

Bayn
بين
GHANTOOT | by OGA

OGA



The purpose of this brochure is to provide **key decision-makers with an in-depth understanding of BAYN's vision**, lifestyle offerings, and investment potential. It lays the foundation for why **BAYN stands apart**, highlighting its **unique waterfront access, natural integration, and balanced lifestyle**. Through **curated insights on the UAE real estate landscape, Ghantoot's strategic significance, and ORA's global expertise**, this guide ensures that stakeholders have the **right tools and information** to confidently position BAYN to potential buyers.

This is more than just another development — it is a **vision for the future of waterfront living**, designed for those who seek **tranquility, vibrancy, and everything in between**. Whether you are a broker introducing clients to an **exclusive lifestyle opportunity** or an investor evaluating **long-term value**, this document serves as your roadmap to understanding **BAYN's place in the UAE's real estate market**.

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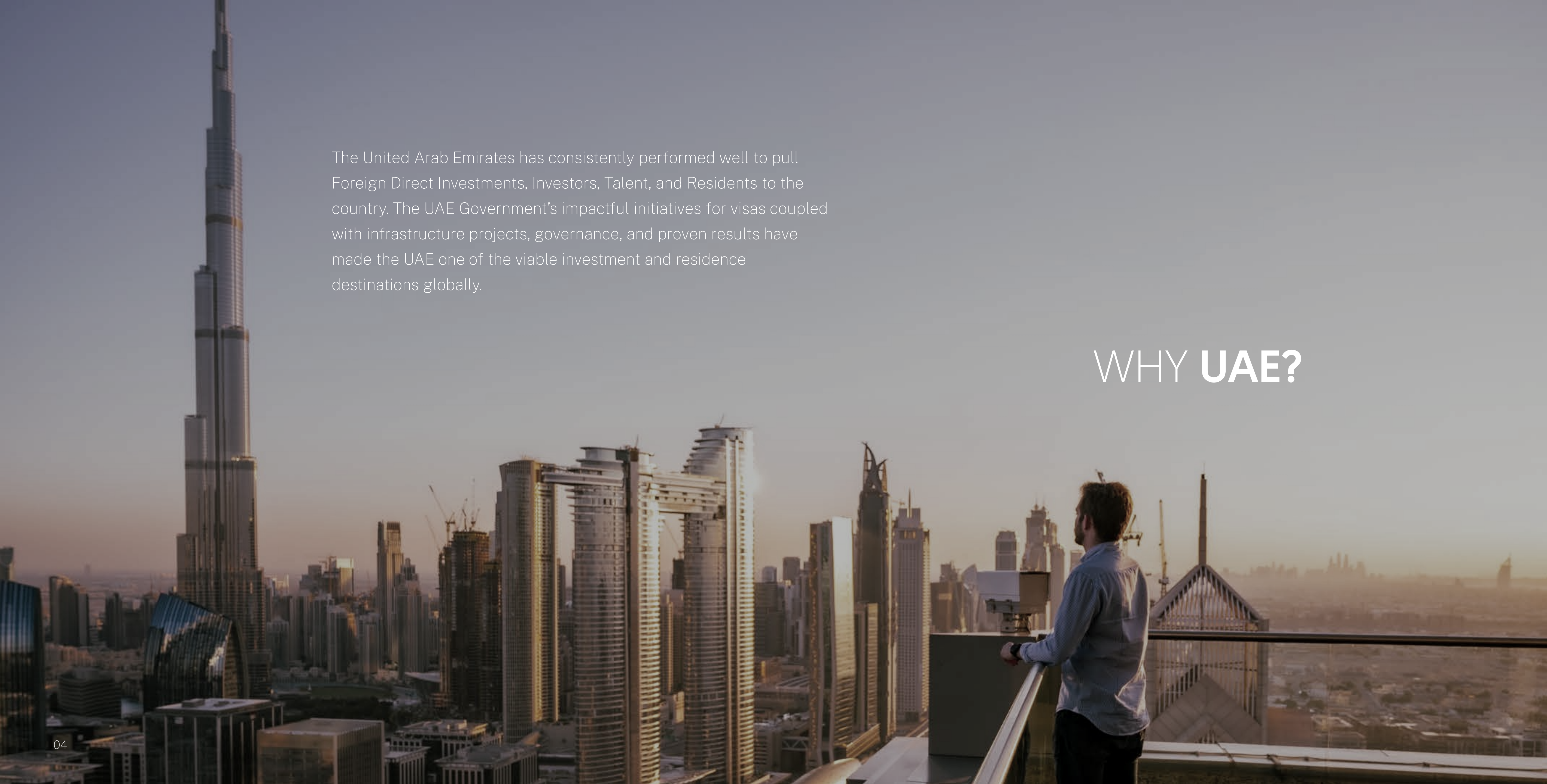
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The United Arab Emirates has consistently performed well to pull Foreign Direct Investments, Investors, Talent, and Residents to the country. The UAE Government's impactful initiatives for visas coupled with infrastructure projects, governance, and proven results have made the UAE one of the viable investment and residence destinations globally.

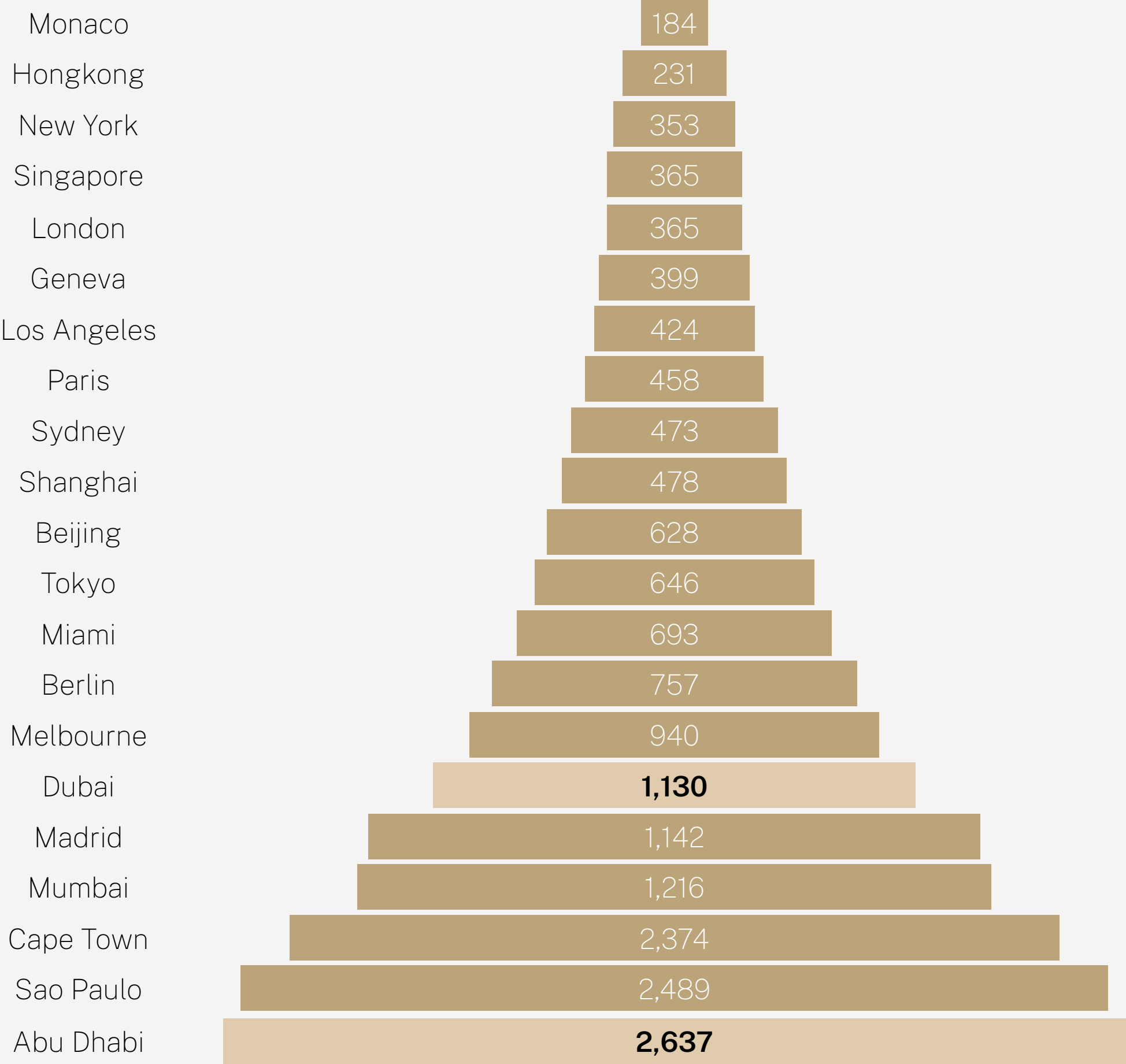
WHY UAE?

UAE Overview

- The UAE is one of the fastest-growing economies in the world, driven by strong GDP growth, a business-friendly environment, and investor confidence.¹
- In the **first half of 2024**, the UAE's real GDP reached approximately **AED 879.6 billion**, marking a 3.6% increase compared to the same period in 2023.
- The non-oil sector contributed **AED 660 billion** during this period, reflecting a **4.4%** growth and accounting for **75%** of the total GDP.
- As of **September 2024**, Dubai is **ranked 16th** in the **Global Financial Centers Index (GFCI)**, underscoring its prominence as a leading financial center in the Middle East.

Source¹
<https://kpmg.com/ae/en/home/insights/2024/09/uae-ceo-outlook-2024/economic-outlook-and-geopolitics.html#:~:text=The%20fastest%20growing%20economy&text=Driven%20by%20its%20diversification%20efforts,increase%20from%203.8%25%20this%20year.>





* Estimated based on 2024 data

What can
USD 1 Million
Buy around the world

With USD 1 million, buyers can secure around 1,130 sqft of prime residential space in Dubai, three times bigger than London, New York or Singapore, driving demand among the world’s wealthy. In Abu Dhabi, buyers in secure even a bigger size property for USD 1 million.



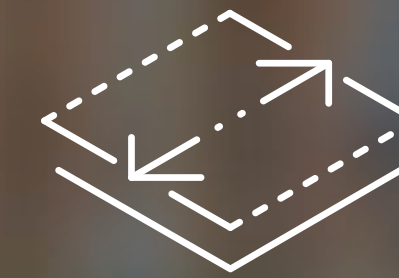
Population Growth

Over 10 million¹ residents, with a steady influx of expatriates and investors.



Tourism Boom

A record-breaking 17.5 million² international visitors to Dubai in 2024, solidifying the UAE's position as a global travel and luxury destination.



Expanding Infrastructure

Major developments such as Etihad Rail, airport expansions, launch of the world's largest airport (DWC) and free zones enhance connectivity and investment appeal.

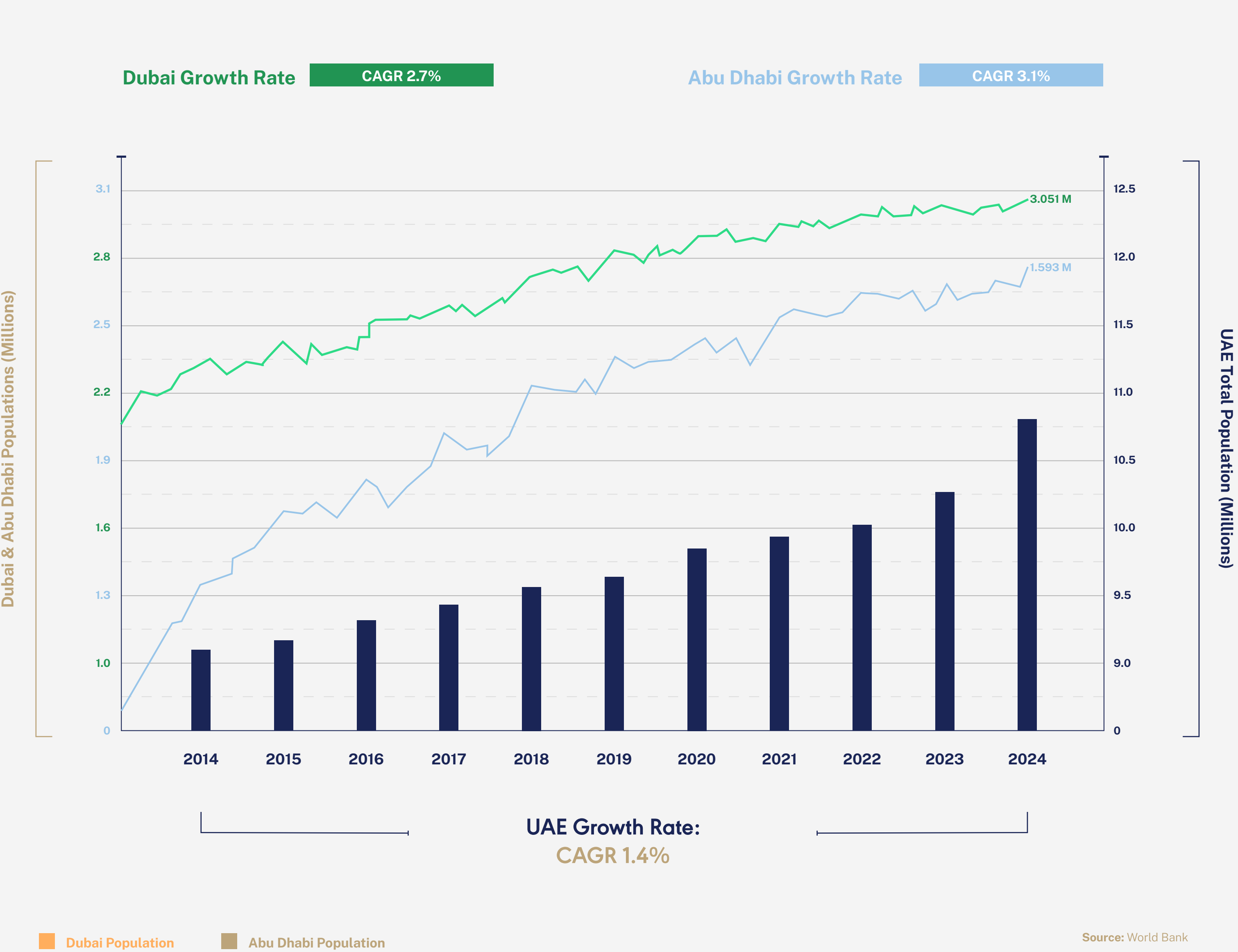
Sources: 1 https://worldpopulationreview.com/countries/united-arab-emirates?utm_source=chatgpt.com

2 <https://gulfbusiness.com/dubai-attracts-16-79-m-tourists-from-jan-to-nov/>

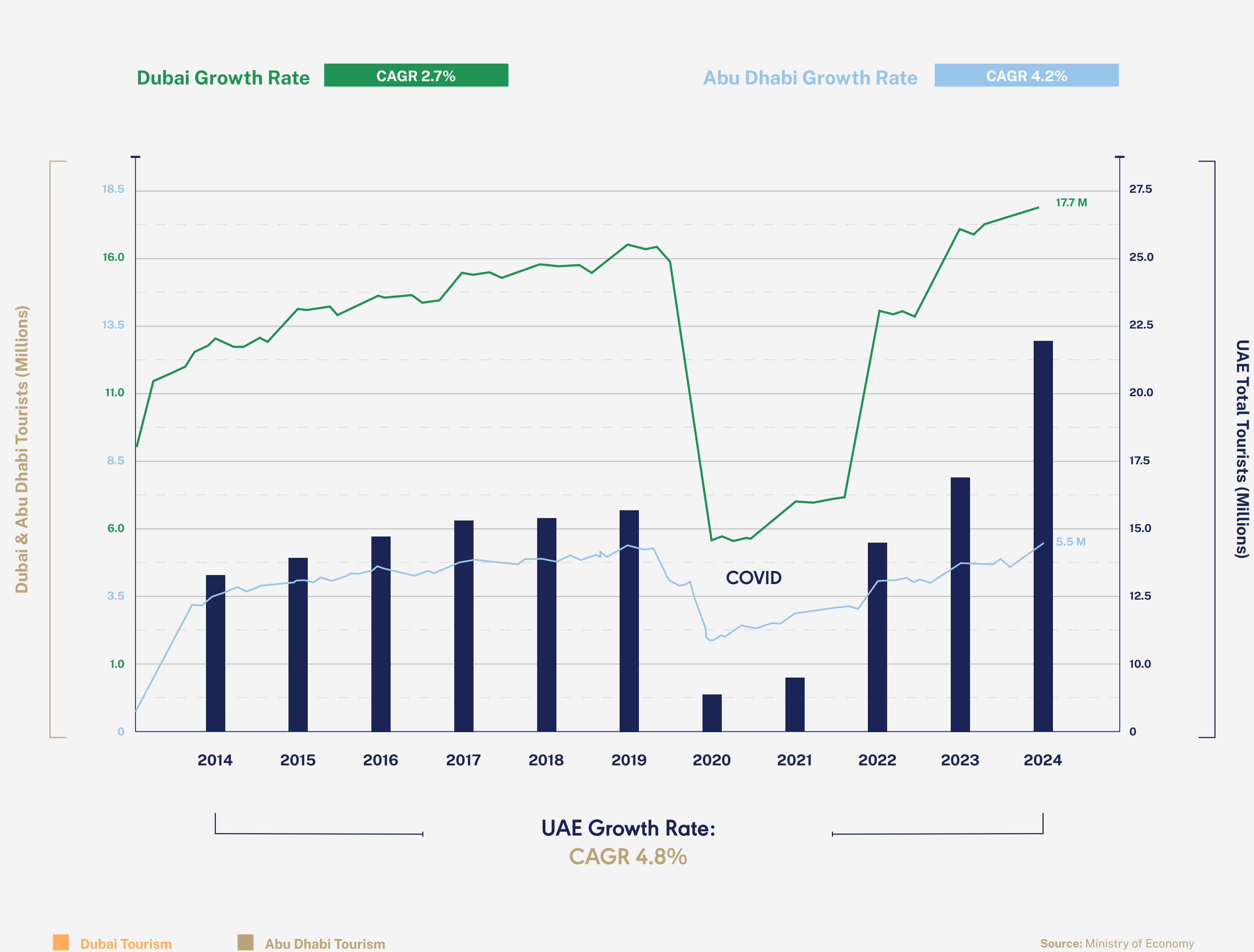


UAE Population & Tourism Trends

UAE Population Trends



UAE Tourism Trends



UAE Visa Opportunities

The UAE has launched diverse visa types to facilitate entry and residence in the UAE to foster a positive environment for visiting, living and investments.



10^{year}

Golden Visa

10-year residency for investors, professionals, and entrepreneurs.

- Investment Required : **AED 2 Million.**
- No limit on staying outside of UAE to keep this residence visa active.
- Sponsor up to **2 maids and 1 drivers for 2 years.**
- Family sponsorship for **10 years.**
- Sponsor children below the age of 30 for boys and unmarried girls.
- Parent sponsorship for **10 years.**
- Work, study or reside long-term in UAE without requiring a sponsor.
- **Open a bank account** in the UAE.

Requirements:

- Depends on profession or investor type
- for more information, please visit:
<https://u.ae/en/information-and-services/visa-and-emirates-id/residence-visas/golden-visa>

2^{year}

Property Investor Visa

Encourages Investment in the UAE

- Sponsor your husband, wife, and children for **2 years.**
- **No sponsor required** during the visa term to work, study or reside in the UAE.
- **Open a bank account** in the UAE.

Requirements:

- Minimum property value of **AED 750,000.**
- Property must be at least **50% construction** completed to apply.

5^{year}

Retirement Visa & Real Estate Investor Visa

Encouraging global talent and retirees to settle in the UAE.

- Sponsor your husband, wife and children for **5 years**
- Work, study or reside in the UAE **without a sponsor**
- **Open a bank account** in the UAE

Requirements:

- **Age 55** and above.
- Minimum property value of **AED 1 million.**
- Property must be at least **50% construction** completed to apply.



5^{year}

Green Visa

For skilled professionals and freelancers, expanding the long-term expatriate base.

- Allows **self-sponsorship** without the need for an employer or sponsor.
- Available for freelancers, skilled employees, investors, and partners.
- Ability to sponsor **spouse, first-degree relatives and children** up to 25 years of age for boys with no age limit for girls.

Requirements:

- Must earn **AED 360,000** over two years or prove financial solvency.
- Bachelor's degree and salary of at least **AED 15,000** for skilled employees.

10^{year}

Blue Visa

For environmental pioneers and sustainability advocates.

- Grants **10 year** residency to individuals making significant contributions to environmental sustainability.
- Available for scientists, researchers, investors, entrepreneurs, and innovators in sustainability, climate change, and renewable energy.
- Recognizes distinguished **environmental activists, members of global organizations, and sustainability award winners**.
- Ability to sponsor **spouse, children, and first-degree relatives**.

Requirements:

- Must demonstrate **outstanding achievements** in environmental fields (research, investments, or sustainability initiatives).
- Investors must commit at least **AED 2 million** to eco-friendly projects.
- Entrepreneurs and SMEs in the environmental sector must show annual revenues of **AED 1 million** or more.
- Scientists and specialists must hold **advanced degrees** and contribute to UAE's **environmental goals**.

A wide-angle photograph of the Abu Dhabi skyline at sunset. The sky is a deep, dark blue, and the city's buildings are silhouetted against the bright, golden light of the setting sun. The sun is positioned low on the horizon, creating a strong backlight effect that illuminates the edges of the buildings and casts long, dark shadows. The water in the foreground is calm, reflecting the light from the sky and the city. The overall mood is serene and majestic, capturing the beauty of the city's architecture and its location by the water.

Abu Dhabi Overview

Gross Domestic Product (GDP)



Total GDP¹

AED 286 billion in Q1 2024.

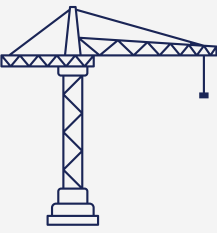
Oil GDP

AED 131.3 billion.
4.1% growth.
45.9% contribution to Abu Dhabi's GDP.

Non-Oil GDP

AED 154.7 billion.
6.6% growth.
54.1% contribution to Abu Dhabi's GDP.

Abu Dhabi's Key GDP Drivers



Construction

Grew by 11.5%, reaching AED 27.5 billion, reflecting ongoing infrastructure development.



Transport & Logistics

One of the fastest-growing sectors, driven by Etihad Rail and aviation advancements.



Global Financial Rank

Abu Dhabi is ranked 29th in the Global Financial Centers Index (GFCI), reinforcing its position as a growing financial hub.



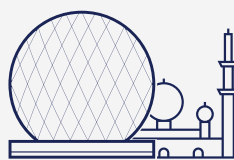
Population Growth

Exceeding 3.6 million residents with a growth of 2%, driven by expatriate influx.



Hotel Guests

Nearly 5 million visitors between January–October 2024, marking a 26% increase from 2023.



Major Attractions

Saadiyat Island, Yas Island, Louvre Abu Dhabi, Zayed Mosque and Formula 1 Grand Prix remain key drivers of tourism.



Airport Growth

Abu Dhabi International Airport continues to see record passenger numbers and expansion of routes.



Source: International Monetary Fund (IMF)

An aerial photograph of the Abu Dhabi skyline at sunset. The sky is a gradient of blue and orange. The city features a mix of modern skyscrapers and traditional low-rise buildings. A prominent road with palm trees runs through the foreground.

Abu Dhabi Real Estate



Total Sales Transactions:
14,816 transactions
AED 46.5 billion (+4% YoY)

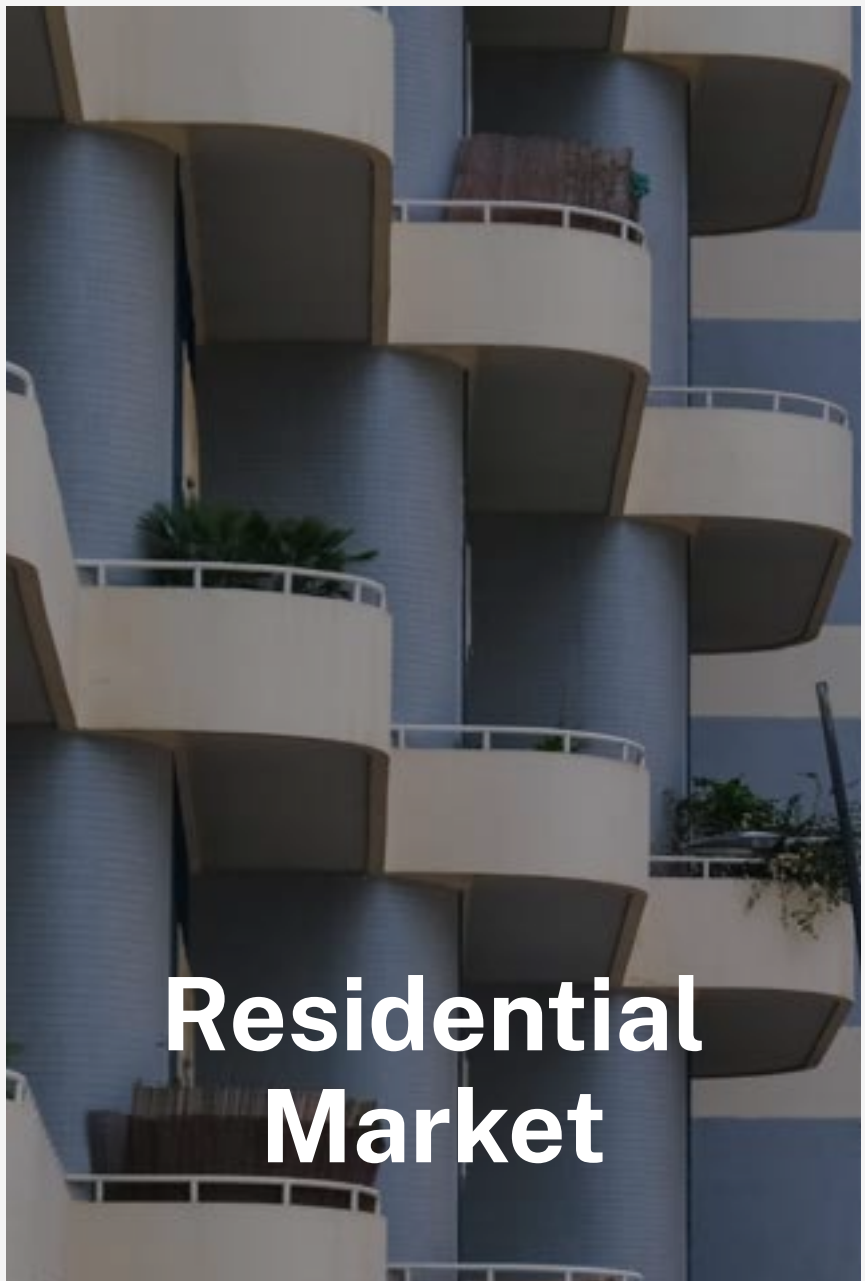


Ready Units:
5,646 transactions
(+53.4% YoY)



Off-Plan Properties:
9,169 Transactions
(+34.7% YoY)

Mortgage Transactions:
10,230, transactions AED 32.8 billion
(+4% YoY)



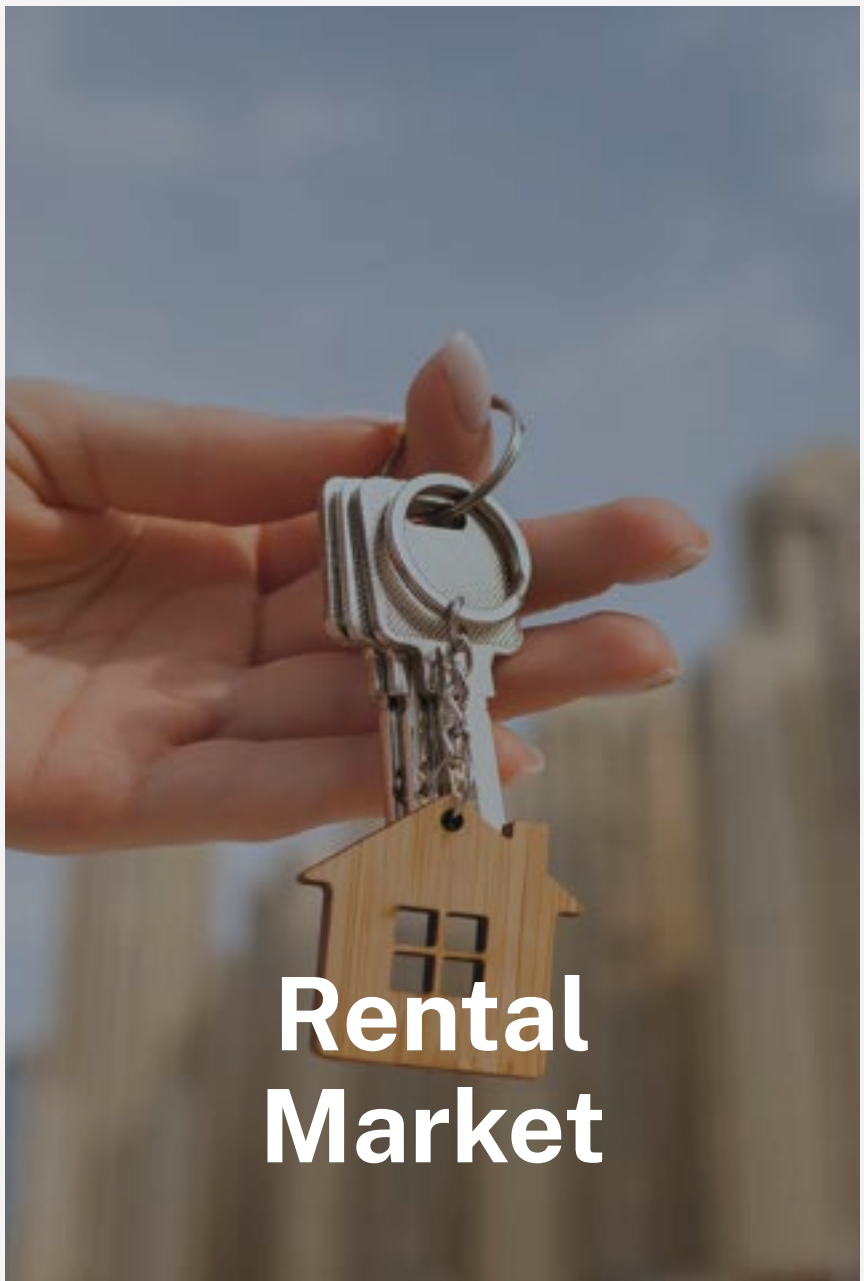
Overall Property Prices:
+10.16% YoY (as of Nov 2024).



Apartments:
+9.88% YoY



Villas:
+11.51% YoY



Residential Rents:
+15-20% YoY due to high demand
and limited supply.



Increased demand for luxury and
waterfront properties.

Government-backed initiatives,
visa programs, and infrastructure
expansion.

Rising interest in off-plan projects
with strong investor sentiment.

Source: https://www.globalpropertyguide.com/middle-east/united-arab-emirates/price-history?utm_source=chatgpt.com



Dubai Overview

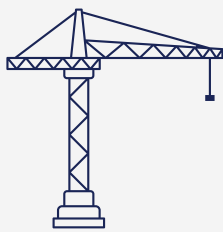
Gross Domestic Product (GDP)



Total GDP

AED 115 billion in Q1, 2024.
3.2% growth versus Q1 2023.

Dubai's Key GDP Drivers



Urban Enhancements

Including infrastructure, developments, transportation and mobility investments continue to bolster Dubai's connectivity and investment appeal.



Global Financial Rank

Dubai is ranked 16th globally in the Global Financial Centres Index, (GFCI) reaffirming its position as a leading financial center in the Middle East, South Asia and Africa geographies.



Population Growth

Dubai's population continues to steadily increase, driven by economic opportunities, and world-class living conditions. The population has seen growth of 1.4% bringing Dubai's population to 3.1 million residents.



Tourism Increase

In Q1 2024, Dubai welcomed 5.2 million international visitors, an 11% increase from the same period in 2023.





Dubai Real Estate



Total Real Estate Transactions

Volume:
180,987 transactions in 2024.
36.5% increase versus previous year.

Value:
AED 522.5 billion,
up 27.2% YoY



Off-Plan Market


Transactions:
109,527 transactions in 2024.
60.6% increase versus previous year.

Transaction Value:
AED 228.03 billion,
up 43.5% YoY




Property Prices

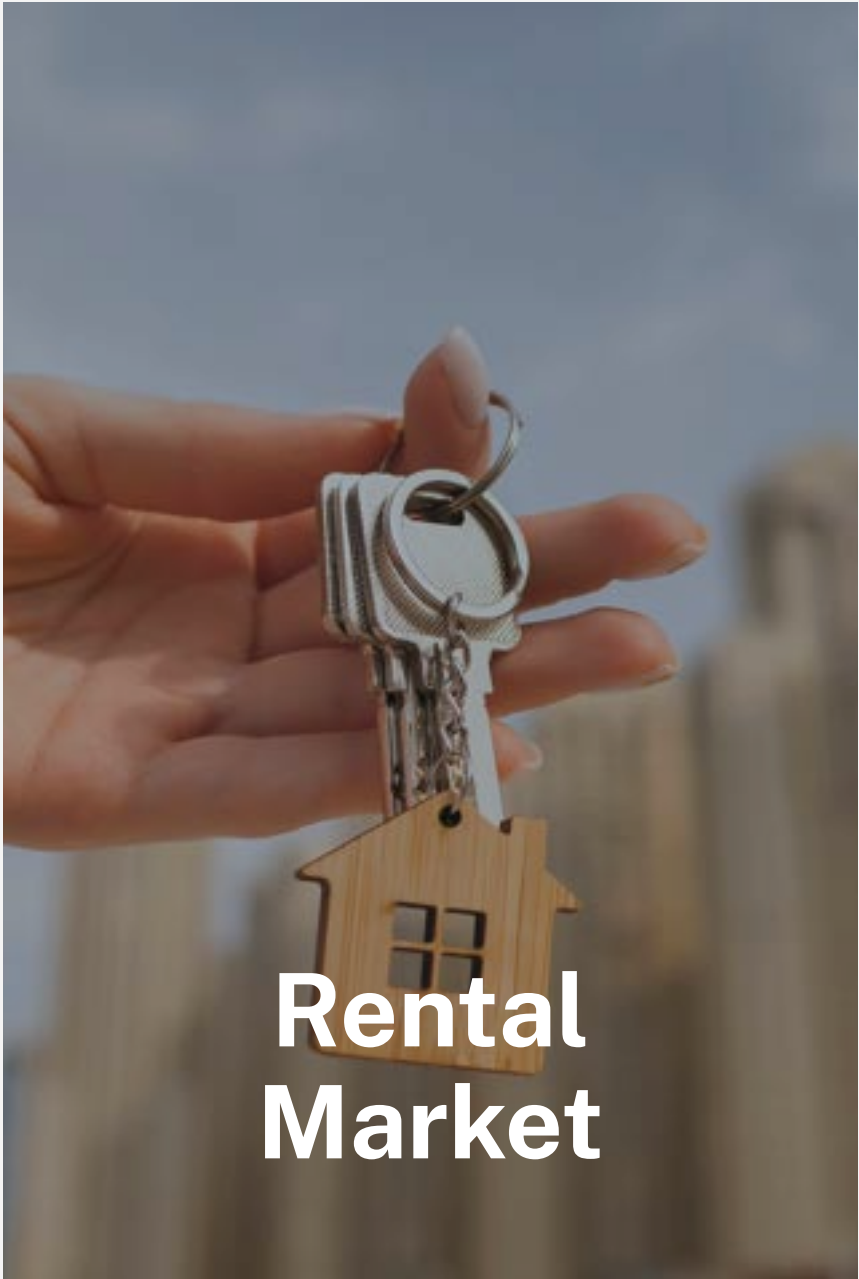
Average Increase:
20.1% year-over-year as of May 2024.



Apartments:
19.8% YoY




Villas:
21.8% YoY




Rental Market

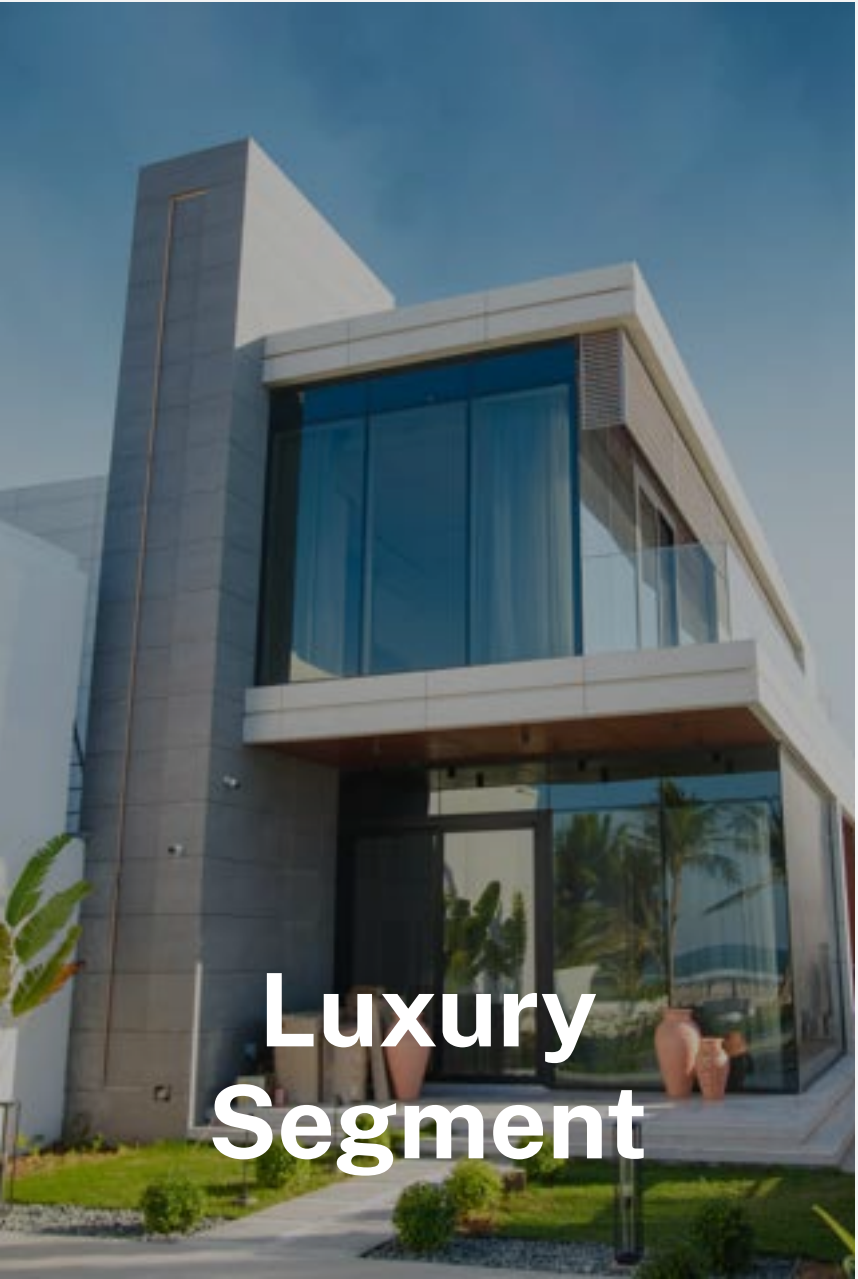
Average Rent Increase:
21.1% year-over-year as of May 2024.



Apartments:
22.2% increase.



Villas:
13.1% increase.



Luxury Segment

Transactions Over AED 10 Million:
47% increase in H1 2024 compared to H1 2023.

Source: https://www.globalpropertyguide.com/middle-east/united-arab-emirates/price-history?utm_source=chatgpt.com

Buying Property In UAE A 10 step Guide





STEP 1

Define Your Investment Goals

Before you start, clarify your objectives:

- **Why are you buying?**
Decide if the purchase is for your primary or secondary residence, rental income or capital appreciation.
- **What is your budget?**
Consider upfront costs, mortgage options, and payment plans.
- **Which emirate suits your needs?**
The seven Emirates that make up the UAE all have different property laws and investment advantages. Decide which Emirate best suits your needs.



STEP 2

Understand Freehold versus Leasehold Ownership



Freehold Properties:

Available to foreign residents and investors in designated areas. Freehold properties offer full ownership rights.



Leasehold Properties

Typically granted for 99 years with the option to renew. Ownership typically reverts to the original landowner upon expiration.

Identify the broker or brokerage company:

Broker fees:

- Typically, brokers charge 2% of the property's sale price.
- Buyers of off-plan properties usually do not pay a commission, as it's covered by the developer.



STEP 3

Choose the Right Property

Decide between Off-plan versus Ready Properties:

- **Off-plan** properties are under construction with staged payment plans. Some banks and lenders offer mortgage facilities for off-plan projects.
- **Ready properties** provide immediate occupancy but often require full payment upfront.

Compare Developers & Projects:

Research the developer's reputation, track record for delays, previous projects, and the value of the area.



STEP 4

Secure Financing (if needed)

Mortgage Eligibility for Expats

- Maximum loan-to-value (LTV) ratio: 80% for UAE nationals, 50-75% for expats (varies by bank).
- Minimum salary requirements apply (varies by lender, typically AED 15,000+ per month).

Cash vs. Mortgage:

- Cash buyers avoid interest costs but must provide full payment upfront.
- Mortgage buyers must secure pre-approval before finalizing a purchase.



STEP 5

Sign the Purchase Sales Agreement (PSA)

- The buyer and seller sign the PSA, detailing price, payment terms, and handover conditions.
- The buyer typically pays a 10% deposit to secure the property.
- Balance payments follow the developer's payment schedule or the lender's schedule if there is a mortgage on the property.



STEP 6

Obtain a No Objection Certificate (NOC)

- For secondary market transactions, an **NOC is required from the developer** to confirm no outstanding liabilities.
- The **seller applies for the NOC**, and the buyer pays a fee (typically AED **500 - 5,000**, depending on the project).



STEP 7

Register the Property with the Land Department

The final step is to transfer ownership at the Dubai Land Department (DLD) or Abu Dhabi Department of Municipalities and Transport (DMT).

Required documents:

- Buyer's passport, visa copy, and Emirates ID (if applicable).
- Title deed & sales agreement.
- Bank mortgage documents (if applicable).

Fees:

- Dubai: 4% transfer fee + AED 2,000–4,000 admin fee.
- Abu Dhabi: 2% registration fee.

The title deed is issued in the buyer's name after the payment is completed.



STEP 8

Utility & Service Registrations

- Set up **DEWA (Dubai Electricity & Water Authority)** or **ADDC (Abu Dhabi Distribution Company)** accounts.
- Register with **Ejari (Dubai)** or **Tawtheeq (Abu Dhabi)**
- Confirm tenancy or ownership rights.



STEP 9

Move In or Lease the Property

- For investment properties, hire a **property management company** for tenant handling and maintenance.
- If moving in, schedule **fit-out work, security deposits, and community service fees.**



STEP 10

Stay Compliant with UAE Property Laws

For landlords:

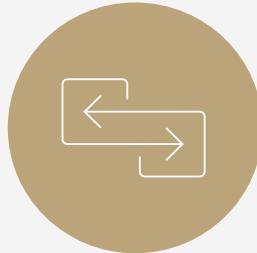
- Ensure rental agreements are registered (Ejari/Tawtheeq).
- Understand the Rental Increase Calculator (applies in Dubai).

For buyers:

- Service charges and maintenance costs will apply.
- Follow mortgage repayment schedules to avoid penalties.



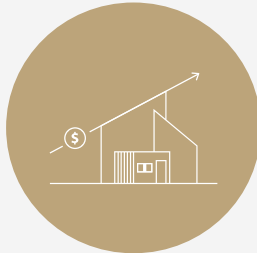
Why Ghantoot



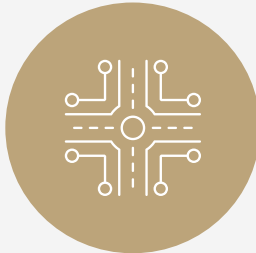
A rare waterfront destination strategically located between Abu Dhabi and Dubai, offering easy access to both cities.



Undisturbed natural beauty with pristine beaches, mangroves, and open landscapes — offering a peaceful escape.



A rising luxury destination with untapped potential, allowing early investors to capitalize on future growth.



Proximity to key infrastructure projects like Etihad Rail, Maktoum Airport (DWC) and major highway networks to enhance mobility and connectivity.



Strong demand for beachfront properties with exclusivity and privacy — offering a unique investment opportunity.



Positioned to become the next premium coastal community in the UAE, redefining beachfront living.



Ghantoot is one of the last available coastal destinations being developed.

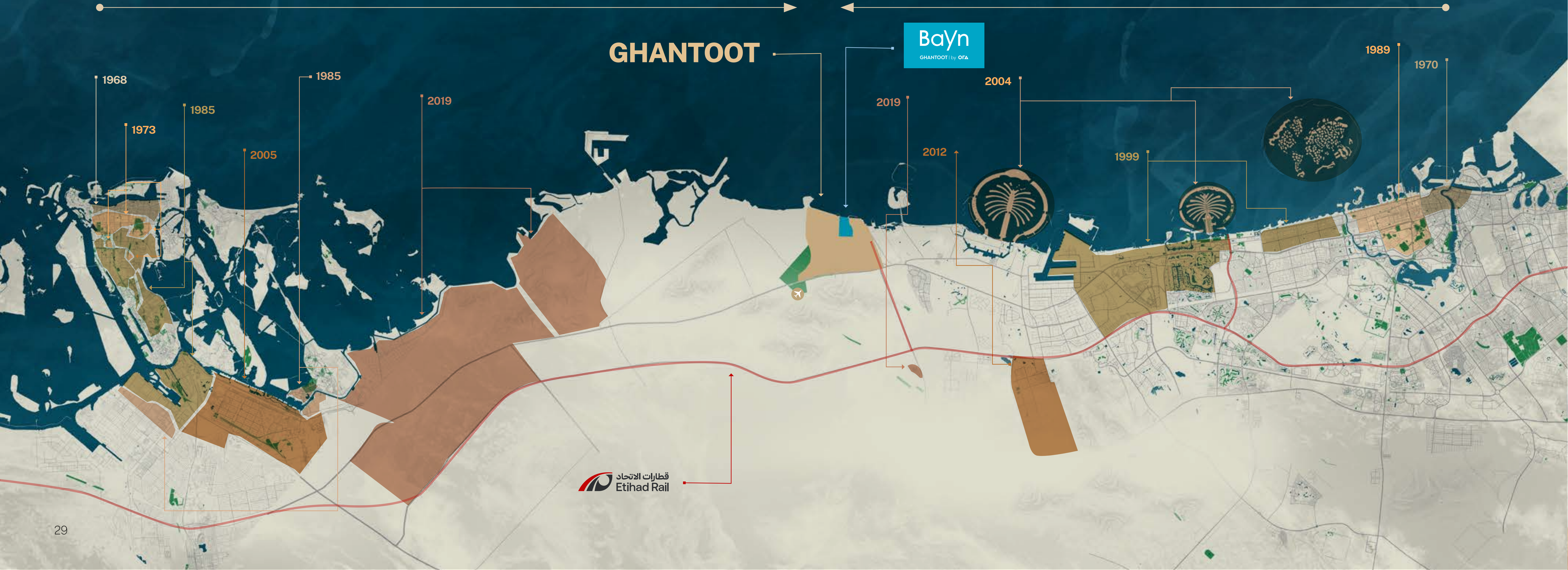


With unprecedented growth, Abu Dhabi and Dubai have expanded across the shoreline and inwards since 1970.

With Abu Dhabi and Dubai expanding towards, each other, Ghantoot is the next and final waterfront facing destination set to be developed.

Abu Dhabi's expansion North towards Dubai, meeting at Ghantoot,

Dubai's expansion South towards Abu Dhabi, meeting at Ghantoot.



WHY ORA



Wide Audience Appeal & Inclusivity

ORA develops inclusive communities that cater to practically every audience and their discerning needs.

ORA’s Expertise

ORA creates harmonious, sustainable, and community-driven inclusive developments across the globe.

ORA’s Global Portfolio

ORA has achieved unprecedented success in the introduction of lifestyles across its projects in Egypt, Cyprus, Greece, the Caribbean’s Granada, and Pakistan. ORA is set to replicate this success with its landmark project in the UAE.

Local Heritage, Global Sophistication

ORA seamlessly bring local cultures, world-class developments and global sophistication to build unique living experiences. Our global footprint expands every year with new projects that stay true to the heritage and culture marks of the destinations we enter.

Strong Leadership

ORA’s leadership is committed to driving value creation and long-term investment appeal.






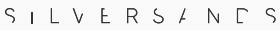




Design Excellence Commitment

Design development coupled with innovation provides long-term value for ORA’s residents and investors.

Spectrum of Amenities & Services

ORA develop integrated communities that ensure appeal with a wide range of offerings including hospitality, beach and social clubs, sports facilities, landscapes and public realm to enhance the quality of life.



Egypt	   	17,814	RESIDENTIAL UNITS
Greece	 	93	HOSPITALITY KEYS
Cyprus	 	245	RESIDENTIAL UNITS
		41	HOSPITALITY KEYS
Pakistan		3,177	RESIDENTIAL UNITS
Grenada (Caribbean)		+75	HOSPITALITY KEYS
Iraq	120,000 RESIDENTIAL UNITS IN 25 YEARS		



Introducing ORA's
newest and first project in the UAE;
BAYN GHANTOOT by ORA.

WHY **BAYN?**



BAYN

Logo Meaning

Inspired by BAYN as a symbol of modern simplicity and refined elegance, a design that visually encapsulates its unique location and lifestyle offering.

The sharp, clean lines in this bilingual identity represent precision and balance, reflecting BAYN's strategic position “in between” Dubai and Abu Dhabi — a place where modern urban energy meets the tranquility of waterfront living.

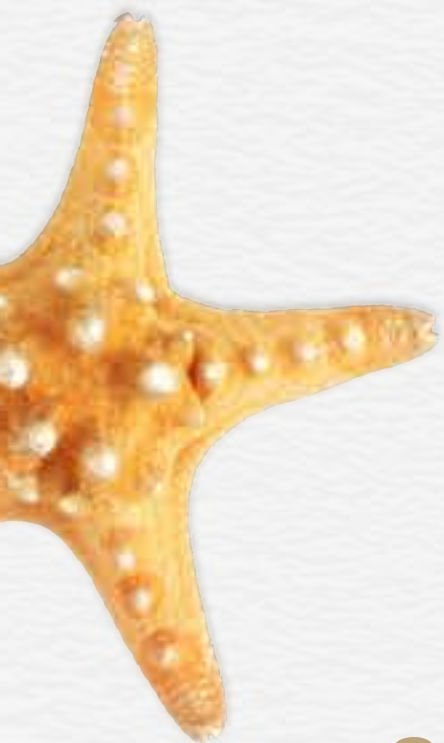
The angular stroke extending from the “Y” creates a sense of upward movement and aspiration, symbolizing growth, progress, confirmation, and a lifestyle elevated by the project's design philosophy. It portrays a clear division and location of the destination between physical, emotional and imaginative experiences.

MODERN SIMPLICITY | REFLECTION | EXPERIENCES

BaYn
باين
GHANTOOT | by OGA

BaYn
باين





**Strategic
Location**

Positioned “in between” Dubai and Abu Dhabi approximately 35 minutes from each.

**Close
Proximity**

2 minutes away from Dubai border. 15 minutes to major Dubai locations-DWC, Jabel Ali, Dubai Marina, JLT.

**A masterfully
Planned Community**

offering waterfront suburban living, with a wide variety of lifestyle choices nature and modernity, relaxation and vibrancy.

**56%
Open Spaces**

Open space design ethos, with 56% of BAYN being landscape public spaces.

**Waterfront
Living for All**

Accessibilty to Waterfront Living for everyone through the water canals & the beach.



Wide Range
of Typologies

Including beachfront mansions, villas, townhomes, and apartments; all with access to the on development 1.2 kilometer beach stretch.

Premium,
World Class
Amenities

Including wellness retreats, beachfront experiences, and variety of retail and dining options.

Preserving
Nature

With its natural surroundings, preserving the beauty of Gkantoot while enhancing its lifestyle appeal.

A 5-Star
Investment
Opportunity

Combining limited beachfront living availability, exclusivity, and strong capital appreciation potential.

Delivery
Planned
for 2027

Project Launch in April 2025 with delivery of first phase in 2027.





ABU DHABI

80 KM - 50 Min

- Yas Island _____ 🚗 60 KM - 34 Min
- Grand Mosque _____ 🚗 73 KM - 42 Min
- Zayed International Airport (AUH) _____ 🚗 56 KM - 30 Min

GHANTOOT

BaYn

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2 mins. from the border of Dubai

Dubai-Abu Dhabi Border

Maktoum International
Airport (DWC)

DUBAI

57 KM - 34 Min



- Dubai International Airport (DXB) _____ 🚗 70 KM - 45 Min
- Burj Al Arab _____ 🚗 47 KM - 30 Min
- Burj Khalifa _____ 🚗 57 KM - 35 Min
- Dubai Marina _____ 🚗 37 KM - 25 Min
- Palm Jumeirah _____ 🚗 42 KM - 25 Min
- Jabel Ali _____ 🚗 25 KM - 17 Min
- Jumeirah Lakes Towers (JLT) _____ 🚗 37 KM - 25 Min
- Jumeirah Beach Residences (JBR) _____ 🚗 37 KM - 25 Min
- Maktoum International Airport (DWC) _____ 🚗 30 KM - 23 Min
- Dubai South _____ 🚗 30 KM - 23 Min
- Palm Jabel Ali (Future) _____ 🚗 25 KM - 17 Min



BAYN Masterplan

KEY DATA

Total Land Area	Development (BUA)	Public Realm
4.8M m²	42%	56%
Residential Units	Expected Population	Total GFA
8,968	32,235	1,790,000 m²



Note:
Figures above based on WIP concept masterplan and are subject to change as the masterplan design progresses.

Note:

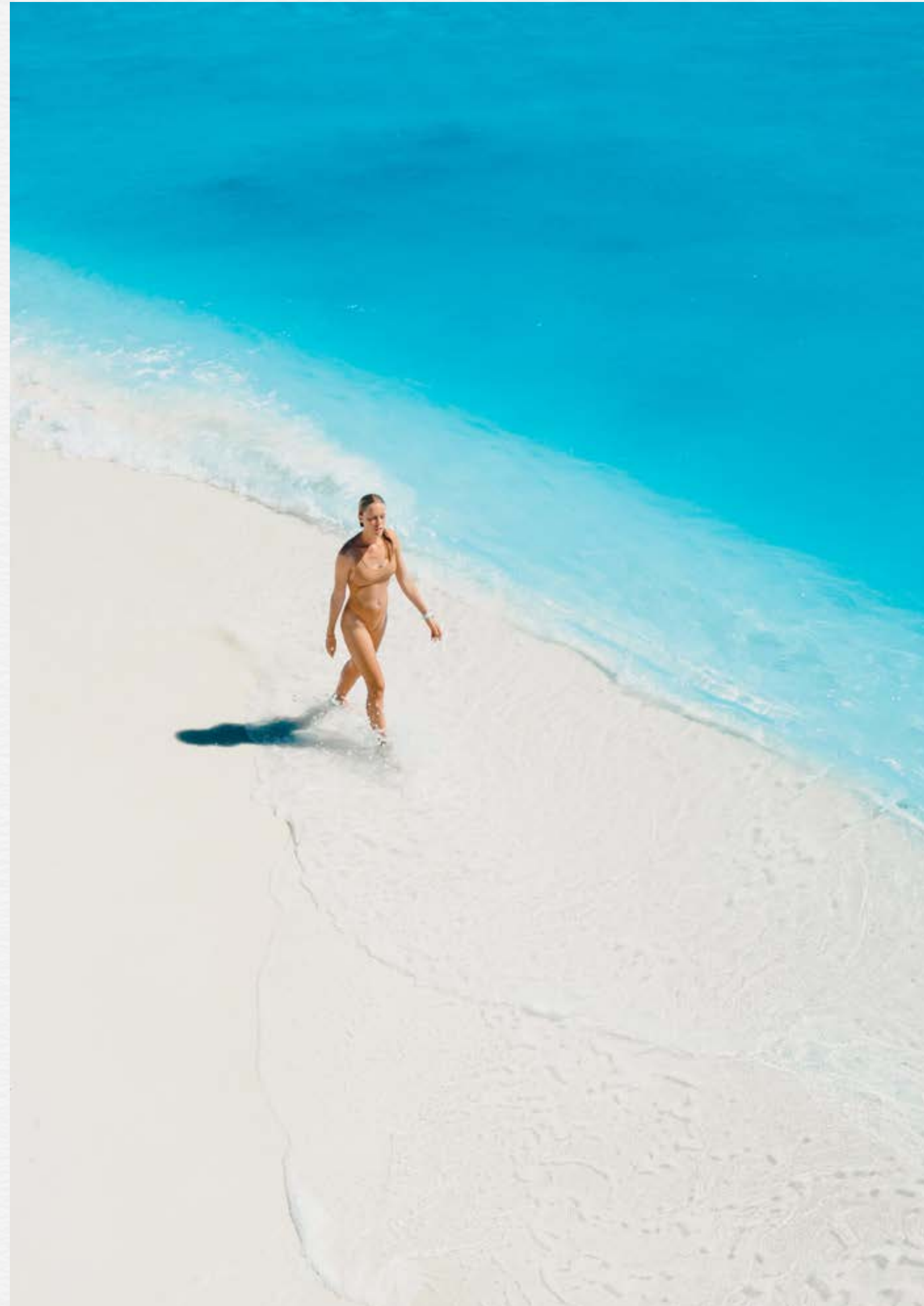
Figures above based on WIP concept masterplan and are subject to change as the masterplan design progresses.



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Lifestyle

A Sanctuary of Coastal Elegance, Natural Beauty, and Balanced Living



BAYN Ghantoot by ORA is a one-of-a-kind waterfront community that redefines modern coastal living, offering inclusive lifestyle with diverse residential, leisure, and lifestyle offerings.

Located between Abu Dhabi and Dubai, BAYN is a harmonious retreat where nature, luxury, and urban convenience seamlessly merge.

Designed to bring residents closer to the water and natural surroundings, BAYN Ghantoot by ORA integrates natural water canals, lush green spaces, and pristine beaches with diverse residential typologies, social clubs to foster sociability, and connection to optimize lifestyles.

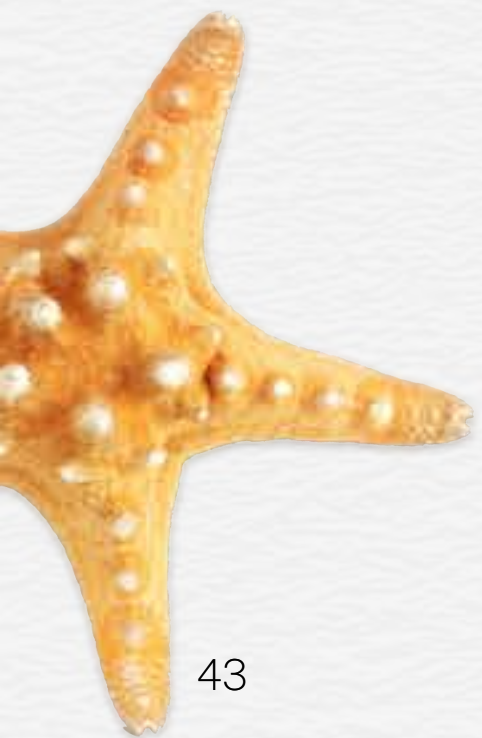


At BAYN Ghantoot by ORA, residents embrace a lifestyle that flows effortlessly between relaxation and activities. The natural coastline feeds into the natural water canals which weave thoroughout the community to deliver calm and cool environments while providing breathtaking views.

Leisure areas dotted across the masterplan provide residents at BAYN Ghantoot by ORA the opportunity to engage in sports, recreation, physical activities, social gatherings at their choosing.



BAYN Ghantoot by ORA creates an environment where life moves in balance. With dedicated pedestrian-friendly zones, car-free areas, and sustainable mobility solutions, the community promotes a healthier, more mindful way of living, encouraging moments of tranquility, wellness, and connection.



Unparalleled Lifestyle & Amenities





BAYN Ghantoot by ORA is more than just a place to live — it is a gated community destination designed for those who appreciate the finer things in life. The community offers a unique blend of resort-style relaxation and dynamic social engagement, ensuring every resident finds their perfect rhythm.

Key Highlights:



Exclusive beachfront access with uninterrupted sea views and scenic waterfront promenades.



Resort-style pools, wellness centers, and spa retreats to encourage relaxation and wellbeing.



Smart home technology, concierge services, and 24/7 security for convenience and peace of mind.



Natural water canals that flow through the community, allowing direct water access and creating serene living environments.



State-of-the-art sports and recreational facilities, including cycling paths, jogging tracks, and dedicated water sports areas.



Waterfront dining, boutique retail, and entertainment hubs for a sophisticated lifestyle.



Community parks, landscaped gardens, and 56% open green spaces that bring nature into everyday life.

At BAYN Ghantoot by ORA, every element is curated to enhance wellbeing, promote active lifestyles, and foster deep connections with nature.

Diverse Residential Offerings & Typologies



BAYN Ghantoot by ORA offers a diverse selection of premium residences, each thoughtfully designed to integrate seamlessly with the surrounding coastal landscape.

Ultra-Luxury
Mansions

Exclusive, private waterfront estates offering the pinnacle of elegance, space, and customized living.

Luxury
Villas

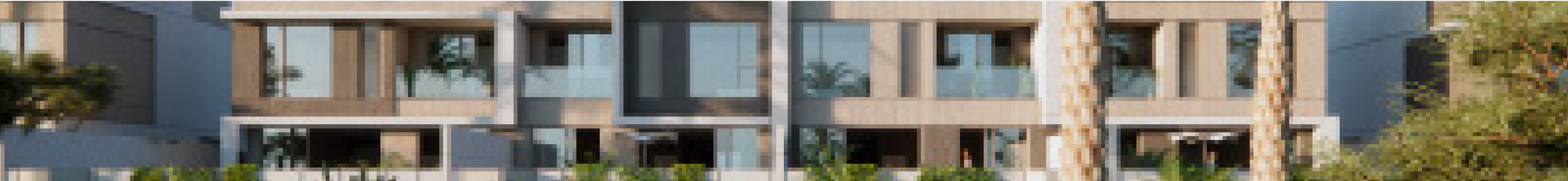
Designed for expansive indoor-outdoor living, blending modern architecture with nature.

Townhouses

Contemporary residences for families and individuals seeking a community-driven lifestyle.

Apartments

Elegant homes with stunning views, direct access to vibrant urban hubs, and waterfront promenades.





The masterplan includes 8,968 residential units, spread across a 4.8 million sqm, designed to accommodate over 32,000 residents. The architectural vision focuses on low-density living, maximizing waterfront accessibility, and integrating nature into every aspect of daily life.

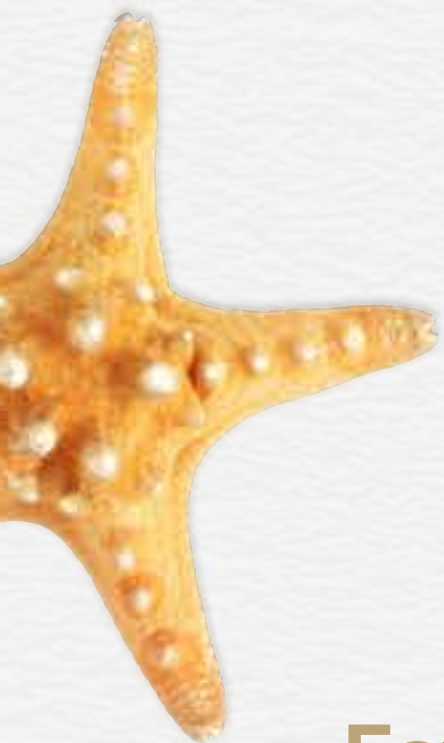


BAYN Ghantoot by ORA is a philosophy in living; offering relaxation, vibrancy, and everything in between. The destination is a sanctuary where the land meets the water to blend lifestyles effortlessly, where modern luxury meets natural beauty, and where every day is a retreat.



WHY **NOW?**





Early Investment Opportunities

In a rising premium destination before full-scale market appreciation.

Demand for Waterfront Properties

UAE real estate is experiencing unprecedented demand, particularly in waterfront and luxury segments.

Strategic Infrastructure Developments

Etihad Rail and road expansions are set to boost property values in Ghantoot. Connection to existing highways enhanced mobility and connectivity.

Limited Supply

Exclusive beachfront properties, making BAYN a high-value, high-demand proposition.

A Destination for All Lifestyle Choices

BAYN Ghantoot by ORA provides active and sedentary lifestyles, for all age groups and all lifestyles.





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Thank You