



S I L V E R S A N D S

NORTH COAST



\* PENDING FINAL CONTENT

☀ All the way from  
the Caribbean Coast  
to the North Coast ☾

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## We Are More Than Developers

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.

# 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 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 music moves your picture perfect view. You dip your feet into the warmth of the miniscule 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.**



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







# About Siversands



# THE NORTH COAST'S SILVER LINING.



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 crystal white sands, swaying palm trees, mood ring skies and lush scapes of flora encompass homes, private and twin villas, beachouses and chalets.

Silversands will serve as the go-to beach destination for vacationers all year long, whether for the whole summer or just a weekend getaway. The coastal destination captures the energy of untamed nightlife and the getaway zen of white powdered sand, unspoiled oceans and burnt orange sunsets. The boutique hotels, nightlife, standalone islands 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.**



A place where people are free to do as they desire. Silversands North Coast is a luxurious community placed like a pearl on the Mediterranean shore, covering 500 feddans, bordering a 1 km long beachfront. The developments in Silversands provide the features of five-star hotels and permanent residences simultaneously.

Known for its versatile hospitality options and phenomenal nightlife, the Egyptian rendition of Grenada's Silversands is the first destination with the essence of Caribbean luxury lifestyle living. The magic of the project lies in the synergy between the North Coast's second-to-none beaches and the Grenadian spirit of uninterrupted nature and love for freedom. Whether

early in the morning or late at night, Silversands North Coast is forever alive.

Nature has blessed this project and guides its energy and momentum. Extensive greenery fuel the project with life and provide visual spectacles, complemented by the azure blue beaches, white powder sands and colorshifting skies. The project feels safe, relaxed, open and enduringly sensitive to all varying lifestyles.

**It's a destination that'll always ignite the true spirit of living.**



No Moment  
Left Unlived.

3300  
UNITS

4 KM  
OF BEACH-FRONT

6,000 M<sup>2</sup>  
COMMERCIAL AREA



# Location

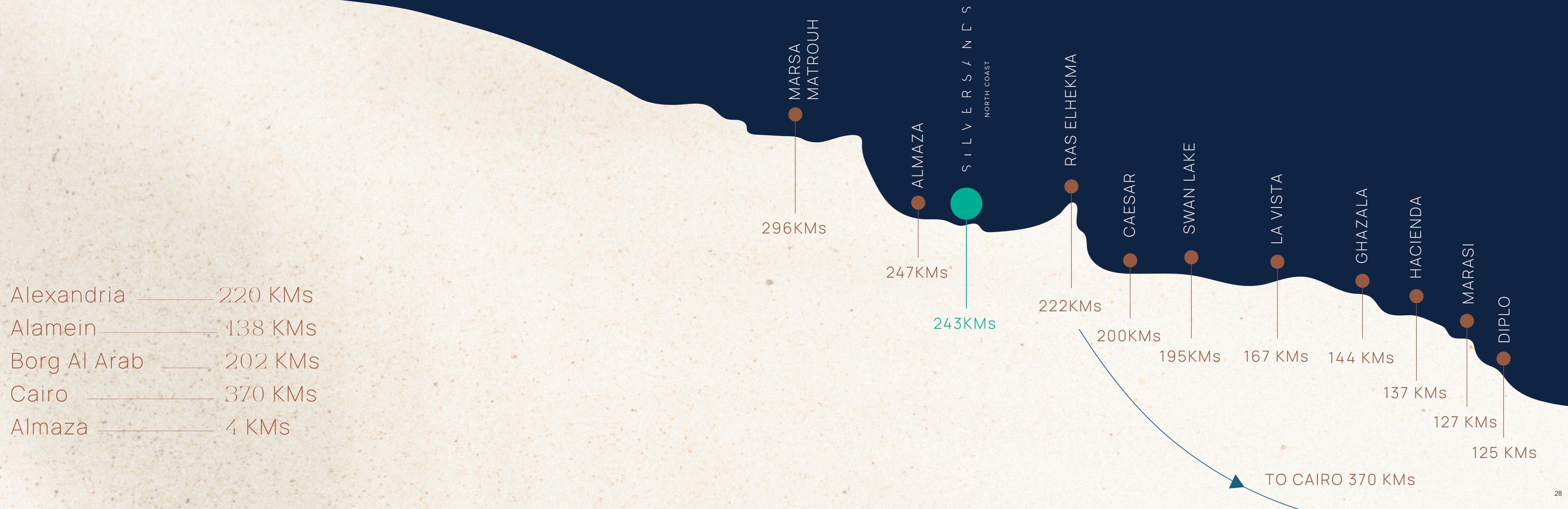


© JIMMY KIMMEL



 Right Where  
You Need To Be.

When you look out at the Mediterranean sea, the rest of the world seems so far away. But in reality, the 1 km strip beach community of Silversands is only 4 kilometers from Almaza, right between Sidi Henish Al Abd and Almaza Bay.



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

TO CAIRO 370 KMs

# Central Village Island



## The Sweet Escape

Islands are a new elevated version of prime living. The island of Silversands North Coast are outlined with a palm fringed haze, encircled with ocean water that turns golden when the day goes to rest. This lush slip of land adds an intimate energy to the development, and a serene sense of privacy for its residents.





☀️ Sunbathed bodies,  
sparkles on ocean  
foam sizzling during  
the golden hour. 🌙

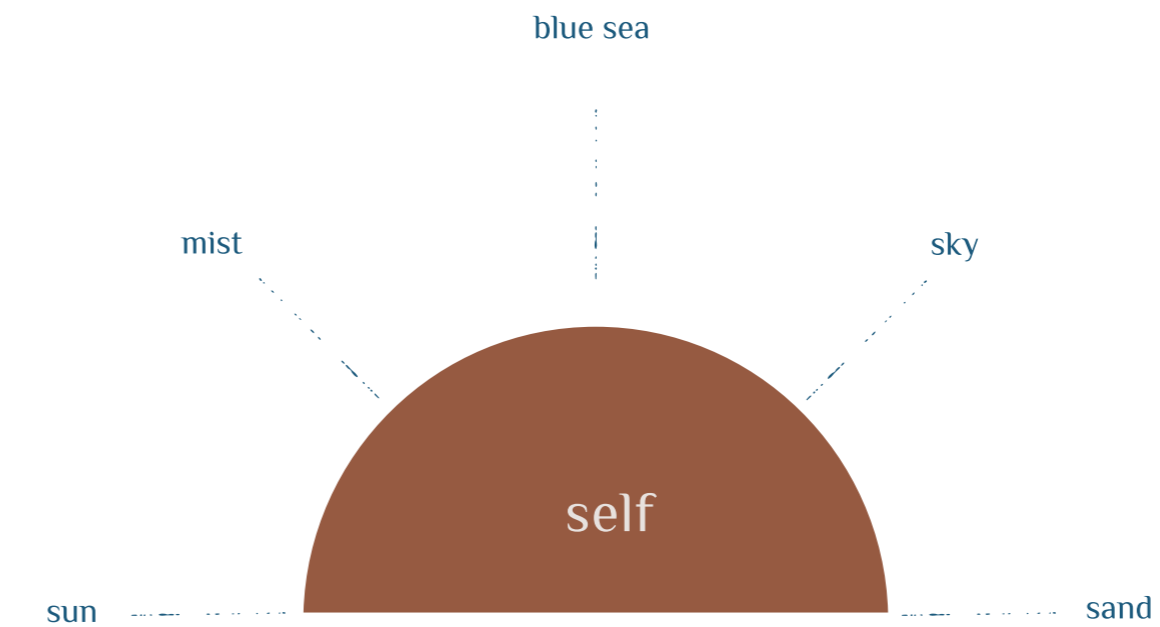


# Health Spa

## The Inside Is Calling.

Align and purify your yourself from anything that doesn't serve you. Our world-renowned health spa are holistic havens, designed for your lifelong health and wellbeing. Get a rejuvenating mask, a deep tissue massage or try an innovative treatment.

It's time to relinquish yourself, inside and out.



☀️ Go Where  
The Rest Don't.  
Live Like  
The Rest Won't. 🌙



# Boutique Hotel

## A Luxe Stay That's Not Short On Character

The boutique, star-studded hotel at Silversands North Coast is an intimate, artistic and lively space for those who need a short weekend off.

The hotel is brimmed with amenities and services with stellar standards and hospitality.





# Beach House

*a space for  
yourself*

## A Mediterranean Morning

Wake up at daybreak. Pull away the curtains slowly, open the windows and take in the untainted scents of sand, waves and flora. Wear your swimsuit, turn off the music and feast on the moment as the first "meal" for your senses. The beach houses of Silversands North Coast are for those that love nature, a little more than most. A unique alternative to hotels, our beach houses make sure that the first step you take makes it right into the waters of the Mediterranean.







# Commercial Destinations

## All Questions, Answered

A destination truly becomes a masterpiece when it addresses every question asked by its people. Our commercial destinations provide the homeowners and visitors of Silversands North Coast with everything they desire, a few steps away.

Star restaurants such as Pier 88 and Crimson, chic coffee shops and retail boutiques are lined up and prepared to host the creme-de-la-creme of the North Coast with whatever they desire.



# Nightlife

## You'll Never Close Your Eyes

Nothing quite compares to the nightlife at Silversands. Whether under twilight skies or barefoot by the fresh foamy beaches, the destination will guide you into the night with bewildering nightlife. When burnt orange skies dip into velvet cyan oceans, all residents know that there will be no minute left un-lived from then on. It is the place to dine, party and get entertained with the right music, spectacles, ambience and community till morning come. Get in touch with what you truly desire and live it at Silversands North Coast.





# Master Plan



SILVERSANDS  
DOWNTOWN  
COMING SOON!



# Master Plan Leveling

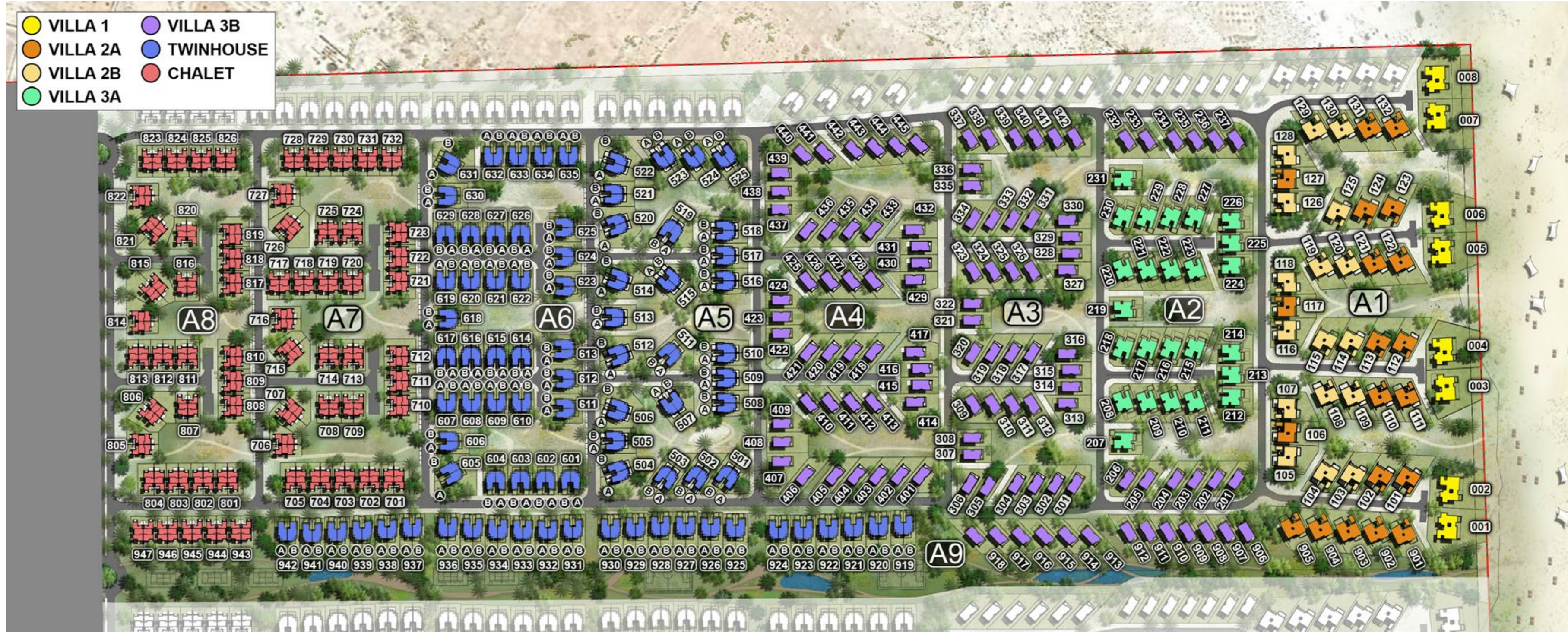


# Master Plan Phase 4



SILVERSANDS  
DOWNTOWN  
COMING SOON!

# Master Plan Phase 4 Typologies



# Units





# Gold- Standard Aesthetics

## Architecture and Design

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

Every structure in Silversands 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.

# In One Word—Luxury

## Finishing

Sun-filled rooms glisten on the high end finishing materials, to maintain Ora's unwavering standards.

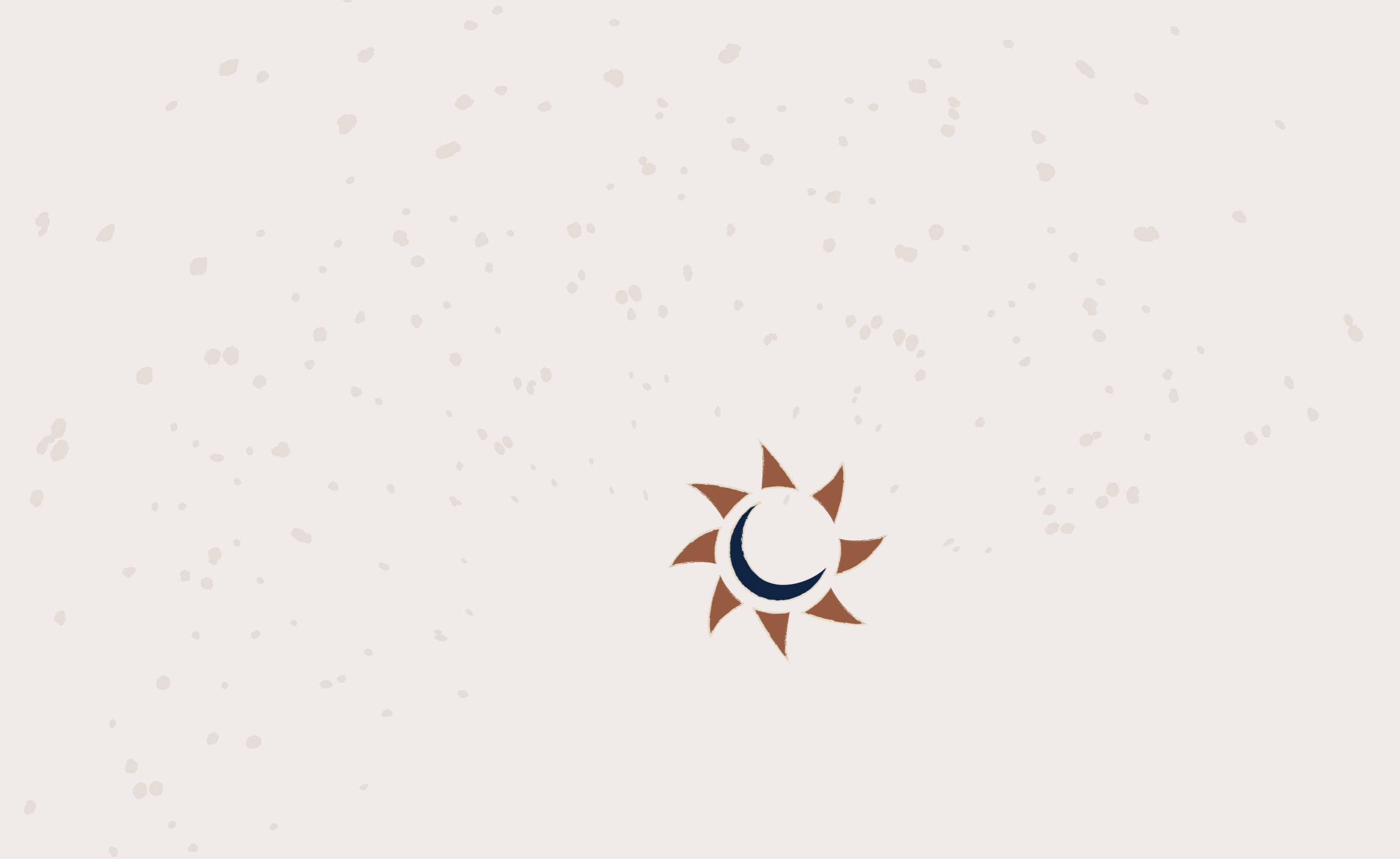
Following all design aesthetics, everywhere you look there is a sense of harmony and balance.

You always come home to a space that makes sense, spiritually and aesthetically.

# Private Villas

## The True Spirit Of Living

Enter your sun-drenched private villa, warmed with beautiful sunrays in every angle. The idyllic mix of modern structures embellished with warm, imported materials creates a wonderful synergy in your living space. The spellbinding view never lets you go from every angle of your home. It's the ideal setting for a quick holiday or a forever home far from the urban pulse of the city.



Villa  
Type

AA





FRONT DOOR



KITCHEN



SILVER SANDS | NORTH COAST

BEDROOM





LIVING AREA



BATHROOM

# Villa 1A

TOTAL AREA

470.00 sqm

INTERNAL AREA

384.00 sqm

COVERED TERRACES

86.00 sqm

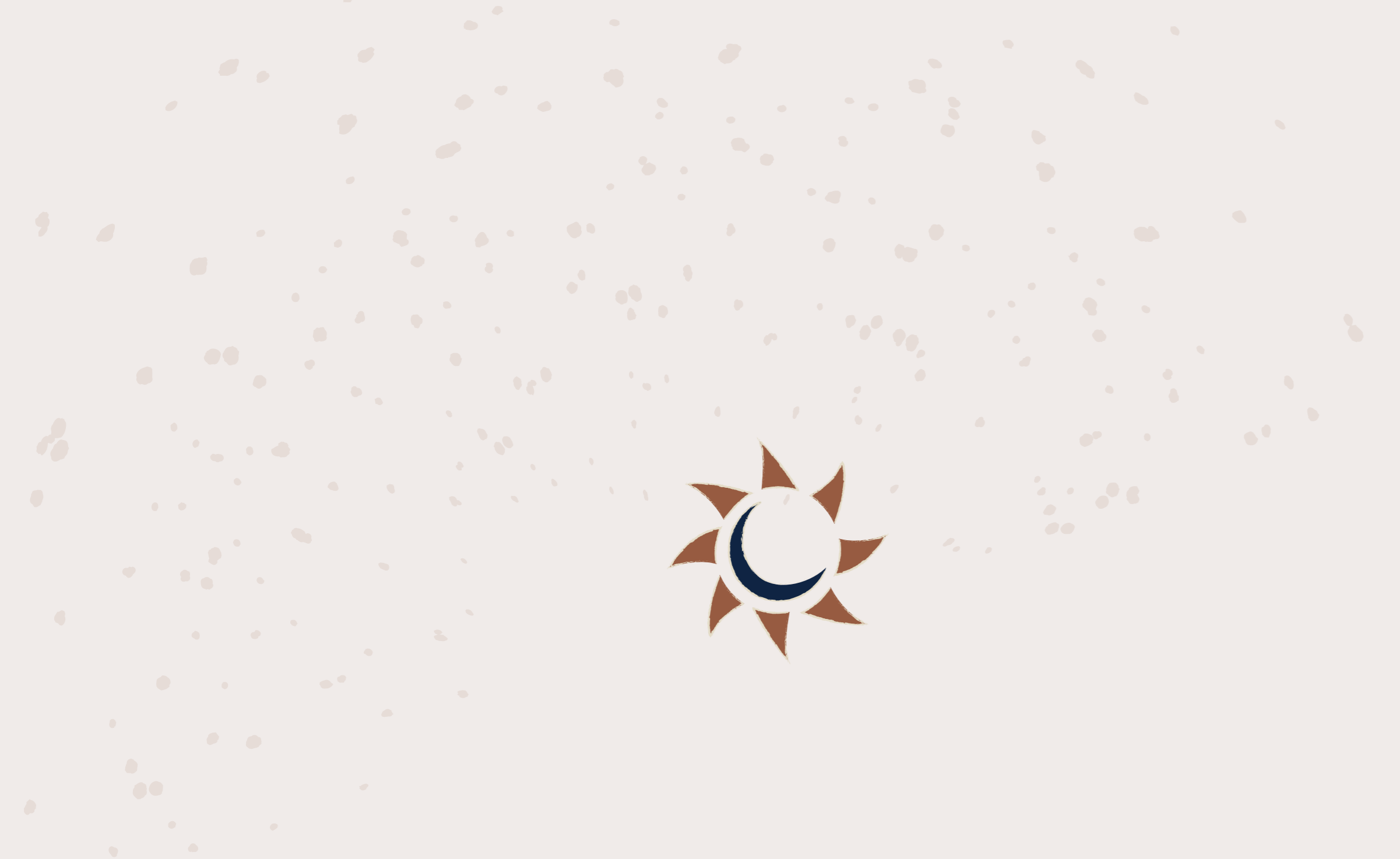
NO. OF BEDROOMS

5



GROUND FLOOR

| Room                 | Dimensions     |
|----------------------|----------------|
| 01 Entrance Hall     | 4.15m x 5.05m  |
| 02 Living            | 6.05m x 6.50m  |
| 03 Dining            | 5.75m x 6.35m  |
| 04 Kitchen           | 7.00m x 2.60m  |
| 05 Pantry            | 3.85m x 1.80m  |
| 06 Guest Toilet      | 2.60m x 1.55m  |
| 07 Bedroom 1         | 4.40m x 4.40m  |
| 08 En-Suite 1        | 2.20m x 2.70m  |
| 09 Bedroom 2         | 4.50m x 4.90m  |
| 10 En-Suite 2        | 2.65m x 1.75m  |
| 11 Bedroom 3         | 4.65m x 4.95m  |
| 12 En-Suite 3        | 1.75m x 2.75m  |
| 13 Bedroom 4         | 4.65m x 5.80m  |
| 14 En-Suite 4        | 2.80m x 2.00m  |
| 15 Master-Bedroom    | 5.20m x 5.15m  |
| 16 Master-Bathroom   | 2.65m x 3.20m  |
| 17 Wardrobe          | 2.40m x 3.45m  |
| 18 Maid's Room       | 3.00m x 2.55m  |
| 19 Maid's Bathroom   | 1.70m x 2.00m  |
| 20 Driver's Room     | 3.00m x 2.40m  |
| 21 Driver's Bathroom | 3.00m x 1.25m  |
| 22 Terrace           | 21.55m x 3.70m |
| 23 Storage           | 2.95m x 2.40m  |



Villa  
Type  
2A

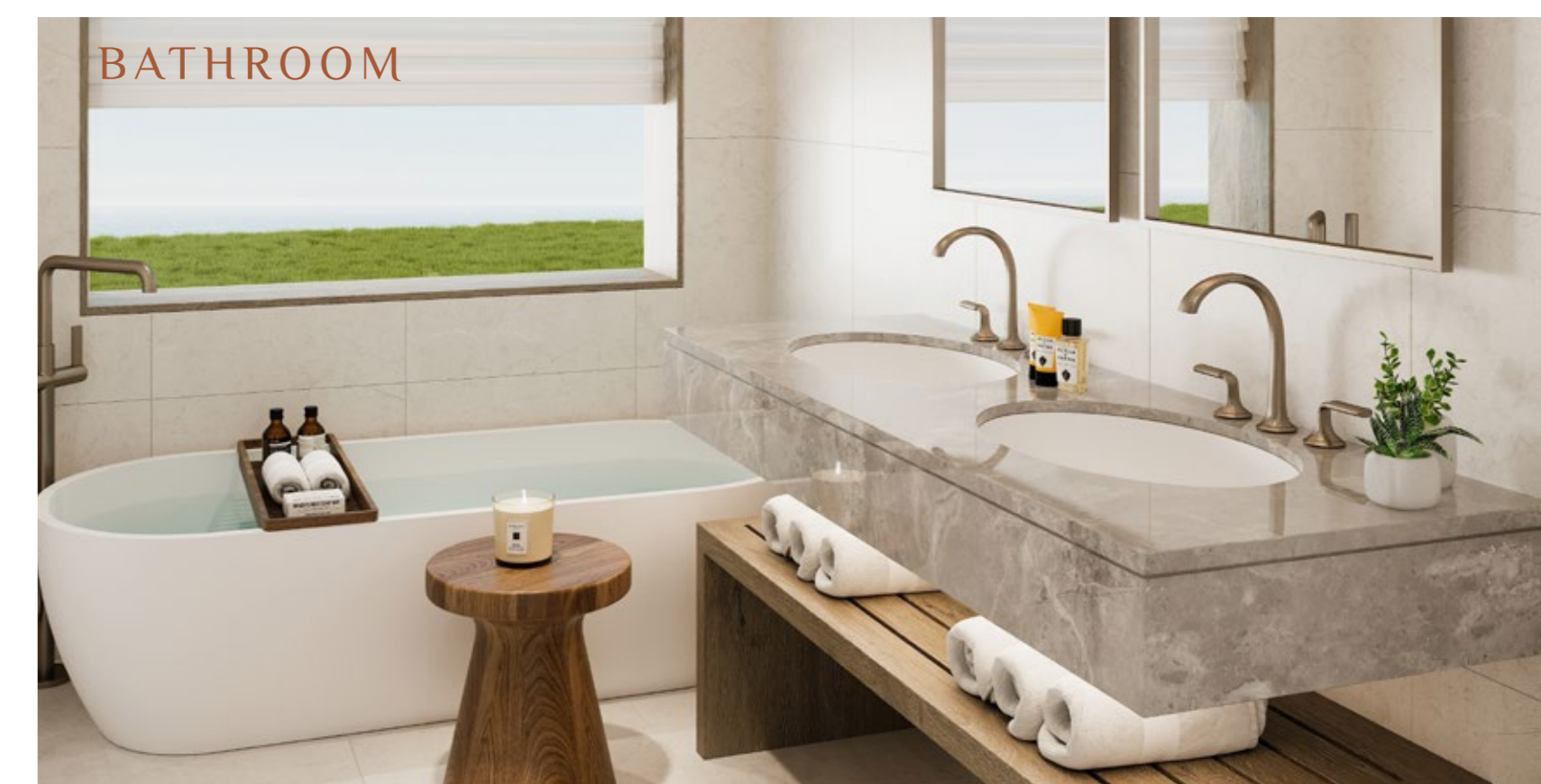


FRONT DOOR



BEDROOM







# Villa 2A

TOTAL AREA

380.00 sqm

INTERNAL AREA

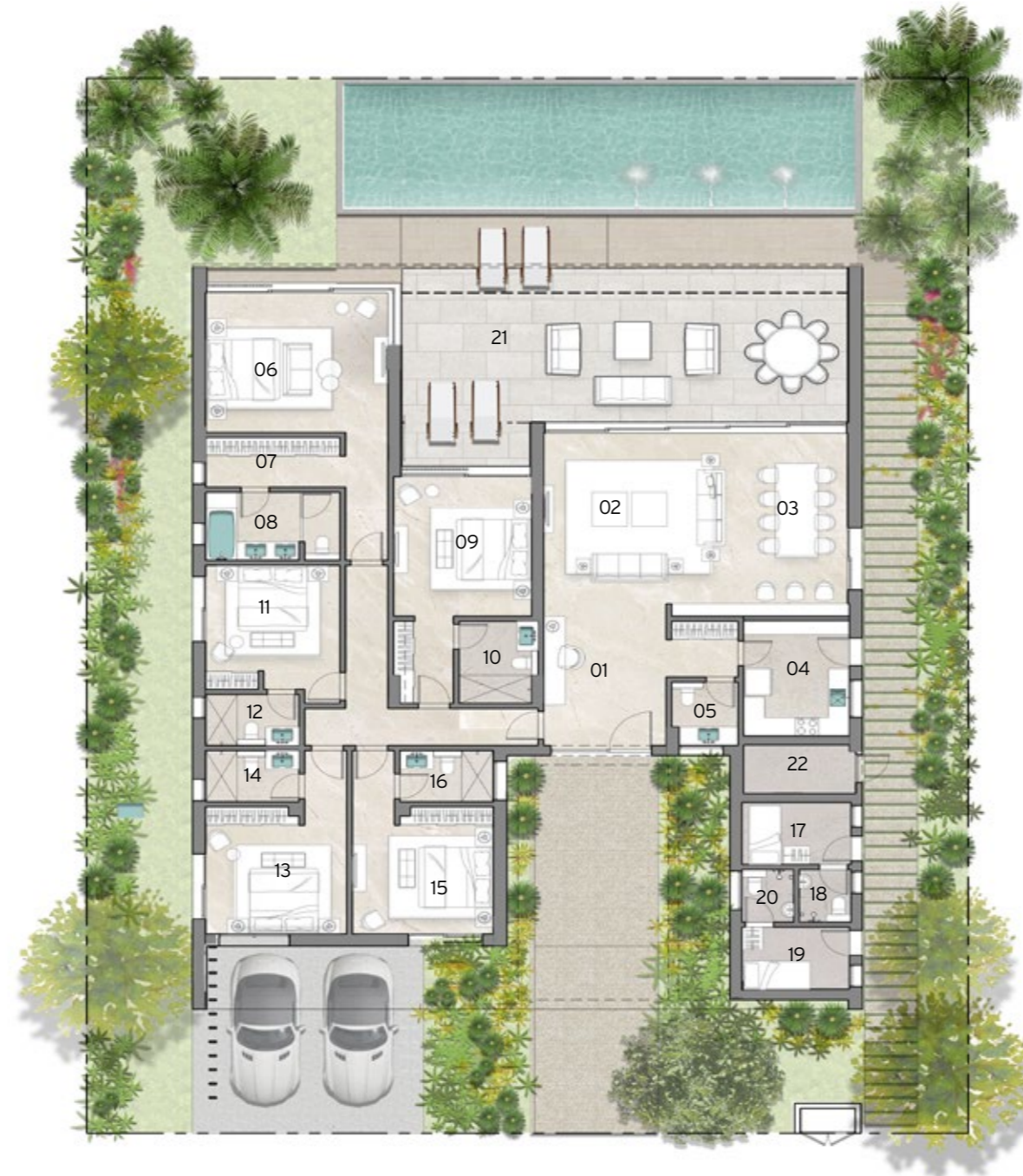
307.00 sqm

COVERED TERRACES

73.00 sqm

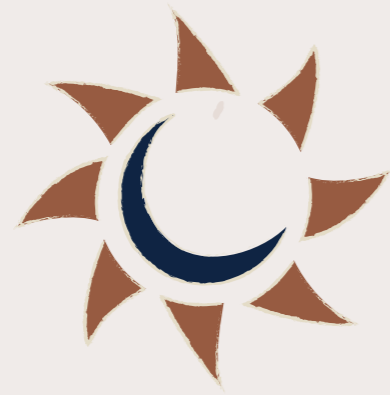
NO. OF BEDROOMS

5



GROUND FLOOR

| Room                 | Dimensions     |
|----------------------|----------------|
| 01 Entrance Hall     | 3.50m x 4.55m  |
| 02 Living            | 4.50m x 5.50m  |
| 03 Dining            | 4.75m x 5.90m  |
| 04 Kitchen           | 3.00m x 3.85m  |
| 05 Guest Toilet      | 1.90m x 2.05m  |
| 06 Master Bedroom    | 5.20m x 4.50m  |
| 07 Walk-in Wardrobe  | 3.85m x 1.60m  |
| 08 Master Bathroom   | 3.85m x 2.20m  |
| 09 Bedroom 1         | 3.95m x 4.50m  |
| 10 En-Suite 1        | 2.25m x 2.65m  |
| 11 Bedroom 2         | 3.85m x 4.00m  |
| 12 En-Suite 2        | 2.65m x 1.65m  |
| 13 Bedroom 3         | 4.00m x 4.10m  |
| 14 En-Suite 3        | 2.65m x 1.65m  |
| 15 Bedroom 4         | 4.00m x 4.10m  |
| 16 En-Suite 4        | 2.65m x 1.65m  |
| 17 Maid's Room       | 3.10m x 2.00m  |
| 18 Maid's Bathroom   | 1.50m x 1.70m  |
| 19 Driver's Room     | 3.05m x 2.00m  |
| 20 Driver's Bathroom | 1.50m x 1.70m  |
| 21 Terrace 1         | 12.75m x 5.00m |
| 22 Storage           | 3.20m x 1.60m  |



Villa  
Type

28





# Villa 2B

TOTAL AREA

343.00 sqm

INTERNAL AREA

298.00 sqm

COVERED TERRACES

45.00 sqm

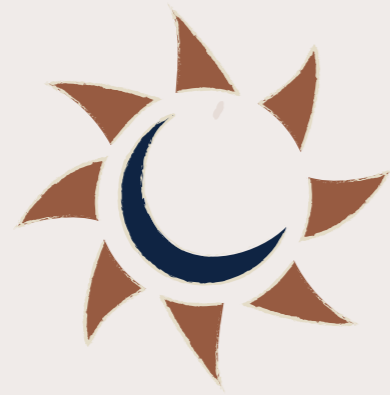
NO. OF BEDROOMS

4



GROUND FLOOR

| Room                 | Dimensions    |
|----------------------|---------------|
| 01 Entrance Hall     | 3.45m x 3.95m |
| 02 Living            | 4.50m x 7.05m |
| 03 Dining            | 4.10m x 7.05m |
| 04 Kitchen           | 2.95m x 4.30m |
| 05 Guest Toilet      | 1.90m x 2.25m |
| 06 Master Bedroom    | 5.05m x 5.00m |
| 07 Walk-in Wardrobe  | 3.10m x 1.80m |
| 08 Master Bathroom   | 3.10m x 1.80m |
| 09 Bedroom 1         | 4.05m x 4.70m |
| 10 En-Suite 1        | 2.25m x 2.65m |
| 11 Bedroom 2         | 4.40m x 4.95m |
| 12 En-Suite 2        | 2.65m x 1.65m |
| 13 Bedroom 3         | 4.40m x 4.95m |
| 14 En-Suite 3        | 2.65m x 1.65m |
| 15 Maid's Room       | 3.10m x 2.00m |
| 16 Maid's Bathroom   | 1.50m x 1.70m |
| 17 Driver's Room     | 3.00m x 2.00m |
| 18 Driver's Bathroom | 1.50m x 1.70m |
| 19 Terrace 1         | 9.25m x 1.50m |
| 20 Terrace 2         | 7.75m x 3.65m |
| 21 Storage           | 3.25m x 1.60m |



Villa  
Type  
BA



FRONT DOOR



BEDROOM







# Villa 3A

TOTAL AREA

284.00 sqm

INTERNAL AREA

248.00 sqm

COVERED TERRACES

36.00 sqm

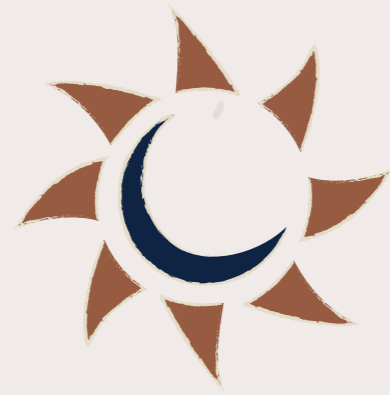
NO. OF BEDROOMS

4



GROUND FLOOR

| Room                 | Dimensions    |
|----------------------|---------------|
| 01 Entrance Hall     | 2.15m x 4.00m |
| 02 Living            | 3.65m x 7.15m |
| 03 Dining            | 2.95m x 5.15m |
| 04 Open Kitchen      | 2.95m x 2.00m |
| 05 Kitchen           | 2.55m x 2.95m |
| 06 Guest Toilet      | 1.65m x 2.25m |
| 07 Master Bedroom    | 4.05m x 4.50m |
| 08 Walk-In Wardrobe  | 2.70m x 1.70m |
| 09 Master Bathroom   | 2.70m x 1.75m |
| 10 Bedroom 1         | 3.80m x 4.60m |
| 11 En-Suite 1        | 2.35m x 2.70m |
| 12 Bedroom 2         | 3.95m x 4.40m |
| 13 En-Suite 2        | 2.65m x 1.80m |
| 14 Bedroom 3         | 3.95m x 4.00m |
| 15 En-Suite 3        | 2.05m x 2.65m |
| 16 Maid's Room       | 2.55m x 1.95m |
| 17 Maid's Bathroom   | 2.55m x 1.05m |
| 18 Driver's Room     | 2.55m x 2.00m |
| 19 Driver's Bathroom | 2.55m x 1.05m |
| 20 Terrace 1         | 6.70m x 2.15m |
| 21 Terrace 2         | 7.40m x 2.95m |
| 22 Storage           | 2.55m x 1.80m |



Villa  
Type

BB





# Villa 3B

TOTAL AREA

346.00 sqm

INTERNAL AREA

298.00 sqm

COVERED TERRACES

48.00 sqm

NO. OF BEDROOMS

5



GROUND FLOOR



FIRST FLOOR

| Room                | Dimensions    |
|---------------------|---------------|
| 01 Entrance Hall    | 3.40m x 1.70m |
| 02 Living Room      | 4.15m x 5.40m |
| 03 Dining Area      | 3.15m x 4.35m |
| 04 Kitchen          | 3.00m x 2.55m |
| 05 Bedroom 1        | 3.75m x 4.00m |
| 06 En-suite 1       | 3.75m x 1.75m |
| 07 Guest Bathroom   | 2.95m x 1.20m |
| 08 Maids Room       | 2.55m x 2.80m |
| 09 Maids Bathroom   | 1.40m x 2.00m |
| 10 Drivers Room     | 3.20m x 2.00m |
| 11 Drivers Bathroom | 1.25m x 2.00m |
| 12 Terrace 1        | 7.45m x 2.95m |
| 13 Storage          | 3.00m x 1.95m |
| 14 Hall             | 2.65m x 2.40m |
| 15 Master Bedroom   | 4.25m x 5.00m |
| 16 Walk-in Wardrobe | 2.85m x 2.05m |
| 17 Master Bathroom  | 2.05m x 2.70m |
| 18 Bedroom 2        | 4.20m x 5.10m |
| 19 En-suite 2       | 2.75m x 1.65m |
| 20 Bedroom 3        | 4.20m x 4.50m |
| 21 En-suite 3       | 2.85m x 1.65m |
| 22 Bedroom 4        | 4.30m x 4.75m |
| 23 En-suite 4       | 2.85m x 1.70m |
| 24 Terrace 2        | 3.60m x 1.50m |
| 25 Terrace 3        | 3.85m x 1.20m |
| 26 Terrace 4        | 4.95m x 1.00m |



# Twin Villas

## Home To Memories

Twin villas at Silversands North Coast are generously spaced and designed to welcome families or small groups of friends. The backyard and swimming pool fill up your schedule with things to do as you plan a quick brunch or even a pool party with light drinks.







# Twin Villa

TOTAL AREA  
307.00 sqm

INTERNAL AREA  
268.00 sqm

COVERED TERRACES  
39.00 sqm

NO. OF BEDROOMS  
4

GROUND FLOOR



TWIN B

TWIN A

| Room                  | Dimensions    |
|-----------------------|---------------|
| 01 Entrance Hall      | 5.15m x 2.00m |
| 02 Living/Dining Room | 6.95m x 4.35m |
| 03 Kitchen            | 2.75m x 3.80m |
| 04 Bedroom 1          | 4.15m x 4.05m |
| 05 En-suite 1         | 2.75m x 1.80m |
| 06 Maid's Room        | 2.50m x 2.20m |
| 07 Maid's Bathroom    | 2.50m x 1.50m |
| 08 Terrace 1          | 7.15m x 3.75m |
| 09 Storage            | 2.50m x 1.05m |

# Twin Villa

## FIRST FLOOR



TWIN B

TWIN A

| Room                | Dimensions    |
|---------------------|---------------|
| 10 Master Bedroom   | 4.60m x 5.55m |
| 11 Walk-in Wardrobe | 2.75m x 3.25m |
| 12 Master Bathroom  | 2.75m x 2.65m |
| 13 Bedroom 2        | 3.80m x 6.00m |
| 14 En-suite 2       | 2.50m x 2.35m |
| 15 Bedroom 3        | 3.80m x 4.80m |
| 16 En-suite 3       | 3.55m x 1.75m |
| 17 Balcony          | 4.70m x 2.20m |
| 18 Balcony          | 2.05m x 1.90m |



# Chalets

## Quiet Getaway, Delivered

Echoing with joyful laughs, up-tempo music and delightful conversations. The chalets at Silversands North Coast can host your new memories with spacious ground and top floors, gardens and terraces. The perfect proportion for entertaining. Leave your chalet and relax right right by the seashore, watch the gentle waves rhythmically pulling you into picturesque moments, with friends and loved ones around you.

You'll need nothing else.





# Chalet Ground

TOTAL AREA

473.00 sqm

INTERNAL AREA

145.00 sqm

COVERED TERRACES

28.00 sqm

NO. OF BEDROOMS

3



GROUND FLOOR

GROUND - 2

GROUND - 1

| Room               | Dimensions    |
|--------------------|---------------|
| 01 Entrance Hall   | 1.40m x 5.25m |
| 02 Living Area     | 5.00m x 4.50m |
| 03 Dining Area     | 5.00m x 3.00m |
| 04 Kitchen         | 3.45m x 2.50m |
| 05 Master Bedroom  | 4.05m x 4.35m |
| 06 Master Bathroom | 2.95m x 1.50m |
| 07 Bedroom 2       | 4.05m x 3.30m |
| 08 Bathroom 2      | 2.95m x 1.50m |
| 09 Bedroom 3       | 3.95m x 4.10m |
| 10 En-Suite 3      | 2.50m x 1.50m |
| 11 Maid's Room     | 2.05m x 1.90m |
| 12 Maid's Bathroom | 2.05m x 1.00m |
| 13 Terrace         | 5.00m x 4.20m |

# Chalet Roof

TOTAL AREA

223.00 sqm

INTERNAL AREA

206.00 sqm

COVERED TERRACES

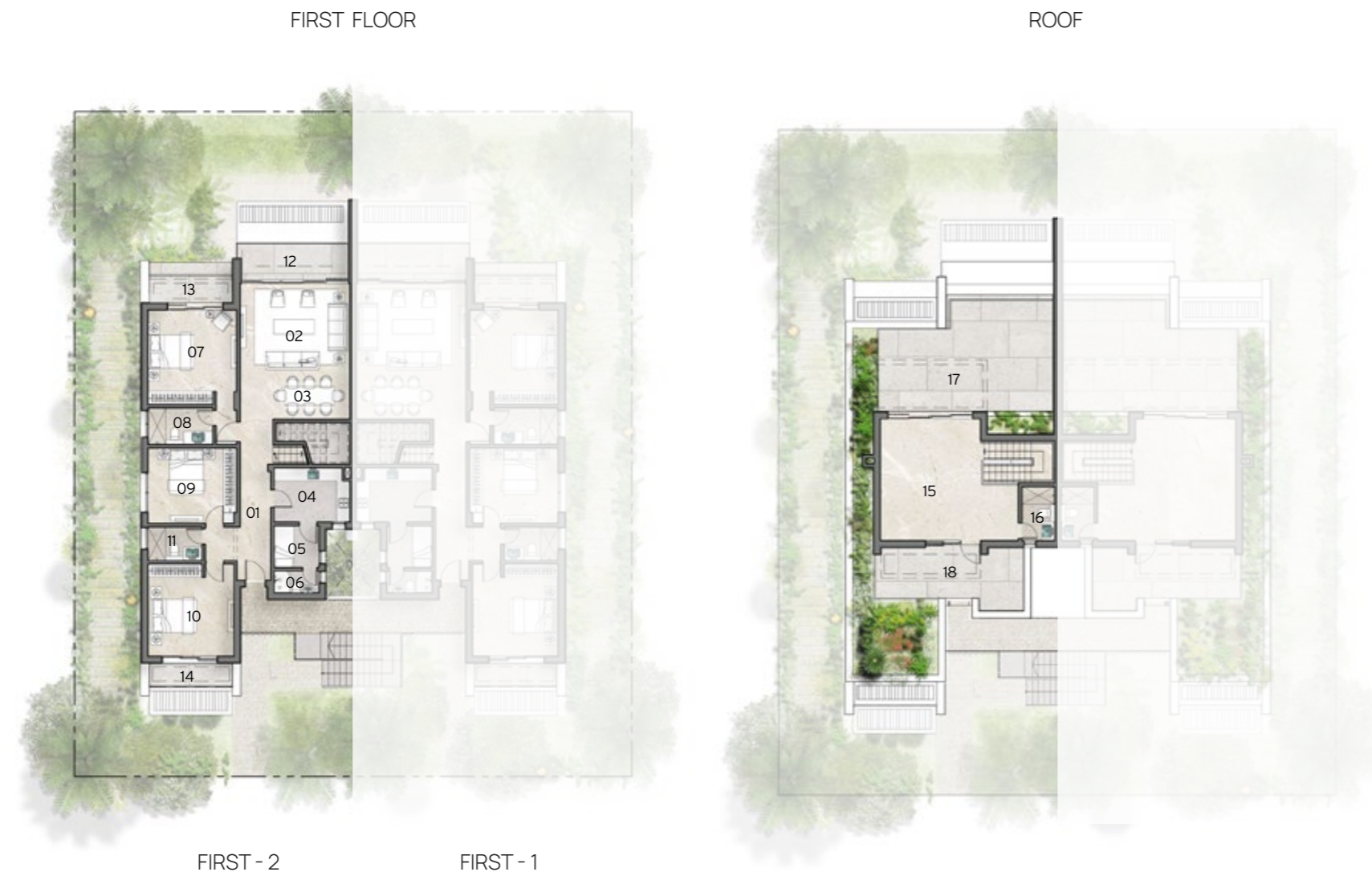
47.00 sqm

ROOF TERRACE

58.00 sqm

NO. OF BEDROOMS

4



| Room               | Dimensions    |
|--------------------|---------------|
| 01 Entrance Hall   | 1.40m x 7.30m |
| 02 Living Room     | 5.00m x 3.90m |
| 03 Dining Room     | 5.00m x 2.30m |
| 04 Kitchen         | 3.45m x 2.50m |
| 05 Maid's Room     | 2.05m x 1.90m |
| 06 Maid's Bathroom | 2.05m x 1.00m |
| 07 Master Bedroom  | 4.05m x 4.35m |
| 08 Master Bathroom | 2.95m x 1.70m |
| 09 Bedroom 2       | 4.05m x 3.45m |
| 10 Bedroom 3       | 3.95m x 4.20m |
| 11 Bathroom        | 2.50m x 1.55m |
| 12 Terrace 1       | 5.00m x 1.55m |
| 13 Terrace 2       | 3.85m x 1.30m |
| 14 Terrace 3       | 3.75m x 1.30m |
| 15 Social Area     | 6.30m x 5.55m |
| 16 Bathroom        | 1.50m x 2.50m |
| 17 Roof Terrace 1  | 8.20m x 5.15m |
| 18 Roof Terrace 2  | 6.80m x 2.35m |



# Global Project Locations





### We Are More Than Developers

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.





EIGHTEEN, Pakistan

## Eighteen

Eighteen is a stunning 2.7 m square yard development on the outskirts of Islamabad bringing new and international living in Pakistan.

## Silversands Grenada

Silversands is a luxurious Caribbean island development that bridges the gap between the five-star hotel and exclusive permanent residence.



Silversands ORIGIN, Grenada



AYIA NAPA MARINA, Cyprus

## Ayia Napa Marina

Located on the most beautiful stretches of coastline in Cyprus, Ayia Napa Marina is unique among the world's luxury marinas.

## Nocera Ltd

This landmark project sees the redevelopment of one of the best positioned and most attractive buildings on London.



NOCERA LTD, Great Britain



### Zed ElSheikh Zayed

Located in the heart of El Sheikh Zayed suburb on the Western outskirts of Cairo. ZED is a whole new concept of living where every detail is curated to spark happiness. It maximises 165 feddans of walkable, mixed-use beauty with world-class finishing details.

### Pyramid Hills

Pyramid Hills is strategically located near the Great Pyramids of Giza and has easy access to the Downtown area.



### Nile City Towers

Nile City Towers occupies a premium location on the East Bank of the Nile in Cairo, with amazing views over the river, Gezira Island and the rest of the city beyond.

### Zed East

ZED East emerges from the sands of NNew Cairo adn the New Capital City and comprises of 400 feddans of prime land with more than 200 feddans of greenery.





- 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 and 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.