



YViews

at Bayn

ΥΝΙΕΩΣ

ΟΓΔ

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MANIFESTO

At the meeting point of sea and sky,
a new perspective unfolds.
Light drifts across the horizon,
unveiling the many shades of calming blue.

Here, space opens endlessly
every glance carries a new reflection,
and every hour is golden.

Y Views is a state of presence,
where the world slows,
and you see life in its truest form:
clear, vast, and endlessly alive.

Serenity is not something you
chase anymore,

it's privacy, exclusivity and
an ever-changing lifestyle,
between sea, sky, and soul.

Y*Views*

Layers of Serenity



Chapter 02

THE PROJECT

Views

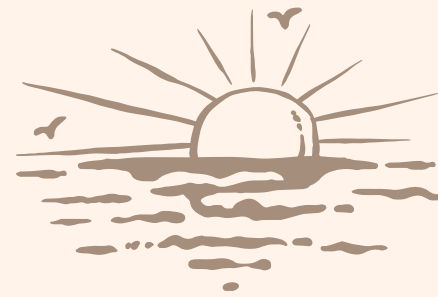


THIS IS LIVING
IN A PERPETUAL
STATE OF
“JUST RIGHT”





GOLDEN HOUR IS THE COMMUNITY'S SIGNATURE FINISH



Light pouring over clean lines, glass catching the last warmth of the day, and silhouettes moving through spaces designed to breathe. Here, every detail has been shaped by the golden hour on the sea and the breathtaking views that come with it.

An array of interconnected and expansive promenades that echo the shoreline, gardens that borrow the colors of the coast, and residences designed to open toward the horizon. Y Views is a place where the sea is never out of sight and nature is never out of reach, a seamless blend of architecture and environment that offers not just homes, but a lifestyle shaded by rays of deep hues.

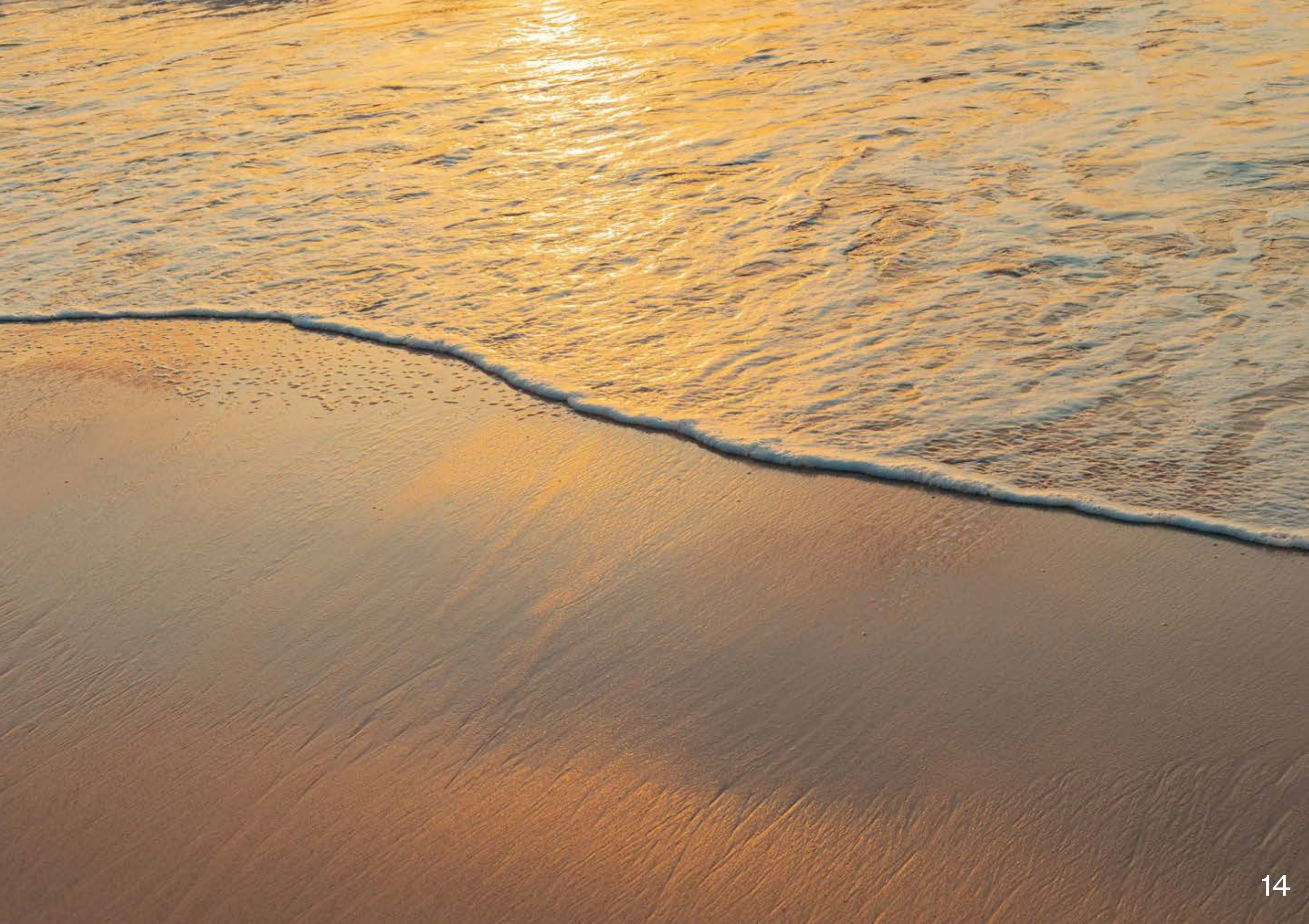
SHORELINE TERRACE VIEW



Disclaimer: All renderings and other visual materials, designs, and facades are for illustrative purposes only.

AN
EVERLASTING
COASTAL
LIFESTYLE





THIS IS LIFE BY THE SEA

This is your forever home, a place that promises inspiration, where nature dances rhythmically, creating unique art only to be captured by the naked eye. This is where community thrives on emotions and senses, evoking connection and belonging. Where neighbors meet over the sound of waves, children play with sand between their toes, and every moment feels both effortless and unforgettable.







Chapter 03

THE 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.







HORIZONS ALWAYS WITHIN REACH

Positioned on a sculpted hill, each home is strategically elevated to inherit a view. Whether gazing out over tranquil waters or watching the sun dip into the ocean, residents enjoy stunning vistas of sea, waterway and nature from at least one level of every home.

Generous landscape buffers create a sense of space and seclusion between villas and public realm, while a central green spine—a pedestrian-only promenade—winds down from the hilltop to the shoreline providing easy access to all residents.

Y Views stands not just as a destination, but as a living vantage point, a place where the golden hour never quite fades, and the horizon always feels within reach.

Meters above Water

5

10

16

20

24

Minutes to Beach

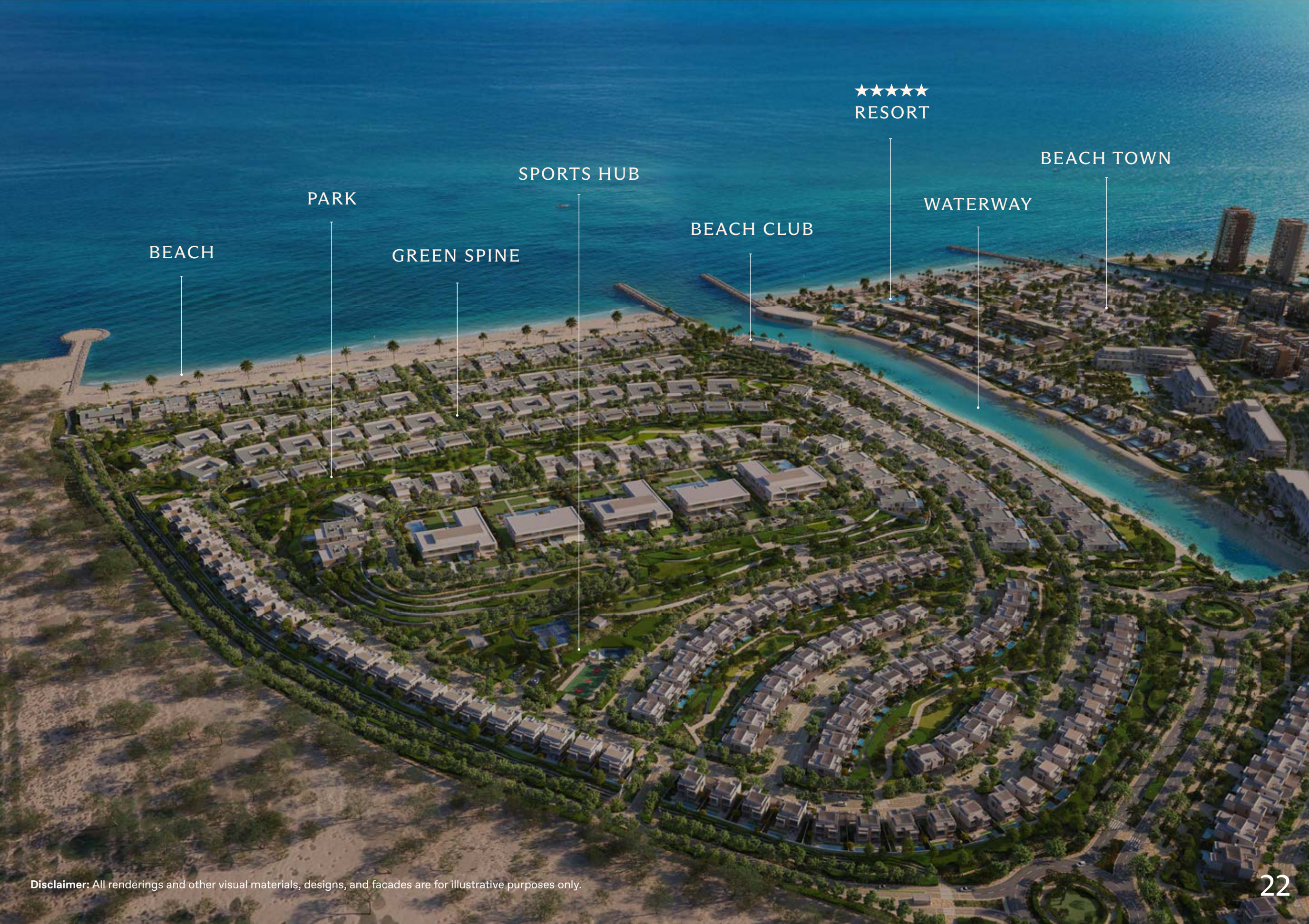
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BEACH

PARK

GREEN SPINE

SPORTS HUB

BEACH CLUB

★★★★★
RESORT

WATERWAY

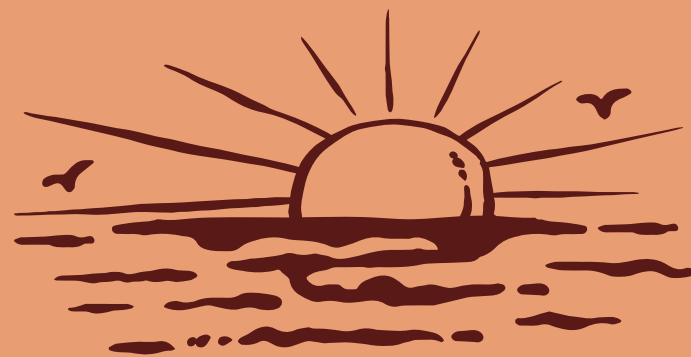
BEACH TOWN



Chapter 04

THE VIEWS

LIGHT MOVES
DIFFERENTLY
HERE



SEASCAPE LIVING ROOM





DESIGNED FOR PERSPECTIVE



The golden hour is not a fleeting moment here; it's a way of seeing. It settles over the villas and promenades, softening edges and amplifying depth, turning every terrace into a front row seat to the horizon. The sea glows in liquid amber, the gardens heated in warm reflection, and even the silence feels illuminated. This is a community designed for perspective, made for those who measure beauty not by what they own, but by what they wake up to.

Every residence, every window, every turn in the path is an invitation to pause, to look outward, and to find that brief, perfect balance between light and life.



Chapter 05

THE EXCLUSIVITY



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.







ΥΝΙΕΣ

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