

SILVERSANDS

NORTH COAST

The Cove



LAGOON LIVING
REDEFINED

ΟΓΑ





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About OGA



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.



We dream big. We design to make a difference and bring happiness. We embrace creativity, innovation, sustainability and 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

About SILVERSANDS



“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 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. 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.

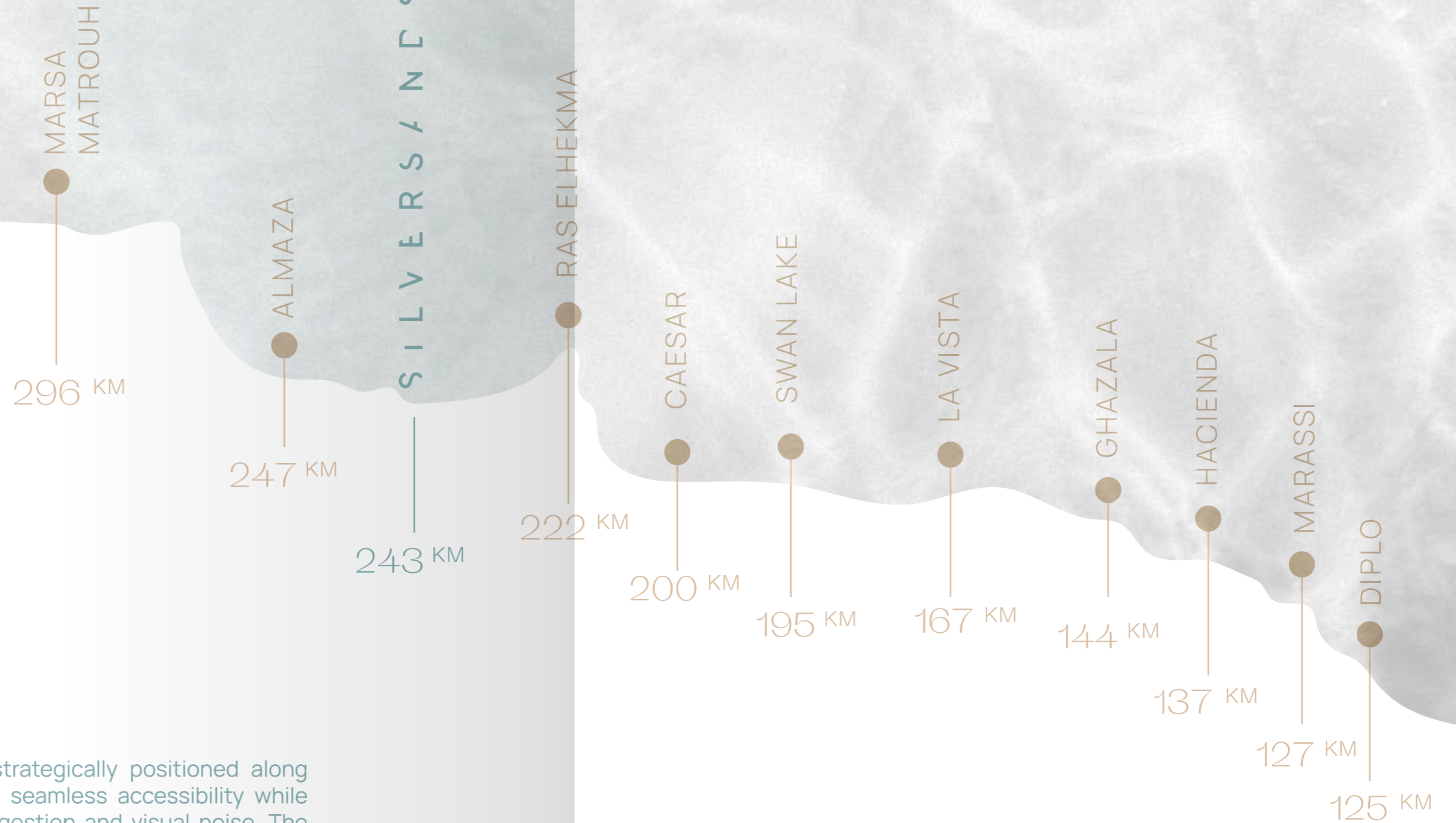
Project Size
724 Feddans

Beachfront
1.4 Km

Lagoon
160,000 Sqm

Spine Length
1.2 Km

Hotels
2



Silversands North Coast is strategically positioned along Egypt's North Coast, offering seamless accessibility while remaining insulated from congestion and visual noise. The site enjoys proximity to established destinations such as Silvertown and Sidi Heneish, with direct access from primary roads and clear internal circulation.

The Cove sits within the inner enclave, benefiting from calmer internal positioning while remaining moments away from retail, leisure, and beachfront experiences. This balance allows residents to choose their pace, connected when desired and removed when needed.

Alexandria	220KM
Alamein	130KM
Borg El Arab	202KM
Cairo	370KM
Almaza	4KM



SILVERSANDS
Masterplan







The Cove

We believe true luxury is clarity.

Clarity in water, that is pure and present. Clarity in movement that feels effortless. Clarity in intent, that is honest and considered.

We believe community is formed through proximity rather than density, through spaces that bring people closer while creating genuine communities, and through shared paths, quiet rituals, and moments of stillness that allow connection to unfold naturally.

We believe water is not something to look at from afar, but something to live with every day. It shapes routines, softens time, and becomes a constant companion rather than a passing view.

At The Cove, life follows the rhythm of water. Mornings begin along the lagoon's edge, afternoons slow beneath palms and layered shade, and evenings lead gently home through light, reflection, and calm.

This is not an escape from life. It is alignment with it.



Born from the nexus of light that guides us through life.

The Cove is Silversands private enclave, a place where light hits the crystal lagoon and distills the noise. Here lagoon living takes a new form, a place where intimacy, clarity, and balance shape everyday life. A place where the stillness of the water reflects the stillness of the mind, ushering in a newfound era of peace and tranquility. Here water is the centerpiece, the focal point of this community, mirroring the mediterranean coast, where each branch is carved intentionally to nurture the environment around it. Here the lagoon acts as the nexus, guiding the placement of homes, pathways, and shared spaces in a way that feels natural, calm, and intentional.

Designed as an enclave, this is a retreat, a private getaway within the ecosystem of Silversands. The Cove is conceived as an inward-oriented enclave, with low-rise buildings arranged to open toward bright swimmable lagoons and landscaped spaces, creating a calm sense of privacy while preserving light, openness, and uninterrupted views. It is defined by gentle transitions, layered greenery, and a carefully considered sense of scale that prioritizes privacy without isolation. Residences are arranged around lagoon edges and landscaped pockets, creating an inward-focused environment that feels composed and personal, while remaining seamlessly connected to Silvertown's retail hub and the wider destination's lifestyle, amenities, and social heart.

A way of living rooted in pause and purpose, where water becomes part of daily routine rather than a visual promise, and where the experience of home is shaped by quiet movement, soft light, and a lasting sense of belonging.

This is **Lagoon Living Redefined**



The Cove *Masterplan*







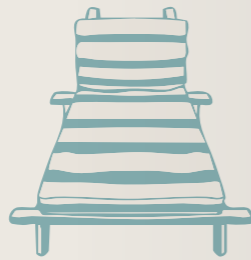
The Cove

Coded Masterplan



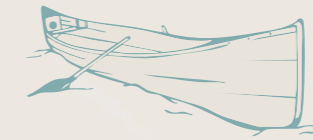


Amenities



Amenities at The Cove are designed as extensions of daily life rather than destinations to visit and leave behind. Thoughtfully distributed across calm, active, and social zones, each space supports a specific rhythm of living while remaining seamlessly connected to the wider landscape, with many areas conceived as flexible, multi-functional communal spaces that adapt to different uses, gatherings, and moments throughout the day.

Every amenity at The Cove is intentionally scaled and carefully placed, ensuring that each space feels purposeful, balanced, and naturally embedded within the overall experience.



Lagoon Pockets & Semi-Private Swimming Zones

Calm lagoon edges and semi-private swimming areas are integrated directly into the residential fabric, offering a daily relationship with water that feels personal, relaxed, and unforced.



Shaded Walking, Jogging & Cycling Loops

A continuous network of naturally shaded paths with trees and palms connects neighborhoods through greenery, encouraging effortless movement, outdoor routines, and a slower, more grounded pace of life.



Neighborhood Parks & Landscaped Courtyards

Intimate parks and planted courtyards form quiet anchors within each cluster, providing shaded pockets for rest, play, and everyday moments close to home.



Clubhouse

The clubhouse acts as a communal anchor for The Cove, offering a welcoming space for social interaction, everyday use, and moments of connection within the neighborhood.



Retail and F&B

A curated selection of retail and dining options is positioned along the main commercial strip, offering convenient access and everyday vitality while allowing the residential community to remain calm, inward-focused, and uninterrupted.



Units



Residences at The Cove are designed to feel open yet protected, offering a collection of one, two, and three bedroom apartments, alongside select three bedroom junior chalets, all arranged within single-loaded buildings to ensure uninterrupted lagoon or garden views, abundant natural light, and a heightened sense of privacy. Layouts are optimized without compromise, allowing living spaces to extend seamlessly onto terraces while bedrooms remain calm, inward-facing, and comfortably removed from activity.

Across all unit types, proportions are carefully considered to enhance flow, balance, and everyday comfort, ensuring that each home engages naturally with water, greenery, and light in a way that feels intuitive, measured, and deeply livable.





Architecture & Design



The architectural language of The Cove is rooted in a modern Mediterranean expression, drawing from contemporary Spanish coastal influences to create a refined, timeless character. Clean lines, balanced proportions, and light natural tones are complemented by well-proportioned terraces and carefully placed openings that introduce rhythm, transparency, and depth across the façades, while landscaped buffers soften the transition between private residences and shared outdoor spaces.

Intentionally low-rise in scale, the buildings preserve uninterrupted lagoon views and maintain a human, approachable presence, allowing the architecture to sit quietly within its surroundings and frame the landscape rather than compete with it.

Building Types



*Architecture
Building 2*



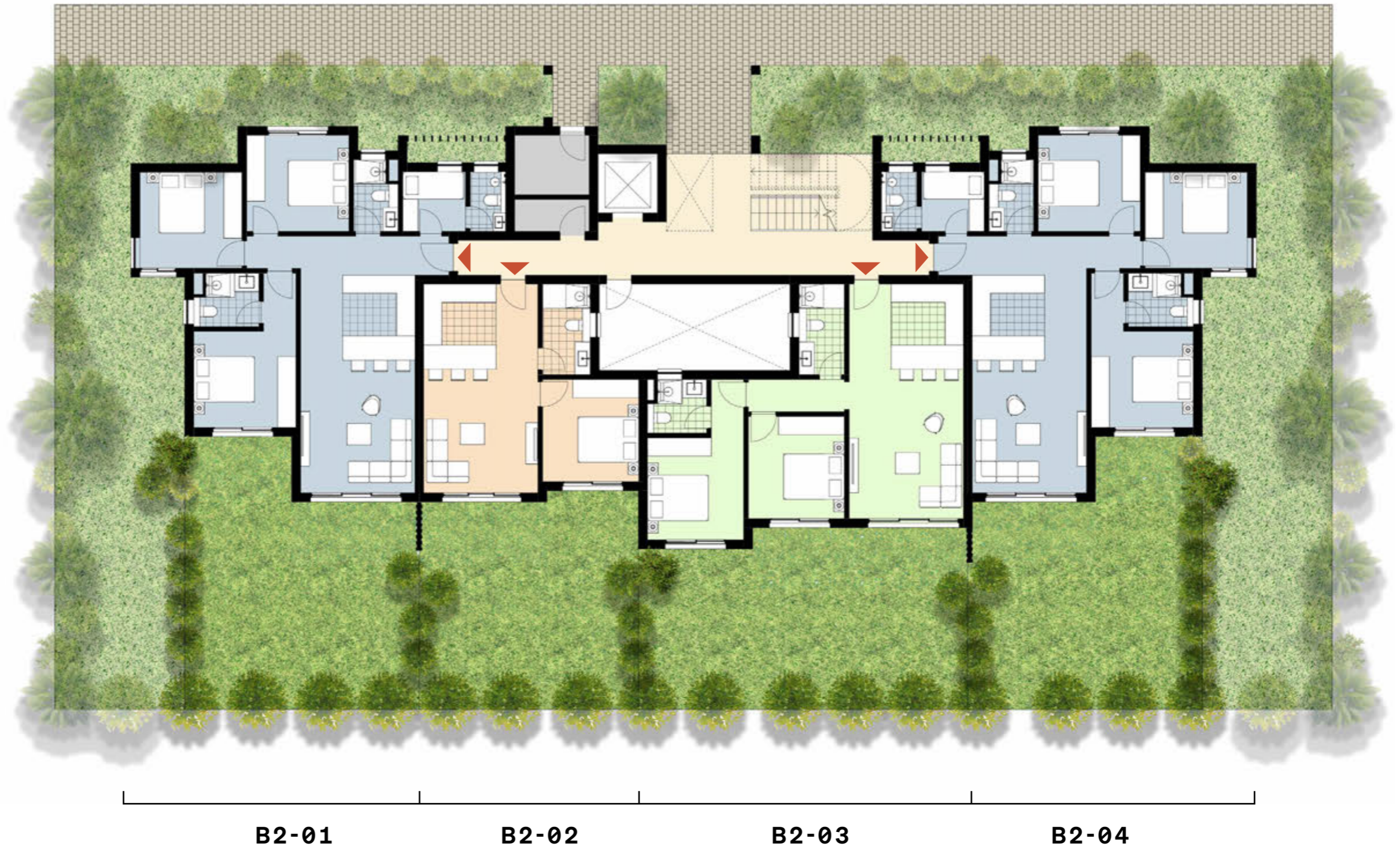
Garden View



Street View



Building 2 - Ground Floor



Building 2 - First Floor



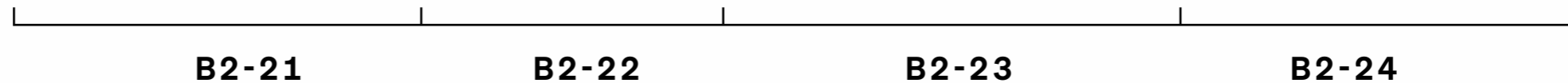
- 1 Bed - Type A2
- 2 Bed - Type A2
- 3 Bed - Type A2

B2-11 B2-12 B2-13 B2-14

Building 2 - Second Floor



- 1 Bed - Type A2
- 2 Bed - Type A2
- 3 Bed - Type A2



Building 2 - Third Floor



2 Bed - Type B

B2-31

B2-32

Building 2 Unit Types



1 Bed Apartment - Type A1

B2-02



sqm

Total Gross Area 57

Room	Dimensions
1 Entrance	1.35m x 2.80m
2 Living/Dining	3.75m x 4.05m
3 Kitchen	2.35m x 2.80m
4 Bathroom	1.55m x 2.95m
5 Bedroom 1	3.15m x 3.35m



1 Bed Apartment - Type A2

B2-12 | B2-22



sqm

Total Gross Area	65
Incl. Terrace Area	9

Room	Dimensions
1 Entrance	1.35m x 2.80m
2 Living/Dining	3.75m x 4.05m
3 Kitchen	2.35m x 2.80m
4 Bathroom	1.55m x 2.95m
5 Bedroom 1	3.15m x 3.35m
6 Terrace 1	2.00m x 3.50m



2 Bed Apartment - Type A1

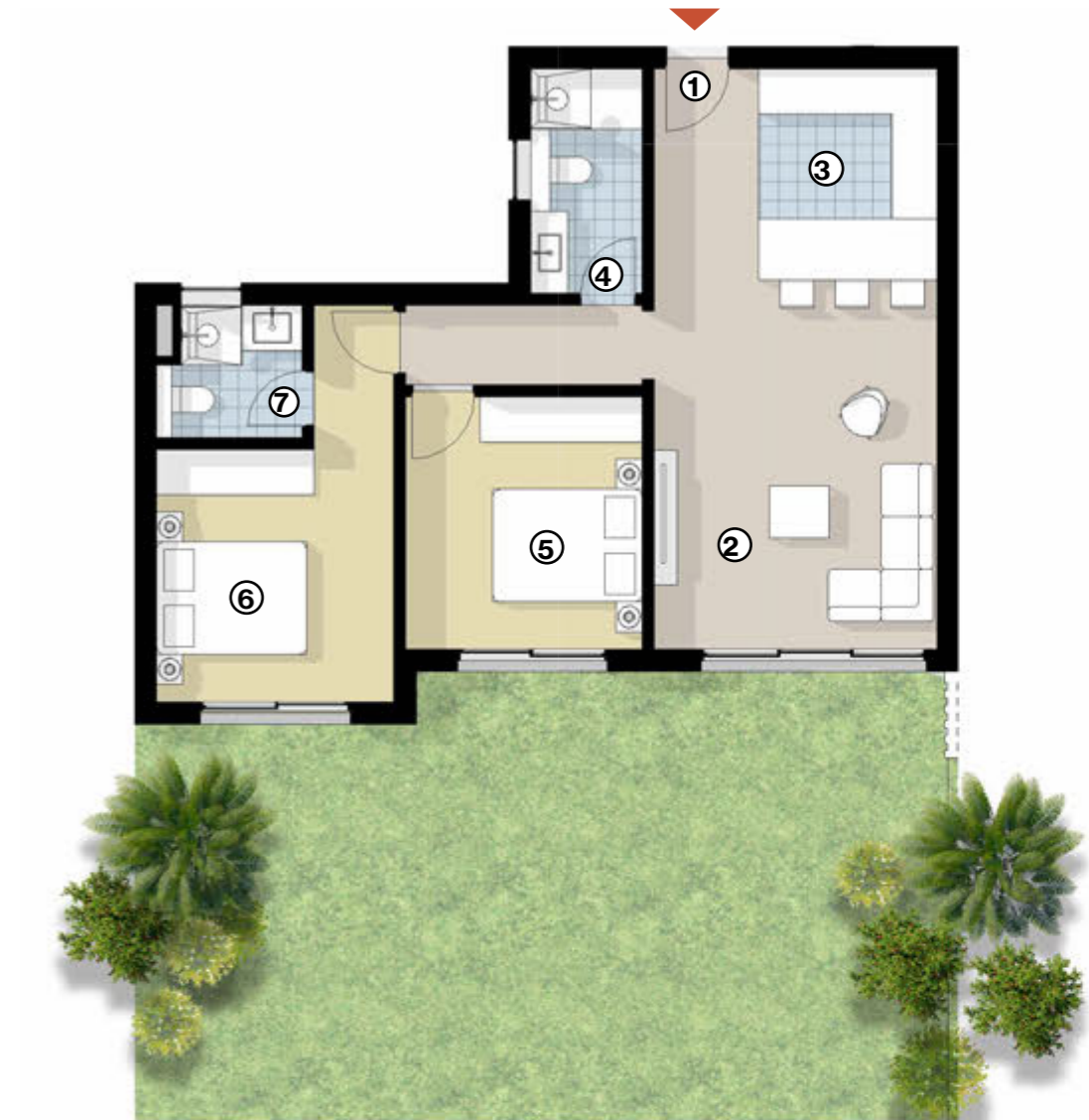
B2-03



sqm

Total Gross Area	89
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Room	Dimensions
1 Entrance	1.35m x 2.80m
2 Living/Dining	3.75m x 4.90m
3 Kitchen	2.35m x 2.80m
4 Bathroom	1.45m x 2.95m
5 Bedroom 1	3.15m x 3.35m
6 Master Bedroom	3.15m x 3.35m
7 Master Bathroom	1.90m x 1.75m



2 Bed Apartment - Type A2

B2-13 | B2-23



sqm

Total Gross Area	98
Incl. Terrace Area	9

Room	Dimensions
1 Entrance	1.35m x 2.80m
2 Living/Dining	3.75m x 4.90m
3 Kitchen	2.35m x 2.80m
4 Bathroom	1.45m x 2.95m
5 Bedroom 1	3.15m x 3.35m
6 Master Bedroom	3.15m x 3.35m
7 Master Bathroom	1.90m x 1.75m
8 Terrace 1	2.00m x 3.50m



3 Bed Apartment - Type A1

B2-01 | B2-04
B2-14 | B2-24



sqm

Total Gross Area 117

Room	Dimensions
1 Entrance	4.85m x 1.25m
2 Living/Dining	3.75m x 4.35m
3 Kitchen	2.35m x 2.80m
4 Maid's room	2.05m x 1.95m
5 Maid's WC	1.15m x 1.95m
6 Bathroom	1.45m x 2.35m
7 Bedroom 1	3.35m x 3.15m
8 Bedroom 2	3.35m x 3.15m
9 Master Bedroom	3.35m x 3.15m
10 Master Bathroom	2.10m x 1.75m



3 Bed Apartment - Type A2

B2-11 | B2-12



sqm

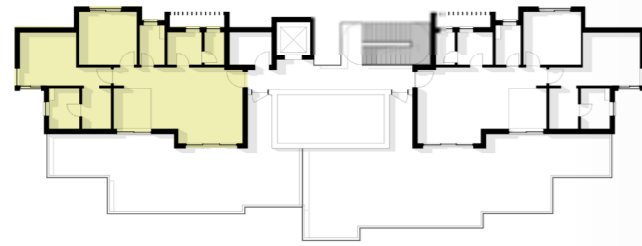
Total Gross Area	126
Incl. Terrace Area	10

Room	Dimensions
1 Entrance	4.85m x 1.25m
2 Living/Dining	3.75m x 4.35m
3 Kitchen	2.35m x 2.80m
4 Maid's room	2.05m x 1.95m
5 Maid's WC	1.15m x 1.95m
6 Bathroom	1.45m x 2.35m
7 Bedroom 1	3.35m x 3.15m
8 Bedroom 2	3.35m x 3.15m
9 Master Bedroom	3.35m x 3.15m
10 Master Bathroom	2.10m x 1.75m
11 Terrace 1	2.00m x 3.85m



2 Bed Apartment - Type B

B2-31



sqm

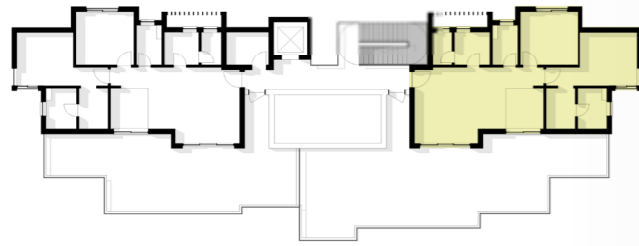
Total Gross Area	103
Roof Terrace Area	64

Room	Dimensions
1 Entrance	-
2 Living/Dining	3.75m x 4.25m
3 Kitchen	3.80m x 2.35m
4 Maid's room	2.05m x 1.95m
5 Maid's WC	1.15m x 1.95m
6 Bathroom	1.45m x 2.35m
7 Bedroom 1	3.35m x 3.15m
8 Master Bedroom	3.35m x 3.15m
9 Master Bathroom	1.75m x 2.35m
10 Walk-in wardrobe	1.65m x 2.35m



2 Bed Apartment - Type B

B2-32



sqm

Total Gross Area 103

Roof Terrace Area 93

Room	Dimensions
1 Entrance	-
2 Living/Dining	3.75m x 4.25m
3 Kitchen	3.80m x 2.35m
4 Maid's room	2.05m x 1.95m
5 Maid's WC	1.15m x 1.95m
6 Bathroom	1.45m x 2.35m
7 Bedroom 1	3.35m x 3.15m
8 Master Bedroom	3.35m x 3.15m
9 Master Bathroom	1.75m x 2.35m
10 Walk-in wardrobe	1.65m x 2.35m



*Architecture
Building 3*



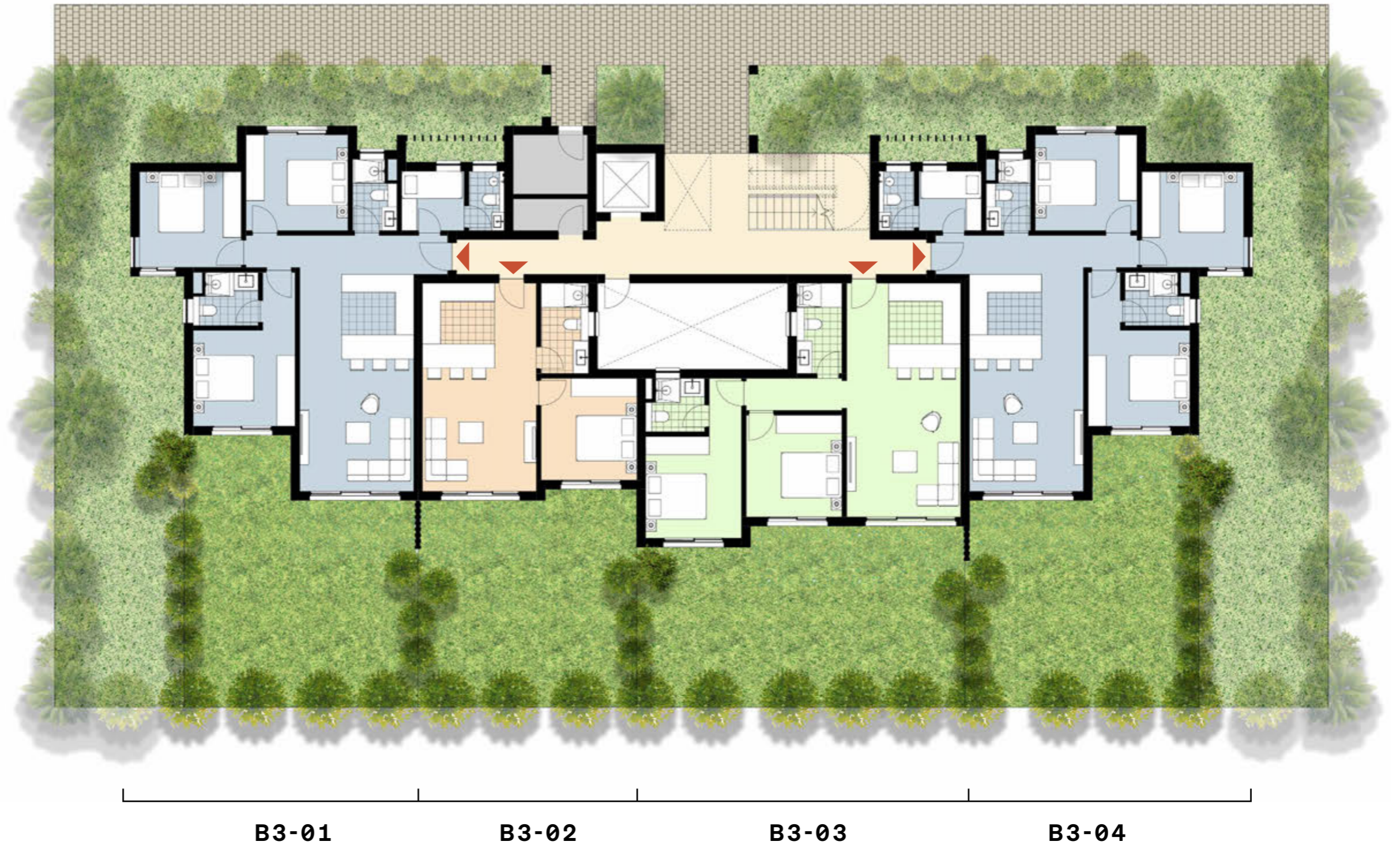
Garden View



Street View



Building 3 - Ground Floor



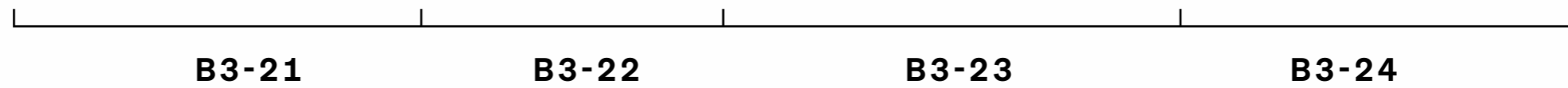
Building 3 - First Floor



Building 3 - Second Floor



- 1 Bed - Type A2
- 2 Bed - Type A2
- 3 Bed - Type A2



Building 3 - Third Floor



- 2 Bed - Type B
- 3 Bed - Type B

B3-31

B3-32

Building 3 Unit Types



1 Bed Apartment - Type A1

B3-02



sqm

Total Gross Area	57
Garden Area	50.60

Room	Dimensions
1 Entrance	1.35m x 2.80m
2 Living/Dining	3.75m x 4.05m
3 Kitchen	2.35m x 2.80m
4 Bathroom	1.55m x 2.95m
5 Bedroom 1	3.35m x 3.15m



1 Bed Apartment - Type A2

B3-12 | B3-22



sqm

Total Gross Area	65
Incl. Terrace Area	9

Room	Dimensions
1 Entrance	1.35m x 2.80m
2 Living/Dining	3.75m x 4.05m
3 Kitchen	2.35m x 2.80m
4 Bathroom	1.55m x 2.95m
5 Bedroom 1	3.15m x 3.35m
6 Terrace	2.00m x 3.50m



2 Bed Apartment - Type A1

B3-03



sqm

Total Gross Area	89
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Garden Area	62.40
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Room	Dimensions
1 Entrance	1.35m x 2.80m
2 Living/Dining	3.75m x 4.90m
3 Kitchen	2.35m x 2.80m
4 Bathroom	1.45m x 2.95m
5 Bedroom 1	3.15m x 3.35m
6 Master Bedroom	3.15m x 3.35m
7 Master Bathroom	1.90m x 1.75m



2 Bed Apartment - Type A2

B2-13 | B2-23



sqm

Total Gross Area	97
Incl. Terrace Area	9

Room	Dimensions
1 Entrance	1.35m x 2.80m
2 Living/Dining	3.75m x 4.90m
3 Kitchen	2.35m x 2.80m
4 Bathroom	1.45m x 2.95m
5 Bedroom 1	3.15m x 3.35m
6 Master Bedroom	3.15m x 3.35m
7 Master Bathroom	1.90m x 1.75m
8 Terrace	2.00m x 3.50m



3 Bed Apartment - Type A1

B3-01 | B3-04



sqm

Total Gross Area	117
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Room	Dimensions
1 Entrance	4.85m x 1.25m
2 Living/Dining	3.75m x 4.35m
3 Kitchen	2.35m x 2.80m
4 Maid's room	2.05m x 1.95m
5 Maid's WC	1.15m x 1.95m
6 Bathroom	1.45m x 2.35m
7 Bedroom 1	3.15m x 3.35m
8 Bedroom 2	3.35m x 3.15m
9 Master Bedroom	3.35m x 3.15m
10 Master Bathroom	2.10m x 1.75m



3 Bed Apartment - Type A2

B3-11 | B3-12

B3-14 | B3-24

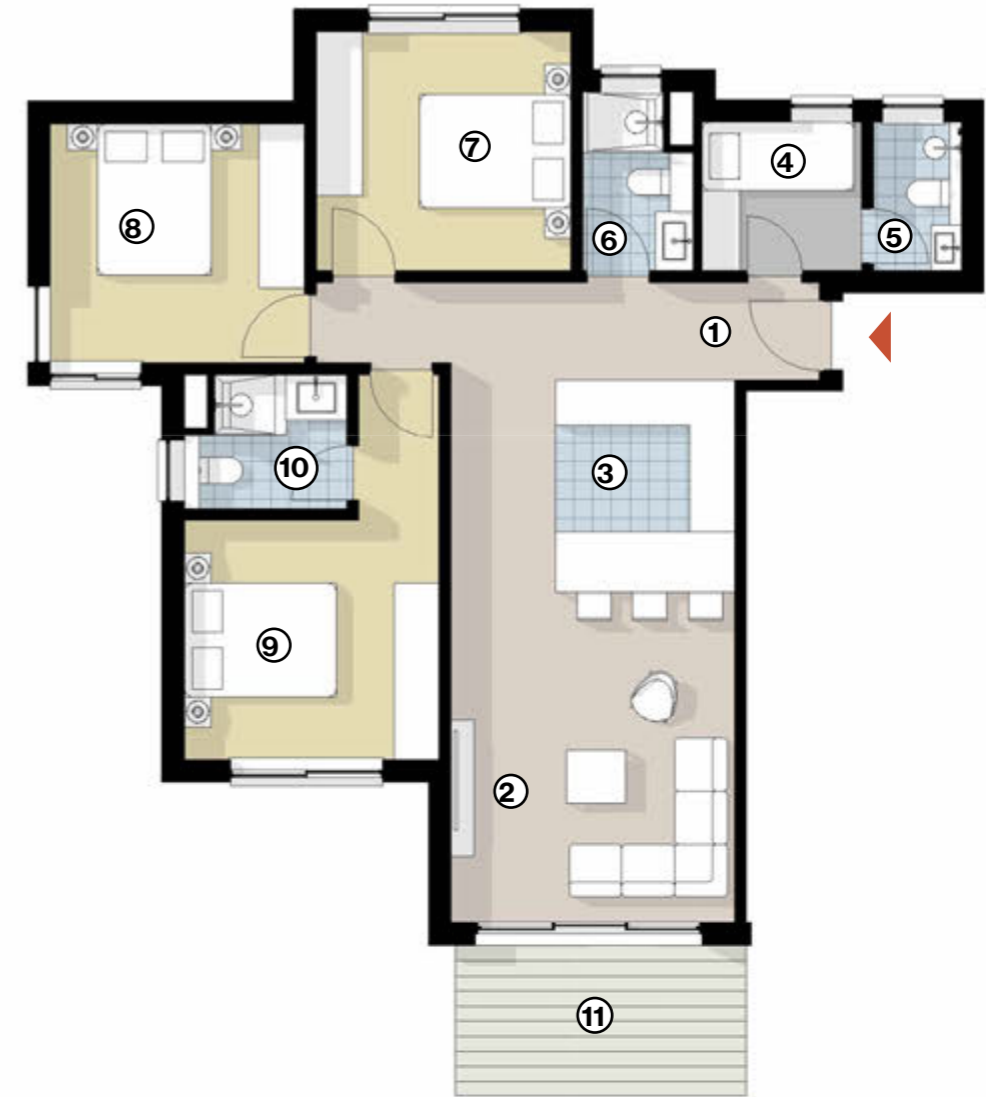


sqm

Total Gross Area 126

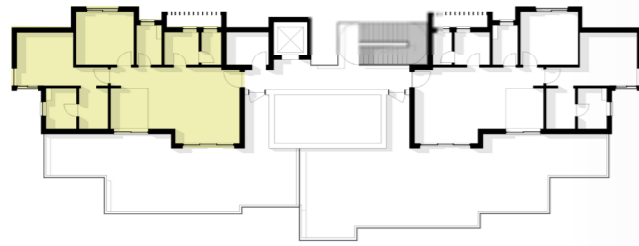
Incl. Terrace Area 9

Room	Dimensions
1 Entrance	4.85m x 1.25m
2 Living/Dining	3.75m x 4.35m
3 Kitchen	2.35m x 2.80m
4 Maid's room	2.05m x 1.95m
5 Maid's WC	1.15m x 1.95m
6 Bathroom	1.45m x 2.35m
7 Bedroom 1	3.35m x 3.15m
8 Bedroom 2	3.35m x 3.15m
9 Master Bedroom	3.35m x 3.15m
10 Master Bathroom	2.10m x 1.75m
11 Terrace 1	2.00m x 3.85m



2 Bed Apartment - Type B

B3-31



sqm

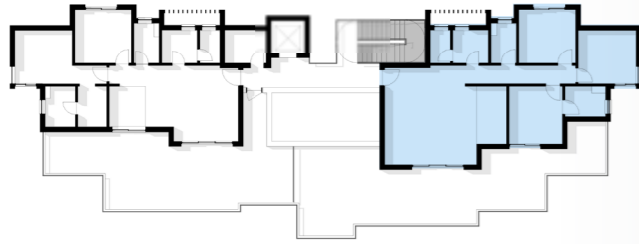
Total Gross Area	103
Roof Terrace Area	64

Room	Dimensions
1 Entrance	-
2 Living/Dining	3.75m x 4.25m
3 Kitchen	3.80m x 2.35m
4 Maid's room	2.05m x 1.95m
5 Maid's WC	1.15m x 1.95m
6 Bathroom	1.45m x 2.35m
7 Bedroom 1	3.35m x 3.15m
8 Master Bedroom	3.35m x 3.15m
9 Master Bathroom	1.75m x 2.35m
10 Walk-in wardrobe	1.65m x 2.35m



3 Bed Apartment - Type B

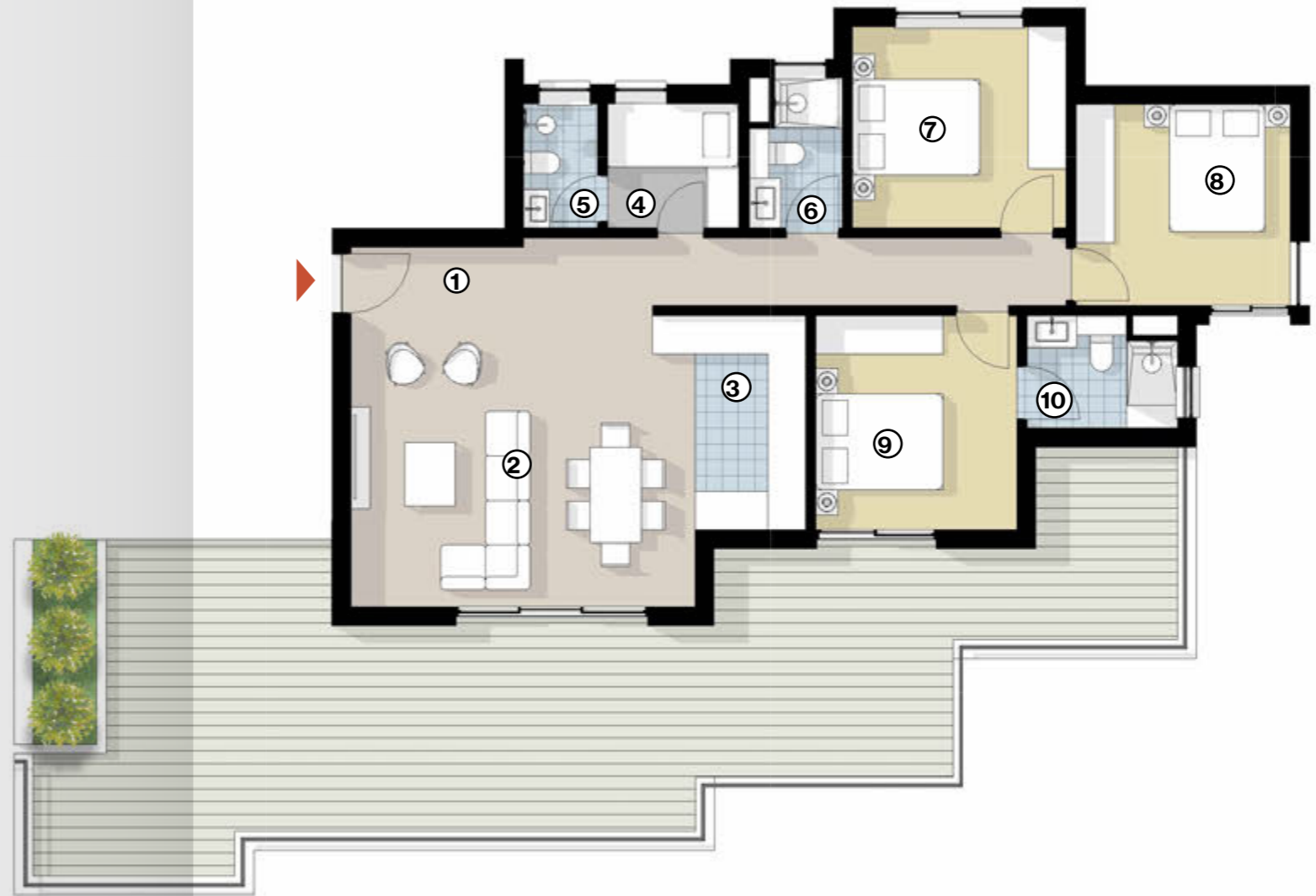
B3-32



sqm

Total Gross Area	126
Roof Terrace Area	76

Room	Dimensions
1 Entrance	-
2 Living/Dining	5.40m x 5.65m
3 Kitchen	2.40m x 3.35m
4 Maid's room	2.05m x 1.95m
5 Maid's WC	1.15m x 1.95m
6 Bathroom	1.45m x 2.35m
7 Bedroom 1	3.35m x 3.15m
8 Bedroom 2	3.35m x 3.15m
9 Master Bedroom	3.35m x 3.15m
10 Master Bathroom	2.35m x 1.75m



*Architecture
Building 4*



Garden View



Junior Chalet Units - Ground Floor



2 Bed - Type C1

3 Bed Junior Chalet - Type A

Junior Chalet Units - First Floor



- 2 Bed - Type C2
- 3 Bed Junior Chalet - Type A

B4-01

B4-12

B4-03

Junior Chalet Units - Second Floor



- 2 Bed - Type C2
- 3 Bed Junior Chalet - Type B

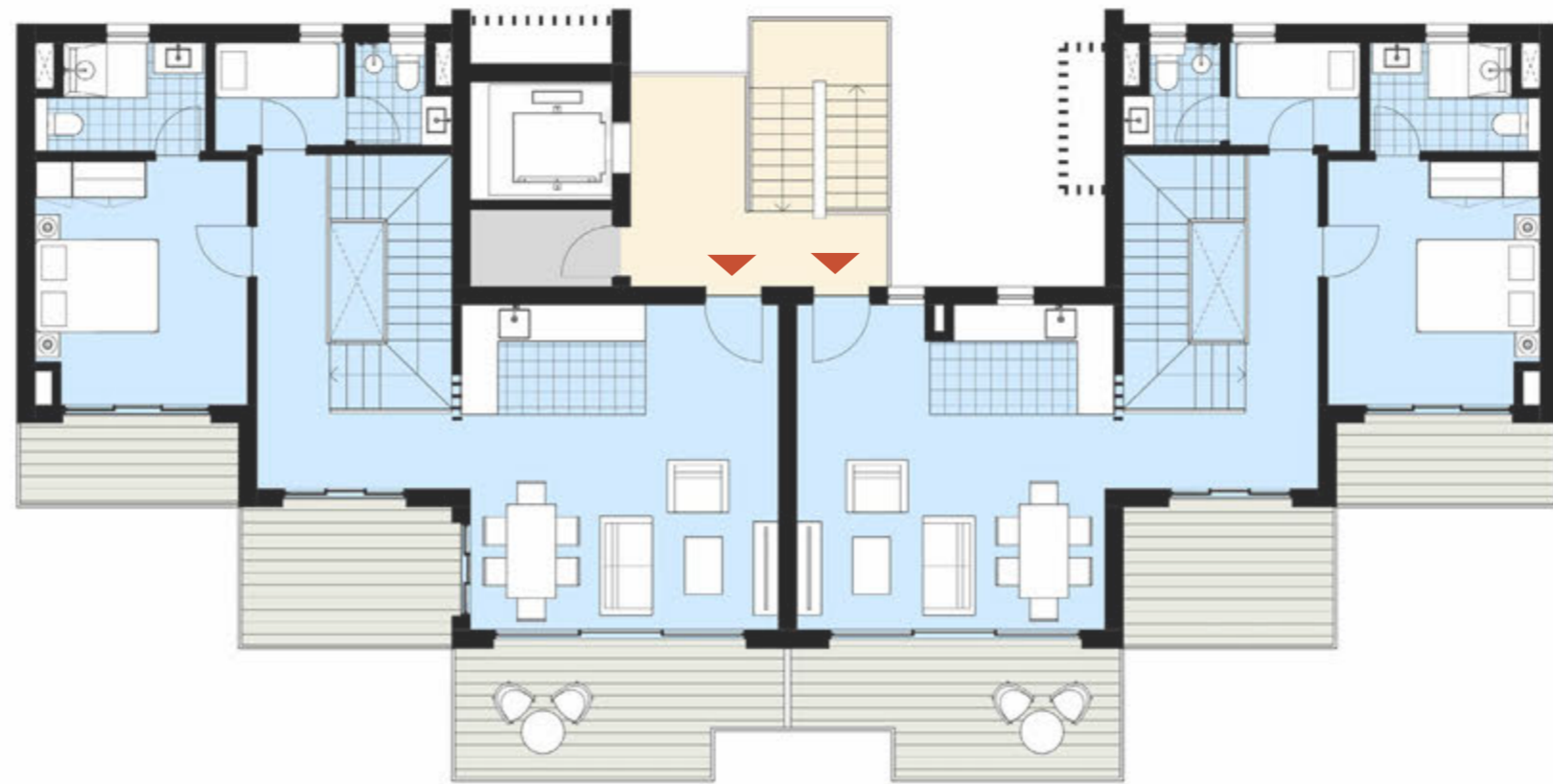


B4-31

B4-22

B4-33

Junior Chalet Units - Third Floor



B4-31

B4-33

3 Bed Junior Chalet - Type B

Apartment Unit Types



3 Bed Junior Chalet - Type A

B4-01 - GROUND & 1ST FLOOR

B4-03



	sqm
Total Gross Area	164
Incl. Terrace Area	5

Room	Dimensions
1 Entrance	1.55m x 3.10m
2 Guest WC	1.65m x 1.60m
3 Maid Room	2.85m x 1.55m
4 Maid Bathroom	2.35m x 1.25m
5 Kitchen	3.00m x 2.35m
6 Living/Dining	6.75m x 4.00m
7 Hall	1.10m x 4.10m
8 Bathroom	2.70m x 1.65m
9 Bedroom 1	3.35m x 3.40m
10 Bedroom 2	3.15m x 3.45m
11 Master Bedroom	3.40m x 3.15m
12 Master Bathroom	2.35m x 1.65m
13 Terrace	3.60m x 1.05m



2 Bed Apartment - Type C1

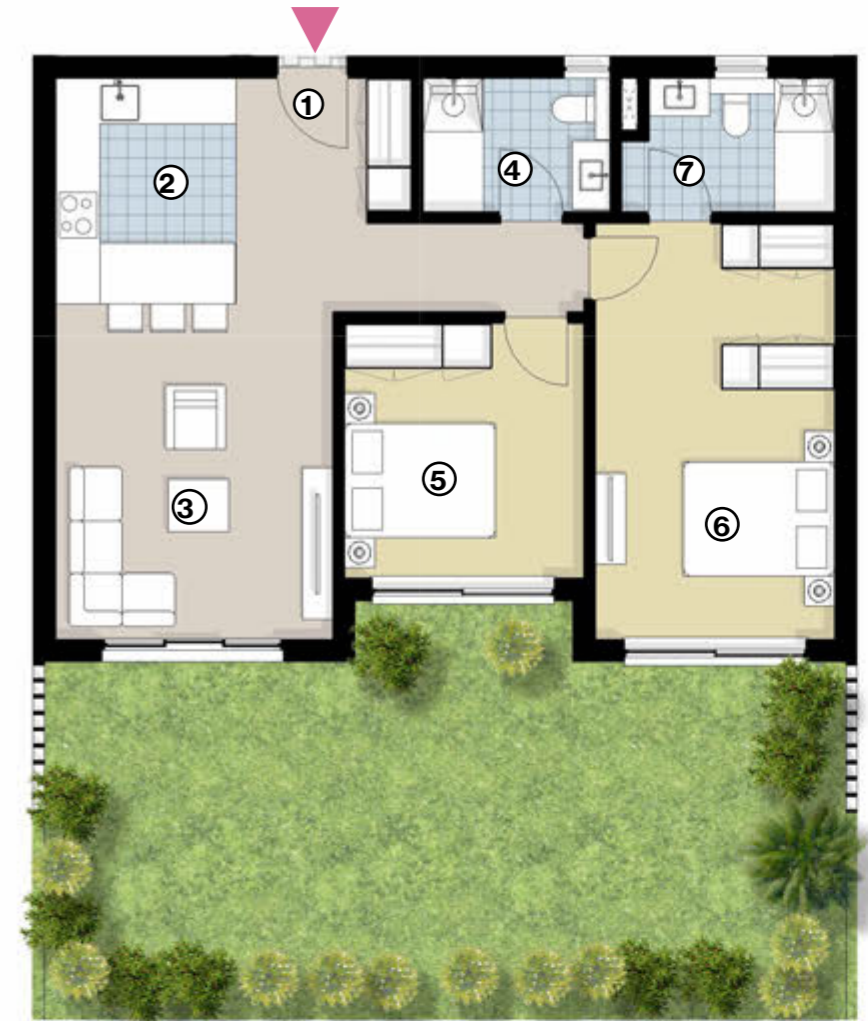
B4-02



sqm

Total Gross Area	93
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Room	Dimensions
1 Entrance	2.30m x 1.90m
2 Kitchen/Dining	2.35m x 2.95m
3 Living	3.65m x 4.40m
4 Bathroom	2.45m x 1.75m
5 Bedroom 1	3.15m x 3.35m
6 Master Bedroom	3.15m x 5.45m
7 Master Bathroom	2.80m x 1.75m



2 Bed Apartment - Type C2

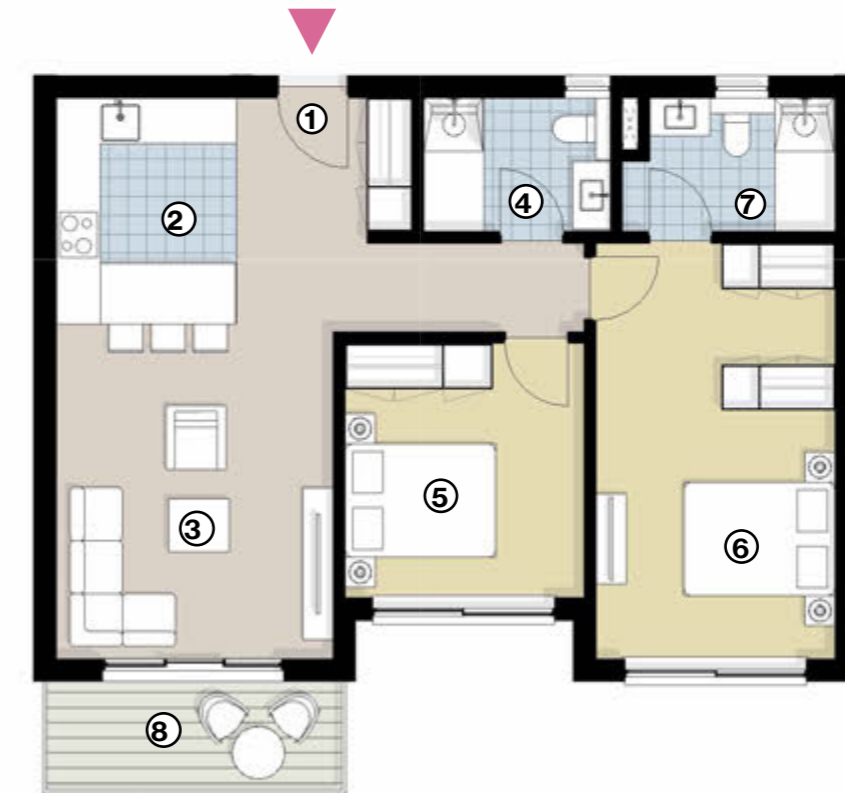
B4-12 | B4-22



sqm

Total Gross Area	99
Incl. Terrace Area	7

Room	Dimensions
1 Entrance	2.30m x 1.90m
2 Kitchen/Dining	2.35m x 2.95m
3 Living	3.65m x 4.40m
4 Bathroom	2.45m x 1.75m
5 Bedroom 1	3.15m x 3.35m
6 Master Bedroom	3.15m x 5.45m
7 Master Bathroom	2.80m x 1.75m
8 Terrace	4.00m x 1.45m



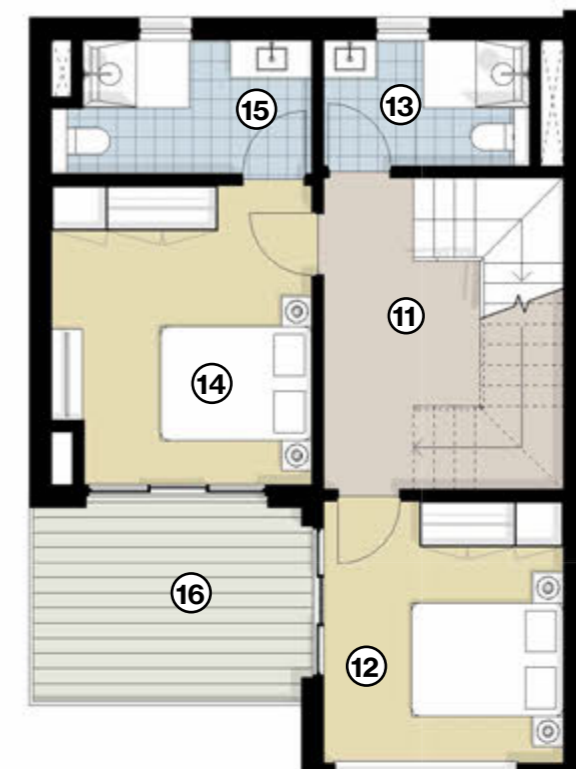
3 Bed Junior Chalet - Type B

B4-31 - 2ND & 3RD FLOOR
B4-33



	sqm
Total Gross Area	170
Incl. Terrace Area	11

Room	Dimensions
1 Entrance	2.15m x 1.75m
2 Kitchen	2.95m x 1.75m
3 Living/Dining	5.00m x 3.50m
4 Maid Room	2.10m x 1.65m
5 Maid Bathroom	1.55m x 1.65m
6 Bedroom 1	3.40m x 3.95m
7 Bathroom 1	2.75m x 1.75m
8 Terrace 1	5.45m x 2.10m
9 Terrace 2	3.45m x 2.20m
10 Terrace 3	3.60m x 1.35m
11 Hall	1.15m x 4.10m
12 Bedroom 2	3.15m x 3.45m
13 Bathroom 2	2.70m x 1.65m
14 Master Bedroom	3.40m x 3.95m
15 Master Bathroom	3.40m x 1.75m
16 Terrace 4	3.60m x 2.60m







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- 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, TREES OR GREENERY.

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