



Reimagining Time

Table of Contents



| INTRODUCING ORA | ORA PROPERTIES | ORA HOSPITALITY | PIPELINE PROJECTS |
|----------------------|----------------------------|--------------------------------|-------------------|
| Our Vision | EGYPT Zed ElSheikh Zayed | GRENADA Silversands Grand Anse | Tunisia |
| About ORA | Zed East | Silversands Beach House | |
| Global Vision | Silversands North Coast | Merveilles Entertainment Hub | |
| The Managment Team | Solana West | GREECE | |
| Naguib Sawiris | Solana East | Mykonos Hotel | |
| The Properties Team | Pyramid Hills | | |
| The Hospitality Team | CYPRUS Ayia Napa Marina | | |
| Our Inspiration | PAKISTAN Eighteen | | |
| Tangible Difference | GRENADA Silversands Villas | | |
| | UAE Bayn by ORA | | |
| | IRAQ Madinet Al Ward | | |



Reimagining Time

WE DREAM BIG.

WE DESIGN TO MAKE A
DIFFERENCE & BRING HAPPINESS.

WE EMBRACE CREATIVITY, INNOVATION,
SUSTAINABILITY & HARMONY.

“Ora’s position is strong, it holds a legacy
which has been earned through credibility,
a diversified portfolio as well as offering
the precious culture of happiness”

NAGUIB SAWIRIS | CHAIRMAN & CEO

ABOUT ΟΓΔ

Ora, is a developer with an ethos to deliver unmatched experiences that embody human aspirations of self-fulfillment, and the pinnacle of happiness through a sensorial approach that can only be described as a surreal yet perfect moment of lifetime achievement in luxury living. Reimagining time, our projects are often likened to a complicated luxury timepiece that offer perfect blends of intricate detail which can only result in a flawless breathtaking moment of awe inspiring serenity of luxury living.

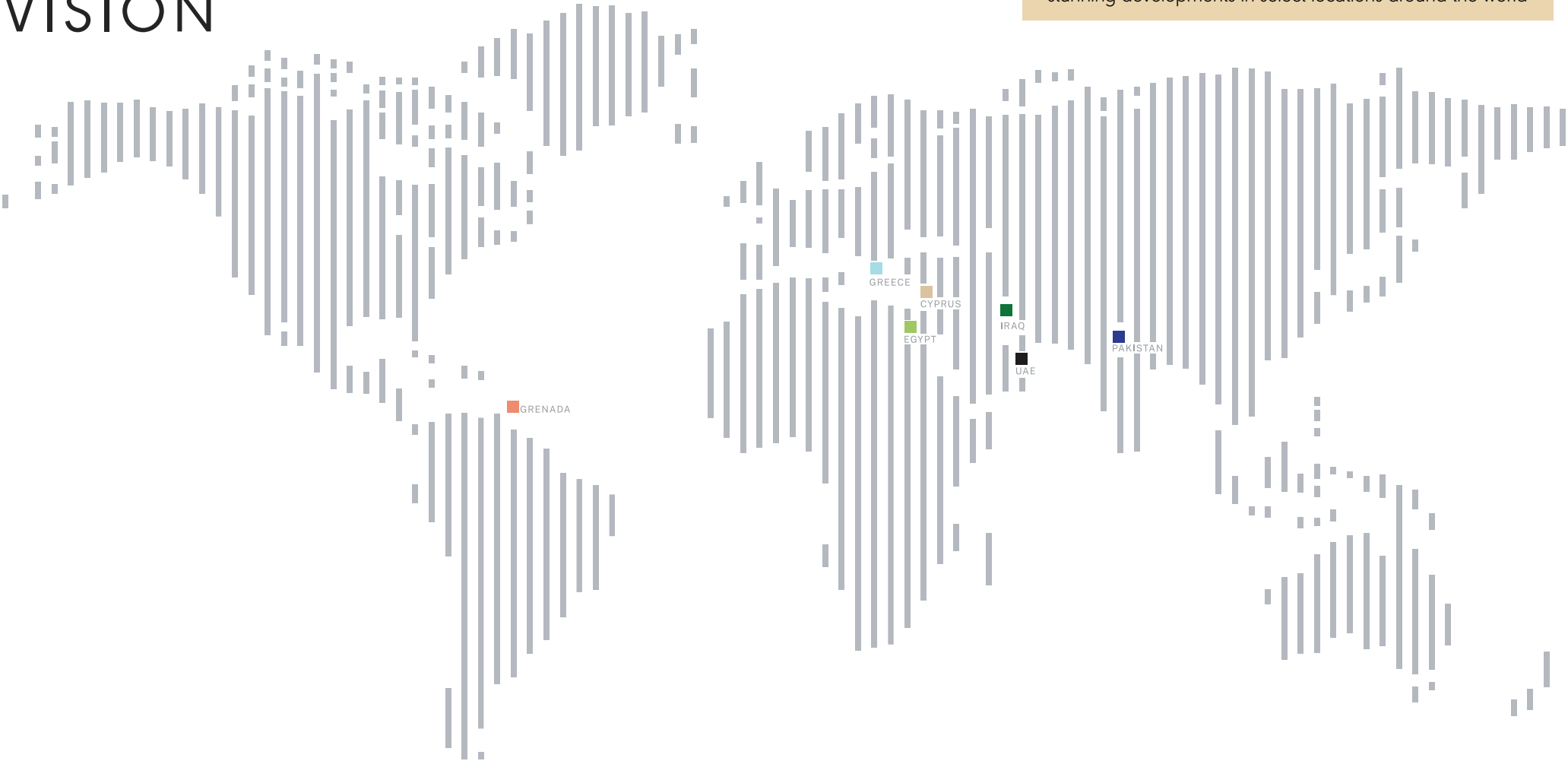
We pride ourselves in the mastery of creating beautiful environments that balance exceptional thinking with enduringly sensitive design; where every moment is a promise of a lasting memory. Embracing the natural environment of our uniquely selected locations, we take great care to design and develop high-quality projects that not only sit comfortably within their surroundings, but have sustainability at their core. Our developments are living, breathing lifestyle destinations that collectively work together to avail that perfect moment where life and luxury meet –a moment for a timeless experience.

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GLOBAL VISION

Our expanding portfolio of projects spans a rich variety of stunning developments in select locations around the world



| GRENADA | EGYPT | | CYPRUS | PAKISTAN | UAE | IRAQ |
|----------------------------|------------------------------|----------------------------|---------------------|----------|---------------------------|--------------------------------|
| SILVERSANDS BEACH HOUSE | ZED SUSTAINABLE DESIGN | SOLAPPA™ WEST BY OGA | | | | |
| SILVERSANDS GRAND ANSE | ZED LIVE | SOLAPPA™ EAST BY OGA | AYIA NAPA MARINA | EIGHTEEN | Bayn GHANTOOT by OGA | مدينة الورد MADINAT AL WARD |
| MARVELLUS | PYRAMID HILLS | SILVERSANDS NORTH COAST | | | | |

THE MANAGEMENT TEAM

Ora Developers is a leading name in the field of designing and developing luxury lifestyle destinations in unique locations. We bring world-class expertise, exceptional attention to detail and visionary ideas to every landmark project we work on.



NAGUIB SAWIRIS
Chairman & CEO

Mr. Naguib Sawiris founded Orascom Telecom Holding (OTH) and led it to become the leading regional telecom player until the much-publicized merger deal with VEON (formerly VimpelCom Ltd.), creating the world’s sixth largest mobile telecommunications provider in April 2011. Today, he is the Executive Chairman of Orascom Investment Holding, a holding company with a diversified investment portfolio targeting high-growth sectors where it sees opportunities of transformation and community impact in Egypt and Africa, including telecommunications and destination development. Mr. Sawiris is Chairman of the Investment Advisory Committee of La Mancha Resource Capital LLP, an investment adviser to a Luxembourg-based fund focused on the precious and energy transition metals sectors, which has equity investments in Endeavour Mining PLC, Elemental Altus Royalties Corp., Falcon Energy Materials PLC., G Mining Ventures Corp., and Greenheart Gold Inc. Mr. Sawiris is also Chairman of Ora Developers, a company undertaking high-end real estate developments and hospitality projects in various prime locations around the world. At international and regional levels, Mr. Sawiris served and is serving on a number of boards, committees and councils including International Advisory Committee to the New York Stock Exchange (NYSE), International Advisory Board to the National Bank of Kuwait, London Stock Exchange’s Africa Advisory Group, External Advisory Council to the Global Institute for Advanced Study at NYU, and the Board of Trustees of the Arab Thought Foundation. Mr. Sawiris is also the recipient of numerous honorary degrees, industry awards and civic honors, including an Honorary Doctorate of Law conferred upon him by Handong Global University of South Korea in 2021, the “Legion d’Honneur” (the highest award given by the French Republic for outstanding services rendered to France). In July 2011 Mr. Sawiris was awarded the Honor of Commander of the Order of the “Stella della Solidarietà Italiana” (Star of Italian Solidarity). In 2006, the prestigious “Sitara-e-Quaid-e-Azam” award was conferred upon him by General Pervez Musharref for services rendered to the people of Pakistan in the field of telecommunication, investments, and social sector work. Mr. Sawiris holds a diploma of Mechanical Engineering with a Masters in Technical Administration from the Swiss Federal Institute of Technology Zurich (ETH Zürich) and a Diploma from the German Evangelical School, Cairo, Egypt.

THE MANAGEMENT TEAM



WAFAA LOTAIEF
Vice Chairman

Ms. Wafaa Lotaief has worked with the Orascom Group for over three decades. She has been appointed as President of Gemini Holding since November 2011 and Deputy CEO of Ora Group from March 2016 until January 2022 when she has been appointed to the position of Vice Chairman. She served in various roles in the Orascom Group of companies since 1983 and has gained experience in management, Human Resources, PR & Communication, and Corporate Services. She was the Group Human Resources & Administration Officer of the Orascom Telecom Group from 1999 to 2011 and the Weather Group from 2006 to 2011. she has actively participated in the start-up, development, and growth of OTH and Weather to be the leading telecom player serving over 100 million subscribers through over 28 countries in the Middle East, Africa, South Asia, Italy and Canada. Furthermore, since 2016 until today, she has been a major participant and contributor to the establishment, start up, growth and evolution of the Ora group to become a global development and hospitality conglomerate over a record span of 6 years.



MOHAMED SHETA
Chief Financial Officer

Mr. Mohamed is the CFO of Ora; covering the worldwide operations of the group. Prior to joining Ora, Mohamed held the position of Corporate Finance & Treasury Senior Manager at Orascom Telecom Holding S.A.E. "OTH" for several years then moved to Orange as Corporate Financing & Treasury Director. His career also includes extensive experience in banking and finance, having started his career as an investment banker at SocGen working on project finance and syndicated loans.



AMGAD SABRY
Chief Business
Development Officer

Mr. Amgad is the Chief Business Development Officer of Ora. He is responsible for the business development of Ora Globally. Amgad brings more than 25 years of senior level experience in multinational and leading local conglomerates across many industries (real estate, advertising, and media).



KHALED MORGAN
Chief Development Officer

Arch. Khaled is the Group Chief Development Officer he manages all design and development activities within Ora's global portfolio. His 15 years of global experience includes a number of large scale projects in different parts of the world; Italy, China, Hongkong and the middle east with award-winning design houses and renowned real estate developers. Morgan graduated from Politecnico Di Milano in Italy, with a Masters in sustainable architecture and urban design.

THE MANAGEMENT TEAM



LANA SAWIRIS

Chief Commercial Officer

Lana serves as Chief Commercial Officer of Ora Developers, where she leads the global brand vision and commercial strategy across the group. Her background spans luxury and culture, having led Global Digital Communications at Christian Louboutin and served as Global Art Director at New York's cultural powerhouse Kith. She later founded &LANA, a full-service Creative Incubator™ based in New York, dedicated to building and scaling global brands through strategic growth, creative direction, and equity partnerships.



RANIA BATA

Chief Legal Officer

Ms. Rania Bata is the ORA Group Chief Legal Officer. She leads legal matters across all Ora Group companies and provides global expertise with local insights. She is a US qualified attorney with nearly 3 decades of corporate, commercial, banking, M&A, dispute resolution, and compliance experience across the MENA region. She has worked in private practice and in-house and both at Fortune 500 and regional companies. She holds a Doctorate of Jurisprudence from West Virginia University and is admitted to the West Virginia Bar.



STEFANIA SCHITO

General Counsel

Mrs Stefania is the General Counsel of Ora Developers Group. She is responsible of all legal, tax, regulatory and compliance matters worldwide. Stefania has over 17 years of extensive experience as lawyer and has led major corporate & project finance and M&A cross-border transactions working closely with operations, start-ups, and holdings across industries (real estate, media, telecommunication, hedge funds, oil & gas and hospitality). She is also part of Gemini Holding as Senior Legal Counsel and in charge of the hospitality group and corporate affairs and day-by-day legal management of all European companies.



SHERIF HANY

Chief Human Resources Officer

Mr. Sherif is the Group Human Resources & Administration Director overseeing the group Human Capital strategic management, covering Talent Management, Total Rewards, HR Policies and Employee Relations. Mr. Hany brings more than 20 years of extensive experience across different continents in various industries including Telecommunication and Manufacturing.

THE PROPERTIES TEAM



HAITHAM MOHAMED
Chief Executive Officer, ORA Egypt

Mr. Haitham is the CEO of Ora Developers Egypt. He's responsible of ensuring that the day-to-day operations are aligned with the company's values, which are driven by customer need. A lot of his focus goes on technical operations and marketing, as well as overseeing Ora's daily sales targets, product designs and market research. Haitham brings 20 years of senior level experience in various industries including 11 years in Orascom Telecom Holding, taking start-ups to maturity, and nine years in the real estate sector.



IBRAHIM KARAM
Chief Executive Officer, ORA Iraq

Mr. Ibrahim Karam is a seasoned executive with extensive leadership experience in management, finance, investment, and telecommunications across Europe and emerging markets. As Group CEO & Managing Director of Beltone Financial Holding, he revitalized its NBFi arm and restored profitability to its Investment Banking platform. He has held prominent roles, including Non-Executive Chairman of Beltone Investment Banking and Beltone Asset Management, and served on the boards of multiple companies across diverse industries and countries. Ibrahim's international career spans over 14 years including strategic roles in markets such as France, Russia, Pakistan, and Bangladesh. Previously, he led Tahya Misr, a quasi-sovereign wealth fund, and held executive positions in Businext Holding and Media one of the first complex digital ecosystem platforms. He holds a Bachelor's in Economics and Political Science from Cairo University and an MBA in Finance from Maastricht School of Business and Economics.

Dr. Mohamed Mansour is the Chief Executive Officer of Eighteen, Pakistan, where he leads the overall strategy, execution, and delivery of one of the country's most prominent mixed-use luxury developments. He brings over two decades of experience spanning construction management, procurement, project controls, strategy, and corporate performance management across large-scale real estate and infrastructure projects.

Before assuming his current role, Dr. Mansour was Chief Technical Officer and Chief Strategy & Performance Management Officer at Ora Holding, where he was responsible for overseeing the group's project delivery framework and operational performance across multiple international markets. Earlier in his career, he held senior positions at Dar Al-Handasah, SODIC, and Marakez, managing planning, contracts, and execution functions for major developments in Egypt and the wider region. Dr. Mansour holds a Bachelor of Science and a Master of Engineering from the American University in Cairo, and a Ph.D. in Civil Engineering from Purdue University, USA.



MOHAMED MANSOUR
Chief Executive Officer, Eighteen Pakistan



MARK SCOTT
Chief Executive Officer, ORA Caribbean

Mr. Mark is the CEO of JDC, Ora Developer's company in Grenada responsible for the development and operation of its Grenada holdings. He has 40 years experience in the hospitality industry and has spent the last 20 years working in development roles in the Caribbean. Initially involved in operations with Hilton and Sarova, more recently he has worked with entrepreneurial developers helping to create world class, luxury resort properties.

THE HOSPITALITY TEAM



DIMITRIOS ZARIKOS
Chief Executive Officer, ORA Hospitality

Mr Dimitri brings Thirty Five years of hospitality experience, the last twenty five with Four Seasons Hotels and Resorts. His experience covers both operations and development and in his role as CEO, he will help establish ORA Hospitality as one of the leading luxury hospitality operators on the industry.



SONJA VODUSEK
Chief Operating Officer, ORA Hospitality

Sonja Vodusek is an Australian-born executive with over 30 years of global experience in the luxury hospitality industry. A graduate of the Blue Mountains International Hotel Management School, Sonja has held senior leadership roles with some of the world's most prestigious hotel brands, including Four Seasons and The Peninsula Hotels. Most notably, she served as the pre-opening and post-opening Managing Director of The Peninsula London from January 2020 to February 2024, where she led the £1.3 billion project and successfully introduced the iconic Peninsula brand to the UK market. Sonja is a Visiting Professor at Regent's University London, where she helped curate the university's first luxury hospitality degree. She has been honoured as a Master Innholder and awarded the Freedom of the City of London—acknowledgements that highlight her significant contributions to the global hospitality industry. Sonja is a member of Chief Executive Women Australia and proudly serves as a UK Ambassador for the Minerva Network, supporting Australian sportswomen on the international stage.



KARIM DOSS
Operations Officer, ORA Hospitality

Mr Karim is responsible for the operation of hotels managed by Ora Hospitality. Karim brings 20 years of experience with international hotel operators and real estate developers in both the development and operation of hospitality assets.

a _____ place
to *inspire* _____
_____ your lifetime.



OUR
|
INSPIRATION

We bring extraordinary visions to life, harnessing the natural beauty of landscapes and managing the development process from concept to realisation to create rewarding and sustainable environments of uncompromising quality.



TANGIBLE DIFFERENCE



Distinctly Visionary

We thrive on delivering a real difference. The luxury lifestyle destinations we create are always special, bringing new opportunity and revealing previously hidden potential. We blend global reach with world-class experiences, constantly setting the standards for exclusive living environments.

Harmoniously Designed

Wherever it is around the world, every element of each of our developments is carefully considered, then meticulously designed and planned to deliver inspiration and delight in equal measure. Our attention to detail sets us apart—and we ensure that life and soul is built into every development.

Responsibly Developed

We cherish the natural world around us, taking great care to design, develop and construct high-quality living environments that sit comfortably within their surroundings and provide true balance.

Beautifully Sustained

Sustainability is at the core of everything we do. There are no shortcuts or compromises. We design attractive environments in unique spots around the world, always working in harmony with local communities and our planet’s available resources.

Richly Rewarding

Our developments are living, breathing lifestyle destinations with a real sense of community spirit. For residential, commercial and leisure guests, they offer unrivalled amenities, uncompromising quality and the opportunity to live the life you deserve.



OUR

PROJECTS

ORA | PROPERTIES

EGYPT

Zed Sheikh Zayed
Zed East
Siversands North Coast
Solana West
Solana East
Pyramid Hills

CYPRUS

Ayia Napa Marina

GRENADA

Siversands Villas

PAKISTAN

Eighteen

IRAQ

Madinat Al Ward

UAE

Bayn by ORA

ORA | HOSPITALITY

GRENADA

Siversands Grand Anse
Siversands Beach House
Merveilles Entertainment Hub

GREECE

Mykonos

PIPELINE PROJECTS

TUNISIA



PROPERTIES



SILVERSANDS



With passion we build, with commitment
we develop, and with heart we deliver.

A picturesque moment of the perfect blend of luxury and purposeful design, Ora Properties is the epitome of intricate detail that form the most beautiful and harmoniously designed properties that are nothing short of breathtaking. With every detail well thought of, it all comes together in perfect harmony and logic, blending perfectly with the natural surroundings of the meticulously selected complimenting area to. Our developments are a symbol of prosperity and the realization of aspirations. We are committed to availing an exceptional lifestyle that is second to none, our properties are timelessly designed with every detail to ensure your comfort. With passion we build, with commitment we develop, and with heart we deliver.



PROJECT LOCATION: EGYPT

SPARK HAPPINESS



Zed El Sheikh Zayed

Located in the heart of El Sheikh Zayed city in Western Cairo, with excellent visibility from main road AlNozha Rd and with proximity to 26th of July Corridor and Alex Desert Rd.

Zed East

ZED East is strategically located at the center of the area's larger community. A short distance from New Cairo, a few minutes away from the New Capital, and accessible through the end of South Teseen Road, East Ring Road, Ein El Sokhna Road, and the Regional Ring Road, it is ideally situated to become New Cairo's future beating heart.



Zed El Sheikh Zayed is 165 feddan of luxurious real estate surrounding the one-of-a-kind ZED Park. With a brilliant, state-of-the-art landscape design, the expansive park spans the entire development in the series of interconnected courtyards. Residents are within arm's reach of private landscapes, breath-taking open spaces, and the interwoven mixed-use, retail and entertainment facilities that elevate ZED El Sheikh Zayed from a residential suburb to a new urban quarter.

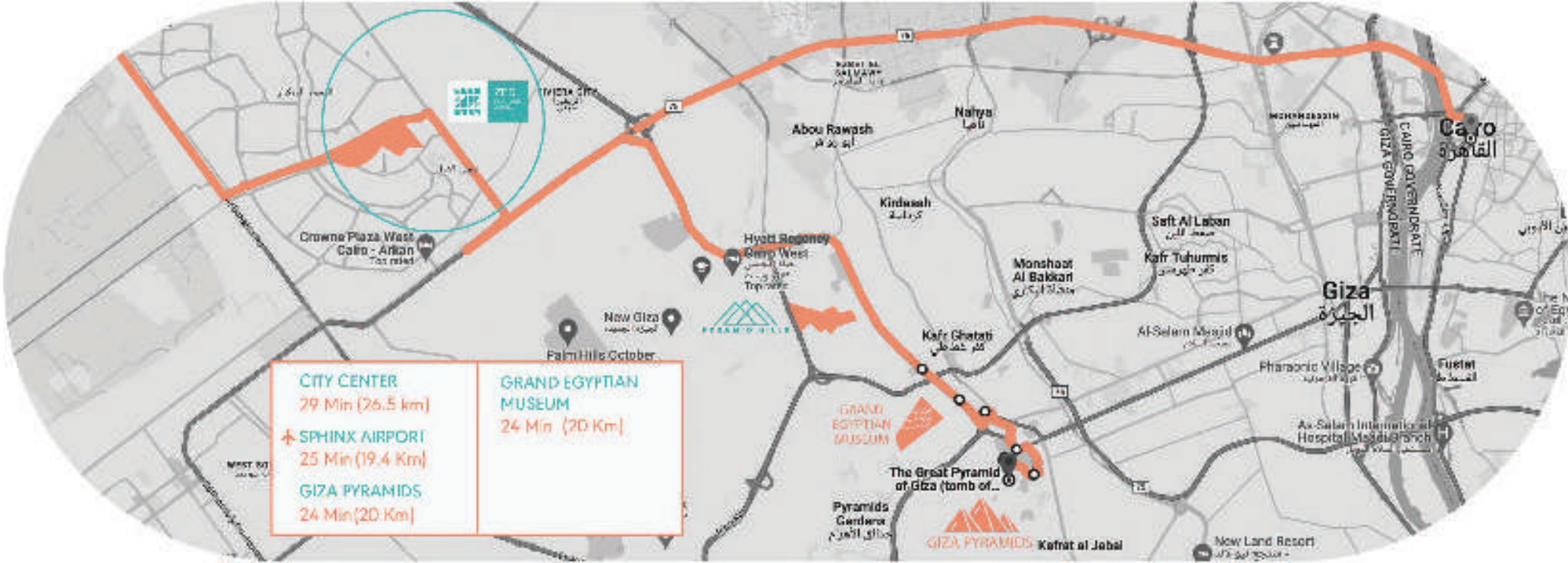
ZED Park is the largest green space in the area, accommodating sustainable, creative, and innovative sports facilities; that cater for professional and amateur competition. This goes from in court sessions, to fitness, jogging and yoga sessions within ZED Park's own greenery. ZED Sport's' facilities location within the park ensures that all guests can enjoy the social aspects of sports participation—beyond the training sessions. In other words, ZED El Sheikh Zayed is the quintessential place for something magical to Spark!



The project takes its que from the expansive park at its core extending it out through the entire development in a series of interconnected courtyards giving all residents access to generous and private landscaped open spaces. Mixed-use, retail and entertainment uses have been interwoven into the masterplan elevating it from a residential suburb to a new urban quarter.



| PRODUCT MIX | | |
|--------------------------|-------------|----------------------------------|
| PROJECT LAND AREA | RESIDENTIAL | COMMERCIAL |
| 165 FEDDAN (693,000 SQM) | 4,700 | OFFICES & CLINICS |
| 100 FEDDAN RESIDENTIAL | APARTMENTS | RETAIL (ZED STRIP & TOWERS MALL) |
| 65 FEDDAN PARK | | |



VARIETY OF
UNIT TYPES



BRANDED
MF UNITS



PUBLIC CENTRAL PARKS
FOR RESIDENTIAL UNITS



AMUSEMENT
PARK



CLUBHOUSE



OFFICES



COMMERCIAL
AREA



SECURED GATED
COMMUNITY



UNDERGROUND &
SURFACE PARKING





Emerging from the sands of New Cairo and the New Capital City it comprises 360 feddans of prime land and over 50% of the land area is greenery. A rich mix of uses including retail, office, form the core of a residential-led community. At once open and green but compact and connected the development encourages the cyclist and the walker over the driver with a comprehensive network of paths and routes through beautiful, landscaped streets and parks. At the heart of the development, The Club fuses together high-grade sporting and hospitality facilities in beautifully landscaped gardens.

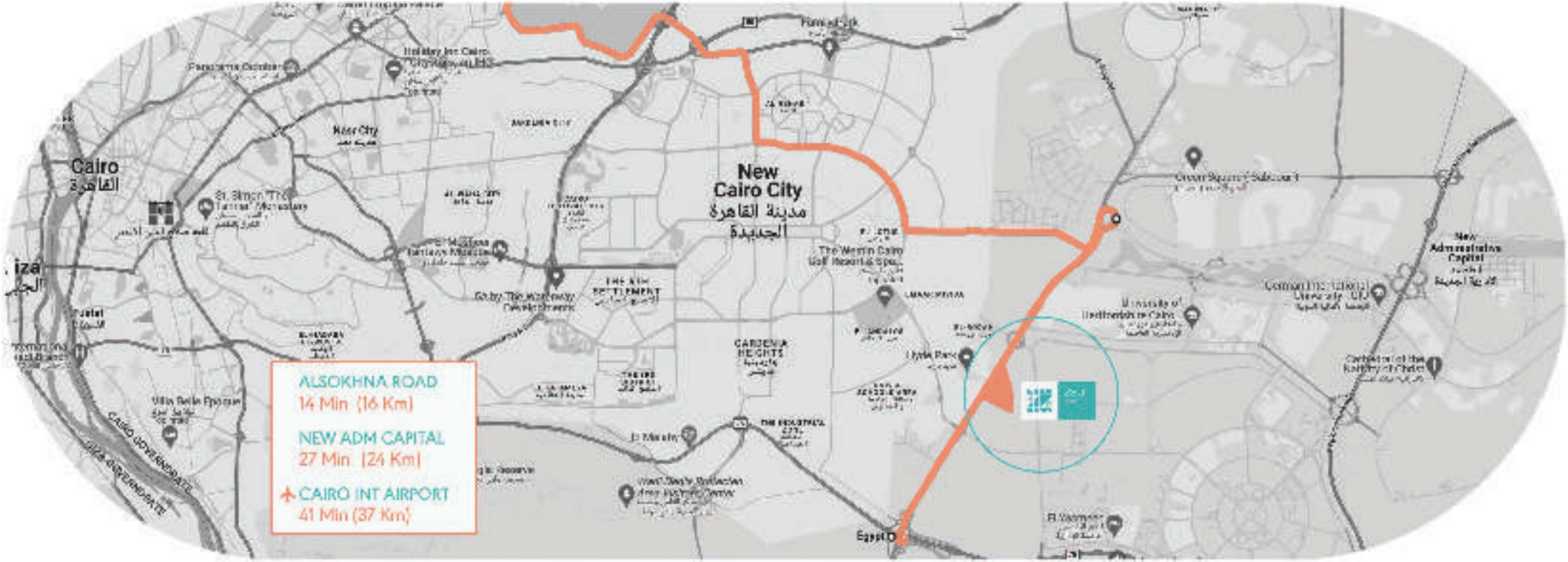
Consisting of a sports university, football and tennis academies and extensive swimming pools The Club caters for casual and aspiring professional sportspeople alike. The Clubhouse is positioned as the social hub for the development and has extensive food and beverage offerings along with lounges, function space and play space surrounding.



The masterplan is built with a “space is luxury” philosophy in mind. All units – villas or apartments – overlook either landscaped gardens, large open courtyards, or the Club. Commercial areas are bundled together for synergy and are located at the heart of the development for easy access and flow.



| PRODUCT MIX | | |
|----------------------------|---------------------|-------------------|
| PROJECT LAND AREA | RESIDENTIAL | COMMERCIAL |
| 332 FEDDAN (1,396,000 SQM) | 6,368 APARTMENTS | OFFICES RETAIL |
| | 965 TOWNHOMES | CINEMA CLUB |





VARIETY OF MULTIPLE
FAMILY & SINGLE-FAMILY
UNIT TYPES



BRANDED
MF UNITS



PUBLIC CENTRAL PARKS
FOR RESIDENTIAL UNITS



FULLY FLEDGED
SPORTS CLUB



SPORTS
ACADEMY



COMMERCIAL
AREA



OFFICES



CINEMA



SECURED GATED
COMMUNITY



UNDERGROUND &
SURFACE PARKING



S I L V E R S A N D S

NORTH COAST

PROJECT LOCATION: EGYPT

THE NORTH COAST'S SILVER LINING

Silversands North Coast is a luxurious hospitality destination that is elegantly premium at its core, yet vivacious in spirit. Considered to be Egypt's take on a hedonistic slice of the Mediterranean, it is a haven for premium indulgence. Over 1 kilometer of sparkling beachfront crystal white sands, swaying palm trees, mood ring skies, and lush scapes of flora encompass villas, townhouses, twin houses, chalets, and apartments. On a vast 506 acres, Silversands will serve as the go-to beach destination for vacationers all year long, whether for the whole summer, a weekend getaway, or a forever home.



| LOCATION | | | | |
|----------|------------|--------------|---------|--------|
| CAIRO | ALEXANDRIA | BORG AL ARAB | ALAMEIN | ALMAZA |
| 370 KM | 220 KM | 202 KM | 138 KM | 4 KM |



| PRODUCT MIX | | |
|-------------------------------|------------------------------------|-------------------|
| PROJECT LAND AREA | RESIDENTIAL | COMMERCIAL |
| 503 FEDDAN (2,112,600 SQM) | 1320 VILLAS, TWIN, TOWNHOUSE | 4 CLUBHOUSES |
| | 1740 CHALET AND APARTMENTS | 2 HOTELS |
| | | RETAIL |
| | | SWIMMABLE LAGOONS |



1 KM
BEACHFRONT



80,000 SQM
LAGOON



THE
HEART



1.2 KM BEACH
PROMENADE



2 HOTELS



THE CROWN -
10,000 SQM
RETAIL AREA



4 CLUBHOUSES



THE SOLAR





ABOUT SILVERTOWN

THE TREASURE OF SILVERSANDS

Free living in the middle of the North Coast’s most elevated development. Silvertown is a beautiful, private and young space that surges with free-spirited energy right in the middle of Silversands. It is a commercial island experience in the form of a town that is made for lovers of life who walk barefoot on the sand and never compromise on freedom. It is the most sought treasure that is town-fully equipped on the North Coast, engraved with beautiful European alleys, designer shopping, entertainment hub, opulent medical facilities, a star-studded hotel, a colorful piazza, adrenalin-filled clubhouses, captivating views from all angles, and sun-lit homes that take everyone’s breath away. It is an island town for a forever young and shapeshifting tribe that learn to appreciate the full spectrums of luxury, whether that be a simple gradient sky or a gourmet experience. They gather their energy from the rays of the sun, the kinetic energy of the land and the inspirations that life brings forth.

Following the main mantra of Silversands, it is a town living on its own terms.



THE HEART

/ Live in an adventure

The piazza on the Silvertown map is the Heart. Think open cinemas, casual food offerings, cultural and artistic spaces, kids’ areas, and communal experiences that instantly gratify your desire to do something differently.

It’s the place you pass by to get fresh fruit before you go home to have an exquisite snack. The Heart is architecturally designed to feel, smell and taste like excitement.



SOLANA™ WEST BY ORA

PROJECT LOCATION: WEST CAIRO, EGYPT

LIFE IN CONTRAST

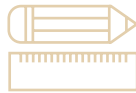
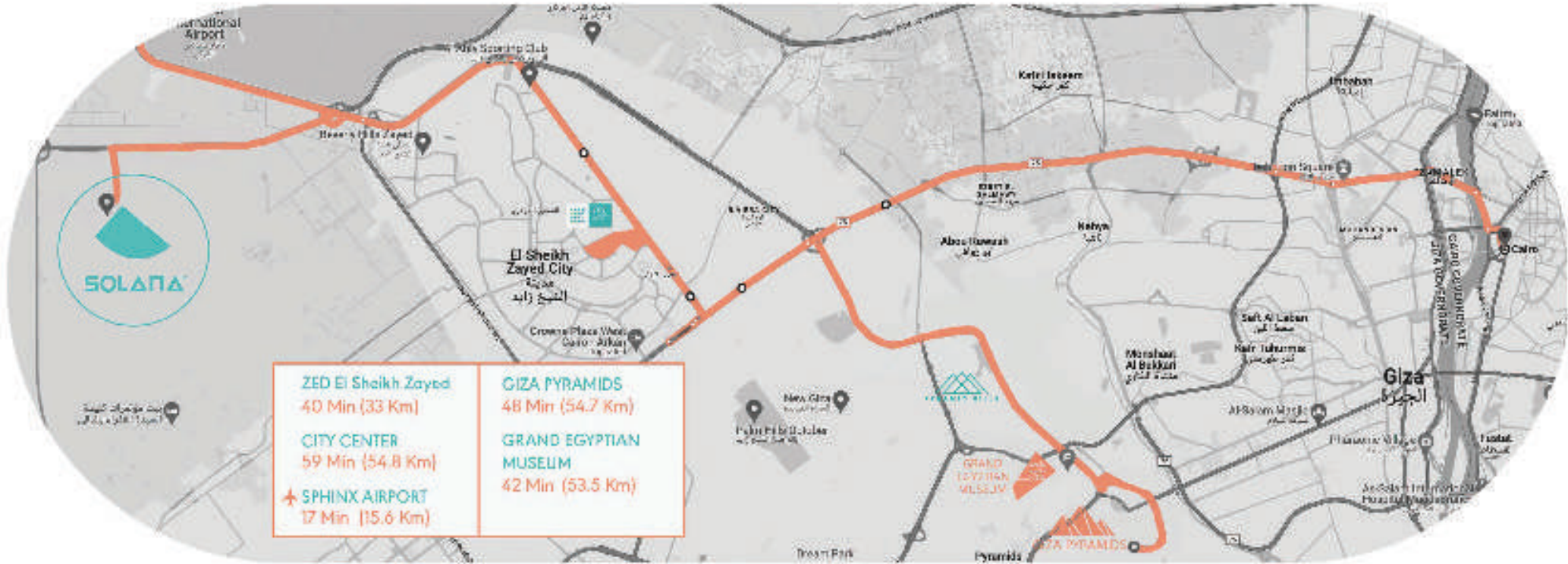
Things get clearer and brighter once you open yourself up to the many hidden sides of you. SOLANA is the sunny side of New Zayed that lifts that shadow—For the bold and ready. SOLANA is the boldest feat any real estate developer has endeavored to create in the New Zayed area and beyond. A multitude of premium typologies, made for multidimensional people that won't take no for an answer. The development by ORA Developers encompasses every amenity, feature, structure, and activity needed for a person to express and manifest themselves. With a new era, philosophy rooted in boldness, self-expression, and community, SOLANA is the new elite home for those who live in contrast and thrive on every end of their personality spectrum.



There's a resurgence of popularity in the New Zayed area, hence the placement of SOLANA right at its core. That's why SOLANA residents, situated between Al Dabaa Corridor and the Middle Ring Road, can seamlessly commute to the Cairo Alexandria Desert Road and Waslet Dahshur road.



| PRODUCT MIX | | |
|-------------------------------|------------------------------|---|
| PROJECT LAND AREA | RESIDENTIAL | COMMERCIAL |
| 316 FEDDAN (1,327,981 SQM) | 870 VILLAS AND TOWNHOUSES | CLUBHOUSE |
| | 1,300 APARTMENTS | FOOTBALL CLUB COMMUNITY RETAIL CENTERS |



SCHOOLS



DAY CARE



ELDERLY HOME



ENTERTAINMENT AND FB CENTERS



CLUBHOUSE



CLINICS



SERVICED APARTMENTS



COMMUNITY OUTLETS



SPA



SPORTS ARENA



PARK AND WATER FEATURES



BIKE AND RUNNING LANES



ELECTRIC CHARGING LANES



THE MASTERPLAN

On various points of the spectrum are three distinct character areas that all help you connect to different sides of you. Among those three areas are the many shades in between that also come with their own thrilling experiences. They give Solana's residents a chance to connect to themselves, nature, and the people around them.

The core philosophy of SOLANA is to create openness, mobility and connection, walkable areas, social opportunities with just enough luxury and engaging typologies to make it an iconic development in New Zayed.

The green corridors all connected to the green spine of SOLANA create pedestrian and cycling connections between different areas.

It's a well thought-out space designed by award-winning architects and landscape artists, speckled with contrasts and an overarching theme of premiumness.







SOLANATM EAST BY ORA

PROJECT LOCATION: EAST CAIRO, EGYPT

LIFE IN CONTRAST

A multitude of premium typologies, made for multi-dimensional people that won't take no for an answer. The development by ORA Developers encompasses every amenity, feature, structure, and activity needed for a person to express and manifest themselves. With a new era philosophy rooted in boldness, self-expression, and community, Solana is the new elite home for those who live in contrast and thrive on every end of their personality spectrum.

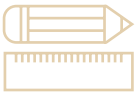


In the heart of the city center Solana East lies , welcoming its residence amidst the hustle and bustle,yet offering a sanctuary of its own inside. Solana East is 15 min away from the AUC, 20 minutes from the Cairo Suez Road, and 30 minutes from theNew Administrative Capital, truly making it the convenient place of the east.




| PRODUCT MIX | | |
|-------------------------------|------------------------------|--------------------------|
| PROJECT LAND AREA | RESIDENTIAL | COMMERCIAL |
| 316 FEDDAN (1,327,981 SQM) | 870 VILLAS AND TOWNHOUSES | CLUBHOUSE |
| | 1,300 APARTMENTS | FOOTBALL CLUB |
| | | COMMUNITY RETAIL CENTERS |







LAKE




COMMERCIAL HUB




CLUBHOUSE




PARKS AND WATER FEATURES




BIKE LANES




SPORTS FACILITIES



OFFICES



FINE DINING



CLINICS



THE MASTERPLAN

When creating the masterplan for solana east, the concept of a state of nirvana was the primary drive and inspiration. Our award-winning architecture is thoughtfully designed to meet all of one's needs while still fulfilling every desire. With the lake being at the center of the design, all homes surround it, and the elevated layout allows for each unit to have a clear view of the lake. At the edge of , health and wellness meet productivity and community as all the amenities are aligned seamlessly. The green spines & corridors interconnect the homes and amenities providing access for bikers and pedestrians to roam freely.

For those who seeking purpose and meaning with every time they step outside, build strong relationships within their neighborhood, and find time for themselves, this is where your next home awaits.

With the lake being at the center of the design, all homes surround it, and the elevated layout allows for each unit to have a clear view of the lake. At the edge of solana east , health and wellness meet productivity and community as all the amenities are aligned seamlessly. The green spines & corridors interconnect the homes and amenities providing access for bikers and pedestrians to roam freely.







PYRAMID HILLS

PROJECT LOCATION: EGYPT

A PERFECT STAGE FOR TRANQUIL LIVING

The Giza Plateau is one of the oldest known significant locations in the history of mankind. Home to one of the Seven Wonders of the World, the Great Pyramids of Egypt, they are now home to one of the country's most distinctive projects, Pyramid Hills. With a 360 view of Cairo's one-of-a-kind architecture and vibe, the natural awe-inspiring beauty of its landscapes, the location sets a perfect stage for tranquil living.

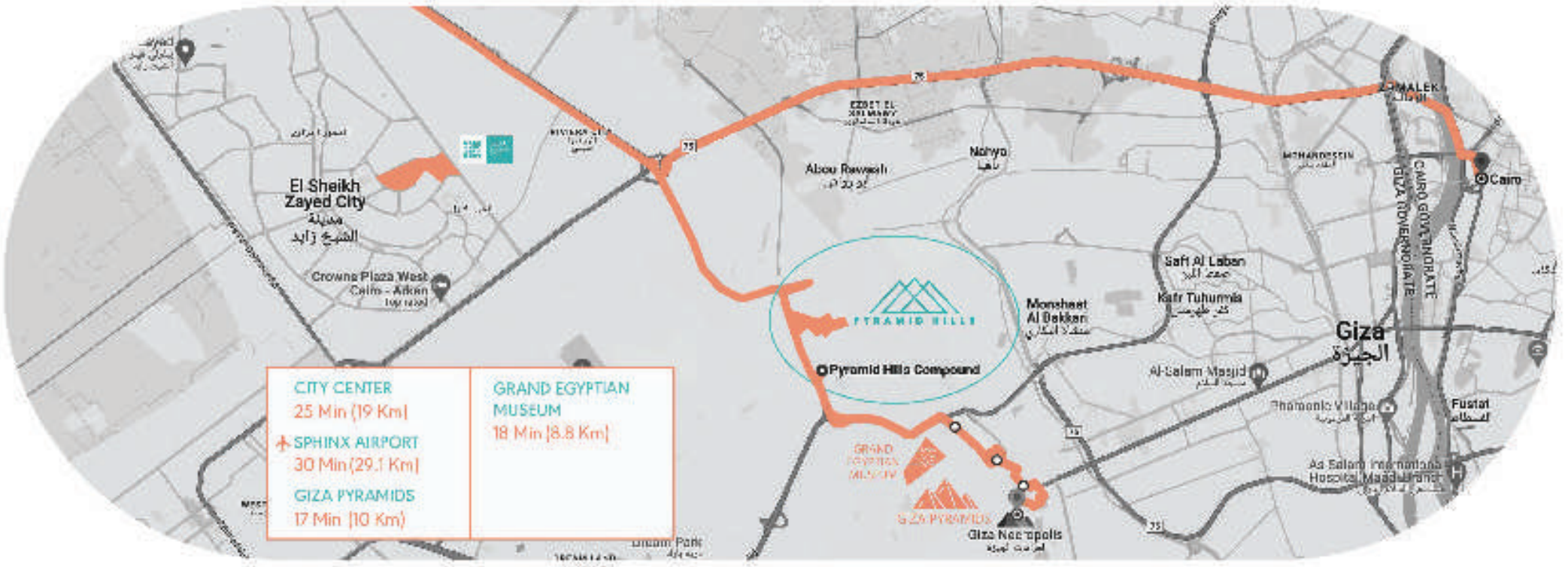


Pyramid Hills is strategically located in the middle of Central Cairo and Western Cairo, placing it at the very core of the city. The elevated landscape makes for a one-of-a-kind view of the city and its mesmerizing visuals. It is also located very conveniently near Sheikh Zayed, the vibrant hub of Giza, featuring numerous entertainment, shopping and activities’ hotspots for the whole family. Construction of Pyramid Hills was completed over two phases, with Phase I featuring 93 semi-finished villas, twin and townhouses and 62 semi-finished twin and town houses.

Due to the demand inspired by the founders’ stellar reputation and business acumen, Pyramid Hills West Gate is currently under construction, featuring 20 twin and townhouses.



| PRODUCT MIX | | |
|----------------------------|-------------------------|----------------|
| PROJECT LAND AREA | RESIDENTIAL | COMMERCIAL |
| 93 FEDDAN (391,860 SQM) | 93 VILLAS | 1 CLUBHOUSE |
| | 82 TWIN & TOWNHOUSES | |
| | 376 APARTMENTS | |



BARBECUE
AREA



APARTMENT
COURTYARD



KIDS SWIMMING
POOL



MAIN
PROMENADE



SPORTS
FIELD AREA



KIDS
PLAYGROUND



COMMON GREEN
AREAS



COMMUNITY
ENTRANCE



GREEN
WALL



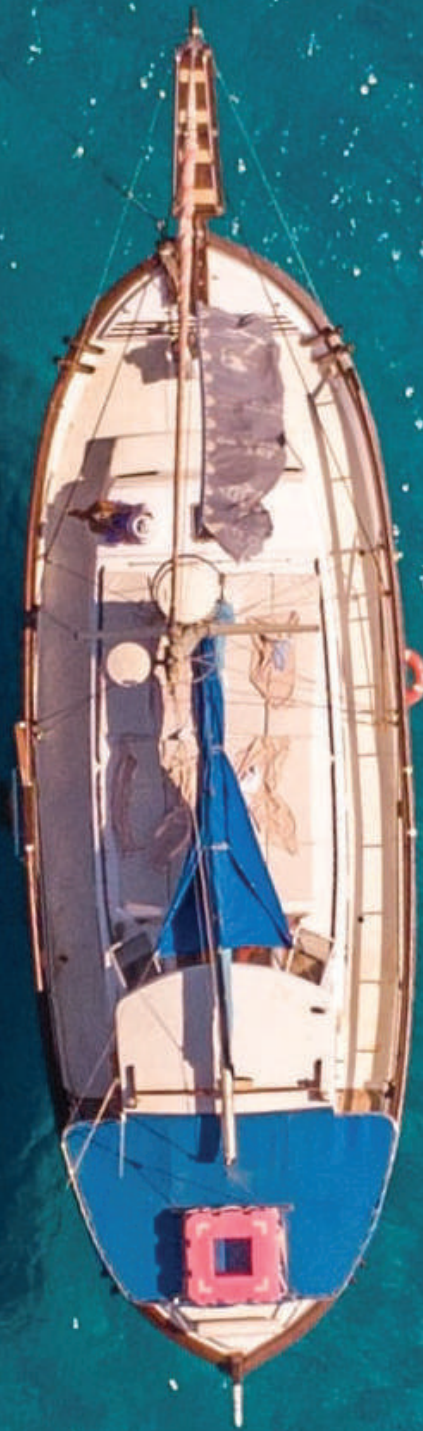
OUTDOOR
GYM



CLUBHOUSE



building — the — path
for — *everlasting* — happiness





AYIA NAPA MARINA

PROJECT LOCATION: CYPRUS

SEA INSPIRING LIVING

Ayia Napa Marina, situated on the southeastern coast of Cyprus, offers luxurious residences, world-class yachting facilities, a variety of retail boutiques, waterfront fine dining options, recreational and nightlife experiences. Its unique location, crystal clear seas, stunning beaches and incredible views combine to entice boaters, visitors and residents who appreciate a lifestyle of class and elegance. With complete privacy and round-the-clock security for homes and yachts, Ayia Napa Marina is the ideal yachting, social and residential destination, offering everything one needs to relax and enjoy the exciting lifestyle of the Mediterranean.



Strategically located in the eastern Mediterranean at the crossroads of three continents - Europe, Asia and Africa - Cyprus is a safe haven blessed with beautiful nature, year-round sunshine, modern infrastructure, a high standard of living and a culture of genuine warmth and hospitality. Its modern legal system, based on English Common Law, is widely recognized as being effective and business friendly. The modern, competitive, and simple business environment coupled with a high quality of life make Cyprus an ideal place for both visitors and investors.



| PRODUCT MIX | | | |
|----------------------------|---|---------------------|----------------|
| PROJECT LAND AREA | RESIDENTIAL | | COMMERCIAL |
| 41 FEDDAN (172,200 SQM) | 220 APARTMENTS | 11 BEACH VILLAS | F&B AND RETAIL |
| | 2 RESIDENTIAL TOWERS 28 floors each | 12 ISLAND VILLAS | |



CHILD
CARE



SWIMMING
POOLS



BEACH
CLUB



FITNESS AND
WELLNESS CENTERS



SPA



24H RECEPTION
& CONCIERGE SERVICES



PHARMACY



GARDENS



YACHT
CLUB



NAUTICAL

600
BERTH
SUPERYACHT MARINA

360
WET SLIPS FOR YACHTS
Up to 110M in length

160
SPACES IN DRY STACK
STORAGE AREA FOR BOATS
Up to 10M in length

80
SPACES IN THE
DRY DOCK

BOAT YARD

MAINTENANCE
BUILDING

CHANDLERY

CREW LOUNGE

FINGER PIER BERTHING



Time ——— to
——— *change*
your — outlook





EIGHTEEN

PROJECT LOCATION: PAKISTAN

A PLACE TO REFLECT | A PLACE TO RELATE.

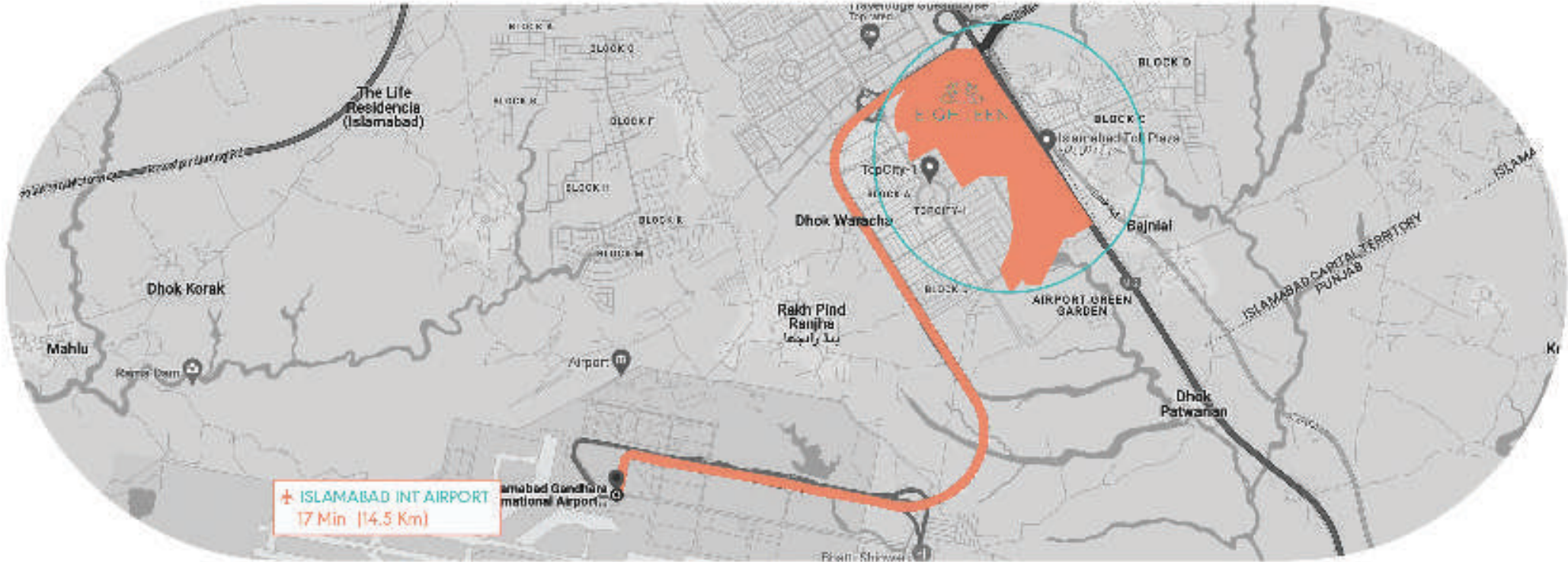
Eighteen is a multi-million-dollar, flagship, luxury living development, backed by Ora developers, Saif group and Kohistan builders & developers, creating a vision of international living in Pakistan. Set in a beautiful landscape southwest of Islamabad, Eighteen is a secure and relaxing community of luxurious villas and apartments, serviced by world-class amenities, for people who expect only the best.



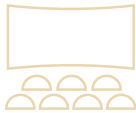
Eighteen is a mixed-use residential development focused on comfort, luxury and sustainability, located in the heart of the twin cities of Islamabad and Rawalpindi. Our aim is to revolutionize the luxury-living landscape of Pakistan by making environmental-friendliness an important aspect of development. From our 18-hole golf course to our water supply method based on minimal wastage, Eighteen takes pride in leading the way towards conservation of natural resources and protection of the environment. We are proud to set new standards in sustainability and community development.



| PRODUCT MIX | | |
|-------------------------------|----------------------|---|
| PROJECT LAND AREA | RESIDENTIAL | COMMERCIAL |
| 574 FEDDAN (2,410,800 SQM) | 3,177 RESIDENTIAL | THE CLUB |
| | 1,327 VILLAS | THE SQUARE |
| | 1,850 APARTMENTS | THE CORE |
| | | THE CLINIC |
| | | THE RESORT |
| | | CHAMPIONSHIP 18-HOLE GOLF COURSE, DRIVING RANGE AND GOLD ACADEMY |



GOLF COURSE



CINEMA HALLS



SWIMMING POOLS



GOURMET DINING OPTIONS



YOGA STUDIO



10 MINS FROM AIRPORT



SPA



CIGAR LOUNGE

THE
HEIGHTS
(Apartments)

- **1,555** Apartments spread over **28 Pavilion-style buildings**.
- Studio/**5 Bed Penthouse options**.
- Stunning views of the championship **18-hole** golf course.

THE
VILLAS

- **1,315** Villas.
- Championship 18-hole golf course views available.
- Private cinema halls and swimming pools available.
- Wide parkways facing.
- Title deed transfer.
- **4-7-bedroom** options.

THE
CLUB

- The **heartbeat** of Eighteen.
- Central location overlooking the **18-hole** championship golf course.
- Social and entertainment hub.
- Spectacular views of the lakes and fairways.
- Gourmet dining options.
- Range of **leisure activities** including cricket pitch, squash courts, a sports hall, swimming pool, pro shop, yoga studio and a cigar lounge.

THE
SQUARE

- **High end shopping and dining centered** around a welcoming open-air square.
- From exclusive fashion retailers to catering everyday purchases.
- Full-service **gourmet dining to casual spots** for drinks or coffee.
- Split over **three levels**.
- Dedicated entrance from the highway allows **easy access** for the twin cities.

THE
CORE

- The **twin cities** latest and most high tech offering for commercial tenants.
- **13 unique buildings** reflecting local culture and architecture with latest in modern office amenities.
- **10 minutes** from the airport.
- Perfect for companies wanting **international access** or for international corporations desiring the ultimate modern base in Pakistan.

THE
CLINIC

- **On-site emergency and non-emergency** medical facilities.
- **Fully equipped A&E unit**, inpatient and outpatient wards and wide array of specialists.
- Prepared to handle all **medical issues** directly in the development.

THE
RESORT

- Presented in a **five-star boutique hotel**.
- **150** rooms.
- Provides **privacy** and seamless **personal service** expected from the world's finest hotelier.
- **Spa, Gym**, extra ordinary **dining options** and an event space of hosting & catering **1,000 guests**.







capture ————— the
————— *bright* —————
side ————— of ————— life

SILVERSANDS

GRAND ANSE

PROJECT LOCATION: GRENADA

FIND THE HIDDEN



Each Beachfront Villa is designed on one level and set directly on the beach. The airy open floor plan of the grand living and dining areas are framed by views of the villa’s largest private pool, its surface spanning 1,300 square feet of water reflecting the sea and sky. Beyond the living area is a fully equipped kitchen, a powder room and service pantry with separate entrance. For ultimate privacy, each corner of the villa features a master bedroom with a king size bed, ensuite bathroom and dressing room. The two master bedrooms at the front of the villa open to views of the pool, the beach, and sunsets over Grand Anse. At the rear of the villa, the remaining two master bedrooms include individual private patios and plunge pools, nestled in lush vegetation.



| PRODUCT MIX | | |
|---------------------------|---------------------------------------|---|
| PROJECT LAND AREA | ACCOMODATION | COMMERCIAL |
| 14 FEDDAN (58,800 SQM) | 4 BEACHFRONT VILLAS (4-BEDROOM) | WELLNESS CENTER AND SPA -FINE DINING RESTAURANTS -RETAIL OUTLETS -CIGAR LOUNGE -BEACH CLUB -A100M LENGTH INFINITY POOL LEADING TO 2 MILES OF BEACH FRONT ACCESS |
| | 4 HILLSIDE VILLAS (3-BEDROOM) | |



FULL
BREAKFAST



RUM & CIGAR
LOUNGES



AWARD-WINNING
CHEF & CULINARY
DIRECTOR



SECURED GATED
COMMUNITY



COMPLIMENTARY
PARKING



CONCIERGE AND
ROOM SERVICE



LONGEST POOL IN
THE CARRIBBEAN



FULL-SERVICE
SPA



BEACH
LOUNGE



PRIVATE AIRPORT
TRANSFERS



UNPACKING
SERVICE



COMPILMENTARY
WIFI



WATERSPORTS



FITNESS
CENTER



BEACHFRONT VILLAS

Set on the white, hot sands of Grand Anse beach just steps from the electric blue sea are five Beachfront Villas spanning more than 6,000 square feet of indoor space and outdoor terraces. Plot sizes are expansive and range from 23,000 to 26,350 square feet, ensuring total privacy and oceanfront seclusion. Each villa is designed as an individual, standalone pavilion and includes four bedrooms, five bathrooms, three private pools and staff quarters. Large windows, outdoor decks, and al fresco dining salas invite the outdoors in, allowing villa owners and their guests to be immersed in Grenada's intoxicating beauty. Each Beachfront Villa is designed on one level and set directly on the beach. The airy open floor plan of the grand living and dining areas are framed by views of the villa's largest private pool, its surface spanning 1,300 square feet of water reflecting the sea and sky. Beyond the living area is a fully equipped kitchen, a powder room and service pantry with separate entrance. For ultimate privacy, each corner of the villa features a master bedroom with a king size bed, ensuite bathroom and dressing room. The two master bedrooms at the front of the villa open to views of the pool, the beach, and sunsets over Grand Anse. At the rear of the villa, the remaining two master bedrooms include individual private patios and plunge pools, nestled in lush vegetation.

BESPOKE BENEFITS

- Access to all hotel facilities, restaurants, spas, sports facilities, fitness center.
- Security staff on call 24/7.
- Access to hotel concierge.
- Exterior and interior landscaping.
- Exterior and interior maintenance.
- Rubbish collection and disposal.
- Hotel business support (including couriers, postal and package services).
- Cable television and entertainment.
- Internet access and complimentary international calls to 120 countries from the villa's landline.



HILLSIDE VILLAS

Silversands’ hillside villas present secluded sanctuary, spellbinding views, cascading terraces – and a world where five-star service is available on tap. The atmospheric throb of cicadas fills the night air. The sun melts like molten gold into the sea. Glasses chink on the veranda, toasting a soon- to-be demolished feast, freshly caught from the Caribbean Sea. The air is still, save for a gentle sea-scented breeze and the night is young. The transcendent view from the terrace is unparalleled. The scene is typical of any given night at a Silversands hillside villa. The elevated position supplies both seclusion and startling drama. Designed to spill its numerous levels – all understated luxury – down the hillside, the villa cascades into a series of spectacular hanging gardens. As a window onto Grenada, on this world of tranquility and vivacity, it is unbeatable. Designed in three levels with personal space in mind. Each of the three levels has a master bedroom with seating area and ensuite bathroom. The plot sizes start at over 15,000 ft, indoor and outdoor are 6000 ft, a private pool of over 50 square meters and a plunge pool.

BESPOKE BENEFITS

- Access to all hotel facilities, restaurants, spas, sports facilities, fitness center.
- Security staff on call 24/7.
- Access to hotel concierge.
- Exterior and interior landscaping.
- Exterior and interior maintenance.
- Rubbish collection and disposal.
- Hotel business support (including couriers, postal and package services).
- Cable television and entertainment.
- Internet access and complimentary international calls to 120 countries from the villa’s landline.



Bayn

GHANTOOT | by OGA

PROJECT LOCATION: UAE

A COMMUNITY WITHOUT COMPROMISE

Bayn is ORA's first footprint in the UAE region. ORA envisions Bayn to be an up-scale, sustainable, and comprehensive city of the future with a total area of 4.8 million SQM.



With a walkable, self-contained layout, every necessity and indulgence is within reach—whether it’s a morning swim, an evening stroll, or a lively social gathering. Bayn is a community that reflects every side of you, offering a lifestyle where choice is celebrated, not compromised.



| PRODUCT MIX | |
|---------------------------------|--|
| PROJECT LAND AREA | COMMERCIAL |
| 1,200 FEDDAN (4,800,000 SQM) | NEIGHBOURHOOD PARK SPORTS COURTS WATERPARK 5 STARS HOTEL SHOPPING MALL |





BEACH CLUB



RETAIL PROMENADE



SPORTS FIELD AREAS



5 STARS HOTEL



PARKS AND WATER FEATURES



BIKE AND RUNNING LANES



SPORTS ARENA



ENTERTAINMENT AND F&B



CLUBHOUSES



مدينة الورد
MADINAT AL WARD

PROJECT LOCATION: IRAQ

THE LIFE YOU DESERVE

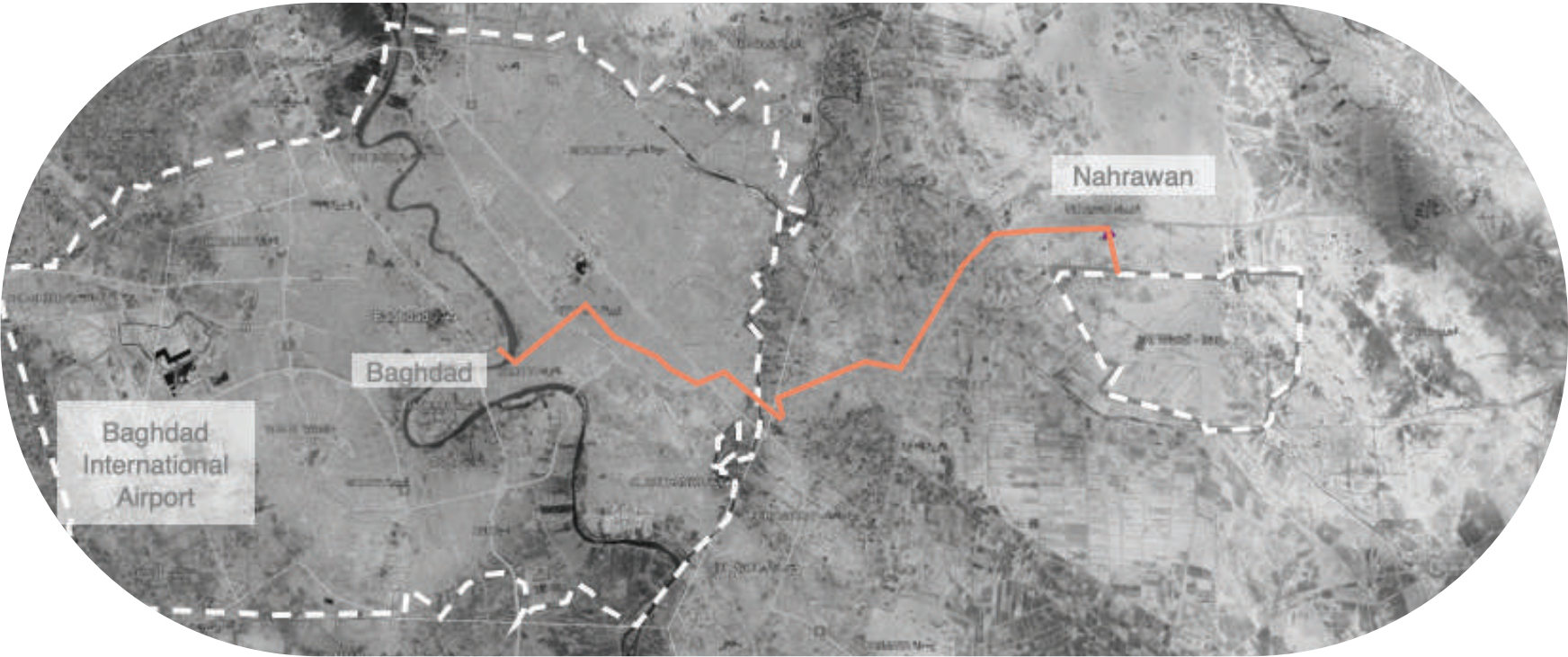
ORA Developers presents the largest residential city in Baghdad, Iraq, covering a total land area of 61 million square meters, located 25 km southeast Baghdad. This groundbreaking development will offer 120,000 new residential units in line with the Iraqi government's strategy to alleviate urban housing challenges by creating new residential cities outside the city center.



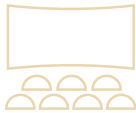
This is a promise to transform tomorrow. A visionary city, conceived and designed with trailblazing innovation, Madinat Al Ward is a beacon of progress, destined to lead Iraq into its next chapter. Like the rose, this green city symbolizes growth, beauty, and reliability – Madinat Al Ward, a place of transformation and experience, designed to cultivate the future of Iraq and its people. A place where Iraq’s people can forge their futures for the next generation. Standing as a symbol of modern Iraq that honours growth, beauty and resilience.



| PRODUCT MIX | | |
|-----------------------------------|------------------|---|
| PROJECT LAND AREA | RESIDENTIAL | COMMERCIAL |
| 14,580 FEDDAN (61,000,000 SQM) | 120,000 UNITS | BUSINESS COMPLEX COMMUNITY CENTERS NEIGHBORHOOD CENTERS RETAIL VILLAGE CENTRAL PARK |



GOLF
COURSE



CINEMA
HALLS



SWIMMING
POOLS



GOURMET DINING
OPTIONS



YOGA
STUDIO



10 MINS FROM
AIRPORT



SPA



CIGAR
LOUNGE





SILVERSANDS
GRAND ANSE

SILVERSANDS
BEACH HOUSE

MERVELLES



A promise to enlighten your path of self-discovery through a serene approach

Similar to a moment in time, Ora hospitality takes you on a journey of life discovery, we not only ensure to provide you with a home away from home, but we also ensure that your stay with us is engrained in the “happy place” of your memories. Our commitment to detail is in every turn of the property you are visiting, we left nothing to the imagination, with intricate detail that is simply awe inspiring. We are committed to delivering a range of life changing experiences that leave lasting memories. With a promise to enlighten your path of self-discovery through a serene approach that blends the wants and needs of mind and body, reconnecting you with nature and the promise of an endless moment of serenity that is sure to bring a smile at the thought of it.



S I L V E R S A N D S

G R A N D A N S E

PROJECT LOCATION: GRENADA

EXPLORE THE ORIGINAL

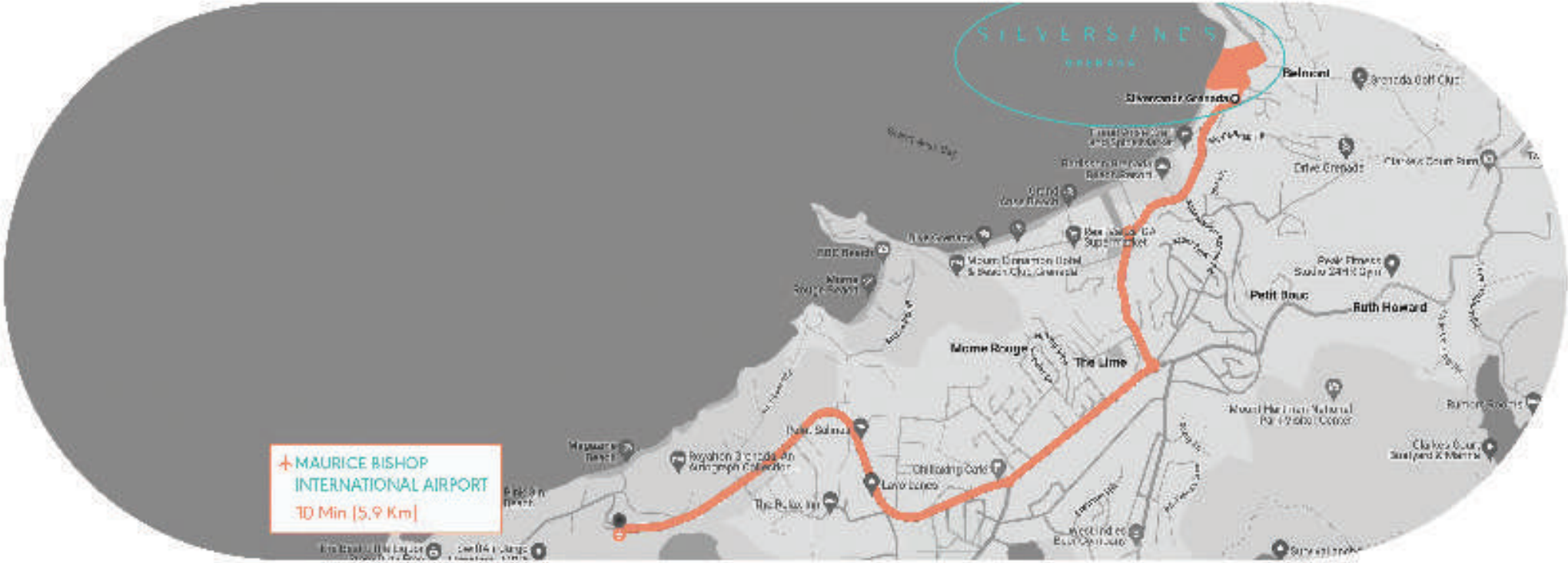
Silversands is a luxurious Caribbean Island development that bridges the gap between five-star hotel and exclusive permanent residence. Dotted along the beach and on the hillside above the resort, nine awe-inspiring villas present an opportunity to claim an everlasting piece of this undiscovered hideaway. Residents can choose to live entirely self-contained or make full use of the hotel's considerable assets and services.



Silversands Grenada’s sleek, modern design is anchored by a stunning 100 m (330 ft) infinity pool – the longest in the Caribbean. The pool leads to Grand Anse Beach, one of the top beaches in the world, with its two miles soft white sand, clear waters, and calm breezes.



| PRODUCT MIX | | | |
|---------------------------|----------------------|---------------------------------------|---------------------------------------|
| PROJECT LAND AREA | ACCOMMODATION | | COMMERCIAL |
| 14 FEDDAN (58,800 SQM) | 43 ROOMS & SUITES | 4 BEACHFRONT VILLAS (4-BEDROOM) | 2 GLOBALLY INSPIRED RESTAURANTS |
| | | 4 HILLSIDE VILLAS (3-BEDROOM) | FULL SERVICE SPA |



FULL
BREAKFAST



RUM & CIGAR
LOUNGES



AWARD-WINNING
CHEF & CULINARY
DIRECTOR



SECURED GATED
COMMUNITY



COMPLIMENTARY
PARKING



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LONGEST POOL IN
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SERVICE



COMPLIMENTARY
WIFI



WATERSPORTS



FITNESS
CENTER





SILVERSANDS

BEACH HOUSE

PROJECT LOCATION: GRENADA

EXPLORE THE ORIGINAL

Beach House by Silversands is a small luxury boutique hotel nestled behind a protective cliff face on Portici Beach. Comprising of just 30 rooms, each with uniquely designed and distinct architectural canopies this hotel creates an exclusive guest experience in an intimate setting. Guests will be able to choose from cliffside or beach side rooms and will enjoy a very personal, almost familiar experience, whether dining with feet in the sand at the Baldachino restaurant or indulging in the many treatments of our Velarium spa. The Beach House will provide a getaway from the hustle and bustle, an opportunity to check in and check out.



In harmony with the surrounding nature, all of the properties in our Beach House by Silversands development are designed to reflect the form of luxury canopies, adding to the overall authenticity of the experience and staying true to the heritage of this particular location. With its heritage and legendary reputation, this stunning location is often chosen to host many of the island’s special events and most memorable functions. In harmony with the surrounding nature, all of the properties in our Beach House by Silversands development are designed to reflect the form of luxury canopies, adding to the overall authenticity of the experience and staying true to the heritage of this particular location.



| PRODUCT MIX | | |
|-------------------|-----------------------|--------------------|
| PROJECT LAND AREA | ACCOMMODATION | COMMERCIAL |
| 15,000 SQM | 5 BEACHFRONT TENTS | ITALIAN RESTAURANT |
| | 23 HILLTOP TENTS | |





RESTAURANT &
LOBBY



BEACHFRONT
TENTS



HILLTOP
TENTS



ITALIAN
RESTAURANT





MARVELLES

ENTERTAINMENT HUB

PROJECT LOCATION: GRENADA

NESTLED IN NATURE

Imagine spending your day at a scenic club with all the state-of-the-art facilities including an outdoor pool, grabbing a quick bite at the bar or cafe, followed by a shopping spree at the shops...all in one location! Look no further! at Port Louis you can find all your needs in one convenient place.



Commanding a prime position in the heart of the capital city of St Georges, Port Louis Maritime Resort Village & Marina occupies a protected lagoon. Surrounded by the Castellated Forts of yesteryear with panoramic views of Grand Anse beach, the Caribbean Sea and also up towards the lush verdant mountains of the National Parks.

In one of the most spectacular locations in the world, overlooking the historic capital of St George’s to the north, the Caribbean Sea to the West, and the stunning new marina and verdant mountains to the east, the setting could not be improved upon.



PRODUCT MIX

PROJECT LAND AREA

| | |
|-----------|--------------------------------|
| 3,500 SQM | COMMERCIAL |
| | - MAIN RESTAURANT AND DAY CLUB |
| | - OUTDOOR POOL |
| | - BAR |
| | - CAFÉ |
| | - RETAIL SHOPS |
| | - DUTY FREE |



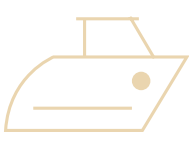
RETAIL SHOPS



OUTDOOR POOL



RESTAURANT & CAFE



YACHT CLUB



BAR



a — space — to
——— live
unforgettable
times ———



MYKONOS

COMING SOON

PROJECT LOCATION: GREECE

FIND THE HIDDEN

Mykonos curates an experience fusing gracious, cordial, professional service with extravagant modern décor carrying a particular Myconian flavour. Around every curve, there are whitewashed houses, meandering lanes, and magnificent vistas of the sea. A luxurious modern home experience rooted in Cycladic influences, every passage throughout the hotel is connected to the Aegean Sea. The design merges an oasis of gardens and pools, all connected by hillside terraces and staircases.



With two destination restaurants, 93 freestanding luxury villa homes, a 900 sqm Oasis Spa, 6 distinct resort pool experiences, and an iconic floating Rock Bar with endless sweeping sea views, the resort is truly unrivaled on Mykonos.



| PRODUCT MIX | | |
|-------------------|---------------------------|--------------------------|
| PROJECT LAND AREA | ACCOMMODATION | COMMERCIAL |
| 42,000 SQM | 5 FREE STANDING VILLAS | OASIS SPA |
| | 88 GUESTROOMS | 6 UNIQUE RESORT POOLS |
| | | FLOATING ROCK BAR |





100 LUXURY VILLAS



900 SQM OASIS SPA



6 UNIQUE RESORT POOLS



FLOATING ROCK BAR

UNDER DEVELOPMENT



PIPELINE PROJECTS

TUNISIA



DISCLAIMER

All landscaping elements and interior/exterior furniture are shown for illustrative purposes only and are not legally binding. They are also subject for modification based on construction requirements and authorities regulations. Architectural plans and perspectives might be modified according to the final design and authorities regulations. Internal dimensions are linked to the structural elements and include plaster and wall finishes thickness. Sold units do not include any of the shown interior/ exterior furniture, pools, trees or greenery.

CONTACT US



oradevelopers.com



Life



Time



Value



