



S I L V E R T C W N



FOR THE GENTLE-HEARTED  
WATER LOVERS

acclaro

STREAM  
No4

STREAM  
No4



ΟΓΔ



# Table of Contents

You dip your feet into the warmth of the minuscule crystals of the earth, touched by the foam of the Mediterranean's azure shores. You refuse to leave because this is what you deserve. Frankly, there's nowhere else to be.

Silversands is not for everyone, but by the looks of you right now, it seems like it's made for you.



---

01. PROJECT FACTS

---

02. ABOUT SILVERTOWN

---

03. UNITS OVERVIEW

---

04. FLOORPLANS  
CRYSTAL WATER CHALETS

---

05. ABOUT SILVERSANDS

---

06. ABOUT ORA

---







# CHAPTER 01

*(Project facts)*

# THE ELEMENTS OF SILVERSANDS



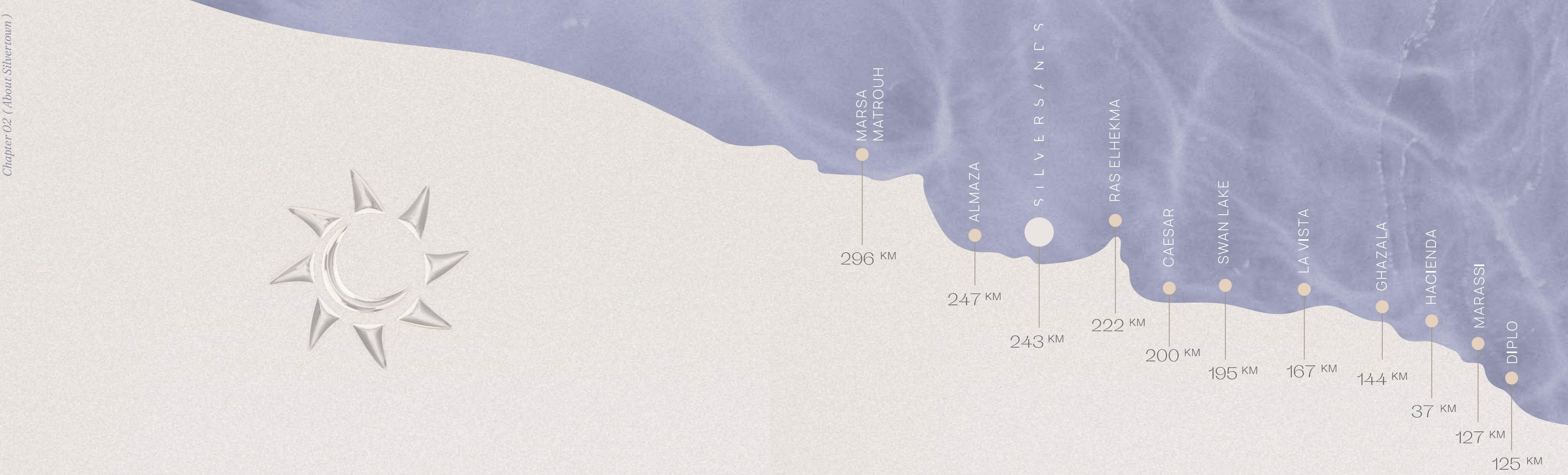
SIZE OF PROJECT	724 Acres
BEACHFRONT	1.4 Km
THE HEART	7,200 sqm
SILVERTOWN	197 Acres
LAGOON	88,000 sqm
SPINE LENGTH	1.2 Km
CLUBHOUSES	5
HOTEL	2





## CHAPTER 02

*(About Silvertown)*



# MASTERPLAN





## 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 in a walkable town 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 coolup piazza, a dream-filled clubhouses, captivating views from all angles, and sunlit homes that take everyone's breath away.

It is an island town for a forever young and shape-shifting tribe that learn to appreciate the full spectrum 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 inspiration that life brings forth.

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

# acclaro

STREAM  
No 4

(verb)  
*meaning clear / pure*

STREAM  
No 4



acclaro / (verb)  
1. meaning "clear" or "pure" in Latin.

FOR THE GENTLE-HEARTED  
WATER LOVERS

Water can always induce relaxation and increase the flow of blood to our hearts. The mere sight and sounds near the ACCLARO vilas, townhouses & chalets purify and clear the mental noise you may have. These homes are for gentle-hearted water lovers who can spend hours taking in the blue gradients of the zen lagoon right from their terraces.



# CHAPTER 03

*(Units Overview)*

# FINALLY FIND WHAT YOU'RE LOOKING FOR

The beauty and uniqueness of Silvertown's offering come from the fact that you can find your desired home or summer abode unit in every segment of the town, be it waterfront or right in the middle of it all.

*Varying fully-finished air-conditioned units and amenities speak to solo riders or family people differently with shapeshifting amenities that morph into different roles as soon as the sun melts into the water.*

*No day or night ever feels the same at Silvertown.*





# *Typologies*

## The right shade for you

Under the color-shifting skies of the North Coast, speckled homes  
of all shapes and sizes rest in Silvertown.

UNIT TYPE C:

# *Crystal Water Chalets*

Walk in. Open the windows.  
Time will seem to slow down.

Those who adore living by the waters, find their joy and serenity at The Crystal Waters Chalet. Designed to bring the soothing rhythms of the waters indoors, The Crystal Waters Chalet is where you find peace, tranquility and calmness. Every backdrop inside your home has scenes of shimmering lagoons, opening up your eyes to spirit-lifting views and mind-soothing sceneries of flowing, crystal-clear waters. The Crystal Waters Chalet is where you spend a perfect summer time, taking your mind away from the noise and closer to clarity.







# CHALET

# BED - DUPLEX - TYPE 1

### NO. OF BEDROOMS

# 3 Bedroom

TER

5

# CHALET



## LOWER FLOOR

Room	Dimensions
01 Entrance Hall	1.10m X 1.30m
02 Living Area	3.90m X 5.70m
03 Dining	3.40m X 3.00m
04 Kitchen	2.30m X 2.35m
05 Guest Bathroom	2.20m X 1.50m
06 Storage	2.35m X 3.75m



## UPPER FLOOR

Room	Dimensions
07 Master Bedroom 1	3.60m X 4.00
08 Master Bathroom	2.30m X 1.50m
09 Bedroom 2	3.60m X 4.00m
10 Bathroom 2	2.40m X 1.50m
11 Bedroom 3	3.60m X 3.75m
12 Lobby	2.35m X 1.95m
13 Terrace	3.85m X 1.15m





# CHALET

# BED - DUPLEX - TYPE 2

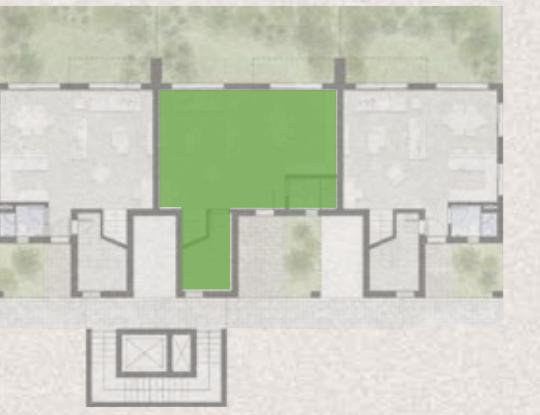
### NO. OF BEDROOMS

## 3 Bedrooms

TERI

5 n

# CHALET



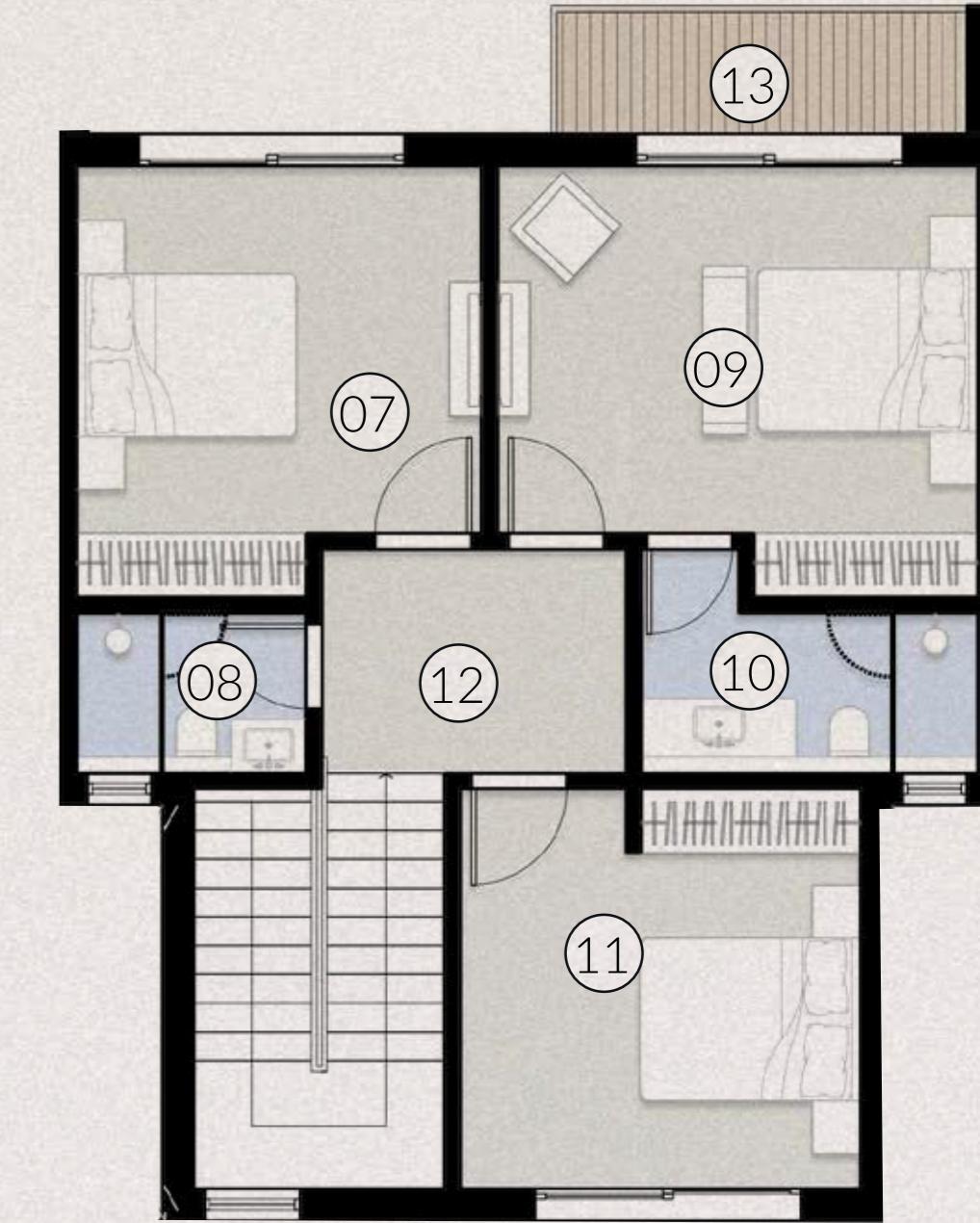
## LOWER FLOOR

Room	Dimensions
01 Entrance Hall	1.65m X 2.05m
02 Living Area	3.90m X 5.70m
03 Dining	2.05m X 4.05m
04 Kitchen	2.45m X 4.05m
05 Guest Bathroom	2.30m X 1.50m
06 Storage	2.35m X 3.75m



## UPPER FLOOR

Room	Dimensions
07 Master Bedroom	4.50m X 4.00m
08 Master Bathroom	3.15m X 1.50m
09 Bedroom 2	3.80m X 4.00m
10 Bathroom 2	2.15m X 1.50m
11 Bedroom 3	3.75m X 3.75m
12 Lobby	2.85m X 2.10m
13 Terrace	3.85m X 1.15m





# CHALET

# D-TYPE 1

## NO. OF BEDROOMS

## 1 Bedroom

TER

5

# CHALET



## FLOOR PLAN

Room	Dimensions
01 Entrance Hall	1.40m x 1.65m
02 Guest WC	1.40m x 1.50m
03 Kitchen	1.55m x 2.25m
04 Living & Dining Area	4.00m x 5.70m
05 Master Bedroom	3.60m x 4.05m
06 Master Bathroom	1.50m x 2.45m
07 Terrace	3.95m x 1.15m

# CHALET

2 BED - DUPLEX - TYPE 1

NO. OF BEDROOMS

2 Bedroom

BUA

141 m<sup>2</sup>

TERACE

5 m<sup>2</sup>

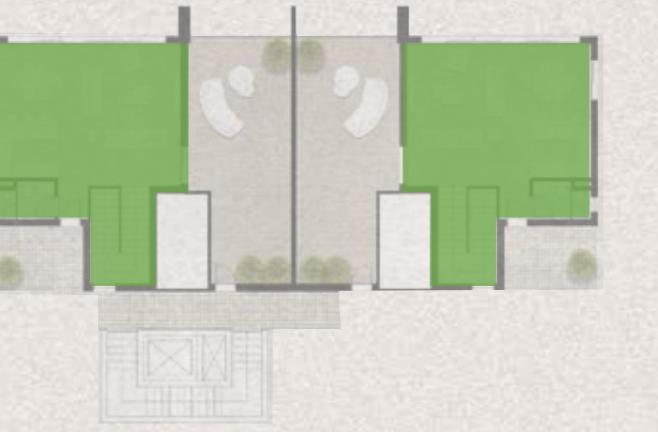
INTERNAL AREA

136 m<sup>2</sup>

ROOF TERACE

40 m<sup>2</sup>

# CHALET



## UPPER FLOOR PLAN

Room	Dimensions
01 Entrance Hall	1.20m X 1.65m
02 Living Area	3.95m X 5.70m
03 Dining	3.40m X 3.05m
04 Kitchen	2.30m X 2.45m
05 Guest Bathroom	2.30m X 1.50m
06 Terrace	4.10m X 9.90m



## LOWER FLOOR

Room	Dimensions
07 Master Bedroom	3.60m X 4.00m
08 Bathroom	2.40m X 1.50m
09 Bedroom 2	3.60m X 3.75m
10 Lobby	2.35m X 1.50m
11 Terrace	3.80m X 1.15m







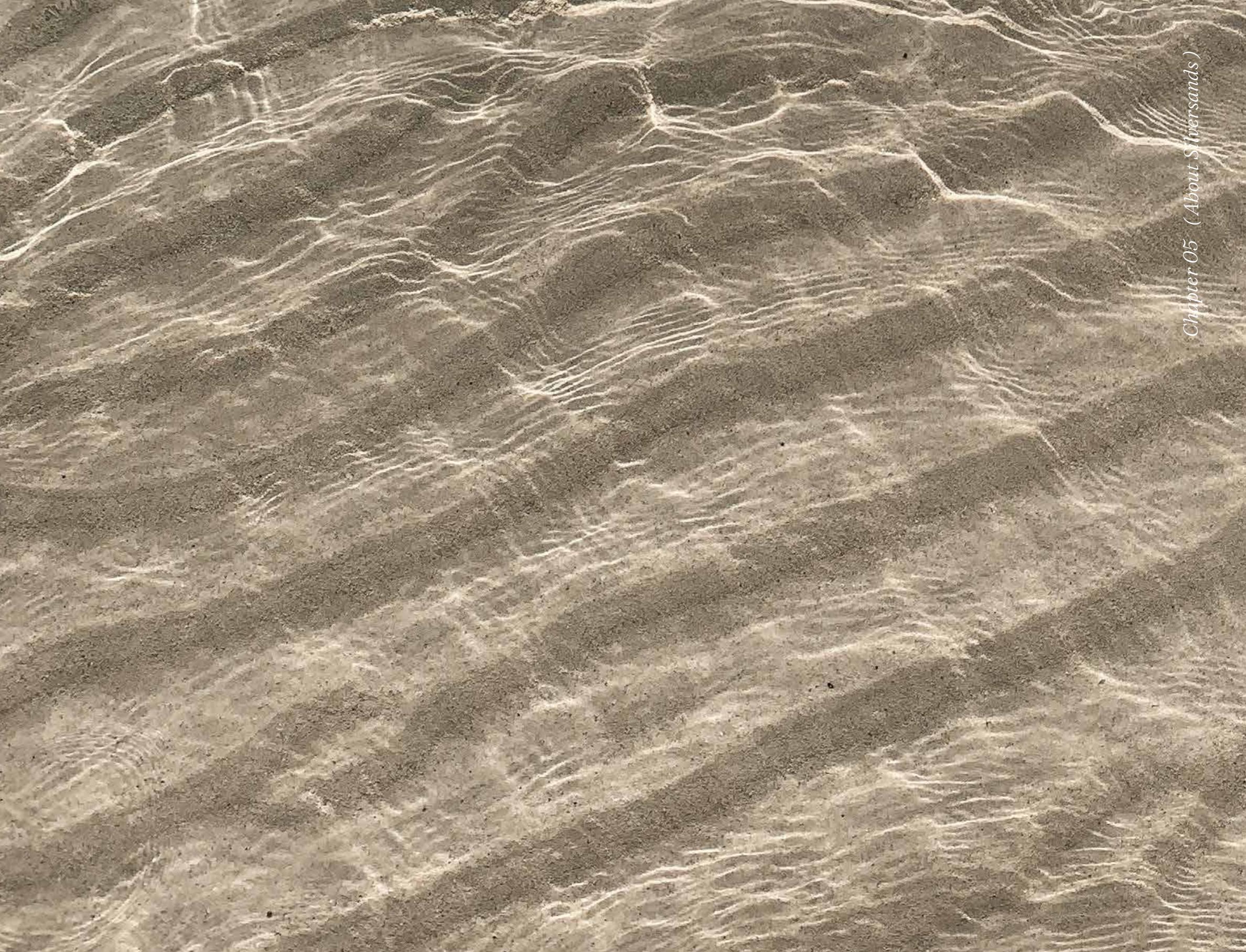
## CHAPTER 05

*(About Silversands)*

# ALL YEAR- ROUND DESTINATION



*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 a 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 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.

At Silversands, it's a never-ending momentum. And the best part is, you never have to say goodbye.



## CHAPTER 06

*(About Ora)*



## Reimagining Time

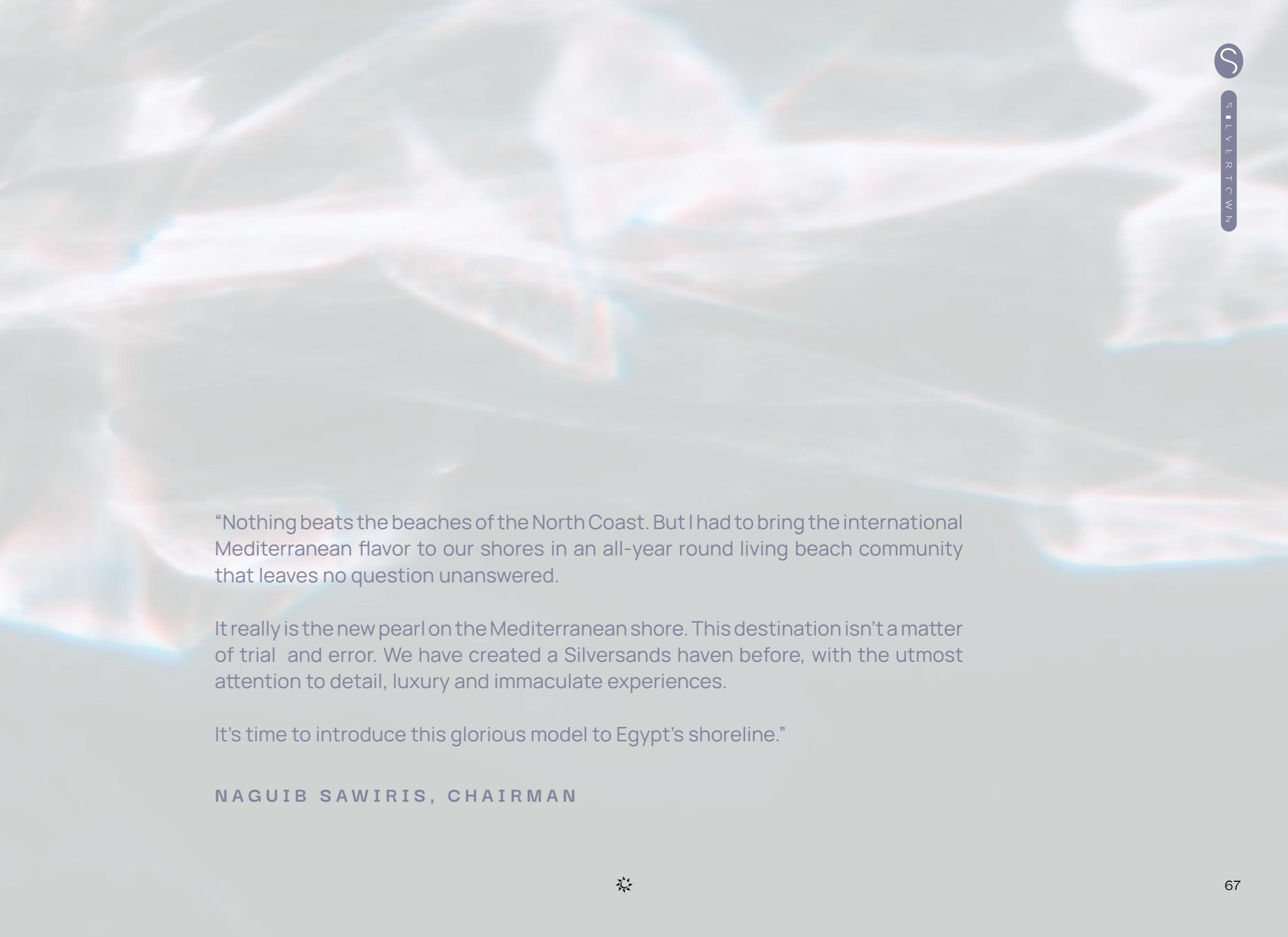
At Ora we are building the path for an extraordinary lifestyle.

We're committed to bring happiness one step closer to our communities by rethinking the way we live. Our exquisitely curated developments open a gateway of opportunities with the aim to fulfill your highest expectations through sensorial experiences. We pursue the perfect balance between the environment and human needs, so we can deliver meaningful impact for society.

We are transcending the concept of luxury by consciously reimagining how time passes by, so we can create timeless moments.

Ora Egypt, developing integrated communities across Egypt; ZED East, ZED Sheikh Zayed, Pyramid Hills, and Silversands, each with its own unmatched lifestyle.

# *Word from the CEO*



“Nothing beats the beaches of the North Coast. But I had to bring the international Mediterranean flavor to our shores in an all-year round living beach community that leaves no question unanswered.

It really is the new pearl on the Mediterranean shore. This destination isn’t a matter of trial and error. We have created a Silversands haven before, with the utmost attention to detail, luxury and immaculate experiences.

It’s time to introduce this glorious model to Egypt’s shoreline.”

**NAGUIB SAWIRIS, CHAIRMAN**

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 & 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.





STREAM  
No4

acclaro

STREAM  
No4



15003

*info@oradevelopers.com*  
*www.ora-egypt.com*

