

Y Views at Bayn



Developer

Ora Developers



District

Abu Dhabi, Abu Dhabi Emirate



Handover

Q4 2029

Unit type	Bedrooms	Amount	Area, m²	Price from
Villa	3 Bedrooms	0/8	242	6 670 000 AED
Villa	4 Bedrooms	21/39	304	7 400 000 AED
Villa	5 Bedrooms	3/4	636	22 680 600 AED
Villa	6 Bedrooms	33/37	856 - 1 467	25 250 000 AED



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Description

Project general facts

Y Views is an exclusive residential enclave of private villas, thoughtfully positioned within the coastal master community of BAYN in Ghantoot. The project is designed around the idea of elevated waterfront living, where architecture, landscape, and natural light come together to create a serene and highly private environment. Set between the sea and sculpted green spaces, Y Views offers residents uninterrupted views, direct access to beaches and waterways, and a lifestyle shaped by calm rhythms and resort-style surroundings.

The development is arranged as a low-density, gated community, emphasizing privacy, spaciousness, and a strong connection to nature. Carefully planned promenades, landscaped parks, and pedestrian-only green spines link homes to the shoreline, beach clubs, and leisure hubs. Each villa is positioned to maximize vistas of the sea, canals, or greenery, creating a sense of retreat while remaining part of a refined coastal neighborhood designed for long-term living.

Interiors are finished with a refined palette of high-quality materials, including marble flooring in main living areas and bathrooms, engineered wood in bedrooms and walk-in closets, and porcelain finishes in service zones. Kitchens feature stone countertops and backsplashes with bespoke joinery, while bathrooms are detailed with marble surfaces and elegant fixtures. Custom veneer and lacquered joinery enhance storage and architectural detailing throughout the homes, delivering a sophisticated, understated aesthetic aligned with the project’s coastal character.

Location description and benefits

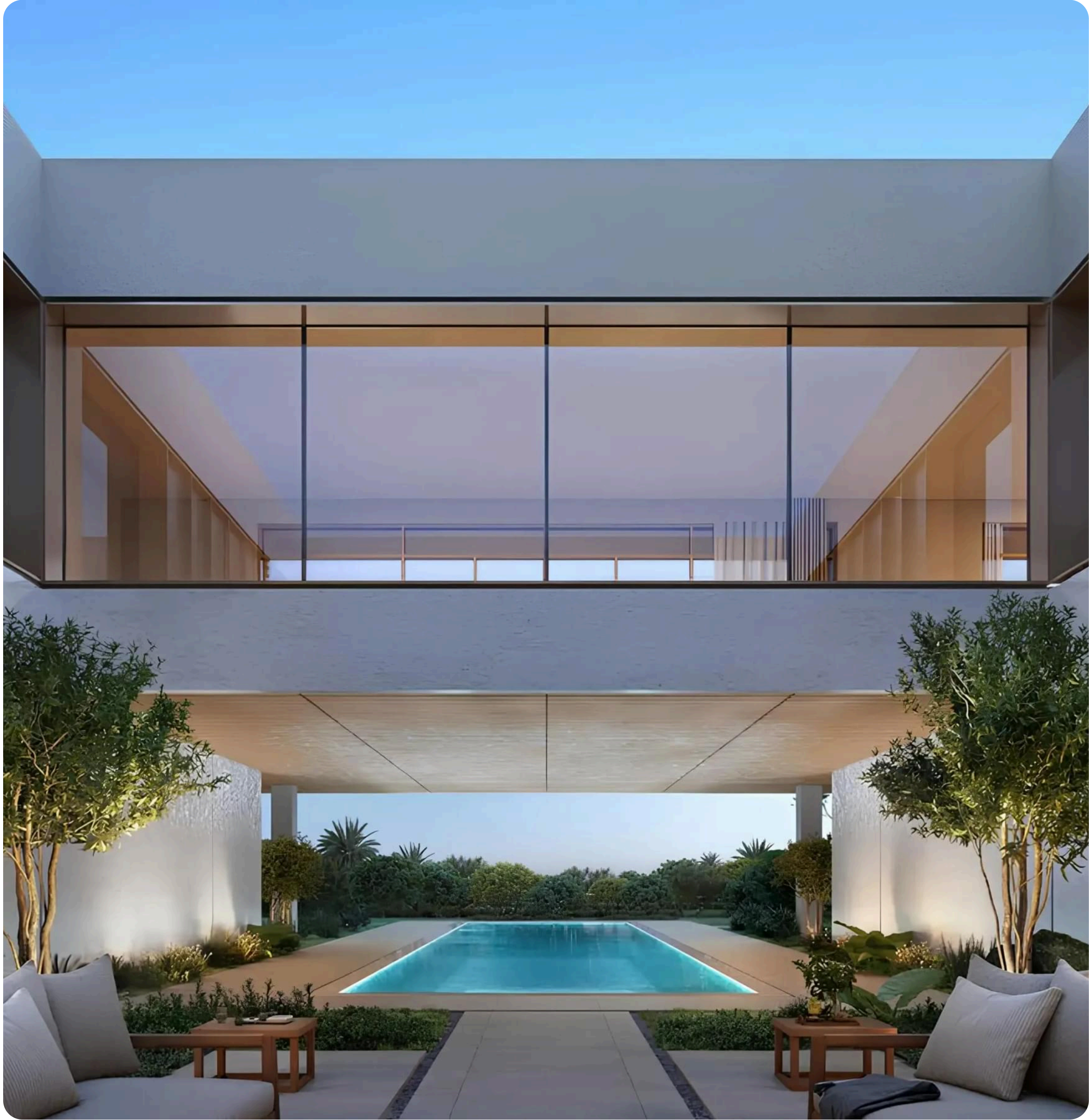
Ghantoot is a tranquil coastal district nestled between Dubai and Abu Dhabi, offering a perfect blend of natural beauty and modern convenience. Known for its pristine beaches and serene surroundings, it provides an escape from the hustle and bustle of city life while maintaining easy access to urban amenities. Located just a short drive from key landmarks in both emirates, Ghantoot is an ideal location for those seeking a peaceful lifestyle without compromising connectivity.

The area is characterized by its luxurious residential communities, including spacious villas and exclusive seaside properties, making it a sought-after destination

for families and individuals who value privacy and elegance. Ghantoot’s scenic coastline, dotted with palm-lined beaches and turquoise waters, creates a serene backdrop for outdoor activities such as beachside picnics, water sports, and leisurely strolls. The community also features well-maintained infrastructure, ensuring residents enjoy a high standard of living.

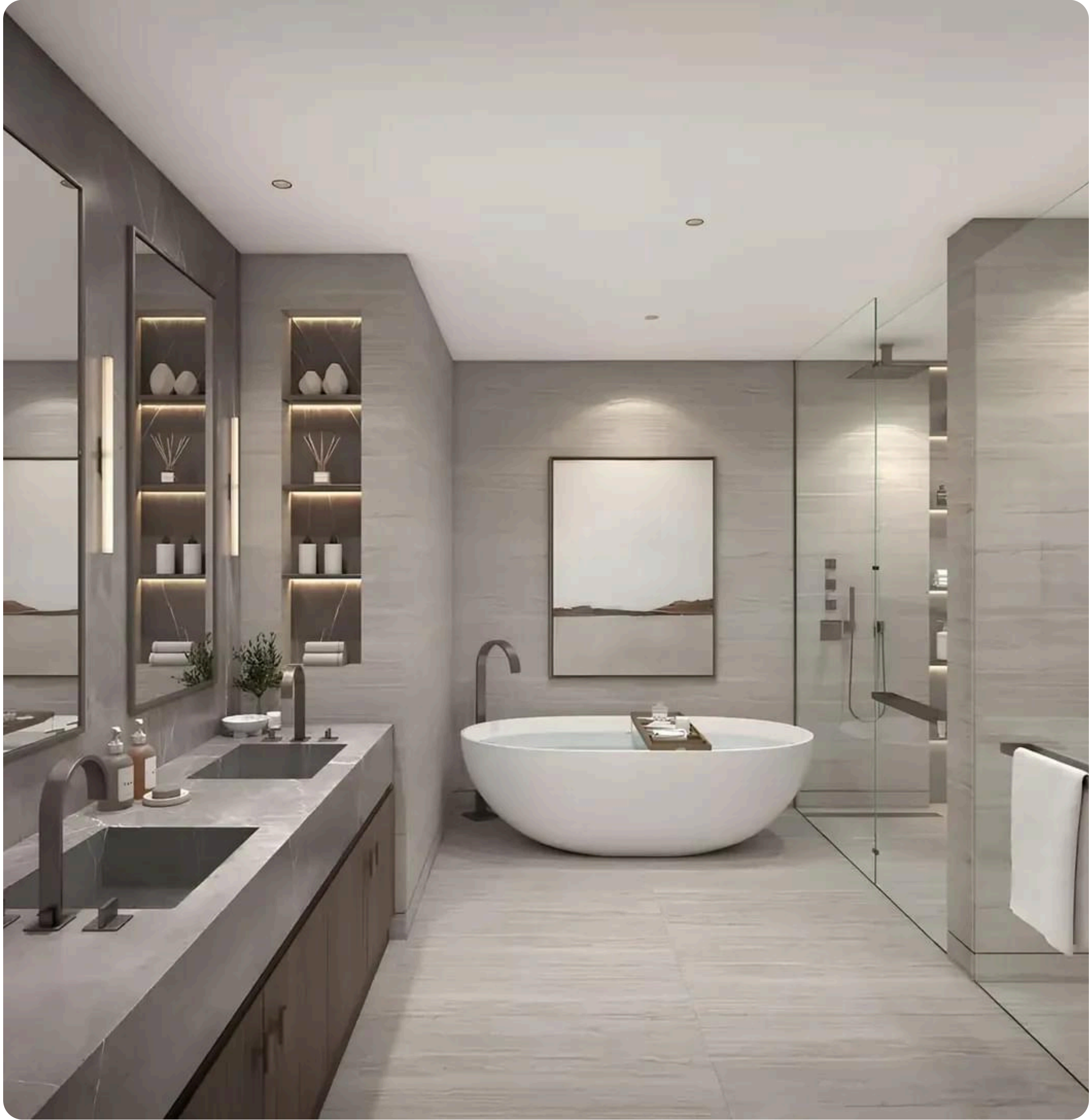
Ghantoot’s appeal extends beyond its natural beauty, with its close proximity to top-tier leisure destinations, such as world-class resorts, marinas, and golf courses. The area is perfect for those who appreciate a slower-paced, luxurious lifestyle, offering an ideal retreat from the city while still providing access to all the essentials. Whether it’s a weekend getaway or a permanent home, Ghantoot captures the essence of coastal living in the UAE.













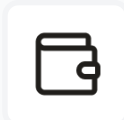
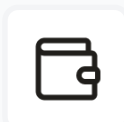
Masterplan



Payment Plan Option

Payment Plan Option 1 for Villas

All options

-  Payment Plan Option 1 for Villas
-  Payment Plan for Plots
-  Payment Plan Option 2 for Villas

On booking	10%
During construction	50%
On Handover	40%

Payment Plan Option

Payment Plan for Plots

All options

-  Payment Plan Option 1 for Villas
-  Payment Plan for Plots
-  Payment Plan Option 2 for Villas

On booking	15%
During construction	45%
On Handover	40%

Payment Plan Option

Payment Plan Option 2 for Villas

All options

-  Payment Plan Option 1 for Villas
-  Payment Plan for Plots
-  Payment Plan Option 2 for Villas

On booking	10%
During construction	30%
Upon Handover	60%

Typical Units

Number of available units
Villa: 4 Bedrooms - 21
Villa: 5 Bedrooms - 3
Villa: 6 Bedrooms - 33



Level 1



Level 2

Villa: 4 Bedrooms

from **AED 7 400 000** to **AED 8 310 000**
from **304m²** to **304m²**

from **AED 24 269/m²** to **AED 27 254/m²**



GROUND FLOOR



FIRST FLOOR

Villa: 5 Bedrooms

from **AED 22 680 600** to **AED 23 298 600**
from **636m²** to **636m²**

from **AED 35 618/m²** to **AED 36 589/m²**

Typical Units

Number of available units
Villa: 4 Bedrooms - 21
Villa: 5 Bedrooms - 3
Villa: 6 Bedrooms - 33



LOWER GROUND FLOOR

GROUND FLOOR

Villa: 6 Bedrooms

from AED 25 250 000

to AED 48 802 000

from 856m²

to 1 467m²

from **AED 29 497/m²**

to **AED 35 189/m²**

Developer

2016

Year of foundation



Ora Developers

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 sensorial approach that can only be described as a surreal yet perfect moment of lifetime achievement in luxury living. Reimagining time, their projects are often likened to a complicated luxury timepiece that offer perfect blends of intricate detail which can only result in a flawless breathtaking moment of awe-inspiring serenity of luxury living. Ora is a leading name in the field of designing and developing luxury lifestyle destinations in unique locations. They bring world-class expertise, exceptional attention to detail and visionary ideas to every landmark project they work on.