

BRANDED RESIDENCES  
COMING SOON  
YAS CANAL, ABU DHABI



OHANA  
DEVELOPMENT

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# THE PROJECT

Located on Yas Canal, overlooking major entertainment hubs with panoramic views ensuring a premium living experience within a prestigious address.



# 5 BEDROOM VILLA





# GROUND FLOOR



# FIRST FLOOR

## FLOOR PLANS

# 5 BEDROOM VILLA

# 4 BEDROOM VILLA





# GROUND FLOOR



# FIRST FLOOR

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

## FLOOR PLANS

# 4 BEDROOM VILLA

# TWIN VILLA





GROUND FLOOR



FIRST FLOOR

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FLOOR PLANS

# TWIN VILLA

# TOWNHOUSE





GROUND FLOOR



FIRST FLOOR

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FLOOR PLANS

TOWNHOUSE

# MAISONETTE





## GROUND FLOOR

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## FLOOR PLANS

# MAISONETTE



## FIRST FLOOR

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## FLOOR PLANS

# MAISONETTE

## FLOOR PLANS

# MAISONETTE



## SECOND FLOOR

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## FLOOR PLANS

# MAISONETTE



## THIRD FLOOR

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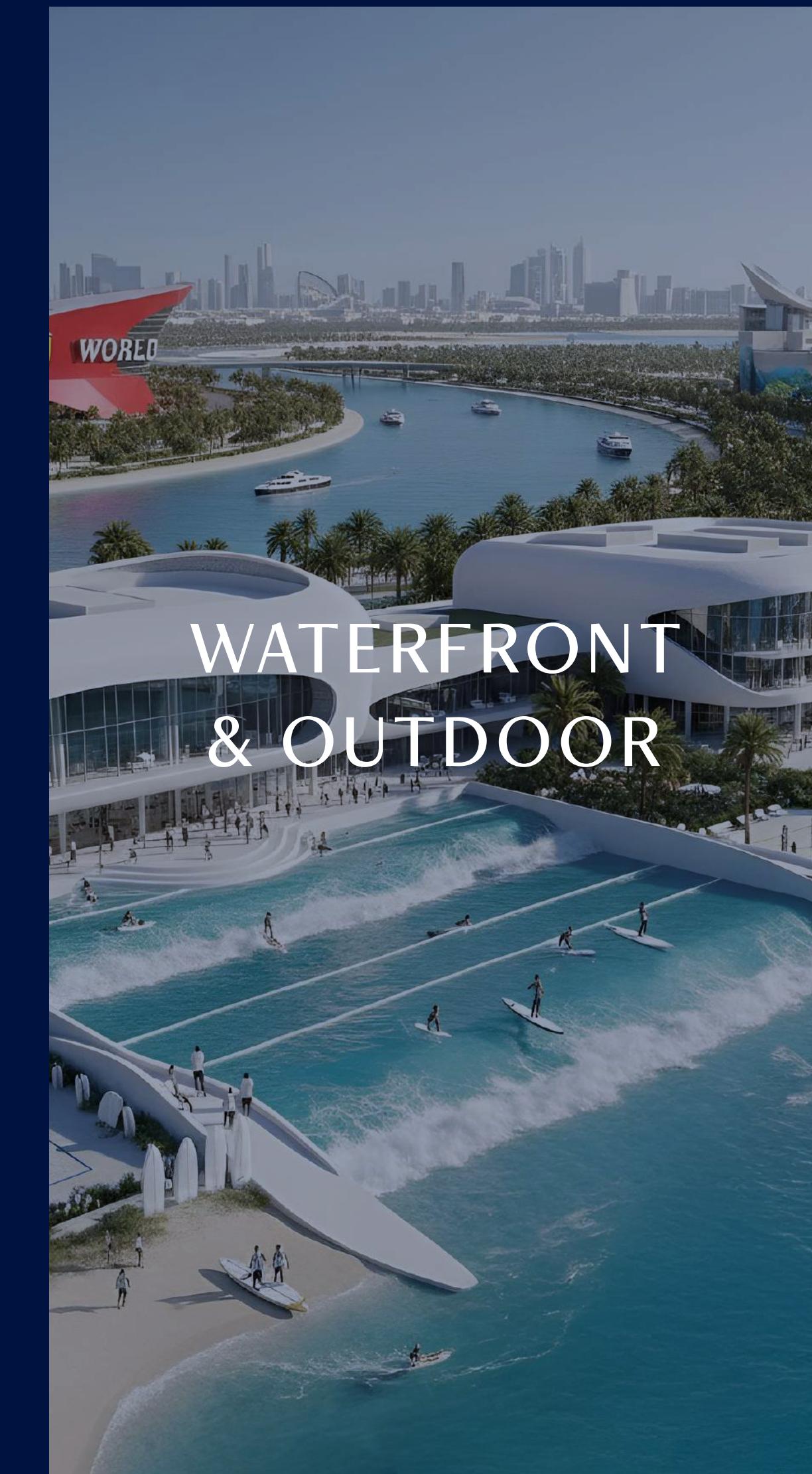
# AMENITIES



LIFESTYLE  
& SPORTS



SIGNATURE



WATERFRONT  
& OUTDOOR



WELLNESS  
& RECOVERY

## THE BRAND'S ACADEMY

Anchored by the Brand Academy clubhouse, acting as the social and athletic heart of the development.



## THE CENTRAL GARDEN

It serves as a lush landmark, visible from elevated views.



## SPORTS COMPLEX

Integrated football pitch, youth academy, wellness trails, and community greenspaces.





## SIGNATURE AMENITIES

### HERITAGE CENTER

An elegant cultural hub curated exhibits and immersive storytelling, and living tribute to tradition, and champions.



### SKYBOX LOUNGE

Acting as the social and athletic heart of the development.



### TROPHY GALLERY

Designed as a signature landmark within the residences.





## CANAL SPORTS LOUNGE

An elegant waterfront lounge overlooking the canal and Yas Island, designed as a serene retreat for residents.



## WATERSPORTS CLUB

A vibrant hub for adventure and leisure, with direct access to the canal and sea with kayaking, paddleboarding, sailing, and more



## RECOVERY PIER

An exclusive waterfront retreat dedicated to wellness and regeneration.



## CANAL PROMENADE

A lively waterfront promenade lined with cafes, boutique retail, and shaded walkways.





## OXYGEN THERAPY ROOM

A state of the art recovery space where resident athletes can immerse themselves in high-concentration sessions.



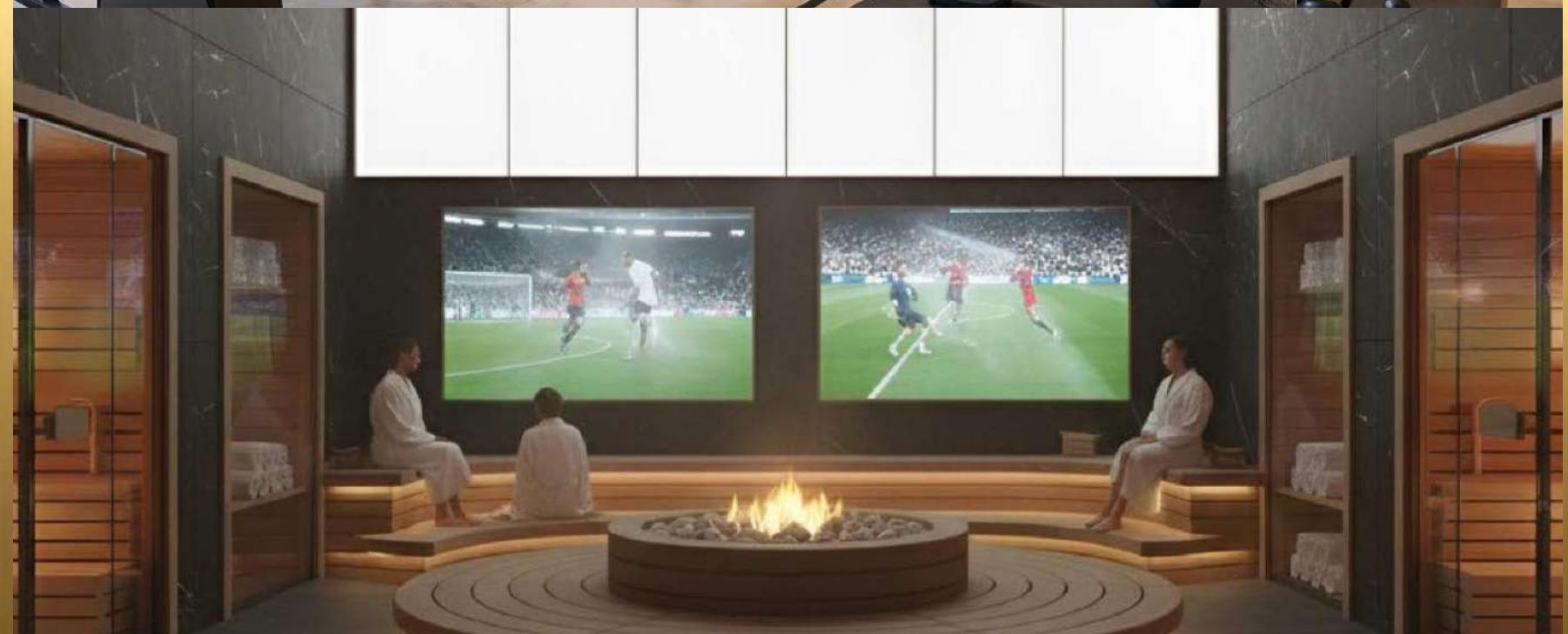
## HYDROTHERAPY CIRCUIT

A state of the art wellness zone inspired by elite athlete recovery.



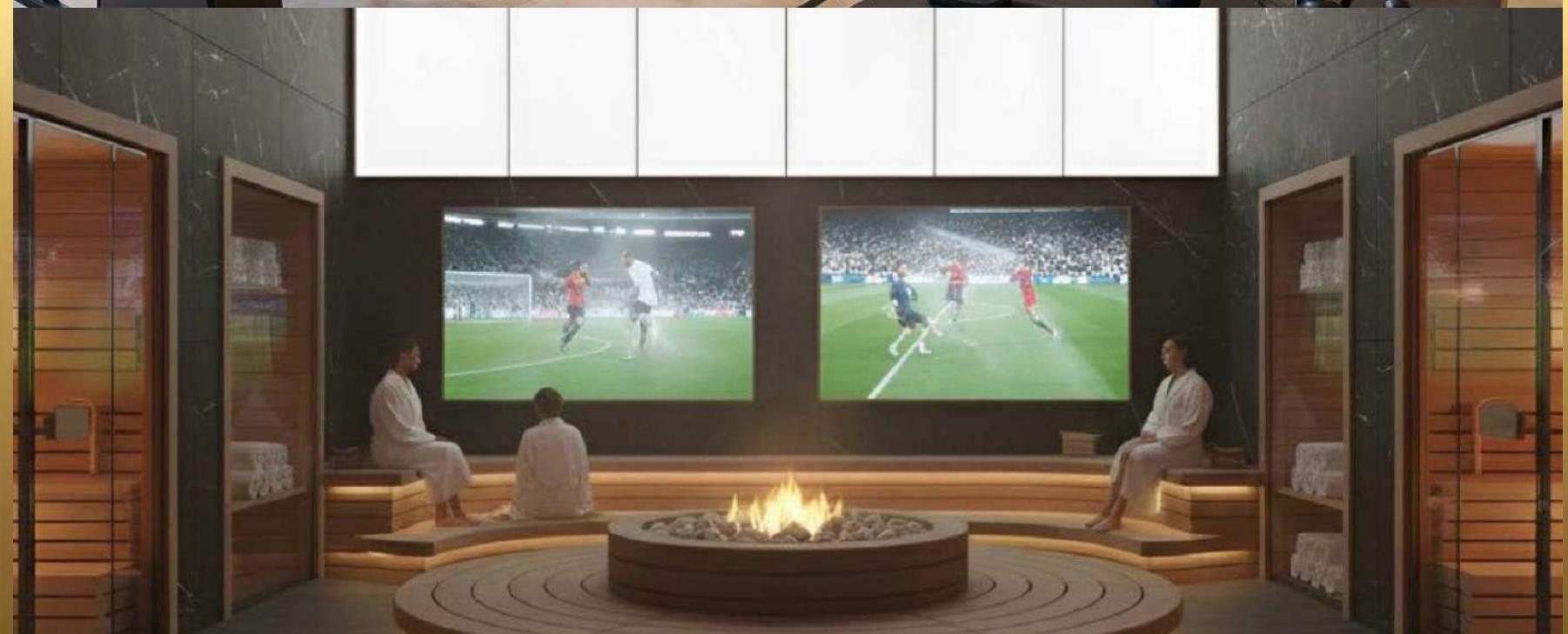
## GYM & FITNESS CENTER

A world class fitness center featuring panoramic views of the canal and sea.



## ALTITUDE / HEAT ROOM

A high performance conditioning environment that simulates extreme climates to enhance stamina and recovery.



## TYPOLOGIES AND PRICES

Unit Type	Plot Area Sqft	Plot Area Sqm	Sellable BUA Area Sqft	Sellable BUA Area Sqm	Starting Prices
<b>Townhouse</b>	<b>2,153</b>	<b>200</b>	<b>2,476</b>	<b>230</b>	<b>AED 4,500,000</b>
<b>Twin Villa</b>	<b>2,691</b>	<b>250</b>	<b>2,949</b>	<b>274</b>	<b>AED 5,900,000</b>
<b>4 BR Villa</b>	<b>4,306</b>	<b>400</b>	<b>3,229</b>	<b>300</b>	<b>AED 6,900,000</b>
<b>5 BR Villa</b>	<b>6,458</b>	<b>600</b>	<b>4,822</b>	<b>448</b>	<b>AED 9,300,000</b>
<b>Maisonette</b>	<b>11,302</b>	<b>1,050</b>	<b>18,492</b>	<b>1,718</b>	<b>AED 36,500,000</b>
<b>Apartment</b>					<b>AED 2,100/sqft</b>

## OPTION 1

### 50/50

PAYMENT PLAN

Payment Plan	Payment Percentage	Schedule
<b>Booking</b>	<b>5%</b>	<b>on Booking</b>
<b>Down Payment</b>	<b>5%</b>	<b>Signing of the SPA</b>
<b>1st Installment</b>	<b>5%</b>	<b>After 3 Months</b> of signing the SPA
<b>2nd Installment</b>	<b>5%</b>	<b>After 8 Months</b> of signing the SPA
<b>3rd Installment</b>	<b>5%</b>	<b>After 12 Months</b> of signing the SPA
<b>4th Installment</b>	<b>5%</b>	<b>After 16 Months</b> of signing the SPA
<b>5th Installment</b>	<b>5%</b>	<b>After 20 Months</b> of signing the SPA
<b>6th Installment</b>	<b>5%</b>	<b>After 24 Months</b> of signing the SPA
<b>7th Installment</b>	<b>5%</b>	<b>After 28 Months</b> of signing the SPA
<b>8th Installment</b>	<b>5%</b>	<b>After 32 Months</b> of signing the SPA
<b>9th Installment</b>	<b>50%</b>	<b>On Delivery</b>

## OPTION 2

**75/25**

PAYMENT PLAN

Payment Plan	Payment Percentage	Schedule
<b>Booking</b>	<b>5%</b>	<b>on Booking</b>
<b>Down Payment</b>	<b>20%</b>	<b>Signing of the SPA</b>
<b>1st Installment</b>	<b>6.25%</b>	<b>After 4 Months</b> of signing the SPA
<b>2nd Installment</b>	<b>6.25%</b>	<b>After 8 Months</b> of signing the SPA
<b>3rd Installment</b>	<b>6.25%</b>	<b>After 12 Months</b> of signing the SPA
<b>4th Installment</b>	<b>6.25%</b>	<b>After 16 Months</b> of signing the SPA
<b>5th Installment</b>	<b>6.25%</b>	<b>After 20 Months</b> of signing the SPA
<b>6th Installment</b>	<b>6.25%</b>	<b>After 24 Months</b> of signing the SPA
<b>7th Installment</b>	<b>6.25%</b>	<b>After 28 Months</b> of signing the SPA
<b>8th Installment</b>	<b>6.25%</b>	<b>After 32 Months</b> of signing the SPA
<b>9th Installment</b>	<b>25%</b>	<b>On Delivery</b>

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