

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

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.

# 4 BEDROOM VILLA





GROUND FLOOR



FIRST FLOOR

FLOOR PLANS

# 4 BEDROOM VILLA

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# TWIN VILLA





GROUND FLOOR



FIRST FLOOR

FLOOR PLANS

# TWIN VILLA

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# TOWNHOUSE





GROUND FLOOR



FIRST FLOOR

FLOOR PLANS

# TOWNHOUSE

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# MAISONETTE





## GROUND FLOOR

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FLOOR PLANS

# MAISONETTE



## FIRST FLOOR

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FLOOR PLANS

MAISONETTE



## SECOND FLOOR

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FLOOR PLANS

MAISONETTE



### THIRD FLOOR

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FLOOR PLANS

# MAISONETTE

# AMENITIES





## 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.





## 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
Townhouse	2,153	200	2,476	230	AED 4,500,000
Twin Villa	2,691	250	2,949	274	AED 5,900,000
4 BR Villa	4,306	400	3,229	300	AED 6,900,000
5 BR Villa	6,458	600	4,822	448	AED 9,300,000
Maisonette	11,302	1,050	18,492	1,718	AED 36,500,000
Apartment					AED 2,100/sqft

PAYMENT PLAN

**OPTION 1**  
**50/50**

<b>Payment Plan</b>	<b>Payment Percentage</b>	<b>Schedule</b>
<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>

PAYMENT PLAN

**OPTION 2**  
*75/25*

<b>Payment Plan</b>	<b>Payment Percentage</b>	<b>Schedule</b>
<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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