

Y views

at Bayn



CORE VILLAS

ΣΥΝΤΕΛΕΣΤΕΣ

ΟΓΔ

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Chapter 01

LOCATION

AN ENCLAVE PERCHED BETWEEN ELEVATION & OCEAN

Within the vast expanse of BAYN Ghantoot lies Y Views, an enclave perched between elevation and ocean, where every contour is drawn toward the horizon.

This beach and canal-front cluster of luxury villas redefines waterfront living, offering a rare blend of privacy, panoramic views, and resort-style amenities, all within a landscape that puts nature at the heart of the experience.







BEACH

PARK

GREEN SPINE

SPORTS HUB

BEACH CLUB

★★★★★
RESORT

WATERWAY

BEACH TOWN



Chapter 02

THE EXCLUSIVITY

A large, stylized illustration of palm trees in a light beige color, positioned on the left side of the page. The trees have long, slender trunks and large, feathery fronds that spread out towards the top and right. The style is minimalist and graphic.

A LIMITED EDITION ADDRESS

Within Y Views lies a world set apart, a limited-edition address for those who value privacy as a form of luxury. Elevated above the shoreline, yet deeply connected to it, this exclusive cluster feels both part of BAYN and entirely its own.

Y Views is a self-contained world, refined, serviced, and complete. A place where wellness, leisure, and community coexist seamlessly. Thoughtfully integrated amenities ensure that every need is met without ever crossing the community's threshold.



A GATED BEACH COMMUNITY

Here, the rhythm of life slows, streets are quiet, movements are intentional, and architecture feels curated rather than constructed. Every element is designed as an extension of home, and a crafted community for you.

Morning walks trace the curve of the sea; afternoons unfold by the water's edge; evenings gather beneath the soft glow of the setting sun.



THIS IS NOT JUST EXCLUSIVITY IT'S BELONGING, ELEVATED

And as the golden hour falls, Y Views reveals its true character: a haven of communal privilege where light lingers a little longer, and life feels perfectly measured.







Chapter 03

THE RESIDENCES



CORE VILLAS

views

4 BEDROOM

3 BEDROOM



CORE VILLAS

3 & 4 BEDROOM

Immersed in lush, landscaped parks, these contemporary two-story villas offer a serene and sophisticated lifestyle. Immaculately positioned to embrace the beauty of their verdant natural surroundings, they offer seamless access to interconnected parks, walking distance to the beach, and open spaces, blending modern architecture with natural splendour for a lifestyle of pristine elegance.



CORE VILLAS

4 bedrooms



4



4



3

PLOT AREA	384 - 461 SQM (4,133 - 4,967 SQFT)
Ground Floor	137 SQM
First Floor	136 SQM
Balconies	16 SQM
Total SA	289 SQM (3,116 SQ.FT)
Total BUA Including Service Rooms	305 SQM (3,282 SQ.FT)

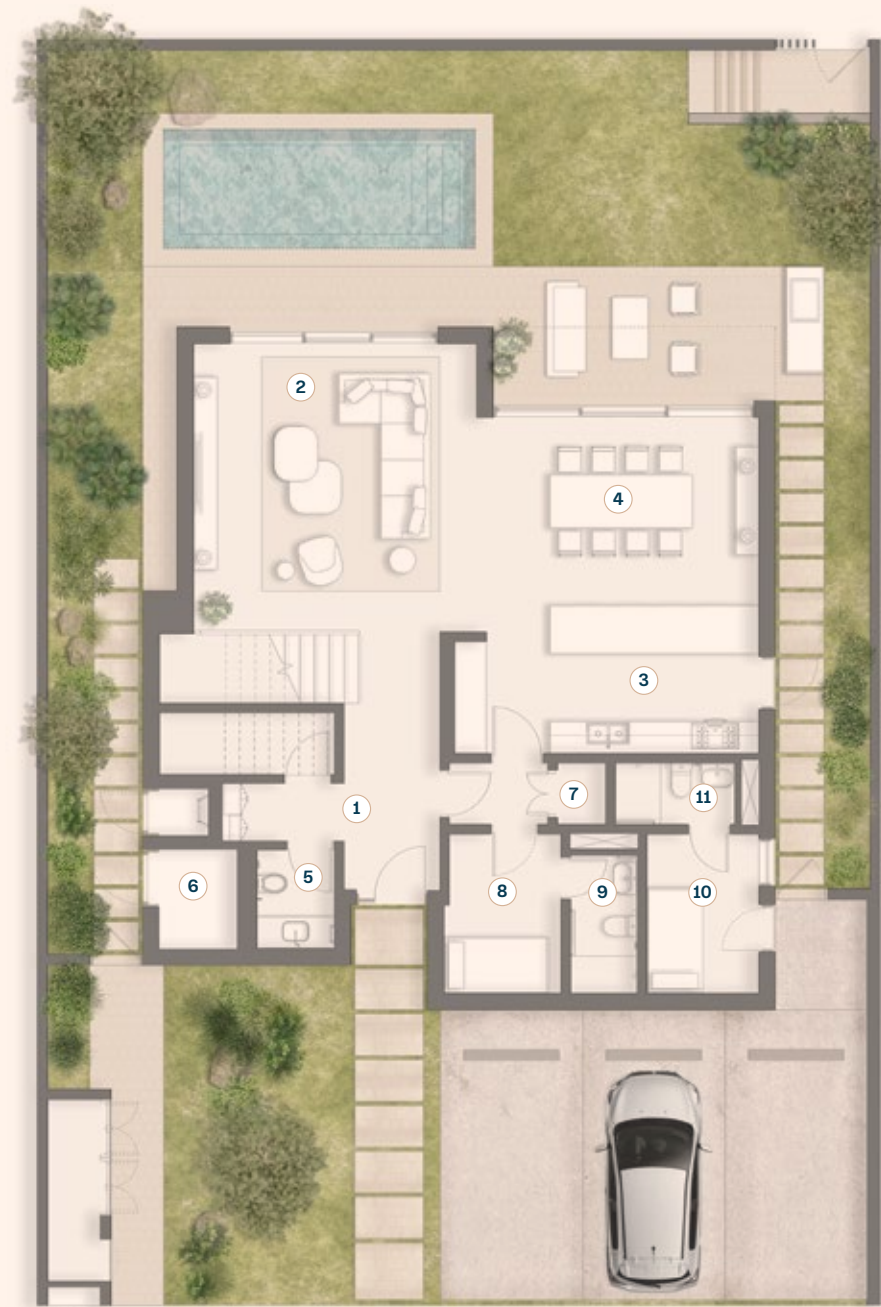
(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area of the unit may vary from the stated area. (4) The developer reserves the right to revise or alter any part of the development without prior notice, at its absolute discretion, and without any liability. (5) Floor plans may be mirrored depending on the unit's location within the master plan. (6) All landscaping, swimming pools and furniture shown are not included in the property and for illustrative purposes only. (7) The final orientation of each unit will be shown in the parcel layout and may differ from that shown in the floor plans.

GROUND FLOOR

No.	Room	Dimensions
1	Main Entrance Lobby	
2	Living Room	5.4m x 5.5m
3	Kitchen	5.8m x 2.8m
4	Dining Room	5.3 x 3.5m
5	Powder Room	1.7m x 1.9m
6	Storage	1.5m x 1.9m
7	Laundry	
8	Maid's Room	3.0m x 2.25m
9	Maid's Bath	2.65 x 1.3m
10	Driver's Room	3.0m x 2.15m
11	Driver's Bath	2.3m x 1.2m

FIRST FLOOR

12	Master Bedroom	3.95m x 5.2m
13	Master Bathroom	3.55m x 2.1m
14	Master WIC	2.1m x 2.85m
15	Bedroom	3.4m x 5.4m
16	Bathroom	3.35m x 1.8m
17	Bedroom	3.35m x 4.1m
18	Bedroom	3.55 x 4.4m
19	Bathroom	3.0m x 2.3m



GROUND FLOOR



FIRST FLOOR















SECONDARY BATHROOM





CORE VILLAS

3 bedrooms



3



4



3

PLOT AREA	384 - 452 SQM (4,133 - 4,860 SQFT)
Ground Floor	113 SQM
First Floor	102 SQM
Balconies	12 SQM
Total SA	227 SQM (2,441 SQ.FT)
Total BUA Including Service Rooms	243 SQM (2,612 SQ.FT)

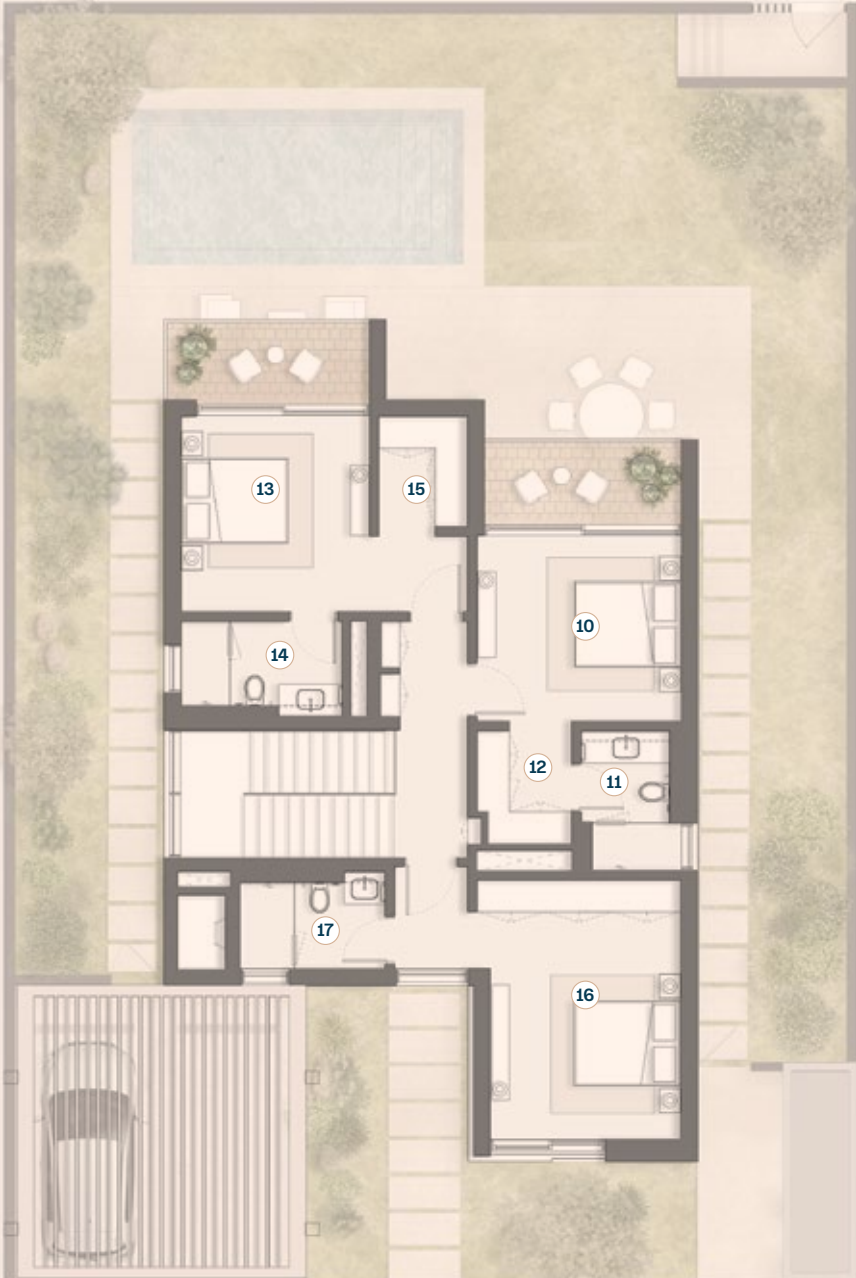
(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to design development and construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual area of the unit may vary from the stated area. (4) The developer reserves the right to revise or alter any part of the development without prior notice, at its absolute discretion, and without any liability. (5) Floor plans may be mirrored depending on the unit's location within the master plan. (6) All landscaping, swimming pools and furniture shown are not included in the property and for illustrative purposes only. (7) The final orientation of each unit will be shown in the parcel layout and may differ from that shown in the floor plans.

GROUND FLOOR		
No.	Room	Dimensions
1	Main Entrance Lobby	
2	Living Room	5.4m x 5.65m
3	Kitchen	3.85m x 3.4m
4	Dining Room	4.0 x 3.4m
5	Powder Room	2.55m x 1.85m
6	Storage	
7	Laundry	
8	Maid's Room	2.9m x 2.15m
9	Maid's Bath	

FIRST FLOOR		
10	Master Bedroom	3.85m x 3.5m
11	Master Bathroom	1.9m x 2.65m
12	Master WIC	1.8m x 2.3m
13	Bedroom	3.55m x 3.7m
14	Bathroom	3.0m x 1.8m
15	WIC	1.7m x 2.1m
16	Bedroom	3.6 x 4.3m
17	Bathroom	2.75m x 1.85m



GROUND FLOOR



FIRST FLOOR











FINISHING SPECS

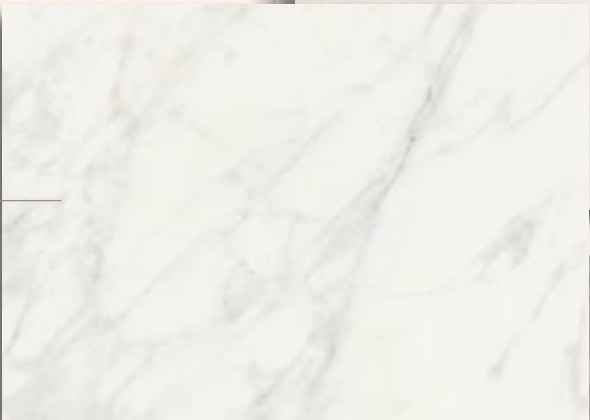
Porcelain Tile,
General Floor



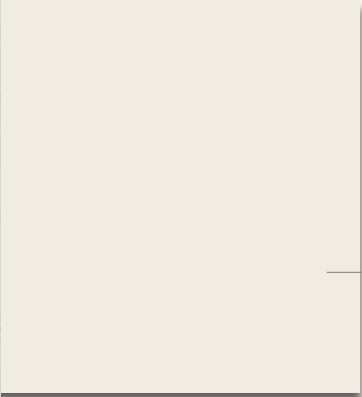
Paint,
Kitchen Joinery



Porcelain Slab,
Bathroom, Vanity and
Kitchen Countertop



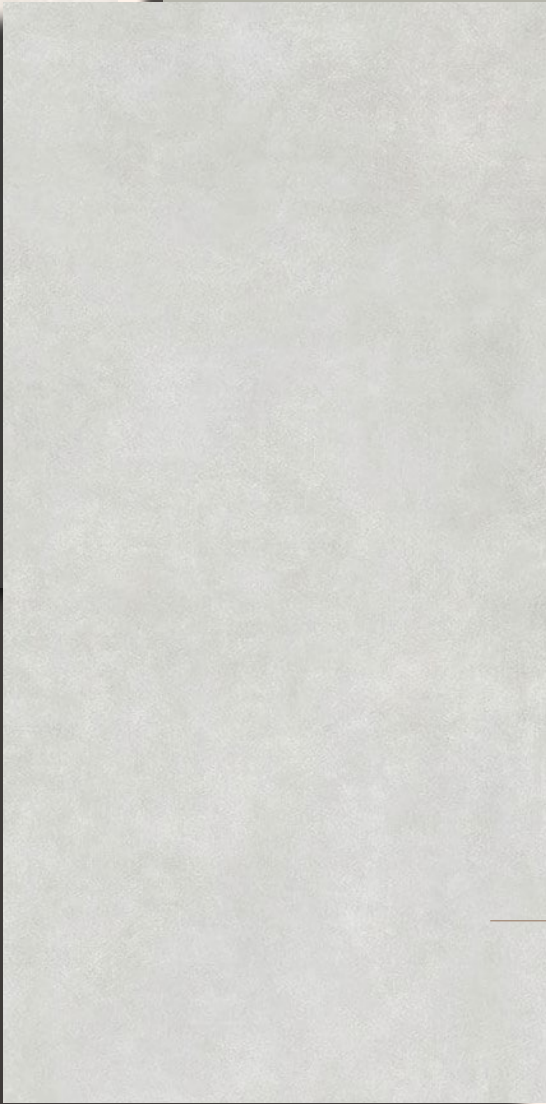
Laminate,
Joinery



Laminate,
Joinery



Porcelain Tile,
Bathroom Flooring & Walls



Chapter 04

GET IN TOUCH

READY FOR ENDLESS HORIZONS?

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