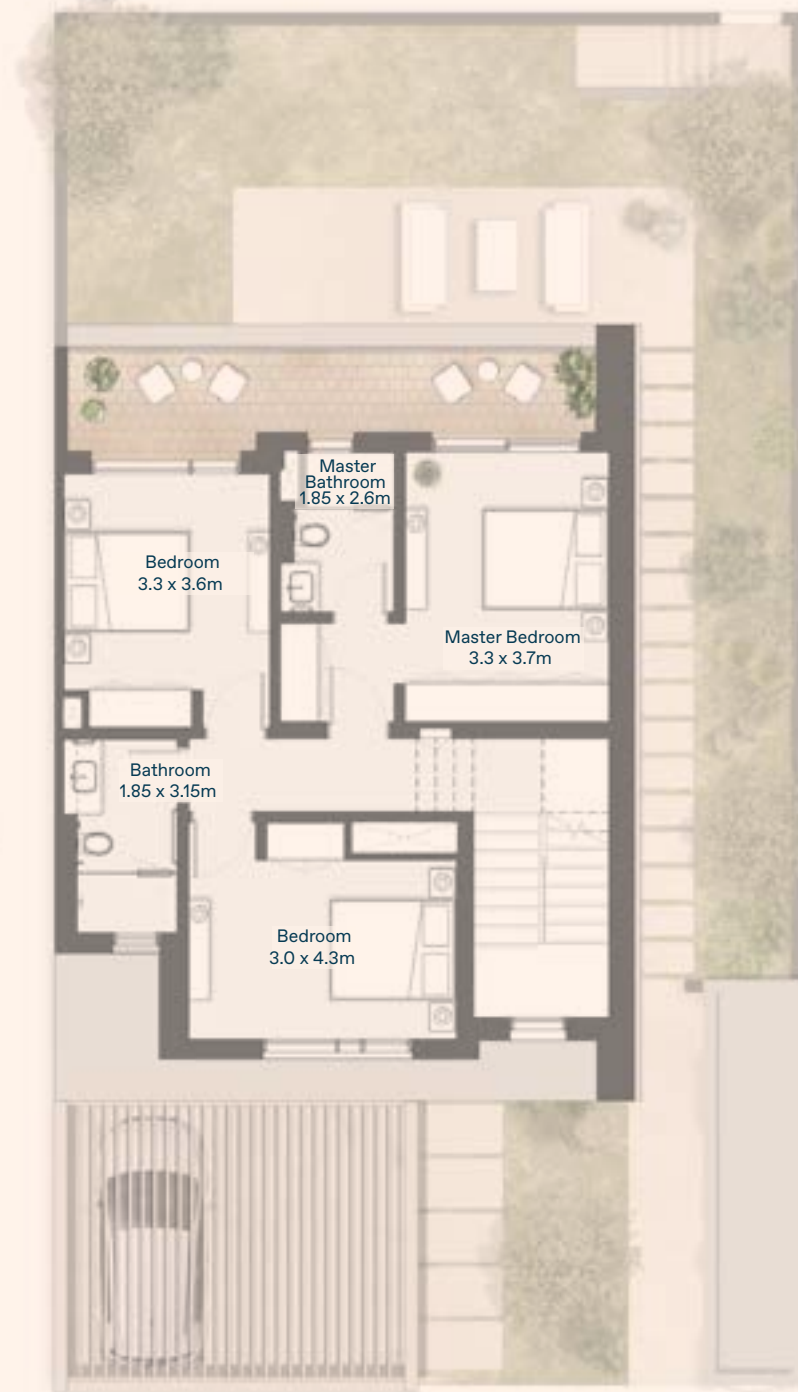


PLOT AREA	288.00 - 388.03 SQM	3,100 - 4,177 SQ.FT
Ground Floor	97 SQM	
First Floor	81 SQM	
Second Floor	37 SQM	
Balconies	30 SQM	
Total SA	245 SQM	2,636 SQ.FT
TOTAL BUA	257 SQM	2,769 SQ.FT

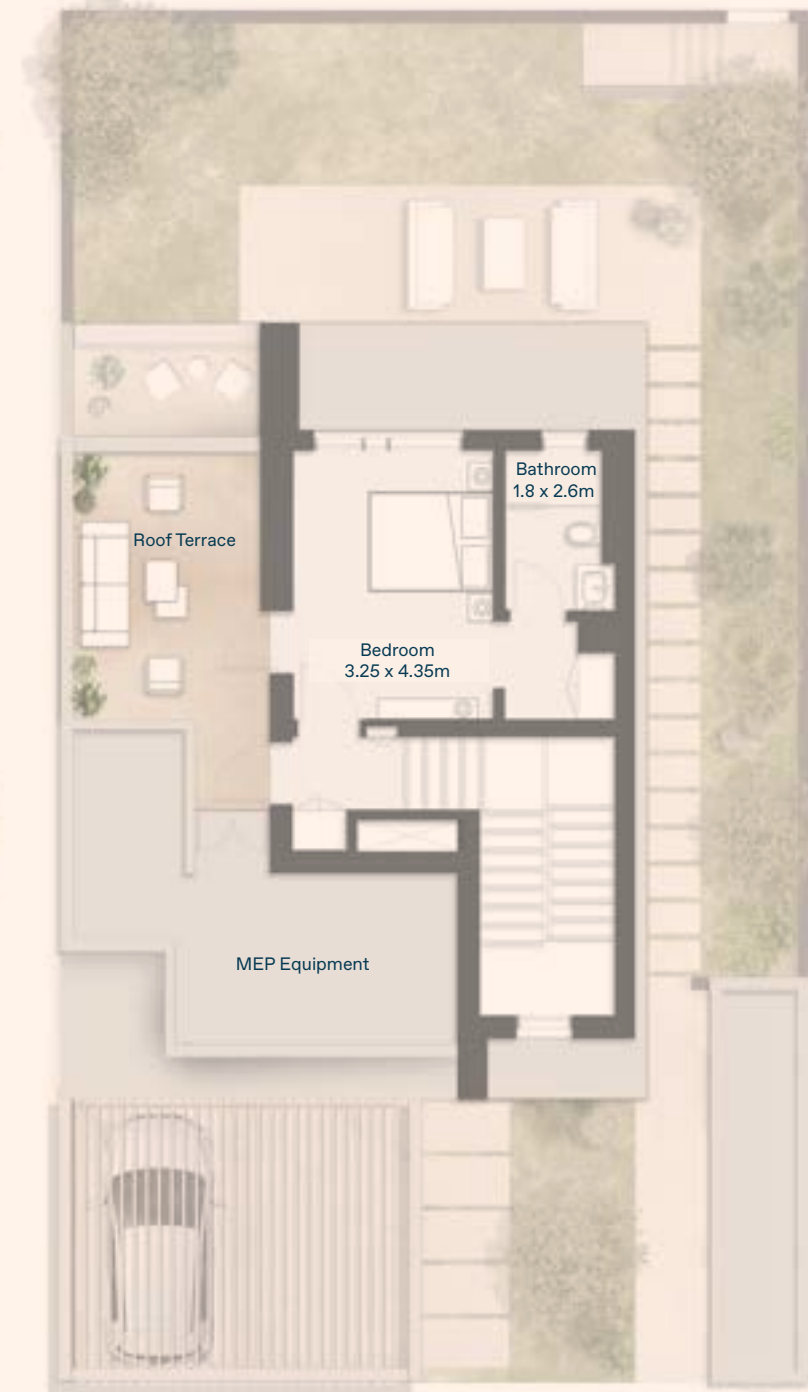
Including Service Rooms



Ground Floor



First Floor

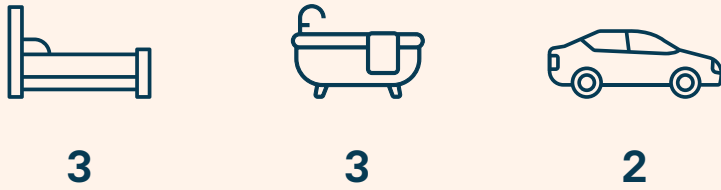


Second Floor

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TOWNHOUSE 2M - R

3 Bedrooms



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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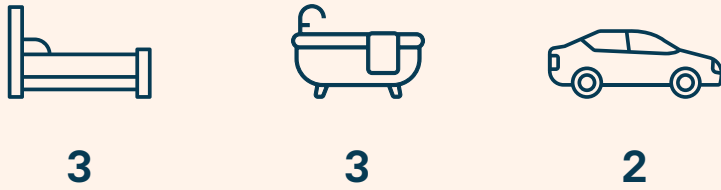
Ground Floor



First Floor

TOWNHOUSE 2M - L

3 Bedrooms



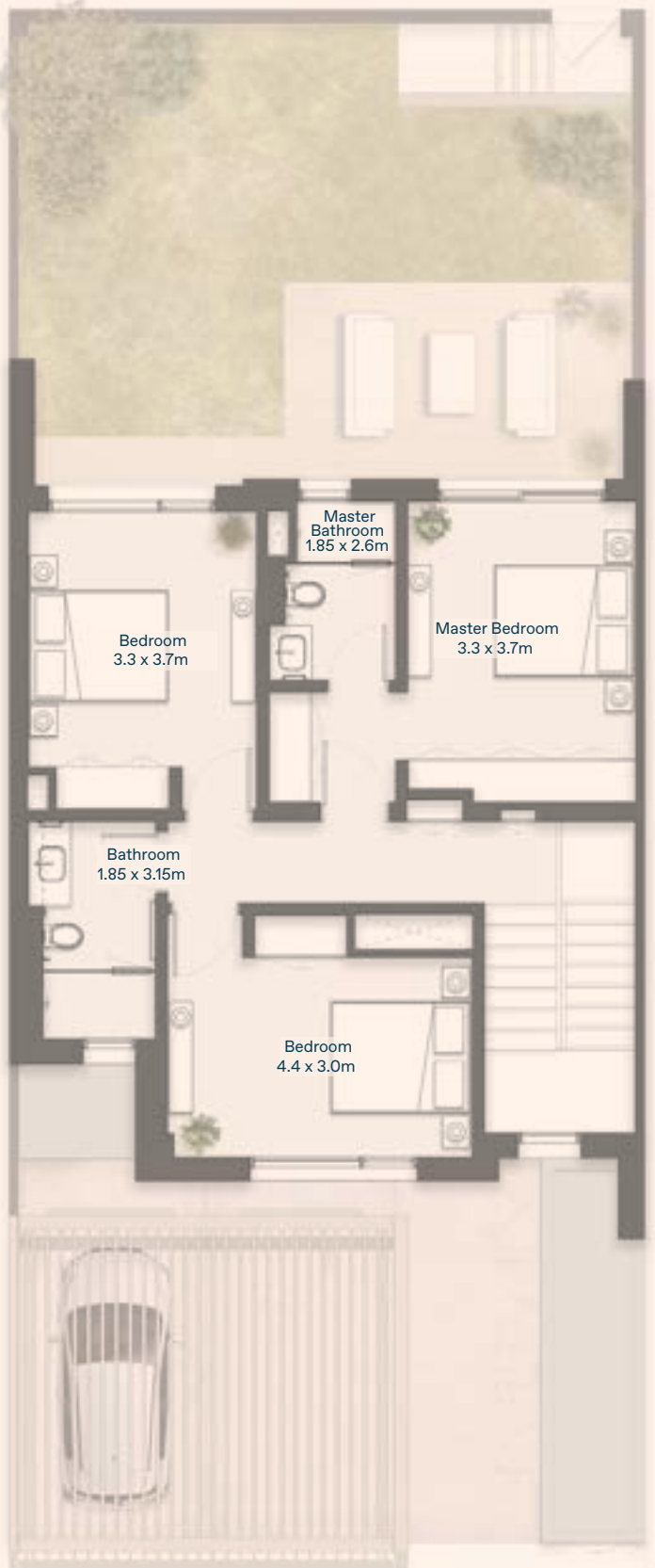
PLOT AREA	198.00 - 213.09 SQM	2,131 - 2,294 SQ.FT
Ground Floor	87 SQM	
First Floor	77 SQM	
Second Floor	0 SQM	
Balconies	0 SQM	
Total SA	164 SQM	1,766 SQ.FT
TOTAL BUA	180 SQM	1,943 SQ.FT

Including Service Rooms

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Ground Floor



First Floor

FINISHING SPECS

Light Palette -
Townhouses



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A COMMUNITY WITHOUT
COMPROMISE