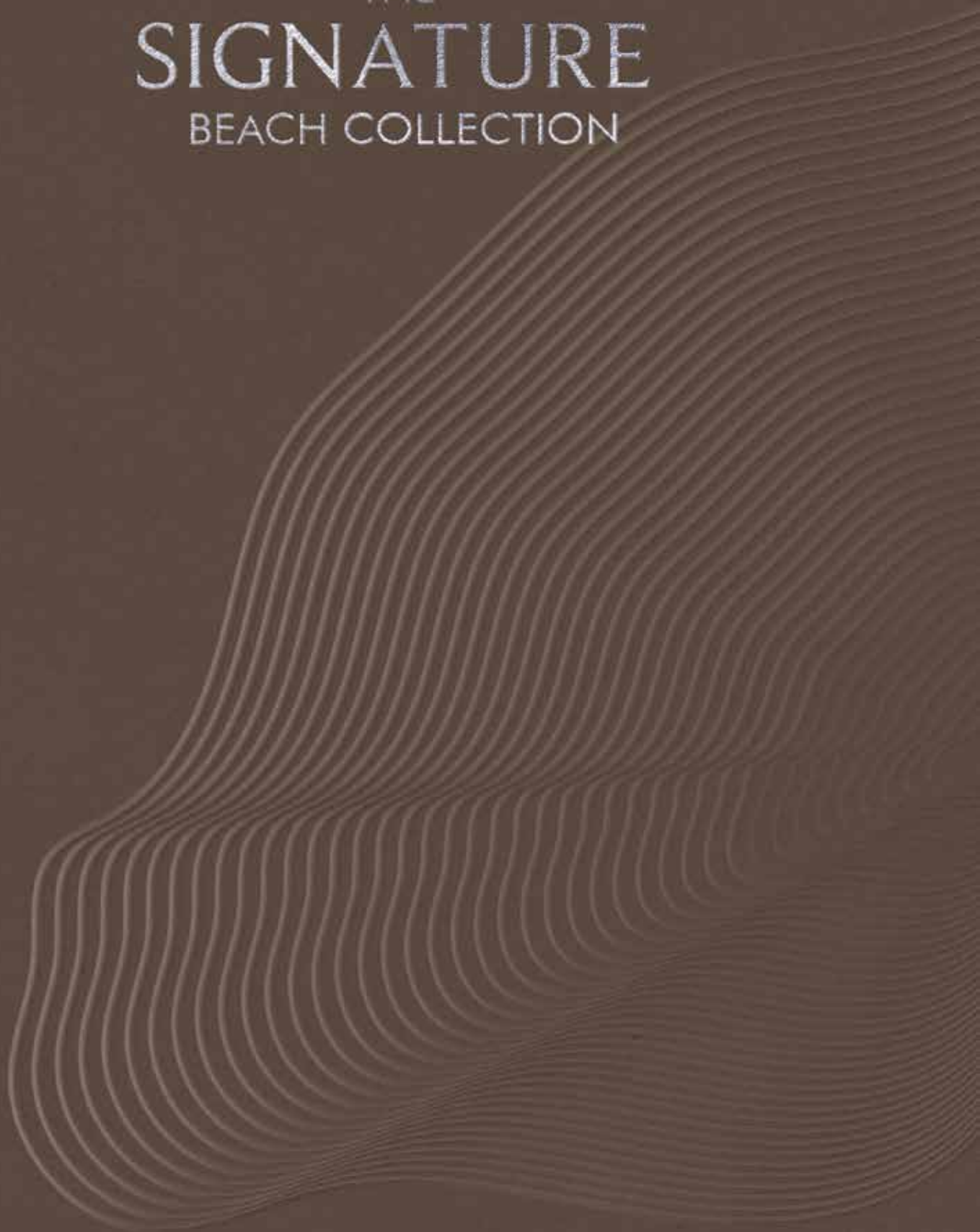


THE
SIGNATURE
BEACH COLLECTION



20

TABLE OF CONTENTS

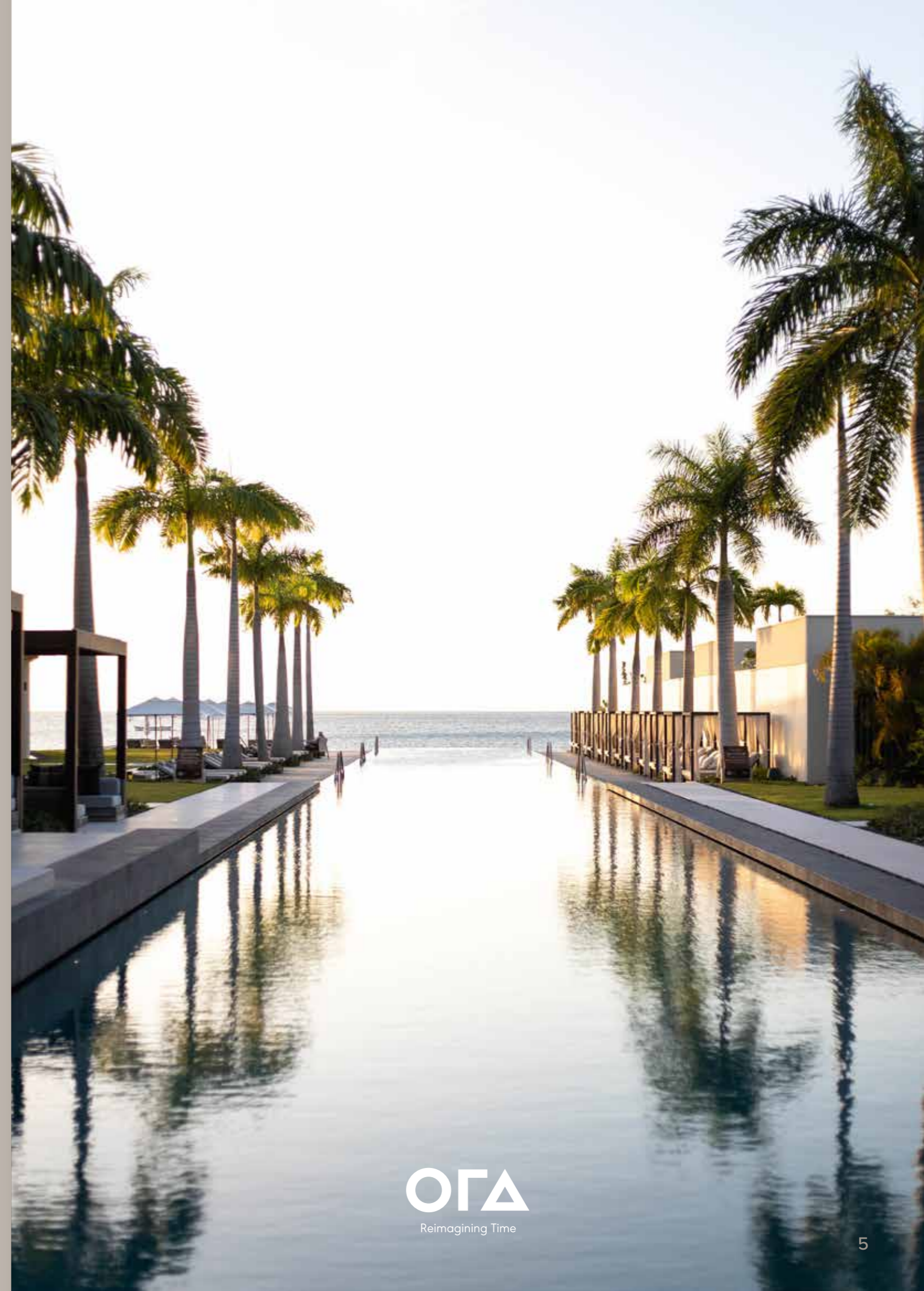
- I. About ORA*
- II. About Silversands North Coast*
- III. Ora Hospitality*
- IV. The Signature Beach Collection*
- V. Units Overview*

*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 complicated 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.

ABOUT

SILVERSANDS

NORTH COAST

III



“From the Caribbean Coast to the North Coast”

You'd never leave a moment un-lived, 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 God's glory 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.



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.

Global Vision

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



SILVERSANDS



AYIA NAPA
MARINA

Bayn
بين
GHANTOOT | by OGA

PYRAMID HILLS

مدينة الورد
MADINAT AL WARD

EIGHTEEN

SOLANA™
BY OGA

COMING SOON
MYKONOS





THE
SIGNATURE
BEACH COLLECTION

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.





UNITS OVERVIEW

V



SILVERSANDS MASTERPLAN



SILVERSANDS MASTERPLAN



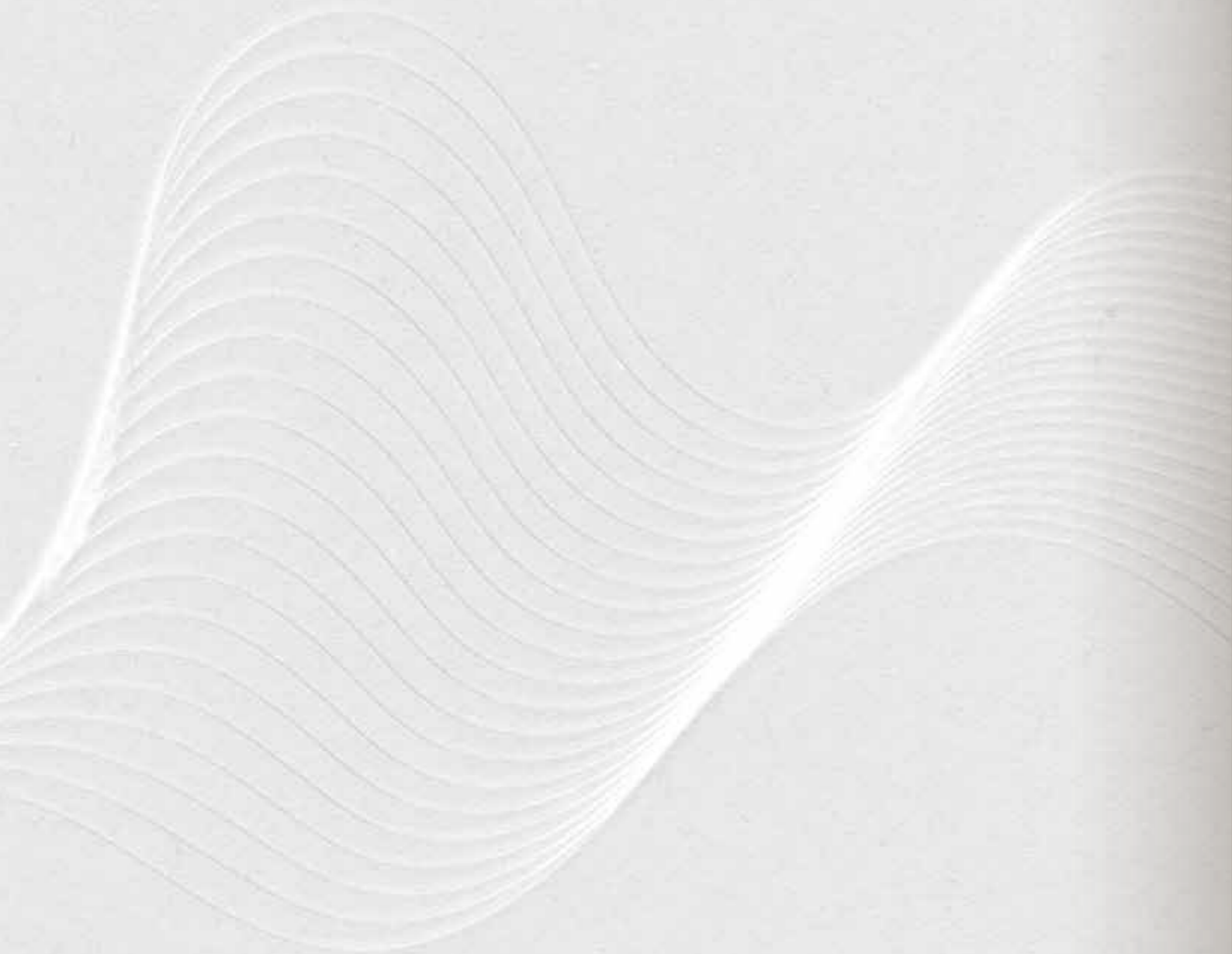
ZONED MASTERPLAN



THE SIGNATURE BEACH COLLECTION
MASTERPLAN



CODED
MASTERPLAN



OVERALL MASTERPLAN
CLUSTERS



- SR1
- SR2
- SR3
- SR4
- HOTEL





PATH TO THE BEACH





AVENUE
TO THE HOTEL



THE
SIGNATURE
BEACH COLLECTION

by

ΟΓΑ
HOSPITALITY

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.

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.









BUILDING SR1

GROUND FLOOR



-  Studio Type A1
-  1Bed Type A1
-  2Bed Type A1
-  2Bed Type C1
-  3Bed Type A1
-  3Bed Type C1

BUILDING SR1

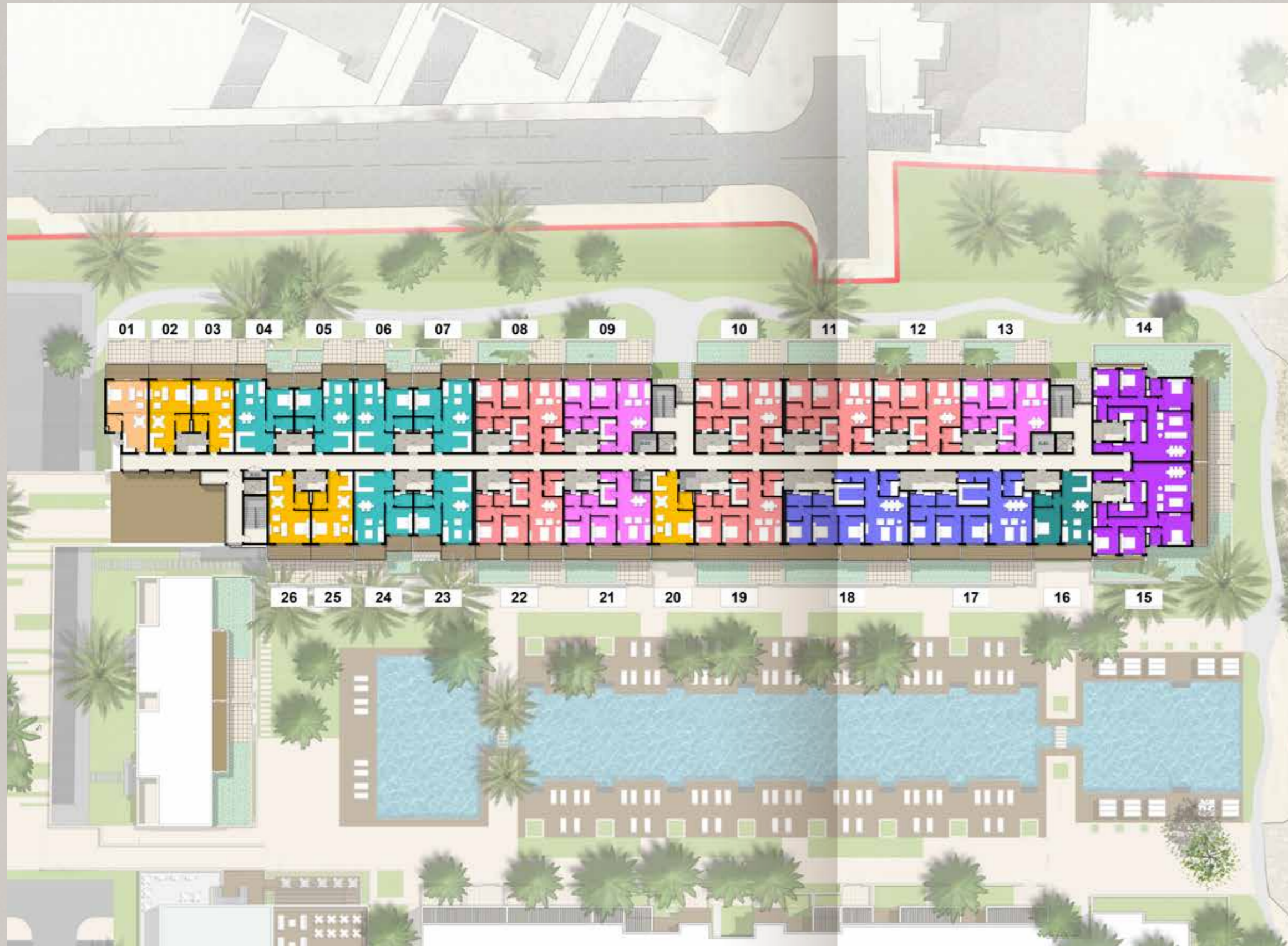
FIRST FLOOR



- Studio Type A2
- Studio Type B1
- 1Bed Type A2
- 1Bed Type B2
- 2Bed Type A2
- 2Bed Type C2
- 3Bed Type A2
- 3Bed Type C2

BUILDING SR1

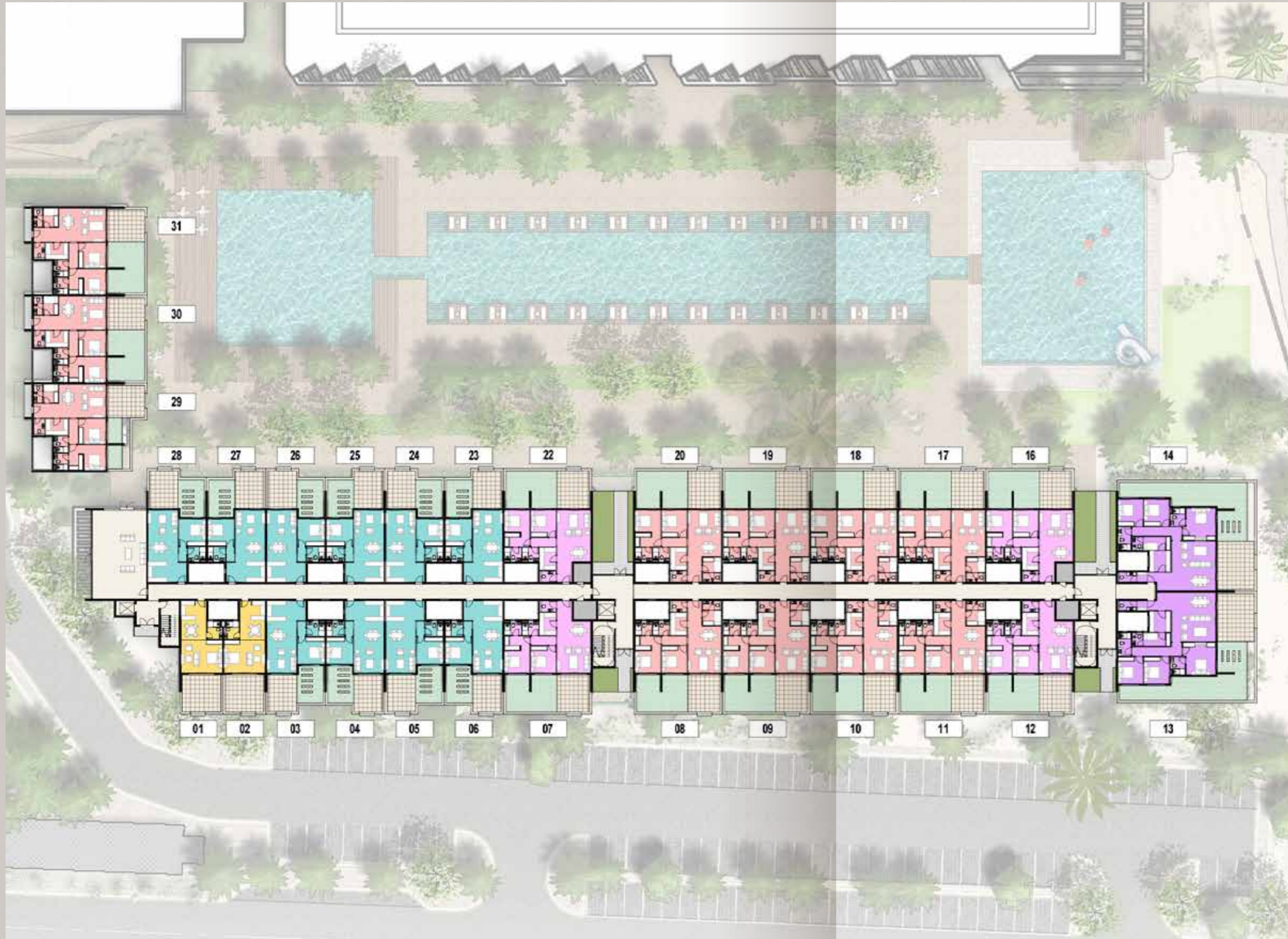
SECOND FLOOR



- Studio Type A2
- Studio Type B1
- 1Bed Type A2
- 1Bed Type B2
- 2Bed Type A2
- 2Bed Type C2
- 3Bed Type A2
- 3Bed Type C2

BUILDING SR2

GROUND FLOOR



- Studio Type A1
- 1Bed Type A1
- 2Bed Type A1
- 2Bed Type C1
- 3Bed Type A1

BUILDING SR2

FIRST FLOOR



-  Studio Type A2
-  Studio Type C1
-  1Bed Type A2
-  2Bed Type A2
-  2Bed Type C2
-  3Bed Type A2

BUILDING SR2

SECOND FLOOR



-  Studio Type A2
-  Studio Type C1
-  1Bed Type A2
-  2Bed Type A2
-  2Bed Type C2
-  3Bed Type A2

BUILDING SR3

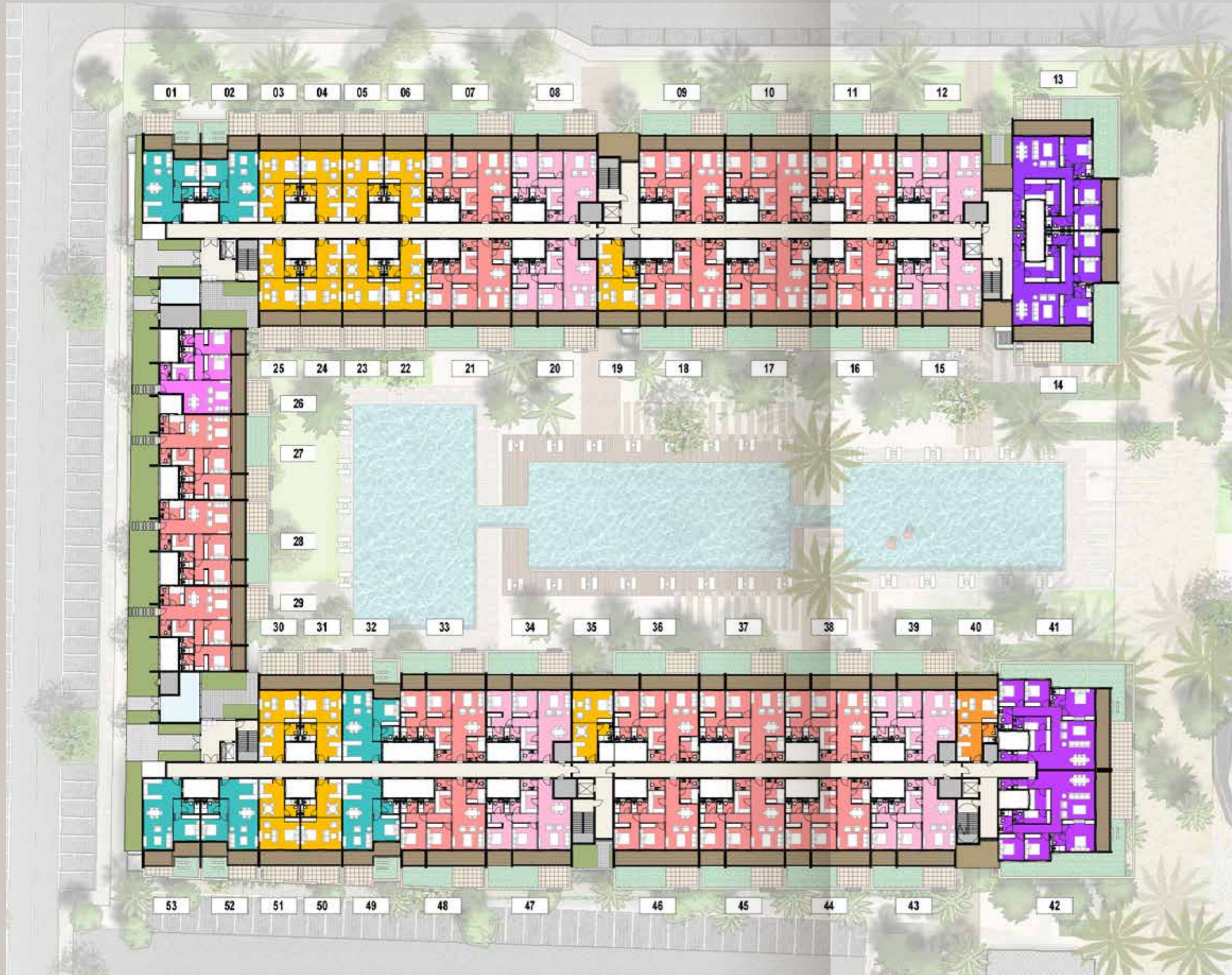
GROUND FLOOR



- Studio Type A1
- 1Bed Type A1
- 2Bed Type A1
- 2Bed Type B1
- 2Bed Type C1
- 3Bed Type A1
- 3Bed Type B1

BUILDING SR3

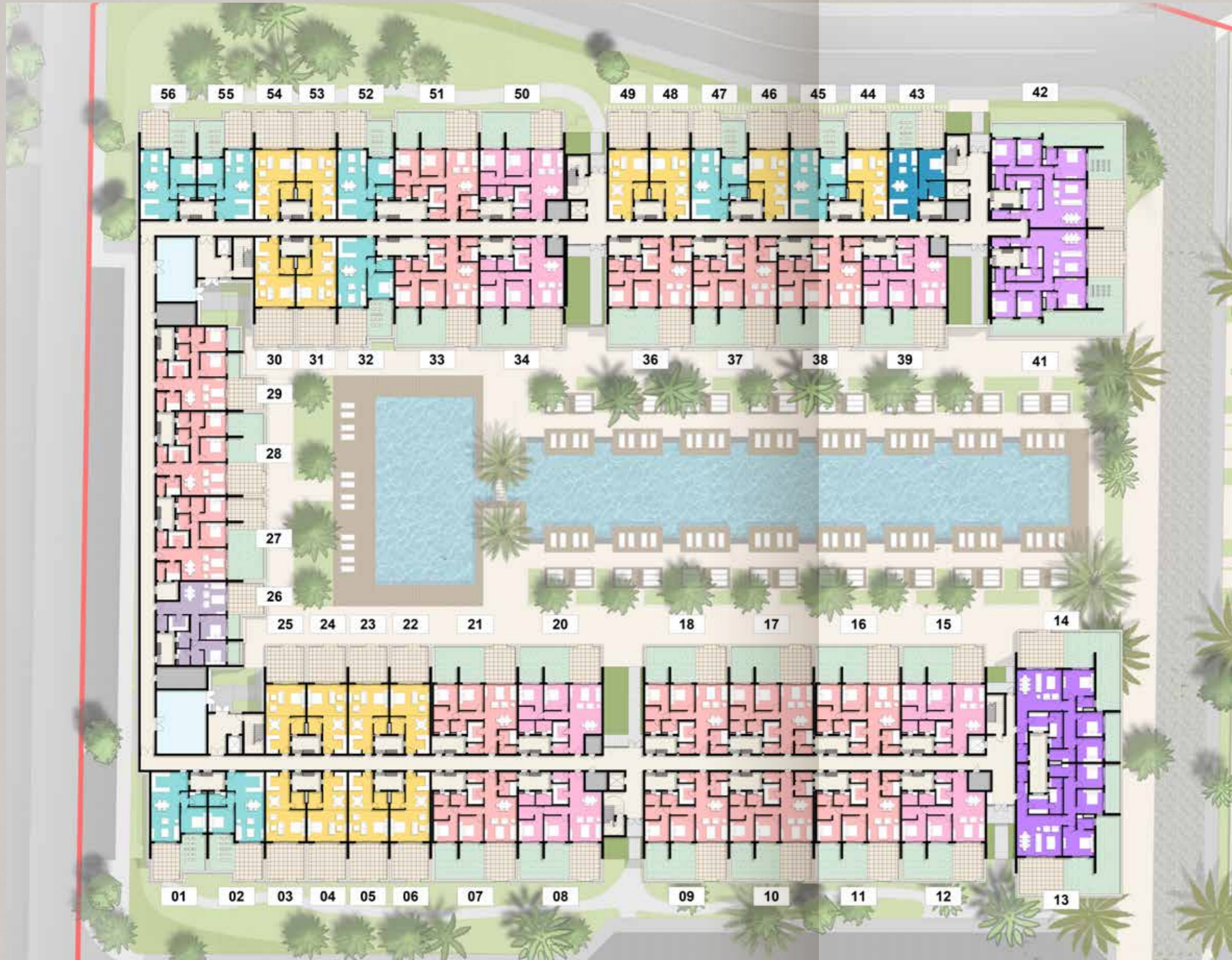
FIRST FLOOR



- Studio Type A2
- Studio Type C1
- 1Bed Type A2
- 2Bed Type A2
- 2Bed Type B2
- 2Bed Type C2
- 3Bed Type A2
- 3Bed Type B2

BUILDING SR4

GROUND FLOOR



- Studio Type A1
- 1Bed Type A1
- 1Bed Type B1
- 2Bed Type A1
- 2Bed Type B1
- 2Bed Type C1
- 3Bed Type A1
- 3Bed Type B1

BUILDING SR4

FIRST FLOOR



- Studio Type A2
- Studio Type C1
- 1Bed Type A2
- 1Bed Type B2
- 2Bed Type A2
- 2Bed Type B2
- 2Bed Type C2
- 3Bed Type A2
- 3Bed Type B2

STUDIOS

STUDIO TYPE A1

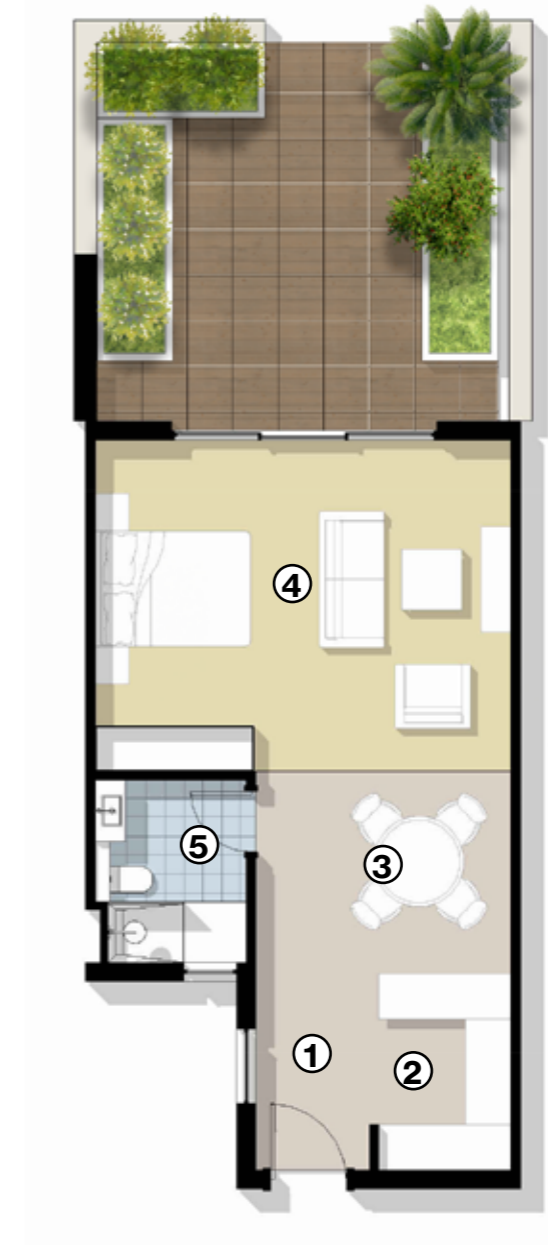
GROUND FLOOR SR1/SR2/SR3/SR4

Total Area 65 sqm

	Room	Dimensions
1	Entrance	1.5m x 2.7m
2	Kitchen	2.6m x 1.8m
3	Dining	3.3m x 2.5m
4	Living/Bedroom	5.4m x 4.3m
5	Bathroom	2.4m x 2.0m



BY SILVERSANDS

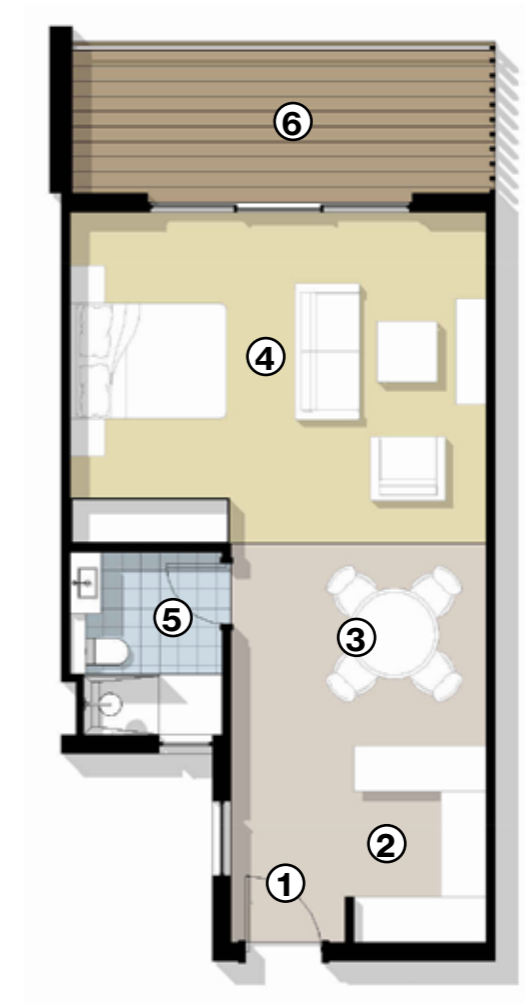


STUDIO TYPE A2

FIRST AND SECOND FLOORS SR1/SR2/SR3/SR4

Total Area	78 sqm
Terrace Area	12 sqm

	Room	Dimensions
1	Entrance	1.5m x 2.7m
2	Kitchen	2.6m x 1.8m
3	Dining	3.3m x 2.5m
4	Living/Bedroom	5.4m x 4.3m
5	Bathroom	2.4m x 2.0m
6	Terrace	5.4m x 2.0m

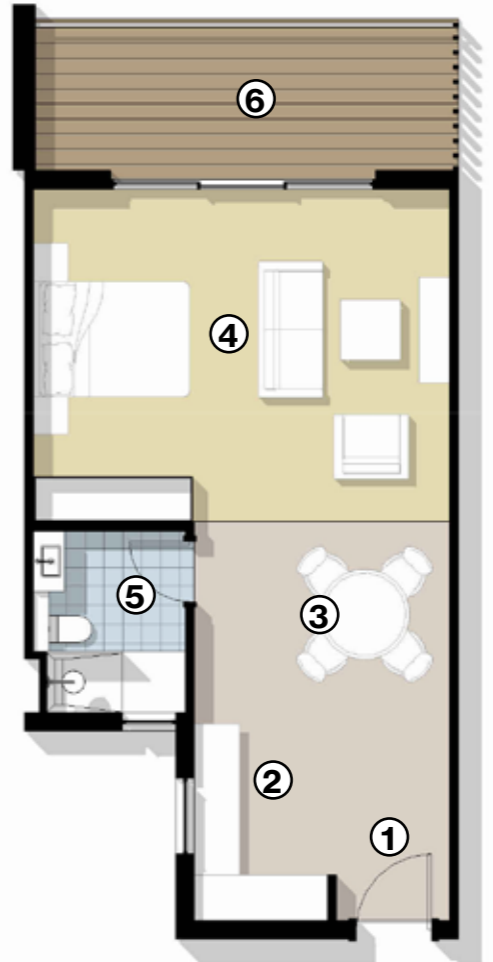


STUDIO TYPE B1

FIRST AND SECOND FLOORS SR1

Total Area	79 sqm
Terrace Area	12 sqm

	Room	Dimensions
1	Entrance	1.5m x 2.7m
2	Kitchen	2.7m x 1.8m
3	Dining	3.3m x 2.5m
4	Living/Bedroom	5.4m x 4.3m
5	Bathroom	2.4m x 2.0m
6	Terrace	5.4m x 2.0m

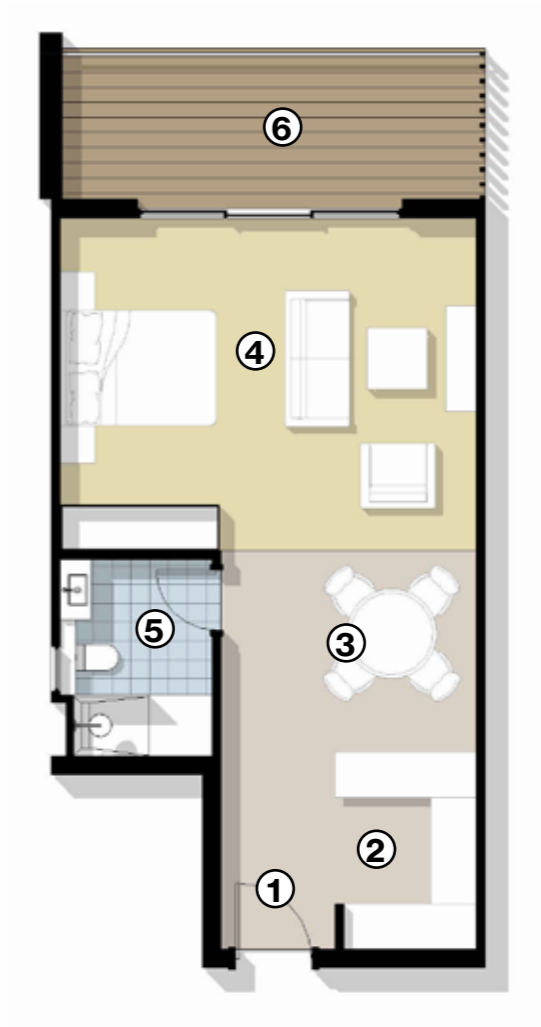


STUDIO TYPE C1

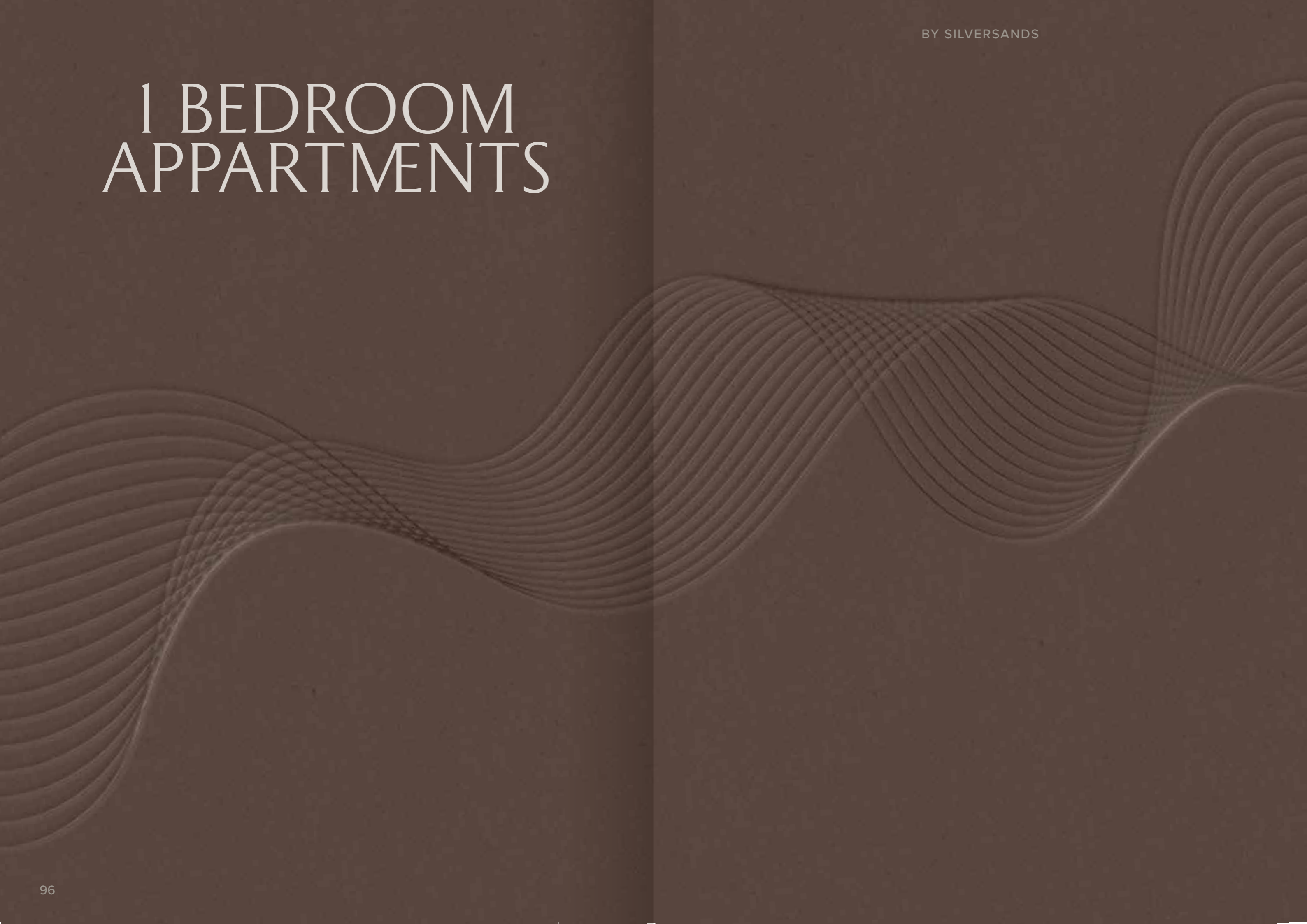
FIRST AND SECOND FLOORS SR2/SR3/SR4

Total Area	78 sqm
Terrace Area	12 sqm

	Room	Dimensions
1	Entrance	1.5m x 2.7m
2	Kitchen	2.6m x 1.8m
3	Dining	3.3m x 2.5m
4	Living/Bedroom	5.4m x 4.3m
5	Bathroom	2.4m x 2.0m
6	Terrace	5.4m x 2.0m



1 BEDROOM APARTMENTS

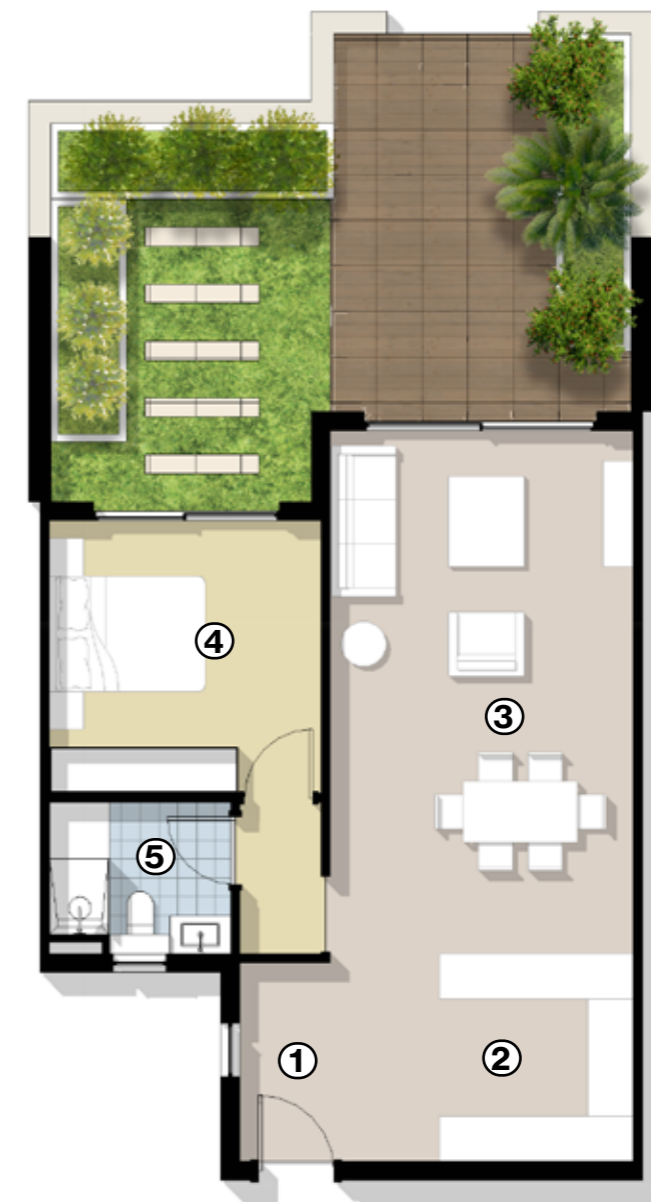


1 BED TYPE A1

GROUND FLOOR SR1/SR2/SR3/SR4

Total Area **85 sqm**

	Room	Dimensions
1	Entrance	2.7m x 2.6m
2	Kitchen	2.7m x 2.5m
3	Living/Dining	7.0m x 4.0m
4	Bedroom	3.6m x 3.5m
5	Bathroom	2.4m x 2.0m



1 BED TYPE A2

FIRST AND SECOND FLOORS SR1/SR2/SR3/SR4

Total Area	104 sqm
Terrace Area	16 sqm

Room	Dimensions
1 Entrance	2.7m x 2.6m
2 Kitchen	2.7m x 2.5m
3 Living/Dining	7.0m x 4.0m
4 Bedroom	3.6m x 3.5m
5 Bathroom	2.4m x 2.0m
6 Terrace 1	3.6m x 2.0m
7 Terrace 2	4.2m x 2.0m



1 BED TYPE B1

GROUND FLOOR SR4

Total Area **87 sqm**

	Room	Dimensions
1	Entrance	2.7m x 1.3m
2	Kitchen	2.7m x 2.5m
3	Living/Dining	6.8m x 3.9m
4	Bedroom	4.7m x 3.5m
5	Bathroom	2.3m x 1.9m



BY SILVERSANDS

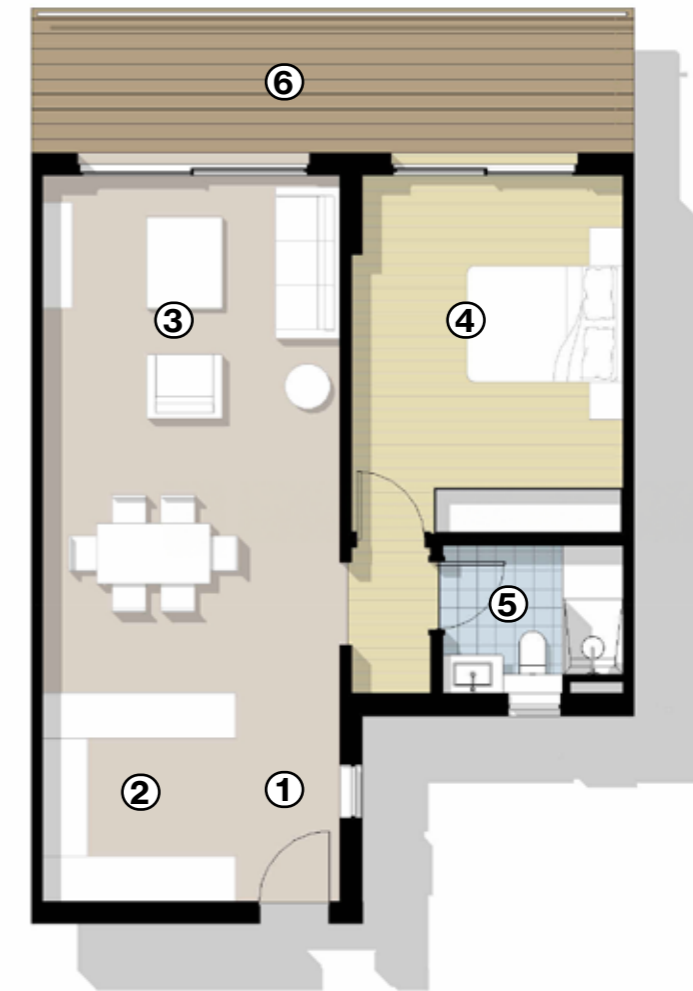


1 BED TYPE B2

FIRST AND SECOND FLOORS SR4

Total area	105 sqm
Terrace area	16 sqm

	Room	Dimensions
1	Entrance	2.7m x 1.3m
2	Kitchen	2.7m x 2.5m
3	Living/Dining	6.8m x 3.9m
4	Bedroom	4.7m x 3.5m
5	Bathroom	2.3m x 1.9m
6	Terrace	7.6m x 2.0m



2 BEDROOM APARTMENTS

2 BED TYPE A1

GROUND FLOOR SR1/SR2/SR3/SR4

Total Area **122 sqm**

	Room	Dimensions
1	Entrance	2.7m x 2.0m
2	Living/Dining	6.9m x 4.5m
3	Kitchen	3.0m x 2.2m
4	Powder Room	2.2m x 1.5m
5	Master Bedroom	2.9m x 3.4m
6	Master Dressing	2.2m x 2.0m
7	Master Bathroom	2.2m x 1.8m
8	Bedroom	3.6m x 3.4m
9	Bathroom	2.2m x 1.8m

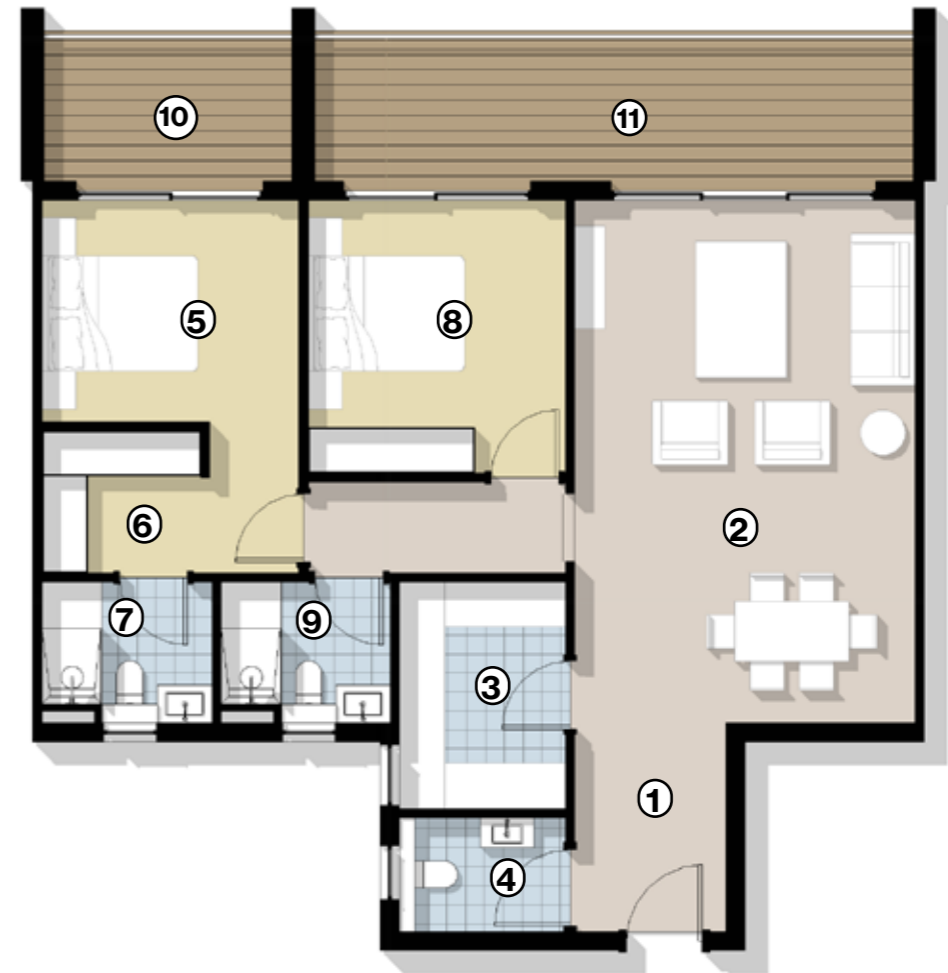


2 BED TYPE A2

FIRST AND SECOND FLOORS SR1/SR2/SR3/SR4

Total Area	149 sqm
Terrace Area	24 sqm

Room	Dimensions
1 Entrance	2.7m x 2.0m
2 Living/Dining	6.9m x 4.5m
3 Kitchen	3.0m x 2.2m
4 Powder Room	2.2m x 1.5m
5 Master Bedroom	2.9m x 3.4m
6 Master Dressing	2.2m x 2.0m
7 Master Bathroom	2.2m x 1.8m
8 Bedroom	3.6m x 3.4m
9 Bathroom	2.2m x 1.8m
10 Terrace 1	3.2m x 2.0m
11 Terrace 2	7.8m x 2.0m



2 BED TYPE B1

GROUND FLOOR SR3/SR4

Total area **121 sqm**

Room	Dimensions
1 Entrance	3.2m x 1.7m
2 Living/Dining	6.4m x 4.5m
3 Kitchen	3.0m x 2.2m
4 Powder Room	2.2m x 1.5m
5 Master Bedroom	2.9m x 3.4m
6 Master Dressing	2.0m x 1.8m
7 Master Bathroom	2.2m x 1.8m
8 Bedroom	3.5m x 3.4m
9 Bathroom	2.2m x 1.8m

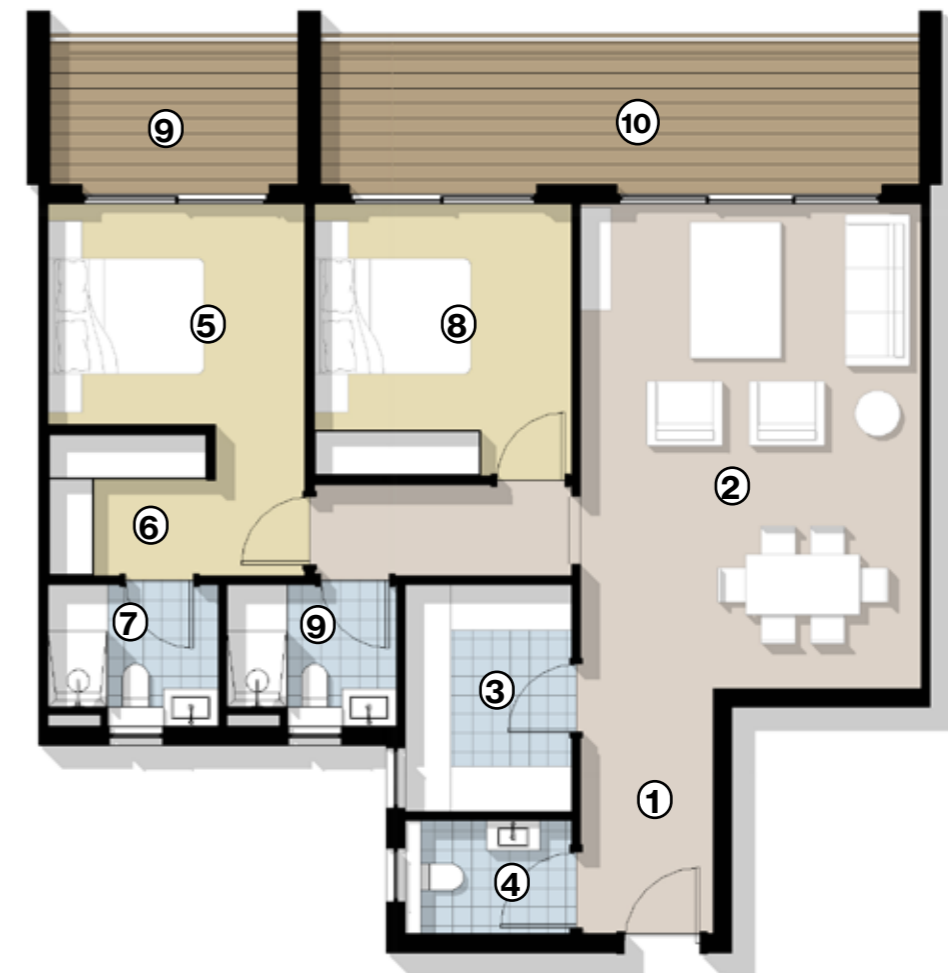


2 BED TYPE B2

FIRST FLOOR SR3/SR4

Total area	148 sqm
Terrace area	24 sqm

Room	Dimensions
1 Entrance	3.3m x 1.7m
2 Living/Dining	6.4 m x 4.5m
3 Kitchen	3.0m x 2.2m
4 Powder Room	2.2m x 1.5m
5 Master Bedroom	2.9m x 3.4m
6 Master Dressing	2.0m x 1.8m
7 Master Bathroom	2.2m x 1.8m
8 Bedroom	3.5m x 3.4m
9 Bathroom	2.2m x 1.8m
10 Terrace 1	3.2m x 2.0m
11 Terrace 2	7.9m x 2.0m



2 BED TYPE C1

GROUND FLOOR SR1/SR2/SR3/SR4

Total area **131 sqm**

Room	Dimensions
1 Entrance	3.4m x 1.9m
2 Living/Dining	6.2m x 4.5m
3 Kitchen	3.0m x 2.2m
4 Powder Room	2.2m x 1.5m
5 Maid's Room	2.5m x 1.9m
6 Maid's Bathroom	2.5m x 1.2m
7 Master Bedroom	2.9m x 3.4m
8 Master Dressing	2.0m x 1.8m
9 Master Bathroom	2.2m x 1.8m
10 Bedroom	3.6m x 3.4m
11 Bathroom	2.2m x 1.8m



2 BED TYPE C2

FIRST AND SECOND FLOORS SR1/SR2/SR3/SR4

Total area	158 sqm
Terrace area	24 sqm

Room	Dimensions
1 Entrance	3.4m x 1.9m
2 Living/Dining	6.2m x 4.5m
3 Kitchen	3.0m x 2.2m
4 Powder Room	2.2m x 1.5m
5 Maid's Room	2.5m x 1.9m
6 Maid's Bathroom	2.5m x 1.2m
7 Master Bedroom	2.9m x 3.4m
8 Master Dressing	2.0m x 1.8m
9 Master Bathroom	2.2m x 1.8m
10 Bedroom	3.6m x 3.4m
11 Bathroom	2.2m x 1.8m
12 Terrace 1	3.2m x 2.0m
13 Terrace 2	7.9m x 2.0m



3 BEDROOM APARTMENTS

3 BED TYPE A1

GROUND FLOOR SR1/SR2/SR3/SR4

Total area 178 sqm

Room	Dimensions
1 Entrance	2.6m x 1.3m
2 Living/Dining	5.9m x 6.6m
3 Kitchen	2.8m x 2.7m
4 Maid's Room	3.6m x 1.7m
5 Maid's Bathroom	1.4m x 1.7m
6 Powder Room	2.5m x 1.3m
7 Master Bedroom	4.3m x 3.9m
8 Master Bathroom	2.4m x 2.0m
9 Bedroom 1	3.6m x 3.3m
10 Bedroom 2	3.6m x 3.3m
11 Bathroom	3.0m x 1.8m



3 BED TYPE A2

FIRST AND SECOND FLOORS

SR1/SR2/SR3/SR4

Total area	204 sqm
Terrace area	23 sqm

Room	Dimensions
1 Entrance	2.6m x 1.3m
2 Living/Dining	5.9m x 6.6m
3 Kitchen	2.8m x 2.7m
4 Maid's Room	3.6m x 1.7m
5 Maid's Bathroom	1.4m x 1.7m
6 Powder Room	2.5m x 1.3m
7 Master Bedroom	4.3m x 3.9m
8 Master Bathroom	2.4m x 2.0m
9 Bedroom 1	3.6m x 3.3m
10 Bedroom 2	3.6m x 3.3m
11 Bathroom	3.0m x 1.8m
12 Terrace	10.8m x 2.0m



3 BED TYPE B1

GROUND FLOOR SR3/SR4

Total area **178 sqm**

Room	Dimensions
1 Entrance	4.4m x 1.5m
2 Living/Dining	5.7m x 6.2m
3 Kitchen	2.7m x 2.7m
4 Maid's Room	3.4m x 1.9m
5 Maid's Bathroom	1.4m x 1.9m
6 Powder Room	2.5m x 1.5m
7 Master Bedroom	4.3m x 3.6m
8 Master Bathroom	2.4m x 2.0m
9 Bedroom 1	3.6m x 3.4m
10 Bedroom 2	3.6m x 3.4m
11 Bathroom	3.7m x 1.8m



3 BED TYPE B2

FIRST FLOOR SR3/SR4

Total area 221 sqm
Terrace area 37 sqm

Room	Dimensions
1 Entrance	4.4m x 1.5m
2 Living/Dining	5.7m x 6.2m
3 Kitchen	2.7m x 2.7m
4 Maid's Room	3.4m x 1.9m
5 Maid's Bathroom	1.4m x 1.9m
6 Powder Room	2.5m x 1.5m
7 Master Bedroom	4.3m x 3.6m
8 Master Bathroom	2.4m x 2.0m
9 Bedroom 1	3.6m x 3.4m
10 Bedroom 2	3.6m x 3.4m
11 Bathroom	3.7m x 1.8m
12 Terrace 1	10.6m x 2.0m
13 Terrace 2	6.7m x 2.0m



3 BED TYPE C1

GROUND FLOOR SR1

Total area **180 sqm**

	Room	Dimensions
1	Entrance	3.4m x 1.6m
2	Living/Dining	5.7m x 6.1m
3	Kitchen	2.8m x 3.9m
4	Maid's Room	2.5m x 1.9m
5	Maid's Bathroom	2.5m x 1.1m
6	Powder Room	2.1m x 1.4m
7	Master Bedroom	2.8m x 3.3m
8	Master Dressing	3.3m x 1.8m
9	Master Bathroom	3.3m x 1.8m
10	Bedroom 1	3.5m x 3.3m
11	Bedroom 2	3.5m x 3.3m
12	Bathroom	2.7m x 1.8m



3 BED TYPE C2

FIRST AND SECOND FLOORS SR1

Total area 218 sqm
Terrace area 34 sqm

Room	Dimensions
1 Entrance	3.4m x 1.6m
2 Living/Dining	5.7m x 6.1m
3 Kitchen	2.8m x 3.9m
4 Maid's Room	2.5m x 1.9m
5 Maid's Bathroom	2.5m x 1.1m
6 Powder Room	2.1m x 1.4m
7 Master Bedroom	2.8m x 3.3m
8 Master Dressing	3.3m x 1.8m
9 Master Bathroom	3.3m x 1.8m
10 Bedroom 1	3.5m x 3.3m
11 Bedroom 2	3.5m x 3.3m
12 Bathroom	2.7m x 1.8m
13 Terrace 1	9.2m x 2.0m
14 Terrace 2	6.6m x 2.0m





