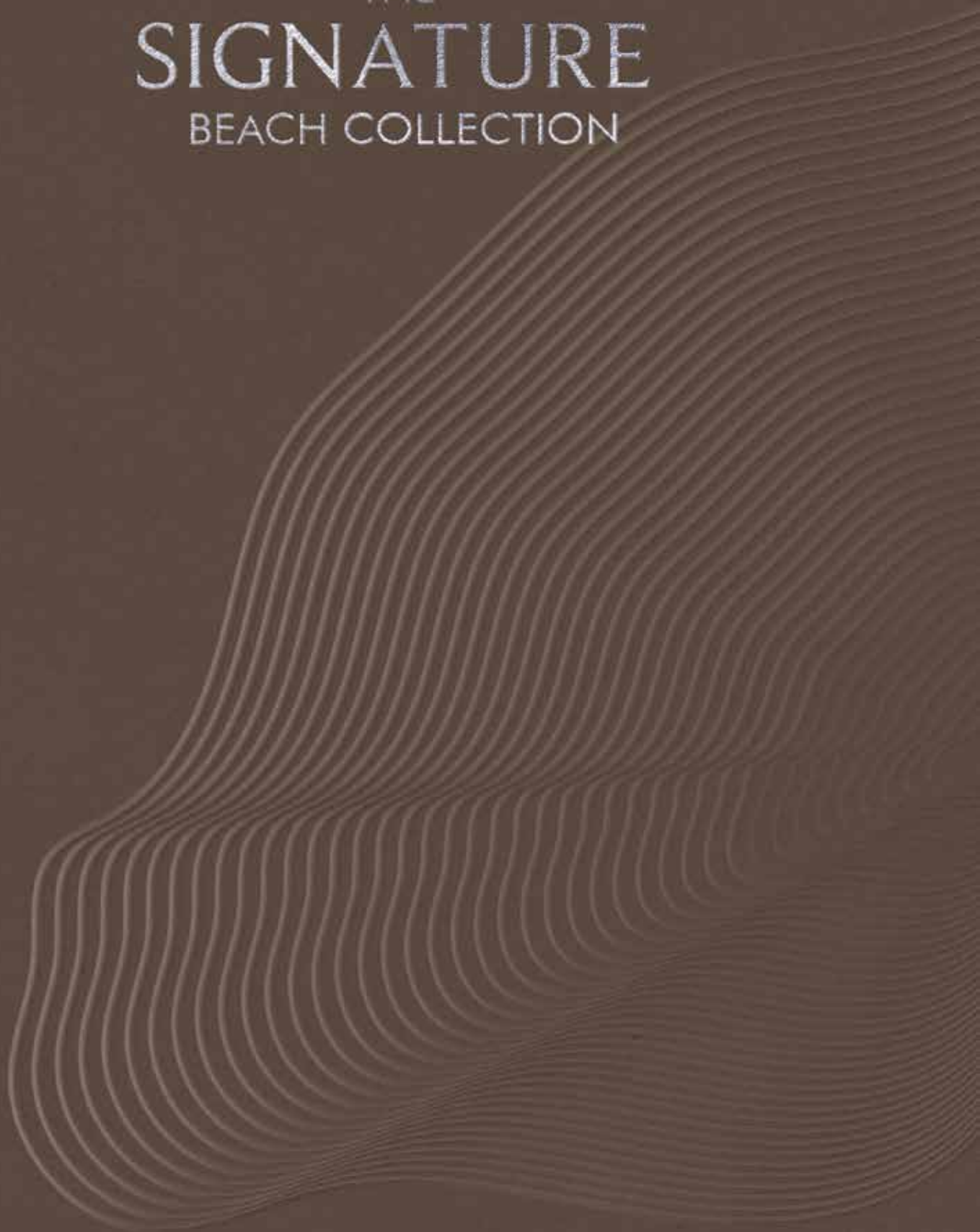


THE
SIGNATURE
BEACH COLLECTION



20

A sunset over a beach with silhouettes of umbrellas and lounge chairs. The sun is low on the horizon, casting a warm orange glow. The sky is filled with soft, dark clouds. The water reflects the sunset colors. In the foreground, several beach umbrellas and lounge chairs are silhouetted against the bright sky and water.

Your beach home,

*our global hospitality
experience...*

TABLE OF CONTENTS

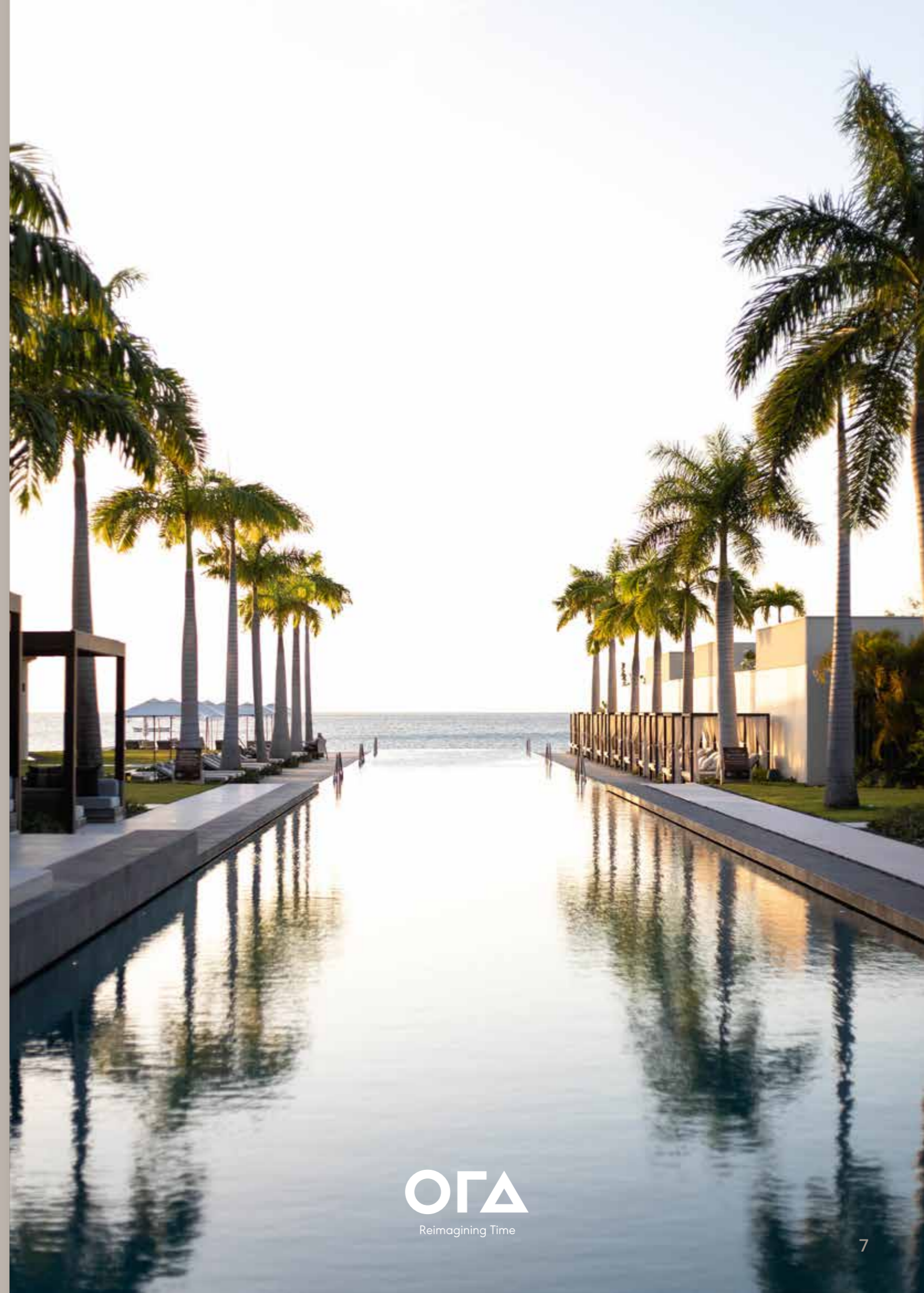
- I. About ORA*
- II. A Word from Naguib Sawiris*
- III. Our projects*
- IV. Silversands North Coast*
- V. ORA Hospitality*
- VI. The Signature Beach Collection*
- VII. Units overview*
- VIII. Interiors*

*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



ORA
Reimagining Time

ABOUT ORA

I



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 sensory 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 luxury timepiece that offers 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 promises a lasting memory. Embracing the natural environment of our uniquely selected locations, we take great care in designing and developing high-quality projects that not only sit comfortably within their surroundings but also 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.



REIMAGINING TIME

II



“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 & CEO

AT ORA, WE BRING EXTRAORDINARY VISIONS TO LIFE BY HARNESSING THE GLORY OF NATURAL LANDSCAPES AND MODERN INNOVATIONS TO CREATE PIONEERING, SUSTAINABLE, AND IMPACTFUL DEVELOPMENTS. WE DESIGN TO MAKE A DIFFERENCE AND FOSTER HAPPINESS. WE EMBRACE CREATIVITY, INNOVATION, SUSTAINABILITY, AND HARMONY.

OUR PROJECTS

III

Global Vision

OUR EXPANDING PORTFOLIO OF PROJECTS SPANS A RICH VARIETY OF STUNNING DEVELOPMENTS IN SELECT LOCATIONS AROUND THE WORLD.



SILVERSANDS

MARVIZIS



AYIA NAPA
MARINA

Bayn
بين
GHANTOOT | by OFA

PYRAMID HILLS

مدينة الورد
MADINAT AL WARD

EIGHTEEN

SOLANA™
BY OFA

COMING SOON
MYKONOS

ΟΓΑ

Hospitality

IV



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 leave 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.

SILVERSANDS

GRAND ANSE

PROJECT LOCATION

GRENADA



PROJECT SIZE

14 FEDDANS

ACCOMODATION

43 ROOMS & SUITE

COMMERCIAL

4 BEACHFRONT
VILLAS *[4 Bedroom]*

4 HILLSIDE
VILLAS *[3 Bedroom]*

2 GLOBALLY INSPIRED
RESTAURANTS

FULL-SERVICE SPA



“Explore the Original”

Silversands Grand Anse is a luxurious Caribbean Island development that bridges the gap between a five-star hotel and an exclusive permanent residence. Dotted along the beach and on the hillside above the resort, eight 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 two miles of soft white sand, clear waters, and calm breezes.

SILVERSANDS

BEACH HOUSE

PROJECT LOCATION

GRENADA



PROJECT LAND AREA

15,000 SQM

ACCOMODATION

5 BEACHFRONT
TENTS

23 HILLTOP
TENTS

COMMERCIAL

ITALIAN
RESTAURANT



“Nestled in Nature”

Beach House by Silversands Beach House is a small luxury boutique hotel behind a protective cliff face on Portici Beach. Comprising of 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 beachside 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.

MERVELLES

PROJECT LOCATION

GRENADA



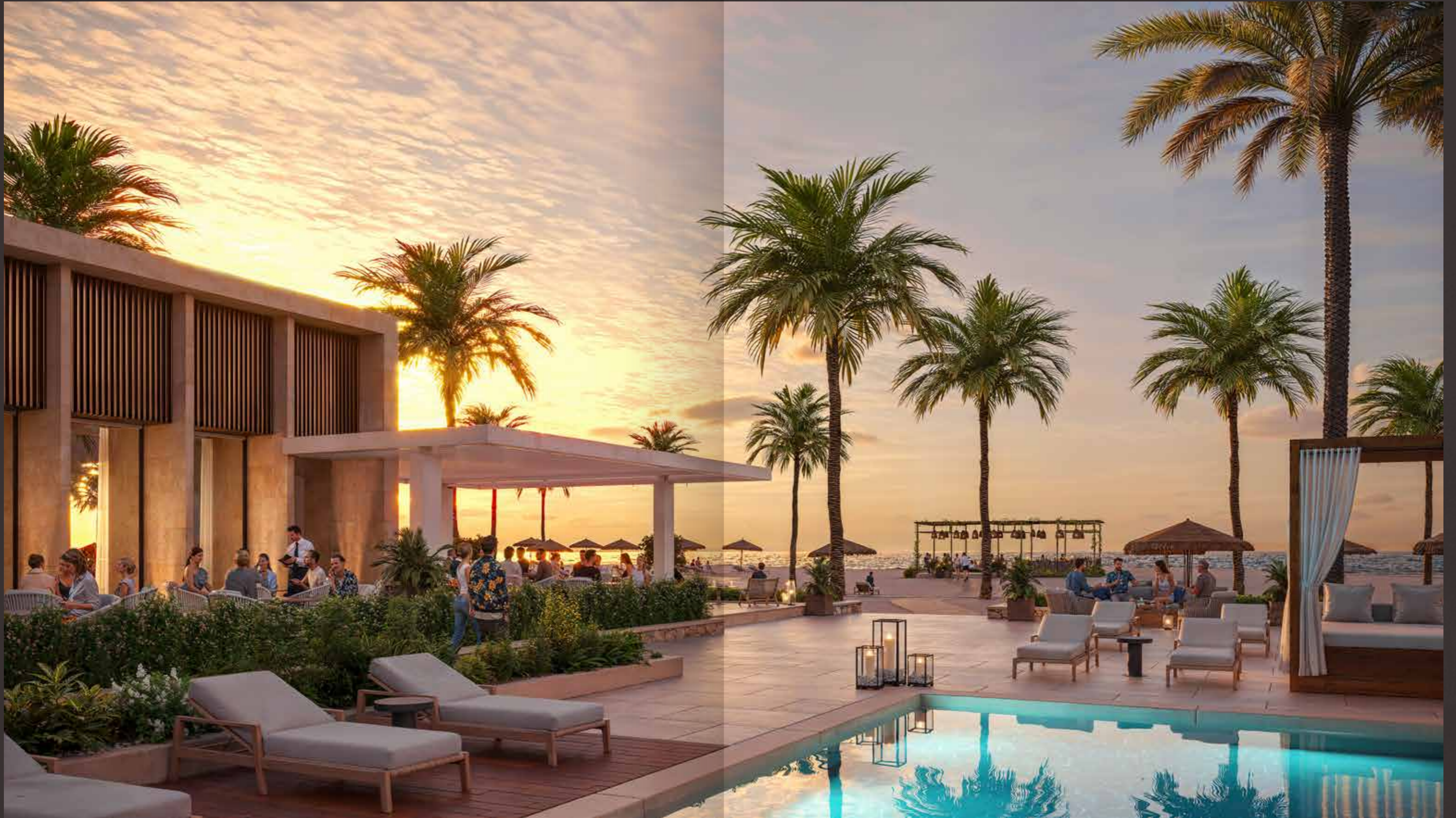
ΟΓΑ

Hospitality

PROJECT LOCATION
NORTH COAST



DISCLAIMER: DESIGN INSPIRATION



DISCLAIMER: DESIGN INSPIRATION

ABOUT SILVERSANDS

NORTH COAST

V



“From the Caribbean Coast to the North Coast”

You'd never leave a moment unlived, or hold off on a good experience. If anything, you search for it day and night because indulgence is your mantra. You take in the unspoiled beauty of nature and also enjoy the rhythmic momentum of modern luxuries. You find pleasure in watching day and night melt into one as the music moves your picture-perfect view. 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 you know what you deserve. You know deep down that 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.

PROJECT SIZE

724 FEDDANS

BEACHFRONT

1.4 KM

LAGOON

88,000 SQM

SPINE LENGTH

1.2 KM

HOTELS

2

Live Life... Alive;

We give meaning to the concept of feeling alive, experiencing bites of bursting flavors that make your senses tingle. Feel the sweet shimmers of blues waddle their way toward the shore beneath your feet. As the red-purple hues of the sunset rest down upon you, turning the distant view to tinted scarlet and violet.



THE
SIGNATURE
BEACH COLLECTION

VI

by
ΟΓΑ
HOSPITALITY

YOUR BEACH
HOME,

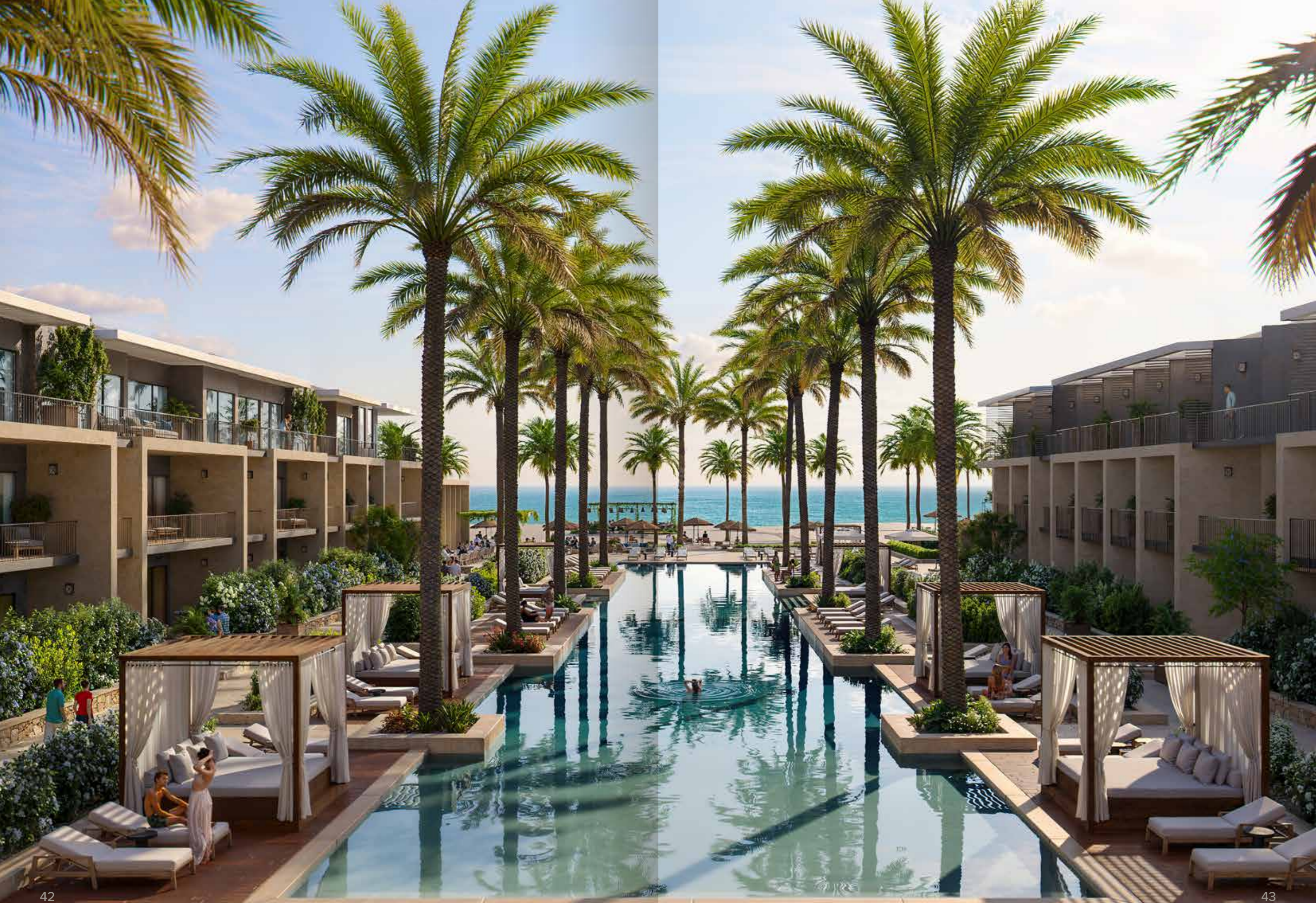
OUR GLOBAL
HOSPITALITY EXPERIENCE



*“Your beach home,
our global hospitality
experience”*



This community exudes exclusivity, ensuring that there is a sense of uniqueness and appreciation that only like-minded people can experience. These beachfront branded apartment homes have been thoughtfully designed and planned to ensure seamless connectivity. From the minds of ORA Hospitality, we bring you the next big thing when it comes to living luxuriously. With unparalleled expertise, The Signature Beach Collection is created to embody effortless living, from the design to the urban planning, we created a community that intertwines the beach with all the other amenities, ensuring that all your needs are met and exceeded. The Signature Beach Collection surpasses the expectations surrounding the ideal life, enhancing community appeal with essential amenities that reimagine the approach to the home.



PATH TO THE BEACH



SILVERSANDS MASTERPLAN



SILVERSANDS MASTERPLAN



THE SIGNATURE BEACH COLLECTION
MASTERPLAN



CODED
MASTERPLAN

OVERALL MASTERPLAN
CLUSTERS



● SR2 ● SR3
● HOTEL



AVENUE
TO THE HOTEL

AMENITIES & SERVICES



PROXIMITY TO
THE BEACH



VALET



CONCIERGE



RECREATIONAL POOLS
WITH JACUZZIS



KIDS' POOLS AND
SPLASH AREAS



POOLS WITH
INTEGRATED BARS



CONVENIENT
STORES



MULTIPURPOSE
GYM

PROXIMITY TO THE BEACH

Directly facing the beautiful colors and waves of the Mediterranean, these luxury homes are closely situated to the beach, providing an unobstructed beach view giving you the ultimate residential experience. An opportunity to wake up to the serene and captivating scenery as the sound of crashing waves welcomes you in the morning and the clear blue sky blends into the horizon. This crisp, refreshing lifestyle carries an aroma of the sea breeze and a promise of relaxation.



MULTIPURPOSE POOLS

Exploring a fresh and unique approach to community appeal, we integrated swimming pools throughout the project's clusters, each thoughtfully designed to cater to different preferences and audiences. For those seeking relaxation and tranquility, we included recreational pools and jacuzzis. Families can enjoy kids' pools and splash areas, creating spaces brimming with excitement and entertainment for the little ones. Additionally, we designed pools with integrated bars, serving as vibrant social hotspots for those who wish to combine the pleasure of the water with lively conversation.

CONVENIENT STORES

Taking the essence of reimagined luxury, we have a range of strategically located convenience stores to ensure that all your needs are within reach. We have enhanced the quality of life by incorporating walkability for quick errands to satisfy your round-the-clock cravings. In doing so, we have added an element of ease, community building, and thoughtfully designed spaces that cater to your everyday needs. We have also elevated the experience by offering curated selections, premium services, and a welcoming ambiance.



MULTI-FITNESS CENTER

Enhanced quality of life means nurturing the body, mind, and spirit. With this in mind, we've thoughtfully integrated a state-of-the-art multi-fitness center into our community, designed to inspire movement, vitality, and holistic well-being. This space is more than just a gym; it's a sanctuary where you can challenge yourself, find balance, and connect with others who share your passion for an active lifestyle.



SERVICES

Developed and comprised of 3 main components, including a 5-star luxury hotel, branded apartments by ORA hospitality. The over-the-top experience is at the core of this project, ensuring that this development reimagines the meaning of catering and elevates what is imagined from the sophistication of modern living. Fully equipped with parking garages, valet, and concierge service, this entire space is curated for your comfort above all else.



GATED COMMUNITY

The Signature Beach Collection has been thoughtfully master-planned and created to ensure like-minded people can connect and create a life together with the promise of a sophisticated coastal lifestyle. A self-sufficient and well-rounded community waits behind these gates with the promise of coastal living and sophistication that does not take away from the comfort.



UNITS OVERVIEW

VII

The Signature Beach Collection offer a mix of typologies

ALL AREAS BELOW INCLUDE THE TERRACES



Meticulously designed to reflect the essence of modern living, our branded apartments offer a variety of unit typologies that cater to every resident's unique needs. Whether you're a bachelor or solo adventurer seeking a serene studio, a newlywed couple embarking on life's journey in a chic one bedroom apartment, or a growing family in need of a spacious two or three bedroom layout with an optional maids room, our residences are crafted to suit every stage of life. From intimate spaces to expansive family homes, each typology is designed to blend practicality with elegance, ensuring every resident finds their ideal sanctuary. No matter the size of your family, our apartments are tailored to provide comfort, flexibility, and a sense of belonging.

STUDIO

(77 SQM)

1 BEDROOM APARTMENTS

(103 SQM)

2 BEDROOM APARTMENTS

(148 SQM)

2 BEDROOM APARTMENTS WITH MAID'S ROOM

(155 SQM)

3 BEDROOM APARTMENTS

(200 SQM)



INTERIORS

VIII

A testament to thoughtful design, where every detail is curated to maximize efficiency, comfort, and style. Inspired by the serene beauty of the North Coast, each unit is designed to harmonize with its surroundings, offering a seamless blend of indoor and outdoor living. Generous outdoor space with the option of a private garden on the ground floor or a spacious terrace on the upper levels invites you to unwind and connect with nature. These areas are thoughtfully integrated to provide stunning views of the Mediterranean Sea, creating a tranquil retreat that complements the refined interiors. With a focus on functionality and timeless elegance, our apartments are designed to enhance your lifestyle, ensuring that the design matches the quality and exceeds your expectations.











