



Reimagining Time

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ORA EGYPT BROCHURE

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TWENTY / TWENTY  
FOUR

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# Table of Contents



## INTRODUCING **ΟΓΔ**

Naguib Sawiris

About Ora

Global Vision

The Management Team

Our Inspiration

Tangible Difference

## **ΟΓΔ** PROPERTIES IN EGYPT

ZED ElSheikh Zayed

ZED East

Silversands North Coast

Solana West by Ora

Solana East by Ora

Pyramid Hills

WE DREAM BIG

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WE DESIGN TO MAKE A  
DIFFERENCE & BRING HAPPINESS

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WE EMBRACE CREATIVITY, INNOVATION,  
SUSTAINABILITY & HARMONY

“ ORA stands in a strong position holding the legacy which has been earned through credibility, a diversified portfolio, and offering the invaluable culture of happiness.”

NAGUIB SAWIRIS | CHAIRMAN & CEO

# ABOUT

# ΟΓΔ

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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.



# Global Vision

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

ORA was established in 2016 by Engineer Naguib Sawiris with the vision to seek out new opportunities in untapped locations and to create unique lifestyle destinations. ORA operates in multiple locations around the world including Egypt, Cyprus, Greece, Grenada, and Pakistan and is expanding to the United Arab Emirates.

ORA properties offers mixed-use developments such as ZED, Solana by Ora, Silversands North Coast, Pyramid Hills, Ayia Napa Marina and Eighteen, while ORA Hospitality develops and manages Silversands and Yi Hotels in Grenada and Mykonos with an expansion that will reach UAE and different parts of Africa.

**ΟΓΑ**  
Reimagining Time



S I L V E R S A N D S

**SOLANA™**  
BY ORA



AYIA NAPA  
MARINA



P Y R A M I D H I L L S



E I G H T E E N



YI  
HOTEL MYKONOS

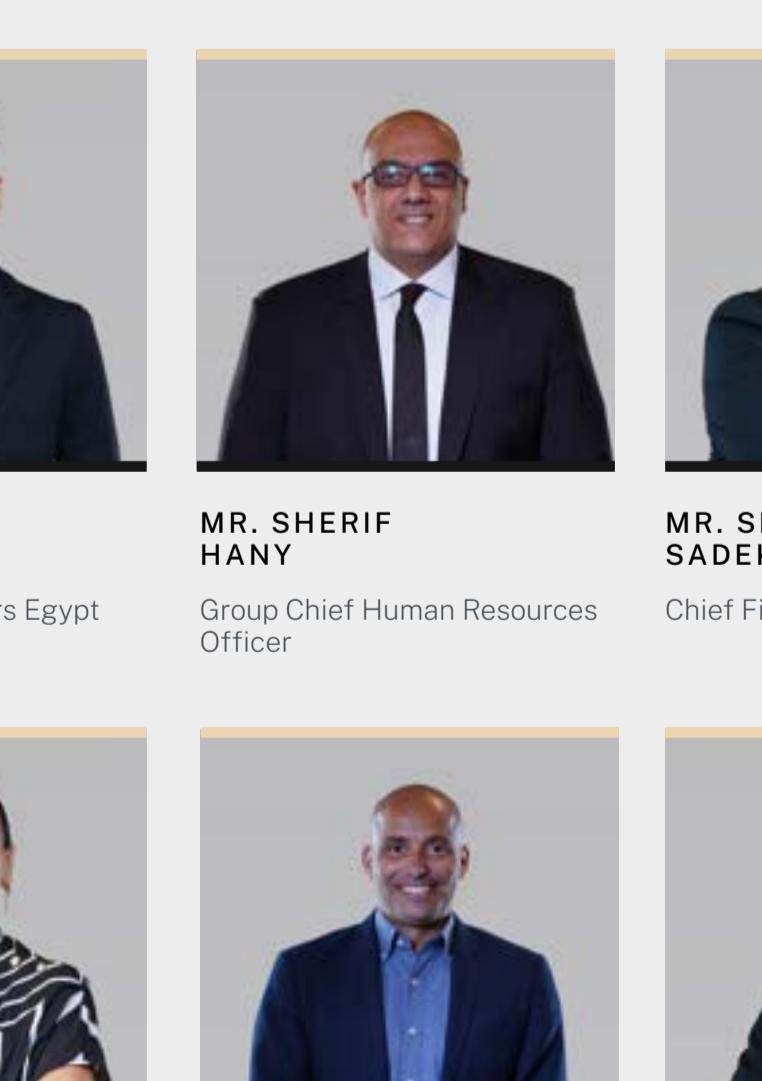
# THE EGYPT MANAGEMENT TEAM

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.



**MR. NAGUIB SAWIRIS**  
Chairman & CEO

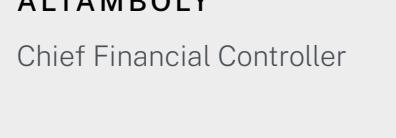
Eng. Sawiris has been described as one of the most influential business people of his generation. Widely respected for his work in the telecommunication sector, his vision and insight has helped create a number of world-class businesses. His leading roles range from establishing Orascom Telecom Holding (OTH), which was acquired by VEON to create the world's sixth largest telecommunication firm, to heading up, chairing and advising market-changing companies in the financial services, energy, agro-industries, logistics and real estate sectors.



**MRS. WAFAA LOTAIEF**  
Vice Chairman

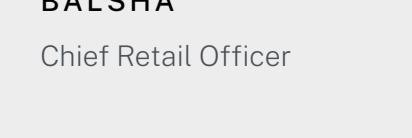
Mrs. Wafaa has worked with the Orascom Group for over three decades. She has been appointed as President of Gemini Holding since November 2011 and Deputy CEO of Ora Group from March 2016 until January 2022 when she has been appointed to the position of Vice Chairman. She served in various roles in the 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.

## MEET OUR TEAM OF EXCEPTIONAL TALENT



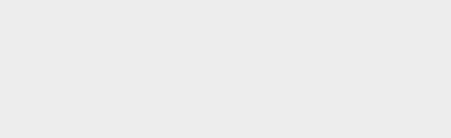
**MR. HAITHAM  
MOHAMED**

Ceo of Ora Developers Egypt



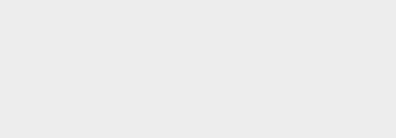
**MR. SHERIF  
HANY**

Group Chief Human Resources Officer



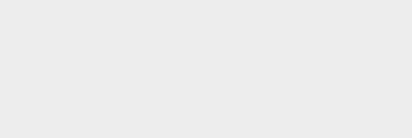
**MR. SHERIF  
SADEK**

Chief Financial Officer



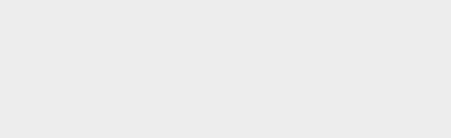
**MRS. DALIA  
ALLOB**

Chief Marketing Officer



**MR. MARWAN  
ZIWAR**

Chief Sales Officer



**MR. GAMAL  
SAKK**

Deputy Chief Sales Officer



**MR. AMR ABDL  
MONEIM**

Chief Technical Officer



**MR. HUSSEIN  
EL SHERBINY**

Chief Development Officer



**MRS. SALLY  
SHOUMAN**

Chief Community Officer



**MR. SHERIF  
ALTAMBOLY**

Chief Financial Controller



**MR. KARIM  
BALSHA**

Chief Retail Officer

ORA/

/REIMAGINING TIME

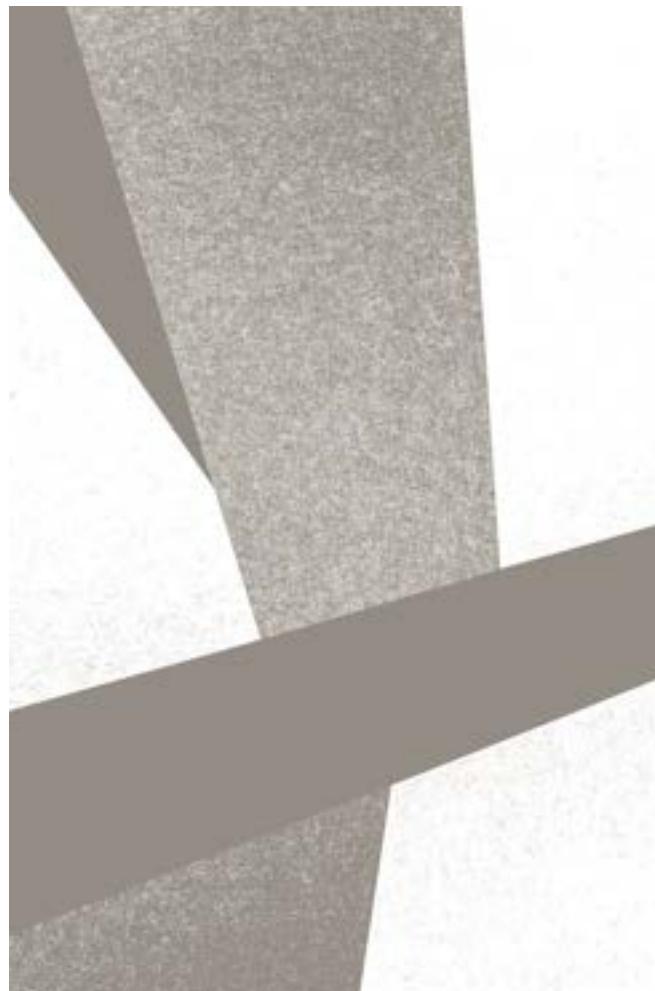
a place to

*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

## ΟΓΑ | PROPERTIES

### EGYPT

ZED El Sheikh Zayed  
ZED East  
Silversands North Coast  
Solana West by Ora  
Solana East by Ora  
Pyramid Hills

## ΟΓΑ | HOSPITALITY

### GRENADA

Silversands Origin  
Beach House by  
Silversands  
Port Louis

## COMING SOON

### GRENADA

Silversands Legacy  
Yi Hotel Riviera

### CYPRUS

Aya Napa Marina

### GREECE

Yi Hotel Mykonos  
Silversands Mykonos

### GRENADA

Silversands Villas

### PAKISTAN

Eighteen

a space to live  
*unforgettable*  
times

**ΟΓΔ** PROPERTIES IN EGYPT

# ΟΓΑ | PROPERTIES



SILVERSANDS  
NORTH COAST

ZED  
EL SHAKH  
WEST

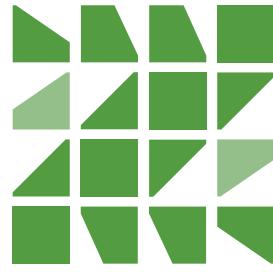
SOLANA™  
BY ΟΓΑ  
WEST

SOLANA™  
BY ΟΓΑ  
EAST

PYRAMID HILLS

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. 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.



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PROJECT LOCATION: EGYPT

SPARK HAPPINESS

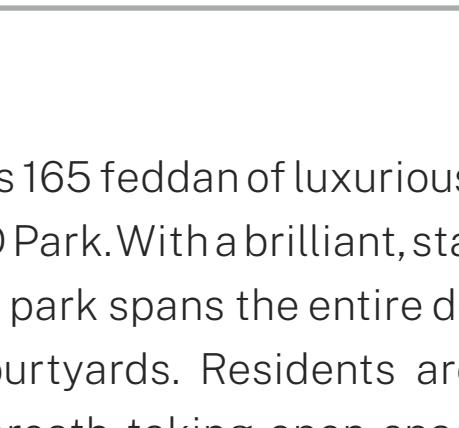
## ZED El Sheikh Zayed

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.



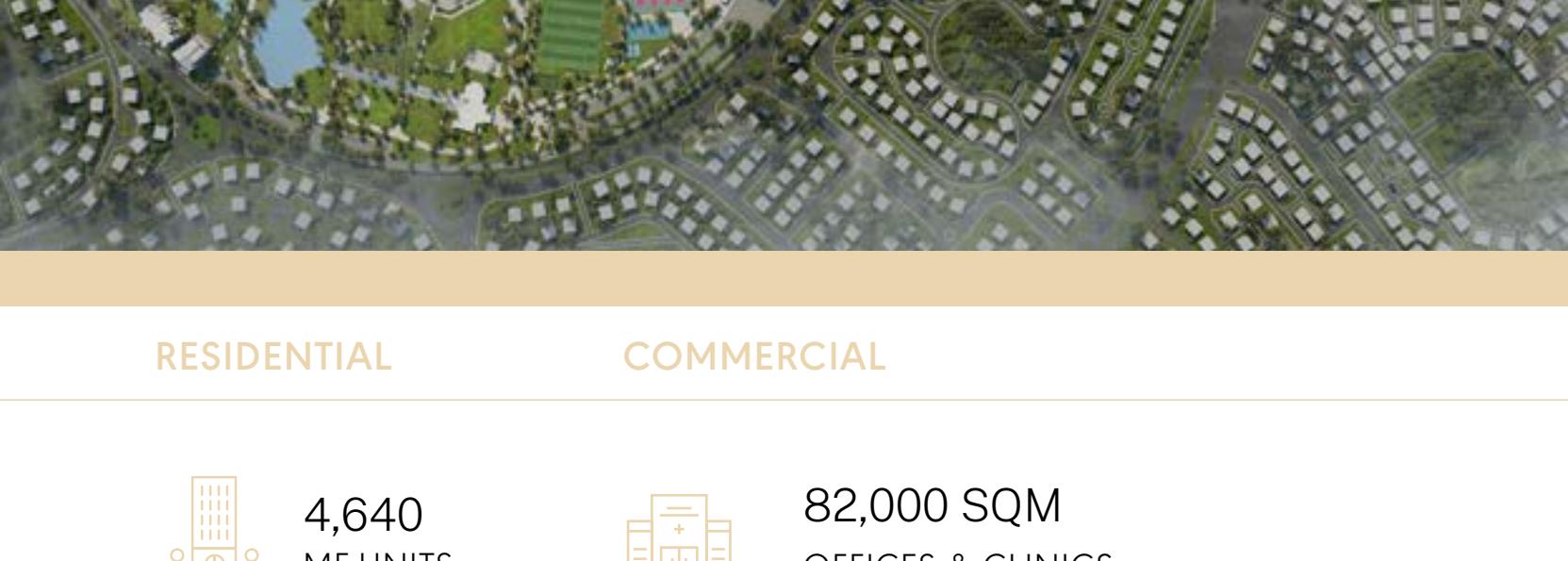
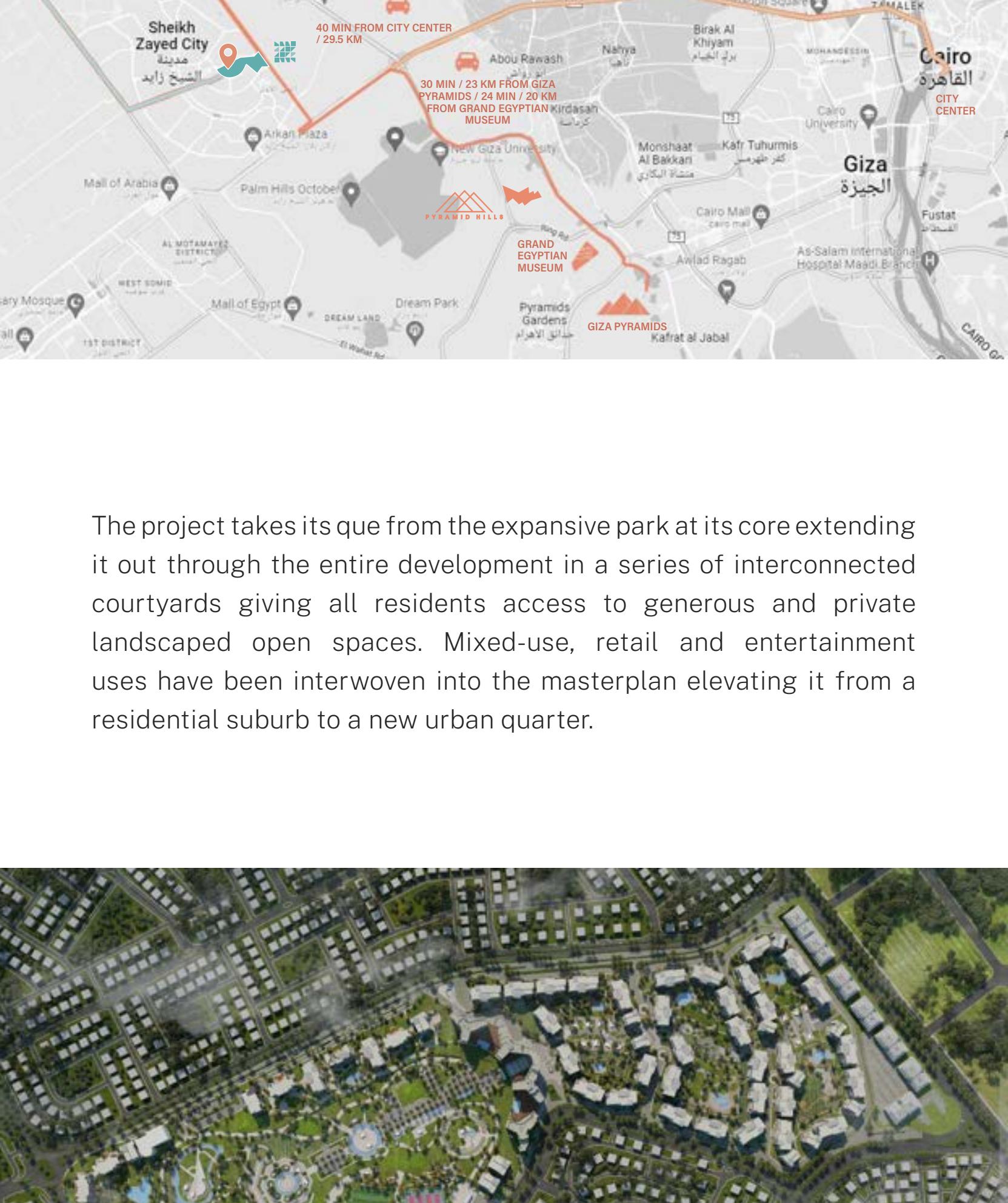
## ZED East

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.

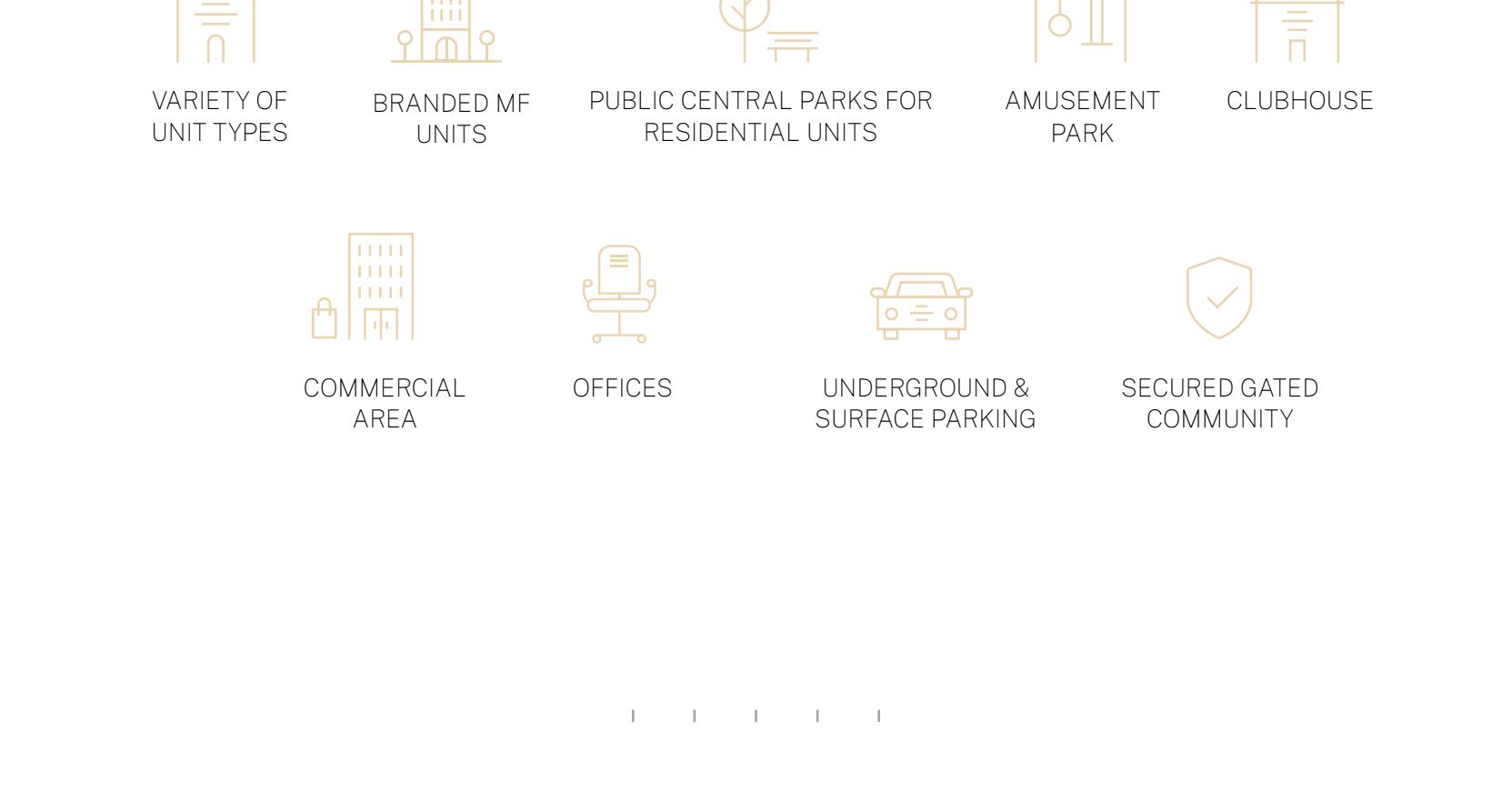


ZED El Sheikh Zayed is 165 feddan of luxurious real estate surrounding the one-of-a-kind ZED Park. With a brilliant, state-of-the-art landscape design, the expansive park spans the entire development in the series of interconnected courtyards. Residents are within arm's reach of private landscapes, breath-taking 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!



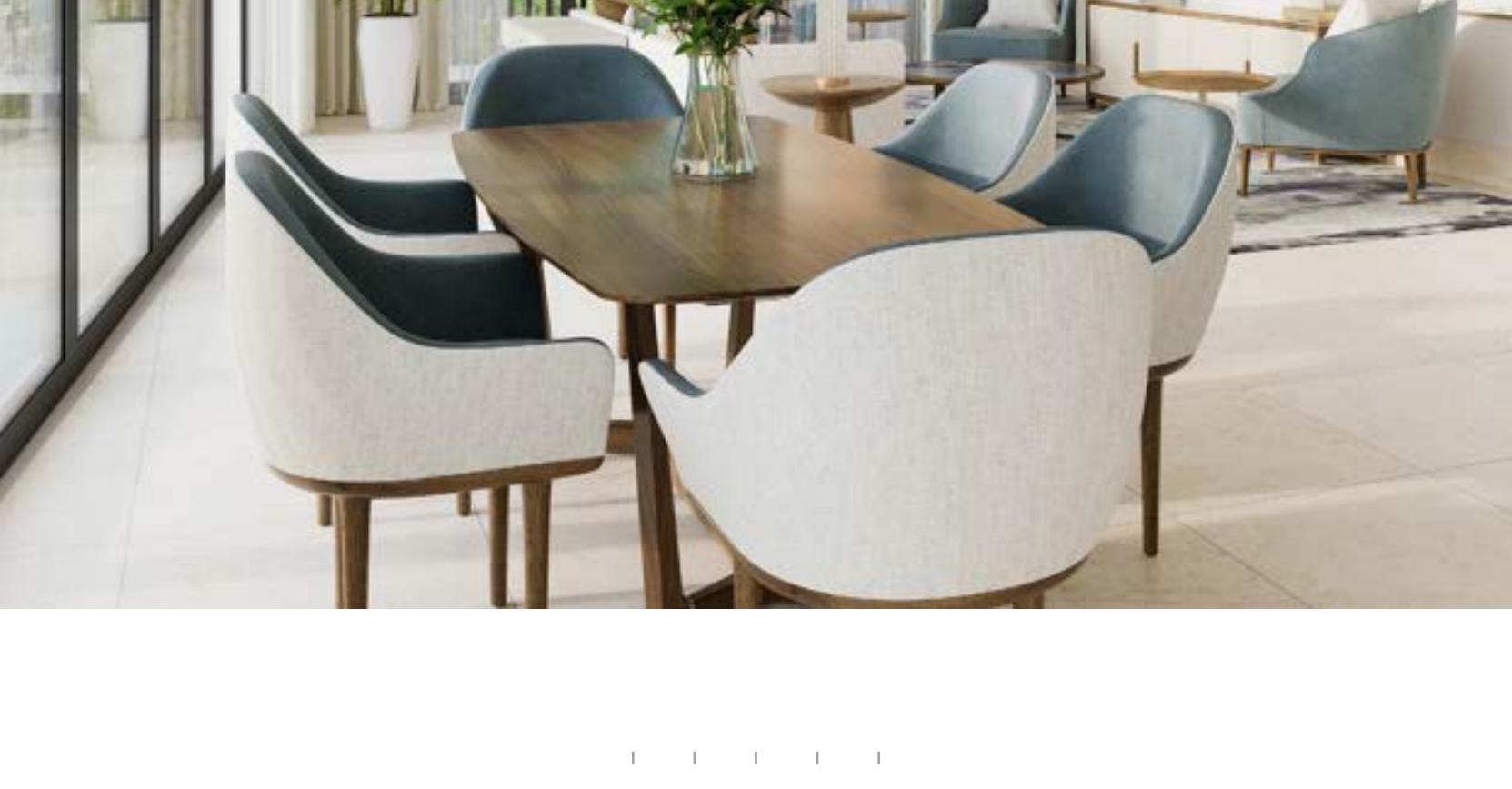
The project takes its cue from the expansive park at its core extending it out through the entire development in a series of interconnected courtyards giving all residents access to generous and private landscaped open spaces. Mixed-use, retail and entertainment uses have been interwoven into the masterplan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

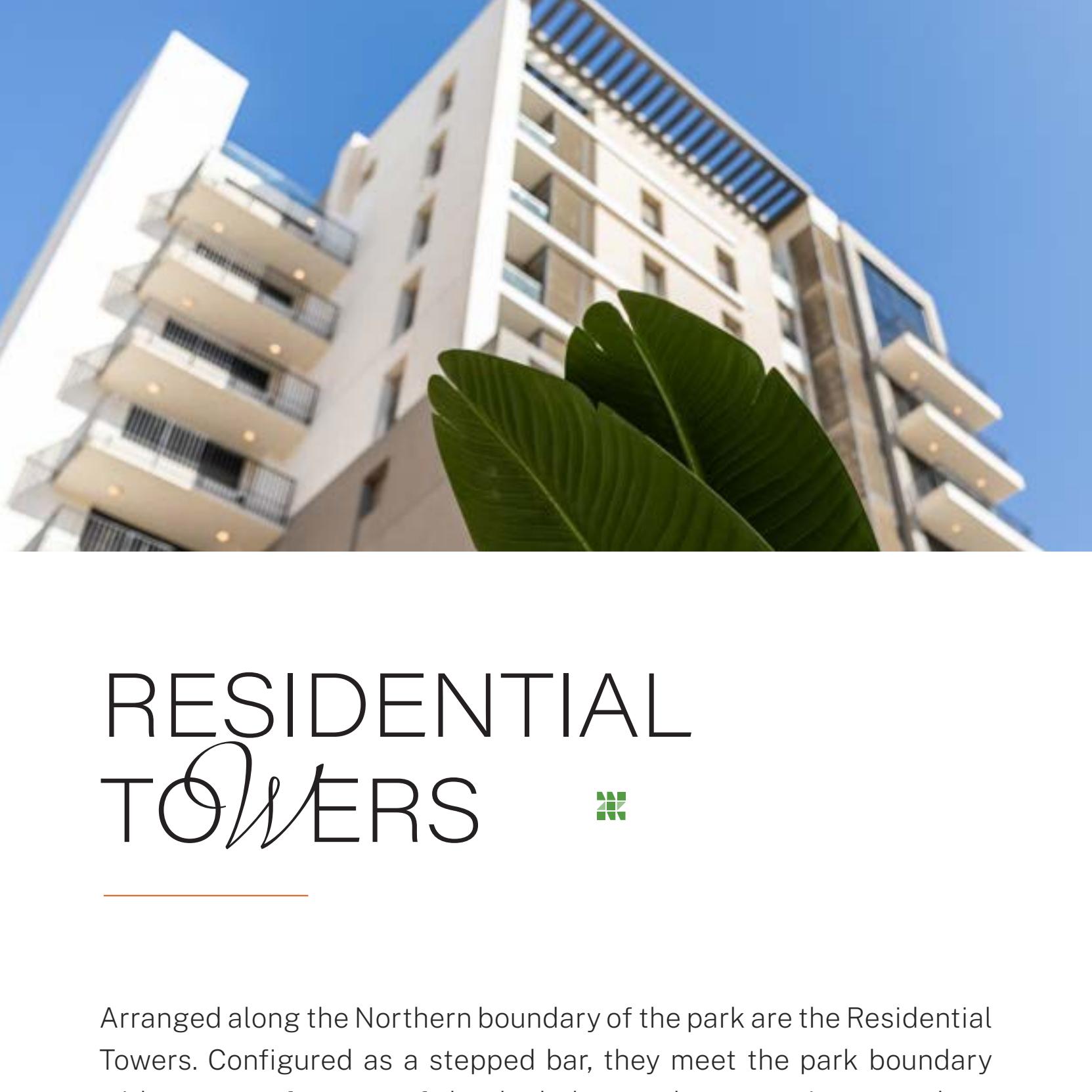




# PARK TOWERS

Distinctive in form and material, the 60m Y-shaped towers are located squarely in the center of the masterplan, along the outskirts of ZED Central Park. The arrangement and slender definition of the elements that combine to create the towers give delicate detail to the largest buildings in the masterplan and allows them to dissolve into the sky. The view from any of the towers' spaces extends for miles and miles into the horizon. Depending on how far you can see, there is always something there to inspire tranquility and peace of mind.

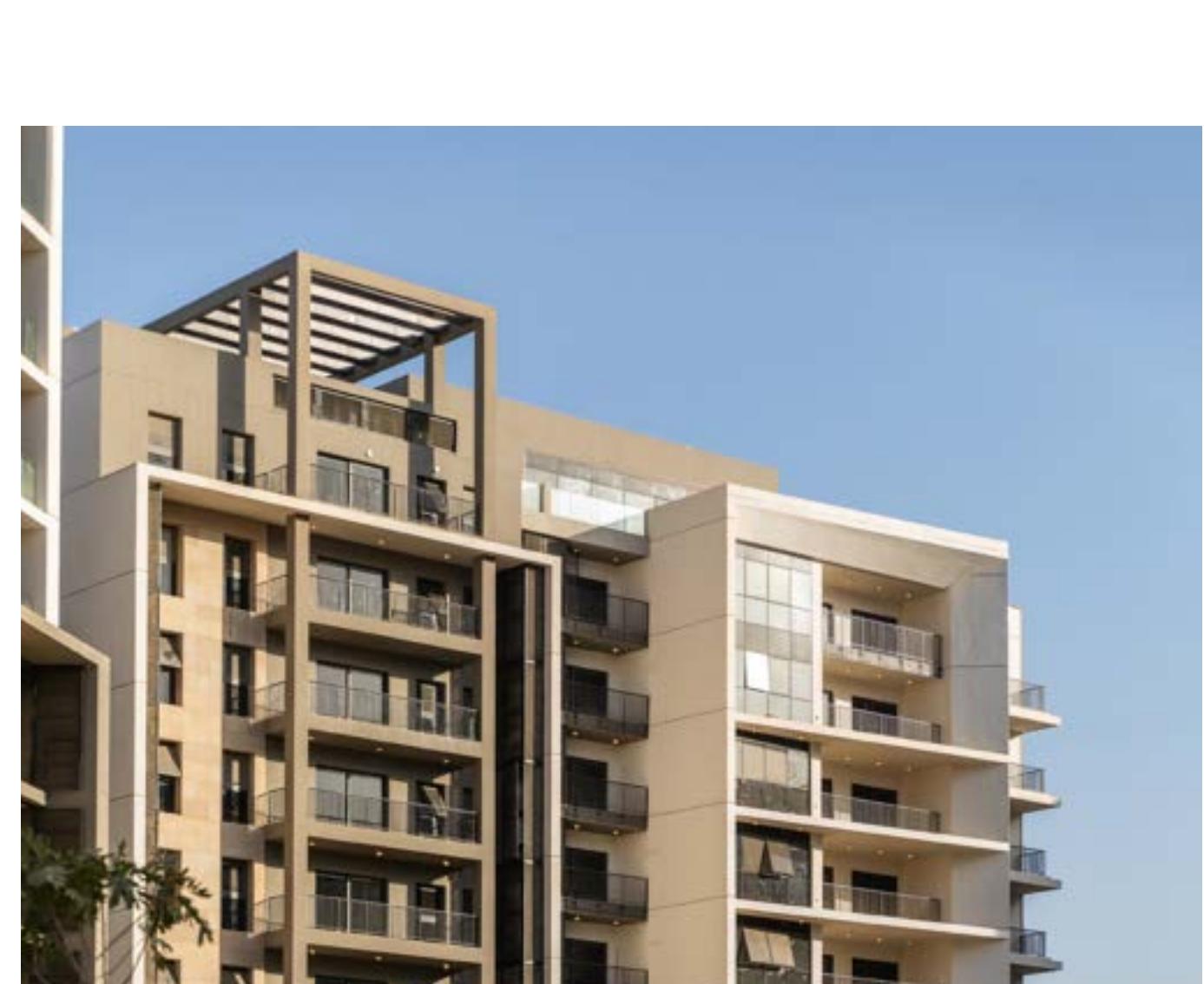




# RESIDENTIAL TOWERS



Arranged along the Northern boundary of the park are the Residential Towers. Configured as a stepped bar, they meet the park boundary with a narrow frontage of slender balcony edges stepping up and out as they move back. Three separate blocks, each taller but shallower than the one in front, ensure a clear line of sight and view of the park.





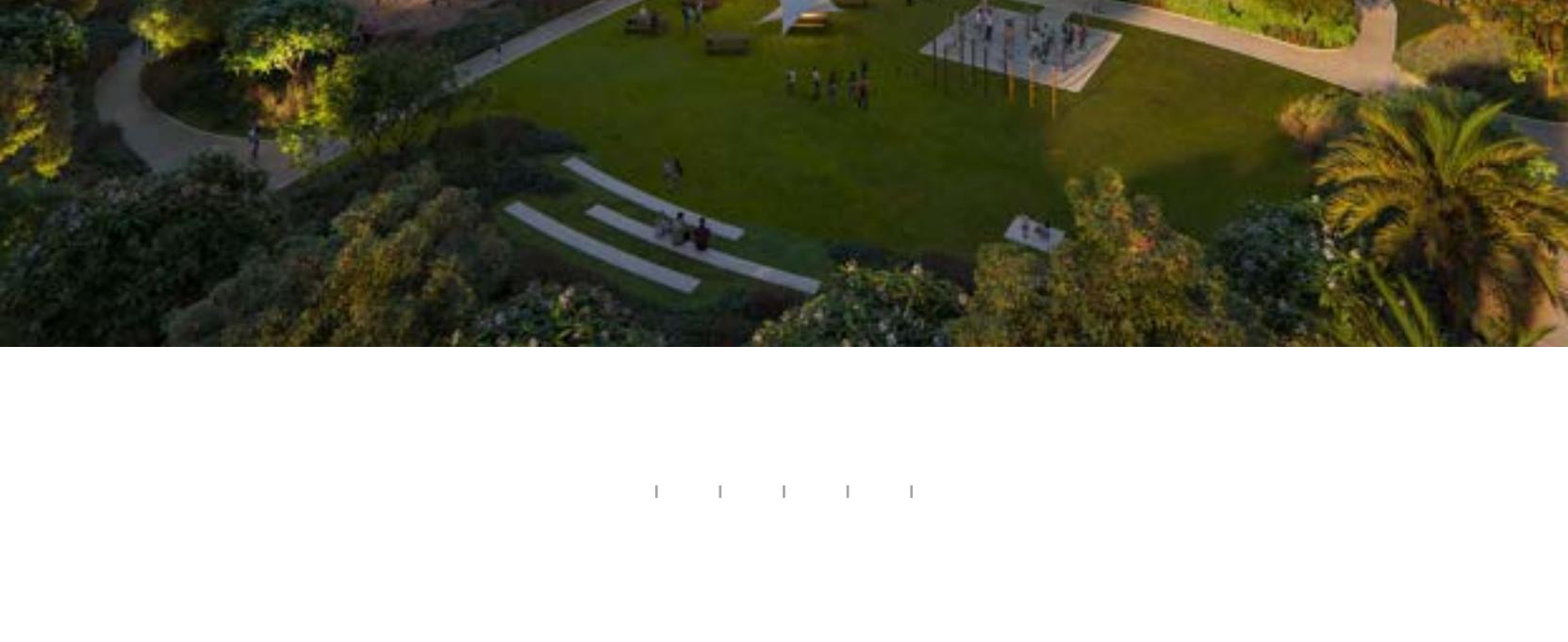
# THE U

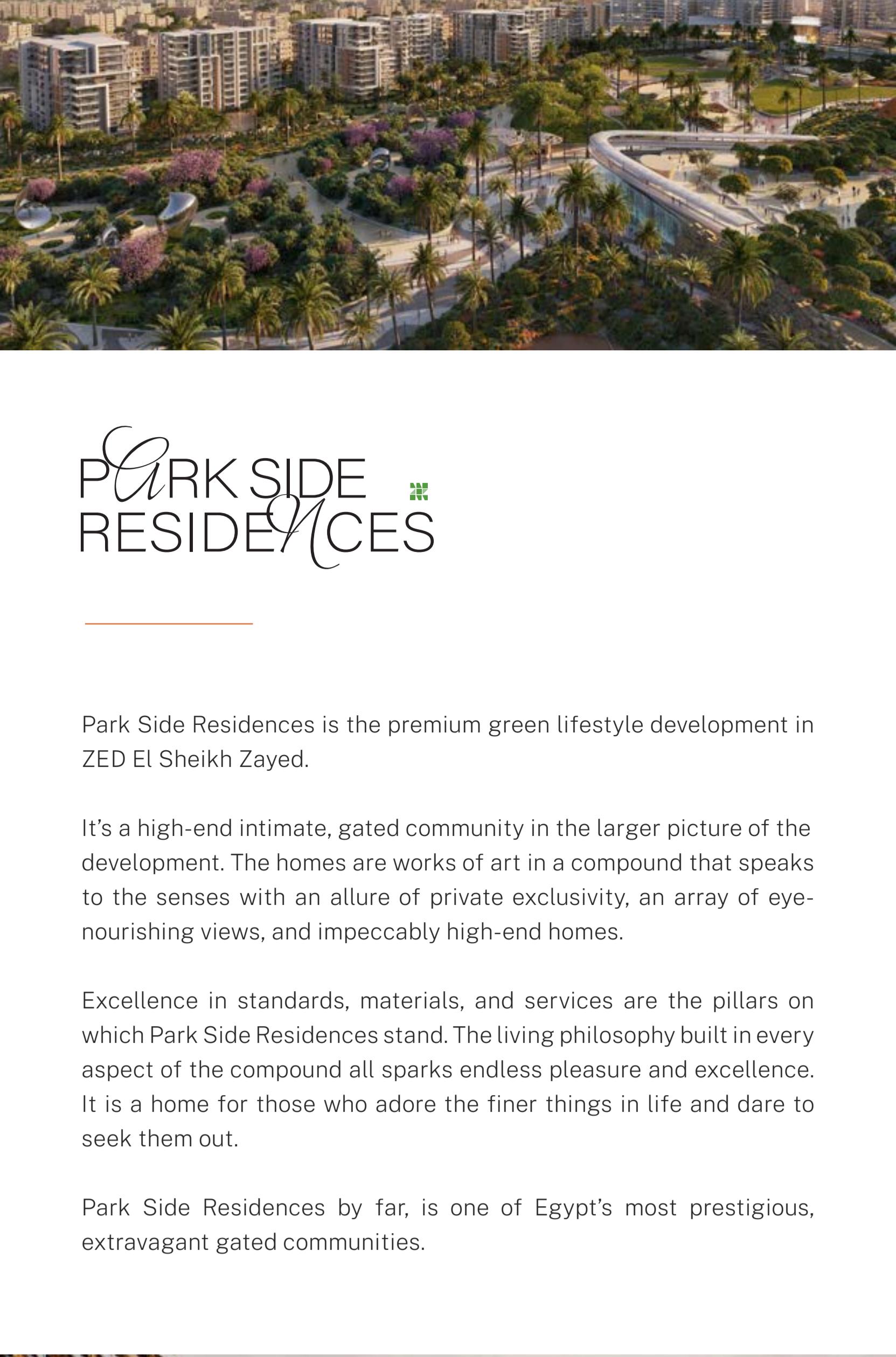


Our premium phase with the best view in ZED El Sheikh Zayed. Enjoy the biggest and largest U in ZED El Sheikh Zayed, with an 180-degree view of greenery! The U is the ultimate definition of park & green living with the best view.

Upholding the premium standards of ZED is uncompromisable. Our team of experts have handpicked the best finishing materials to create zen havens out of bland brick and mortar.

Neat, well executed finishings glaze the walls and floors of every urban space at ZED ElSheikh Zayed. Even the most minor detail is accounted for.





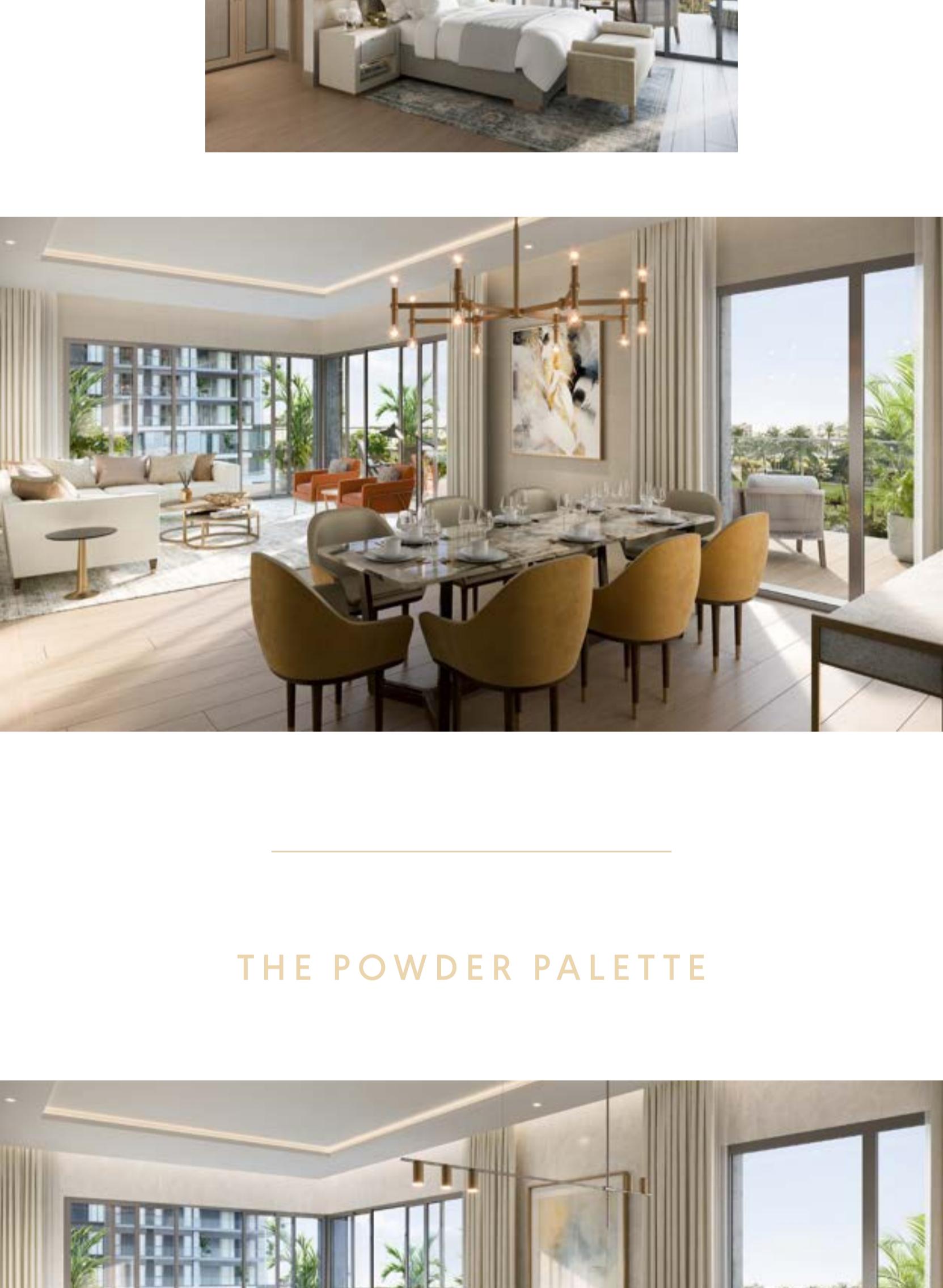
## PARK SIDE RESIDENCES

Park Side Residences is the premium green lifestyle development in ZED El Sheikh Zayed.

It's a high-end intimate, gated community in the larger picture of the development. The homes are works of art in a compound that speaks to the senses with an allure of private exclusivity, an array of eye-nourishing views, and impeccably high-end homes.

Excellence in standards, materials, and services are the pillars on which Park Side Residences stand. The living philosophy built in every aspect of the compound all sparks endless pleasure and excellence. It is a home for those who adore the finer things in life and dare to seek them out.

Park Side Residences by far, is one of Egypt's most prestigious, extravagant gated communities.



### THE INSIDE IS CALLING

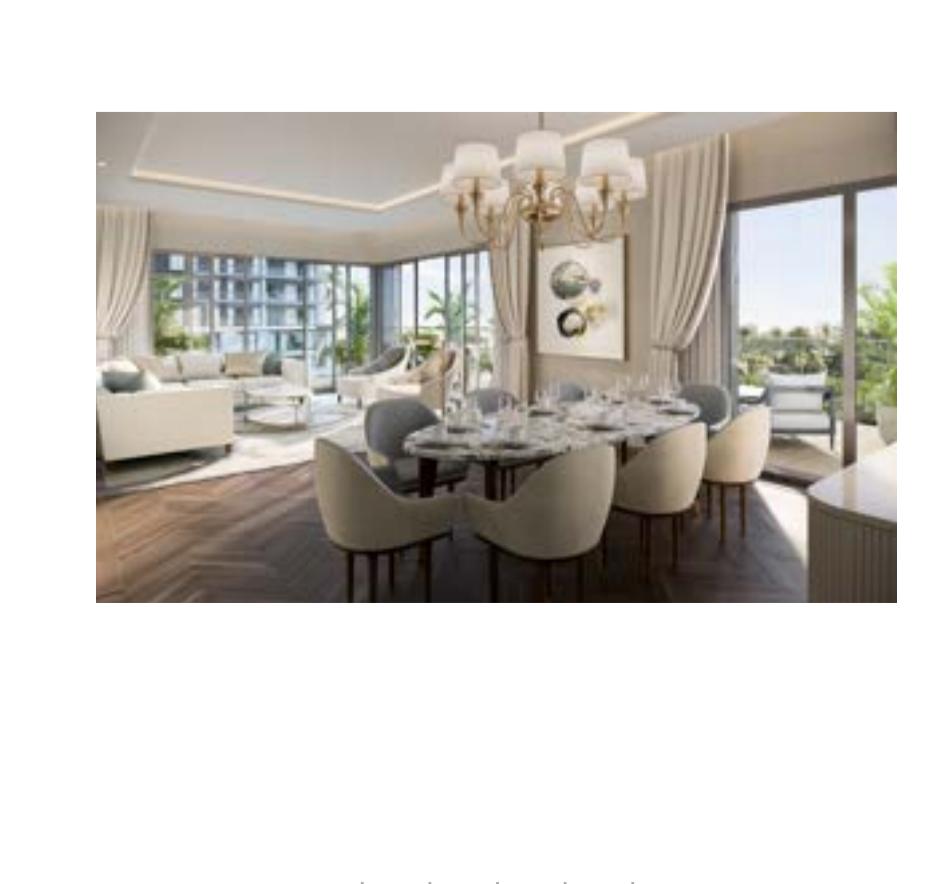
Wimberly Interiors are here to design the new paradigm in Cairo, exclusively at Park Side Residences.

The global multidisciplinary design firm works with care, insight, and imagination. They understand that homes and human spirits must celebrate each other equally. That relationship is one that they have perfected down to the core at Park Side Residences.

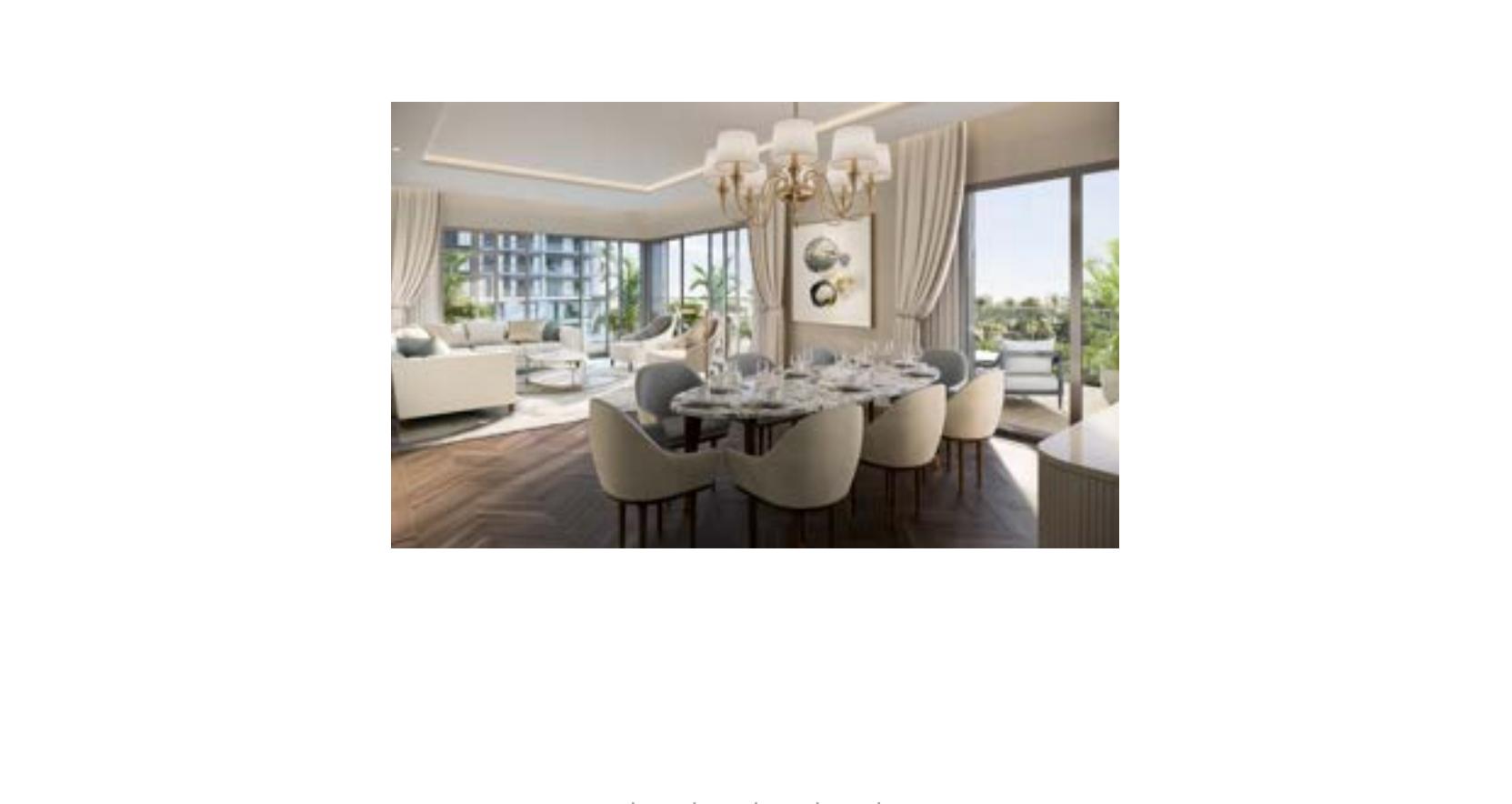
All homes are delivered fully finished with AC units and kitchen cabinets in place. And since a big part of luxury is having choices, homeowners at Park Side Residence get to choose from three aesthetic palette variants for finishing.

Once you decide, all you've got to do is make yourself at home.

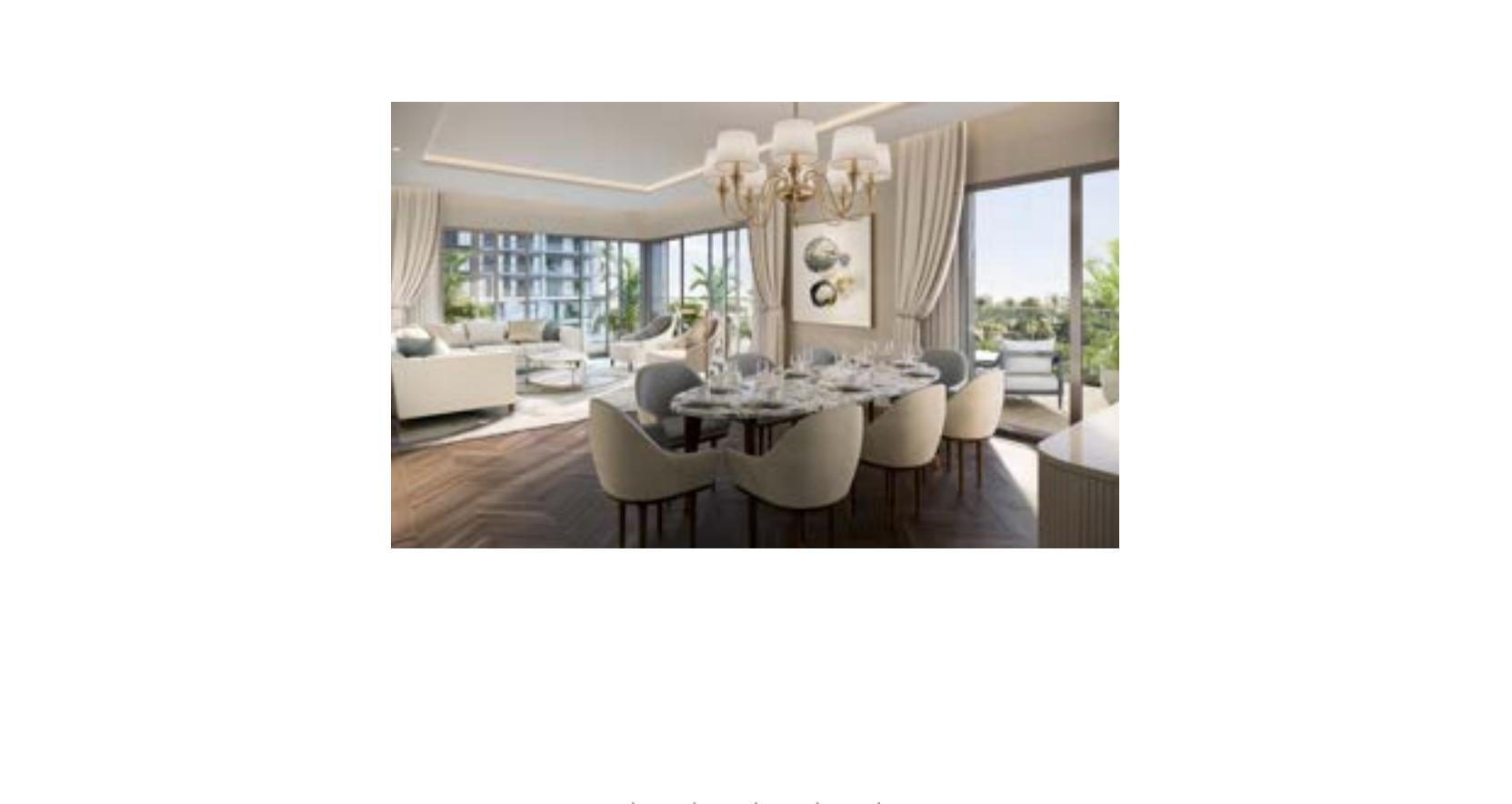
### THE NUDE PALETTE

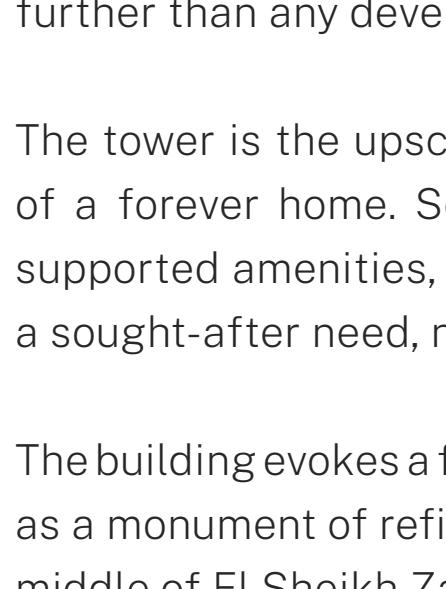


### THE POWDER PALETTE



### THE RICH PALETTE





**ZED**  
TOWER  
SERVICED RESIDENCES

Disrupting the property industry once again, ZED's final Tower, ZED Tower, is dedicated to elevating the concept of refinement even further than any development in Cairo.

The tower is the upscale rendition of a holiday built in the structure of a forever home. Set up with flexible, self contained, and staff-supported amenities, staying in one of the 150 units of ZED Tower is a sought-after need, not just a desire.

The building evokes a feeling of home, prestige, and richness, standing as a monument of refinement as it overlooks the rich ZED Park in the middle of El Sheikh Zayed.

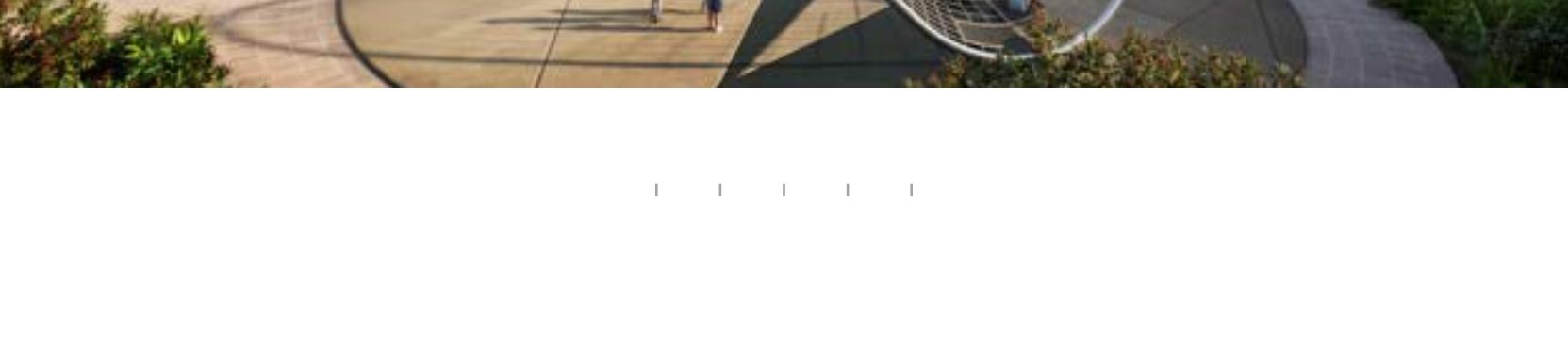
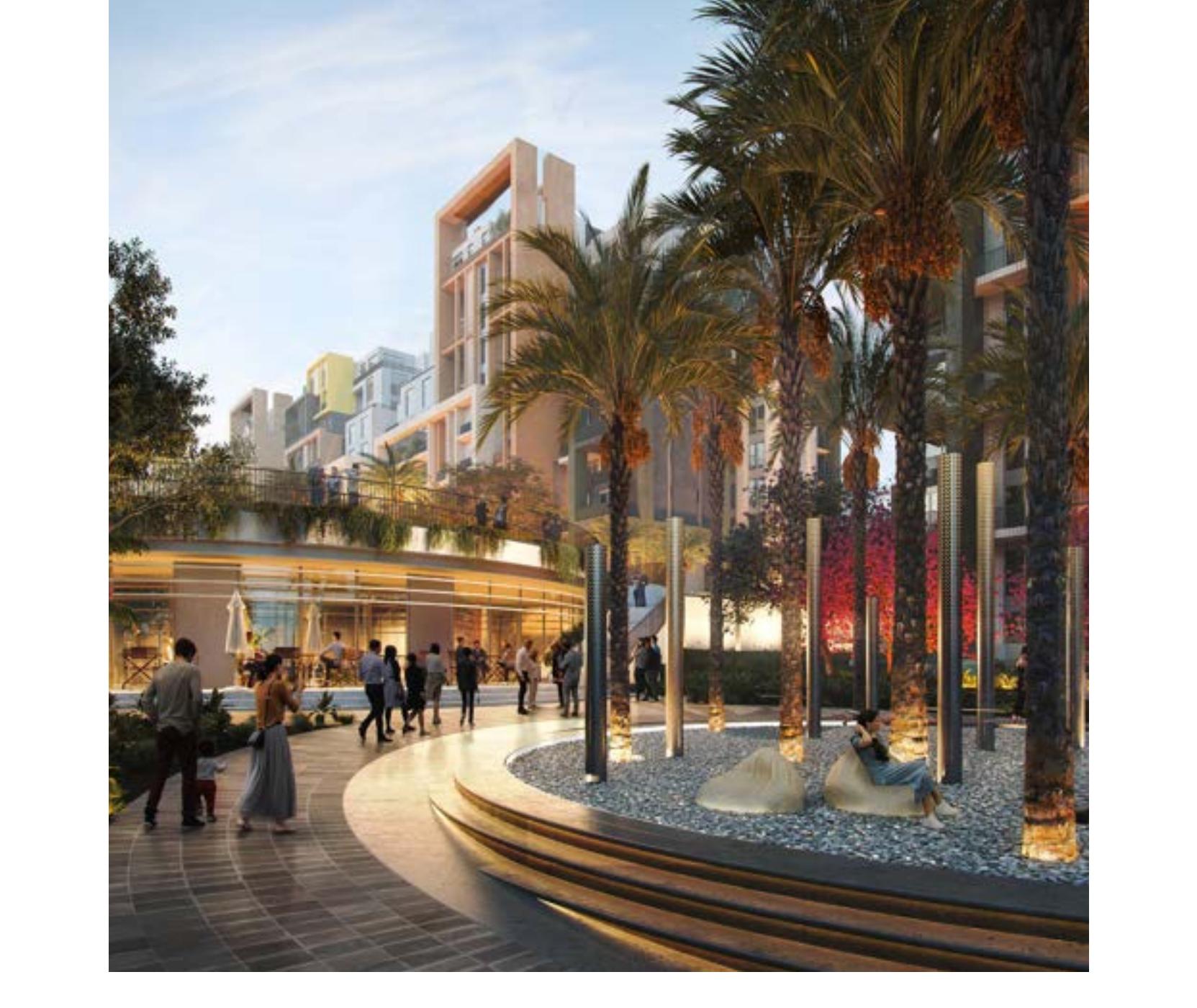




## THE VILLAGE NEWS

Village Views is the latest launch in ZED El Sheikh Zayed. It is an enriching garden community nestled conveniently between ZED Strip on one side, and the Y-Towers Mall on the other. The charismatic architecture consists of small towers and a pillar, featuring wrapping gardened terraces on every level.

This vibrant garden community is linked together by a lush, Green Boulevard, which is a retail, entertainment, and recreational destination onto itself. The entire premises flourishes with parks and water features hosting an array of social, and soulful activities for every mood, and mindset harmonizing for the greater well-being of all its residents.





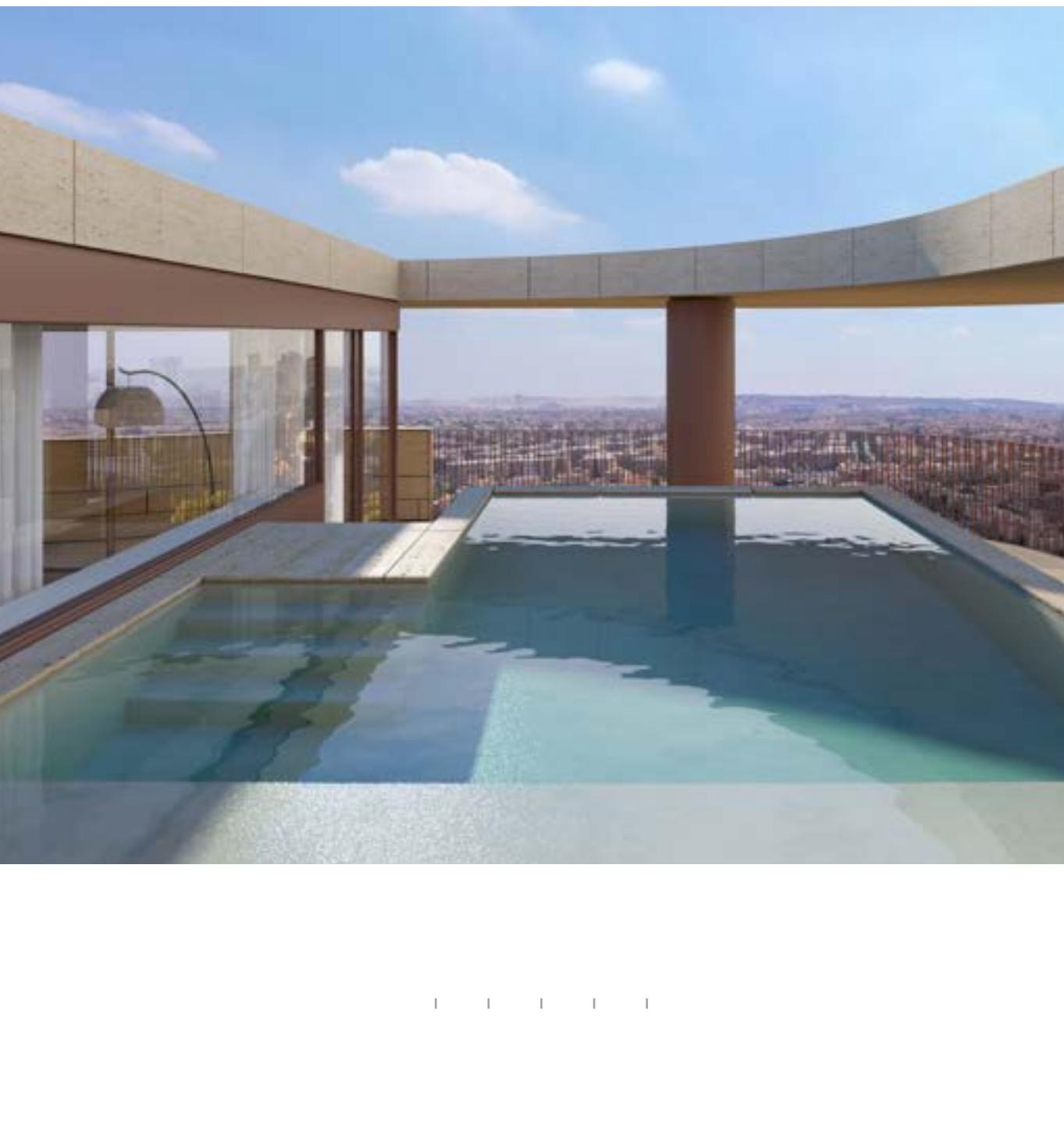
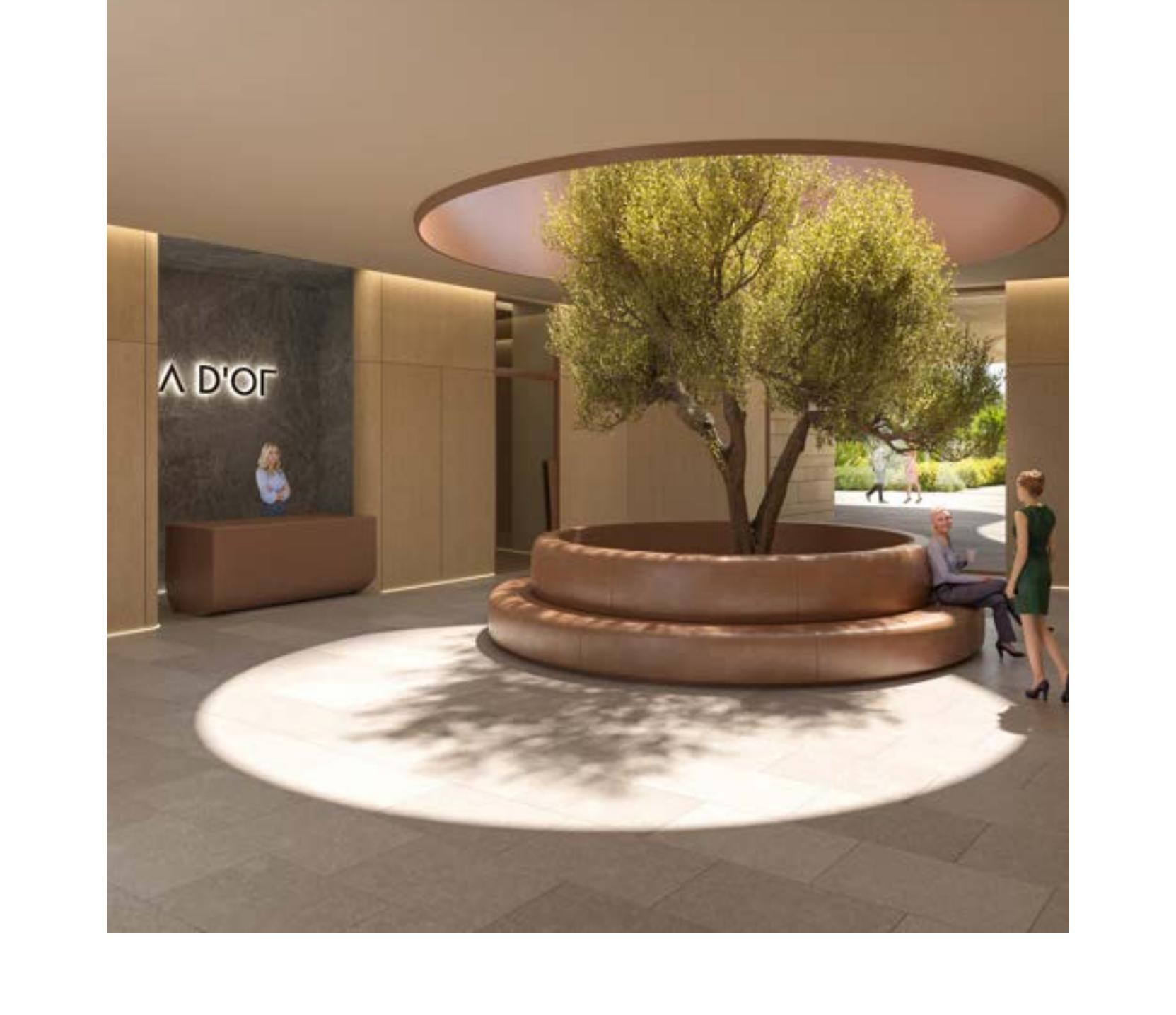
# CASA D'OR

STYLED AND FURNISHED BY  
ARMANI/CASA

Living in Casa D'Or means embracing a lifestyle inspired by authenticity, sophistication, and elegant simplicity. Through every corner of Casa D'Or, you'll notice a constant interplay of references of past and attention to the present, a signature allure to the lifestyle and design.

The homes of Casa D'Or are ready to house distinguished individuals with an adoration for good taste.

The luxury residence overlooks the grandiose ZED Park and is pampered by its own amenities and the neighboring buildings.

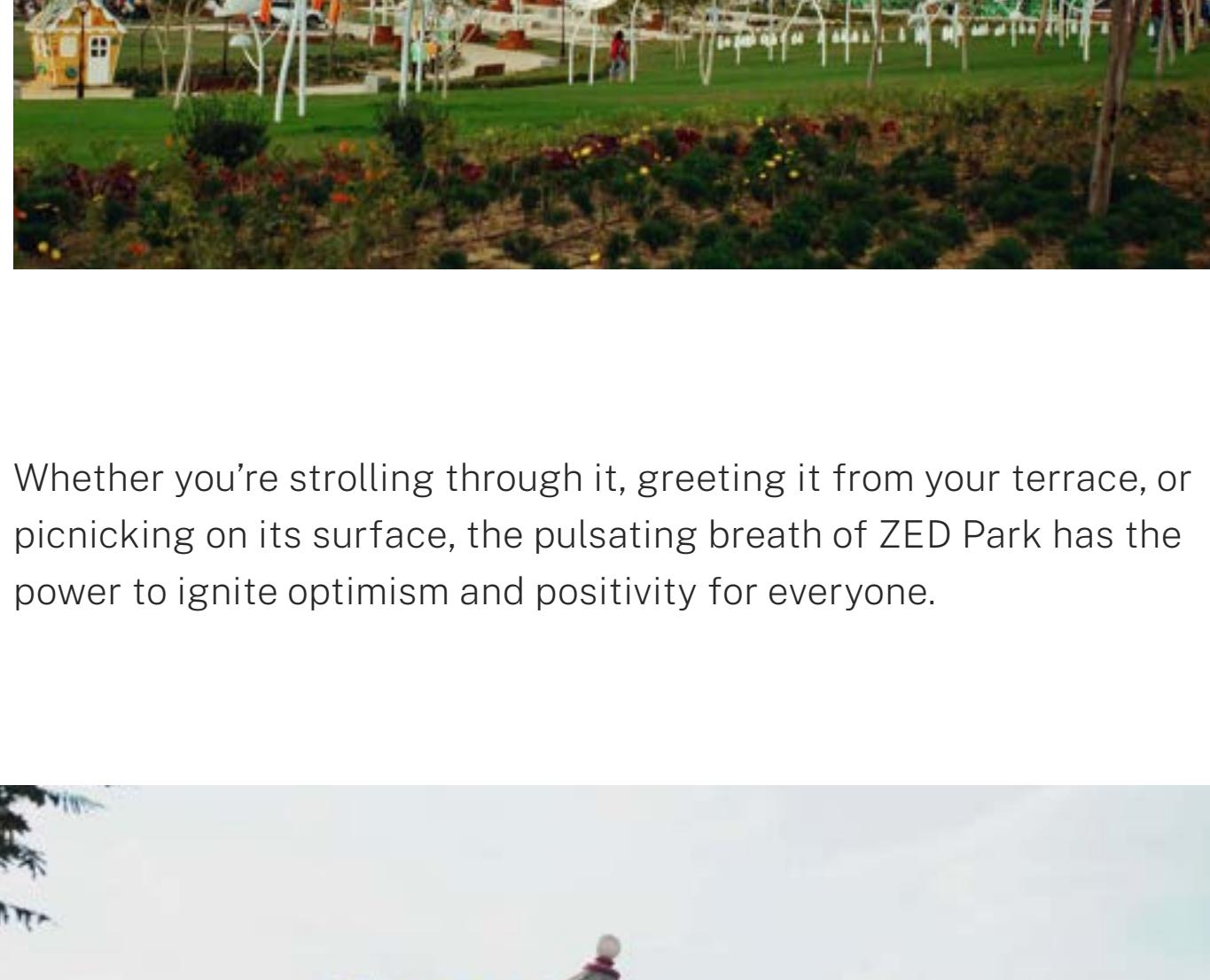




ZED Park is the uniting 65-hectare  
all of ZED El Sheikh Zayed has  
breathing heart of Sheikh Zayed  
or an entertaining playground

## ANSWER

A wide-angle photograph of a large, white Ferris wheel at an amusement park. The Ferris wheel is positioned in the center-left of the frame, with its structure and gondolas clearly visible against a backdrop of a cloudy, light blue sky. In the foreground, on the left, are dark, oval-shaped leaves from a tree. On the right, there are large, green, palm-like leaves. In the background, a dense line of palm trees stretches across the horizon. The overall scene suggests a warm, tropical location.



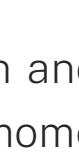
A large, ornate amusement park ride, likely a swing or pendulum ride, is shown from a low angle. The ride features multiple yellow and red decorated gondolas suspended from a central circular structure. The background is filled with palm trees under a clear sky.





# ZED —— STRIP

ELSHEIKH ZAYED



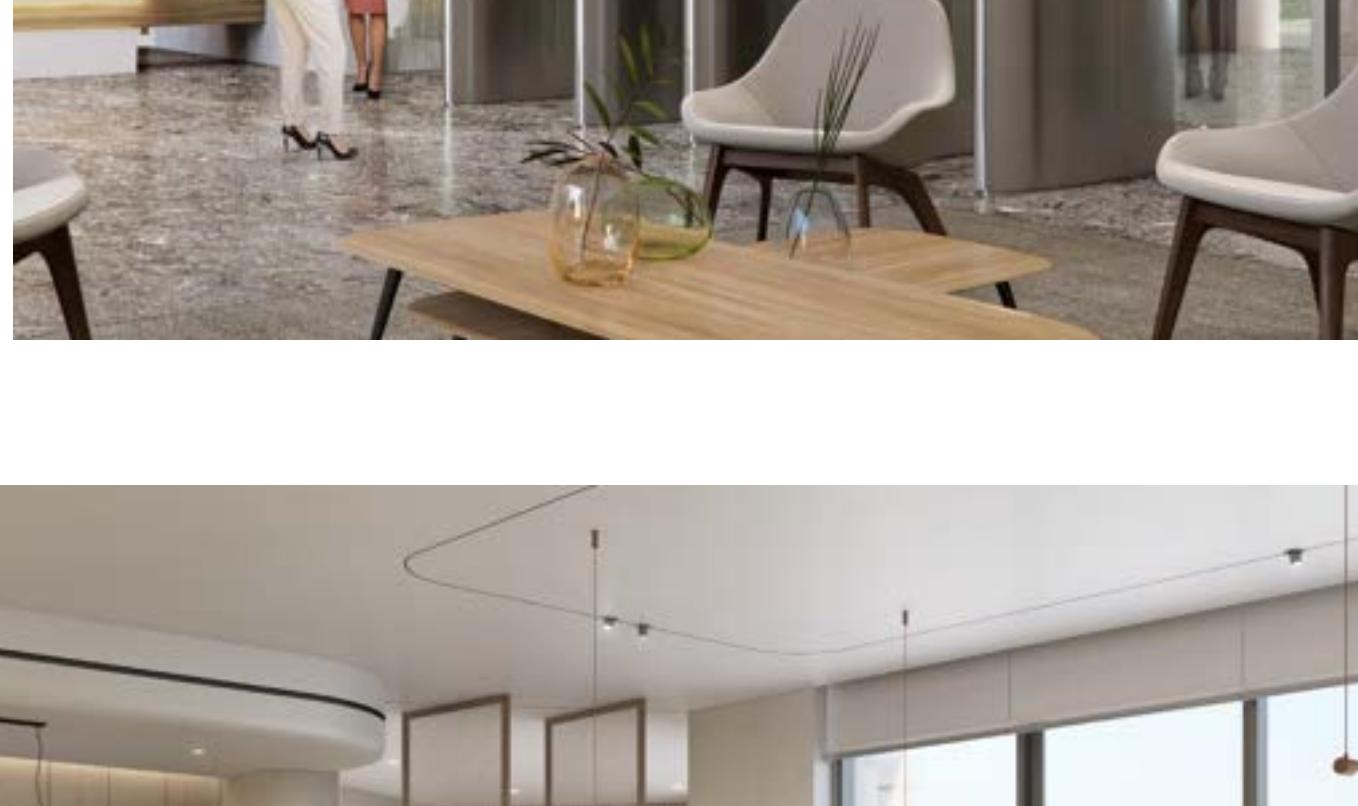
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It's the urban silver lining to a grand garden under the name of ZED. A space that addresses every side of your personality, giving you the hustle and bustle of modernity.

A part of artfully blending urban and suburban living is to create a commercial strip to add kinetic momentum into the space. ZED Strip El Sheikh Zayed features working spaces, clinics, banks, shops, and dining areas from top-notch brands and services.

Find your way through the luxuriously vast complex, addressing all your needs conveniently and comfortably through so many possibilities.

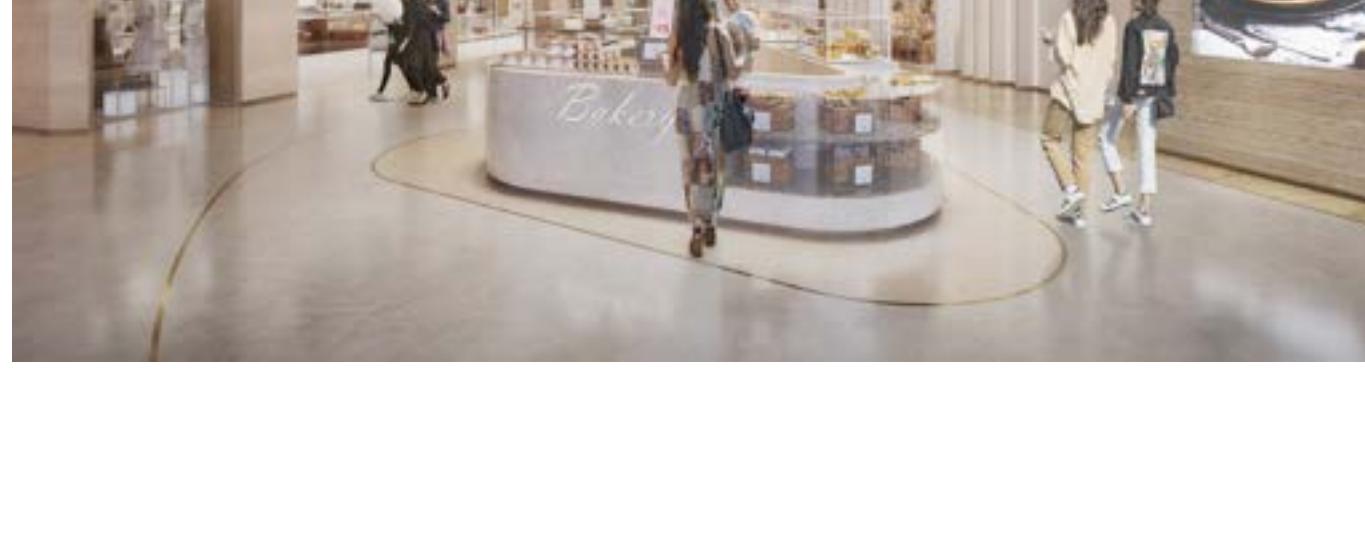
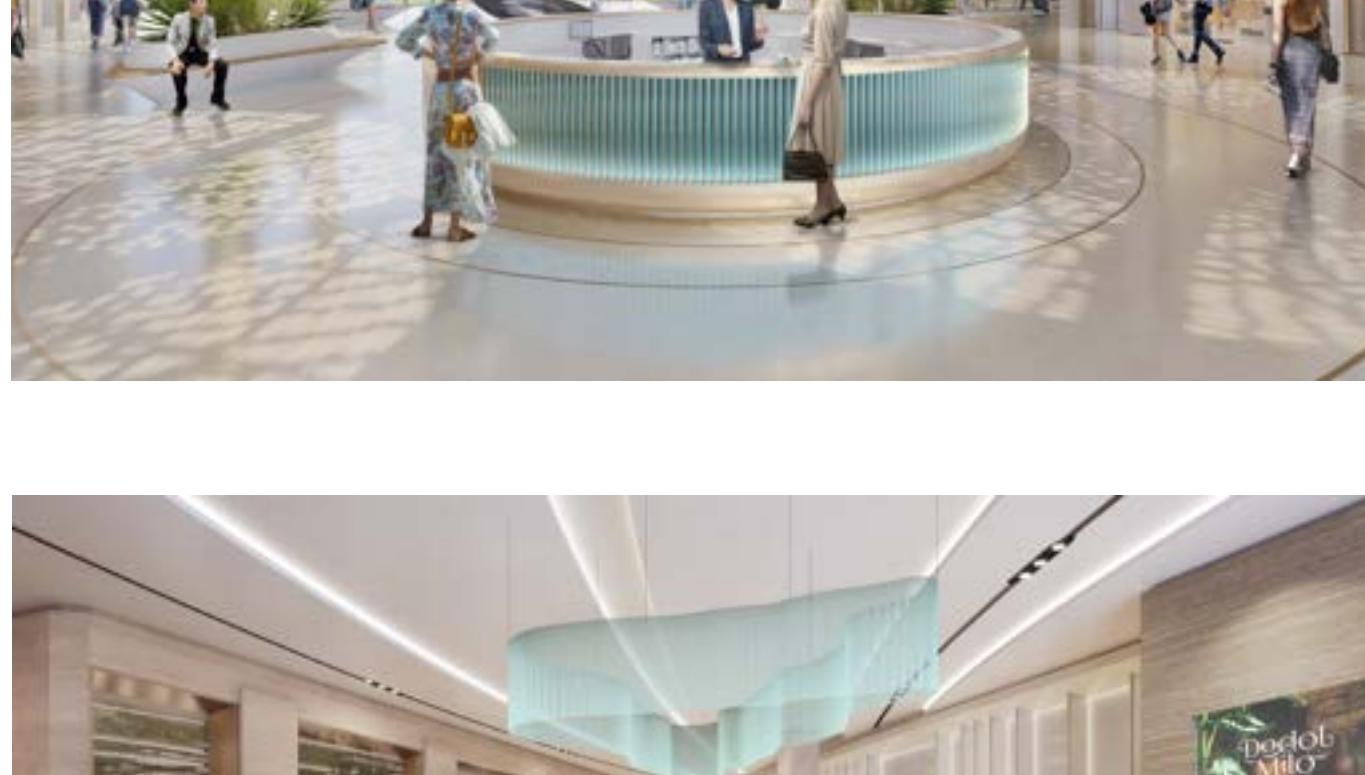
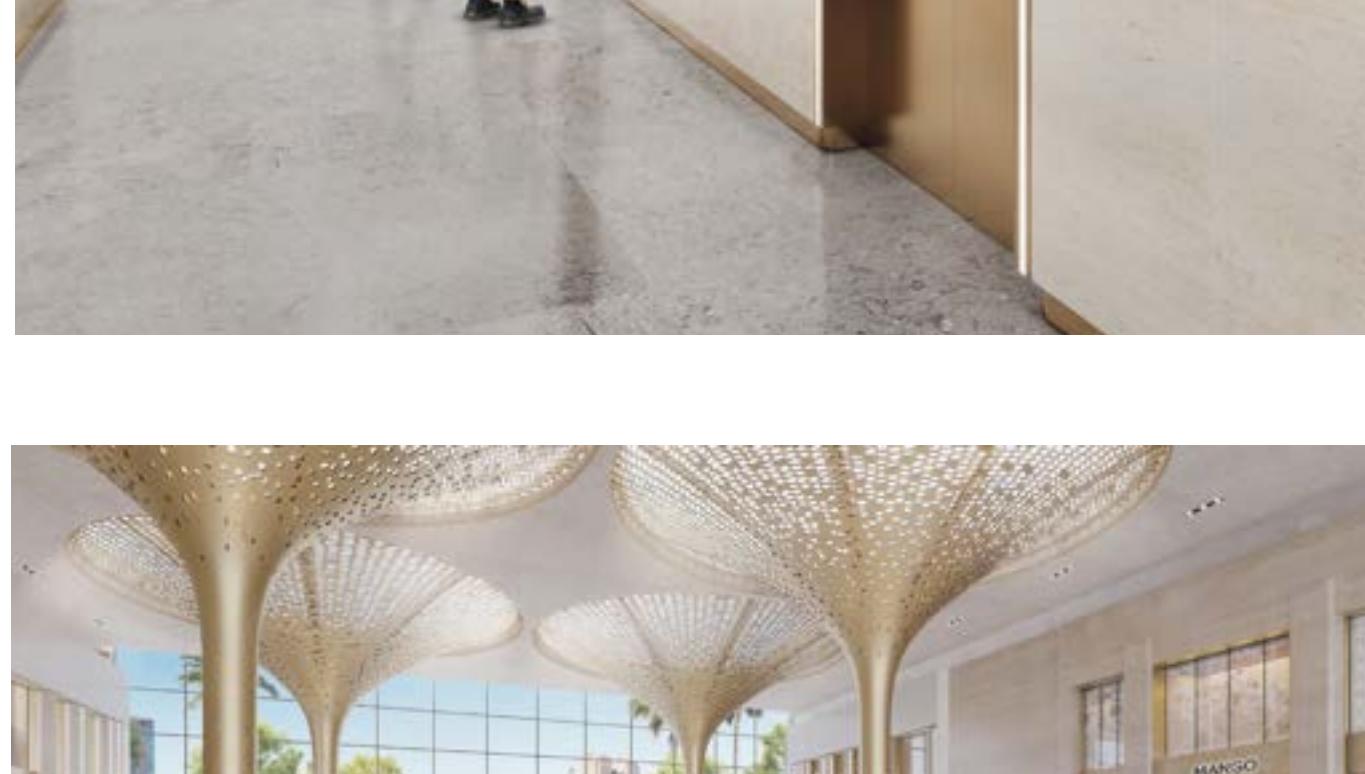


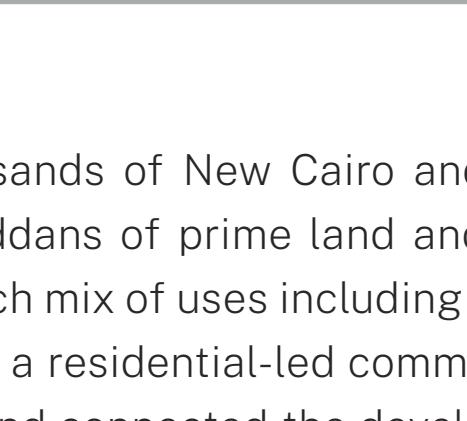


# TOWER MALL



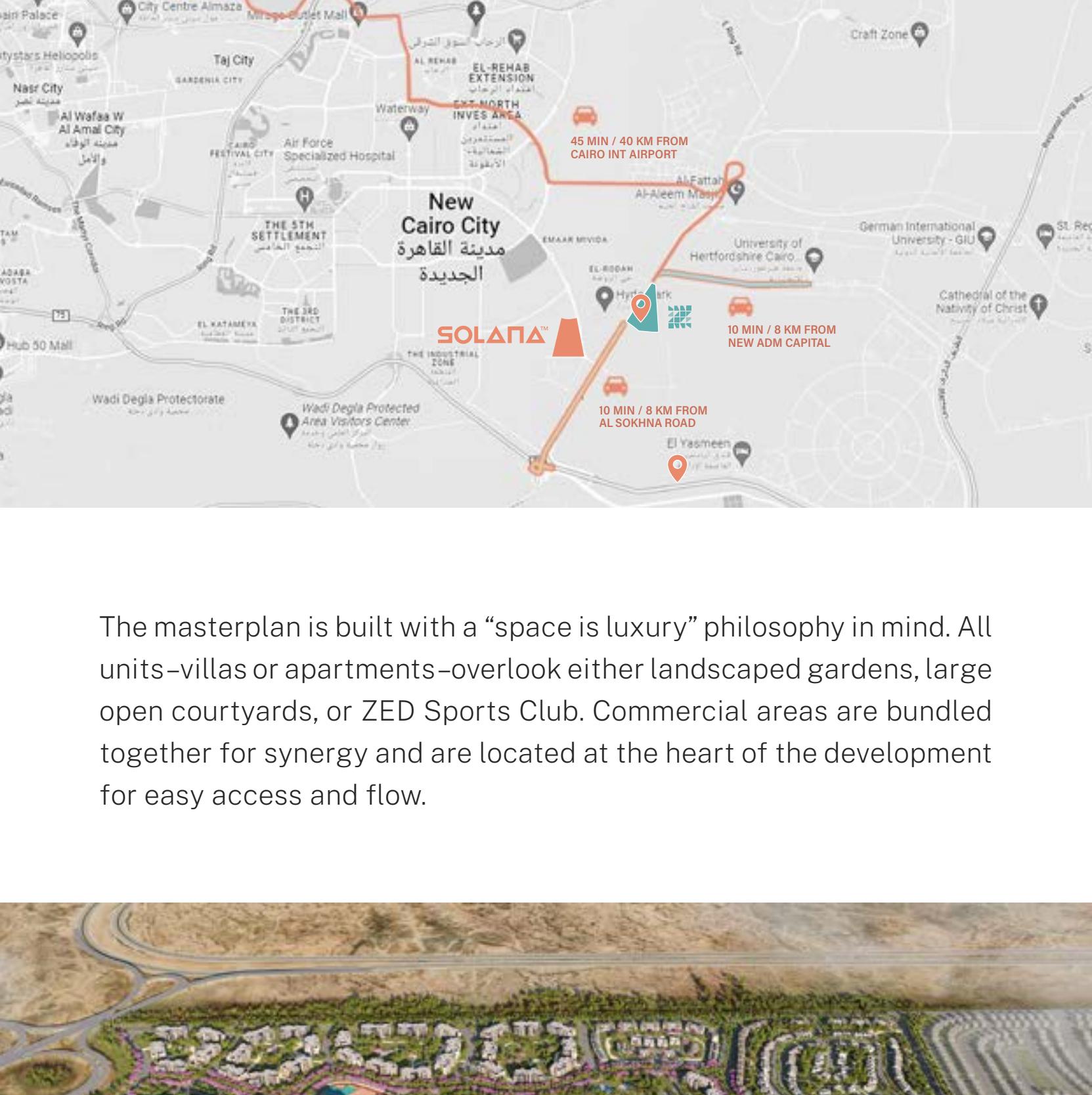
Luxury shopping. Incredible hospitality at international restaurants. Placed at the tip of ZED Park, Y Towers Mall gives visitors unlimited freedom to curate their commercial and F&B experience as they see fit. With a fluid yet structured design, the layout and highend offerings are all designed to give visitors twofloors-worth of extravagant and sensational commercial journeys.



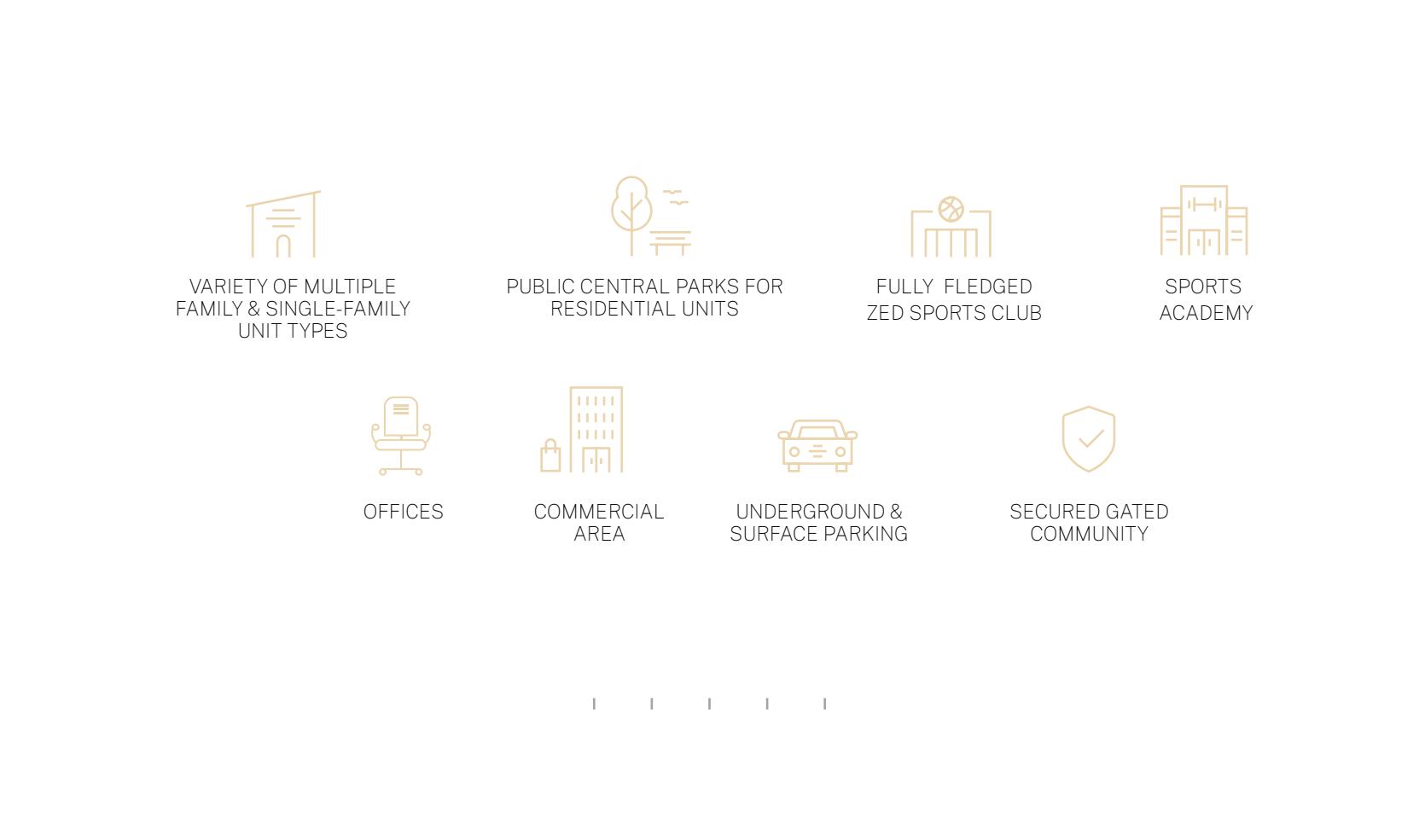


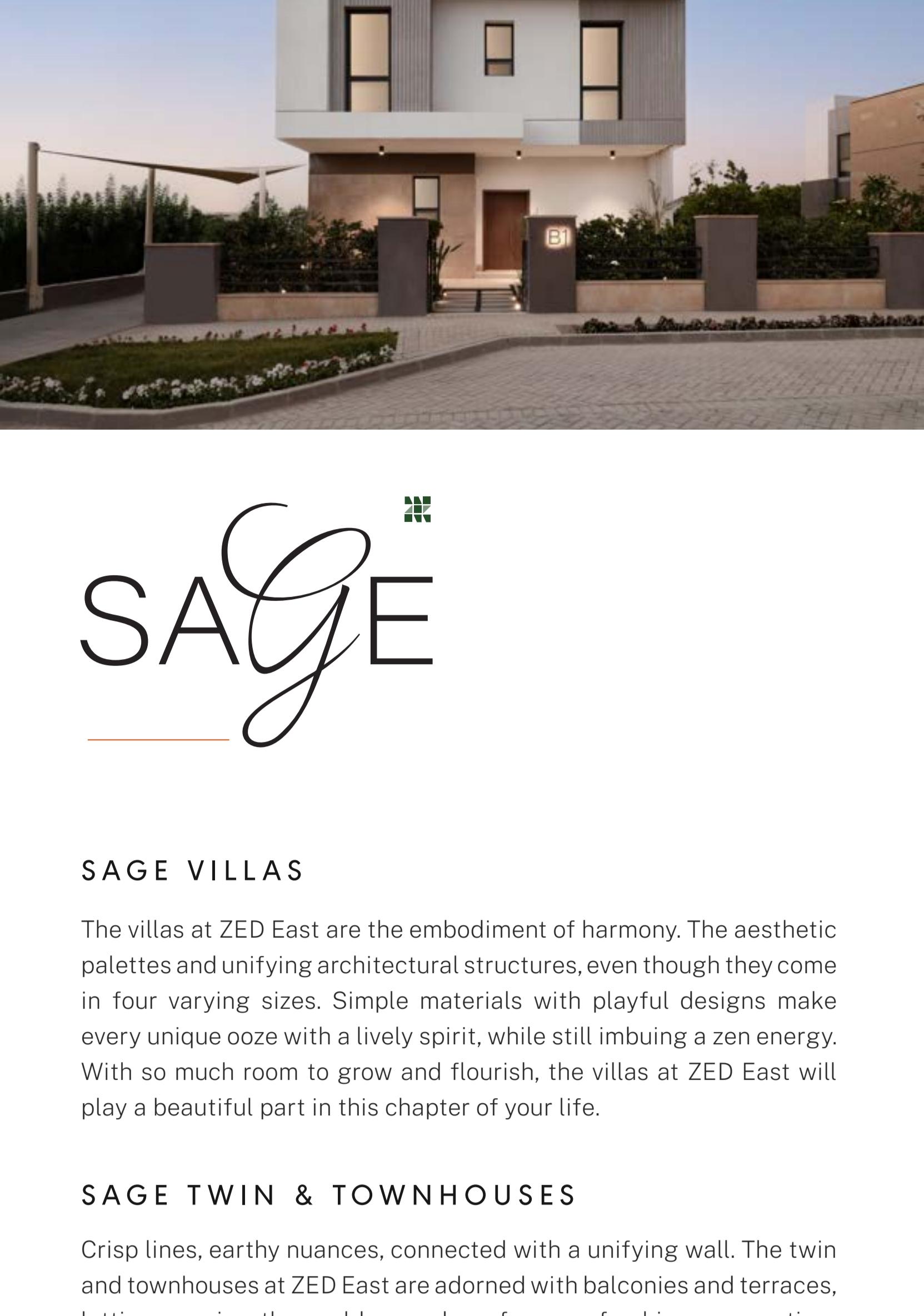
Emerging from the sands of New Cairo and the New Capital City it comprises 332 feddans of prime land and over 75% of the land area is greenery. A rich mix of uses including retail and office spaces that form the core of a residential-led community. At once open and green but compact and connected the 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 10+ academies, a sports university and top notch Facilities. 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 surroundings.



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 ZED Sports Club. Commercial areas are bundled together for synergy and are located at the heart of the development for easy access and flow.





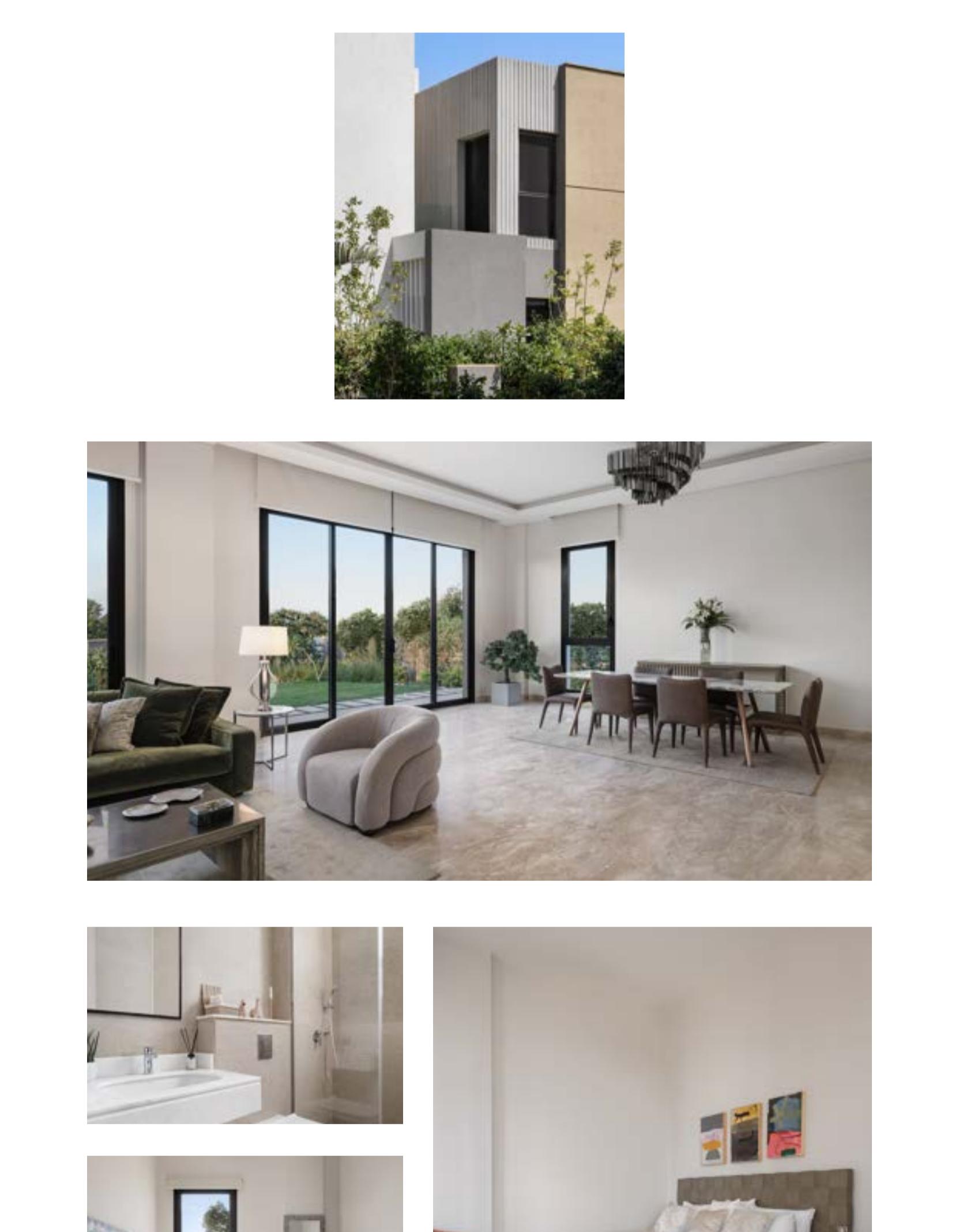
# SAGE

## SAGE VILLAS

The villas at ZED East are the embodiment of harmony. The aesthetic palettes and unifying architectural structures, even though they come in four varying sizes. Simple materials with playful designs make every unique ooze with a lively spirit, while still imbuing a zen energy. With so much room to grow and flourish, the villas at ZED East will play a beautiful part in this chapter of your life.

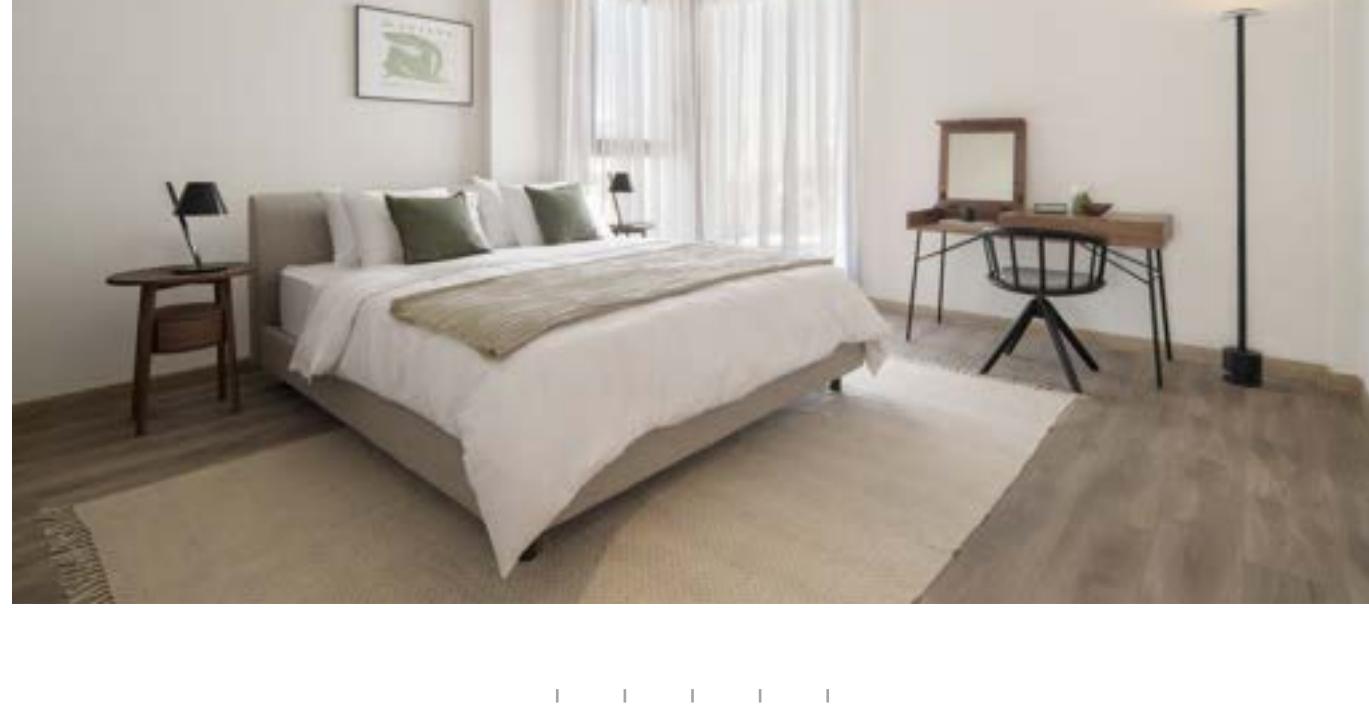
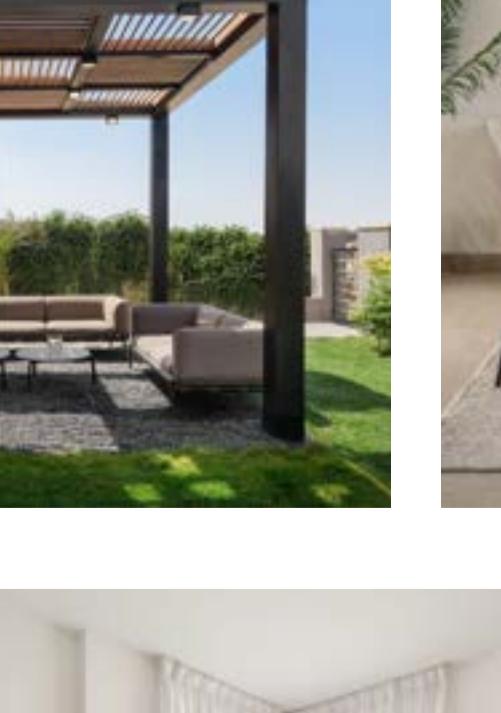
## SAGE TWIN & TOWNHOUSES

Crisp lines, earthy nuances, connected with a unifying wall. The twin and townhouses at ZED East are adorned with balconies and terraces, letting you view the world around you from a refreshing perspective.



## A NEW KIND OF HAPPINESS

A new space, blooming in the heart of Cairo. A place to let your mind travel; where every day feels like a breath of fresh air, where clean living and well-being always takes precedence. ZED East is sparking a new kind of happiness in New Cairo with the launch of Sage, a fully integrated 360 community surrounded by endless greenery and ultimate convenience available.





# MINT



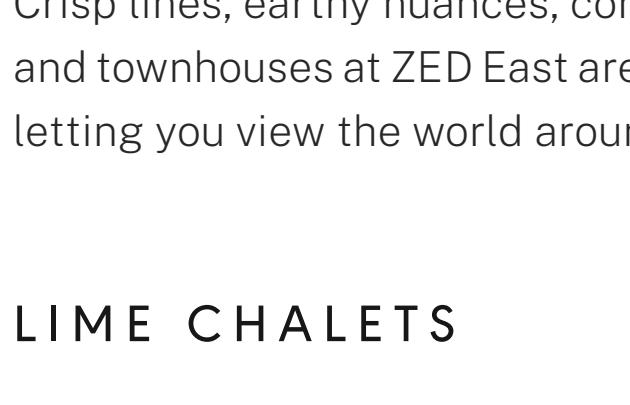
## MINT CHALETS

The chalets of ZED East come in two prototypes: G+ garden and first floor with a penthouse. Clear, simple lines decorate the chalets as they soar high. Well-thought-out and structured, the chalets provide a clear palette for every homeowner to add their own personal touch. The two prototypes offer a G+ garden and first floor with a penthouse.

## MINT DUPLEXES

The duplexes of the MINT cluster are not short on space either. Treat it like your new intimate sanctuary, by allocating and partitioning your space however you see fit.





## LIME TWIN & TOWNHOUSES

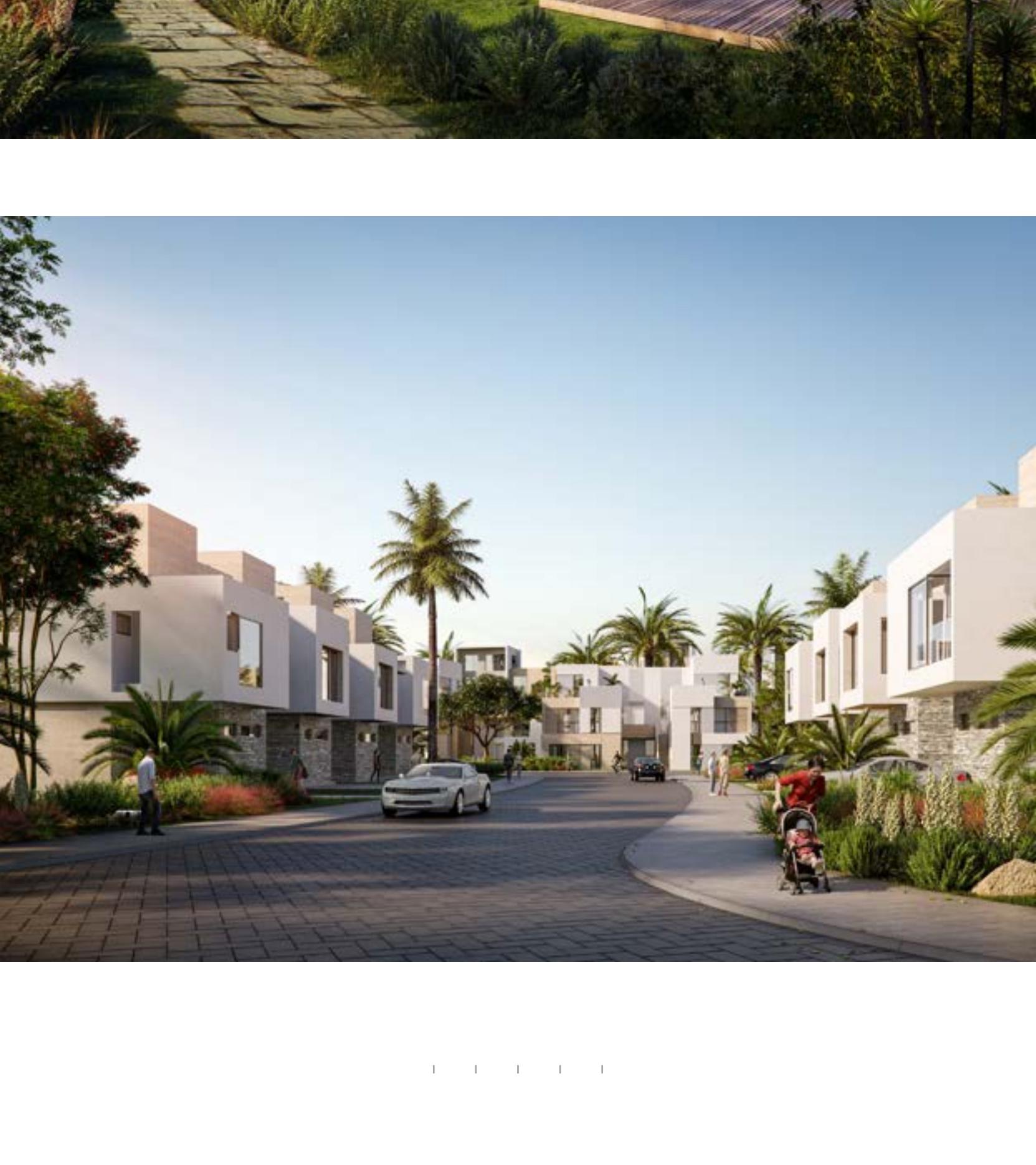
Crisp lines, earthy nuances, connected with a unifying wall. The twin and townhouses at ZED East are adorned with balconies and terraces, letting you view the world around you from a refreshing perspective.

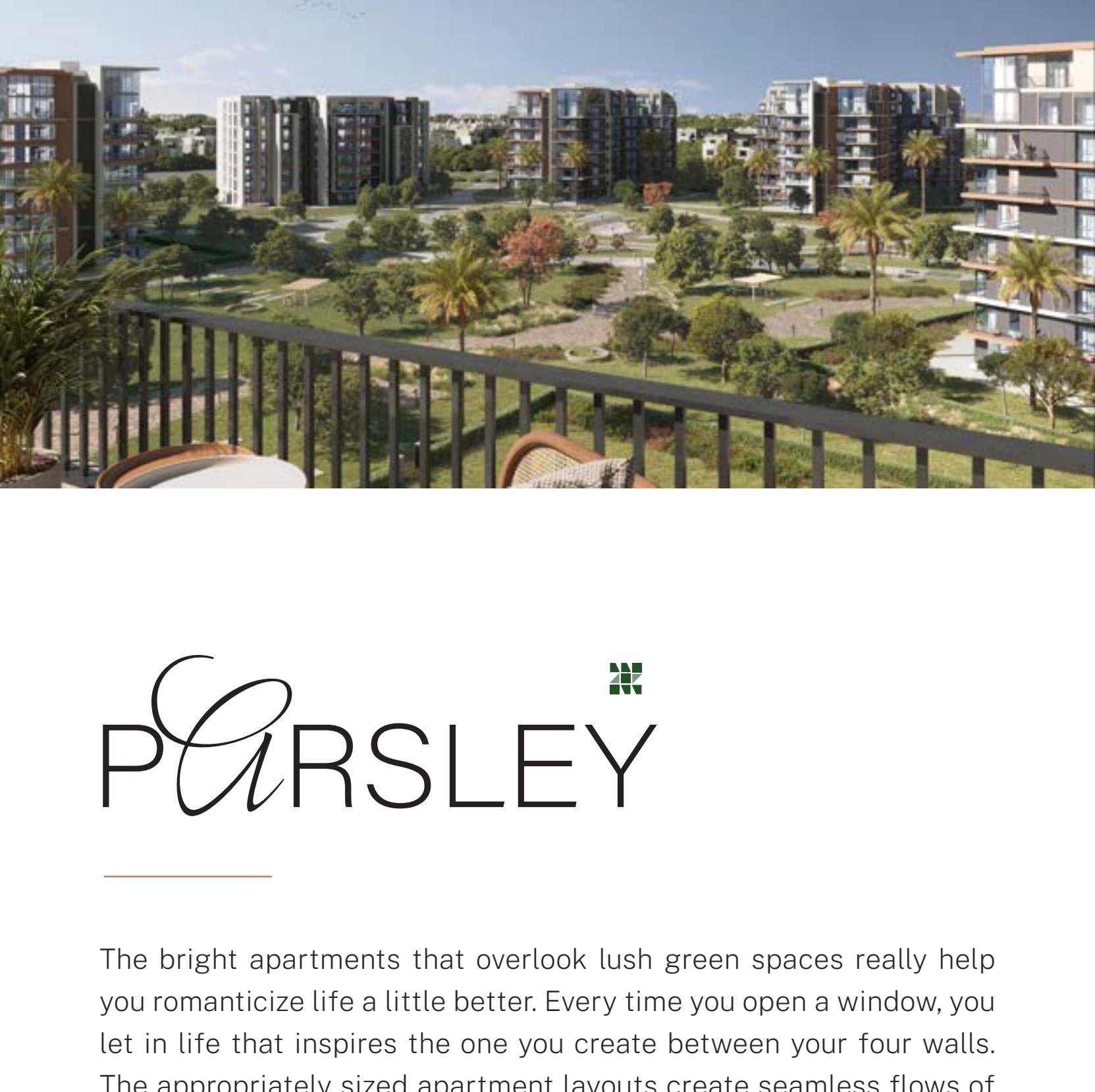
## LIME CHALETS

The Chalets of LIME are available in two styles: a ground floor chalet with a garden and a first-floor chalet with a penthouse. Featuring clear, simple lines and soaring high ceilings, these chalets are thoughtfully designed and structured, offering a blank canvas for homeowners to personalize.

## LIME DUPLEXES

The Duplexes of the LIME cluster are not short on space either. Treat it like your new intimate sanctuary, by allocating and partitioning your space however you see fit.



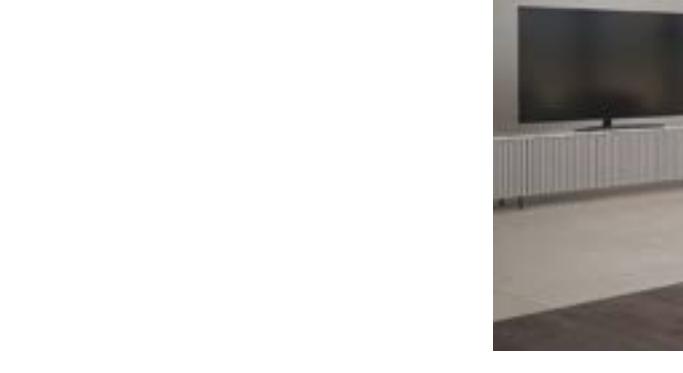
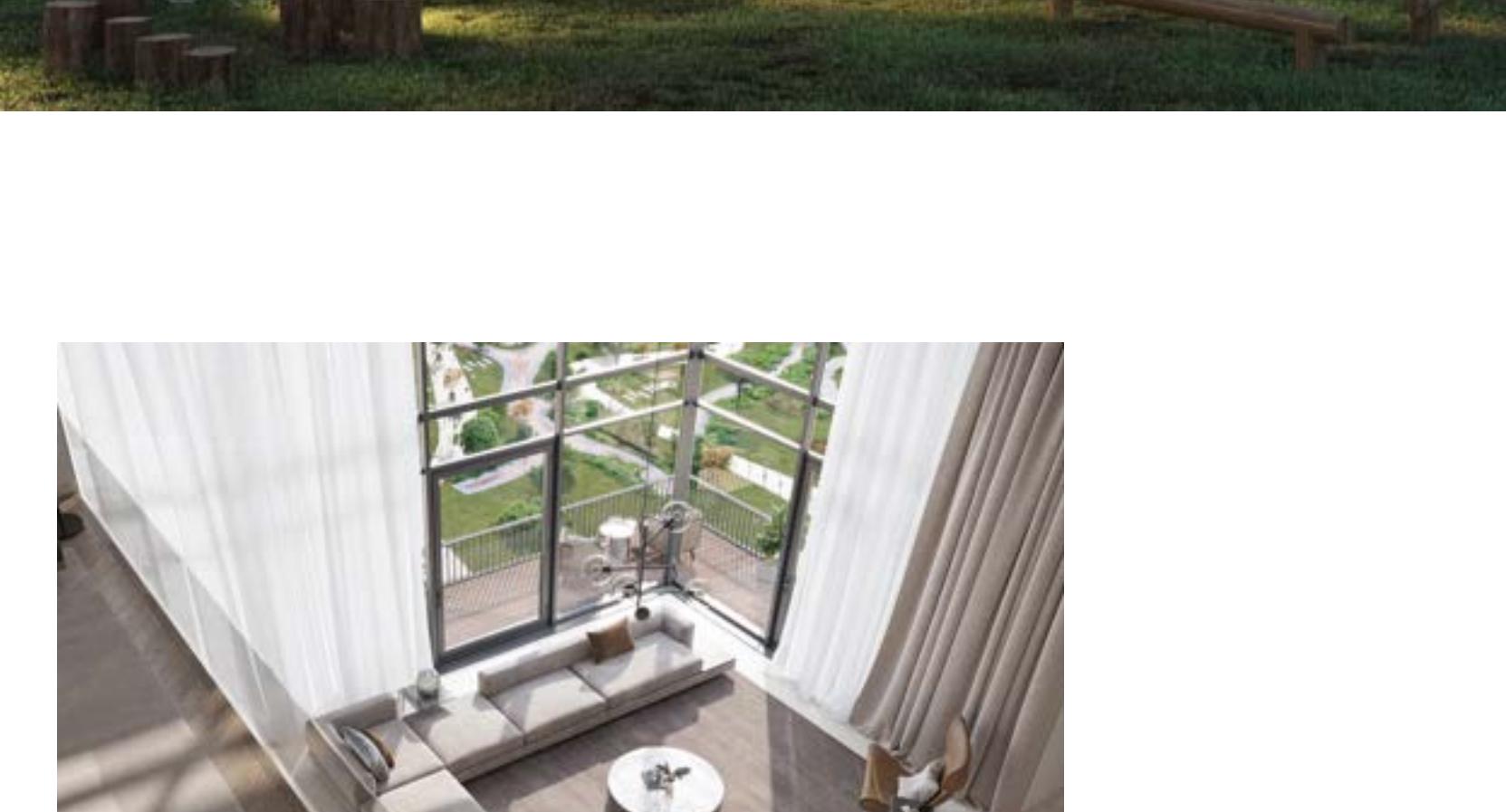


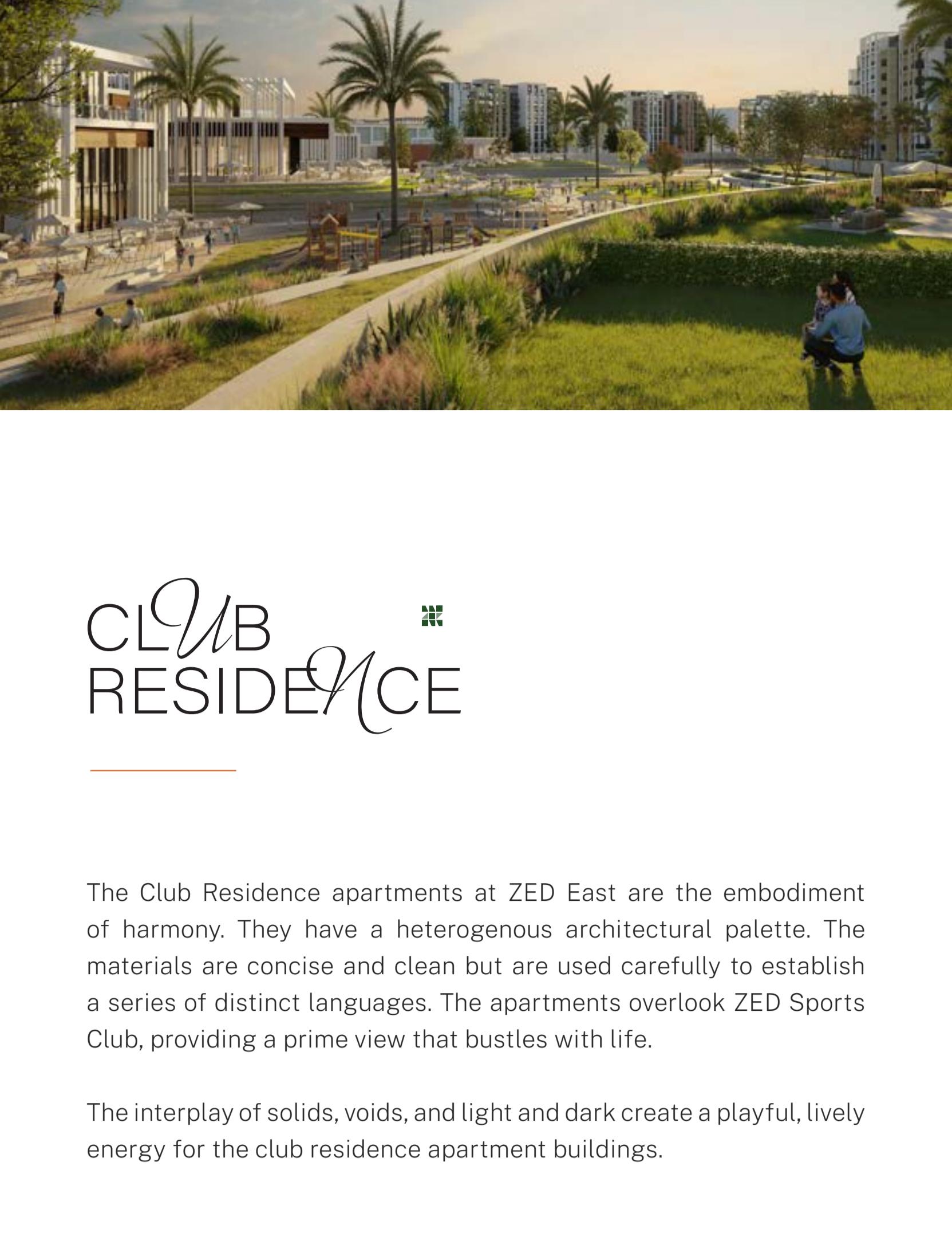
# PARSLEY



The bright apartments that overlook lush green spaces really help you romanticize life a little better. Every time you open a window, you let in life that inspires the one you create between your four walls. The appropriately sized apartment layouts create seamless flows of energy for families of all sizes.

With so much character and spirit, spotting your apartment as you walk towards your building will always put a relaxed smile on your face.



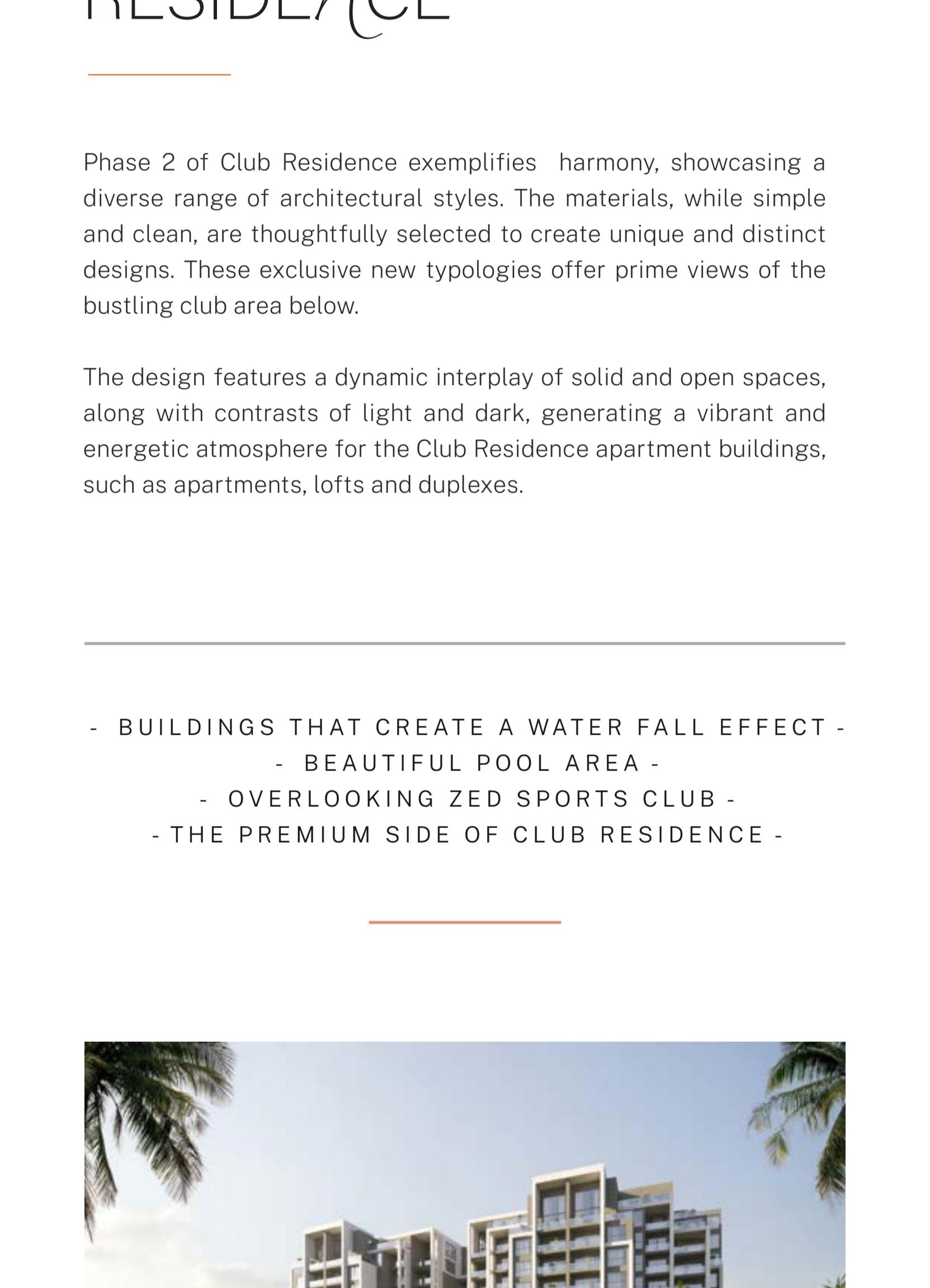


# CLUB RESIDENCE



The Club Residence apartments at ZED East are the embodiment of harmony. They have a heterogeneous architectural palette. The materials are concise and clean but are used carefully to establish a series of distinct languages. The apartments overlook ZED Sports Club, providing a prime view that bustles with life.

The interplay of solids, voids, and light and dark create a playful, lively energy for the club residence apartment buildings.



# CLUB RESIDENCE

« PHASE N°2 »



Phase 2 of Club Residence exemplifies harmony, showcasing a diverse range of architectural styles. The materials, while simple and clean, are thoughtfully selected to create unique and distinct designs. These exclusive new typologies offer prime views of the bustling club area below.

The design features a dynamic interplay of solid and open spaces, along with contrasts of light and dark, generating a vibrant and energetic atmosphere for the Club Residence apartment buildings, such as apartments, lofts and duplexes.

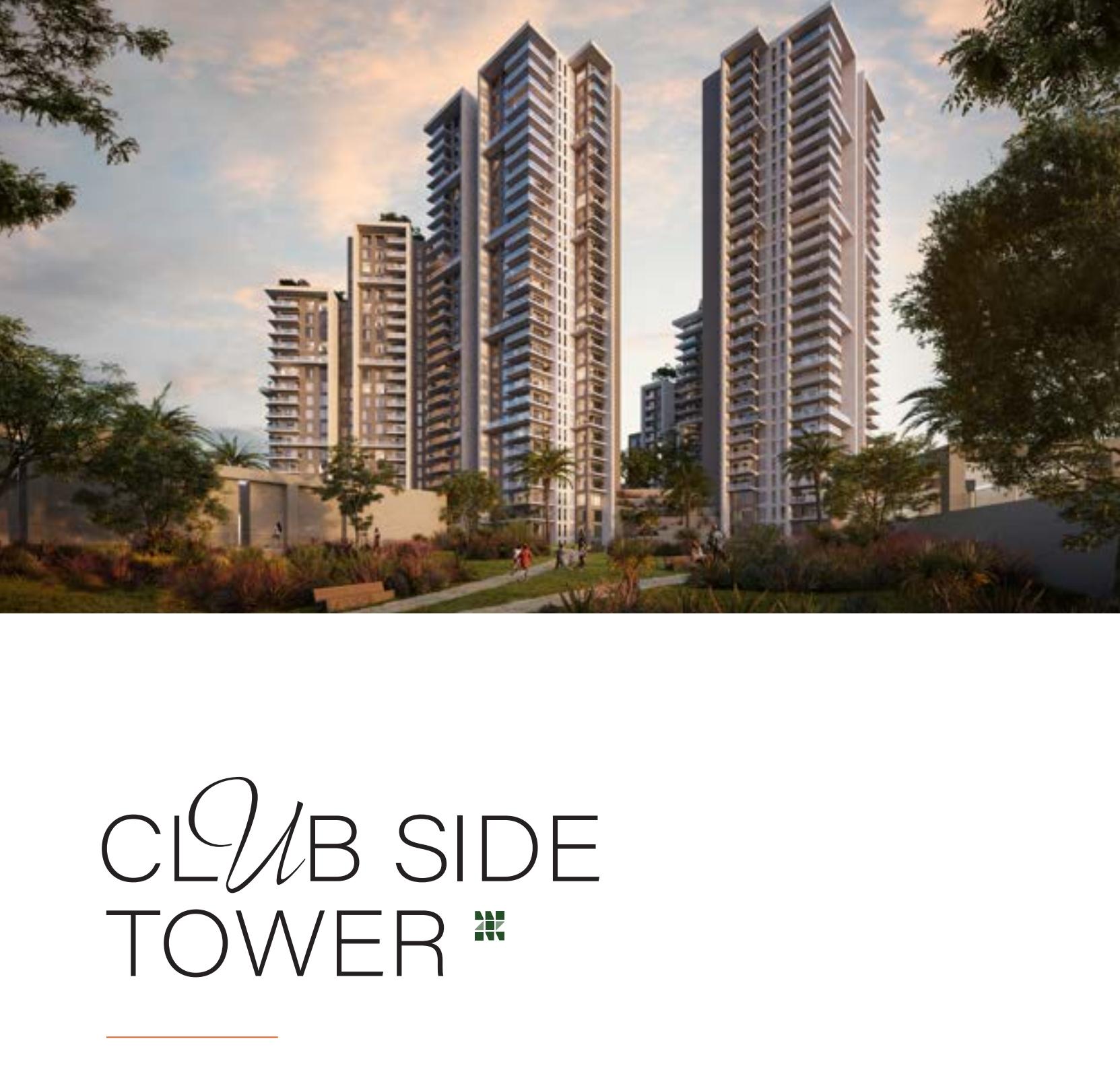
- BUILDINGS THAT CREATE A WATER FALL EFFECT -

- BEAUTIFUL POOL AREA -

- OVERLOOKING ZED SPORTS CLUB -

- THE PREMIUM SIDE OF CLUB RESIDENCE -





# CLUB SIDE TOWER

Step into the first of its kind in East Cairo, redefining high-end residential and trendsetting architecture with elevated designs have become a standard at ZED East; and Club Side Tower is no exception to that. Two sleek towers dominate the skyline rising from a podium that supports them, each home featuring a grand terrace with views of abundant landscapes and the club.

These exclusive units offer a unique perspective and delivering a

constantly refreshing atmosphere, making it more than just a home, it's an inspiration. Convenient living here is made easier with the access to all the amenities, including an underground basement for parking and become a part of an uplifting community.



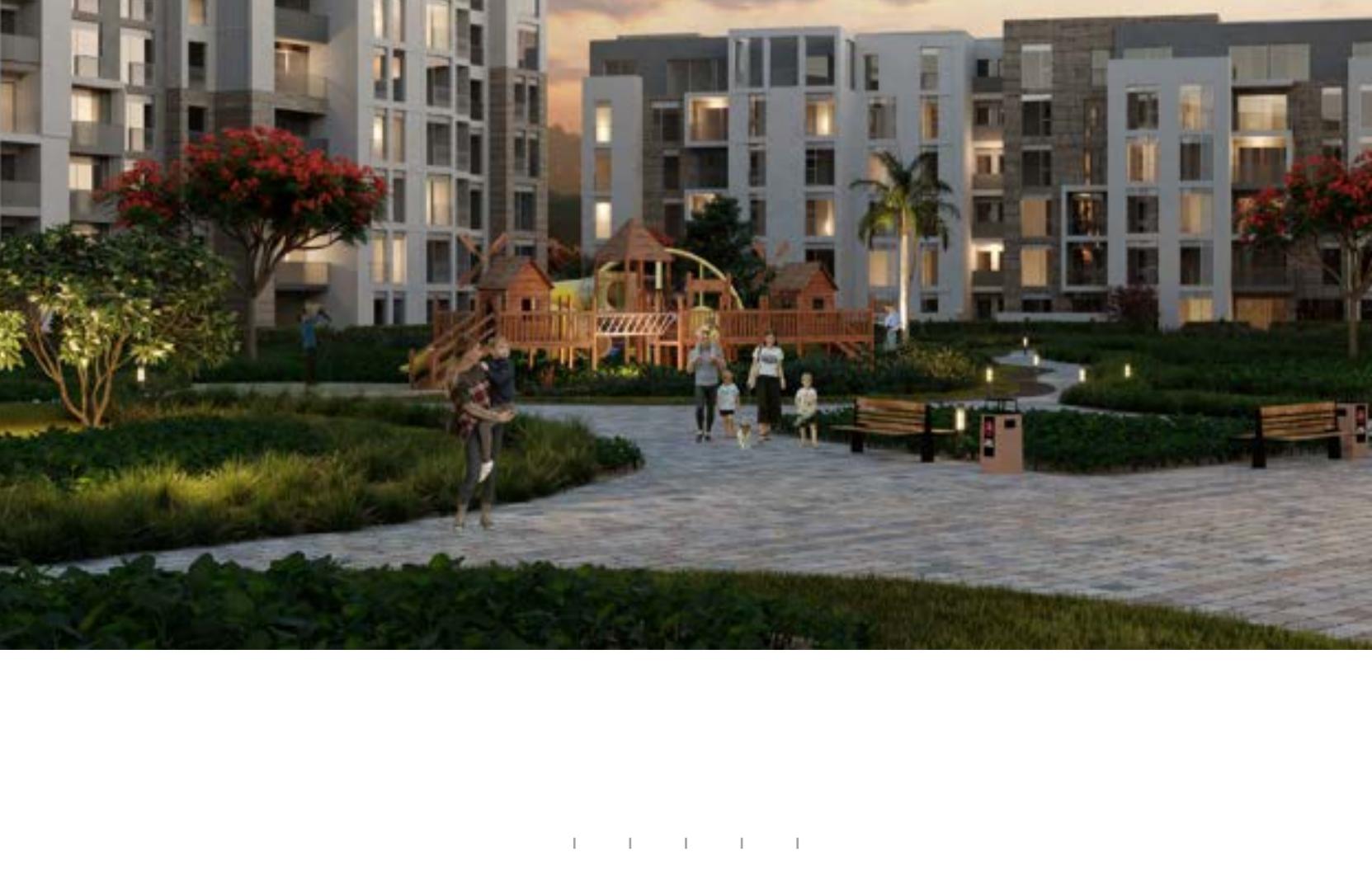


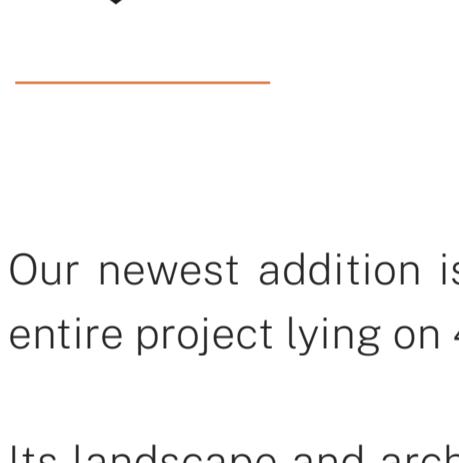
# APARTMENTS



The bright apartments that overlook lush green spaces really help you romanticize life a little better. Every time you open a window, you let in life that inspires the one you create between your four walls. The appropriately sized apartment layouts create seamless flows of energy for families of all sizes.

With so much character & spirit, spotting your apartment as you walk towards your building will always put a relaxed smile on your face.





Our newest addition is ZED Sports Club – the beating heart of our entire project lying on 40 Fedan.

Its landscape and architecture blends perfectly to form the perfect arrangement and surrounding for everyone that passes through it.

Around our masterplan, ZED Sports Club has a perfect landscape providing cycling, walking and running paths that are for car-free movements.

The Club includes top-notch facilities for all people who enjoys sports or simply a nice time with friends.

Our facilities include a football complex, martial arts complex, multipurpose complex, racket complex, swimming complex and a clubhouse that has cafes, business lounges and restaurants.

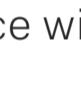


ZED is focusing on youth first and foremost in a really special way as they are an integral part of our society. ZED Sports Club is aiming to make the most of its youth development, to become the stars of tomorrow and take on the world.



## ZED ————— STRIP

EAST —————



As we remain focused on constructing a vision filled with luxury and sustainability within a community, we introduce ZED Strip, affirming the possibility of merging convenience with quality in a versatile and luxurious complex.

The ZED Strip, the newest addition to our ZED East entity, strategically connects all your everyday needs in one cohesive environment.

Featuring co-working spaces, banks, shops, and dining areas, it places entertainment, professionalism, and convenience at the forefront.

### FACILITIES AND AMENITIES

The ZED Strip embodies the essence of bringing a community together, creating an experience of movement and integration within the confines of your living area. It offers everything you need for your day-to-day life, from shopping and dining to essential services such as supermarkets and pharmacies, along with a designated kids' area. Additionally, a dedicated underground parking building is available, all accessible in a single stroll.



building the path  
for *everlasting*  
happiness



## S I L V E R S A N D S

## NORTH COAST

PROJECT LOCATION: EGYPT

LIVE LIFE ALIVE

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 1.4 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 724 acres, Silversands North Coast 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. The coastal destination captures the energy of untamed nightlife and the getaway zen of white powdered sandy beaches, unspoiled lagoons, and burnt orange sunsets. The boutique hotels, nightlife, island, and impressive amenities will spoil you rotten. Silversands North Coast, it's a never-ending momentum. And the best part is, you never have to say goodbye.

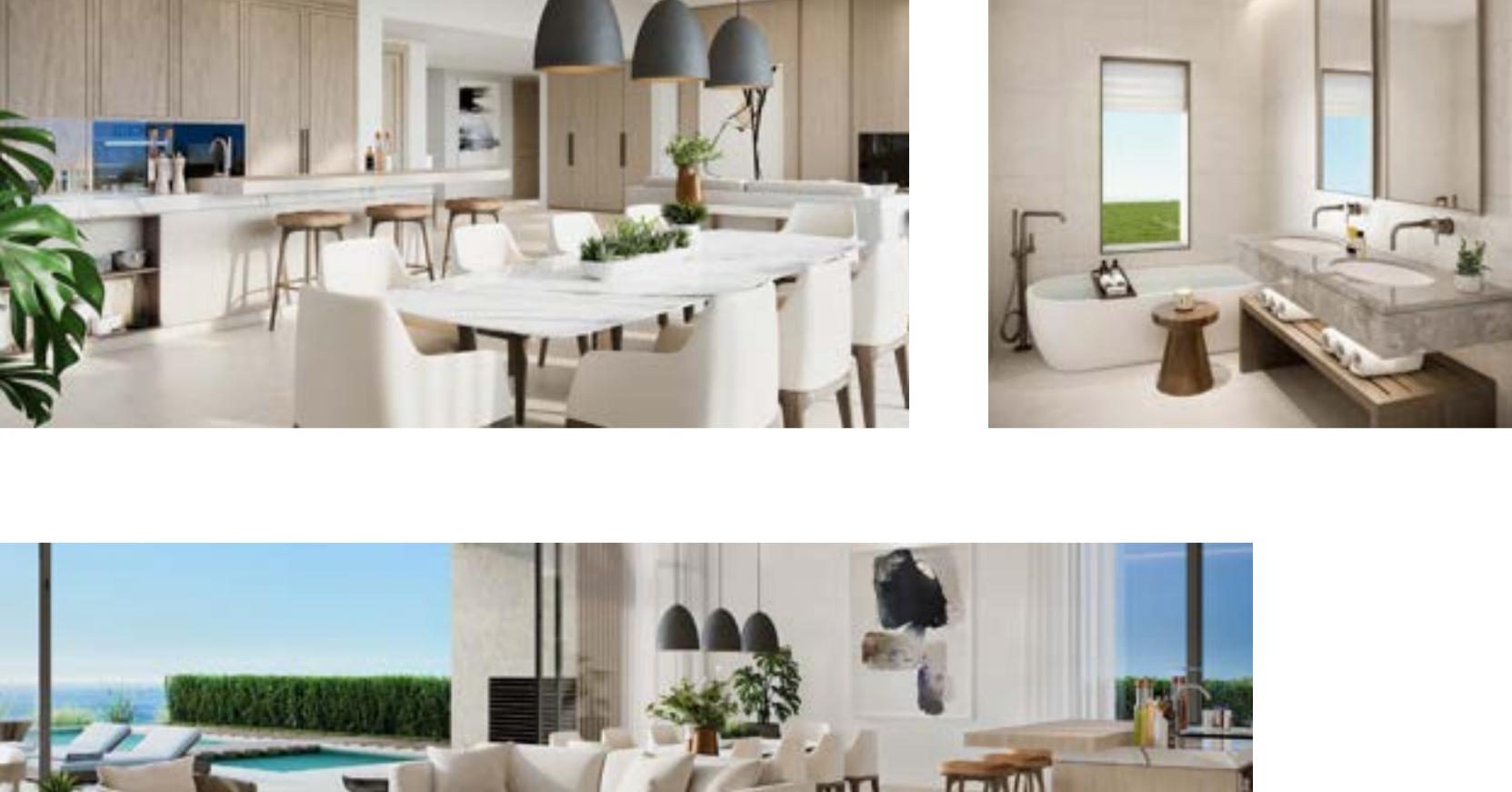


## LOCATION

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

## RIGHT WHERE YOU NEED TO BE.

When you look out at the Mediterranean sea, the rest of the world seems so far away. But in reality, the 1.4 kilometers strip beach community of Silversands North Coast is only 4 kilometers from Almaza.

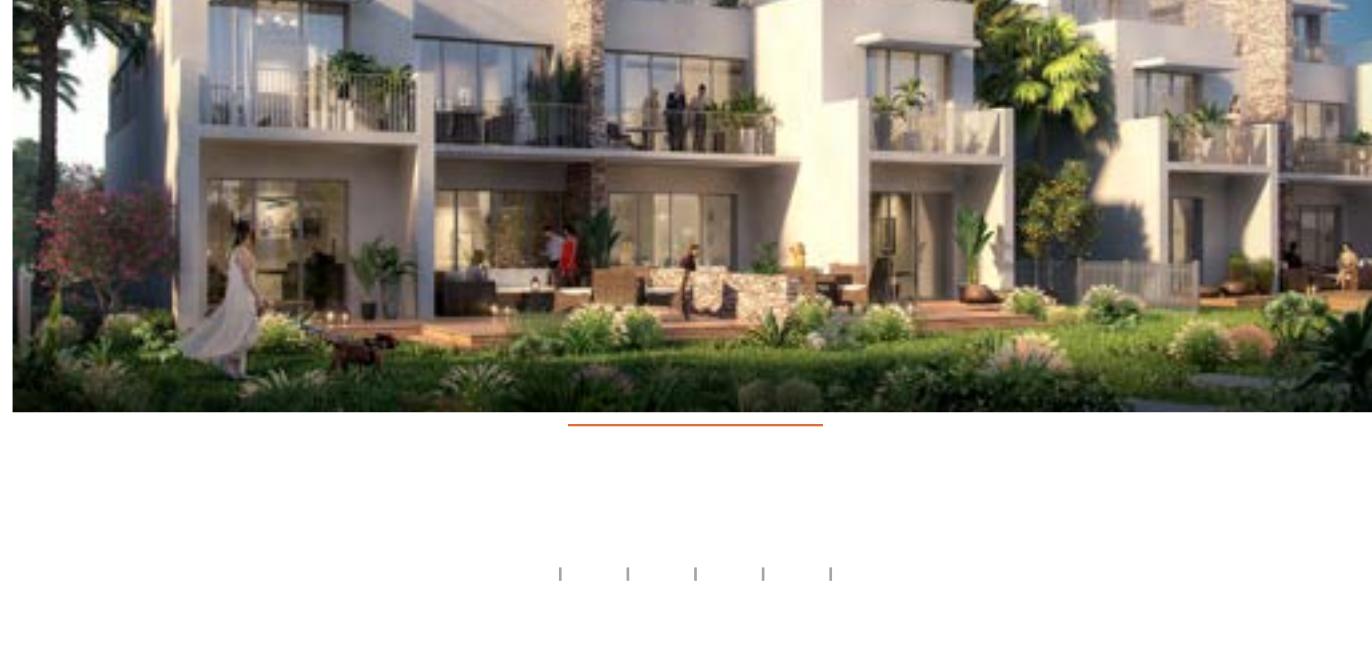
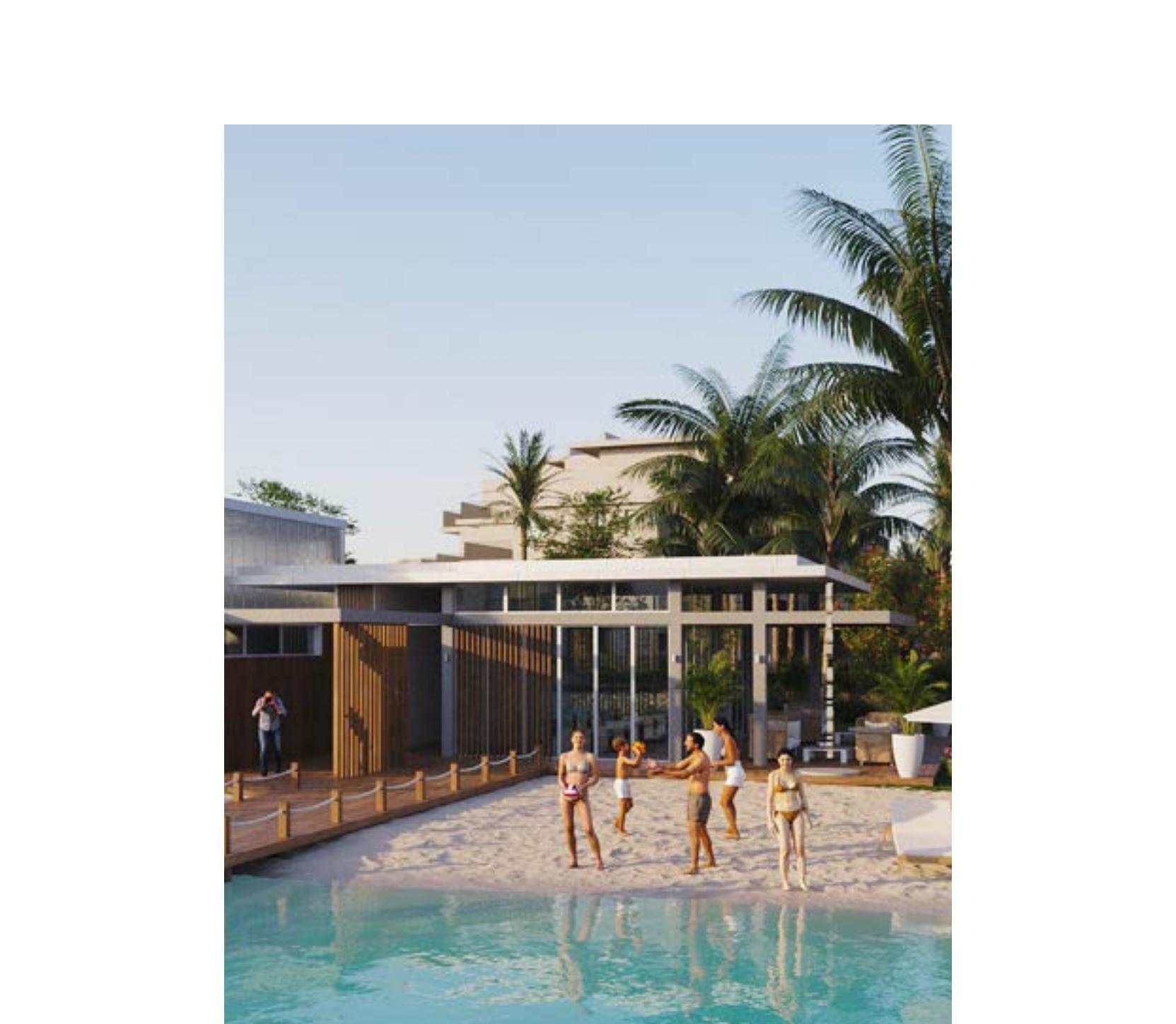


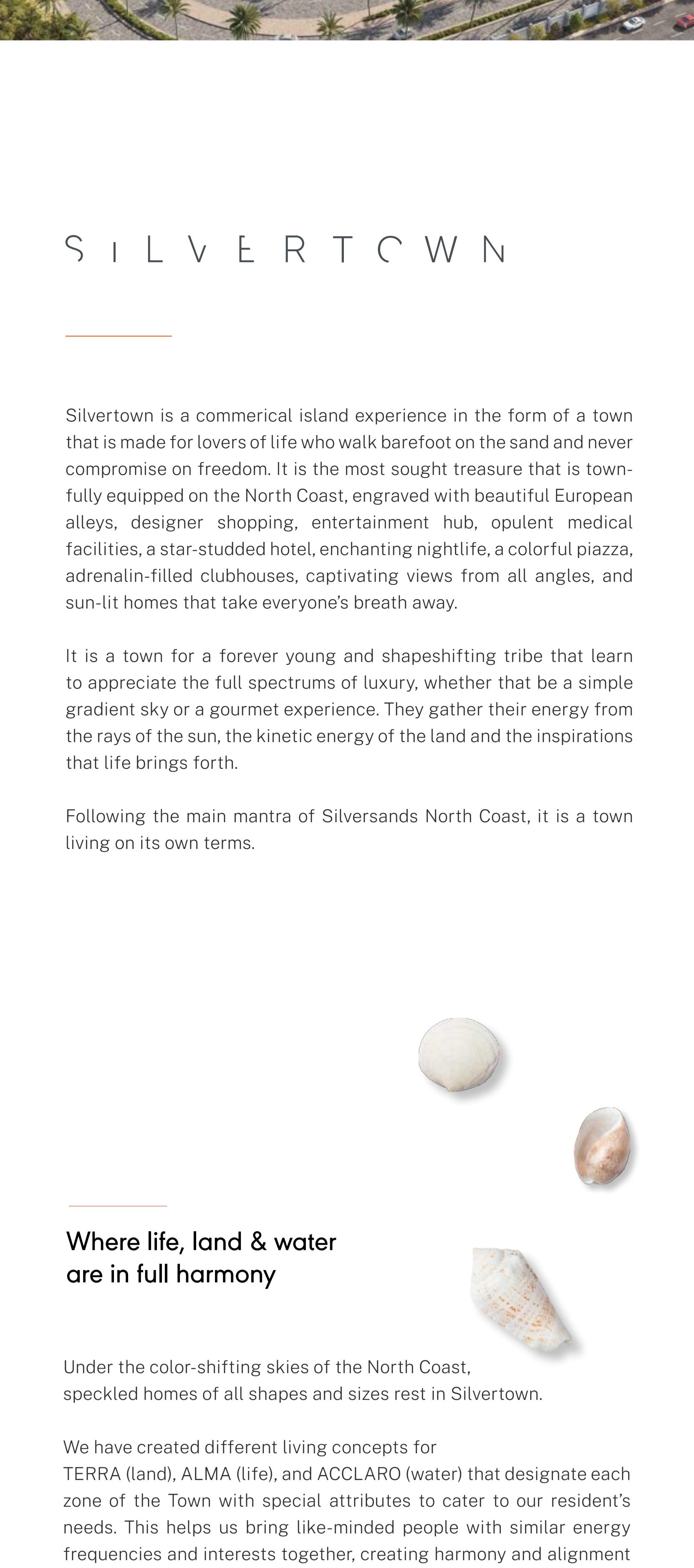


# *the* pearl

STREAM  
No1

Discover your very own taste of serenity, freedom, and the most picturesque luxury at Silversands North Coast The Pearl (Stream 1). villas, twin houses and chalets offer the perfect mix of elegance and comfort, making you feel right at home at this Caribbean inspired paradise on the warm shores of Egypt's North Coast. Wake up to surreal views of the clearest turquoise waters while enjoying the warm fresh breeze from your beachfront terrace.



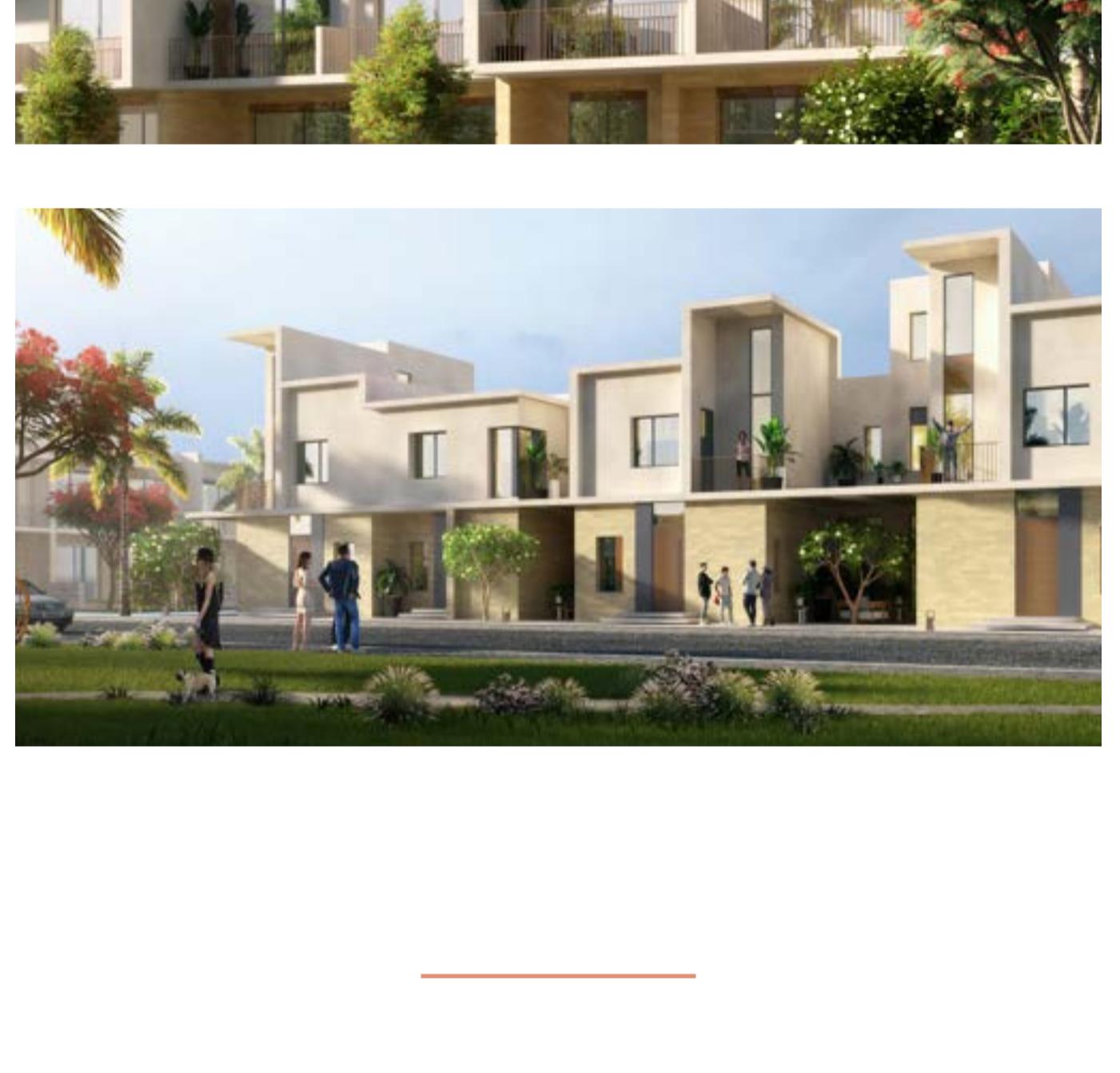


## S I L V E R T C W N

Silvertown 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 townfully equipped on the North Coast, engraved with beautiful European alleys, designer shopping, entertainment hub, opulent medical facilities, a star-studded hotel, enchanting nightlife, a colorful piazza, adrenaline-filled clubhouses, captivating views from all angles, and sun-lit homes that take everyone's breath away.

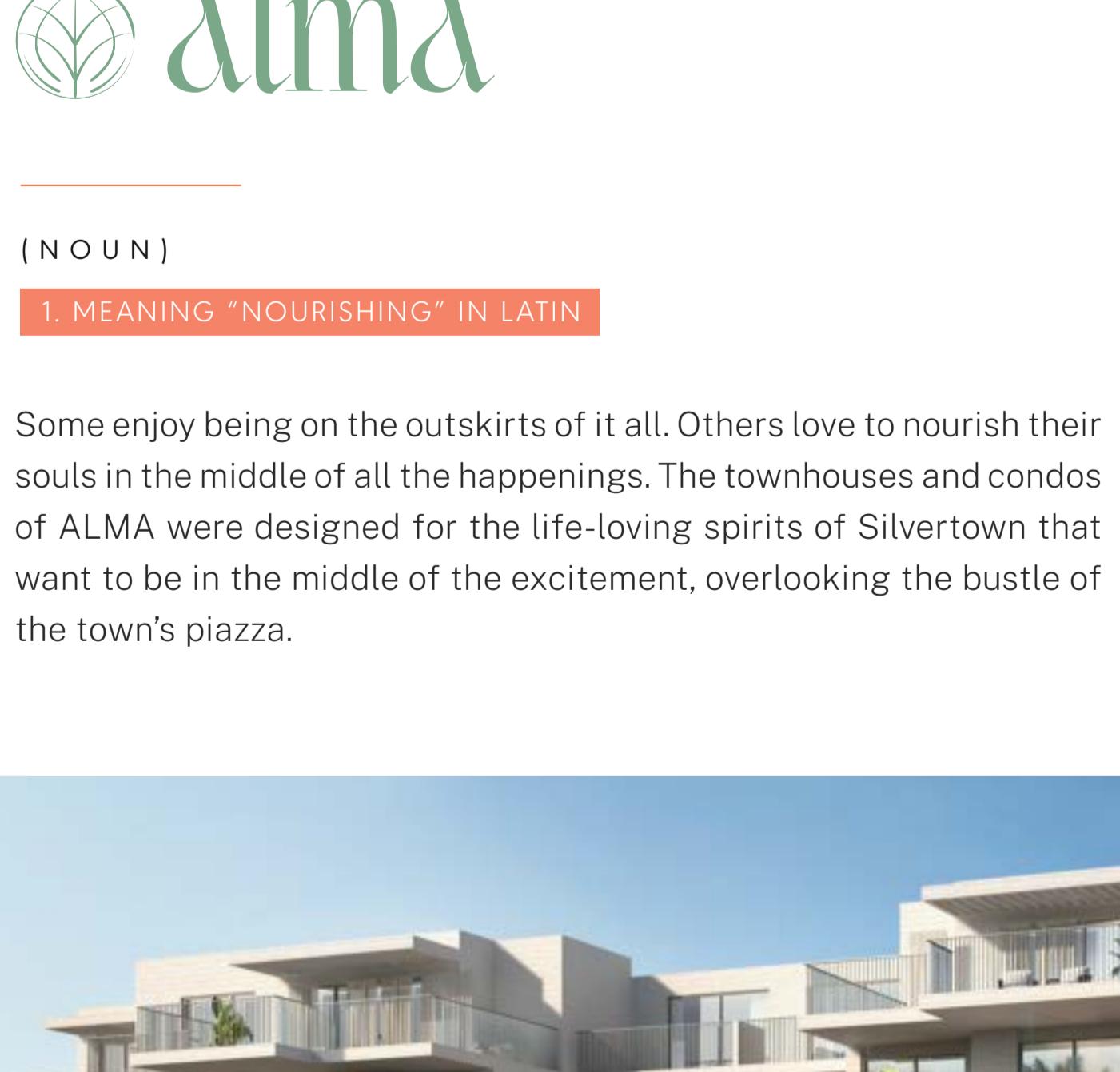
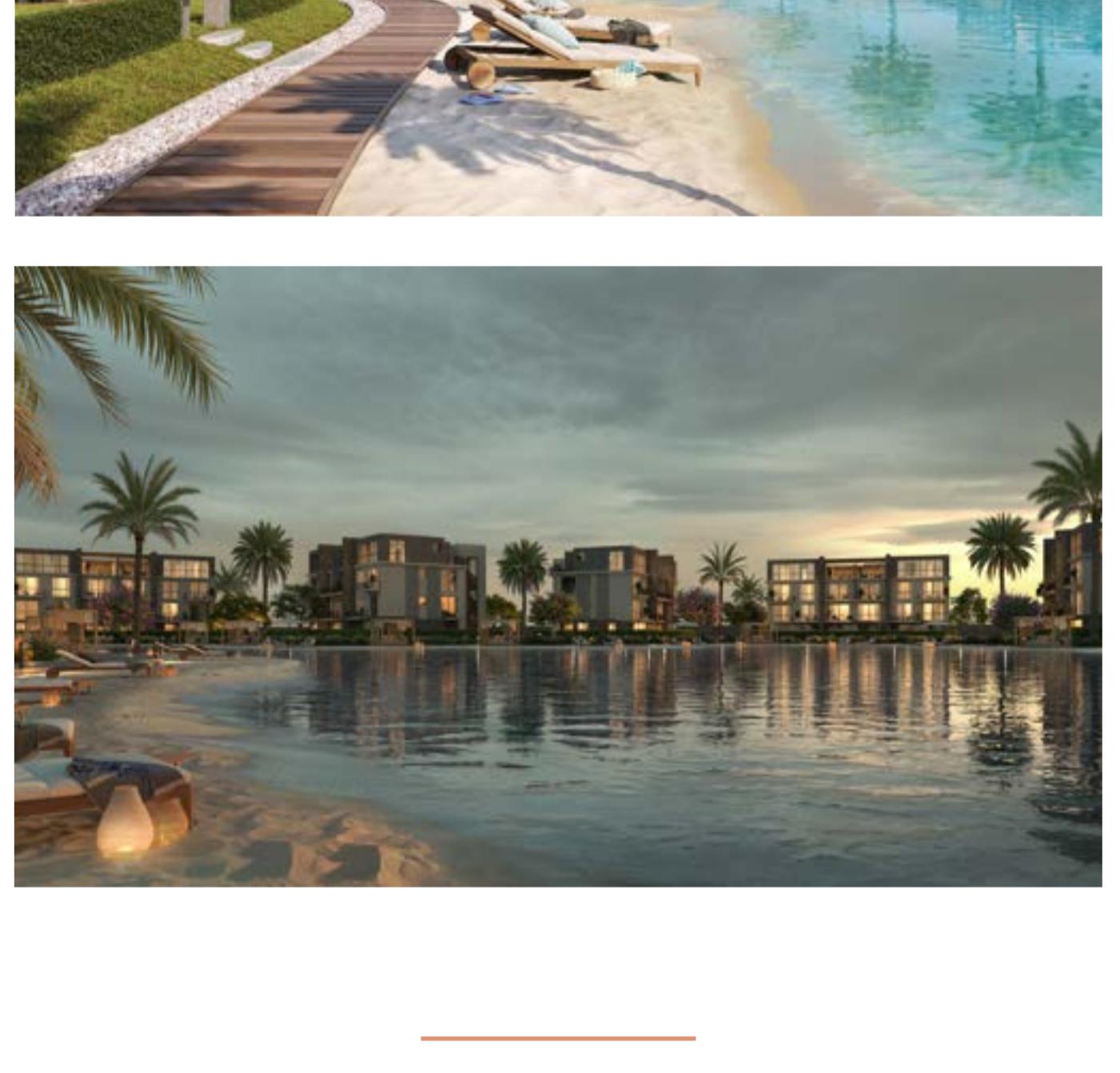
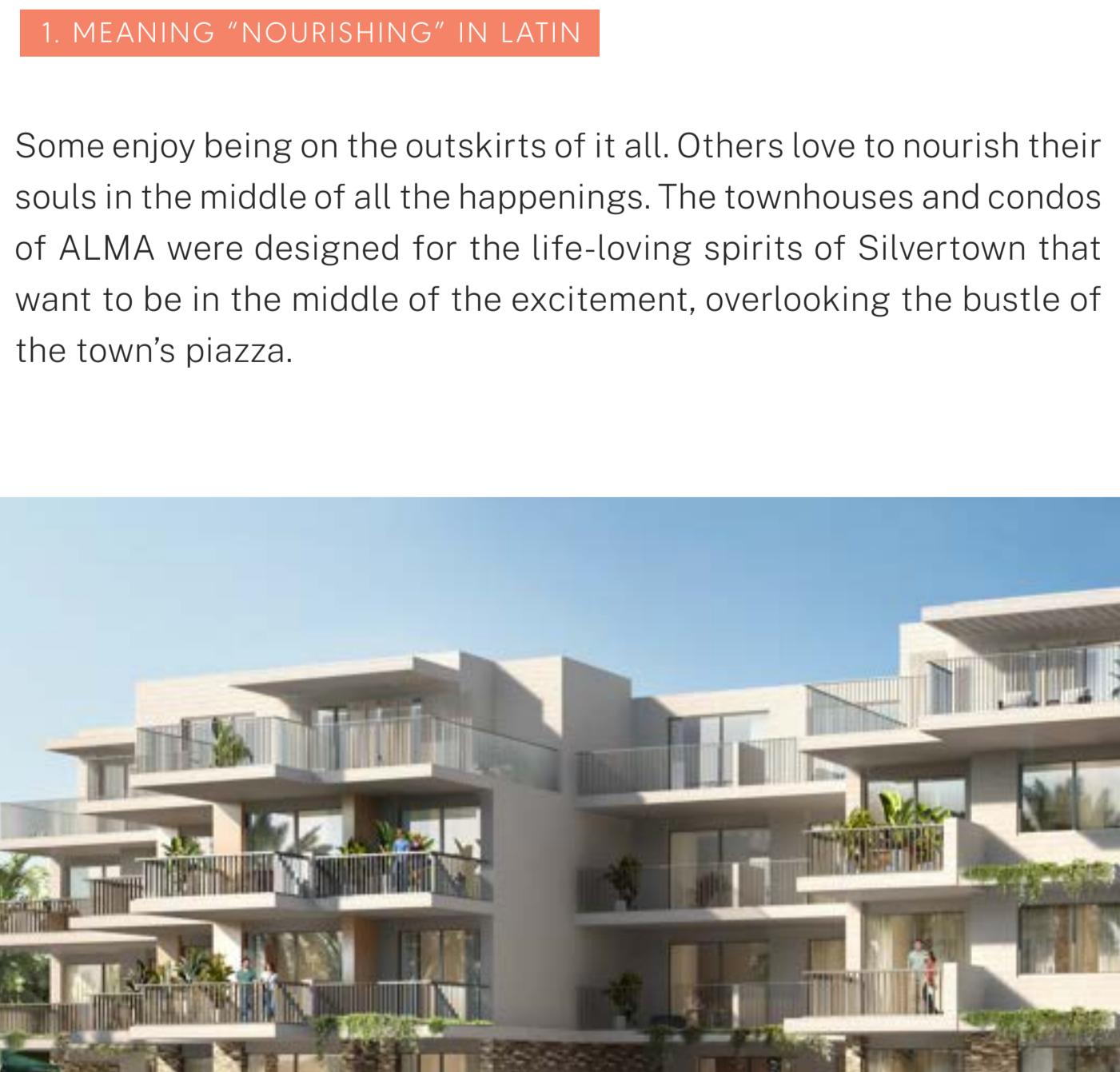
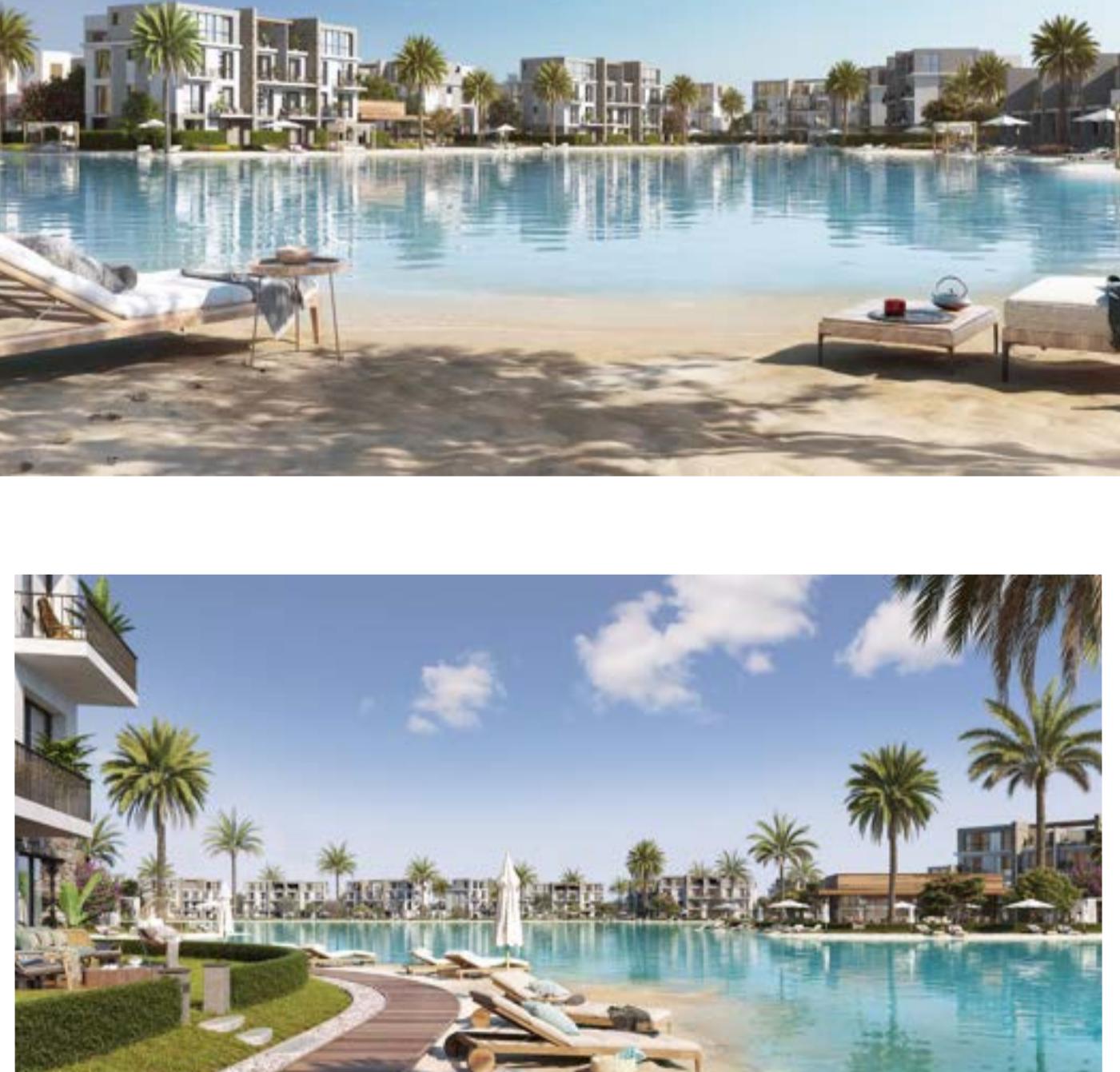
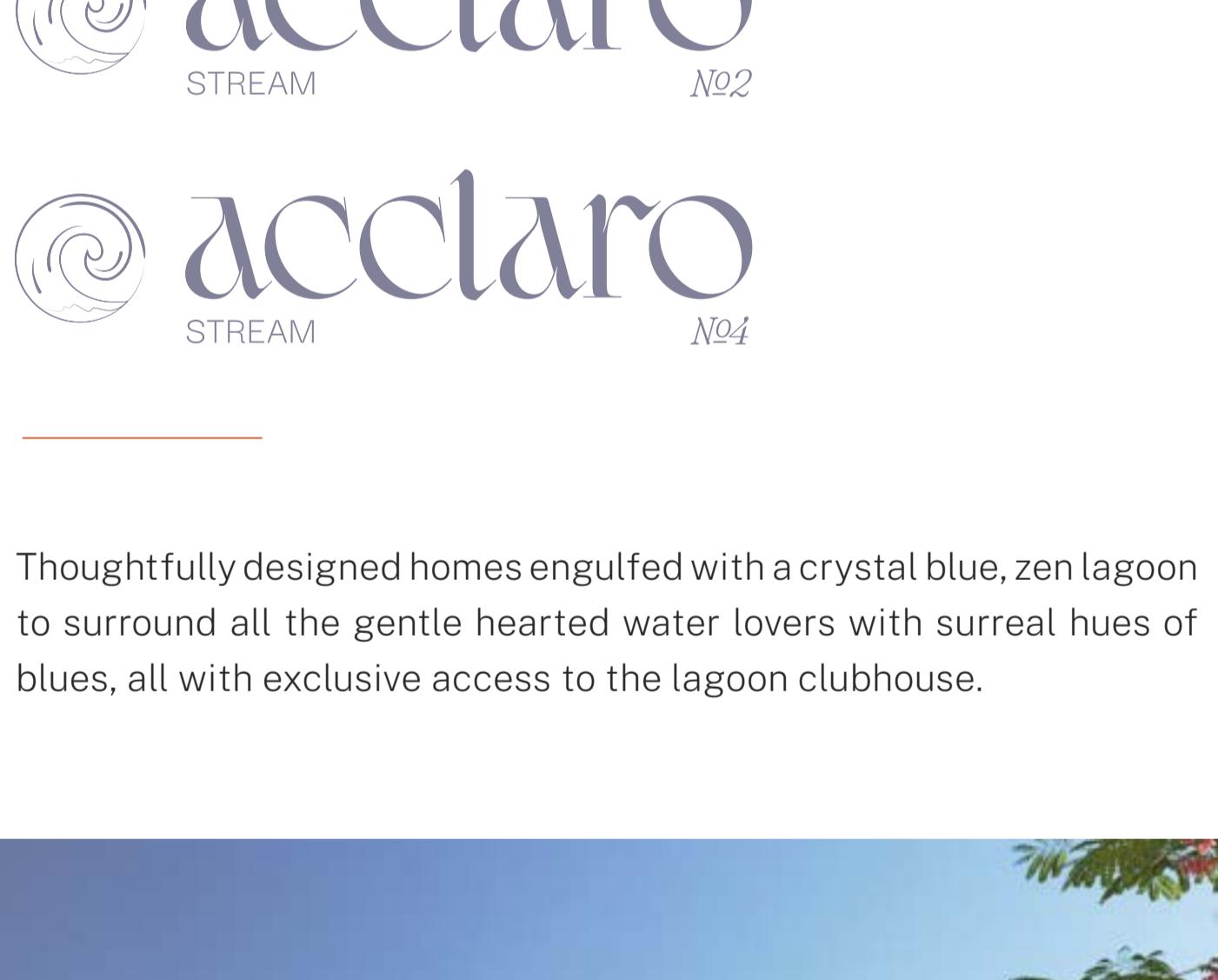
It is a town for a forever young and shapeshifting tribe that learn to appreciate the full spectrums of luxury, whether that be a simple gradient sky or a gourmet experience. They gather their energy from the rays of the sun, the kinetic energy of the land and the inspirations that life brings forth.

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



## S I L V E R T C W N

### STREAM NO<sup>2</sup>



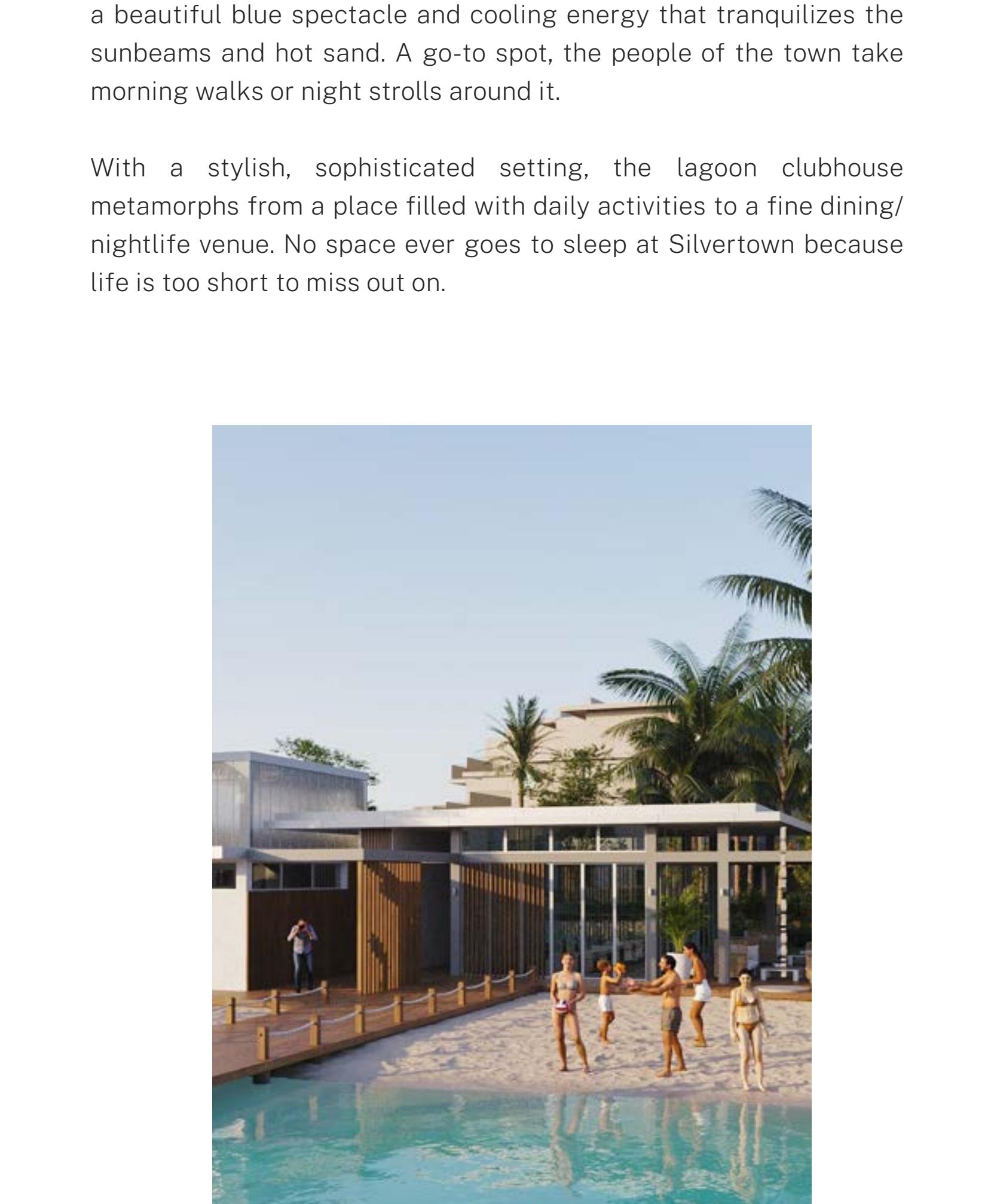
## THE HEART

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### 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.



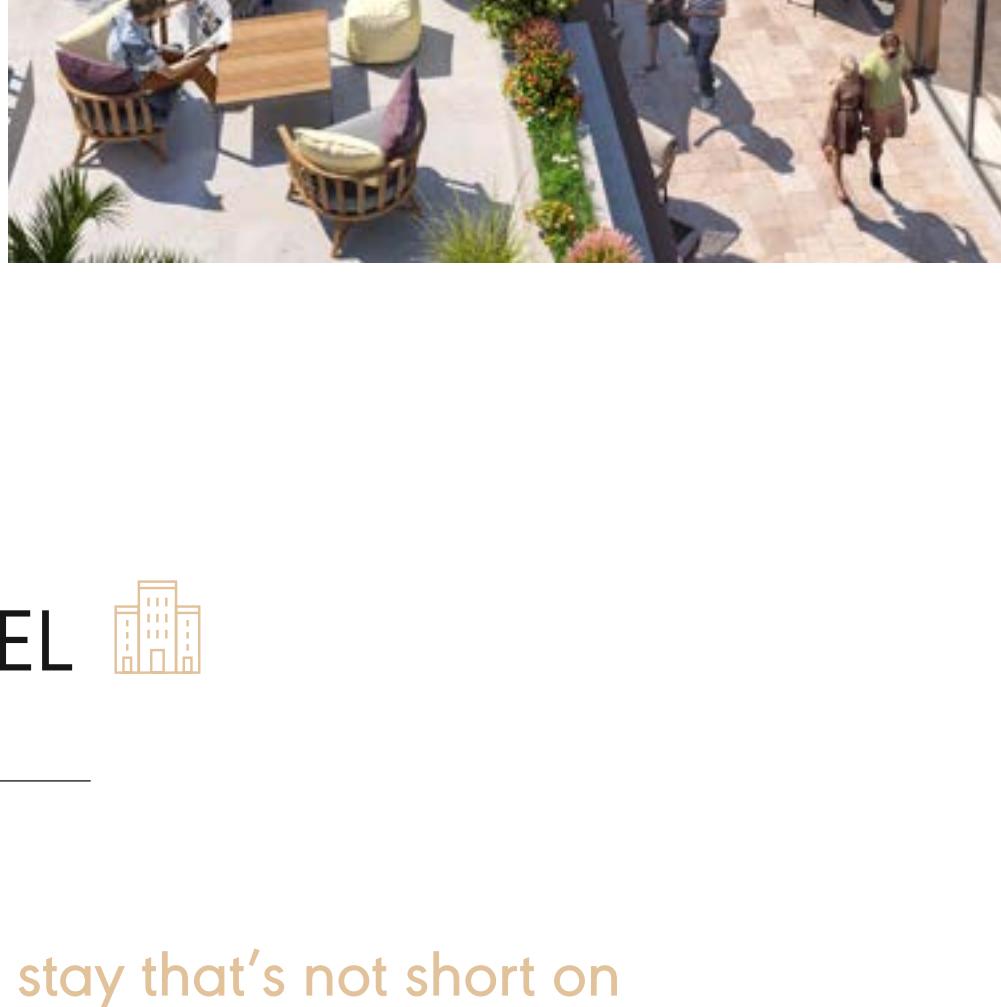
## LAGOON CLUBHOUSE

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### Shapeshifting Experiences

88,000 SQM of lagoon surrounds The Heart's outskirts, providing a beautiful blue spectacle and cooling energy that tranquilizes the sunbeams and hot sand. A go-to spot, the people of the town take morning walks or night strolls around it.

With a stylish, sophisticated setting, the lagoon clubhouse metamorphs from a place filled with daily activities to a fine dining/nightlife venue. No space ever goes to sleep at Silvertown because life is too short to miss out on.



## THE CROWN

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### Keep The Momentum Going

We've made sure to make Silvertown self-sufficient. It is equipped with all amenities that fill in the blanks at all times. Star restaurants, chic coffee shops, and retail boutiques are lined up and prepared to host the crème de la crème of the North Coast with whatever they desire. Popular supermarkets, pharmacies, hair dressers that address daily needs and complement life.

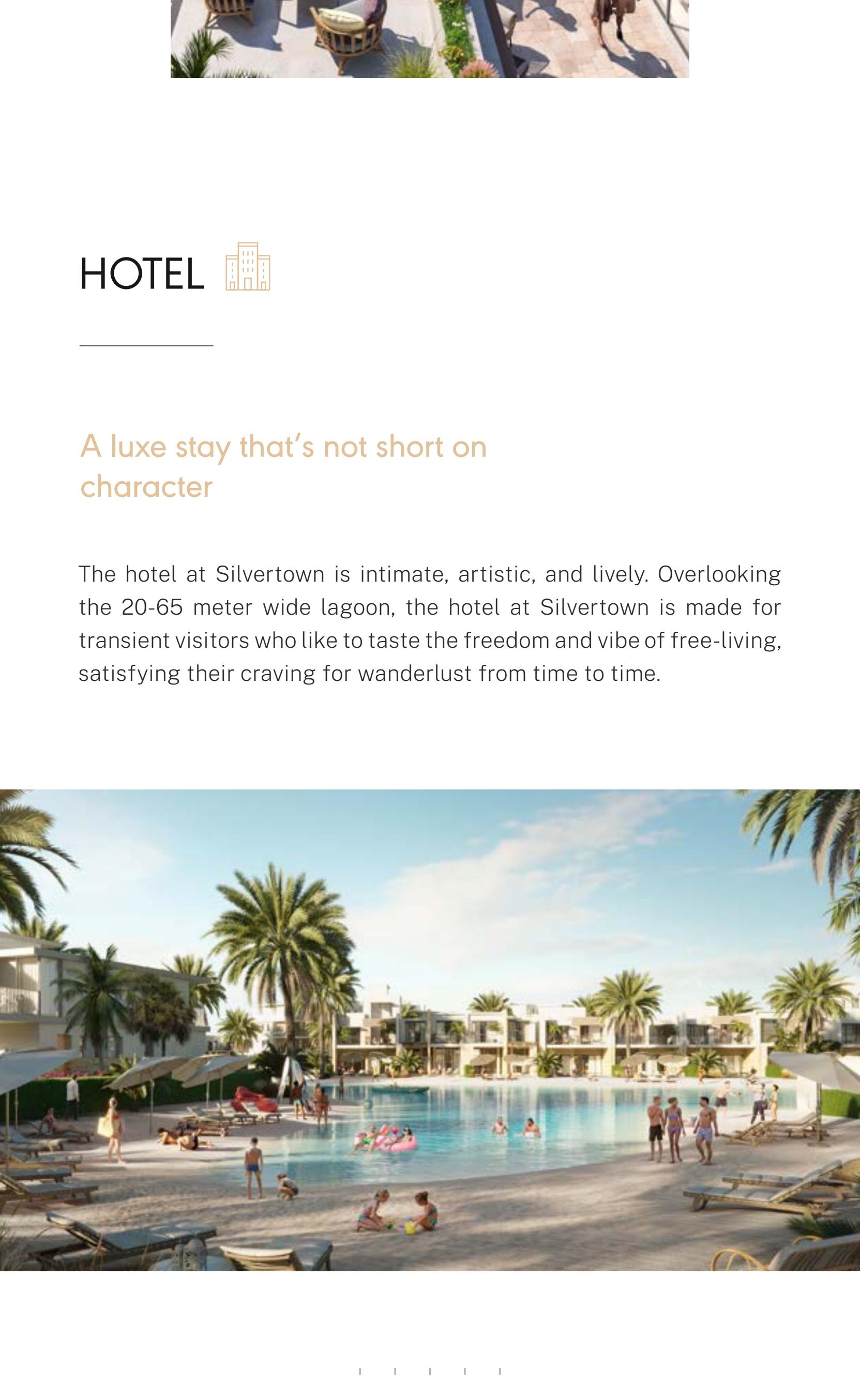


## HOTEL

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### A luxe stay that's not short on character

The hotel at Silvertown is intimate, artistic, and lively. Overlooking the 20-65 meter wide lagoon, the hotel at Silvertown is made for transient visitors who like to taste the freedom and vibe of free-living, satisfying their craving for wanderlust from time to time.



ORA /

/REIMAGINING TIME

capture — the  
bright  
side — of — life

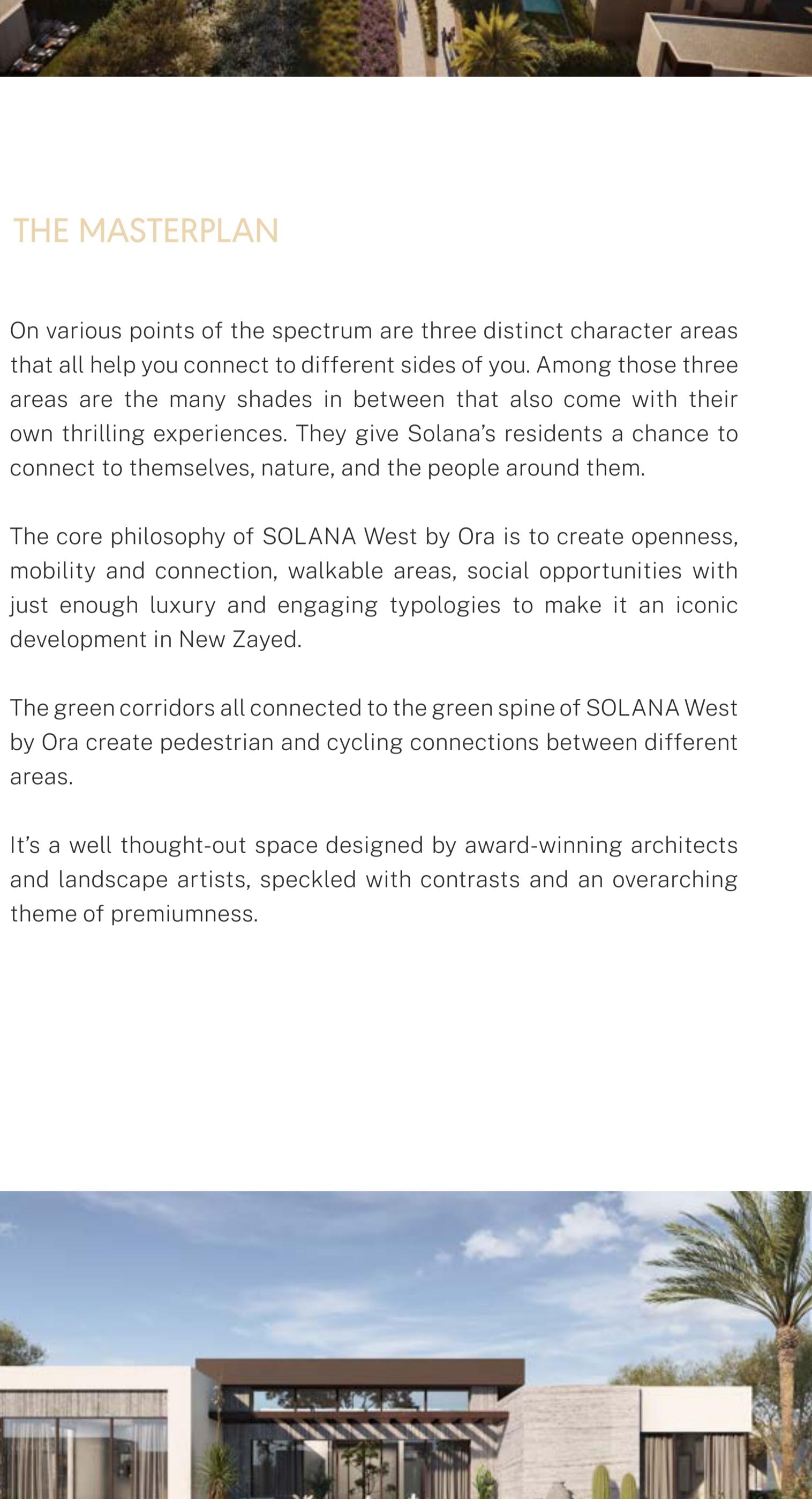


# SOLANA™ WEST BY ORA

PROJECT LOCATION: EGYPT, NEW ZAYED

LIFE IN CONTRAST

Things get clearer and brighter once you open yourself up to the many hidden sides of you. SOLANA West by Ora is the sunny side of New Zayed that lifts that shadow -For the bold and ready, SOLANA West by Ora 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 West by Ora is the new elite home for those who live in contrast and thrive on every end of their personality spectrum.



## PRODUCT MIX

### PROJECT LAND AND AREA

 316 FEDDAN  
(1,327,981 SQM)

### RESIDENTIAL

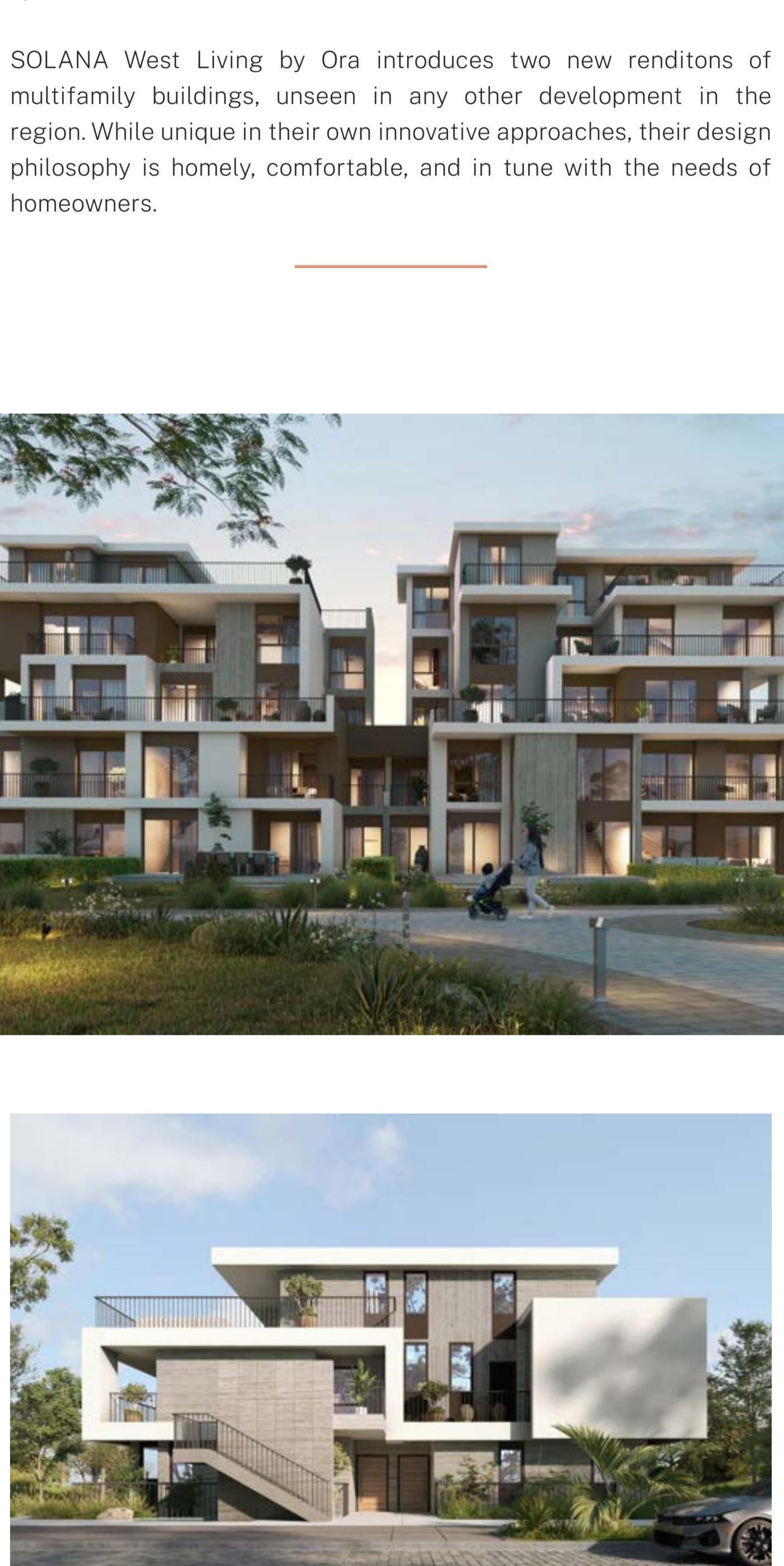
 845  
SF UNITS

 1,288  
MF UNITS

### COMMERCIAL

 10,000 SQM  
CLUBHOUSE

 126,000 SQM  
FOOTBALL CLUB



## 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 West by Ora 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 West by Ora 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.



## SOLANA™ WEST LIVING

### MULTI-FAMILY UNITS

SOLANA West Living by Ora 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 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 West Living by Ora is the new elite home for those who live in contrast and thrive on every end of their personality spectrum.

SOLANA West Living by Ora introduces two new renditions of multifamily buildings, unseen in any other development in the region. While unique in their own way, they are innovative approaches to the needs of homeowners.

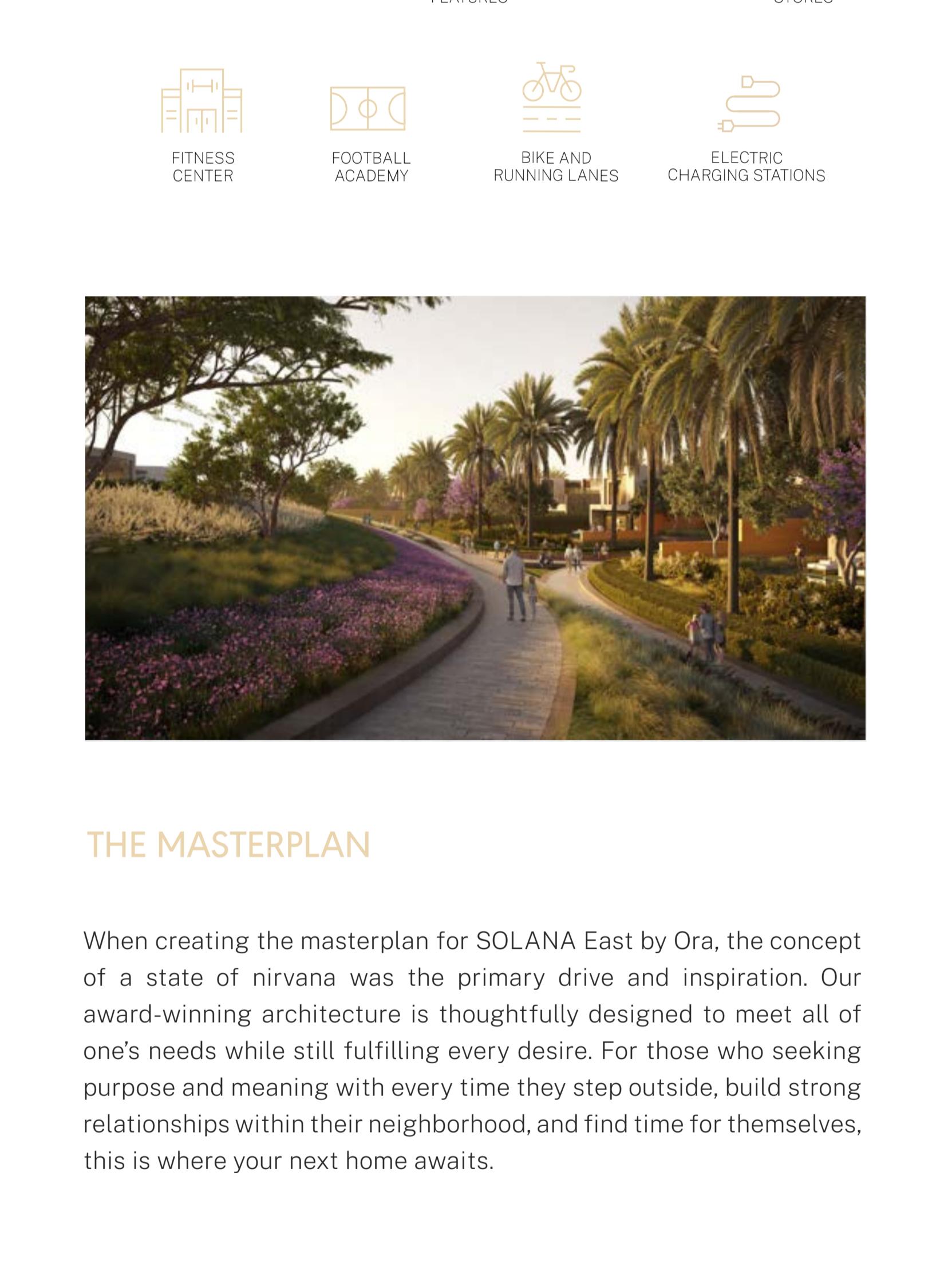
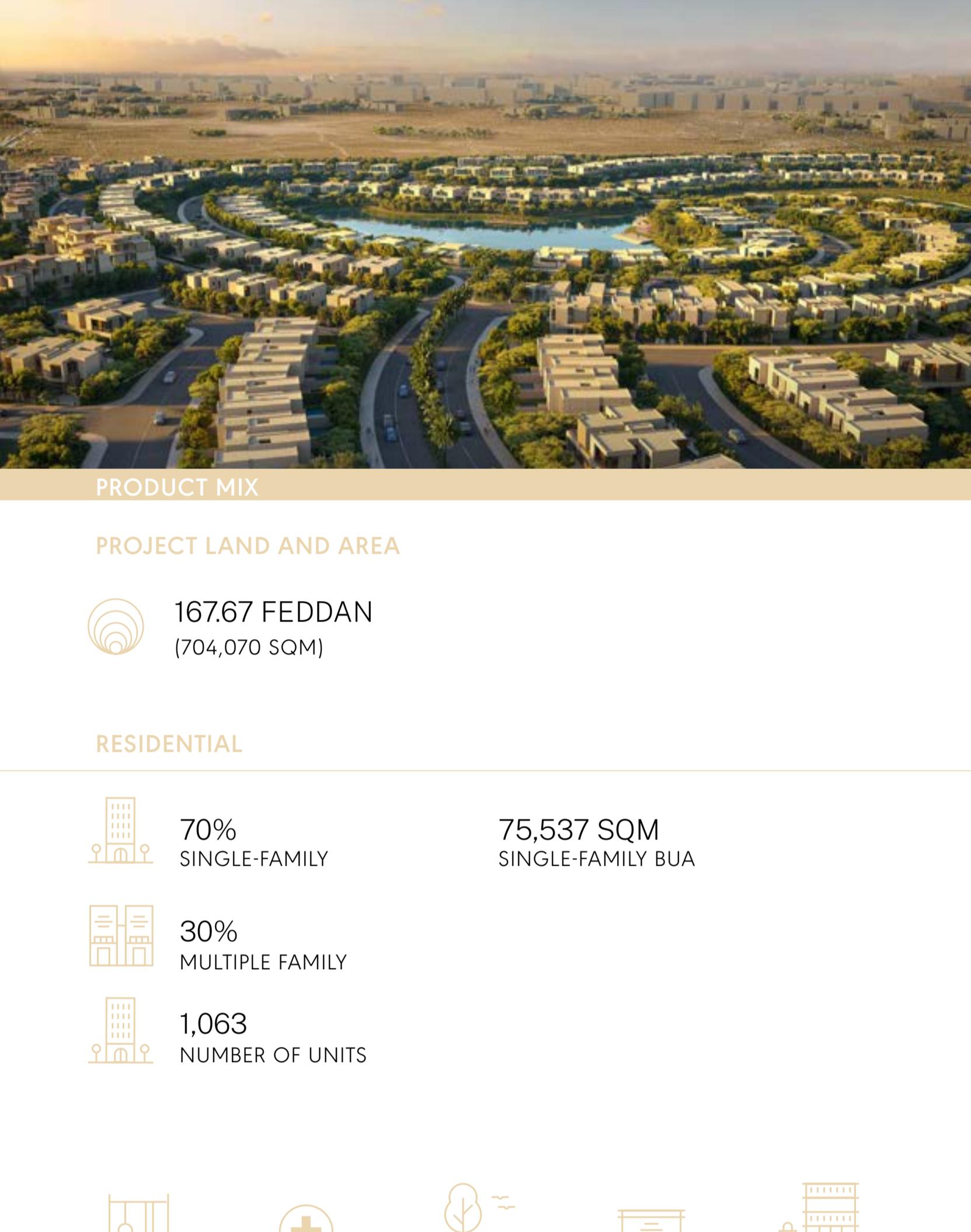


# SOLANA™ EAST BY ORA

PROJECT LOCATION: EGYPT, EAST CAIRO

LIFE IN CONTRAST

At SOLANA East by Ora, inspiration is just minutes from home. With expansive windows that invite natural light and stunning views of the surrounding lakes. Every moment promises to captivate your senses. From the gentle glow of sunrise to the tranquil hues of sunset, each day begins and ends with breathtaking vistas.



## PRODUCT MIX

### PROJECT LAND AND AREA



16.767 FEDDAN  
(704,070 SQM)

### RESIDENTIAL



70%  
SINGLE-FAMILY

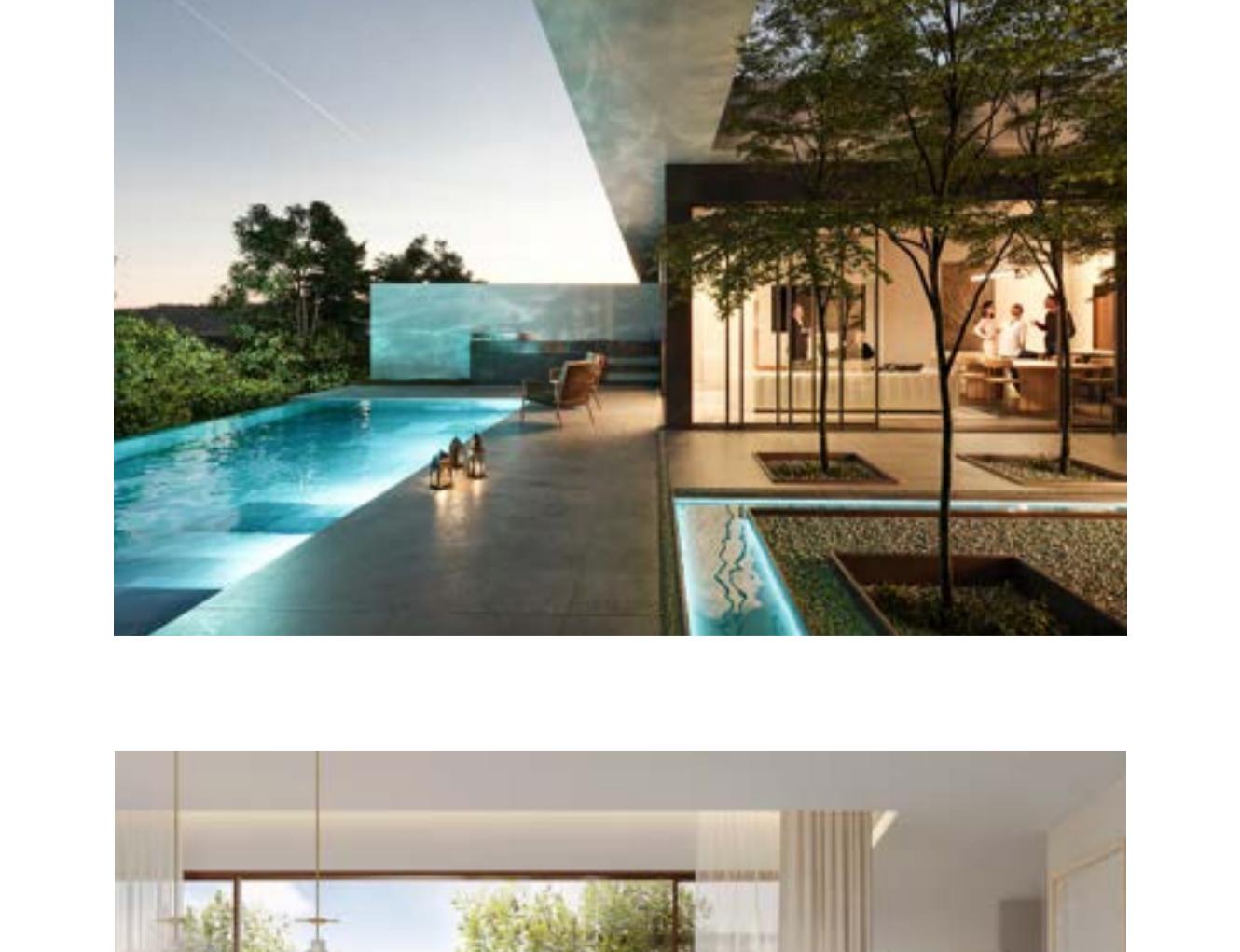
75,537 SQM  
SINGLE-FAMILY BUA



30%  
MULTIPLE FAMILY



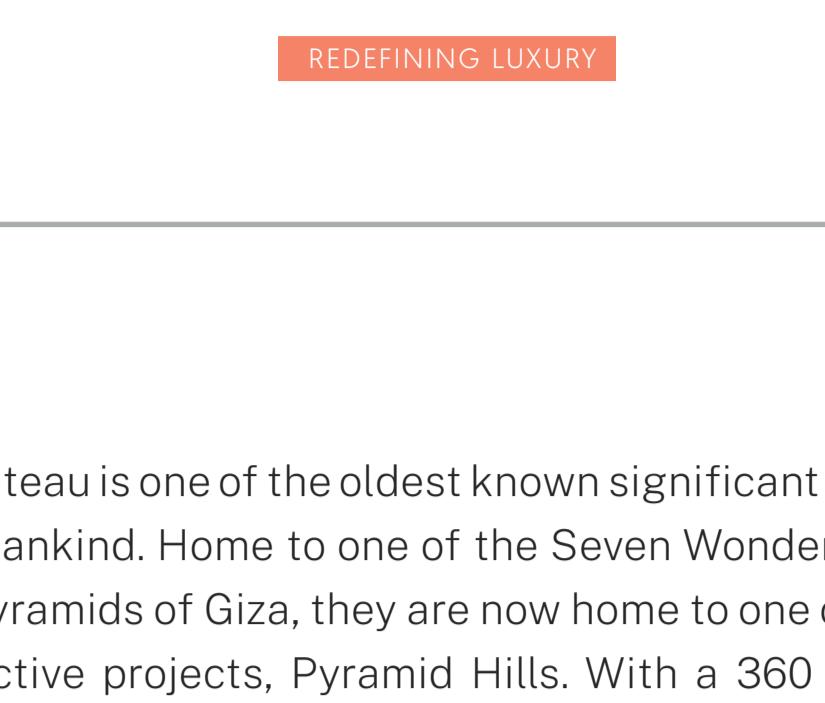
1,063  
NUMBER OF UNITS



### THE MASTERPLAN

When creating the masterplan for SOLANA East by Ora, 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. For those who seeking purpose and meaning with every time they step outside, build strong relationships, and meaning every time they step outside, build strong relationships within their neighborhood, and find time for themselves, this is where your next home awaits.



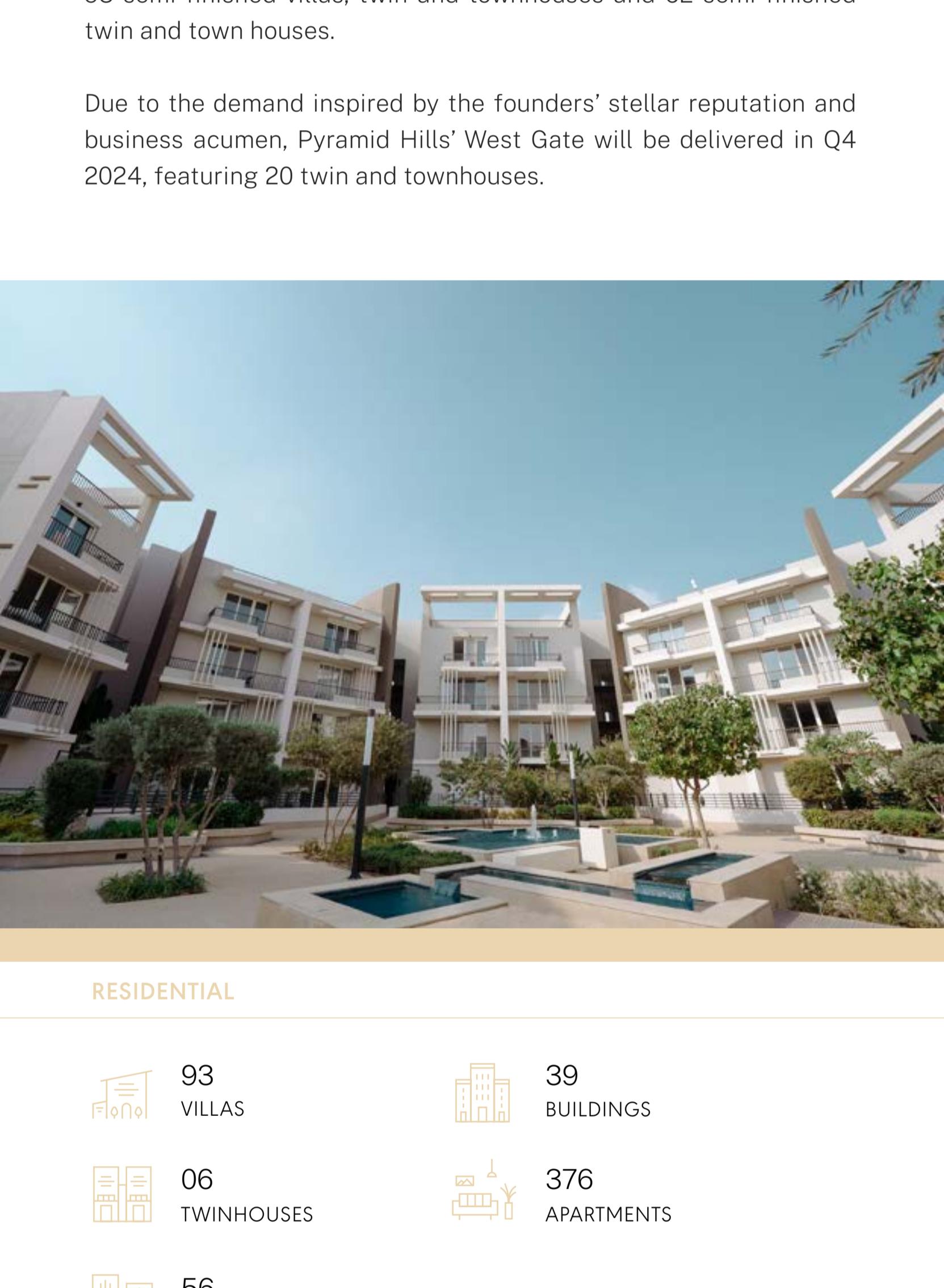


PROJECT LOCATION: EGYPT

REDEFINING LUXURY

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 Giza, 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.

Wide open green landscaped spaces, picturesque one floor villas, surrounded by winding cobblestone roads and pathways paint a picture of serenity.



## SIMPLICITY IS THE ULTIMATE SOPHISTICATION

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 will be delivered in Q4 2024, featuring 20 twin and townhouses.



### RESIDENTIAL

93 VILLAS

06 TWINHOUSES

56 TOWNHOUSES

39 BUILDINGS

376 APARTMENTS

BARBECUE

APARTMENT

KIDS SWIMMING

MAIN PROMENADE

FIELD AREA

KIDS PLAYGROUND

COMMON GREEN AREAS

ENTRANCE

GREEN WALL

OUTDOOR GYM

CLUBHOUSE



Time — to  
— *change* —  
your outlook —



# CONTACT US

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Sales Office ZED El Sheikh Zayed  
Zayed Central Park, Gate 3

White by the waterway  
Building B12-Second Floor

Nile City Towers  
2005 c Nile City Towers, North Tower,  
13th Floor, Cornich El Nile

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# ΟΓΔ

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