MANCHESTER CITY

YAS RESIDENCES

by OHANA

DIGITAL BROCHURE

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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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.

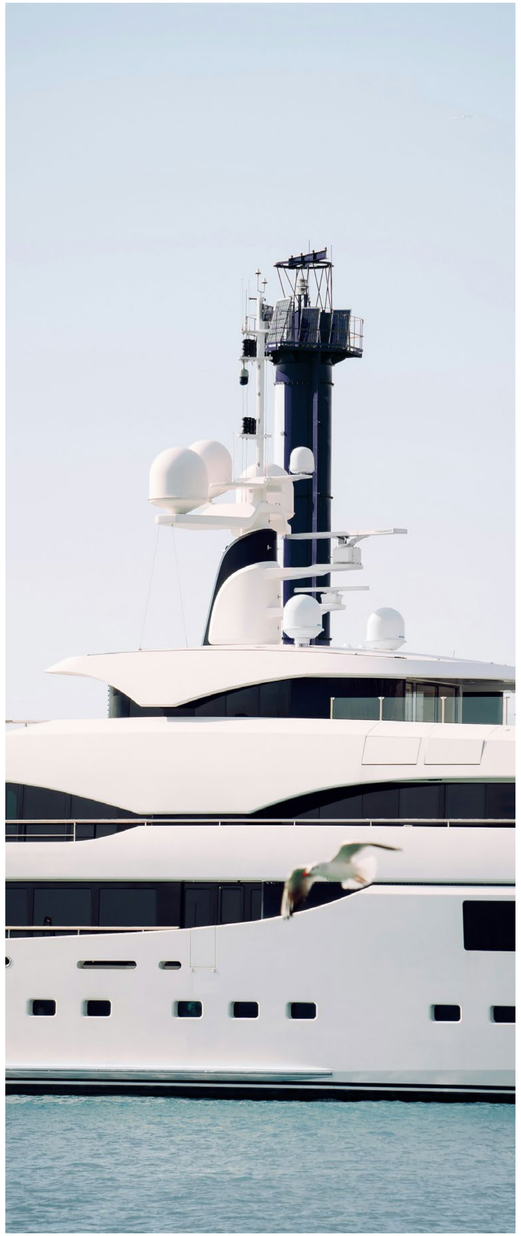
One inspired by the culture of elite sport, by the discipline behind excellence, and by a lifestyle shaped around balance, intention and longevity.

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.



01 Chapter

THE 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.

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.



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. Sphere Abu Dhabi
5. The Wizarding World of Harry Potter
6. Disneyland Abu Dhabi
7. Warner Bros. World Abu Dhabi
8. Yas Waterworld Abu Dhabi
9. Yas Links Abu Dhabi
10. Yas Marina Circuit
11. Yas Marina
12. Etihad Arena
13. Yas Bay
14. 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.



FERRARI WORLD

The bold expression of
speed and vision



SEA WORLD

Shaped by wonder
and intelligence



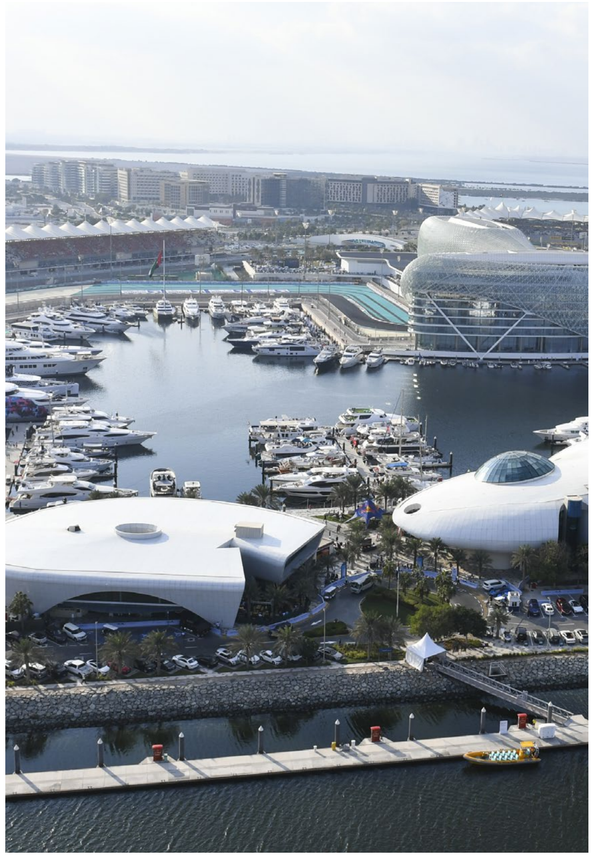
WARNER BROS. WORLD ABU DHABI

Stories brought
into dimension



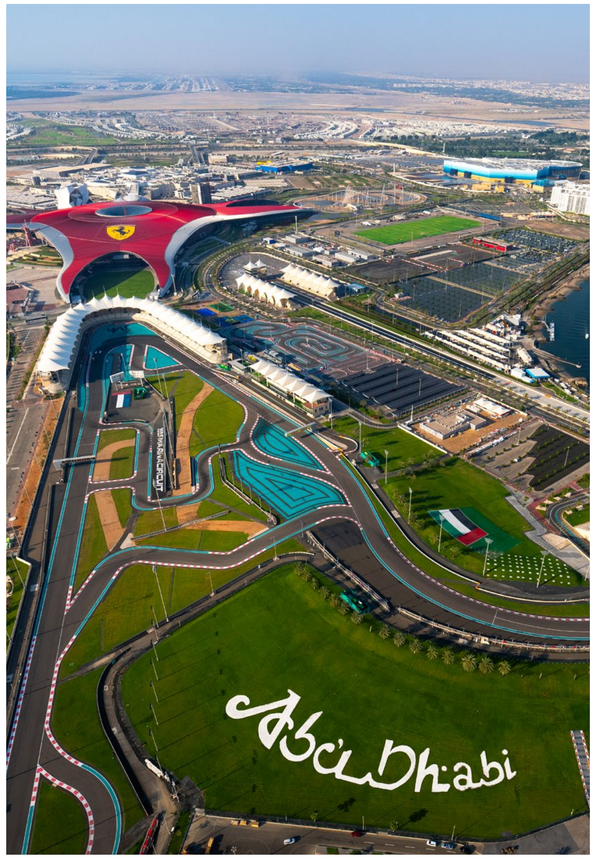
YAS WATERWORLD ABU DHABI

Energy, released
into play



YAS MARINA

The social heart of
the destination



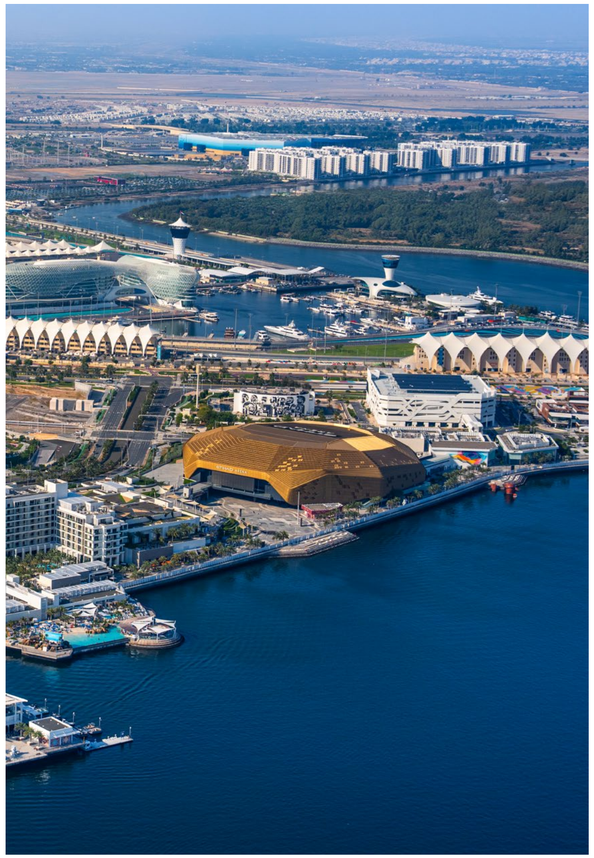
YAS MARINA CIRCUIT

The global symbol
of adrenaline



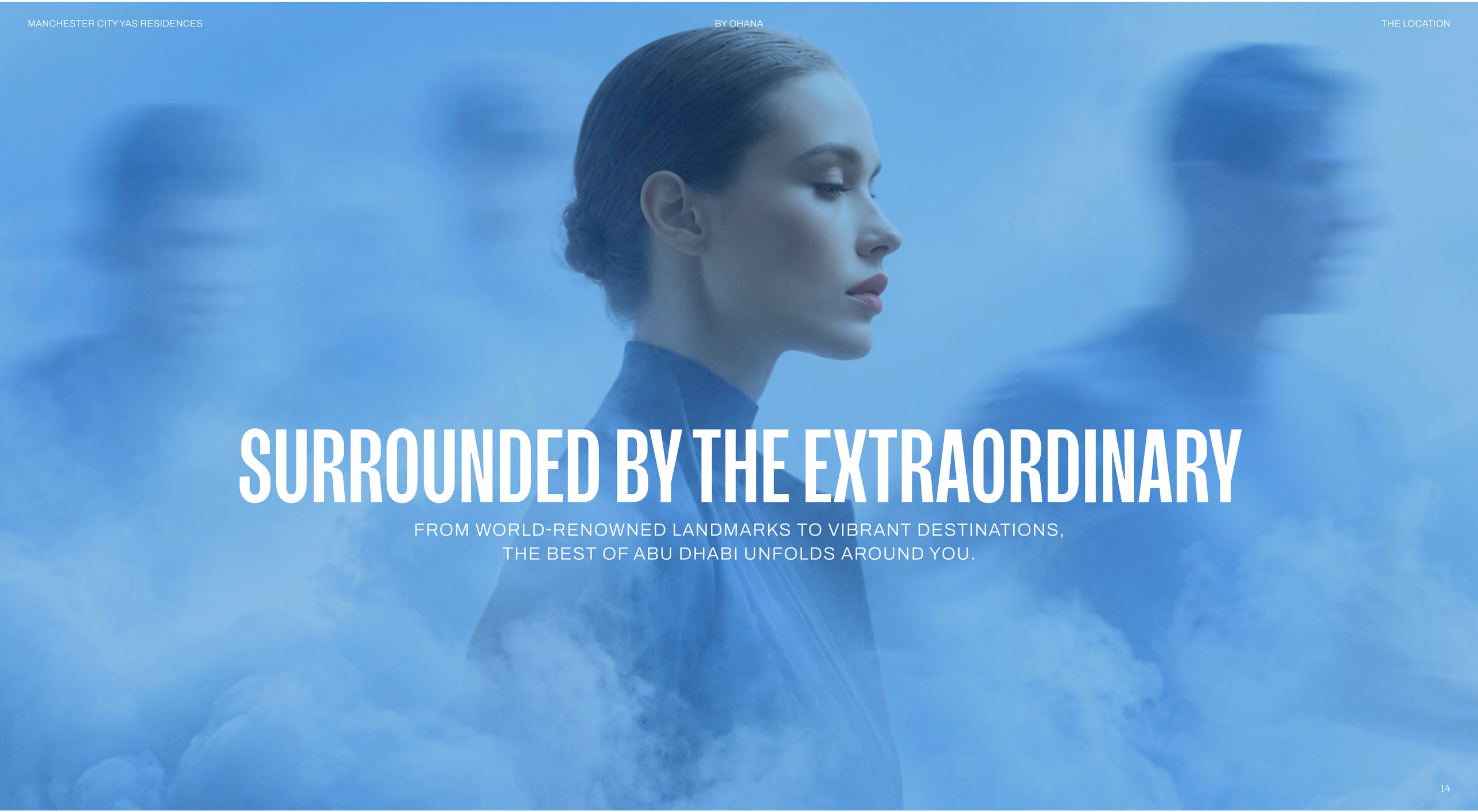
YAS LINKS ABU DHABI

The discipline of
open horizons



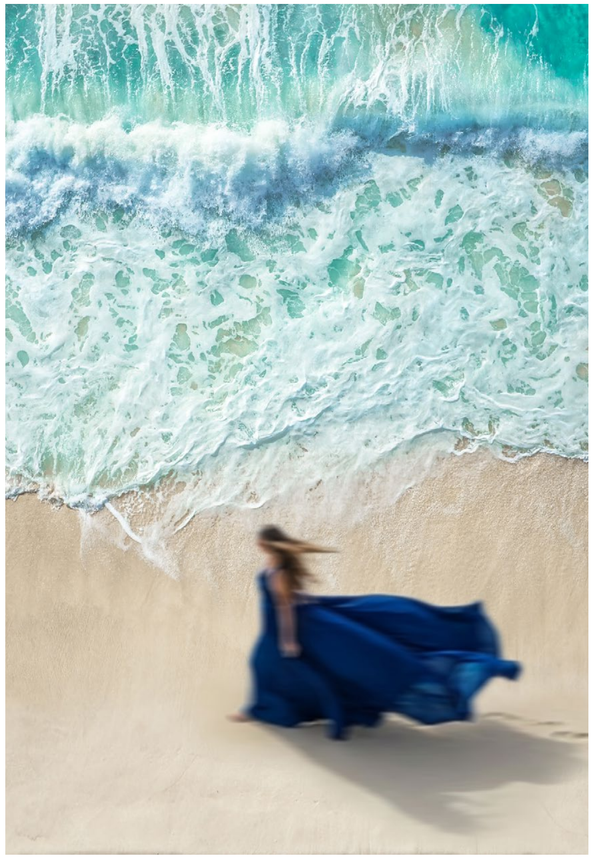
ETIHAD ARENA

Where people
come to gather



SURROUNDED BY THE EXTRAORDINARY

FROM WORLD-RENOWNED LANDMARKS TO VIBRANT DESTINATIONS,
THE BEST OF ABU DHABI UNFOLDS AROUND YOU.



YAS BAY

Life unfolding by
the water



DISNEYLAND ABU DHABI

A future inspired
by imagination



YAS CREATIVE HUB

The island’s creative
intelligence



SPHERE ABU DHABI

Immersion without
boundaries



A DESTINATION RECOGNISED

FOR HOW WELL IT HOLDS ITS VALUE

MANCHESTER CITY
YAS RESIDENCES
by OHANA



02 Chapter

THE PROJECT



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.

Townhouses, Villas and Duplexes are woven into a fluid fabric, where architecture and nature engage in a seamless dialogue.

RESIDENCES

- 2 BR TOWNHOUSES
- 3 BR TOWNHOUSES
- 3 BR DUPLEXES
- 4 BR VILLAS
- 5 BR VILLAS

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. Nursery / Community Hub / Police Point
10. Ohana HQ
11. Manchester City Park
12. Retail Building



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 NUMBERS

170Ha
Total Site Area

500,000m²
Central Garden

1,550
Villas and Townhouses

5,000
Population

17%
Road and Infrastructure

10%
Community Facilities

55%
Open Spaces

30%
Residential

580
Apartments

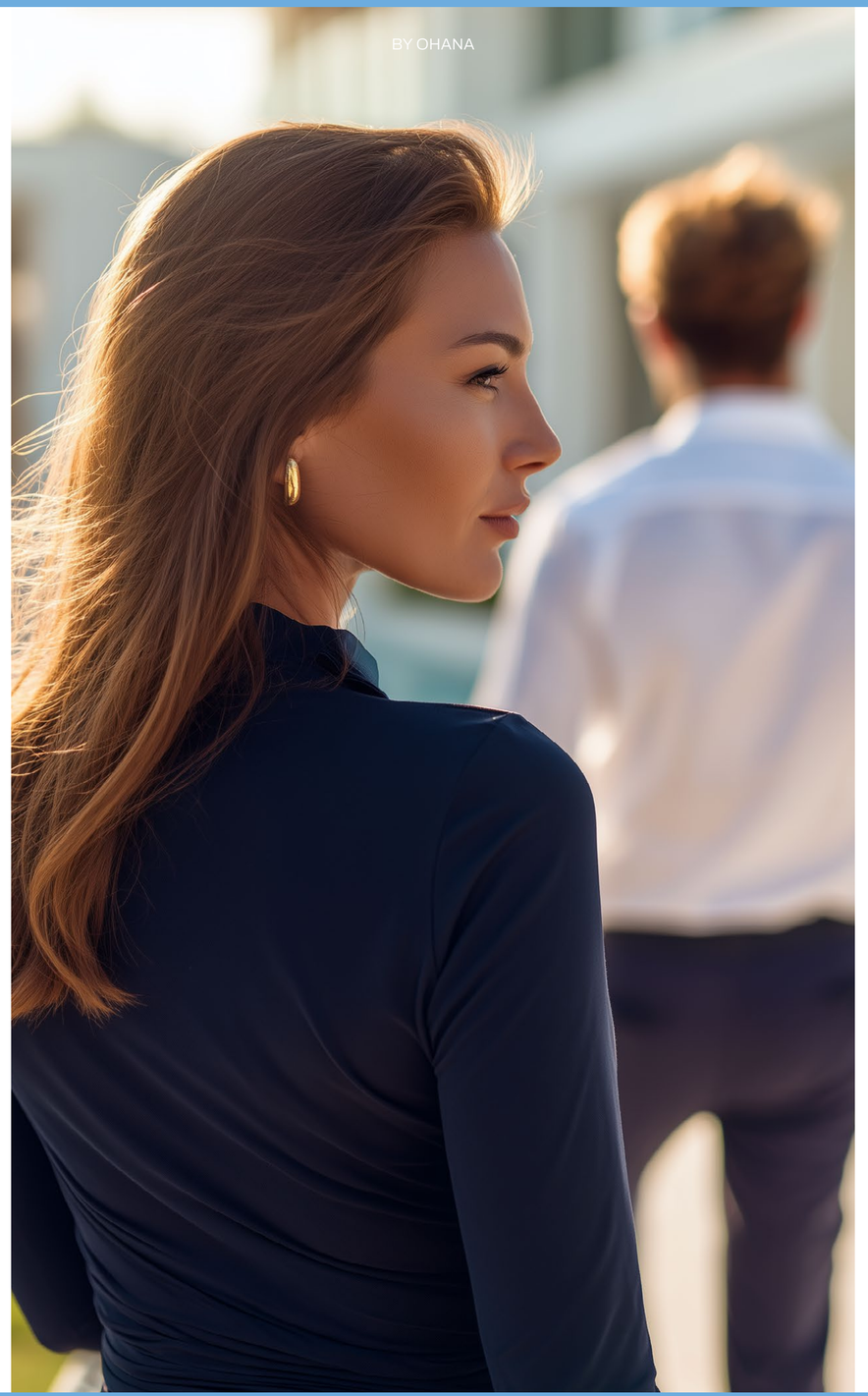


03 Chapter

THE TOWNHOUSES

Contemporary townhouses designed to bring together a sense of home, community and everyday ease

Set within beautifully landscaped surroundings, each home combines contemporary architecture with a welcoming residential character. Thoughtfully arranged within the community, the townhouses create a sense of connection while retaining the privacy of a place that feels distinctly your own.



SPACE TO BELONG



3 BEDROOM TOWNHOUSE

CRAFTED FOR A SENSE OF CALM

Bathed in natural light, the townhouse interiors offer an effortless sense of comfort and serenity.

Floor-to-ceiling windows create a seamless connection to the outdoors, filling each space with warmth and brightness.
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.



3 BEDROOM TOWNHOUSE - DINING



3 BEDROOM TOWNHOUSE - GARDEN VIEW



3 BEDROOM TOWNHOUSE - LIVING ROOM



3 BEDROOM TOWNHOUSE - LIVING ROOM



3 BEDROOM TOWNHOUSE - KITCHEN AND DINING



3 BEDROOM TOWNHOUSE - LIVING ROOM



3 BEDROOM TOWNHOUSE - BEDROOM



2 BEDROOM TOWNHOUSE



2 BEDROOM TOWNHOUSE - GARDEN VIEW



2 BEDROOM TOWNHOUSE - LIVING ROOM



2 BEDROOM TOWNHOUSE - LIVING ROOM



2 BEDROOM TOWNHOUSE - LIVING ROOM



2 BEDROOM TOWNHOUSE - KITCHEN AND DINING



2 BEDROOM TOWNHOUSE - BEDROOM

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

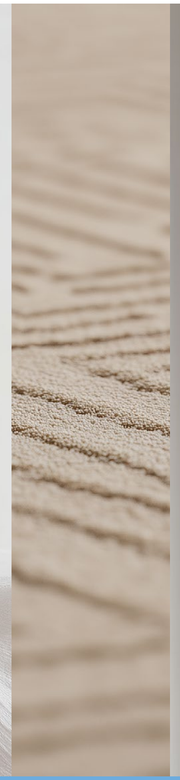
AND EVERYDAY LIFE FINDS ROOM TO BREATHE.

ABOUT

TOWNHOUSES TECHNICAL INFORMATION

UNIT TYPE	PLOT AREA SQFT	PLOT AREA SQM	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM
2 Bedroom Townhouse	2,045	190	1,938	180
3 Bedroom Townhouse	2,556	237.5	2,228	207










Floor Plans

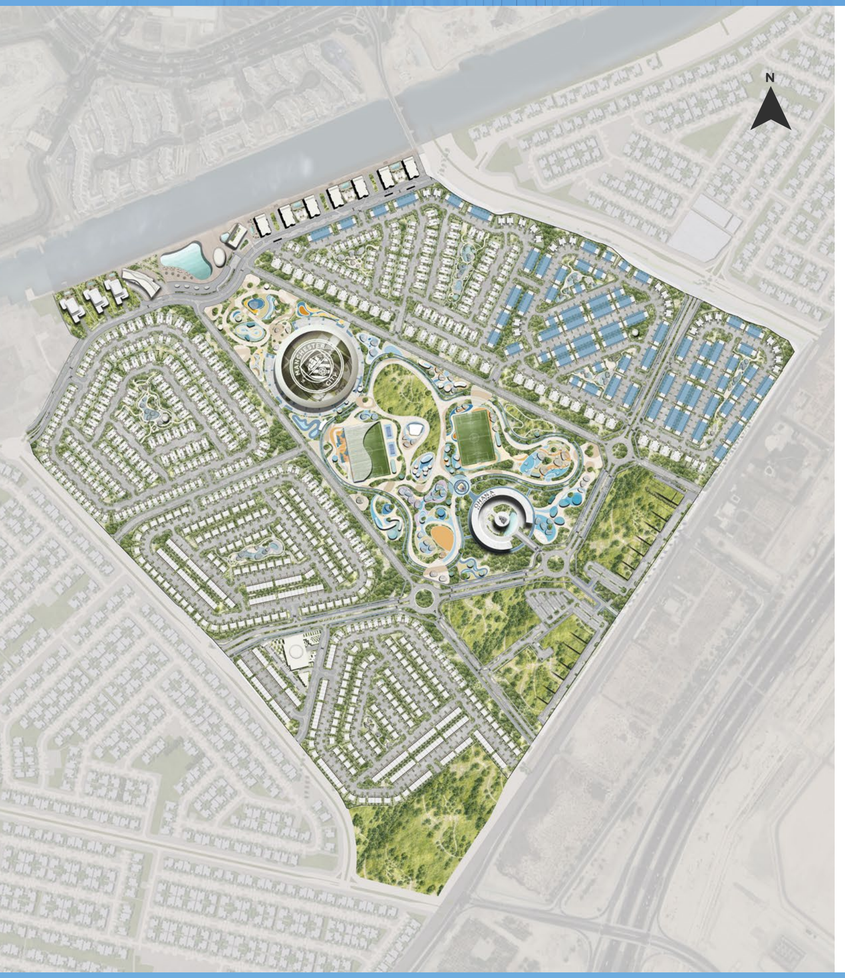
THE TOWNHOUSES

TOWNHOUSES

2 BEDROOM

TOTAL AREA	1,938 SQFT	180 SQM
STANDARD PLOT SIZE	2,045 SQFT	190 SQM

MANCHESTER CITY
YAS RESIDENCES
by OHANA





GROUND FLOOR



FIRST FLOOR



TOWNHOUSE PLEX

TOWNHOUSES

3 BEDROOM

TOTAL AREA	2,228 SQFT	207 SQM
STANDARD PLOT SIZE	2,556 SQFT	237.5 SQM

MANCHESTER CITY
YAS RESIDENCES
by OHANA





GROUND FLOOR



FIRST FLOOR



TOWNHOUSE PLEX



04 Chapter

THE DUPLEX

A home with a distinctive sense of character, offering an elevated residential experience designed around modern lifestyles.

Designed across two levels, the duplexes bring together expansive living, natural light and refined comfort. Thoughtfully planned spaces create an effortless balance between openness and privacy.



A HOME OF QUIET DISTINCTION



EFFORTLESSLY REFINED LIVING

Expansive living spaces are designed to feel bright, open and effortlessly refined.

Floor-to-ceiling windows invite abundant natural light, while thoughtful layouts, refined finishes and carefully considered details create a sense of comfort and serenity. A seamless connection to the outdoors brings a feeling of openness, creating spaces designed for relaxed, contemporary living.



DUPLEX - DINING



DUPLEX - GARDEN VIEW


Alvar Aalto
Alvar Aalto



DUPLEX - LIVING ROOM



DUPLEX - LIVING ROOM



DUPLEX - KITCHEN AND DINING



DUPLEX - MASTER BEDROOM

THE RITUAL OF RETURNING

FAMILIAR GESTURES, QUIETLY REPEATED

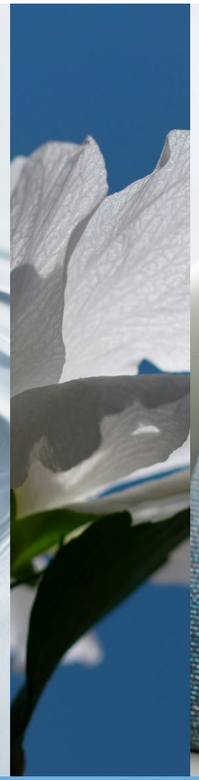


Coming home becomes a ritual shaped by small, familiar gestures.
Moments of arrival unfold naturally, from opening the door to reconnecting with family and loved ones, allowing the day to gently settle. A feeling of continuity emerges, shaped by care, attention, and the quiet reassurance of being exactly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

ABOUT

DUPLEX TECHNICAL INFORMATION

UNIT TYPE	PLOT AREA SQFT	PLOT AREA SQM	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM
3 Bedroom Duplex	2,691	250	2,325	216







Floor Plans

THE DUPLEXES

DUPLEX

3 BEDROOM

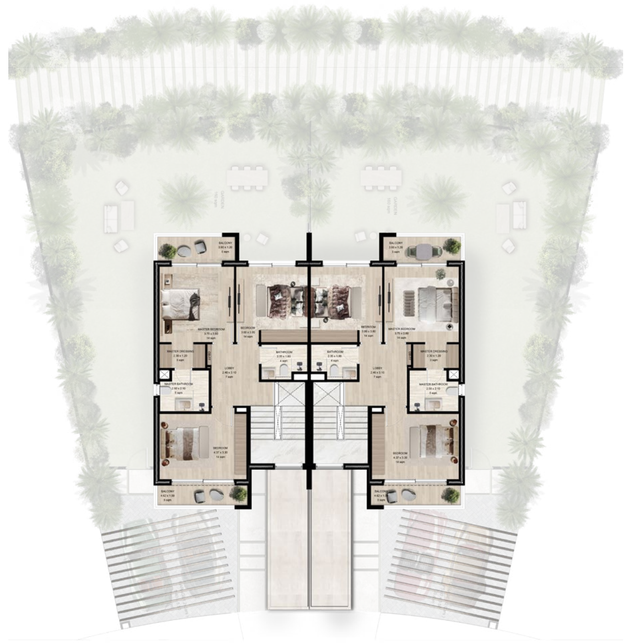
TOTAL AREA	2,325 SQFT	216 SQM
STANDARD PLOT SIZE	2,691 SQFT	250 SQM

MANCHESTER CITY
YAS RESIDENCES
by OHANA





GROUND FLOOR



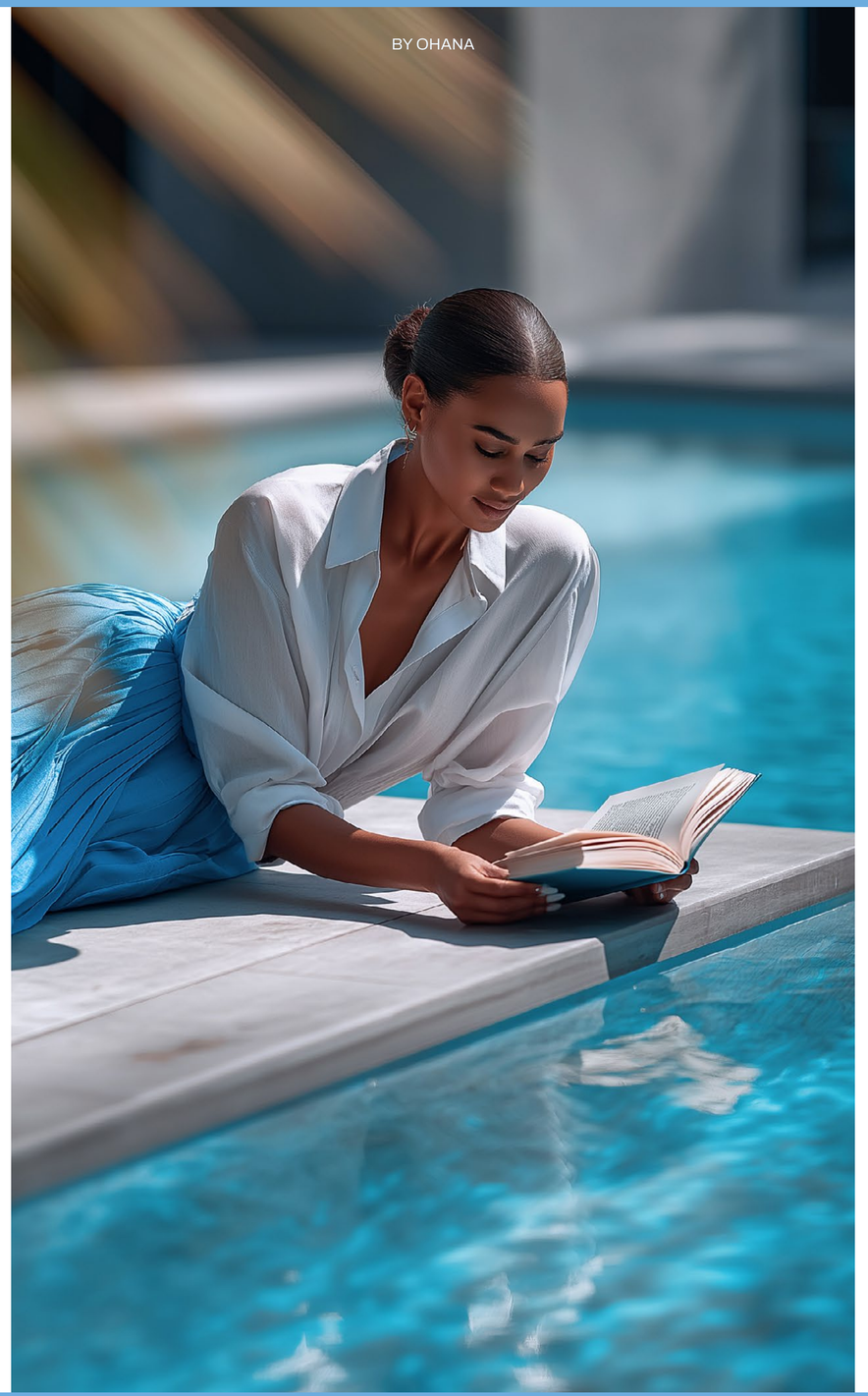
FIRST FLOOR

05 Chapter

THE VILLAS



YOUR OWN PRIVATE RETREAT



Designed as private retreats, the villas bring together contemporary architecture, generous outdoor spaces and lush landscaped surroundings.

Expansive glazing opens the home to gardens and private pools, creating a natural connection between indoors and out.



5 BEDROOM VILLA



5 BEDROOM VILLA - GARDEN VIEW

WHERE ARCHITECTURE EMBRACES NATURE

Defined by contemporary architecture and expansive proportions, each villa is designed to offer an exceptional sense of space and privacy.

Floor-to-ceiling glazing invites abundant natural light, while lush greenery creates a serene connection to the outdoors. Private pools and generous outdoor spaces extend the home beyond its walls, creating a secluded setting for relaxation, entertaining and everyday living.



5 BEDROOM VILLA - GARDEN VIEW



5 BEDROOM VILLA - TERRACE



5 BEDROOM VILLA - TERRACE



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



4 BEDROOM VILLA



4 BEDROOM VILLA - GROUND FLOOR - LIVING ROOM



4 BEDROOM VILLA - DINING



4 BEDROOM VILLA - MASTER BEDROOM



4 BEDROOM VILLA - GARDEN VIEW

MOMENTS WORTH KEEPING

WHERE THE SKY FINDS ITS REFLECTION



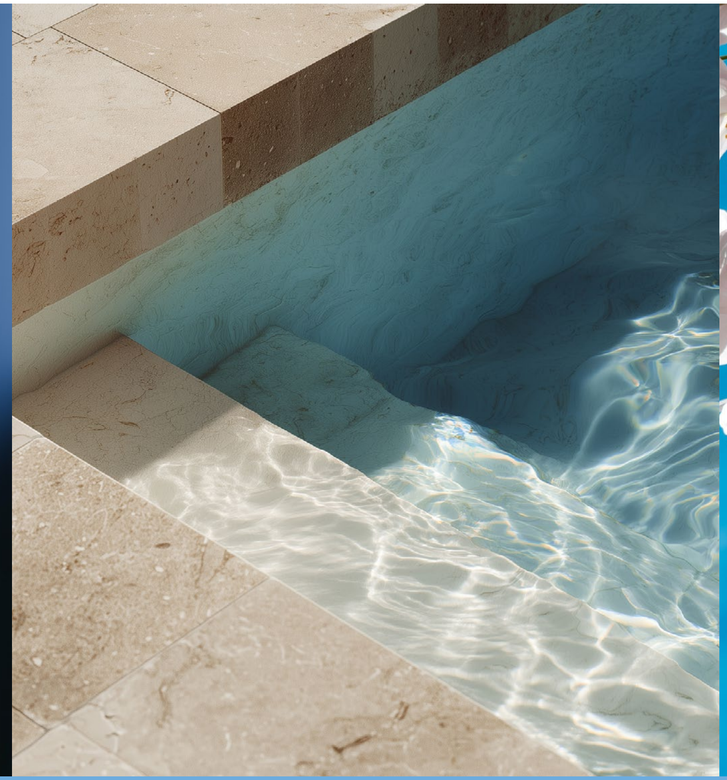
Everyday moments, simple and authentic, unfold naturally and take on deeper meaning. Having a private pool becomes a true privilege, a quiet retreat where water mirrors the sky. Here, time slows, and life is shaped by moments meant to be treasured.

ABOUT

VILLAS TECHNICAL INFORMATION

UNIT TYPE	PLOT AREA SQFT	PLOT AREA SQM	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM
4 Bedroom Villas	4,306	400	3,348	311
5 Bedroom Villas	6,458	600	4887	454









Floor Plans

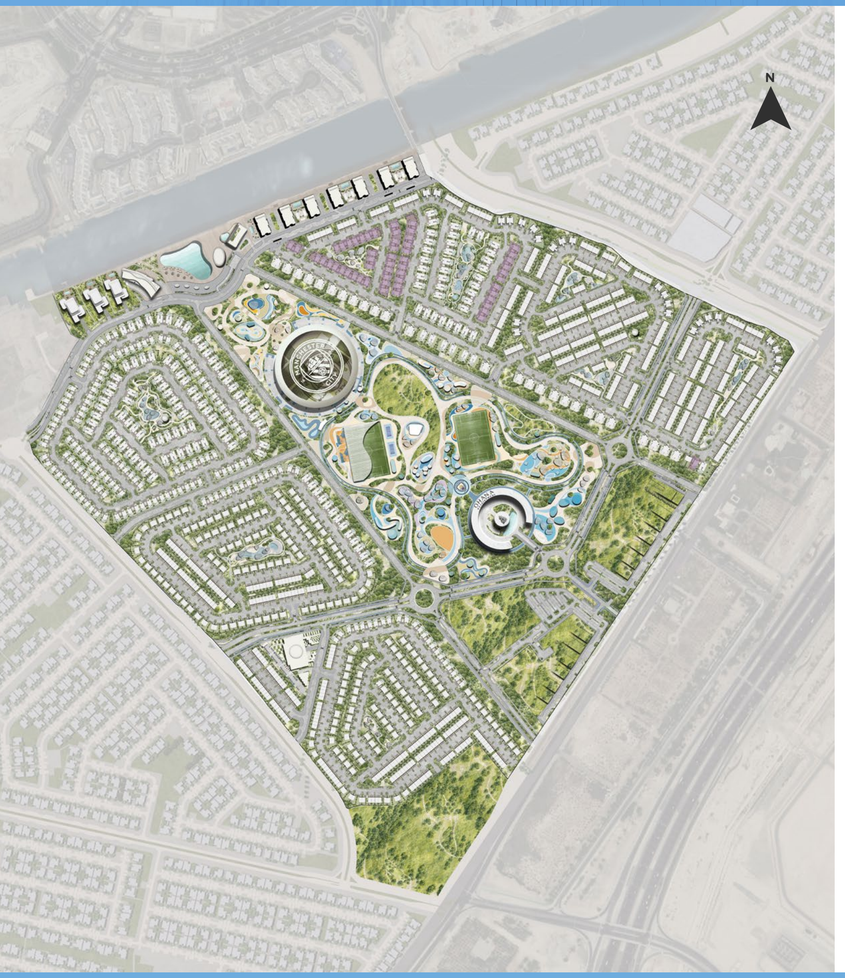
THE VILLAS

THE VILLAS

4 BEDROOM

TOTAL AREA	3,348 SQFT	311 SQM
STANDARD PLOT SIZE	4,306 SQFT	400 SQM

MANCHESTER CITY
YAS RESIDENCES
by OHANA





GROUND FLOOR



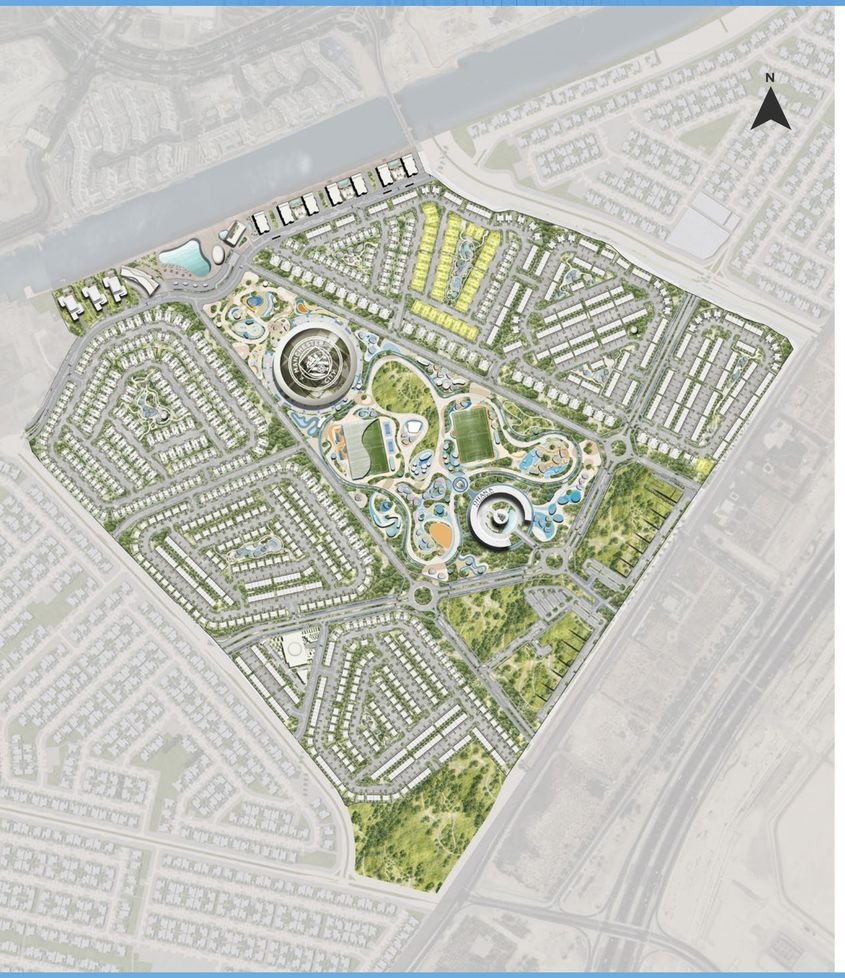
FIRST FLOOR

THE VILLAS

5 BEDROOM

TOTAL AREA	4,887 SQFT	454 SQM
STANDARD PLOT SIZE	6,458 SQFT	600 SQM

MANCHESTER CITY
YAS RESIDENCES
by OHANA





GROUND FLOOR



FIRST FLOOR



06 Chapter

THE AMENITIES



The Amenities

MANCHESTER CITY PARK

THE HEART OF AN ACTIVE COMMUNITY

MANCHESTER CITY PARK

At the heart of Manchester City Yas Residences by Ohana, the Manchester City Park is envisioned as a vibrant destination where sport, wellbeing, family life and community come together. Designed for every pace of life, it moves seamlessly from high-energy sports and recreation to social spaces, family experiences and tranquil green landscapes.



MANCHESTER CITY PARK

- Admin Center
- Fair Ground/ Events Area
- Bike Arena
- Football PlayField
- Kiosks/Security/Control Room
- Pavilion
- Central Lawn Area
- Food Hub
- Outdoor Screen
- Seating Area
- Fitness Area
- Karting Arena
- Skate Park
- Parkour Park
- Climbing Wall
- Tennis Courts
- Landmark/
- Info Desk
- Kids Area
- Family Zone
- Staff Facilities
- BBQ Zone
- Arrival Point



MANCHESTER CITY PARK





GARDEN



GARDEN



THE STORY OF GREATNESS EVERYDAY

THERE'S ALWAYS ANOTHER WAY TO MOVE

ACTIVE ADVENTURE



CLIMBING WALL


SKATE PARK

From wheels to walls, spaces for skating, cycling, climbing, parkour and karting turn every day into a new adventure.



KARTING AREA

MADE FOR GROWING UP TOGETHER

FAMILY & PLAY



MANCHESTER CITY PARK

Dedicated play spaces, family zones and open landscapes create room for little adventures, new friendships and lasting memories.



DRY DECK FOUNTAIN



WHERE THE COMMUNITY COMES TOGETHER

SOCIAL & DINING



FOOD HUB


BBQ ZONE

Outdoor dining and social spaces bring neighbours together, turning everyday moments into memorable ones.





PAVILION

THERE'S ALWAYS SOMETHING TO COME TOGETHER FOR

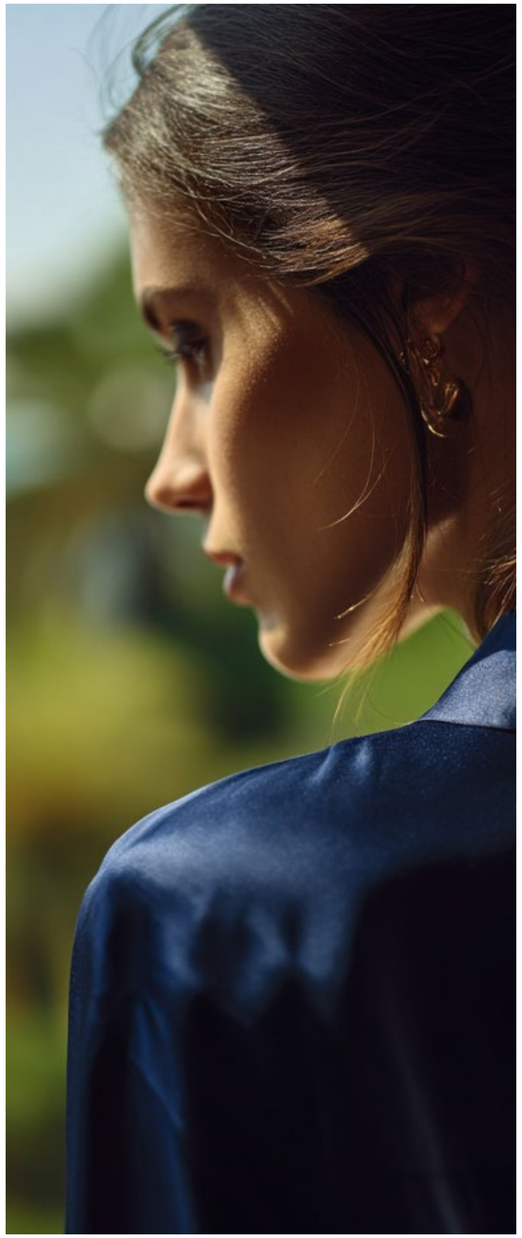
EVENTS & ENTERTAINMENT



AMPHITHEATRE

From community celebrations to relaxed evenings outdoors, flexible event spaces create a natural stage for shared experiences bringing energy and connection to the heart of the neighbourhood.





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

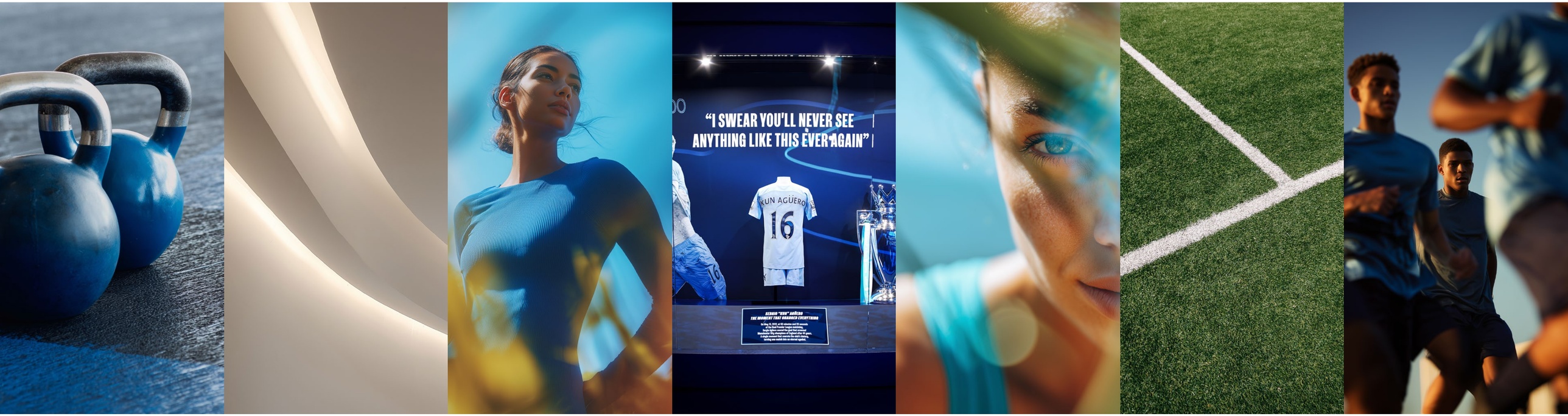
1. OUTDOOR GYM, OUTDOOR KIDS' PLAY AREA, GREEN AREA
2. CRYSTAL LAGOON
3. MANCHESTER CITY TRAINING ACADEMY - AMENITIES INCLUDE:
   - Football Fields
   - City Lounge
   - City Experience
     - Trophy Gallery
     - Heritage Center
   - Tactical Room
   - Gym & Fitness Training
   - Wellness & Recovery:
     - 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. RETAIL BUILDING
10. NURSERY / COMMUNITY HUB / POLICE POINT
11. MANCHESTER CITY PARK
12. PRIVATE SCHOOL

RESIDENTIAL BUILDINGS AMENITIES

13. 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.



MANCHESTER CITY TRAINING ACADEMY

BEYOND THE RESULT

THE STORY THAT CONTINUES



CITY EXPERIENCE - TROPHY GALLERY



CITY EXPERIENCE - HERITAGE CENTER

A curated gallery and storytelling space celebrating the history, values and legacy of Manchester City. The centre invites memory and inspiration, connecting past achievements with future ambition.

BEYOND THE RESULT

A PLACE TO GATHER AND LINGER



CITY LOUNGE

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.

THINKING THE GAME THROUGH

WHERE VISION BECOMES STRATEGY



TACTICAL ROOM



MANCHESTER CITY TRAINING ACADEMY



GYM & FITNESS CENTER

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.


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.



CANAL VIEW

TIME SLOWS AS EVERY INSTANT IS SAVOURED

WHERE WATER SETS THE MOOD


CRYSTAL LAGOON


CANAL SPORTS LOUNGE


CANAL PROMENADE

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.



THE MEANING OF PLAY

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

MANCHESTER CITY
YAS RESIDENCES
by OHANA

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.



ORGANIC FINE DINING RESTAURANT

FROM THE VERY FIRST STEP

AN ARRIVAL THAT SETS THE TONE


CITY CAFÉ


LOBBY


MATCH DAY TERRACE

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.



07 Chapter

THE PARTNERSHIP

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.



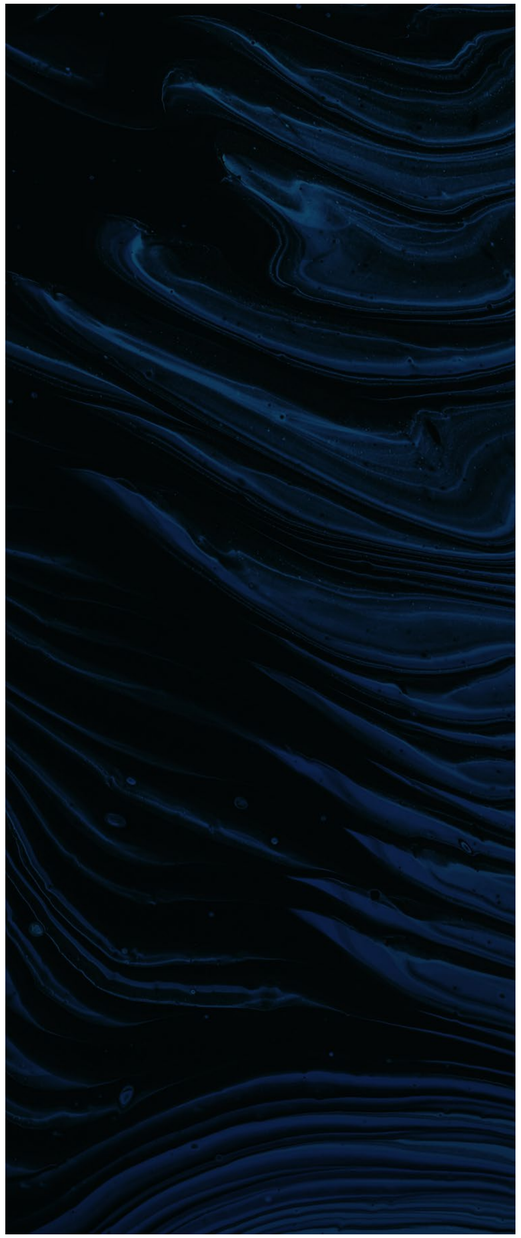
08 Chapter

THE DEVELOPER

OHANA
DEVELOPMENT

ROOTED IN TIMELESS ELEGANCE, DESIGNED FOR GENERATIONS

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





OHANA MEANS FAMILY

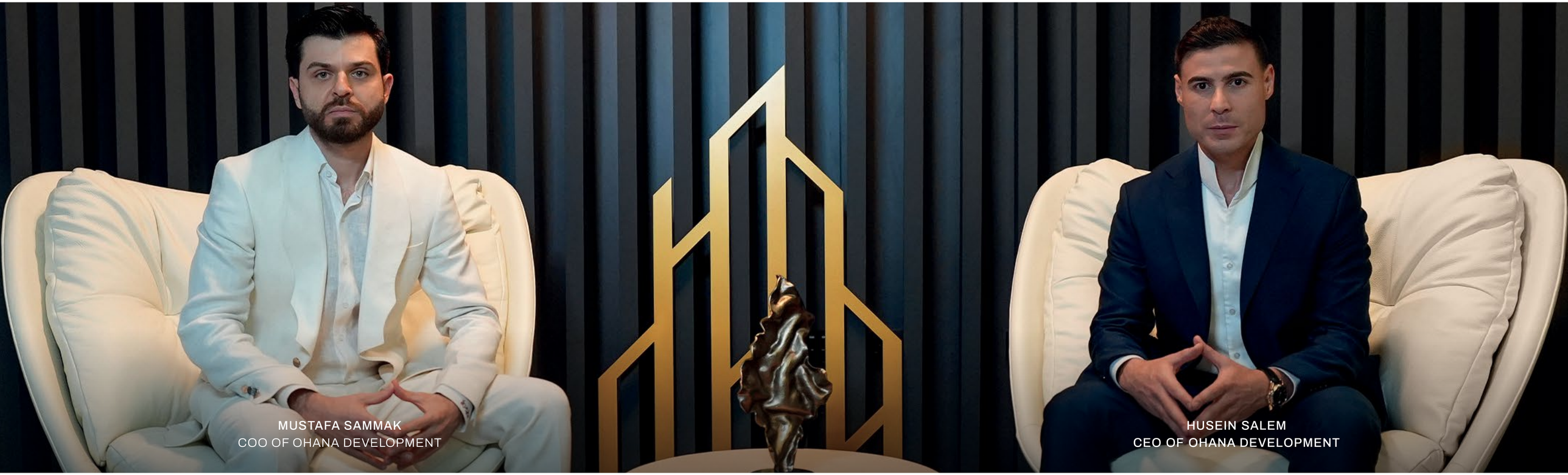
For over 35 years, Ohana Development has been guided by a deep-rooted family spirit.

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.



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 DEVELOPMENT

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MANCHESTER CITY

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