



MATERIALITY THAT REFLECTS HARMONY

THE
ESSENCE OF
SURFACES

Each space is defined by carefully selected materials that interact with light, gently diffusing it throughout the interior.

Harmonious textures, finishes, and tones are thoughtfully composed to create visual and sensory balance, shaping a calm, measured, and timeless environment in which comfort is perceived as effortless.



A SPACE THAT LISTENS

*SILENCE AND TIME
FOR ONESELF*



An atmosphere designed to truly slow down, where silence becomes a presence and space welcomes personal time. Each environment invites intimacy, offering places to withdraw, breathe, and restore balance.

HERE, SPACE EXPANDS, LIGHT LINGERS

AND EVERYDAY LIFE FINDS ROOM TO BREATHE.

ABOUT

The Villas & Townhouses
technical information

UNIT TYPE	PLOT AREA SQFT	PLOT AREA SQM	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM
Townhouse	2,153	200	2,476	230
Twin Villa	2,691	250	2,949	274
4 Bedroom Villa	4,306	400	3,229	300
5 Bedroom Villa	6,458	600	4,822	448



AS SUNDAY

05
CHAPTER

THE
MISSIONS

MANCHESTER CITY
YAS RESIDENCES
by OHANA

FINISH

*LIVING
ACROSS THE
LANDSCAPE*



The maisonettes are multi-level residences ranging from two to four bedrooms, opening naturally toward the outdoors through generous terraces and selected ground-level homes with private pools.

Carefully proportioned openings frame light, greenery and open views across the landscape. Daily life extends outward with discretion, privacy and a continuous sense of calm.



SPACES UNFOLD VERTICALLY, OFFERING PRIVACY, OPENNESS AND A NATURAL
EXTENSION OF INTERIOR AND EXTERIOR SPACE.





A HOME IN GENTLE LAYERS

Interiors unfold across different levels, creating a clear distinction between shared living areas and more private spaces.

This vertical organisation supports intimacy and retreat while maintaining a natural flow throughout the home.

Each level contributes to a balanced rhythm of living, anchored in clarity, comfort and spatial ease.

MOMENTS WORTH KEEPING

*WHERE THE SKY FINDS
ITS REFLECTION*



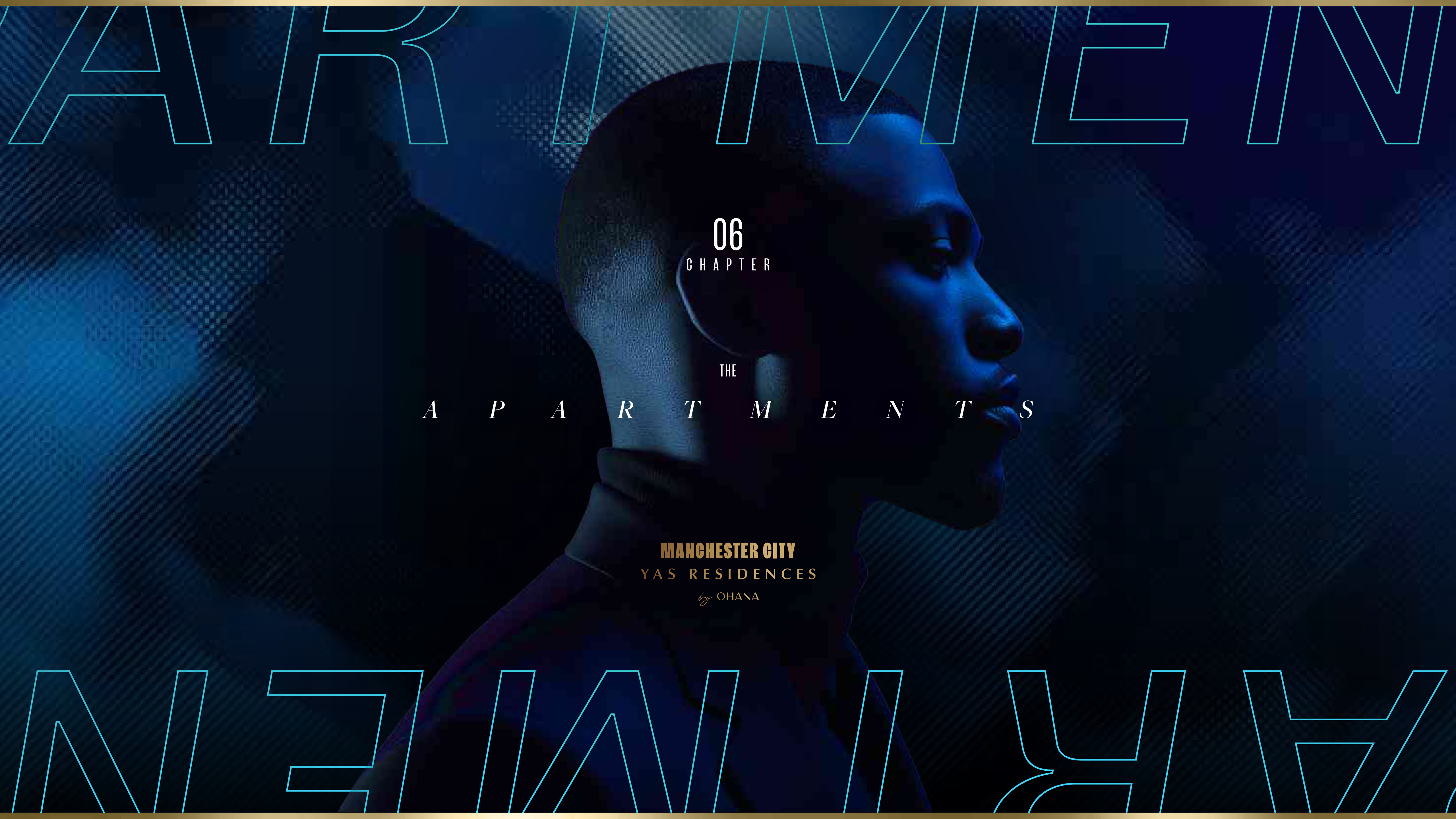
Everyday moments, simple and authentic, unfold naturally and take on deeper meaning. Having a private pool becomes a true privilege, a quiet retreat where water mirrors the sky. Here, time slows, and life is shaped by moments meant to be treasured.

ABOUT

The Maisonettes
technical information

UNIT TYPE	PLOT AREA SQFT	PLOT AREA SQM	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM
Maisonette	9,042	840	14,746	1,370





06
CHAPTER

THE

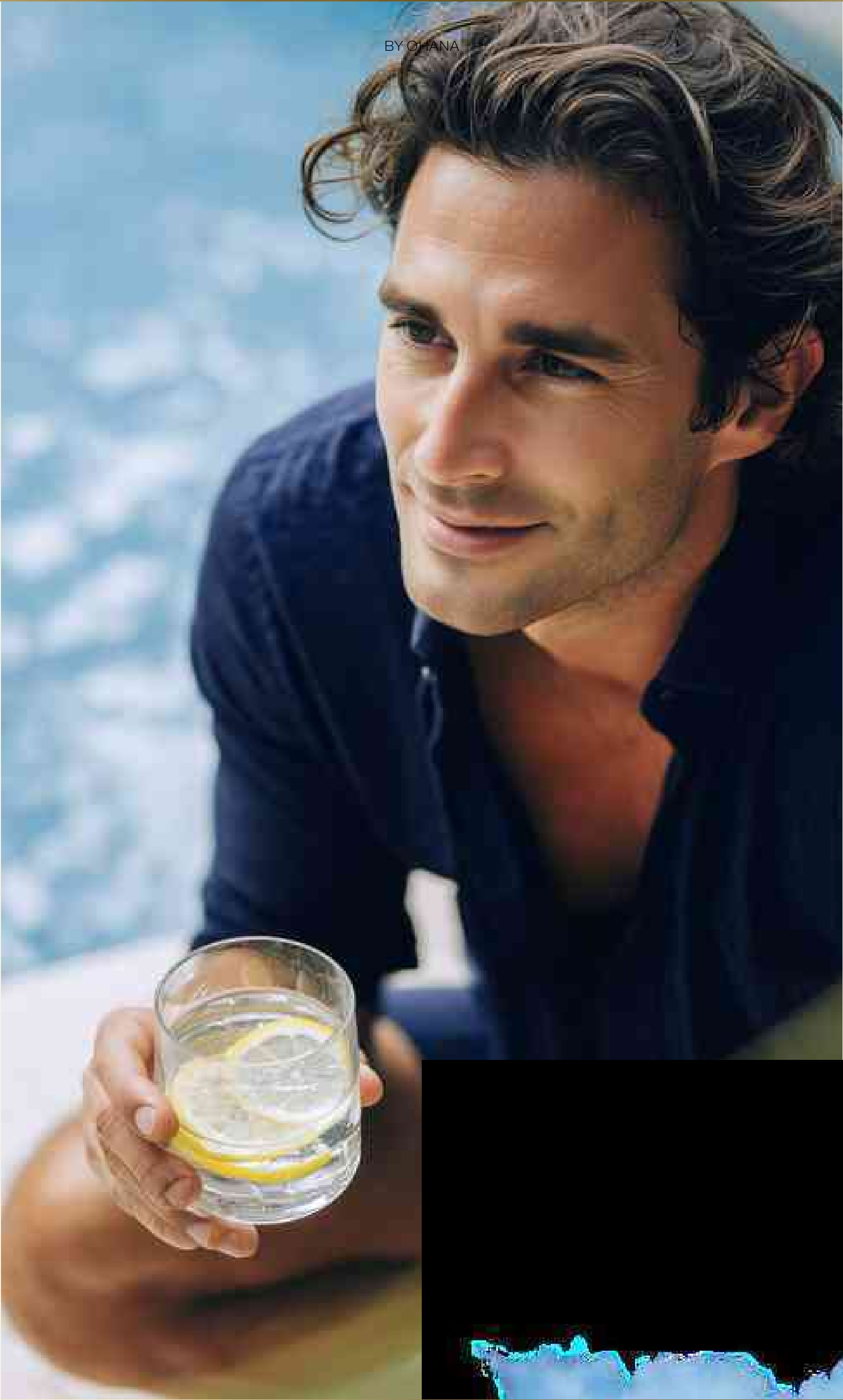
A P A R T M E N T S

MANCHESTER CITY
YAS RESIDENCES

by OHANA

The apartments range from one to three-bedroom residences, offering generous interiors intended for flexibility and everyday living.

Positioned along the canal promenade, with retail and cafés, the residences enjoy an open relationship with water, light and daily life, creating a calm living environment shaped by views, movement and atmosphere.



*WHERE LIVING
FINDS ITS
RHYTHM*



LIGHT-FILLED SPACES SHAPED TO ADAPT, OFFERING CLARITY, COMFORT
AND A QUIET CONNECTION TO THEIR SURROUNDINGS.



OVERLOOKING THE EVERYDAY

With a fluid architecture extending along the water, the apartments unfold as a continuous presence on the canal.

Privileged views open onto the active life of the promenade, where movement, light and social energy animate the waterfront.

A range of layouts allows each resident to choose the space that best aligns with their way of inhabiting, balancing engagement with ease.



LOBBY - SITTING AREA

THE RITUAL OF RETURNING

*FAMILIAR GESTURES,
QUIETLY REPEATED*



Coming home becomes a ritual shaped by small, familiar gestures. Moments of arrival unfold naturally, from opening the door to reconnecting with family and loved ones, allowing the day to gently settle. A feeling of continuity emerges, shaped by care, attention, and the quiet reassurance of being exactly where you belong.



SPACES MEASURED WITH INTENTION

Interiors are carefully proportioned with a sartorial approach, where every corner is thoughtfully considered and nothing is left to chance.

Living areas feel composed and welcoming, bedrooms offer generous proportions for rest and retreat, and the terrace opens the home outward, extending daily life toward open views. Each space is designed to work quietly and efficiently, supporting comfort, and a natural flow between activity and rest.







TO TOUCH NOBLE MATERIALS

IS TO EXPERIENCE SPACE AT ITS MOST INTIMATE AND ELEVATED LEVEL.

ABOUT

The Apartments
technical information

UNIT TYPE	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM
1 Bedroom	850	79
2 Bedroom	1,367	127
3 Bedroom	1,884	175
Penthouse	4,359	405



W E L C O M E

07
CHAPTER

THE
A M E N I T I E S

MANCHESTER CITY
YAS RESIDENCES
by OHANA

W E L C O M E

WELLBEING, LIVED EVERY DAY

WHERE COMMUNITY TAKES SHAPE

Amenities form an ecosystem that brings people together through common values and everyday moments.

Spaces invite connection naturally, allowing a genuine sense of community to develop over time. Encounters are unforced, relationships grow authentically, and belonging is felt rather than defined. Here, collective spaces become part of daily life, supporting connection in a natural, unforced way.



MASTER COMMUNITY AMENITIES

- 1

OUTDOOR GYM, OUTDOOR KIDS’ PLAYAREA, GREEN AREA
- 2

CRYSTAL LAGOON
- 3

MANCHESTER CITY TRAINING ACADEMY - AMENITIES INCLUDE:
 - Football Fields
 - City Lounge
 - City Experience
 - Trophy Gallery
 - Heritage Center
 - Tactical Room
 - Gym & Fitness Training
 - Wellness & Recovery:
 - Oxygen Therapy Room
 - Cryotherapy & Infrared Suites
 - Hydrotherapy Circuit
 - Altitude / Heat Training Room
 - Mind Studio
 - Changing Room
 - Spa & Sauna
 - City Social Club
 - City Café
 - Reception
 - Retail Store
 - Grand Lobby
 - Combined Programs
 - Medical Center & Clinics
- 4

4-STAR HOTEL
- 5

5-STAR HOTEL
- 6

OHANA HQ
- 7

RETAIL
- 8

MOSQUE
- 9

CLINIC & NURSERY
- 10

PRIVATE SCHOOL

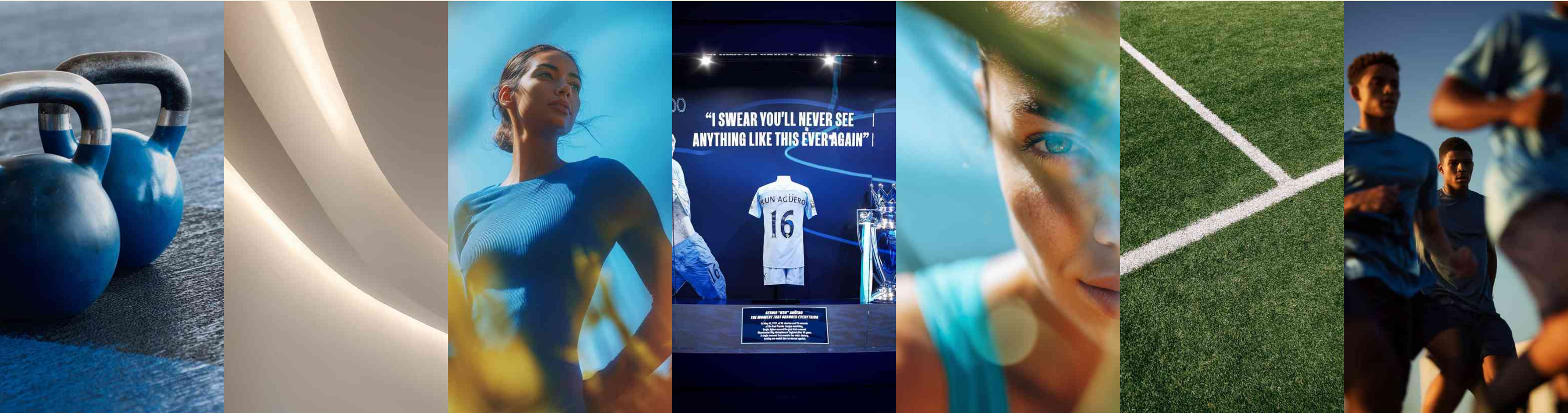
RESIDENTIAL BUILDINGS AMENITIES

- 11

AMENITIES INCLUDE:
 - Pool
 - Roof Garden Terraces
 - City Lounge
 - Gym & Fitness Training
 - Retail

LIFESTYLE & SPORTS AMENITIES

A CULTURE OF
MOVEMENT



Football fields, training studios, gyms and performance spaces define an environment rooted in discipline and progression. From the Football Academy to multi-sport facilities, physical activity becomes part of everyday life. Sport is lived as practice and mindset, supporting energy, focus and a strong sense of identity.



A PLACE TO GATHER AND LINGER

A bright, open café setting suited to informal meetings, slow mornings and easy conversation throughout the day.
At certain times, the space opens up to collective viewing, becoming a welcoming environment to watch matches together, where light and scale heighten the experience and attention naturally converges.



CITY LOUNGE

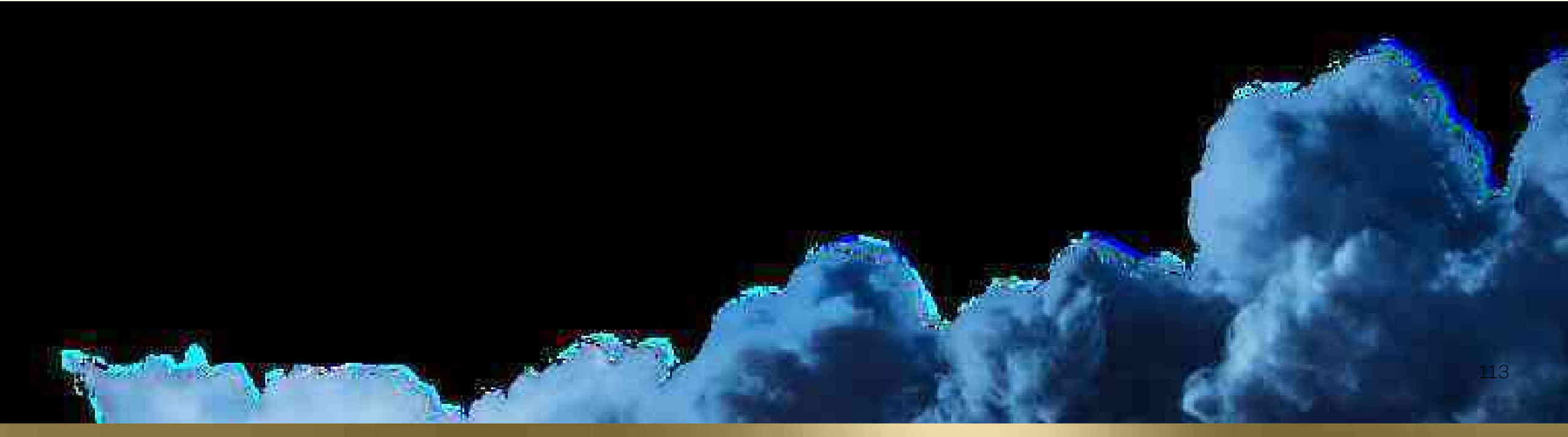




THINKING THE GAME THROUGH

WHERE VISION BECOMES STRATEGY

An immersive environment dedicated to match analysis and strategic thinking, rooted in elite sport culture. Precision, focus and insight converge in a space that sharpens understanding, perspective and decision-making.







L I V I N G B E Y O N D W A L L S ,
D E F I N E D B Y W H A T W E S H A R E

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by OHANA

WATERFRONT & OUTDOOR AMENITIES

*LIFE ALONG
THE CANAL*



The canal promenade, marina access, pools and watersports facilities create a continuous relationship with the water. Outdoor lounges, the crystal lagoon and rooftop pools invite movement, leisure and open-air moments throughout the day. Here, the waterfront becomes a living landscape that naturally accompanies daily routines.

TIME SLOWS AS EVERY INSTANT IS SAVOURED



*WHERE WATER
SETS THE MOOD*

A relaxed waterfront lounge overlooking the marina, offering a place to pause and unwind. Here, views and conversation flow naturally, framed by the presence of water and an atmosphere of quiet refinement.



CANALSPORTS LOUNGE





WELLNESS & RECOVERY AMENITIES

*DEDICATED TO
RESTORATION*



Spa and sauna areas, recovery suites and therapeutic rooms support physical renewal and long-term wellbeing. From hydrotherapy and cryotherapy to dedicated wellness environments, care is approached with intention and continuity. Recovery becomes an integral part of daily life, supporting balance, vitality and longevity.

THE MEANING OF PLAY

FOR THOSE WHO RECOGNISE THE DEEPER ESSENCE OF A PLACE WHERE SPORT
AND LIVING MOVE ALONG THE SAME PATH.

SOCIAL & FOOD & BEVERAGE AMENITIES

*EVERYDAY MOMENTS,
BROUGHT TOGETHER*



The grand lobby, cafés, dining venues and match-day terraces create places for meeting and connection. From casual encounters at the City Café to social gatherings around food and events, interaction unfolds naturally. Dining and social life blend seamlessly, enriching everyday experiences through presence and conversation.

*AN ARRIVAL THAT
SETS THE TONE*

A refined arrival space where openness, light and elite living define the first impression.
The lobby introduces a sense of composure and clarity, marking the transition from the city to a more considered pace of living.



LOBBY

FROM THE VERY FIRST STEP INSIDE, THE LOBBY REVEALS A
LANGUAGE UNLIKE ANY OTHER.

Sinuuous forms, sculpted ceilings
and immersive screens create a
space that feels fluid, luminous and
unmistakably distinctive.

This is not simply an entrance, but an experience
that signals a shift in atmosphere. A place where
architecture, emotion and identity converge, and
where a different way of living is immediately felt.









COMMUNITY & RESIDENTIAL AMENITIES

THE FRAMEWORK
OF DAILY LIFE



Hotels, retail spaces, gardens, walking tracks and social hubs support a complete residential environment. Services such as concierge areas and shared outdoor spaces ensure continuity and ease. A setting where essential needs, social encounters and collective activities coexist with clarity and comfort.





RETHINK LIVING.



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by OHANA

REDEFINE BEING.

PRINCE

08
CHAPTER

PARTNERSHIP



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YAS RESIDENCES
by OHANA

SHINY



TWO VISIONS. ONE SHARED DREAM

A meeting of minds, values and ambition.

MANCHESTER CITY × **OHANA**
DEVELOPMENT

Ohana Development and Manchester City come together to create something beyond collaboration: a place defined by purpose, excellence and long-term vision.

An extraordinary partnership that transforms shared principles into a living environment of lasting meaning.

WHERE PURPOSE FUELS DRIVE

Ohana Development’s philosophy of intentional living aligns with Manchester City’s relentless pursuit of progress and excellence.

Together, they give rise to a destination that moves beyond the expected, where spaces are dedicated to personal growth, wellbeing and everyday elevation. Set along the waterfront of Yas Canal, this is a place where ambition becomes atmosphere, and a refined way of living comes to life in one of the most exclusive settings imaginable.





09
CHAPTER

THE
D E V E L O P E R

MANCHESTER CITY
YAS RESIDENCES
by OHANA



OHANA
DEVELOPMENT

ROOTED IN TIMELESS ELEGANCE, DESIGNED FOR GENERATIONS

Ohana Development elevates everyday life, creating beautiful spaces where graceful lines and timeless design bring a quiet sophistication to daily moments. Each residence embodies a commitment to quality and trust, crafted with care to provide enduring comfort and peace of mind. Here, craftsmanship is infused with elegance, forming the foundation for homes designed to be cherished across generations.

OHANA MEANS FAMILY

For over 35 years, Ohana Development has been guided by a deep-rooted family spirit.

More than a developer, Ohana approaches every project as a long-term relationship built on trust, care and responsibility. Each home is created with an understanding that living spaces hold memories, growth and connection, places meant to support families not just today, but through the passing of time.



OHANA
DEVELOPMENT

A LEGACY BUILT AROUND PEOPLE

Ohana Development believes that true legacy begins with listening.

A customer-centric approach, combined with forward-thinking design, allows each project to respond authentically to the people who inhabit it. Innovation is never an end in itself, but a tool to create meaningful environments, homes guided by attention, adaptability and a lasting sense of value.



MUSTAFA SAMMAK
COO OF OHANA DEVELOPMENT

HUSEIN SALEM
CEO OF OHANA DEVELOPMENT



Why invest in Abu Dhabi?

As a global hub of innovation and opportunity, Abu Dhabi offers a dynamic landscape for investment. With a robust economy, world-class infrastructure, and a commitment to sustainable growth, the city has become a premier destination for real estate.

Investors benefit from its strategic location, thriving tourism, and rapidly expanding sectors, all within a secure and cosmopolitan environment. Owning property in Abu Dhabi is not just an investment in luxury living; it's a stake in a visionary future.