

BAYN BY ORA · RESALE OPPORTUNITY

The best-placed townhome in Bayn

Townhome 2C-R · 4 Bedrooms · On the park, moments from the lagoon

PRICE REDUCED

AED 4,350,000

60/40 payment plan · 20% below a 4-bed in Hudayriyat Golf Estates

4 + Maid

BEDROOMS

4

BATHROOMS

2,769 sq.ft

TOTAL BUA

2

PARKING

60 / 40

PAYMENT PLAN

Q4 2028

COMPLETION

WHY THIS TOWNHOME

Park-front living, lagoon on your doorstep

- 01** **Best location in Bayn**
A prime plot in the Lagoon district, Phase 1 of the masterplan.
- 02** **On the park**
Green views and direct access to Bayn's landscaped parks.
- 03** **Close to the lagoon**
A short walk to the lagoon, promenades and community pools.
- 04** **60/40 payment plan**
40% of the original price due only on handover.
- 05** **Completion Q4 2028**
Four installments already cleared by the current owner.
- 06** **20% below Hudayriyat**
Lower entry than a comparable 4-bed in Hudayriyat Golf Estates.





TOWNHOMES 2 · ILLUSTRATIVE

THE COMMUNITY

A new coastal city **between two capitals**

Bayn is ORA's 4.8 million sqm masterplanned community at Ghantoot, on the coast between Dubai and Abu Dhabi. A beach, marina, resort, schools, healthcare and a sports club, all within walking distance of home.

30 min

TO DUBAI & ABU DHABI

1.2 km

BEACHFRONT

204

MARINA BERTHS

55%

OPEN SPACE

33 km

CYCLING NETWORK

7.1 km

PROMENADES



LOCATION & MASTERPLAN

At the crossroads of Dubai & Abu Dhabi

Set on the Ghantoot coastline, Bayn sits between the two capitals with direct access to Sheikh Maktoum Bin Rashid Road and Sheikh Mohammed Bin Zayed Road. Palm Jebel Ali, Al Maktoum International Airport and Yas Island are all within easy reach.

30 min

FROM DUBAI

30 min

FROM ABU DHABI

4.8M sqm

MASTERPLAN

32K

FUTURE RESIDENTS

200 keys

HOTEL & BRANDED RES.

108K sqm

SPORTS CLUB

COMMUNITY ANCHORS

01 Beach

02 5-star resort

03 Beach Town

04 Marina

05 Sports club

06 Business park

07 Schools

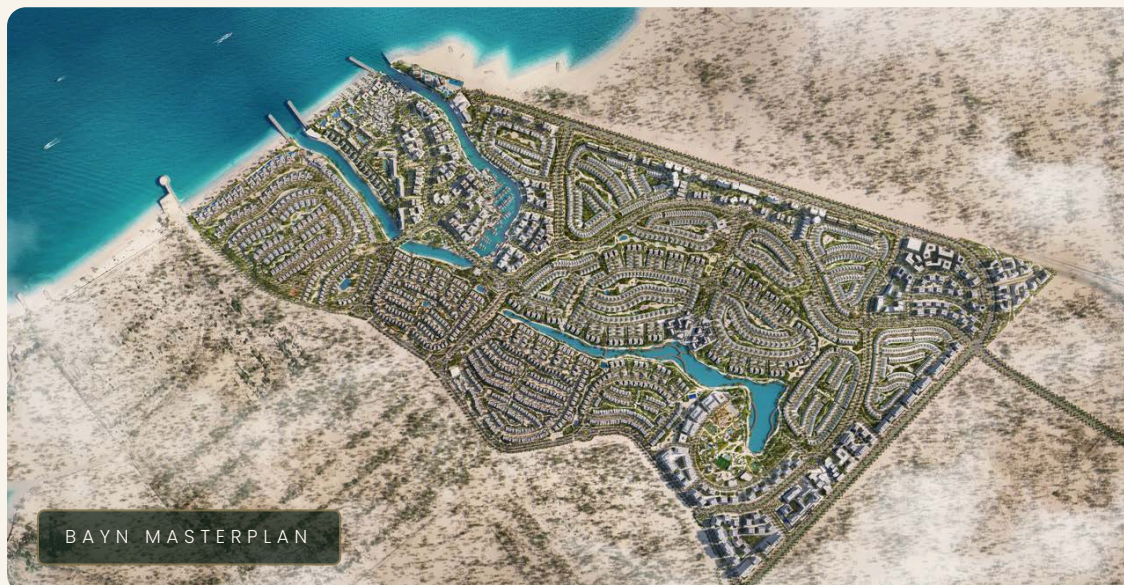
08 Healthcare centre

09 Linear park

10 Lagoon

11 Waterway

12 Neighbourhood mall



FLOOR PLANS

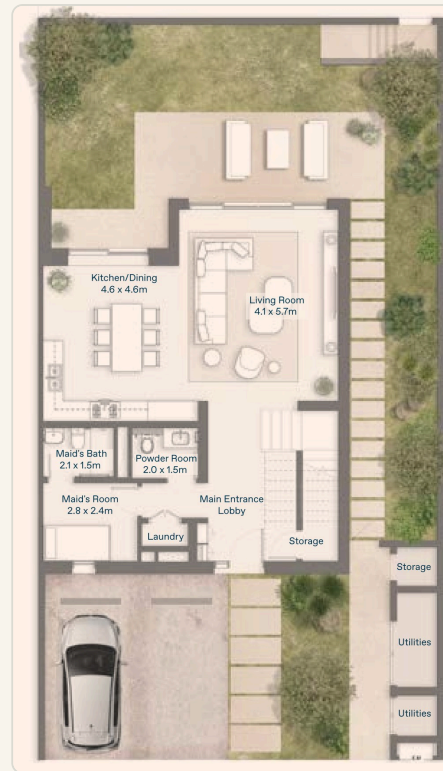
Townhome 2C-R

4 BEDS **4** BATHS **2** PARKING **3** LEVELS

Plot area	288 – 388 sqm	3,100 – 4,177 ft ²
Ground floor	97 sqm	
First floor	81 sqm	
Second floor	37 sqm	
Balconies	30 sqm	
Total SA	245 sqm	2,636 ft ²
Total BUA	257 sqm	2,769 ft²

Layout: open kitchen/dining and living onto the garden, maid's room with bath, powder room, laundry. Master suite plus two bedrooms on the first floor; guest bedroom with en-suite and private roof terrace on the second.

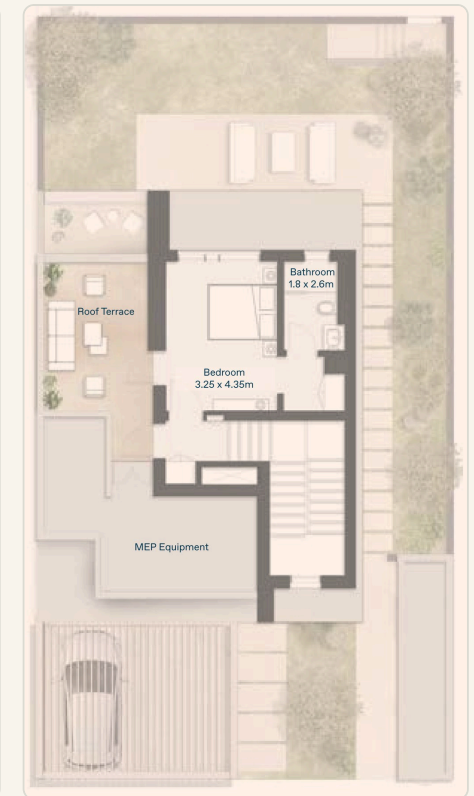
Finishes: porcelain floors, porcelain-slab countertops and vanities, in Light or Medium palette.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PRICE & PAYMENT

The numbers

ASKING PRICE · REDUCED

AED **4,350,000**

≈ AED 1,571 per sq.ft BUA

ORIGINAL PRICE

AED **3,947,000**

Premium AED 403,000

PAID TO DEVELOPER

AED **1,363,292**

34.5% · 4 installments cleared

PAYABLE TO SELLER

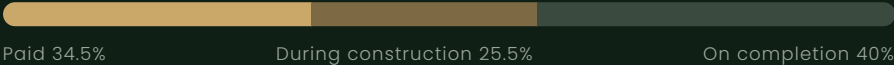
AED **1,766,292**

Amount paid + premium

BALANCE TO DEVELOPER

AED **2,583,708**

Dec 2026 → handover Q4 2028



BUYER'S TRANSFER COSTS

Abu Dhabi land fee 2% of 4,350,000	87,000
Agency fee 2% of 4,350,000	87,000
VAT on agency fee 5%	4,350
Trustee fees	5,250
Total fees	AED 183,600
Total cash to close seller 1,766,292 + fees	AED 1,949,892

PAYMENT SCHEDULE (TO DEVELOPER)

DUE	MILESTONE	AED
May – Oct 2025	Down payments	789,400 ✓ Paid
Jan – Sep 2026	Installments 1 – 4	573,892 ✓ Paid
22 Dec 2026	Installment 5	125,514
22 Mar 2027	Installment 6	125,514
22 Jun 2027	Installment 7	125,514
22 Sep 2027	Installment 8	125,514
22 Dec 2027	Installment 9	125,514
22 Mar 2028	Installment 10	125,514
22 Jun 2028	Installment 11	125,514
22 Sep 2028	Installment 12	126,310
22 Dec 2028	On completion (40%)	1,578,800
	Balance outstanding	2,583,708

TM

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OFF-PLAN SPECIALIST · DUBAI & ABU DHABI

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Renders, plans and areas are provided by the developer (ORA) for illustrative purposes and subject to change. Figures based on the current SPA payment schedule; fees calculated on the AED 4,350,000 asking price. Price and availability subject to change without notice.