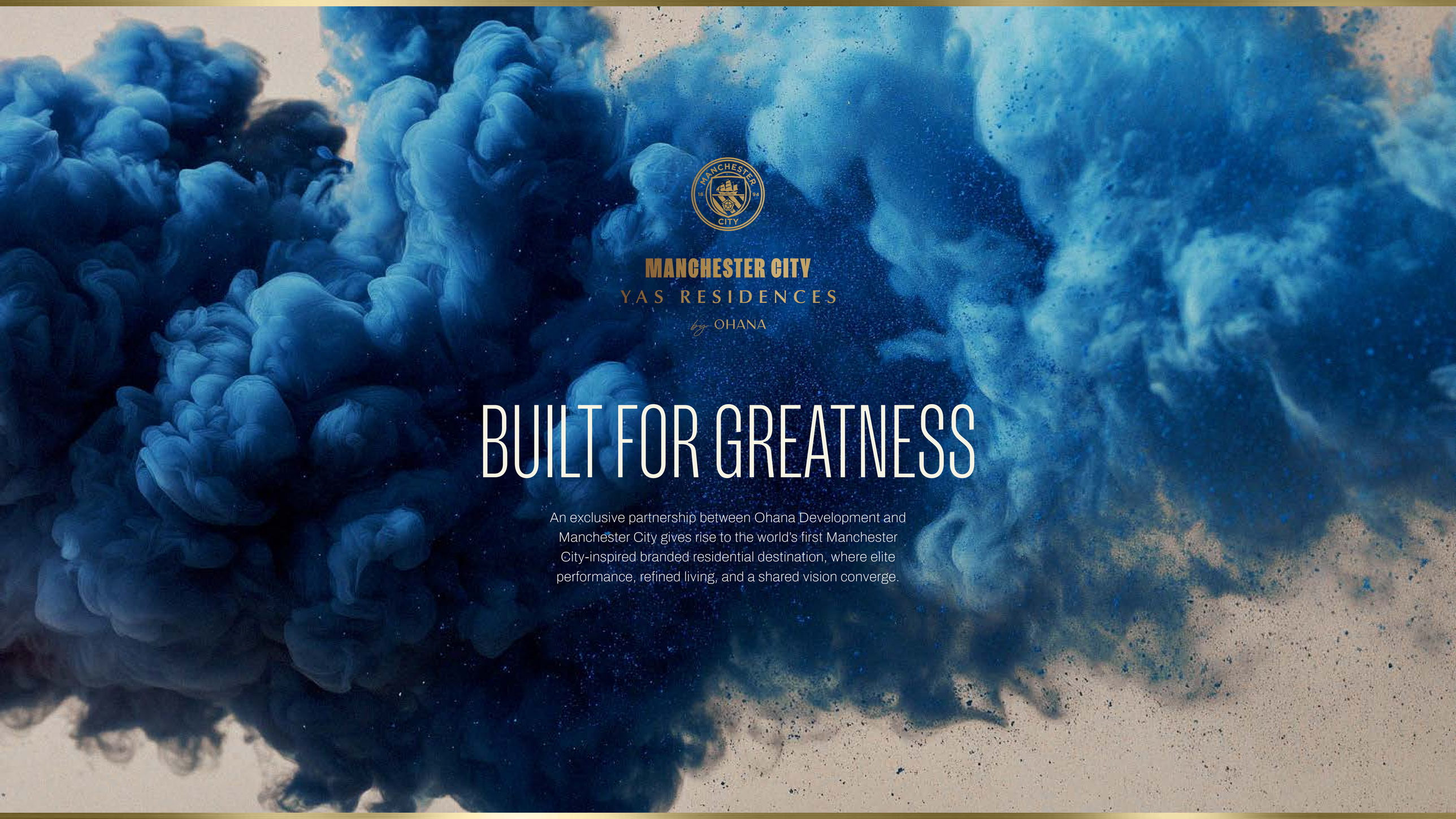
MANCHESTER CITY

YAS RESIDENCES

by OHANA

DIGITAL BROCHURE

OHANA DEVELOPMENT



MANCHESTER CITY

YAS RESIDENCES

by OHANA

BUILT FOR GREATNESS

An exclusive partnership between Ohana Development and Manchester City gives rise to the world's first Manchester City-inspired branded residential destination, where elite performance, refined living, and a shared vision converge.

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

THE SPIRIT OF LIVING AT YOUR BEST

A DESTINATION THAT FOLLOWS ITS OWN PACE

In the exclusive setting of Yas Canal, a new residential vision takes form.

One inspired by the culture of elite sport, by the discipline behind excellence, and by a lifestyle shaped around balance, intention and longevity. Manchester City Yas Residences by Ohana is a place where values are translated into spaces, and everyday life is elevated through design, movement and community.



LOCATION

01

CHAPTER

THE

LOCATION

MANCHESTER CITY

YAS RESIDENCES

by OHANA

LOCATION

A SETTING THAT BRINGS THE BEST OF
ABU DHABI WITHIN REACH

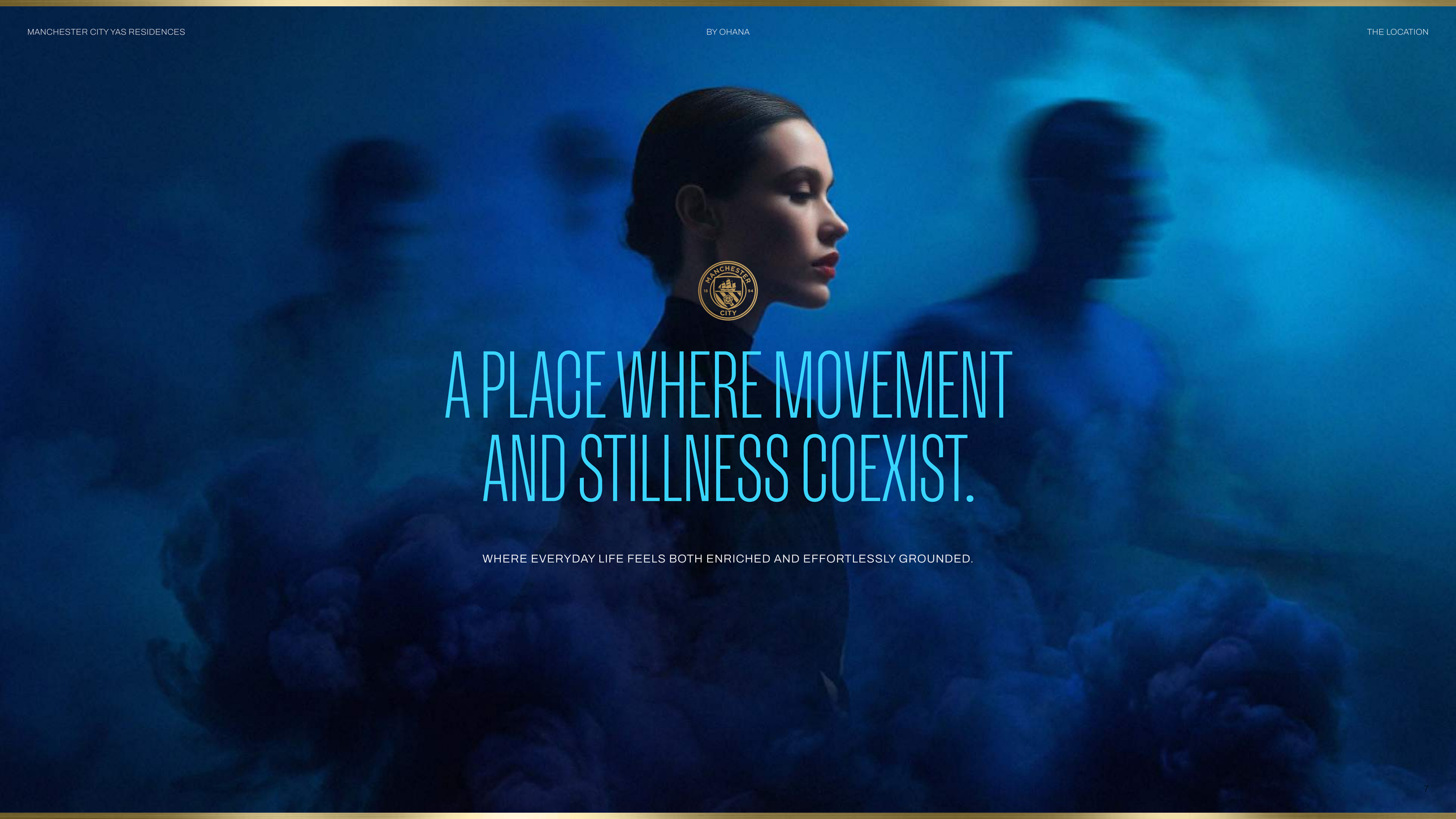
Set within one of Abu Dhabi's most dynamic districts, Yas Canal stands as a truly prime location, where culture, leisure, sport and entertainment converge naturally.

Here, residents enjoy immediate access to a vibrant destination, while living within a composed residential environment defined by calm, clarity and balance. The energy of the city is always close, yet never intrusive, offering the rare privilege of connection without compromise.









A PLACE WHERE MOVEMENT AND STILLNESS COEXIST.

WHERE EVERYDAY LIFE FEELS BOTH ENRICHED AND EFFORTLESSLY GROUNDED.



Points of Interest

Yas Island / **Walking Distance - 5 min**

Abu Dhabi International Airport / **10-15 min**

Louvre Abu Dhabi (Saadiyat Island) / **15-20 min**

Sheikh Zayed Grand Mosque / **15-20 min**

Al Reem Island / **25-30 min**

Al Jurf / **25-30 min**

Corniche Abu Dhabi / **25-30 min**

Al Maktoum International Airport / **45-50 min**

Dubai / **50-60 min**

THE PULSE OF THE CITY

A LOCATION DEFINED BY POSSIBILITY

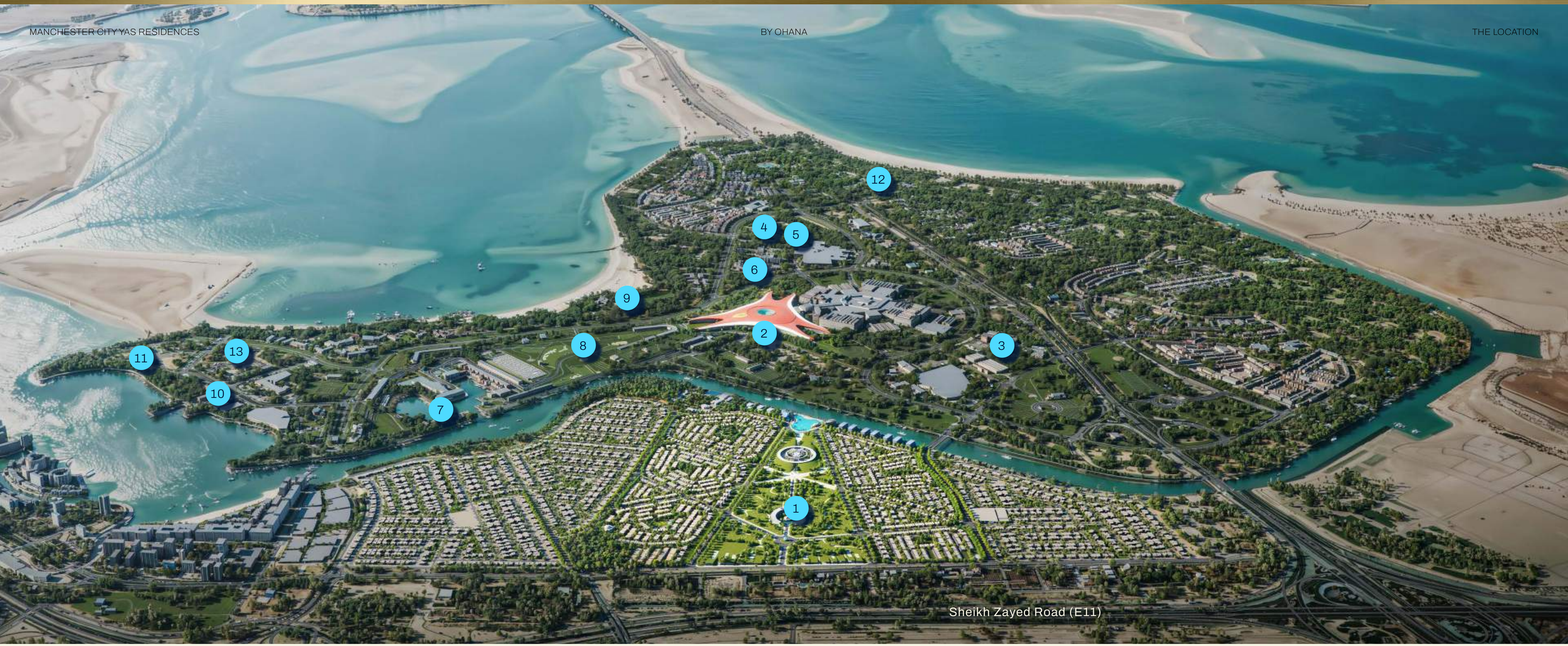








Abu Dhabi reveals its most dynamic side here. From global attractions to world-class leisure, sport and culture, the city unfolds as an open canvas of experiences. Yas Canal offers a setting unlike any other, alive with opportunity, yet refined in character, shaping a lifestyle that is constantly inspired.



Yas Island Points of Interest

1. Manchester City Yas Residences by Ohana
2. Ferrari World
3. SeaWorld
4. Warner Bros. World Abu Dhabi
5. The Wizarding World of Harry Potter
6. Yas Waterworld Abu Dhabi
7. Yas Marina
8. Yas Marina Circuit
9. Yas Links Abu Dhabi
10. Etihad Arena
11. Yas Bay
12. Disneyland Abu Dhabi
13. Yas Creative Hub

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PEACE BY THE WATER

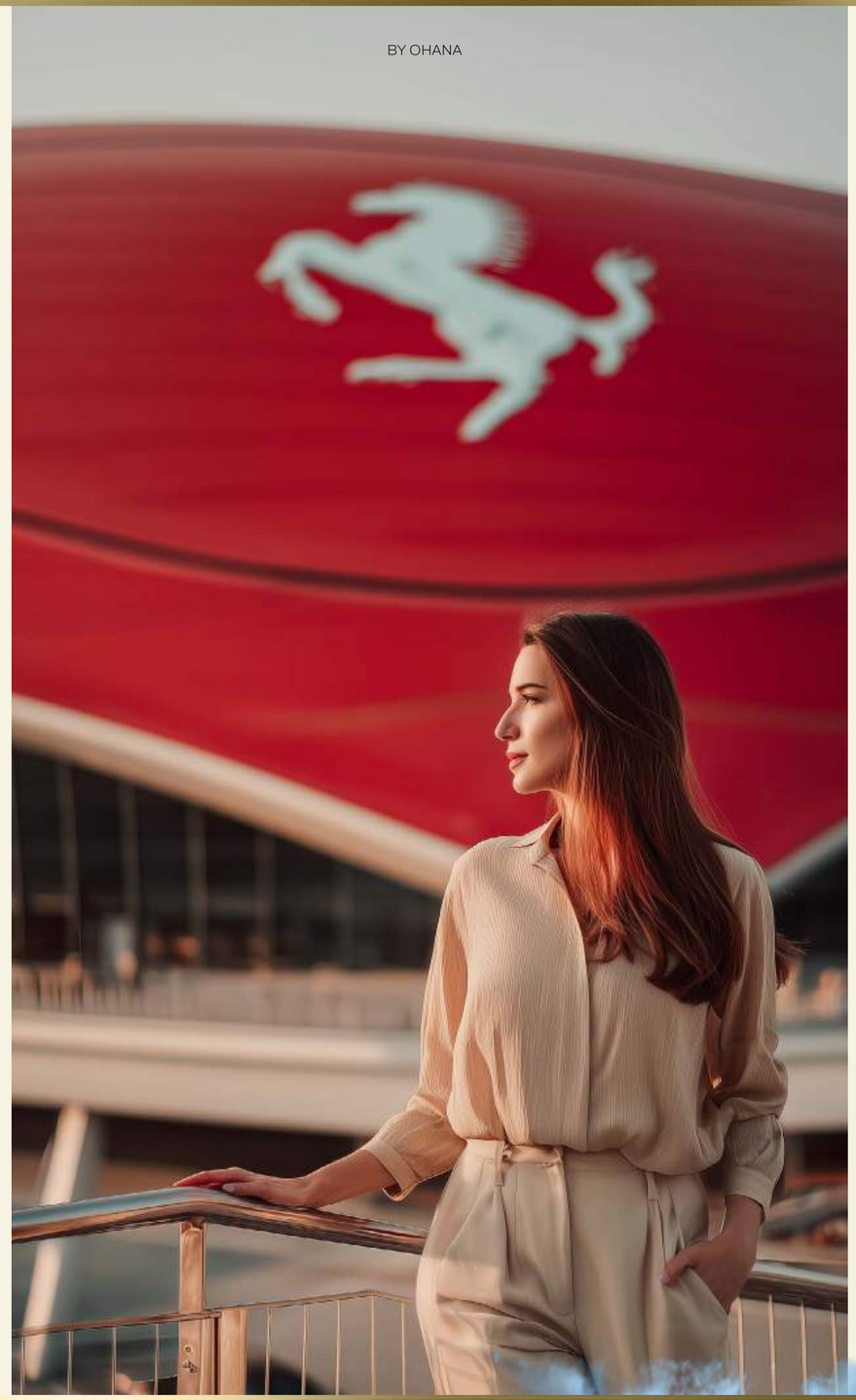
Where place enhances the way life is lived

The canal-front setting elevates daily life, enhancing quality of living. Water, open views and walkable promenades shape a calmer, more open environment, inviting time outdoors and a deeper connection to the surroundings. Thoughtful accessibility and planning support a lifestyle meant to endure, where ease becomes part of the everyday.



The bold expression of speed and vision.

Defined by speed, innovation and design, it celebrates performance and precision through its iconic architecture and dynamic presence. More than an attraction, it expresses a culture of excellence and ambition, shaping a way of living that is energetic, distinctive and unmistakably contemporary.



FERRARI WORLD



SEAWORLD

Shaped by wonder and intelligence.

An immersive realm where knowledge, emotion and experience converge. SeaWorld introduces a new way of engaging with the ocean, guided by curiosity, respect and scale. A place where exploration becomes thoughtful, and awe is grounded in meaning rather than spectacle alone.

WARNER BROS. WORLD ABU DHABI



Stories brought into dimension.

A universe where imagination takes physical form. Warner Bros. World Abu Dhabi transforms iconic narratives into lived environments, blending playfulness with precision. It brings lightness and familiarity to the island, enriching everyday life with moments of shared joy and timeless storytelling.

YAS WATERWORLD ABU DHABI

Energy, released into play.

A landscape of movement and freedom defined by water and motion. Yas Waterworld Abu Dhabi introduces an expressive, joyful counterpoint to the island's rhythm, where laughter, spontaneity and physical release become part of the collective experience.



YAS MARINA



The social heart of the destination.

Framed by water, yachts and open promenades, it brings together dining, leisure and social life in a setting defined by elegance and composure. Day and evening transition naturally, shaping moments of connection and the understated pleasure of a waterfront setting.


FOR A LIFE MEANT FOR MORE
MANCHESTER CITY
YAS RESIDENCES
by OHANA

YAS MARINA CIRCUIT

The global symbol of adrenaline.

Home to world-class motorsport and year-round events, it brings an unmistakable rhythm to the island. The circuit embodies focus, discipline and spectacle, shaping an environment where high performance and shared excitement are part of the collective experience.



The discipline of open horizons.

Set against the sea, Yas Links Abu Dhabi brings focus, patience and precision into the natural landscape. The golf course reflects a quieter form of excellence, where time expands and performance is measured through intention and presence.



YAS LINKS ABU DHABI

ETIHAD ARENA

Where people come to gather.

A contemporary stage for global music, sport and live events.
Etihad Arena amplifies the island's international voice, creating moments of collective emotion and shared anticipation that resonate far beyond the performance itself.





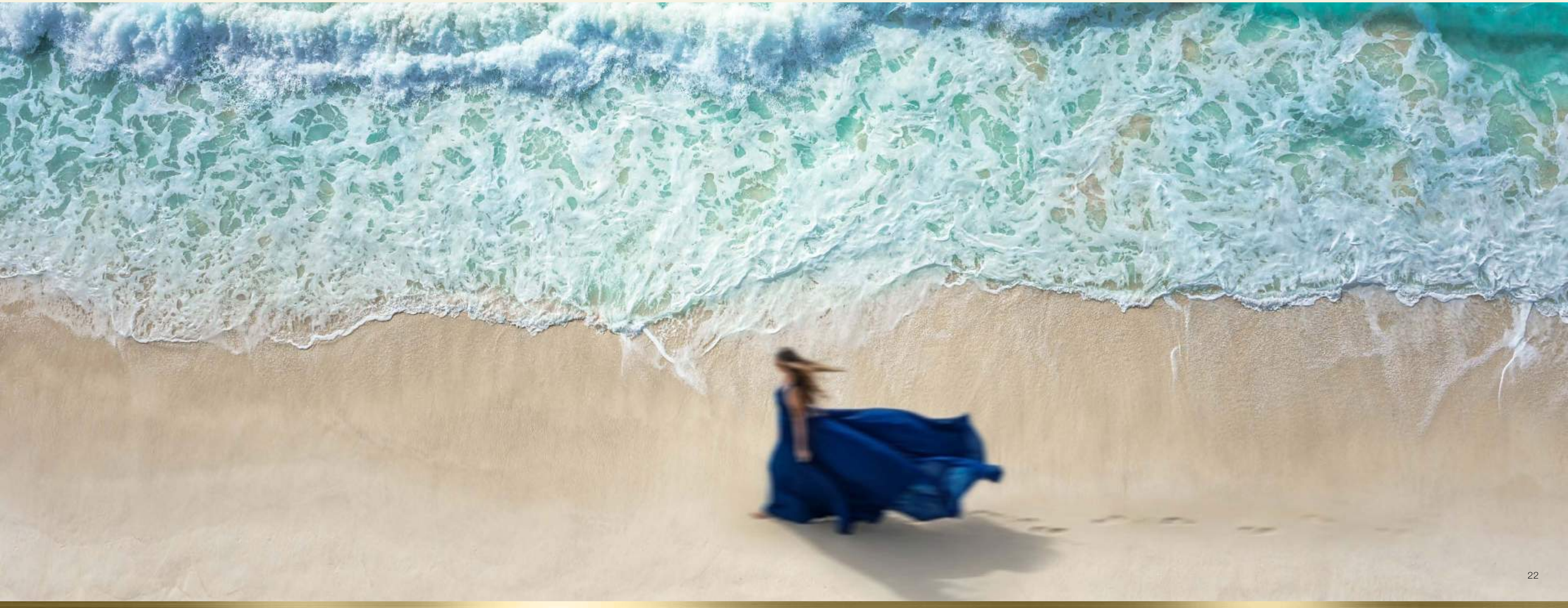
A PLACE IN CONSTANT BECOMING

HERE, EVERYDAY LIFE IS SURROUNDED BY MOMENTS OF AWE, AS THE ISLAND GROWS, TRANSFORMS AND REVEALS ITSELF THROUGH EXPERIENCE.

YAS BAY

Life unfolding by the water.

A waterfront destination defined by dining, walking and social exchange. Yas Bay offers a refined yet relaxed atmosphere, where evenings stretch naturally and everyday life finds expression through light, movement and conversation.



A future inspired by imagination.

Set to redefine storytelling at an unprecedented scale, Disneyland Abu Dhabi introduces a new chapter of global attraction. A destination that will expand the island's narrative power, blending heritage, fantasy and innovation into a singular vision of tomorrow.



DISNEYLAND ABU DHABI



YAS CREATIVE HUB

The island's creative intelligence.

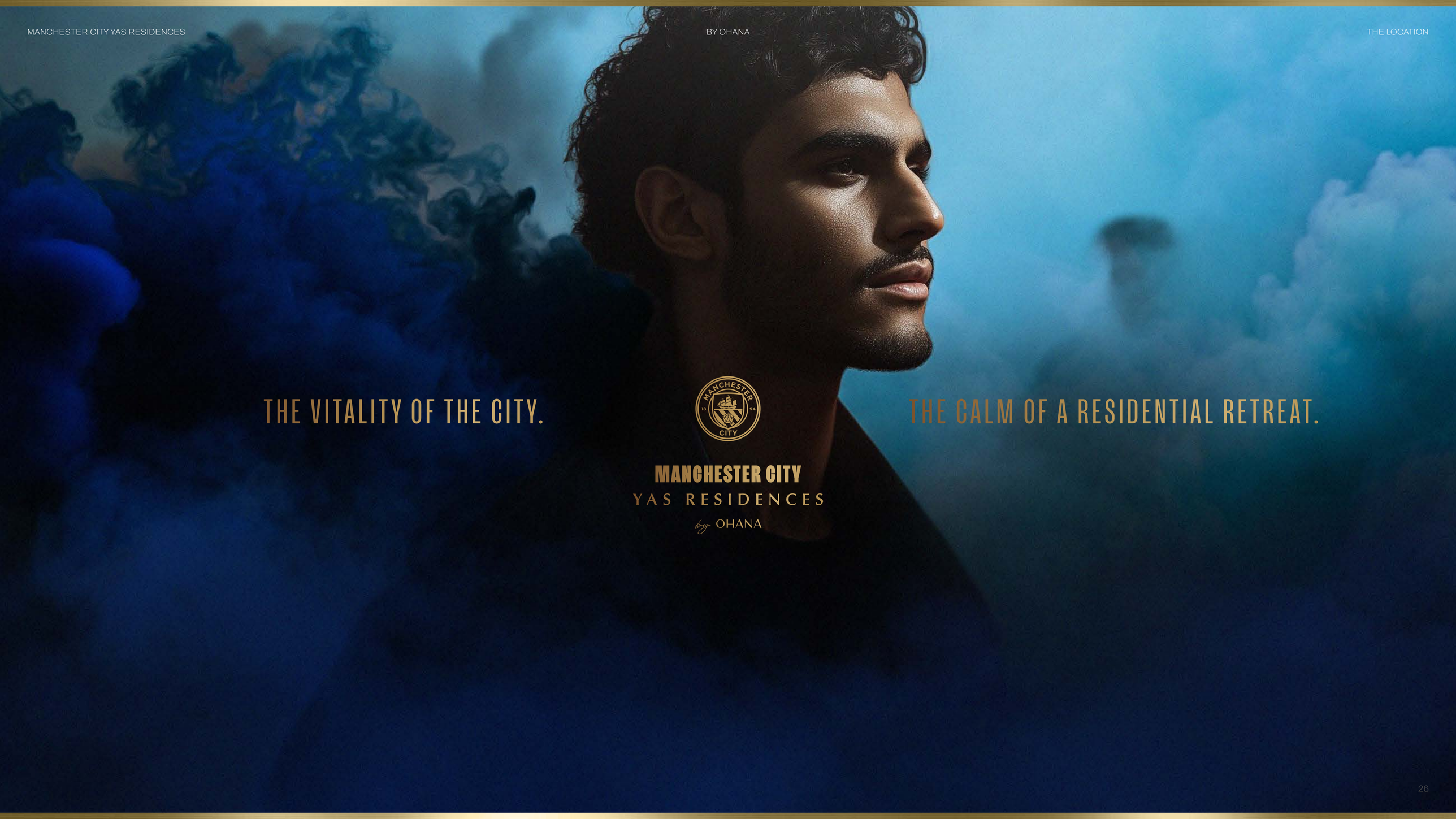
A centre dedicated to media, production and creative industries. Yas Creative Hub brings ideas, talent and innovation into the heart of the island, shaping a forward-looking environment where culture, business and vision evolve together.

SPHERE ABU DHABI



Immersion without boundaries.

A new architectural and experiential landmark destined to transform how sound, image and performance are perceived. Sphere Abu Dhabi will introduce a radical form of shared experience, where technology and emotion converge into a fully enveloping presence.


THE VITALITY OF THE CITY.
THE CALM OF A RESIDENTIAL RETREAT.
MANCHESTER CITY
YAS RESIDENCES
by OHANA


WHY YAS
02
CHAPTER
THE
WHY YAS ?
5 MAIN REASONS TO INVEST IN YAS CANAL
MANCHESTER CITY
YAS RESIDENCES
by OHANA
SHA HA

1 STRATEGIC LOCATION & SMART CONNECTIVITY

- Blue Highway (marine transit) connecting Abu Dhabi
- Future Tram Line 4 (2026–2030) → direct airport access
- Express Shuttle direct connection to the rest of the Emirates
- Seamless mobility: connected to the capital & beyond
- Part of “Bike Abu Dhabi” master plan - a world-class cycling ecosystem

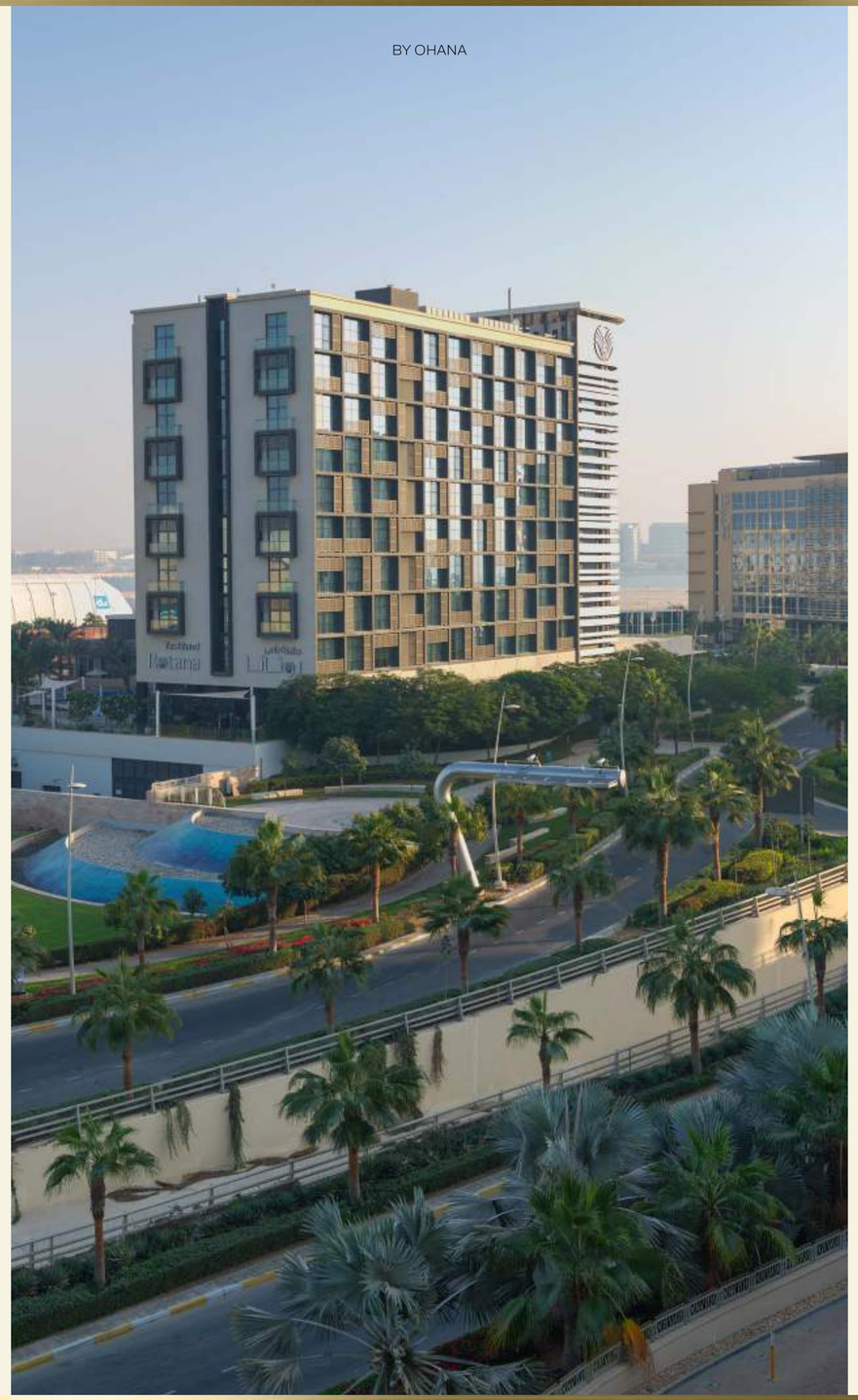












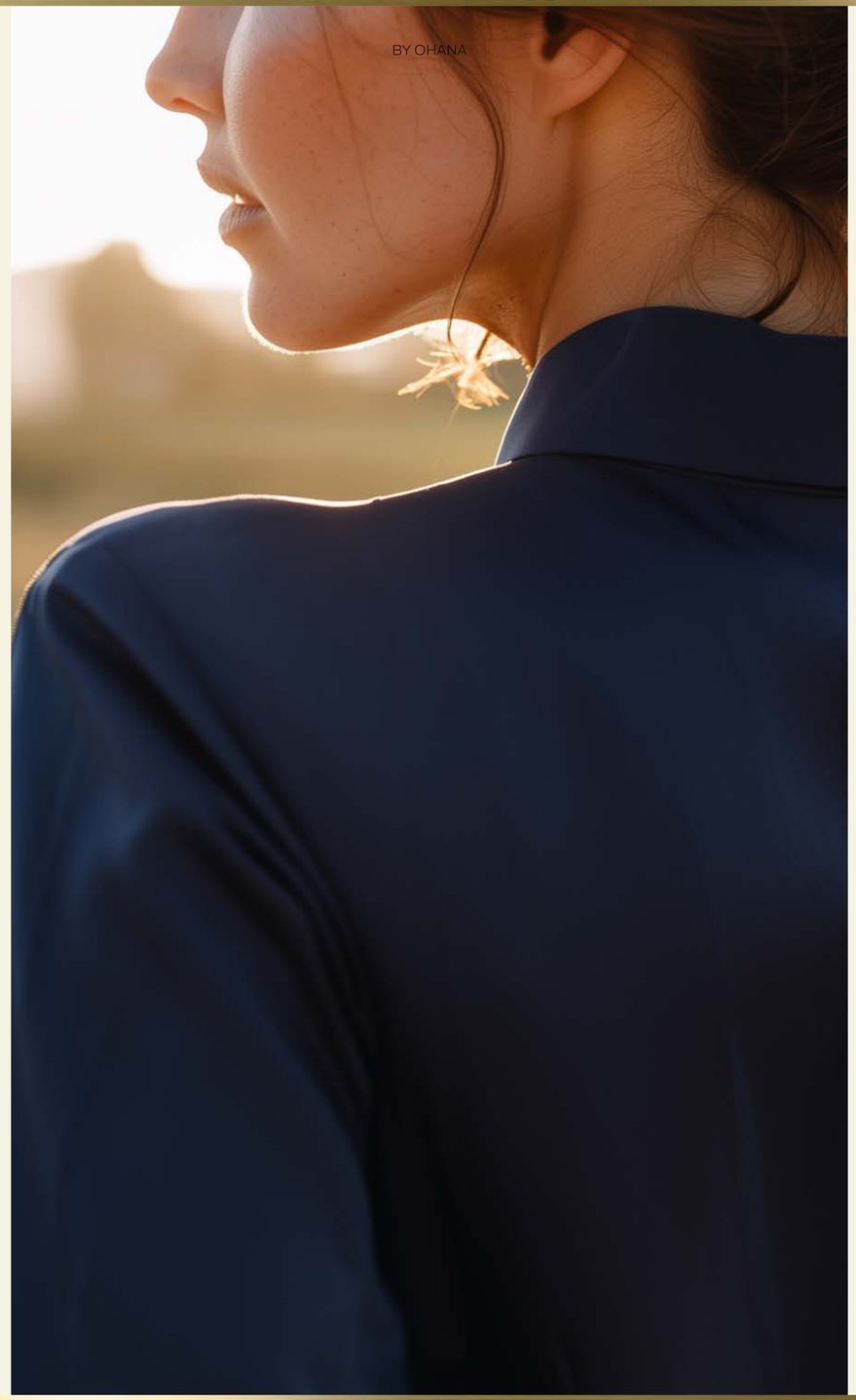
- Government-backed master plan (Vision 2030)
- 25 sq. km integrated island economy
- Main backers: Miral, ADQ, Mubadala
- Centralized planning → controlled supply & quality assurance
- Primary beneficiary of Abu Dhabi Tourism Strategy 2030
- A large-scale media and entertainment platform attracting world-class Hollywood celebrities

GOVERNMENT BACKED & SECURE

3

YAS IS THE MAIN ENTERTAINMENT HUB IN THE UAE 5-MINUTE LIFESTYLE

- 4 current theme parks: Ferrari World Abu Dhabi, Warner Bros. World Abu Dhabi, SeaWorld, and Yas Waterworld Abu Dhabi)
- Yas Bay
- Yas Marina Circuit
- Etihad Arena
- Yas Mall
- Yas Links Abu Dhabi
- Yas Creative Hub








F O R E V E R I N M O T I O N
MANCHESTER CITY
YAS RESIDENCES
by OHANA







- Apartment rental yields: 6 - 9%
- Apartment price growth: +30% YoY (as of Q3 2025)
- Rental yields (villas): 4.5 - 6%
- Villa price growth: +13% YoY (as of Q3 2025)
- Hotel & Residential Occupancy: 90%+
- Off plan sales ≈ 57% of transactions
- Employment-led demand + long/short term rentals

HIGH RETURNS & STRONG CASH FLOW

4

5

MASSIVE FUTURE VALUE CATALYSTS 2025–2030

- Tourism growth: 25M to 39.3M visitors by 2030
- Yas: 38M+ visits in 2025 (+10% YoY)
- Yas is forecast to account for over half of all attraction visits in the Emirate.
- The Wizarding World of Harry Potter (2027 - 2028)
- Disney Abu Dhabi (announced May 2025)
- Sphere Abu Dhabi (20,000-seat venue)
- Yas Creative Hub → +16,000 jobs by 2031
- E-Sports Island: The world's first dedicated gaming district; projected to drive ~8% higher rental premiums.








A DESTINATION RECOGNISED
FOR HOW WELL IT HOLDS ITS VALUE.
MANCHESTER CITY
YAS RESIDENCES
by OHANA

03

CHAPTER

THE

PROJECT

MANCHESTER CITY

YAS RESIDENCES

by OHANA



A NEW CHAPTER ALONG THE CANAL

A COLLECTIVE RHYTHM, AT ITS PEAK

Manchester City Yas Residences by Ohana offers a waterfront lifestyle destination where the passion of sport meets the elegance of high-end living.

Set within a vast linear park overlooking the canal, the project takes shape as a place intended for daily life, guided by presence, rhythm and connection. Green pathways guide everyday routines, while the canal waters mark time with a slow, reassuring cadence.



MANCHESTER CITY
YAS RESIDENCES
by OHANA

A masterplan in balance.

Villas, townhouses, maisonettes and apartments are woven into a fluid fabric, where architecture and nature engage in a seamless dialogue.

RESIDENCES

- CANAL MANSIONS
- 5 BDR VILLAS
- 4 BDR VILLAS
- TWIN VILLAS
- TOWNHOUSES
- MAISONETTES
- BUILDING G+8 FLOORS

AMENITIES

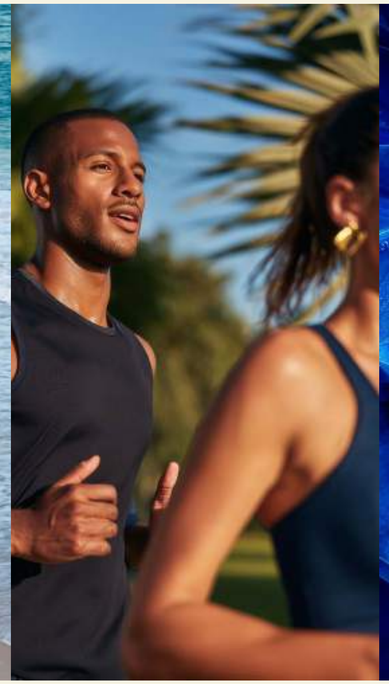
1. Manchester City Training Academy
2. Crystal Lagoon
3. Retail
4. Organic Fine Dining Restaurant
5. Canal Promenade & Retail
6. 4-Star Hotel
7. 5-Star Hotel
8. Mosque
9. Clinic & Nursery
10. Ohana HQ

A LIFE THAT ENDURES

WELLBEING IS THE ULTIMATE LUXURY






Common spaces are crafted to support an active, enduring way of life, where activity, recovery and calm exist in natural harmony. Nature, the waterfront, light and air shape daily life, enhancing comfort, clarity and the quality of time. Here, longevity is not an abstract idea, but the natural outcome of a life supported by its environment.



MANCHESTER CITY YAS RESIDENCES IN NUMBER

170Ha
Total Site Area

500,000m²
Central Garden

1,500
Villas and Townhouses

5,000
Population

17%
Road and Infrastructure

10%
Community Facilities

50%
Open Spaces

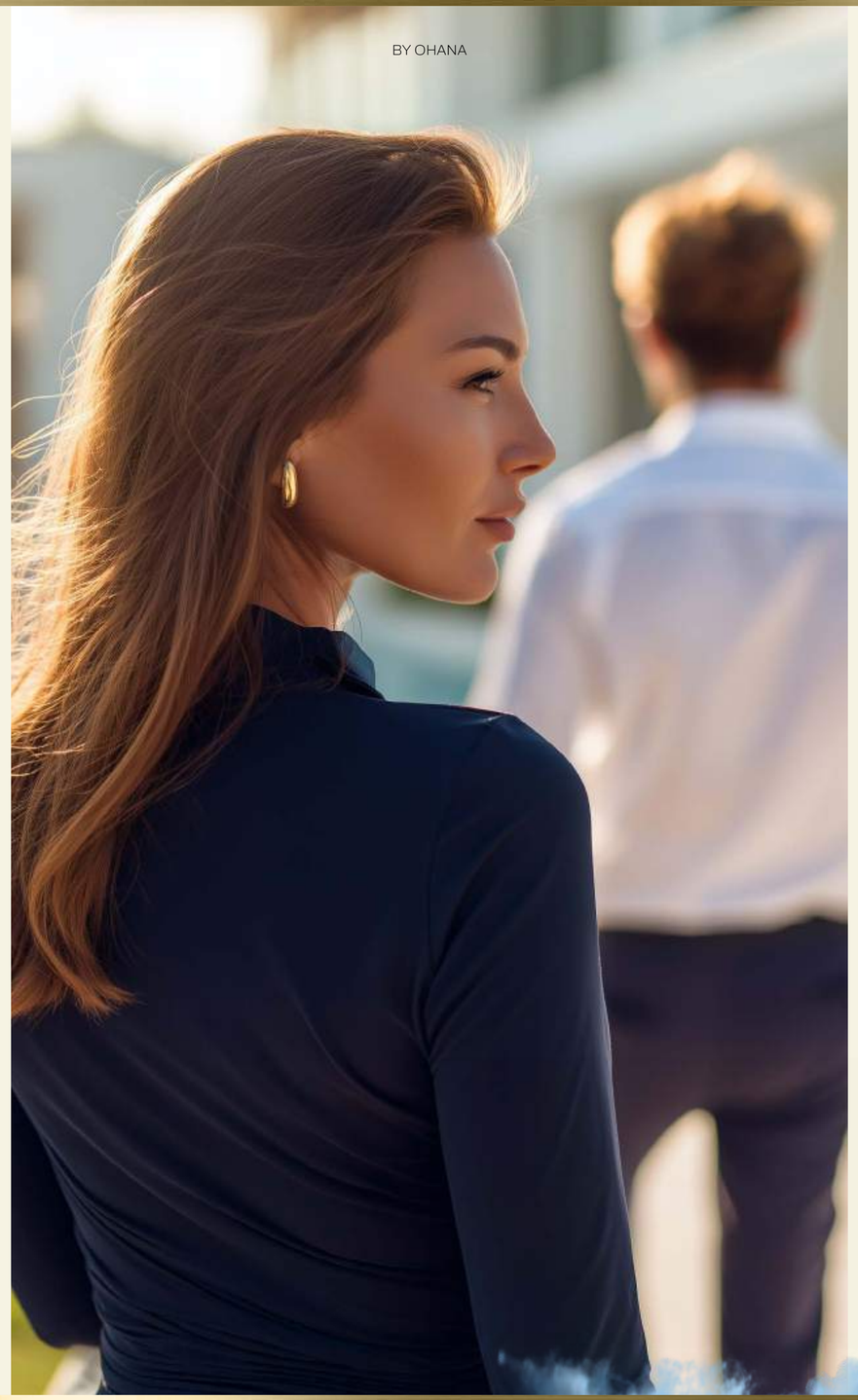
30%
Residential

580
Apartments


VILLAS
04
CHAPTER
THE
VILLAS & TOWNHOUSES
MANCHESTER CITY
YAS RESIDENCES
by OHANA
SOHO

The villas and townhouses form fluid residential clusters defined by generous outdoor living and a strong sense of privacy.

All residences feature expansive interiors designed for comfort and flexibility. Twin villas are distinguished by refined architectural walls, while townhouses extend living spaces outdoors with private areas to both the front and garden-facing sides, creating homes well suited to family life.



SPACE TO BELONG



5 BEDROOM VILLA



5 BEDROOM VILLA - KITCHEN AND DINING

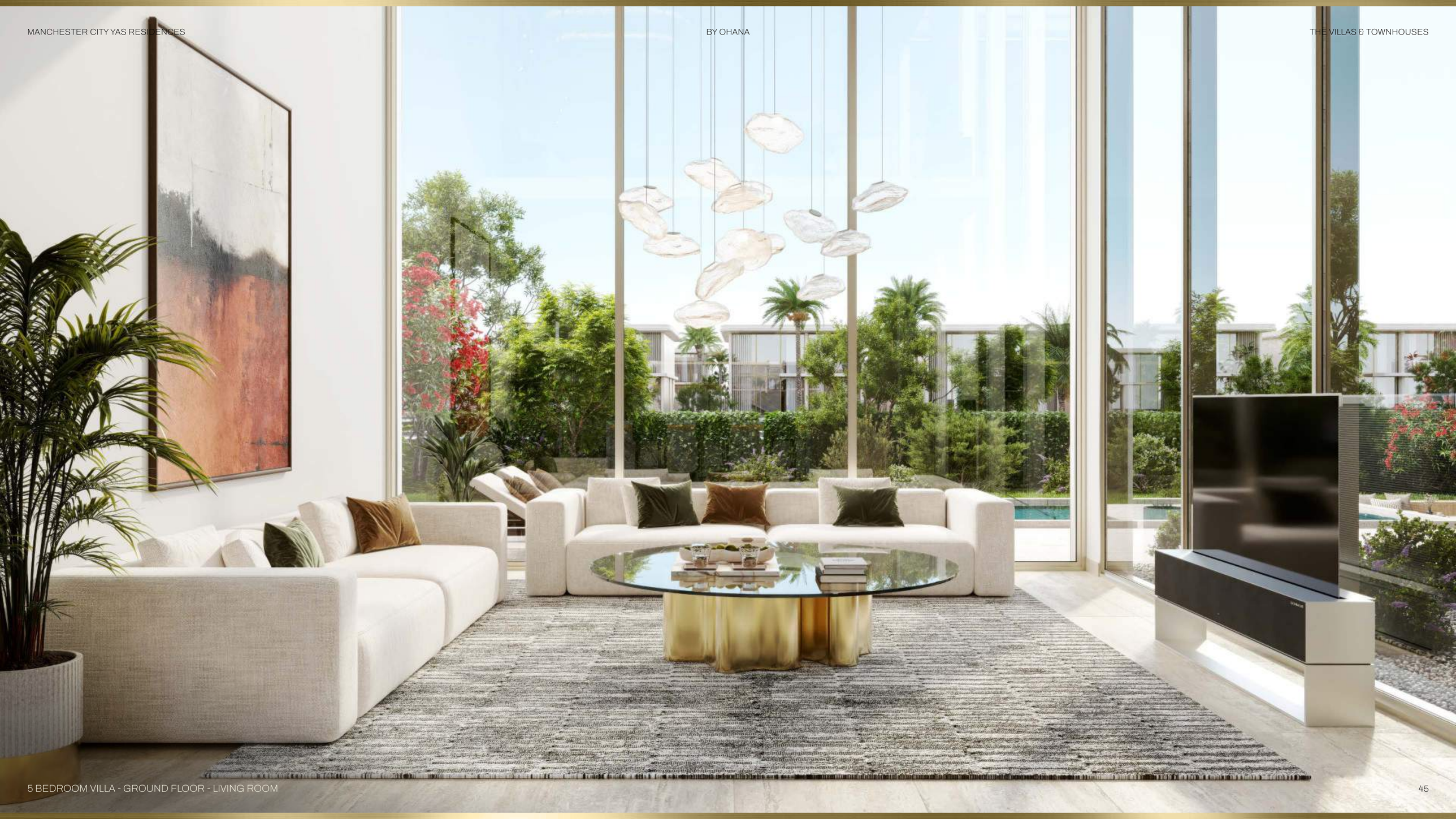
OPEN, YET INTIMATE

Volumes are articulated through deep overhangs, vertical screens and layered façades that mediate light, shade and intimacy.

Solid and transparent elements alternate to create a sense of protection without enclosure, allowing nature to filter into the home. The result is an architecture that feels grounded, calm and deliberately scaled to human presence.



5 BEDROOM VILLA - FOYER



5 BEDROOM VILLA - GROUND FLOOR - LIVING ROOM



5 BEDROOM VILLA - FAMILY LIVING ROOM



5 BEDROOM VILLA - MASTER BEDROOM



5 BEDROOM VILLA - TERRACE



5 BEDROOM VILLA - GARDEN VIEW

HOMES OPEN OUTWARD, OFFERING ROOM TO GATHER,
RETREAT AND LIVE AT A MORE GENEROUS PACE.



4 BEDROOM VILLA

WHERE LIGHT BECOMES HOME

A generous, airy living space opens onto the garden, flooded with natural light thanks to the double-height volume that amplifies the sense of space and enhances its connection with the outdoors.

The view extends towards the garden, while a light, almost suspended staircase leads effortlessly to the upper floor, where the sleeping area transitions into a quieter, more intimate dimension intended for rest and regeneration.



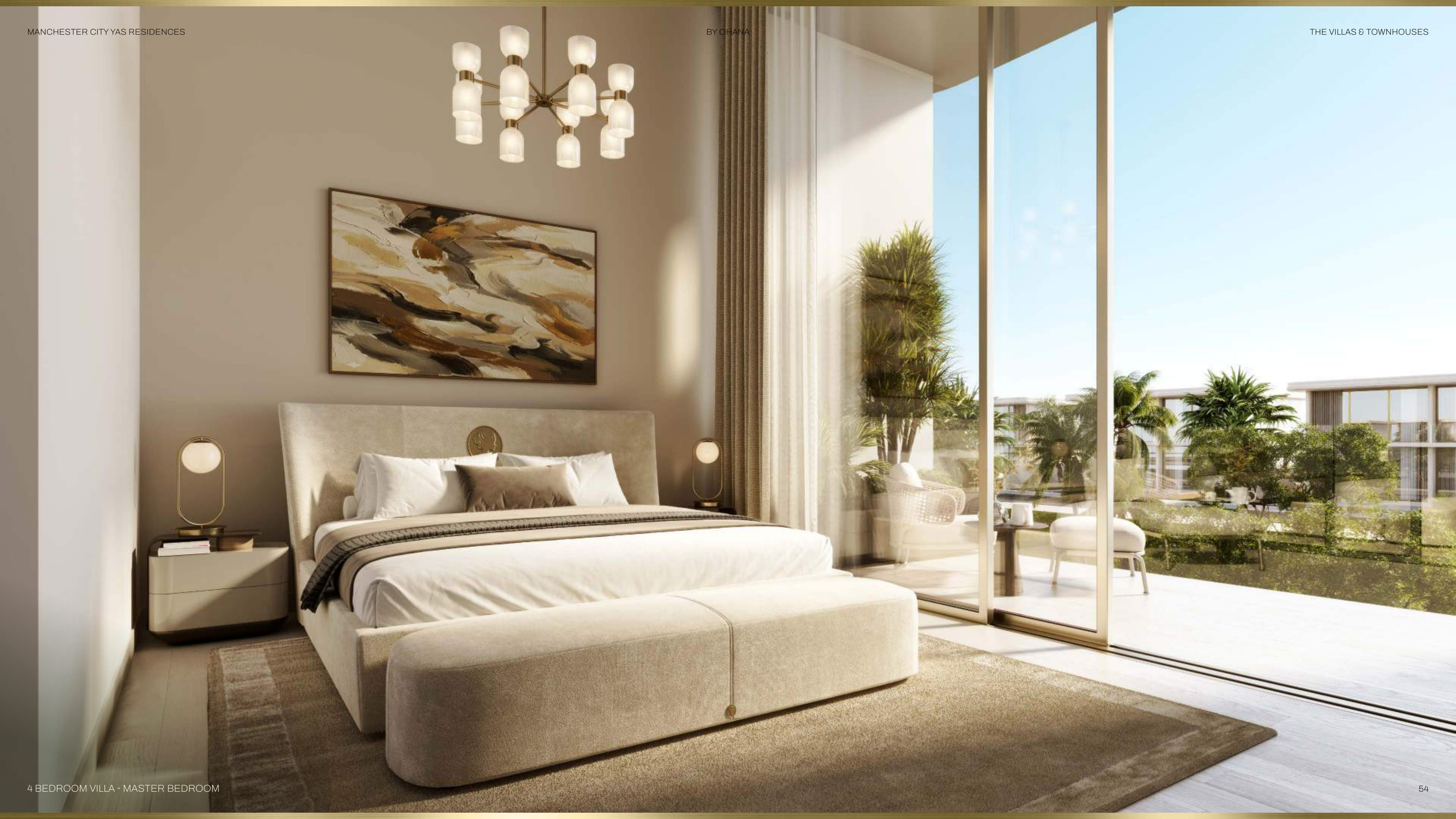
4 BEDROOM VILLA



4 BEDROOM VILLA - GROUND FLOOR - LIVING ROOM



4 BEDROOM VILLA - DINING

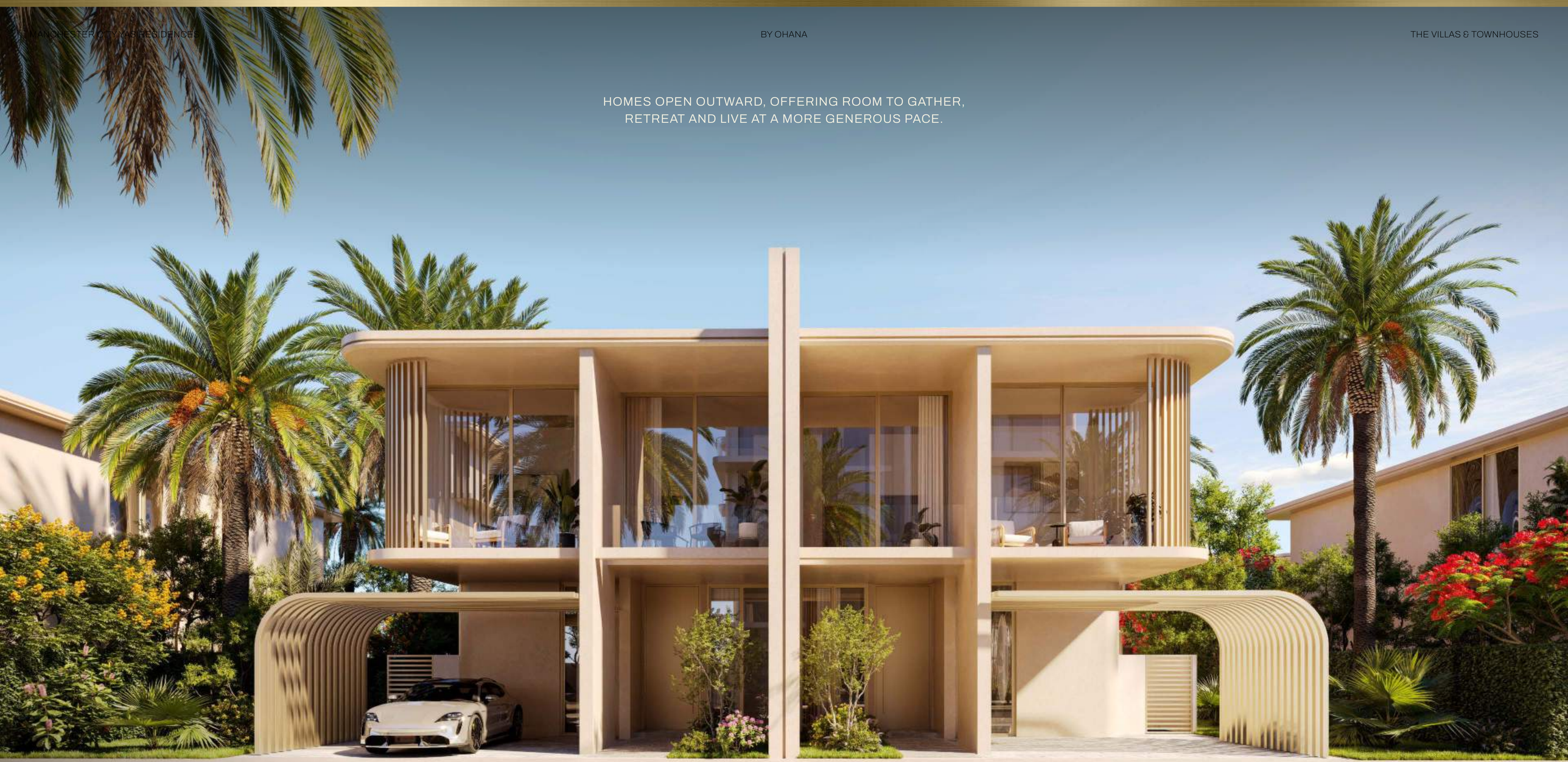


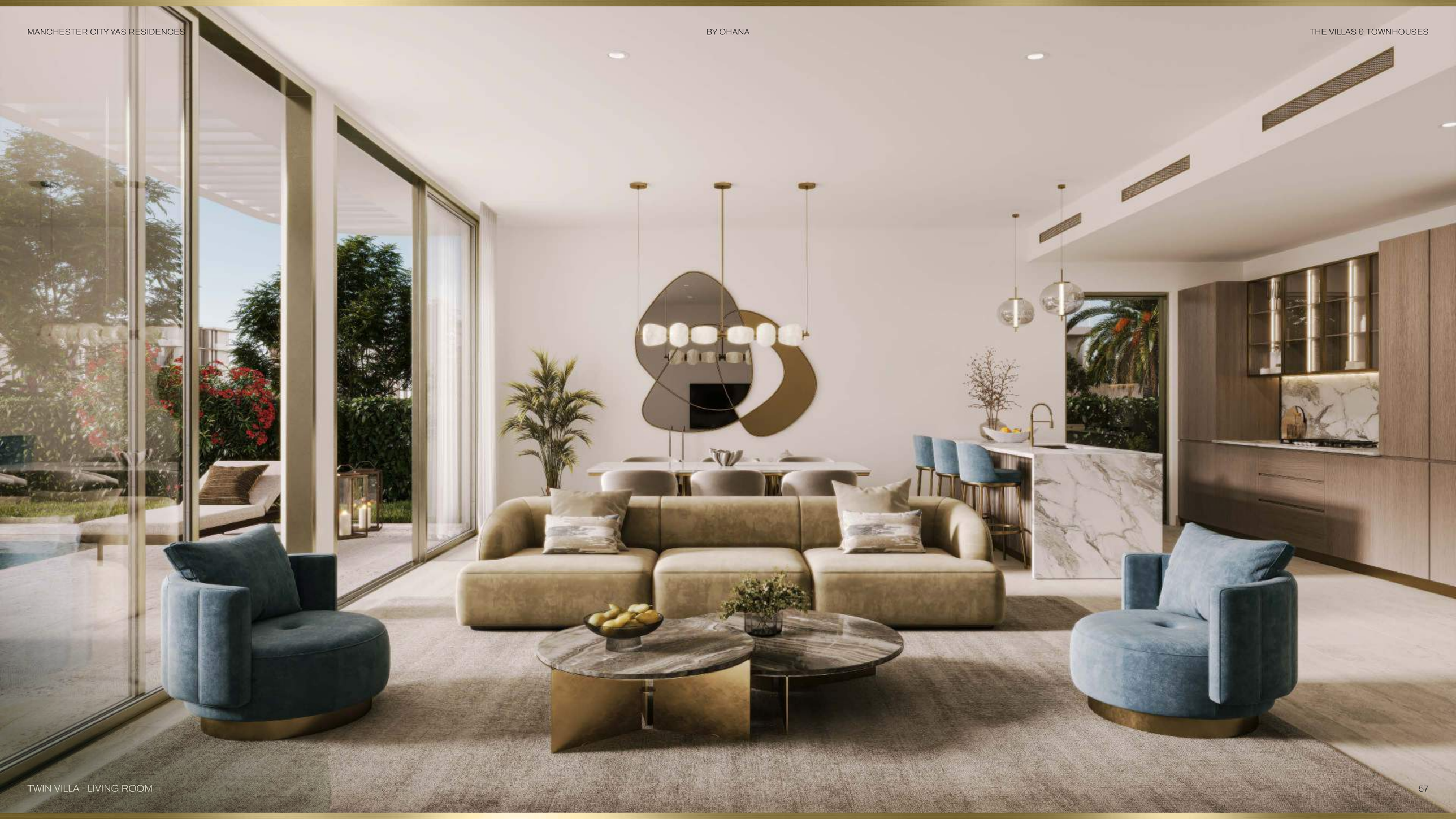
4 BEDROOM VILLA - MASTER BEDROOM



4 BEDROOM VILLA - GARDEN VIEW

HOMES OPEN OUTWARD, OFFERING ROOM TO GATHER,
RETREAT AND LIVE AT A MORE GENEROUS PACE.





TWIN VILLA - LIVING ROOM



TWIN VILLA - KITCHEN



TWIN VILLA - MASTER BEDROOM



TWIN VILLA - GARDEN VIEW

HOMES OPEN OUTWARD, OFFERING ROOM TO GATHER,
RETREAT AND LIVE AT A MORE GENEROUS PACE.





TOWNHOUSE - LIVING ROOM



TOWNHOUSE - DINING



TOWNHOUSE - KITCHEN



TOWNHOUSE - GARDEN VIEW

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



FLOOR PLANS

THE VILLAS & TOWNHOUSES

MANCHESTER CITY
YAS RESIDENCES
by OHANA



GROUND FLOOR



FIRST FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

THE VILLAS
5 BEDROOM



TOTAL AREA	**4,822 SQFT**	**448 SQM**
INTERNAL AREA	4,090 SQFT	380 SQM
GARAGE AREA	484 SQFT	45 SQM
BALCONY/TERRACE AREA	248 SQFT	23 SQM
PLOT SIZE	**6,458 SQFT**	**600 SQM**

OHANA
DEVELOPMENT

This layout does not constitute a cadastral plan and has no contractual validity.
Units are delivered without private swimming pools or landscaping. These can be designed and executed separately upon request.
The measurements, type, and arrangement of furnishings are purely indicative and representative of the spaces, subject to subsequent changes/variations pursuant to law and contract.



GROUND FLOOR



FIRST FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

THE VILLAS
4 BEDROOM



TOTAL AREA	**3,229 SQFT**	**300 SQM**
INTERNAL AREA	2,691 SQFT	250 SQM
GARAGE AREA	323 SQFT	30 SQM
BALCONY/TERRACE AREA	215 SQFT	20 SQM
PLOT SIZE	**4,306 SQFT**	**400 SQM**

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GROUND FLOOR



FIRST FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

TWIN VILLAS

4 BEDROOM



TOTAL AREA	**2,949 SQFT**	**274 SQM**
INTERNAL AREA	2,465 SQFT	229 SQM
GARAGE AREA	323 SQFT	30 SQM
BALCONY/TERRACE AREA	161 SQFT	15 SQM
PLOT SIZE	**2,691 SQFT**	**250 SQM**

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GROUND FLOOR



FIRST FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

TOWNHOUSE
3 BEDROOM



TOTAL AREA	**2,476 SQFT**	**230 SQM**
INTERNAL AREA	2,088 SQFT	194 SQM
GARAGE AREA	323 SQFT	30 SQM
BALCONY/TERRACE AREA	65 SQFT	6 SQM
PLOT SIZE	**2,153 SQFT**	**200 SQM**

OHANA
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05

CHAPTER

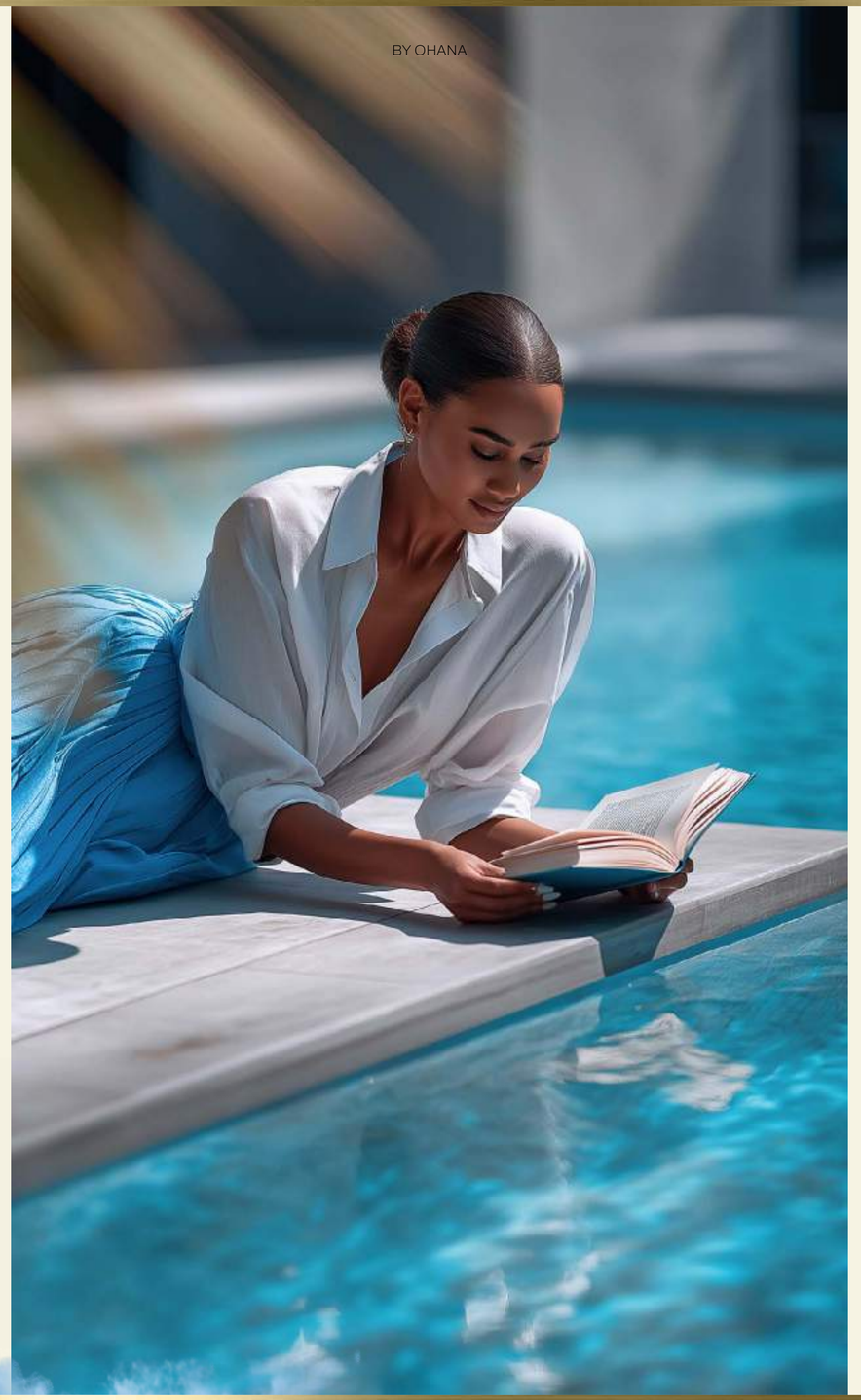
THE MAISONETTES

MANCHESTER CITY

YAS RESIDENCES

by OHANA

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









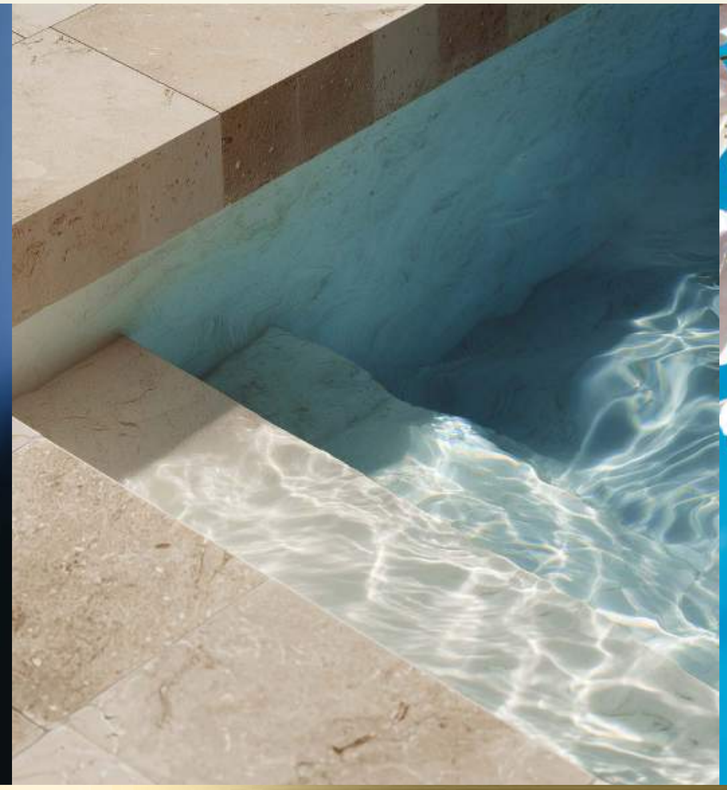
Everyday moments, simple and authentic, unfold naturally and take on deeper meaning. Having a private pool becomes a true privilege, a quiet retreat where water mirrors the sky. Here, time slows, and life is shaped by moments meant to be treasured.

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










FLOOR PLANS

THE MAISONETTES

MANCHESTER CITY
YAS RESIDENCES
by OHANA



GROUND FLOOR



FIRST FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

TWIN VILLAS

MAISONETTES



TOTAL MAISONETTE AREA	**14,746 SQFT**	**1,370 SQM**
INTERNAL AREA	12,648 SQFT	1,175 SQM
GARAGE AREA	1,130 SQFT	105 SQM
BALCONY/TERRACE AREA	969 SQFT	90 SQM
PLOT SIZE	**9,042 SQFT**	**840 SQM**

OHANA
DEVELOPMENT

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

PENTHOUSE
MAISONETTES
2ND FLOOR



TOTAL MAISONETTE AREA	**14,746 SQFT**	**1,370 SQM**
INTERNAL AREA	12,648 SQFT	1,175 SQM
GARAGE AREA	1,130 SQFT	105 SQM
BALCONY/TERRACE AREA	969 SQFT	90 SQM
PLOT SIZE	**9,042 SQFT**	**840 SQM**

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

PENTHOUSE
MAISONETTES
3RD FLOOR



TOTAL MAISONETTE AREA	**14,746 SQFT**	**1,370 SQM**
INTERNAL AREA	12,648 SQFT	1,175 SQM
GARAGE AREA	1,130 SQFT	105 SQM
BALCONY/TERRACE AREA	969 SQFT	90 SQM
PLOT SIZE	**9,042 SQFT**	**840 SQM**

OHANA
DEVELOPMENT

This layout does not constitute a cadastral plan and has no contractual validity.
Units are delivered without private swimming pools or landscaping. These can be designed and executed separately upon request.
The measurements, type, and arrangement of furnishings are purely indicative and representative of the spaces, subject to subsequent changes/variations pursuant to law and contract.


06
CHAPTER
THE
APARTMENTS
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.



ARPARTMENTS - TERRACE



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.



ARPARTMENTS - LIVING AREA



ARPARTMENTS - MASTER BEDROOM







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








FLOOR PLANS

THE APARTMENTS

MANCHESTER CITY
YAS RESIDENCES
by OHANA



TYPICAL FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS
1 BEDROOM

OHANA
DEVELOPMENT

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

1 BEDROOM

TOTAL AREA	850 SQFT	79 SQM
INTERNAL AREA	786 SQFT	73 SQM
BALCONY/TERRACE AREA	65 SQFT	6 SQM

OHANA
DEVELOPMENT

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TYPICAL FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS
2 BEDROOM

OHANA
DEVELOPMENT

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS
2 BEDROOM

TOTAL AREA	**1,367 SQFT**	**127 SQM**
INTERNAL AREA	1,206 SQFT	112 SQM
BALCONY/TERRACE AREA	161 SQFT	15 SQM

OHANA
DEVELOPMENT

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CANAL VIEW



TYPICAL FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS
3 BEDROOM

OHANA
DEVELOPMENT

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

3 BEDROOM

TOTAL AREA	**1,884 SQFT**	**175 SQM**
INTERNAL AREA	1,485 SQFT	138 SQM
BALCONY/TERRACE AREA	398 SQFT	37 SQM

OHANA
DEVELOPMENT

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CANAL VIEW



8TH FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

PENTHOUSE

OHANA
DEVELOPMENT

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

PENTHOUSE

TOTAL AREA	**4,359 SQFT**	**405 SQM**
INTERNAL AREA	3,229 SQFT	300 SQM
BALCONY/TERRACE AREA	1,130 SQFT	105 SQM

This layout does not constitute a cadastral plan and has no contractual validity.
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07

CHAPTER

THE

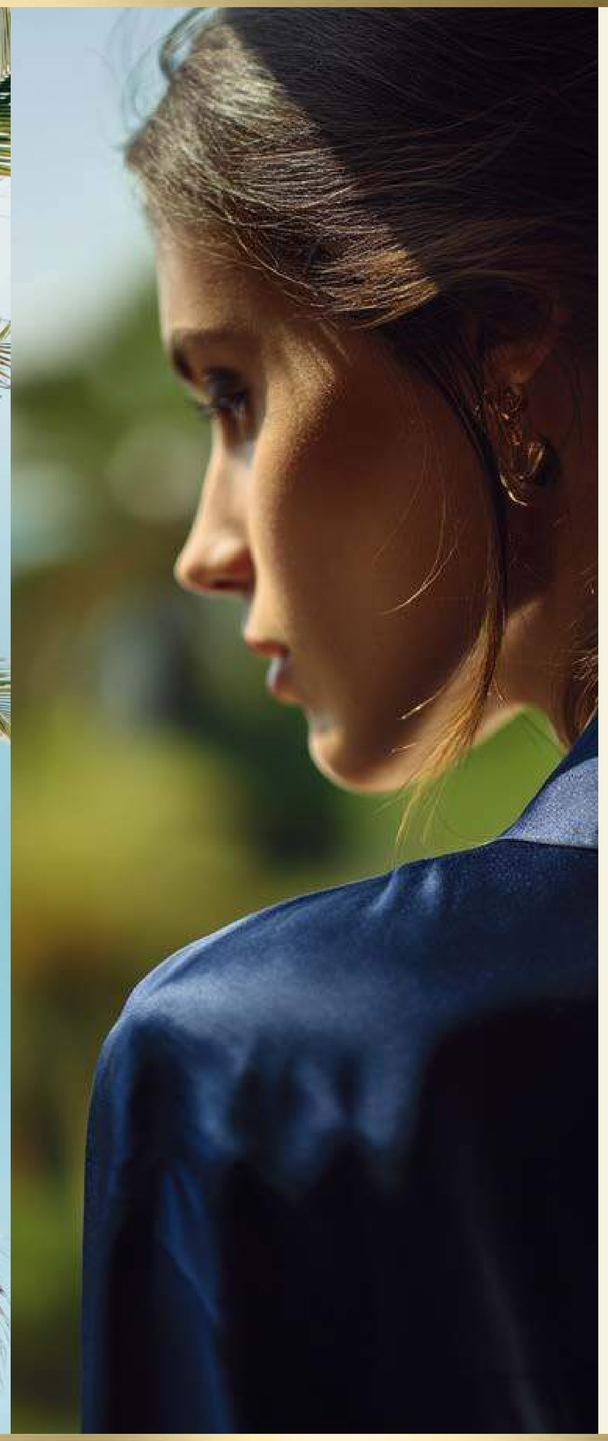
AMENITIES

MANCHESTER CITY

YAS RESIDENCES

by OHANA



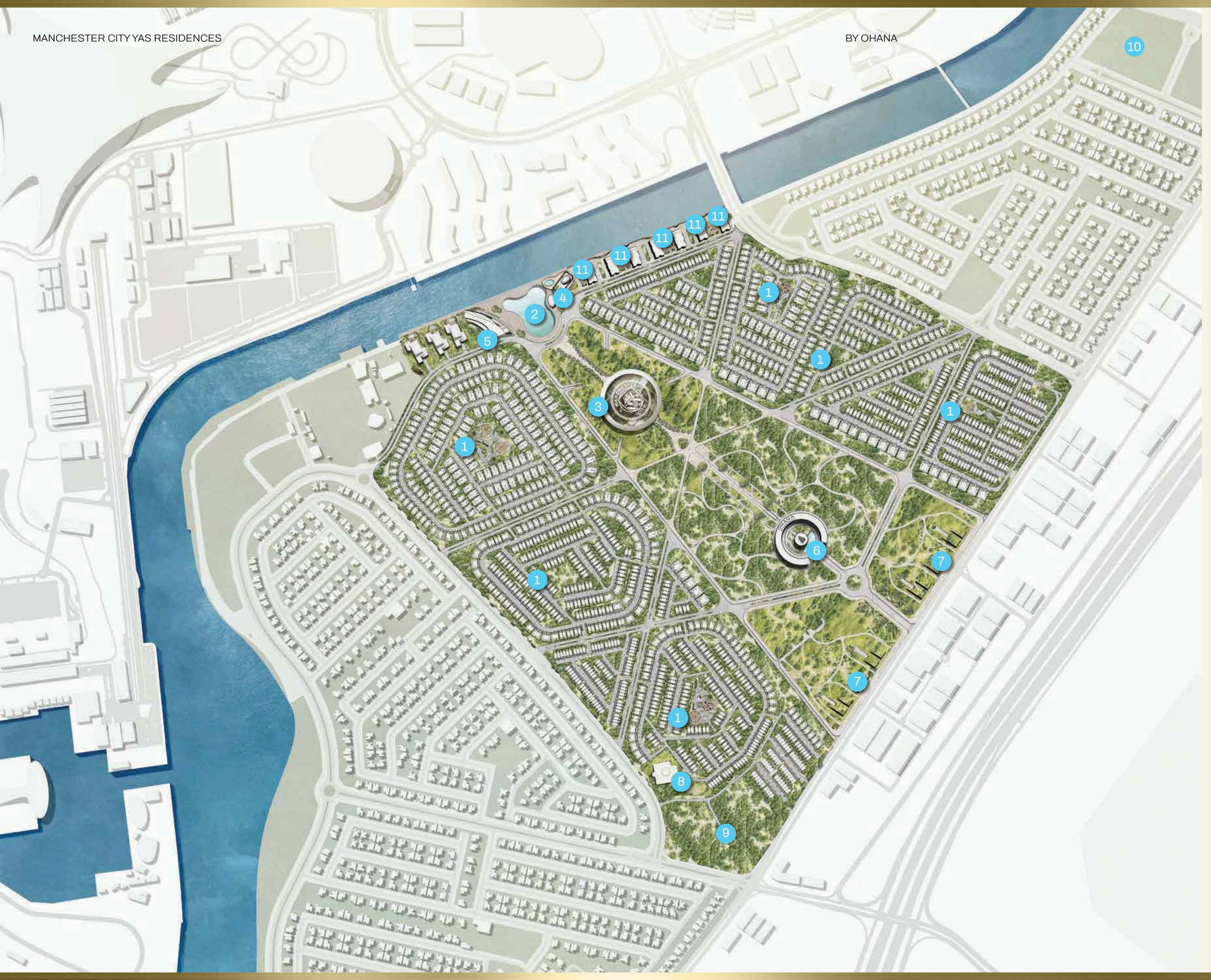


WELLBEING, LIVED EVERY DAY

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

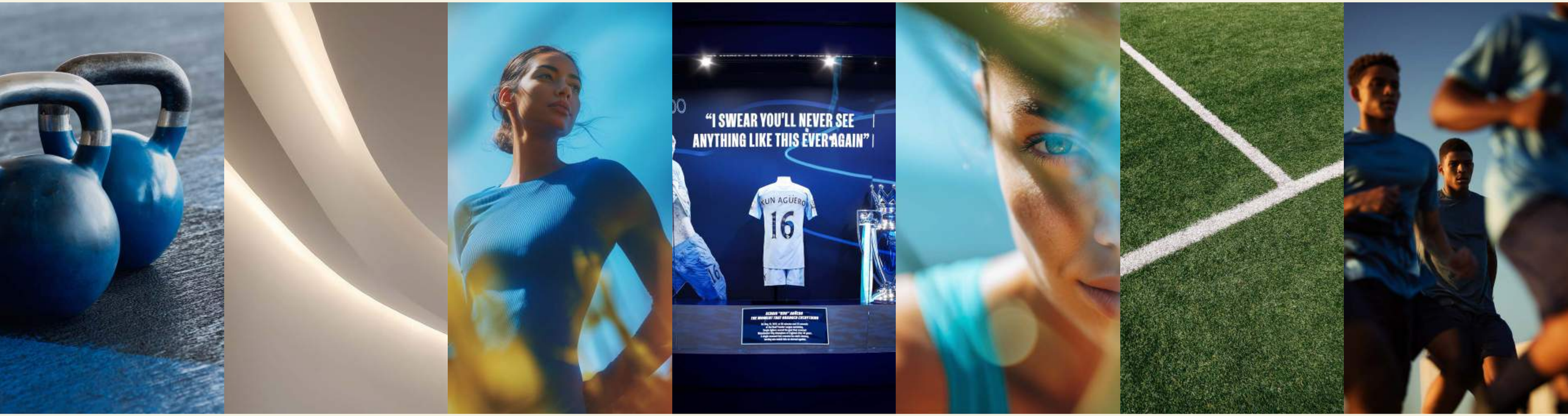
1. OUTDOOR GYM, OUTDOOR KIDS' PLAYAREA, GREEN AREA
2. CRYSTAL LAGOON
3. MANCHESTER CITY TRAINING ACADEMY - AMENITIES INCLUDE:
   - Football Fields
   - City Lounge
   - City Experience
     - Trophy Gallery
     - Heritage Center
   - Tactical Room
   - Gym & Fitness Training
   - Wellness & Recovery:
     - 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.



TRAINING CENTER

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



TACTICAL ROOM



THINKING THE GAME THROUGH

WHERE VISION BECOMES STRATEGY

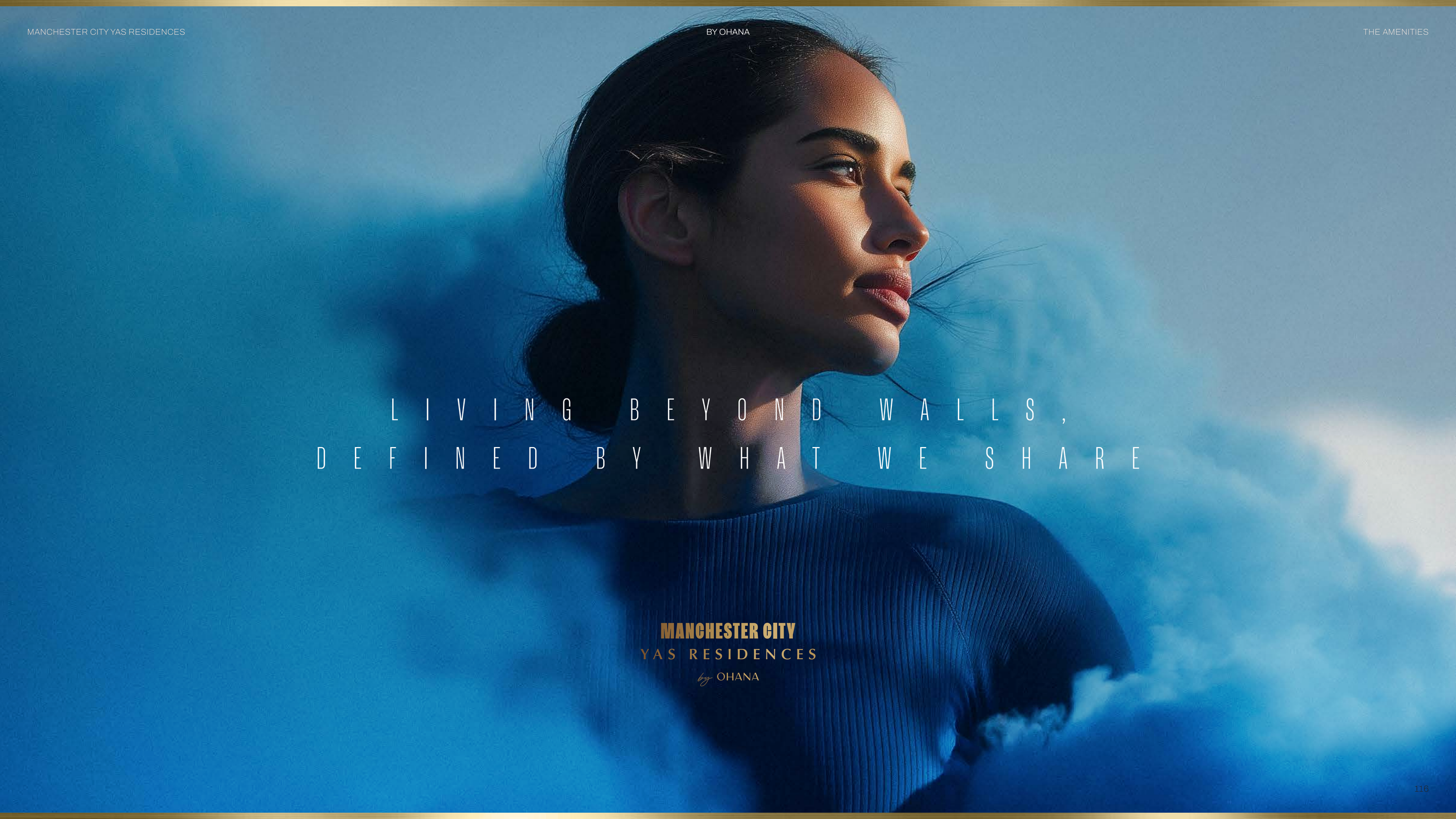
An immersive environment dedicated to match analysis and strategic thinking, rooted in elite sport culture. Precision, focus and insight converge in a space that sharpens understanding, perspective and decision-making.



MANCHESTER CITY TRAINING ACADEMY



GYM & FITNESS TRAINING


LIVING BEYOND WALLS,
DEFINED BY WHAT WE SHARE
MANCHESTER CITY
YAS RESIDENCES
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.

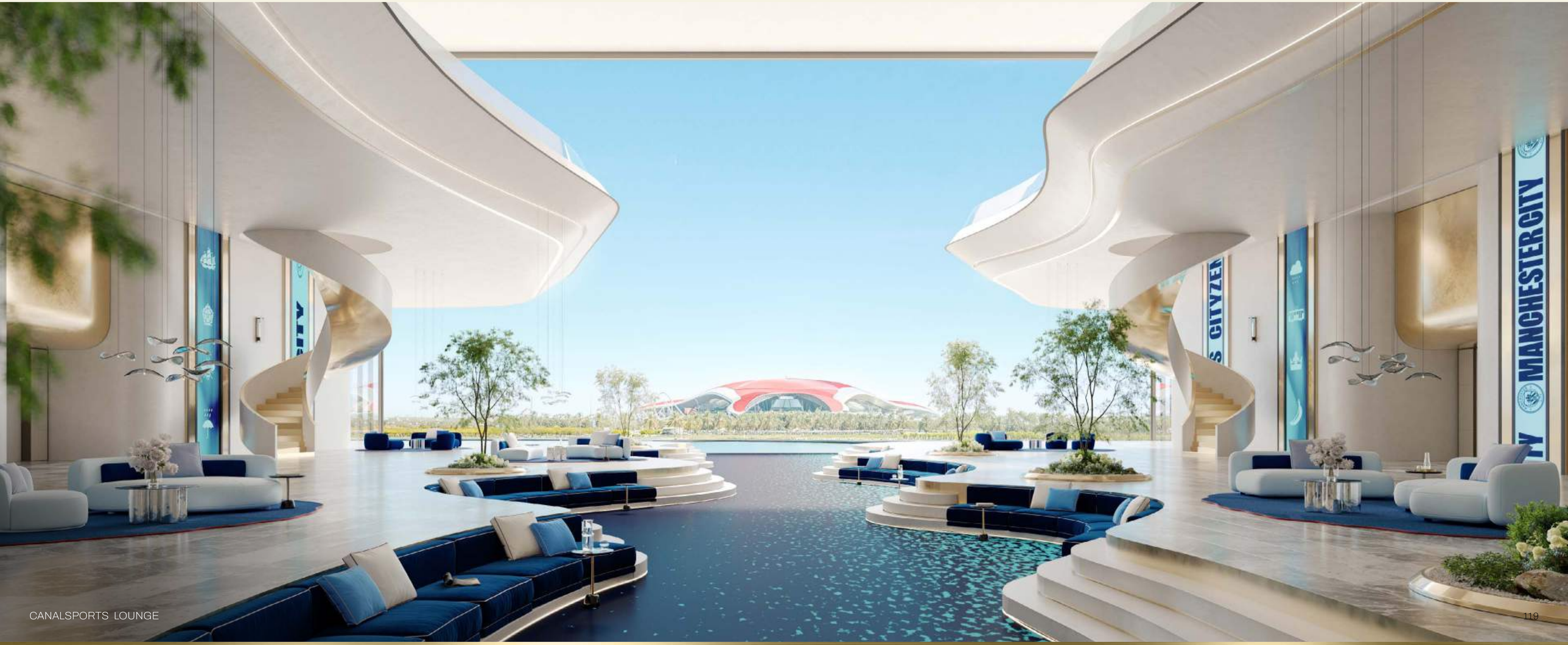
TIME SLOWS AS EVERY INSTANT IS SAVOURED



CRYSTAL LAGOON

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



CANAL PROMENADE



CANAL VIEW

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.

Sinuous 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.





ORGANIC FINE DINING RESTAURANT



CITY CAFÉ



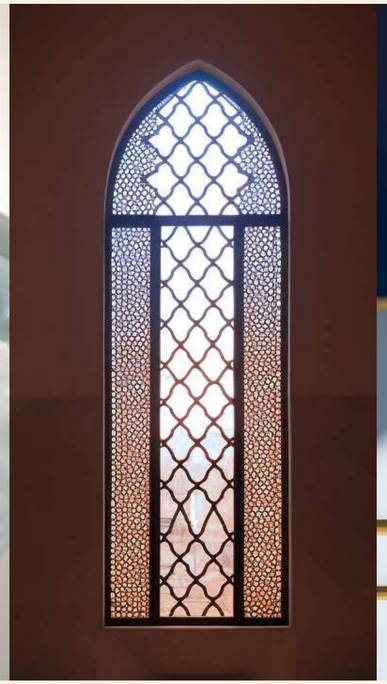
MATCH DAY TERRACE

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.



GREEN AREA



MANCHESTER CITY TRAINING ACADEMY


RETHINK LIVING.
REDEFINE BEING.
MANCHESTER CITY
YAS RESIDENCES
by OHANA

08

CHAPTER

THE

PARTNERSHIP

MANCHESTER CITY

YAS RESIDENCES

by OHANA



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

DEVELOPER

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.

MANCHESTER CITY

YAS RESIDENCES

by OHANA

ohana.ae

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OHANA DEVELOPMENT

MANCHESTER CITY

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