



MANCHESTER CITY
YAS RESIDENCES

by OHANA

FACTSHEET



B U I L T F O R G R E A T N E S S

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THE PROJECT



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Set along the waterfront of Yas Canal, this unique residential destination brings together apartments, villas, townhouses, and maisonettes, each designed to suit different lifestyles within a single, cohesive vision. Welcome to Manchester City Yas Residences by Ohana, an exclusive address where refined living, community, and balance converge, offering a new standard of residential experience in one of Abu Dhabi's most iconic and connected locations.



MANCHESTER CITY YAS RESIDENCES *by* OHANA

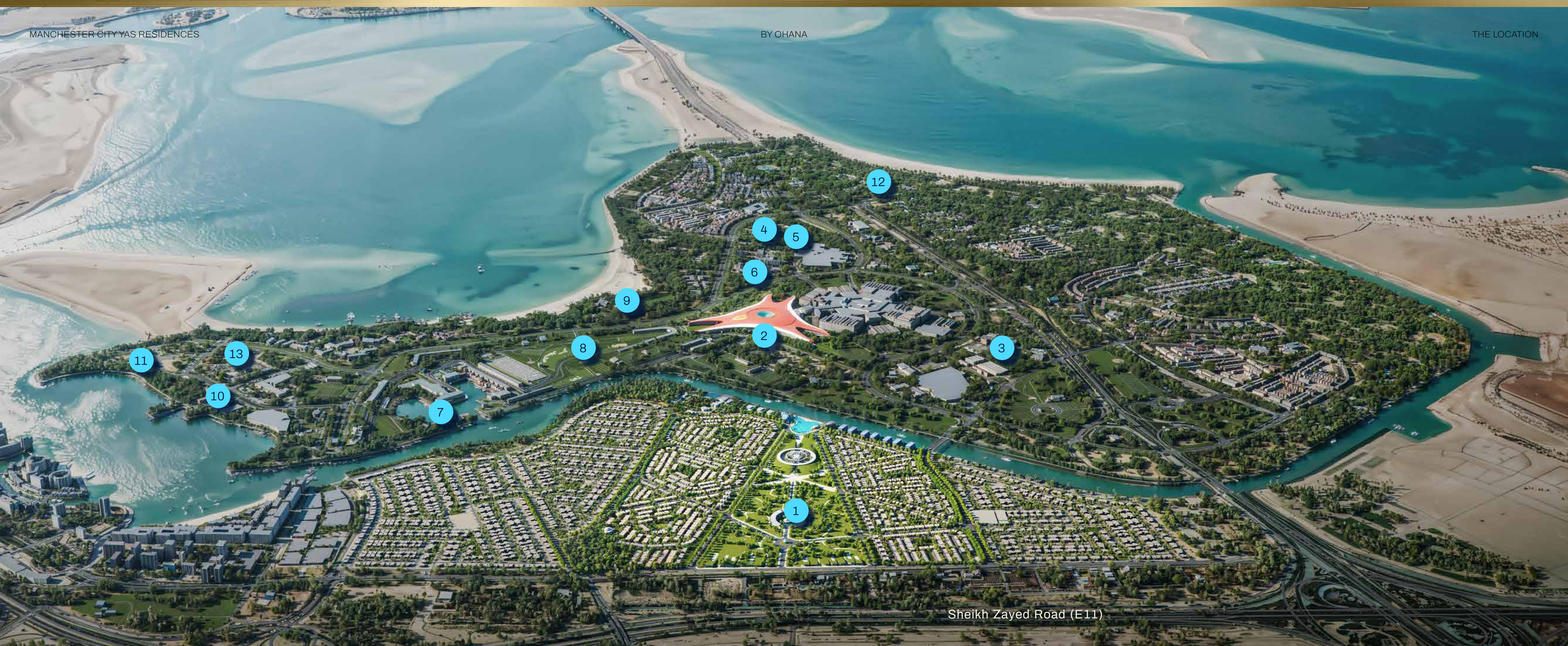


Points of Interest

- 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**



Yas Island Points of Interest

- 1 Manchester City Yas Residences
- 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



*WHERE
WELLBEING
FEELS NATURALLY
AT HOME*

Inspired by a globally iconic institution rooted in sport, culture, and collective identity, the project embodies a philosophy shaped by discipline, passion, and the pursuit of excellence. Its spirit celebrates unity, shared values, and the ambition to grow together, translating a mindset of greatness into a way of living.



VILLAS & TOWNHOUSES

The villas and townhouses form thoughtfully planned 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 rear, creating homes well suited to family life.



UNIT TYPE	PLOT AREA SQFT	PLOT AREA SQM	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM	AVERAGE PRICES
Townhouse	2,153	200	2,476	230	AED 4,750,000
Twin Villa	2,691	250	2,949	274	AED 6,000,000
4 BR Villa	4,306	400	3,229	300	AED 7,000,000
5 BR Villa	6,458	600	4,822	448	AED 9,500,000

MAISONNETTES

The maisonettes are multi-level residences ranging from two to four bedrooms, designed to offer privacy and a seamless connection to the outdoors. Each home enjoys open views across the landscape, while ground-floor residences open onto private gardens, extending the living experience beyond the interior.



UNIT TYPE	PLOT AREA SQFT	PLOT AREA SQM	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM	AVERAGE PRICES
Maisonette	9,042	840	14,747	1,370	AED 29,500,000

APARTMENTS

The apartments range from studios to three-bedroom residences, offering generous interiors designed 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.



UNIT TYPE	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM	AVERAGE PRICES
1 Bedroom	850	79	AED 2,000,000
2 Bedroom	1,366	127	AED 3,100,000
3 Bedroom	1,884	175	AED 4,450,000
Penthouse	4,359	405	AED 11,000,000

LONGEVITY, EXPERIENCED EVERY DAY

AMENITIES & SERVICES

Manchester City Yas Residences by Ohana offers a complete lifestyle ecosystem shaped around movement, wellbeing and everyday balance. From the Training Center and multi-sport facilities to spa, sauna, and recovery areas, the amenities

support an active and restorative way of living. Curated retail, the City Café, and wellness-focused services enrich daily life, creating an environment where health, energy, and social connection come together naturally.

An integrated in-house lifestyle ecosystem

LIFESTYLE & SPORTS

- Manchester City Training Academy
- City Garden
- Clubhouse
- City Lounge
- City Experience including Heritage Center and Trophy Gallery
- Tactical Room
- 2 football fields
- Gym & Fitness Training
- Multi-sport Indoor Training Studios
- Performance Studios
- Marina Sports Club

WATERFRONT & OUTDOOR

- Watersports Club
- Canal Sports Lounge
- Recovery Pier
- Crystal Lagoon
- Infinity Pool
- Rooftop Pool
- Canal Promenade
- 4 & 5 Star Hotel Waterfront
- Retail along the canal
- Canal-front Marina Access

WELLNESS & RECOVERY

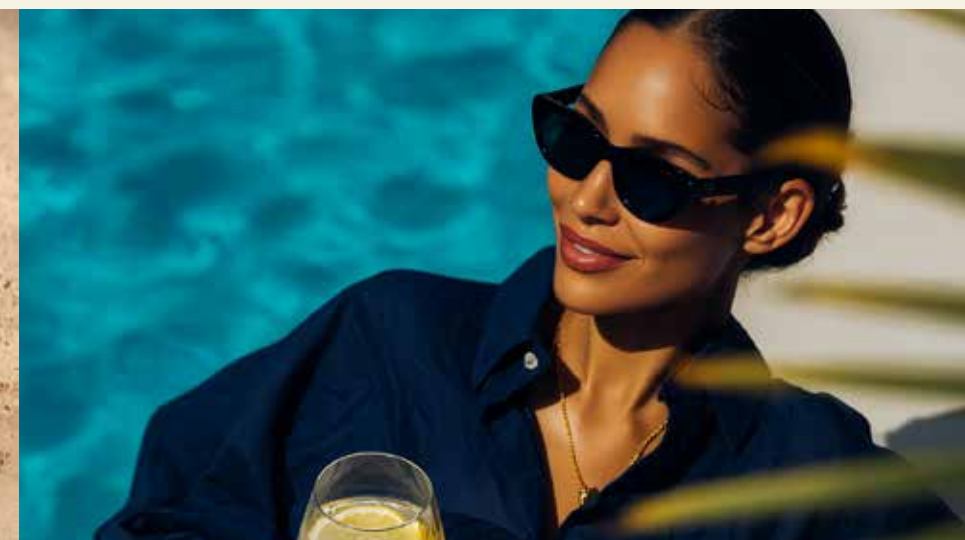
- Oxygen Therapy Room
- Cryotherapy + Infrared Suites
- Hydrotherapy Circuit
- Altitude / Heat Training Room
- Spa & Sauna
- Mind Studio
- Medical Center & Clinics

SOCIAL & F&B

- Grand Lobby
- Organic Fine Dining Restaurant
- City Café
- Match Day Terrace
- City Social Club
- City Store
- Club Dining & F&B

COMMUNITY & RESIDENTIAL

- Mosque
- Retail
- Youth Programs
- Community Events & Festivals
- Walking & Jogging Tracks
- Roof Garden Terraces
- Concierge & Lobby Areas
- Community Hub

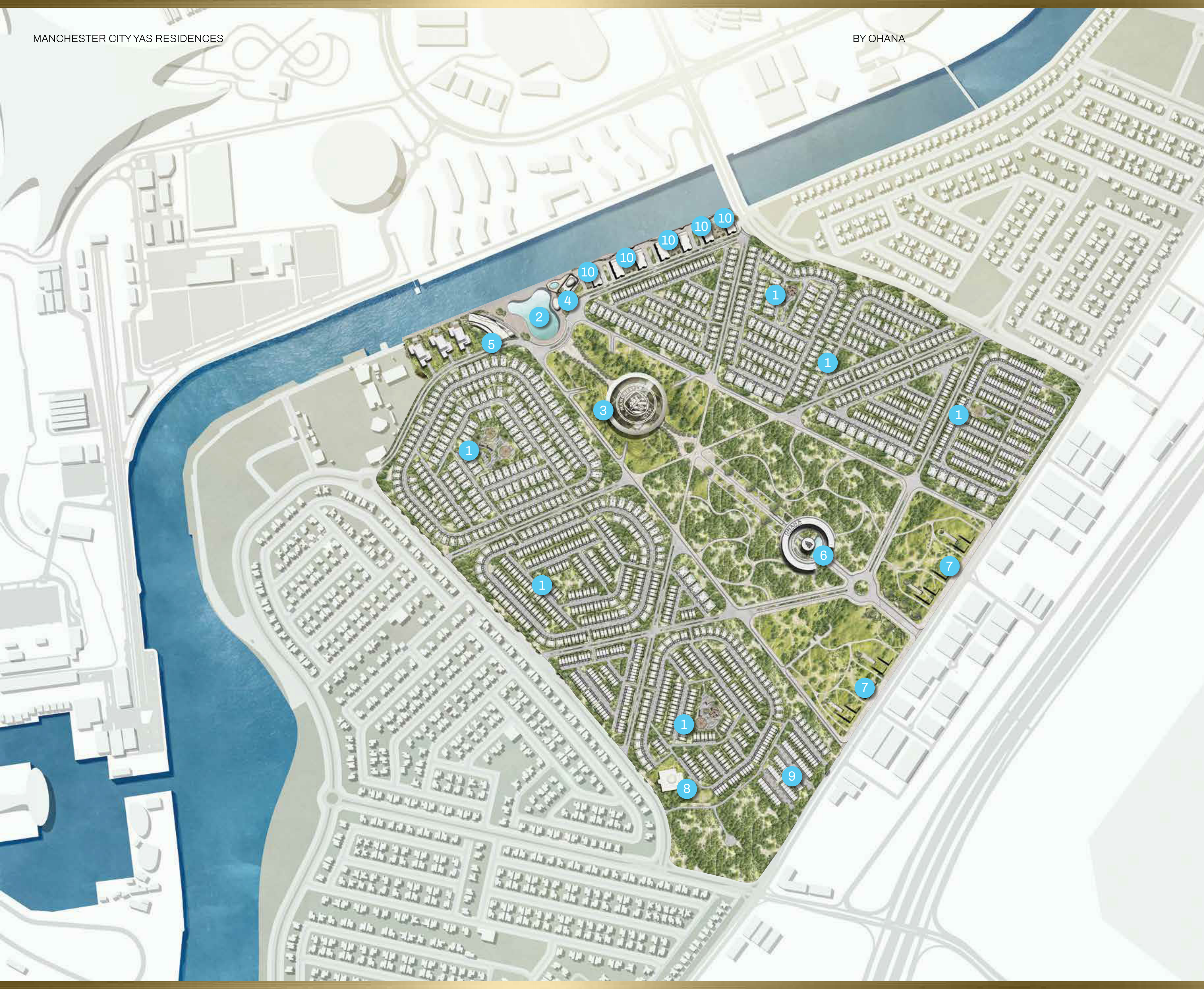


MASTER COMMUNITY AMENITIES

- ① OUTDOOR GYM, OUTDOOR KIDS' PLAYAREA, GREEN AREA
- ② CRYSTAL LAGOON
- ③ MANCHESTER CITY TRAINING ACADEMY - AMENITIES INCLUDE:
 - Football Fields
 - City Lounge
 - City Experience
 - 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 HOTEL 4 STAR
- ⑤ HOTEL 5 STAR
- ⑥ OHANA HQ
- ⑦ RETAIL
- ⑧ MOSQUE
- ⑨ NURSERY

RESIDENTIAL BUILDINGS AMENITIES

- ⑩ AMENITIES INCLUDE:
 - Pool
 - Roof Garden Terraces
 - City Lounge
 - Gym & Fitness Training
 - Retail



PAYMENT PLAN

OPTION 1

50/50

5%	BOOKING On Booking
5%	DOWN PAYMENT Upon signing the SPA
5%	1ST INSTALLMENT 3 months after SPA signing
5%	2ND INSTALLMENT 8 months after SPA signing
5%	3RD INSTALLMENT 12 months after SPA signing
5%	4TH INSTALLMENT 16 months after SPA signing
5%	5TH INSTALLMENT 20 months after SPA signing
5%	6TH INSTALLMENT 24 months after SPA signing
5%	7TH INSTALLMENT 28 months after SPA signing
5%	8TH INSTALLMENT 32 months after SPA signing
50%	9TH INSTALLMENT On Delivery

OPTION 2

35/65

5%	BOOKING On Booking
30%	DOWN PAYMENT Upon signing the SPA
65%	FINAL INSTALLMENT On Delivery



OHANA
DEVELOPMENT

THE ART OF EXCEPTIONAL LIVING

Ohana Development takes pride in being a leading private developer in the Middle East, crafting residences of exceptional quality and lasting value.

Ohana means 'family,' and for over 35 years, the company has gone beyond building homes—it has created spaces where families can truly thrive. Each development reflects this commitment, blending innovation with timeless craftsmanship to build not just homes, but legacies of community and belonging.