



SILVERTOWN

STREAM №2



*Where life, land & water are in
full harmony.*

OGA



This lush slip of land adds an intimate energy to the development, and a serene sense of privacy for its residents.

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

”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.”

Naguib Sawiris/ Chairman & CEO



01. PROJECT FACTS



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S I L V E R T C W N



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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





02. ABOUT SILVERTOWN

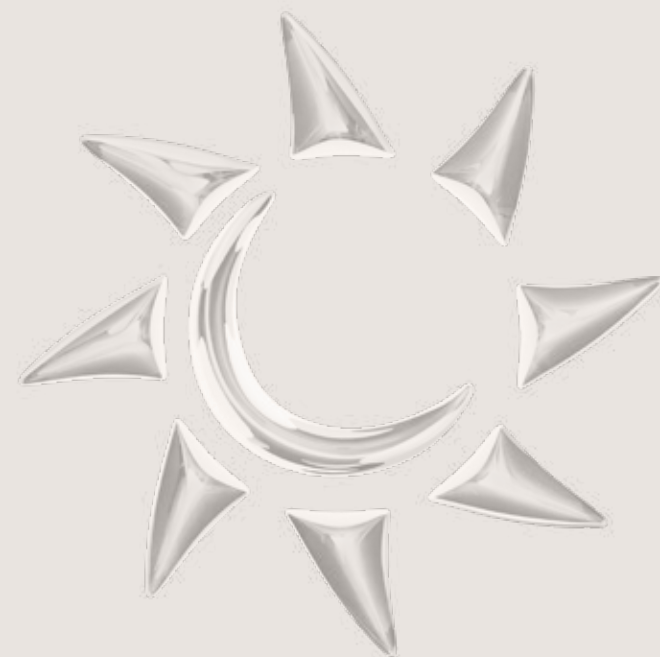


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S I L V E R T C W N

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MARSA
MATROUH

296 KM

ALMAZA

247 KM

S I L V E R S I N D S

243 KM

RAS ELHEKMA

222 KM

CAESAR

200 KM

SWAN LAKE

195 KM

LA VISTA

167 KM

GHAZALA

144 KM

HACIENDA

37 KM

MARASSI

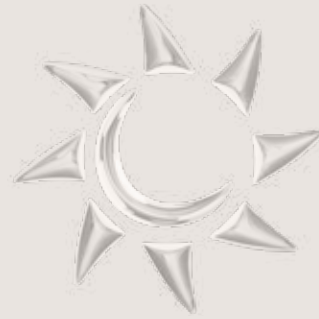
127 KM

DIPLO

125 KM



The treasure of Siversands



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.





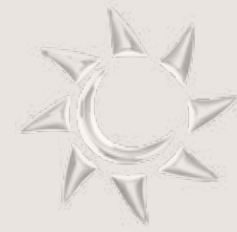
It is a commercial island experience in the form of a town that is made for lovers of life who walk barefoot on the sand and never compromise on freedom. It is the most sought treasure that is town-fully equipped on the North Coast, engraved with beautiful European alleys, designer shopping, entertainment 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.



An entire world in one town.



You could consider Silvertown to be an oyster with not just one, but many rare pearls.

The Heart is our piazza, surrounded by downtown condos experiencing the bustle and energy in the middle of the town. On the South side is a hotel housing the summer-frenzy visitors of the development on the border of the lagoon.



At the West peak lies the clubhouse/ night bar, providing constant sonic and experiential entertainment for whoever passes by. A little farther up is the second clubhouse that morphs into a wellness center, connecting souls of all ages together.

The third and final clubhouse at the East end satiates your hunger for fine dining in the evening after a long day of hosting individuals and families with creative activities and experiences.

Like any self-sufficient space should, Silvertown sets the stage for people to experience life in the most dynamic, free and expressive way.





03. SILVERTOWN MASTERPLAN



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Masterplan







04. UNITS OVERVIEW



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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.





*Where life 🌱, land 🌿
& water 🌀 are in full harmony.*

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

We have created different living concepts for **TERRA (land)**, **ALMA (life)**, and **ACCLARO (water)** that designate each zone of the Town with special attributes to cater to our resident's needs. This helps us bring like-minded people with similar energy frequencies and interests together, creating harmony and alignment in every area of the town.

FOR THE LIFE LOVERS
alma
life 🌱 units

FOR THE GENTLE WATER LOVERS
acclaro
water 🌀 units

FOR THE DOWN-TO-EARTH
terra
land 🌿 units



alma (noun)
1. meaning “nourishing” in Latin.

Some enjoy being on the outskirts of it all. Others love to nourish their souls in the middle of all the happenings. The townhouses and condos of ALMA were designed for the life-loving spirits of Silvertown that want to be in the middle of the excitement, overlooking the bustle of the town's piazza.





acclaro (verb)
1. meaning “clear” or “pure” in Latin.

Water can always induce relaxation and increase the flow of blood to our hearts. The mere sight and sounds near the ACCLARO villas and townhouses 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.



terra (noun)
1. meaning “land” in Latin.

Terra was made for those who love to stay grounded and close to the energy they feel from the earth and shuffling sands. They engage with the scenic greenery around them and celebrate functional movements that fortify the bodies. Find your home “land” at one of the villas, twin houses, chalets and condos of Terra.





05. FLOORPLANS



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S I L V E R T O W N



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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.



UNIT TYPE A:

Villas

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



Enter your sun-drenched private villa, warmed with beautiful sun rays from every angle. The idyllic mix of modern structures embellished with warm materials creates a wonderful synergy in your living space. The spellbinding view never lets you go from every angle of your home.

Terra Villas are made for those who love to stay grounded and close to the energy they feel from the earth and shuffling sands. While the Acclaro villas are for the gentle-hearted water lovers who can spend hours taking in the blue gradients of the zen lagoon, right from their terraces.

It's the ideal setting for a quick holiday or a forever home far from the urban pulse of the city.





a) Villas

VILLA TYPE



NO. OF FLOORS

03

BUA

327 m²

NO. OF BEDROOMS

5 Bedrooms
Driver’s Room
Maid’s Room
Roof Terrace

INTERNAL AREA

246 m²

TERRACES

81 m²

VILLA TYPE **L**

GROUND FLOOR

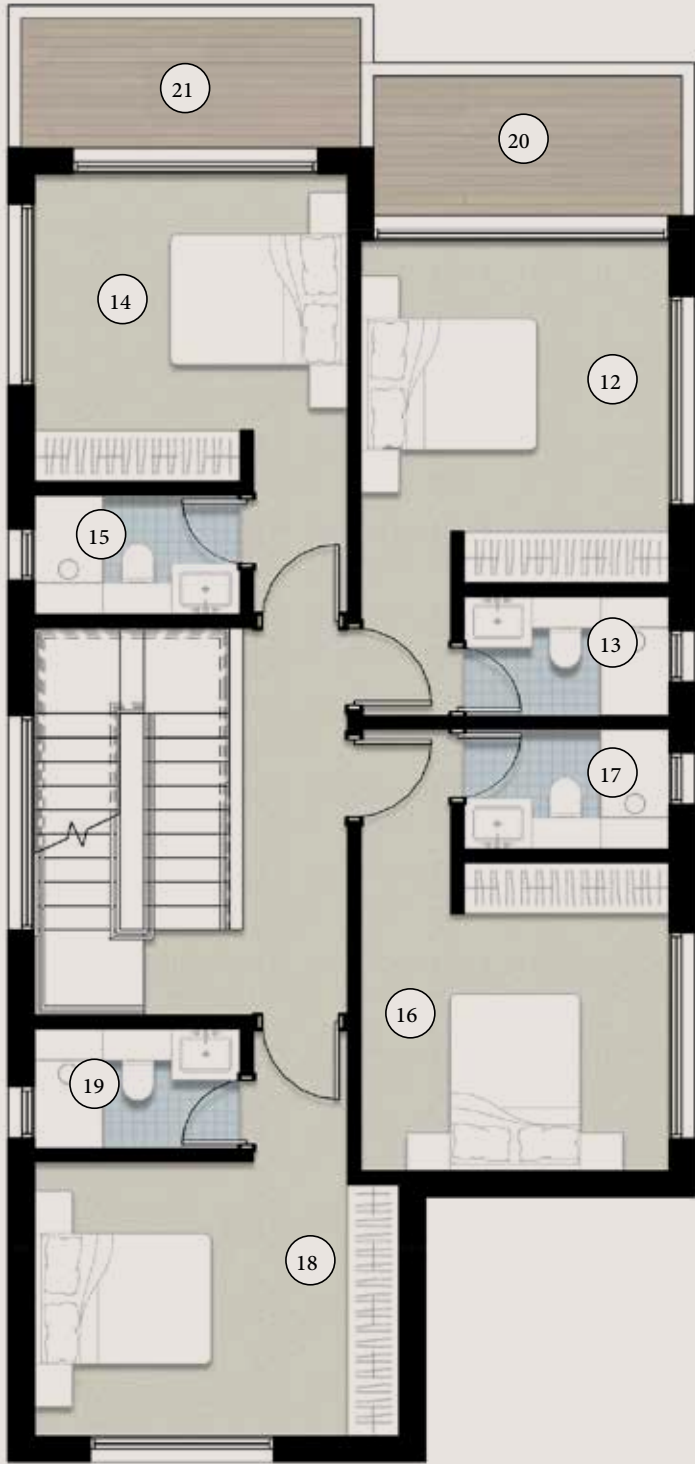
	Room	Dimensions
01	Entrance Hall	2.3m X 4.7m
02	Living Area	4.0m X 5.5m
03	Dining Area	3.5m X 4.0m
04	Kitchen	3.5m X 2.2m
05	Guest Toilet	2.3m X 1.7m
06	Laundry	0.9m X 0.9m
07	Maid's Bedroom	2.6m X 1.9m
08	Maid's Toilet	2.6m X 1.1m
09	Driver's Bedroom	2.6m X 1.8m
10	Driver's Toilet	2.6m X 1.1m
11	Storage	2.3m X 3.4m



VILLA TYPE L

FIRST FLOOR

	Room	Dimensions
12	Master Bedroom	3.6m X 4.2m
13	Master Bathroom	2.4m X 1.4m
14	Bedroom 2	3.7m X 3.8m
15	Bathroom 2	2.4m X 1.4m
16	Bedroom 3	3.6m X 3.8m
17	Bathroom 3	2.4m X 1.4m
18	Bedroom 4	4.3m X 3.4m
19	Bathroom 4	2.4m X 1.4m
20	Terrace 1	3.5m X 1.8m
21	Terrace 2	4.3m X 1.7m



VILLA TYPE L

PENTHOUSE FLOOR

	Room	Dimensions
22	Bedroom 5	3.2m X 3.6m
23	Bathroom 5	2.4m X 1.6m
24	Hall	3.1m X 1.5m
25	Roof Terrace 1	8.0m X 5.3m
26	Roof Terrace 2	8.0m X 4.9m



a) Villas

VILLA TYPE

M

NO. OF FLOORS

02

BUA

225 m²

NO. OF BEDROOMS

4 Bedrooms
Driver’s Room
Maid’s Room

INTERNAL AREA

212 m²

TERRACES

13 m²





VILLA TYPE M

GROUND FLOOR

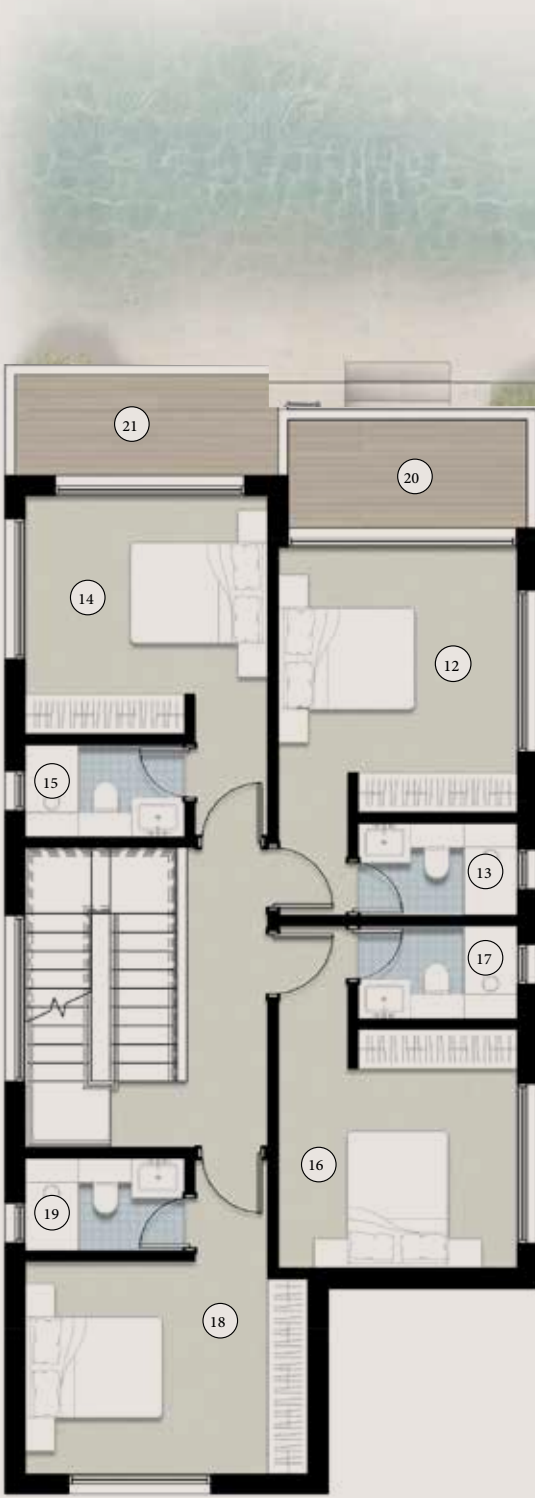
	Room	Dimensions
01	Entrance Hall	2.3m X 4.7m
02	Living Area	4.0m X 5.5m
03	Dining Area	3.5m X 4.0m
04	Kitchen	3.5m X 2.2m
05	Guest Toilet	2.3m X 1.7m
06	Laundry	0.9m X 0.9m
07	Maid's Bedroom	2.6m X 1.9m
08	Maid's Toilet	2.6m X 1.1m
09	Driver's Bedroom	2.6m X 1.8m
10	Driver's Toilet	2.6m X 1.1m
11	Storage	2.3m X 3.4m



VILLA TYPE M

FIRST FLOOR

	Room	Dimensions
12	Master Bedroom	3.6m X 4.2m
13	Master Bathroom	2.4m X 1.4m
14	Bedroom 2	3.7m X 3.8m
15	Bathroom 2	2.4m X 1.4m
16	Bedroom 3	3.6m X 3.8m
17	Bathroom 3	2.4m X 1.4m
18	Bedroom 4	4.3m X 3.4m
19	Bathroom 4	2.4m X 1.4m
20	Terrace 1	3.5m X 1.8m
21	Terrace 2	4.3m X 1.7m



a) Villas

VILLA TYPE

S

NO. OF FLOORS

02

BUA

208 m²

NO. OF BEDROOMS

3 Bedrooms
Driver’s Room
Maid’s Room

INTERNAL AREA

190 m²

TERRACES

18 m²





VILLA TYPE S

GROUND FLOOR

	Room	Dimensions
01	Entrance Hall	2.0m X 4.7m
02	Living Area	4.0m X 5.2m
03	Dining Area	3.5m X 4.0m
04	Kitchen	2.7m X 2.2m
05	Guest Toilet	2.3m X 1.7m
06	Laundry	0.9m X 0.9m
07	Maid's Bedroom	2.6m X 1.9m
08	Maid's Toilet	2.6m X 1.1m
09	Driver's Bedroom	2.6m X 1.8m
10	Driver's Toilet	2.6m X 1.1m
11	Storage	2.3m X 3.2m



VILLA TYPE S

FIRST FLOOR

	Room	Dimensions
12	Master Bedroom	3.6m X 4.2m
13	Master Bathroom	2.4m X 1.4m
14	Bedroom 2	3.7m X 3.8m
15	Bathroom 2	2.4m X 1.4m
16	Bedroom 3	3.6m X 3.8m
17	Bathroom 3	2.4m X 1.4m
18	Terrace 1	3.5m X 1.8m
19	Terrace 2	4.3m X 1.2m
20	Terrace 3	3.8m X 1.8m



UNIT TYPE B:

Twinhouses

Enter ivory white heaven.



Relax as people move through the spacious layout of your home, bringing new energy left, right, and center for you to experience. The Terra Twin houses are for those who engage with the scenic greenery around them and celebrate functional movements that fortify the bodies.



b) Twinhouses

TWINHOUSE



NO. OF FLOORS

03

BUA

282 m²

NO. OF BEDROOMS

4 Bedrooms
Driver's Room
Maid's Room
Roof Terrace

INTERNAL AREA

206 m²

TERRACES

76 m²

TWINHOUSE

GROUND FLOOR

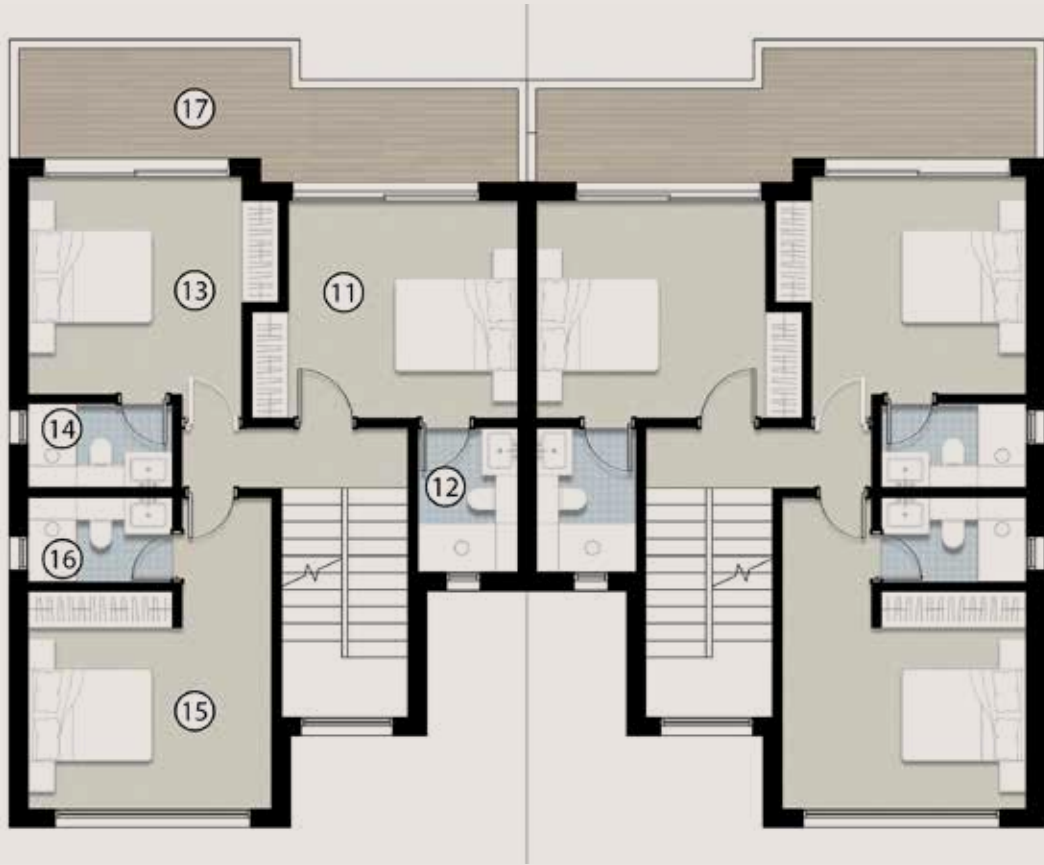
	Room	Dimensions
01	Entrance Hall	1.7m X 3.5m
02	Living Area	3.9m X 4.5m
03	Dining Area	4.2m X 2.8m
04	Kitchen	2.3m X 2.2m
05	Guest Toilet	1.7m X 2.4m
06	Maid's Bedroom	2.2m X 1.9m
07	Maid's Toilet	2.2m X 1.1m
08	Driver's Bedroom	2.2m X 1.9m
09	Driver's Toilet	2.2m X 1.1m
10	Storage	3.4m X 2.1m



TWINHOUSE L

FIRST FLOOR

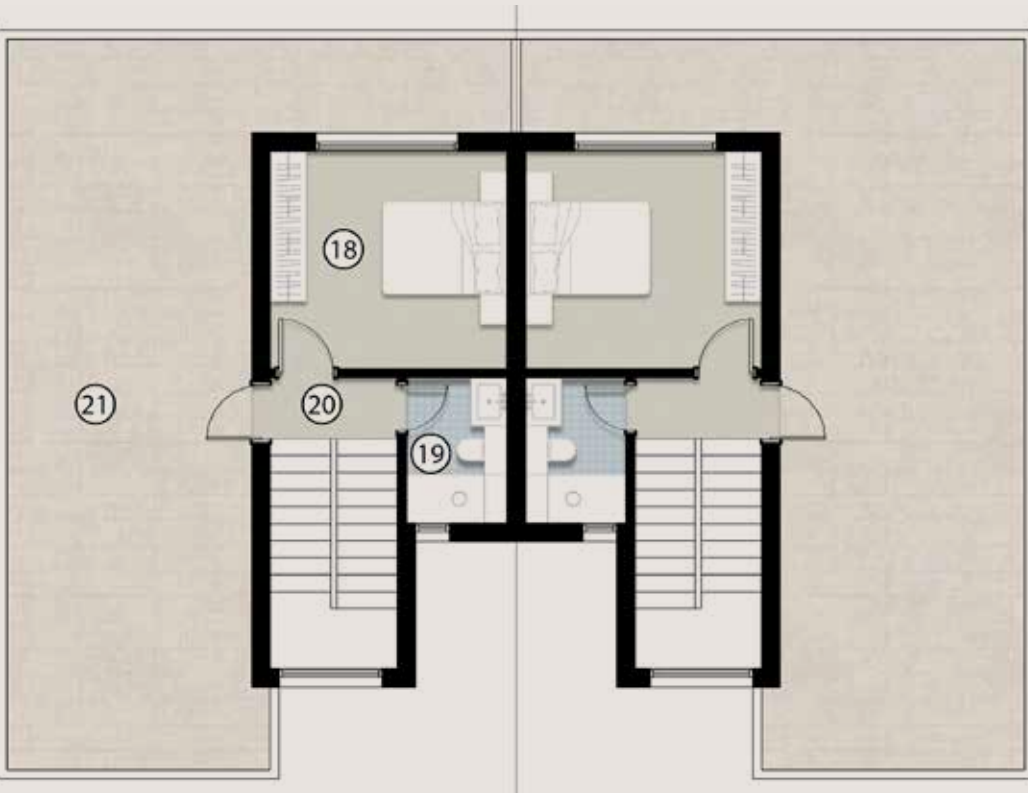
	Room	Dimensions
11	Master Bedroom	4.4m X 3.6m
12	Master Bathroom	1.7m X 2.4m
13	Bedroom 2	4.2m X 3.6m
14	Bathroom 2	2.4m X 1.4m
15	Bedroom 3	4.0m X 3.6m
16	Bathroom 3	2.4m X 1.4m
17	Terrace 1	8.6m X 2.0m



TWINHOUSE L

PENTHOUSE FLOOR

	Room	Dimensions
18	Bedroom 4	3.9m X 3.6m
19	Bathroom 4	1.7m X 2.4m
20	Hall	2.1m X 1.0m
21	Roof Terrace	8.6m X 12.4m



b) Twinhouses

TWINHOUSE



NO. OF FLOORS

02

BUA

186 m²

NO. OF BEDROOMS

3 Bedrooms
Driver’s Room
Maid’s Room

INTERNAL AREA

170 m²

TERRACES

16 m²





TWINHOUSE S

GROUND FLOOR

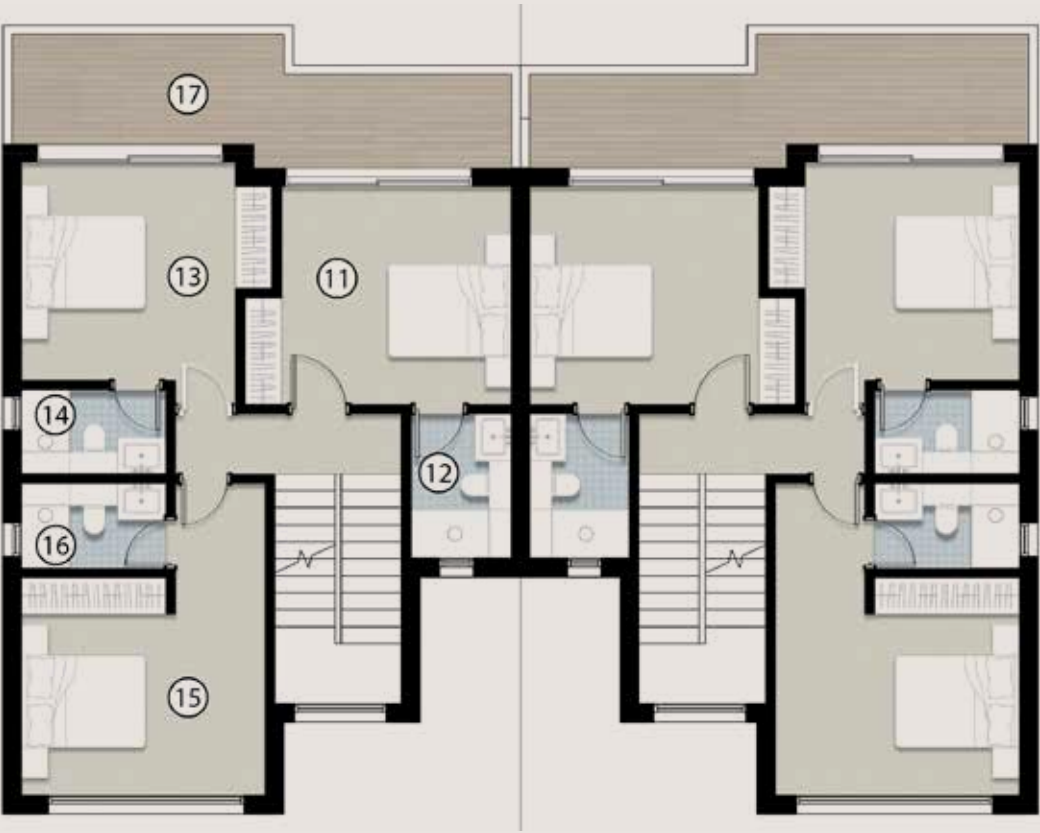
	Room	Dimensions
01	Entrance Hall	1.7m X 3.5m
02	Living Area	3.9m X 4.5m
03	Dining Area	4.2m X 2.8m
04	Kitchen	2.3m X 2.2m
05	Guest Toilet	1.7m X 2.4m
06	Maid's Bedroom	2.2m X 1.9m
07	Maid's Toilet	2.2m X 1.1m
08	Driver's Bedroom	2.2m X 1.9m
09	Driver's Toilet	2.2m X 1.1m
10	Storage	3.4m X 2.1m



TWINHOUSE S

FIRST FLOOR

	Room	Dimensions
11	Master Bedroom	4.4m X 3.6m
12	Master Bathroom	1.7m X 2.4m
13	Bedroom 2	4.2m X 3.6m
14	Bathroom 2	2.4m X 1.4m
15	Bedroom 3	4.0m X 3.6m
16	Bathroom 3	2.4m X 1.4m
17	Terrace	8.6m X 2.0m



UNIT TYPE C:

Townhouses

Socially comfortable.
Incredibly versatile.



Made for our homeowners that want all the choices, the townhouses of Silvertown are the most diverse typologies in terms of location and size range, you can choose between the Alma or Terra townhouses.

The Alma Townhouses were designed for the life-loving spirits of Silvertown that want to be in the middle of the excitement, overlooking the bustle of the town's piazza. On the other side the Acclaro townhouses were made for those who love to stay grounded and close to the energy they feel from the earth and shuffling sands.



c) Townhouses

TOWNHOUSE



NO. OF FLOORS

03

BUA

263 m²

NO. OF BEDROOMS

4 Bedrooms
Maid’s Room
Roof Terrace

INTERNAL AREA

191 m²

TERRACES

72 m²



TOWNHOUSE L

GROUND FLOOR

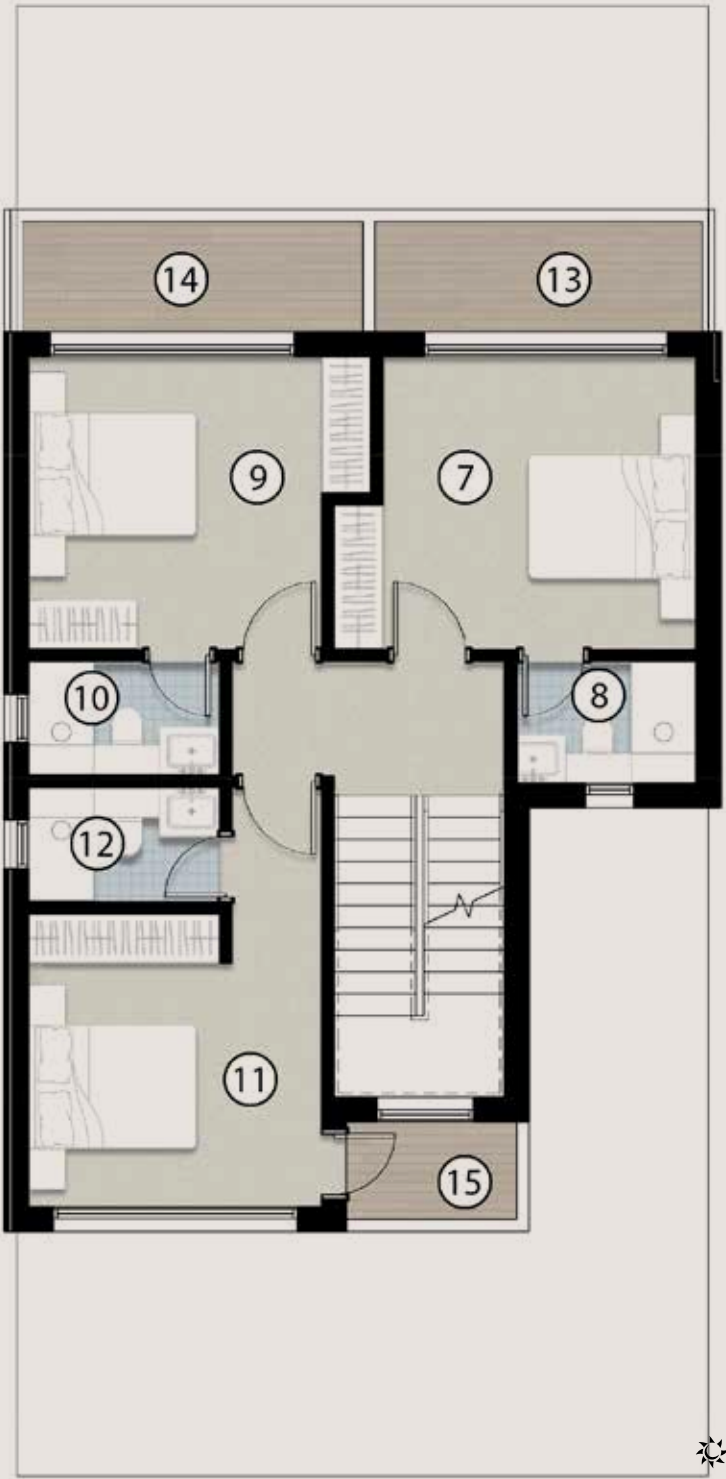
	Room	Dimensions
01	Entrance Hall	1.2m X 3.1m
02	Living & Dining Area	8.2m X 3.8m
03	Kitchen	2.4m X 1.8m
04	Guest Toilet	2.1m X 1.2m
05	Maid's Bedroom	2.3m X 2.0m
06	Maid's Toilet	2.3m X 1.1m



TOWNHOUSE L

FIRST FLOOR

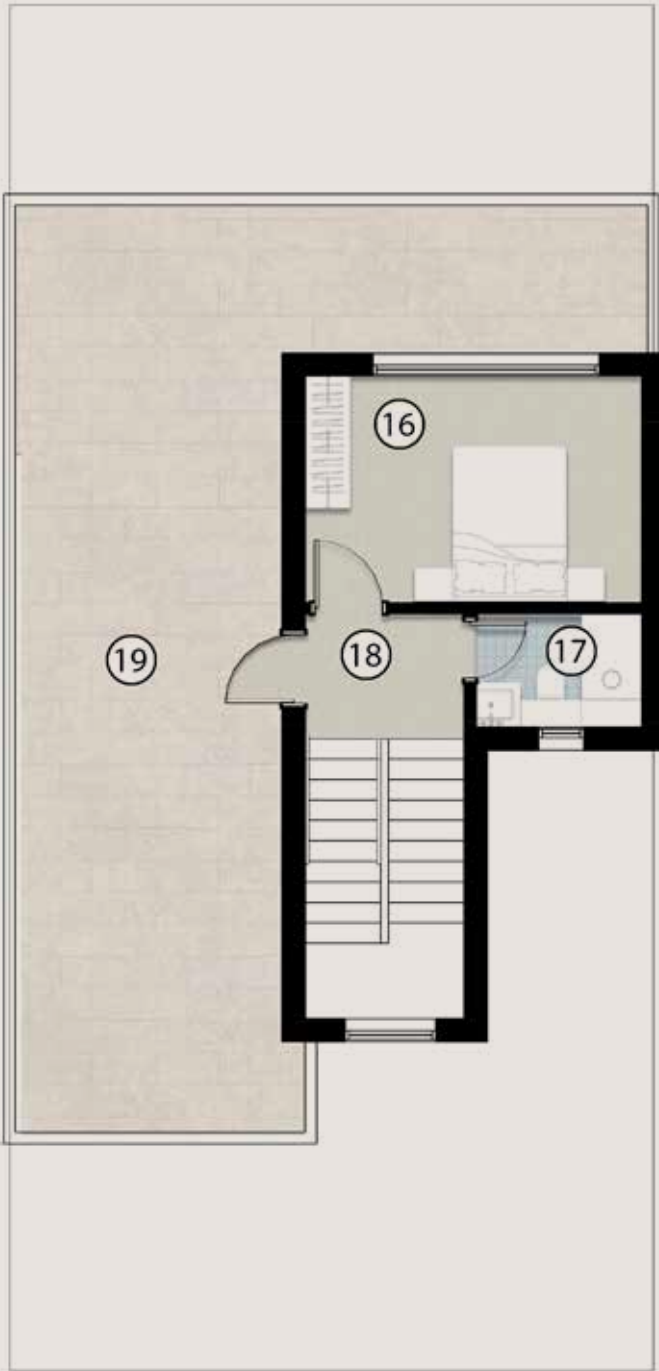
	Room	Dimensions
07	Master Bedroom	4.5m X 3.6m
08	Master Bathroom	2.2m X 1.5m
09	Bedroom 2	4.1m X 3.6m
10	Bathroom 2	2.2m X 1.4m
11	Bedroom 3	3.5m X 3.6m
12	Bathroom 3	2.2m X 1.4m
13	Terrace 1	4.0m X 1.5m
14	Terrace 2	4.0m X 1.5m
15	Terrace 3	2.1m X 1.2m



TOWNHOUSE L

PENTHOUSE FLOOR

	Room	Dimensions
16	Bedroom 4	4.5m X 3.0m
17	Bathroom 4	2.2m X 1.5m
18	Hall	2.1m X 1.7m
19	Roof Terrace	8.6m X 12.6m



b) Twinhouses

TWINHOUSE



NO. OF FLOORS	BUA
02	169 m ²
NO. OF BEDROOMS	INTERNAL AREA
3 Bedrooms Maid’s Room	153 m ²
	TERRACES
	16 m ²



TOWNHOUSE M

GROUND FLOOR

	Room	Dimensions
01	Entrance Hall	1.2m X 3.1m
02	Living & Dining Area	8.2m X 3.8m
03	Kitchen	2.4m X 1.8m
04	Guest Toilet	2.1m X 1.2m
05	Maid's Bedroom	2.3m X 2.0m
06	Maid's Toilet	2.3m X 1.1m



TOWNHOUSE M

FIRST FLOOR

	Room	Dimensions
07	Master Bedroom	4.5m X 3.6m
08	Master Bathroom	2.2m X 1.5m
09	Bedroom 2	4.1m X 3.6m
10	Bathroom 2	2.2m X 1.4m
11	Bedroom 3	3.5m X 3.6m
12	Bathroom 3	2.2m X 1.4m
13	Terrace 1	4.0m X 1.5m
14	Terrace 2	4.0m X 1.5m
15	Terrace 3	2.1m X 1.2m



b) Twinhouses

TWINHOUSE



NO. OF FLOORS	BUA
02	149 m ²
NO. OF BEDROOMS	INTERNAL AREA
3 Bedrooms	136 m ²
	TERRACES
	13 m ²

TOWNHOUSE

GROUND FLOOR

	Room	Dimensions
01	Entrance Hall	1.5m X 1.4m
02	Living Area	4.5m X 4.1m
03	Dining Area	3.8m X 3.1m
04	Kitchen	3.8m X 2.1m
05	Guest Toilet	2.1m X 1.2m



TOWNHOUSE S

FIRST FLOOR

	Room	Dimensions
06	Master Bedroom	4.5m X 3.6m
07	Master Bathroom	2.5m X 1.5m
08	Bedroom 2	3.6m X 3.6m
09	Bathroom	2.4m X 1.5m
10	Bedroom 3	3.6m X 3.6m
11	Terrace 1	4.1m X 1.5m
12	Terrace 2	4.1m X 1.5m





06. ABOUT SILVERSANDS



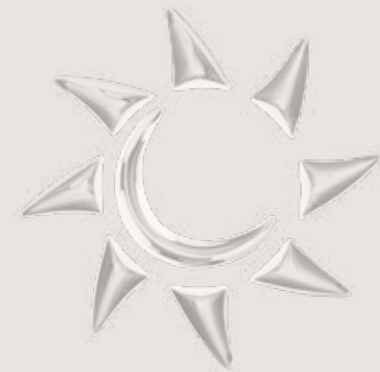
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All year-round destination



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.





07. ABOUT ORA



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S I L V E R T C W N

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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, Solana by Ora, Pyramid Hills, and SilverSands, each with its own unmatched lifestyle.





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