

Bayn  
بين

ОГА

OGA

Bayn  
بين  
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.



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

- 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.

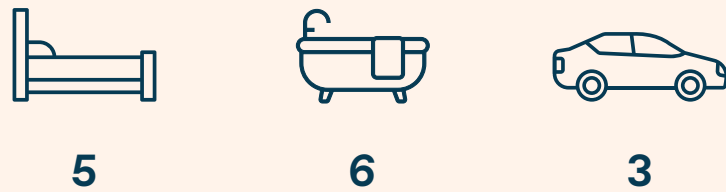
71





GEMINI VILLA

5 Bedrooms



| 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 |               |                     |



Ground Floor



Lower Ground 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.









# GEMINI VILLA

*4 Bedrooms*

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

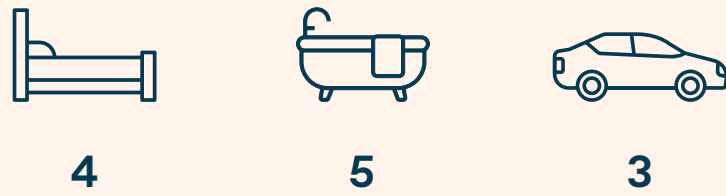






GEMINI VILLA

4 Bedrooms



|                                          |         |             |
|------------------------------------------|---------|-------------|
| 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 |
| Including Service Rooms & Covered Garage |         |             |



Ground Floor



Lower Ground 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.





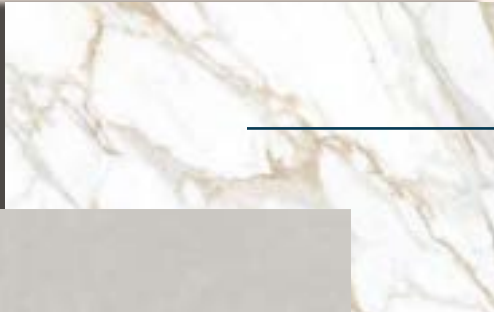
# FINISHING SPECS

## Light Palette - Gemini Villa

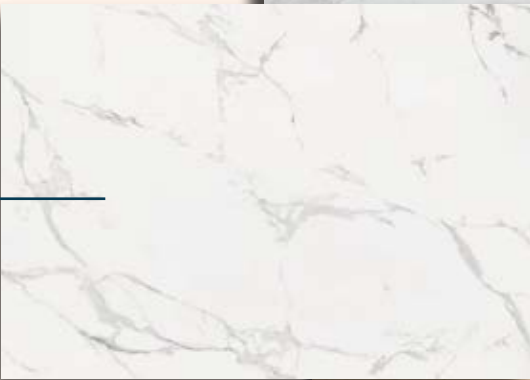
**Marble,**  
General Floor



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



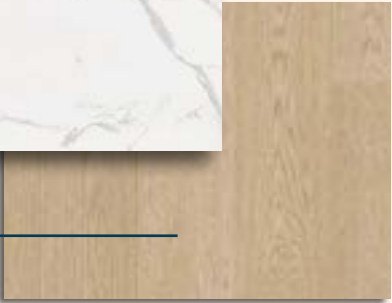
**Quartz,**  
Secondary Vanity  
Countertop



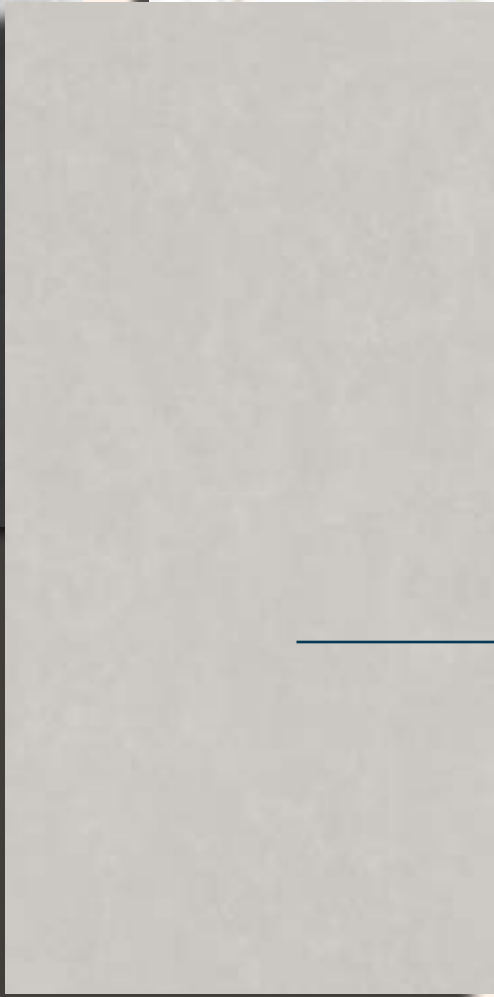
**Veneer & Laminate,**  
Joinery



**Engineered Wood,**  
Bedroom&WIC flooring



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



## Medium Palette - Gemini Villa

**Marble,**  
General Floor



**Veneer & Laminate,**  
Joinery



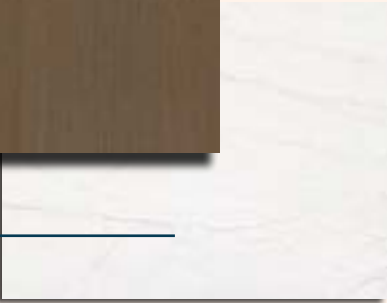
**Marble,**  
Master Bathroom Floor,  
Vanity, Walls



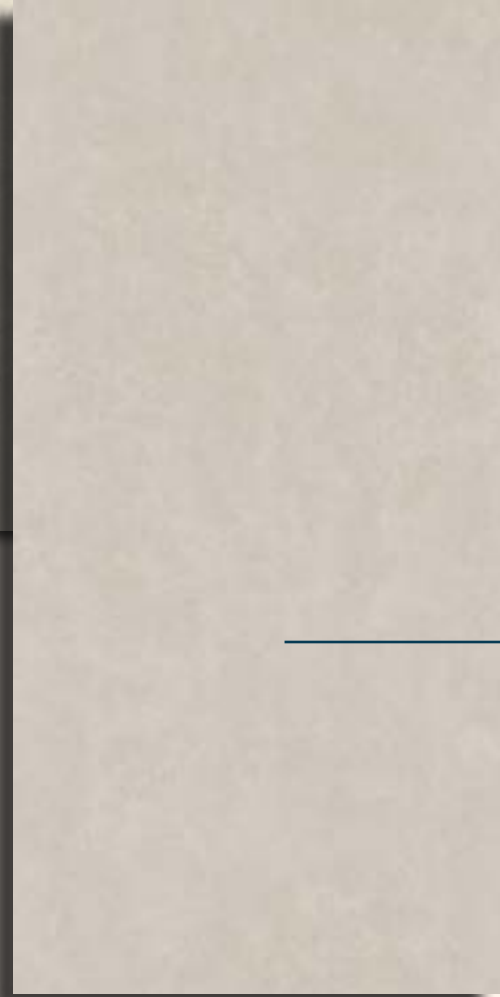
**Engineered Wood,**  
Bedroom&WIC flooring



**Quartz,**  
Secondary Vanity Countertop



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



Bayn  
بين

Y

OGA

ORA-UAE.COM

وتزداد الحياة ... حياة

A COMMUNITY WITHOUT  
COMPROMISE