



S I L V E R T O W N



FOR THE GENTLE-HEARTED
WATER LOVERS

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ΟΓΔ

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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.



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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)





MARSA
MATROUH
296 KM

ALMAZA
247 KM

SILVERTOWN
243 KM

RAS ELHEKMA
222 KM

CAESAR
200 KM

SWAN LAKE
195 KM

LA VISTA
167 KM

GHAZALA
144 KM

HACIENDA
37 KM

MARASSI
127 KM

DIPLO
125 KM



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 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, enchanting nightlife, 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.



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(verb)
meaning clear / pure

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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 villas, 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

3 BED - DUPLEX - TYPE 1

NO. OF BEDROOMS

3 Bedrooms

BUA

164 m²

TERRACE

5 m²

INTERNAL AREA

159 m²



CHALET



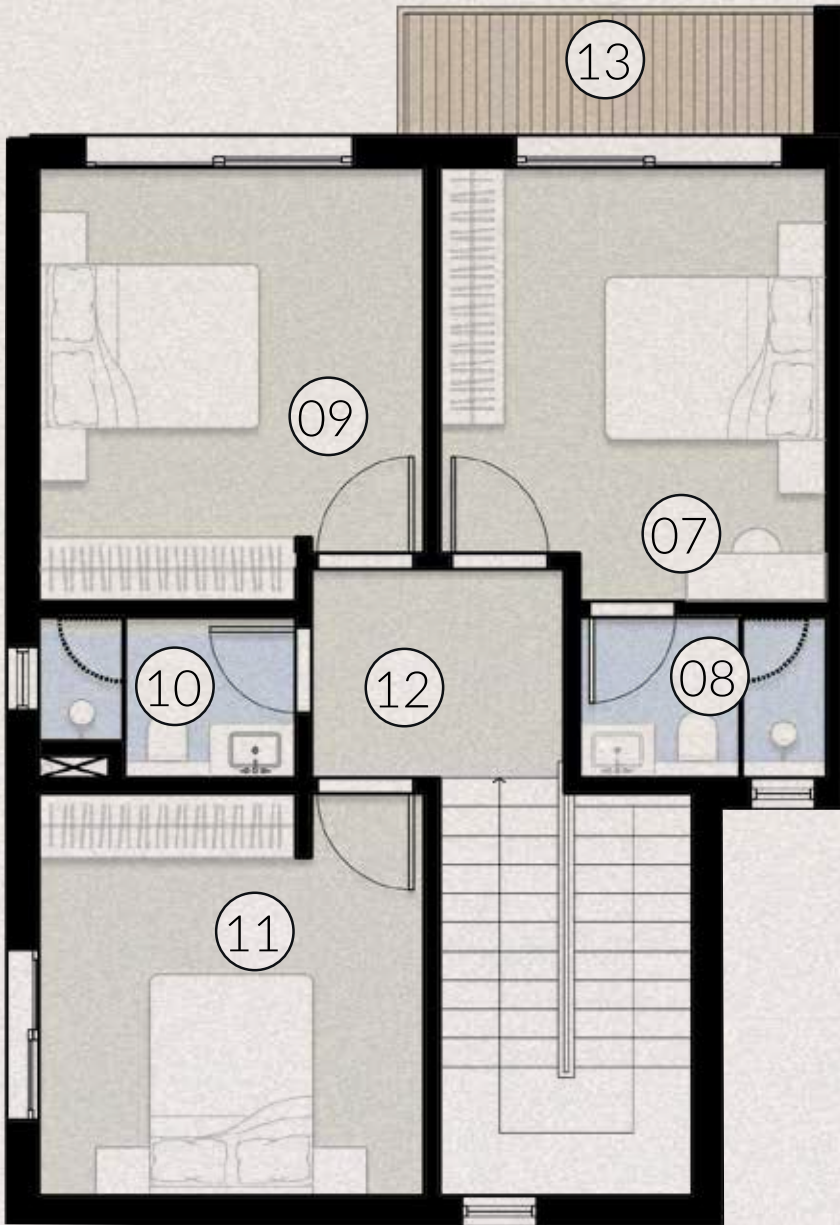
LOWER FLOOR

	Room	Dimensions
01	Entrance Hall	1.10m X 1.30m
02	Living Area	3.90m X 5.70m
03	Dining	3.40m X3.00m
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

3 BED - DUPLEX - TYPE 2

NO. OF BEDROOMS

3 Bedrooms

BUA

173 m²

TERRACE

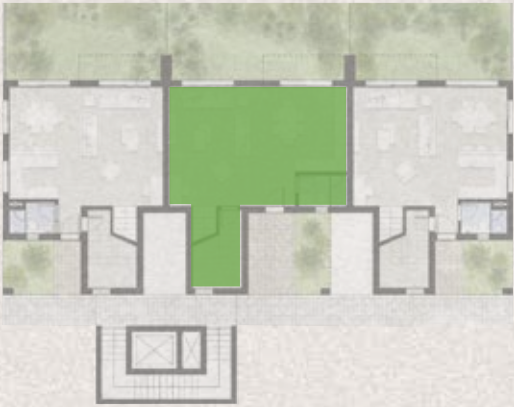
5 m²

INTERNAL AREA

168 m²



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 X4.05m
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

1 BED - TYPE 1

NO. OF BEDROOMS

1 Bedroom

BUA

75 m²

TERRACE

5 m²

INTERNAL AREA

70 m²





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 m²

TERRACE

5 m²

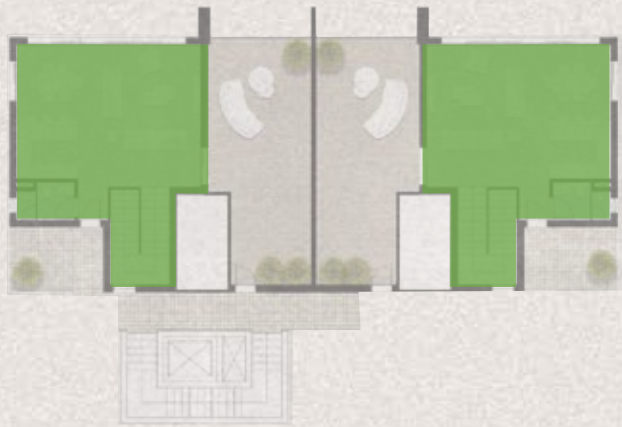
INTERNAL AREA

136 m²

ROOF TERRACE

40 m²

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.



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