

# SILVERTOWN



# Table of Contents



A town living on it's own terms.

98	About Ora	44	The People of Silvertown
13	We Know People Like You	45	Amenities
15	Project Facts	65	Units Overview
17	Location	71	Typologies
19	About Silvertown	99	Architecture & Design
21	Silversands Masterplan	103	Finishing
25	Silvertown Masterplan	132	Word from N.S
33	Where life, land & water are in full harmony		











*About* OΓΔ

## 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.



SILVERCROWN







# 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**





# Live Life...Alive;

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.



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 towards 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

Lying by the beach as the breeze gently touches your skin, As the white noise of beats vibrate in preparation for the nights light, The feeling of sharing every waking moment with those around you, Turning your visions into everlasting memories.

**It soaks in like everything else. Come to silversands to live your 'life alive'.**





*We know people like you*



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 the unspoiled beauty of God's glory and 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 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.**





# The elements of *Silversands*

**SIZE OF PROJECT** *724 feddans*

**BEACHFRONT** *1.4 Km*

**THE CROWN +  
THE HEART** (Retail Area) *10,000+ sqm*

**SILVERTOWN** *197 Acres*

**LAGOON** *88,000 sqm*

**SPINE LENGTH** *1.2 Km*

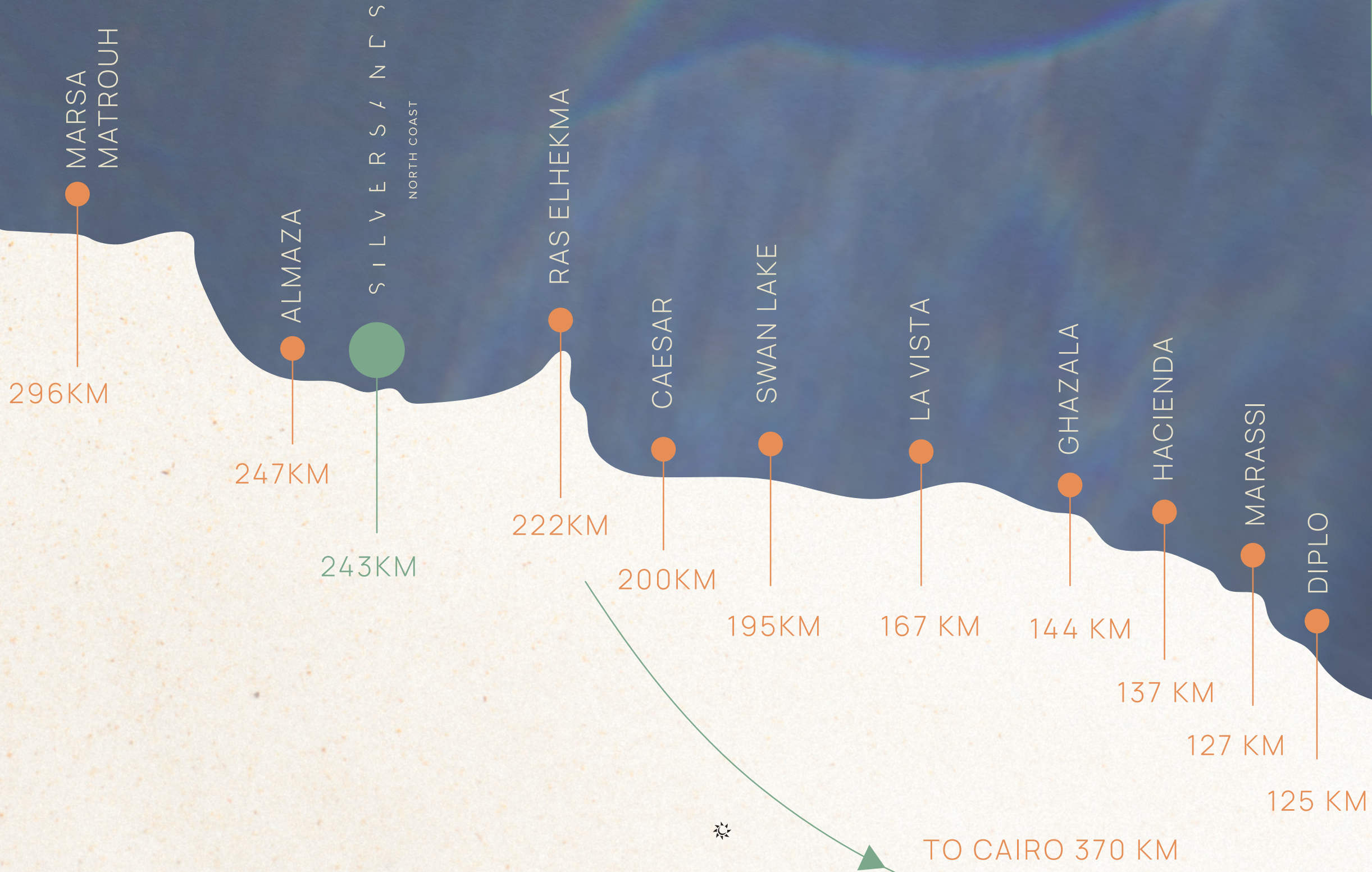
**CLUBHOUSES** *5*

**HOTEL** *2*





Alexandria	220 KM
Alamein	138 KM
Borg Al Arab	202 KM
Cairo	370 KM
Almaza	4 KM





# SILVERTOWN

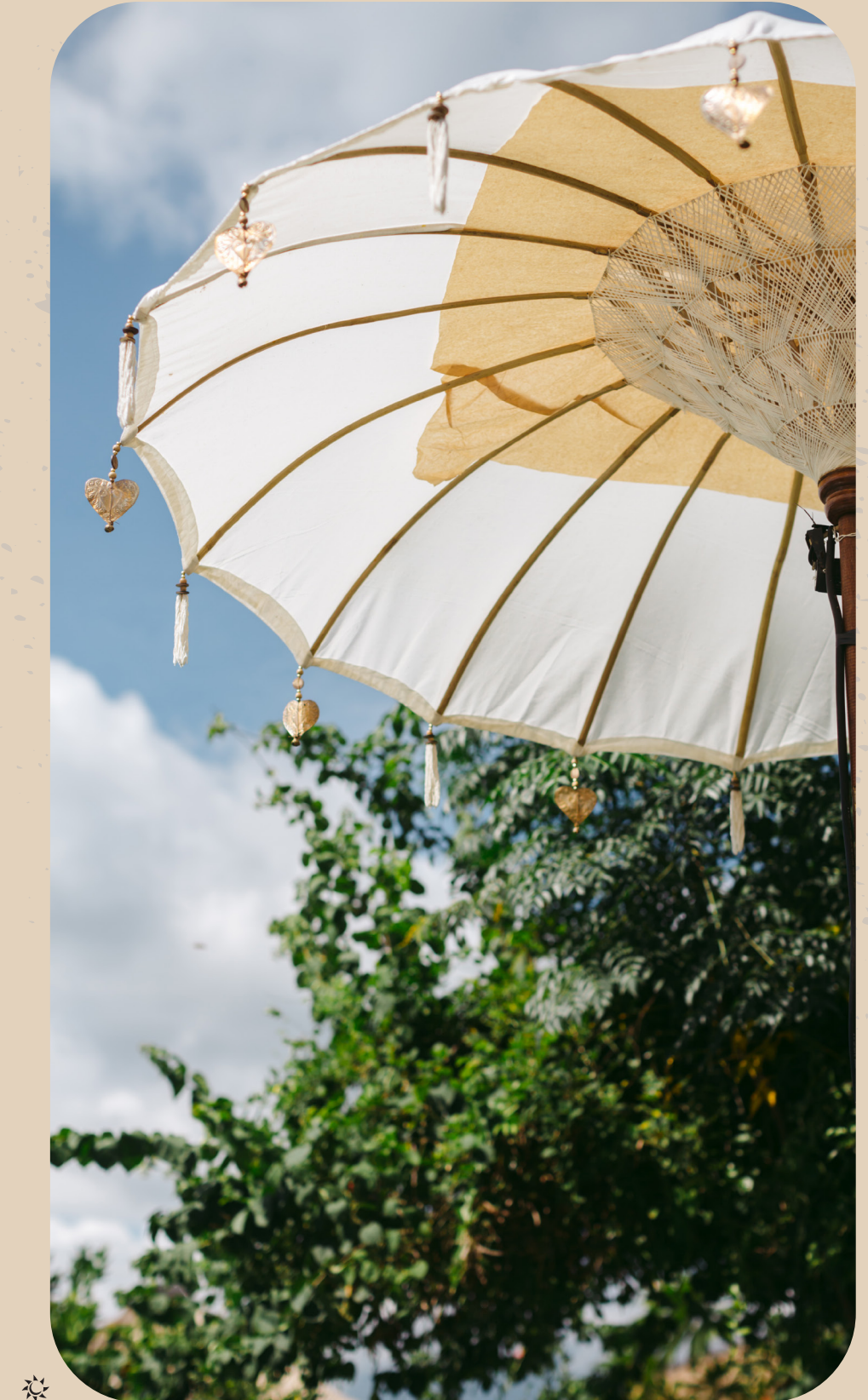
## A Town Living ~ On Its Own Terms ~

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 a 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.





# SILVERSANDS masterplan









# SILVERTOWN masterplan





# SILVERTOWN zoned masterplan











## 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.







## 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.











# 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.







# 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.







(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.





LOVERS *of*  
land,



 life,

 water,  
& EVERYTHING



*in* BETWEEN.



## The People of Silvertown

The young-spirited people of Silvertown don't share the same roots or life cycle, yet they unite as town residents through their love for richness. They align through the commonalities and love for people, music, culture, and free living.

They spoil their bodies with delicacies. They come together with live music. They blend day and night into each other, and never regret a moment well spent doing nothing other than what their heart desires.

They invite their loved ones to visit and partake in the experience, opening up their guest rooms. They are boundless in spirit and energy, never confined to ordinary routines or schools of thought. They hope from moment to moment, island to island, and on yachts that scream adventure. Walking or cycling is the common language of the town. People greet each other with polite smiles and soft hellos. And when there's nothing but starlight lighting up the dancefloor, they dance together like they've known each other forever.

They listen to nature, be it human or mother nature's messages, found in the encrypted sounds in seashells, the ripples of waves, or the constellations above. They can stride in full designer attire or walk barefoot on lukewarm sand. They are shapeshifters, moving from one vibe to another seamlessly. They may swim in the blue lagoons beyond the borders of their town, but have no curiosity to explore the other side.

**Silvertown is their home, and they don't want to be anywhere else.**





# Amenities













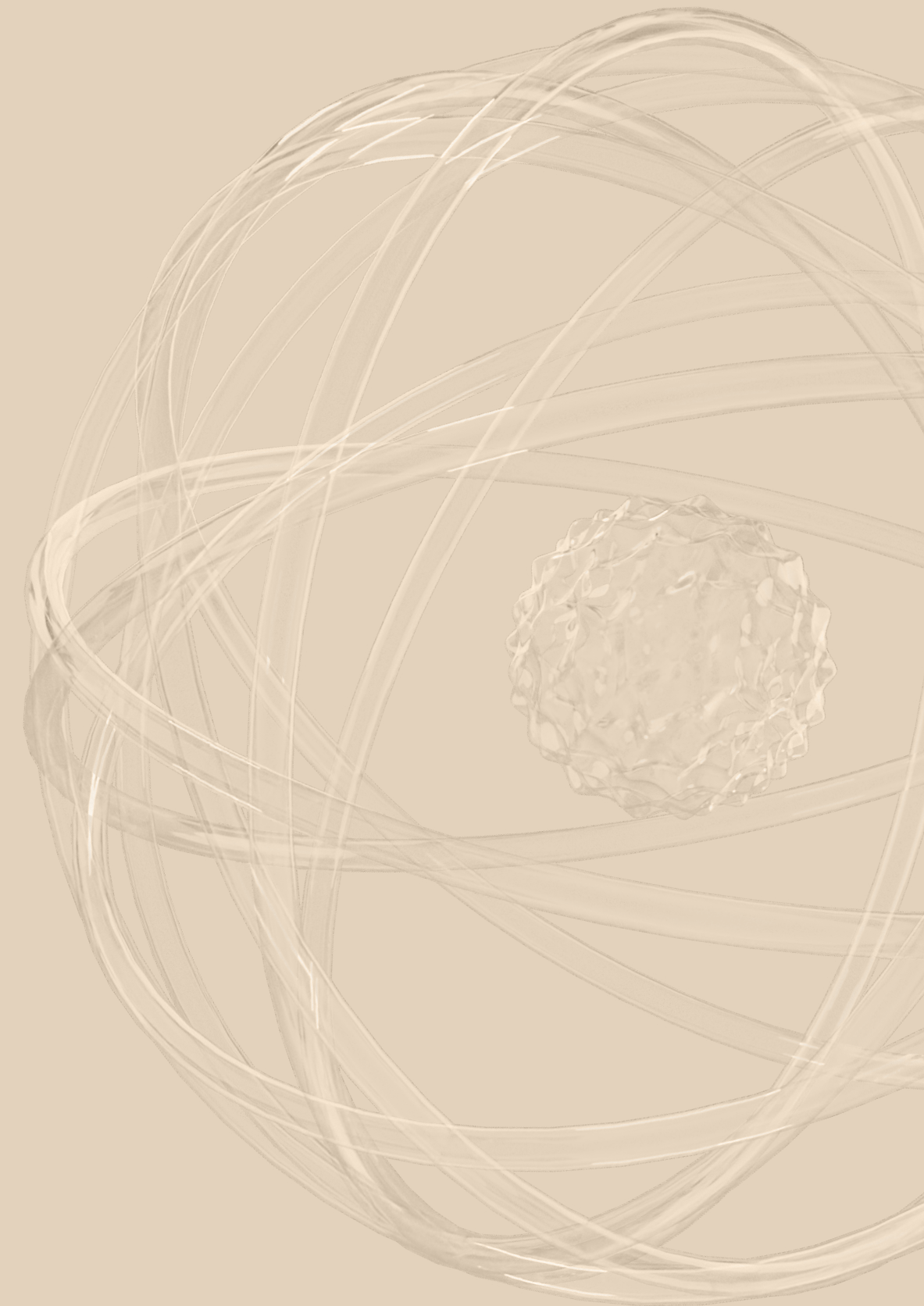
# *the heart*

## Live in an adventure

The piazza on the Silvertown map is the Heart. Think open cinemas, casual food offerings, cultural and artistic spaces, kids' areas, and communal experiences that instantly gratify your desire to do something differently.

It's the place you pass by to get fresh fruit before you go home to have an exquisite snack.

The Heart is architecturally designed to feel, smell and taste like excitement.







# Lagoon

## Shapeshifting Experiences

88,000 SQM of lagoon surrounds The Heart's outskirts, providing a beautiful blue spectacle and cooling energy that tranquilizes the sunbeams and hot sand. A go-to spot, the people of the town take morning walks or night strolls around it.

With a stylish, sophisticated setting, the lagoon clubhouse metamorphs from a place filled with daily activities to a fine dining/nightlife venue. No space ever goes to sleep at Silvertown because life is too short to miss out on.







# *the crown*

## Keeping The Momentum Going

We've made sure to make Silvertown self-sufficient. It is equipped with all amenities that fill in the blanks at all times. Star restaurants, chic coffee shops, and retail boutiques are lined up and prepared to host the crème de la crème of the North Coast with whatever they desire. Popular supermarkets, pharmacies, hair dressers that address daily needs and complement life.



# Hotel

A luxe stay that's  
not short on character

The hotel at Silvertown is intimate, artistic, and lively. Overlooking the 20-65 meter wide lagoon, the hotel at Silvertown is made for transient visitors who like to taste the freedom and vibe of free-living, satisfying their craving for wanderlust from time to time.







# Health & Wellness

Release yourself  
at a holistic haven

Even the most energetic souls need a mental and physical excursion. That's why Silvertown invited the best spa, clinics, and health centers in the area to help everyone recuperate and align.

Align and purify yourself from anything that doesn't serve you. It's time to relinquish all your worries and re- fortify your spirit, inside and out.





# Nightlife

where sleep never  
meets the eye.

At Silvertown, the night is celebrated as equally as day. Clubhouses are star-studded every evening with entertainment that transcends you beyond your surroundings. The heart never dies and the homes brim with storytellers enjoying each other's company.

The moon smiles and never dims for the people of Silvertown. It is the place to dine, party, and get entertained with the right music, spectacles, ambiance, and community till morning comes.







# Sports Facilities

embrace the  
freedom of wonder

Freedom is a fundamental element at Silvertown. Unbordered green spaces set the stage for families and friends to construct experiences.

Multipurpose courts that lead to several paths of kinetic excitement for Silvertown residents to explore enchanting activities, whether it be Padel, Volley or a friendly game of touch football amongst friends and family at the sports courts.





# *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 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.









UNIT TYPE B:

# *Twin Houses*

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.







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.









UNIT TYPE D:

# Chalets

Echoing with joyful laughs,  
up-tempo music & delightful  
conversations.



By far the most premium of the typologies,  
the spacious chalets of Silvertown have the perfect  
proportions for entertainment. The Terra chalets were  
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.







UNIT TYPE F:

# *Crystal Water Chalet*

Be right in the middle of it all.



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.









UNIT TYPE E:

# Condos

Be right in the middle of it all.



The 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 Heart. These contemporary abodes, finished with high-end crisp materials feed your urban taste while still melting into the natural energy of the town.







# *Architecture* & Design





# Gold Standard *Aesthetics*



The prestigious architectural firm Wimberly Allison Tong & Goo have created the design and masterplan for the development with uncompromising practicality and beauty in mind.

Every structure in Silvertown was curated to melt into nature softly, yet still stand out as a harmonious contemporary architectural element. Using Mediterranean color hues as a muse, the clean, salt-white walls and earthy wooden nuances create intriguing palettes outlined with geometric spectacles. Every angle is postcard-perfect in this Mediterranean dream.





# *Finishing*



## In one word, luxury

Sun-filled rooms glisten on the high-end finishing materials, chosen delicately to align with Ora's unwavering standards. Following all design aesthetics, everywhere you look, there is a sense of harmony and balance. You always come home to a space that makes sense, spiritually and aesthetically.













# Global Vision

Our expanding portfolio of projects spans a rich variety of stunning developments in select locations around the world.







SILVERSANDS



## Reimagining Time

We are proud to have made our mark on various points on the international realm of developments.

We are proud to have developed spaces in Greece, Great Britain, Grenada, Cyprus, Pakistan and Egypt alike.





Zed El Sheikh Zayed is 165 feddan of luxurious real estate surrounding the one-of-a-kind ZED Park. With a brilliant, state-of-the-art landscape design, the expansive park spans the entire development in the series of interconnected courtyards. Residents are within arm's reach of private landscapes, breath-taking open spaces, and the interwoven mixed-use, retail and entertainment facilities that elevate ZED El Sheikh Zayed from a residential suburb to a new urban quarter.

ZED Park is the largest green space in the area, accommodating sustainable, creative, and innovative sports facilities; that cater for professional and amateur competition. This goes from in court sessions, to fitness, jogging and yoga sessions within ZED Park's own greenery. ZED Sport's' facilities location within the park ensures that all guests can enjoy the social aspects of sports participation – beyond the training sessions. In other words, ZED El Sheikh Zayed is the quintessential place for something magical to Spark!







ZED  
EAST

Emerging from the sands of New Cairo and the New Capital City it comprises 360 feddans of prime land and over 50% of the land area is greenery. A rich mix of uses including retail, office, form the core of a residential-led community. At once open and green but compact and connected the development encourages the cyclist and the walker over the driver with a comprehensive network of paths and routes through beautiful, landscaped streets and parks. At the heart of the development, The Club fuses together high-grade sporting and hospitality facilities in beautifully landscaped gardens.

Consisting of a sports university, football and tennis academies and extensive swimming pools The Club caters for casual and aspiring professional sportspeople alike. The Clubhouse is positioned as the social hub for the development and has extensive food and beverage offerings along with lounges, function space and play space surrounding.





# SOLANA™

BY ORA

Things get clearer and brighter once you open yourself up to the many hidden sides of you. SOLANA is the sunny side of New Zayed that lifts that shadow – For the bold and ready. SOLANA is the boldest feat any real estate developer has endeavored to create in the New Zayed area and beyond. A multitude of premium typologies, made for multidimensional people that won't take no for an answer. The development by ORA encompasses every amenity, feature, structure, and activity needed for a person to express and manifest themselves. With a new era, philosophy rooted in boldness, self-expression, and community, SOLANA is the new elite home for those who live in contrast and thrive on every end of their personality spectrum.





# SOLANA™ EAST

Solana East offers the same luxury and premium lifestyle as Solana West but with the addition of being surrounded by stunning lake views and an unmatched commercial retail zone. Solana East is catered to bring out every shade of you. Live, life in contrast in the East side. Things get clearer and brighter once you open yourself up to the many hidden sides of you. Solana is the sunny side of East Cairo that lifts that shadow.







The Giza Plateau is one of the oldest known significant locations in the history of mankind. Home to one of the Seven Wonders of the World, the Great Pyramids of Egypt, they are now home to one of the country's most distinctive projects, Pyramid Hills. With a 360 view of Cairo's one-of-a-kind architecture and vibe, the natural awe-inspiring beauty of its landscapes, the location sets a perfect stage for tranquil living.







Ayia Napa Marina, situated on the southeastern coast of Cyprus, offers luxurious residences, world-class yachting facilities, a variety of retail boutiques, waterfront fine dining options, recreational and nightlife experiences. Its unique location, crystal clear seas, stunning beaches and incredible views combine to entice boaters, visitors and residents who appreciate a lifestyle of class and elegance. With complete privacy and round-the-clock security for homes and yachts, Ayia Napa Marina is the ideal yachting, social and residential destination, offering everything one needs to relax and enjoy the exciting lifestyle of the Mediterranean.







# EIGHTEEN

Eighteen is a multi-million-dollar, flagship, luxury living development, backed by ORA, Saif group and Kohistan builders & developers, creating a vision of international living in Pakistan. Set in a beautiful landscape southwest of Islamabad, Eighteen is a secure and relaxing community of luxurious villas and apartments, serviced by world-class amenities, for people who expect only the best.





# SILVERSANDS

## ORIGIN

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Silversands is a luxurious Caribbean Island development that bridges the gap between five-star hotel and exclusive permanent residence. Dotted along the beach and on the hillside above the resort, nine 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.













