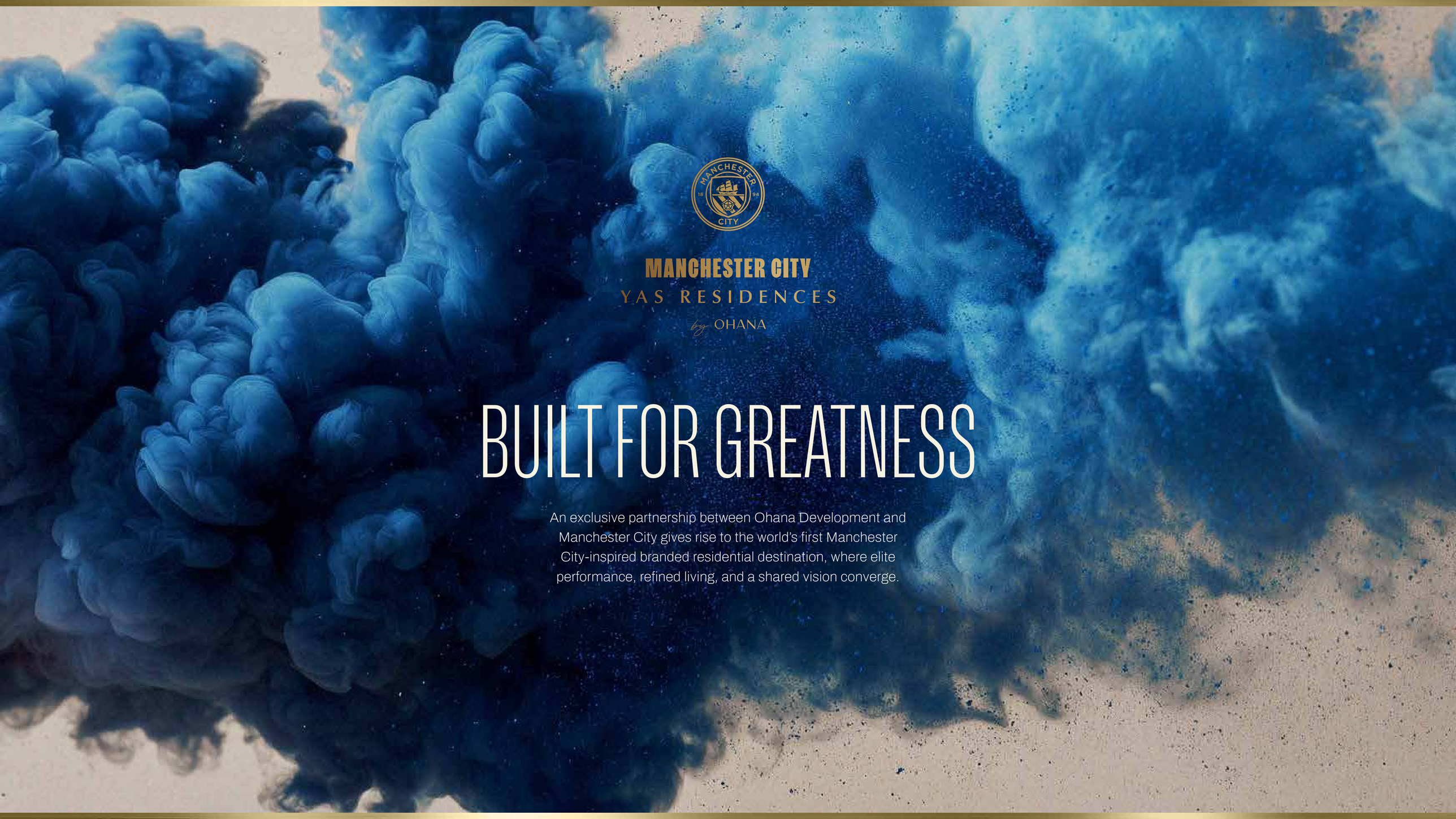
# MANCHESTER CITY

## YAS RESIDENCES

by OHANA

DIGITAL BROCHURE

OHANA
DEVELOPMENT


MANCHESTER
18 94
CITY
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.

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



| | | |
|---|---|---|
| **SUITE 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 |
| **TOTAL AREA** | 4,822 SQFT | 448 SQM |

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.



GROUND FLOOR



FIRST FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

THE VILLAS

# 4 BEDROOM



| | | |
|---|---|---|
| **SUITE 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 |
| **TOTAL AREA** | 3,229 SQFT | 300 SQM |

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GROUND FLOOR



FIRST FLOOR

MANCHESTER CITY

YAS RESIDENCES

by OHANA

TOWNHOUSE

# 3 BEDROOM



| | | |
|---|---|---|
| **SUITE 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 |
| **TOTAL AREA** | 2,476 SQFT | 230 SQM |

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GROUND FLOOR



FIRST FLOOR

MANCHESTER CITY

YAS RESIDENCES

by OHANA

## TWIN VILLAS

# 4 BEDROOM



| | | |
|---|---|---|
| **SUITE 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 |
| **TOTAL AREA** | 2,949 SQFT | 274 SQM |

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05

CHAPTER

THE

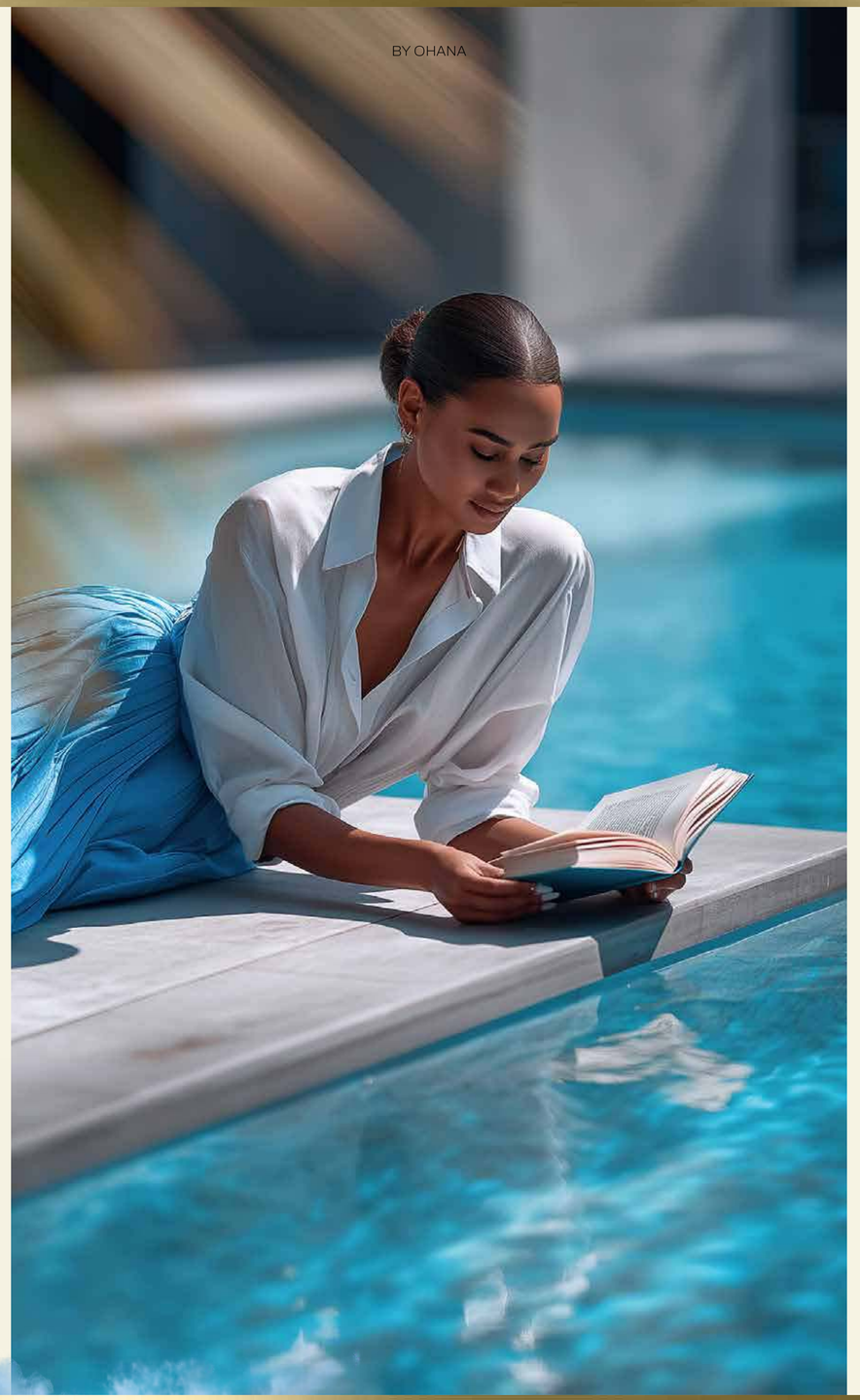
# *MAISONETTES*

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.

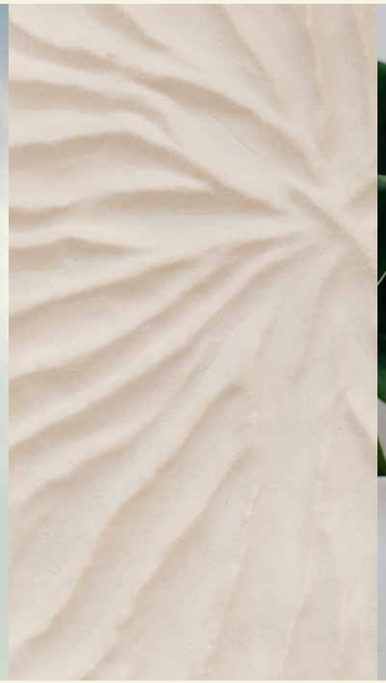
This vertical organisation supports intimacy and retreat while maintaining a natural flow throughout the home.
Each level contributes to a balanced rhythm of living, anchored in clarity, comfort and spatial ease.

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

## MAISONETTES

# TOWNHOUSE



| | | |
|---|---|---|
| **SUITE AREA** | 2,617 SQFT | 243 SQM |
| **GARAGE AREA** | 1,130 SQFT | 105 SQM |
| **BALCONY/TERRACE AREA** | 172 SQFT | 16 SQM |
| **PLOT SIZE** | 9,042 SQFT | 840 SQM |
| **TOTAL AREA** | 2,788 SQFT | 259 SQM |

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MANCHESTER CITY
YAS RESIDENCES
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MAISONETTES

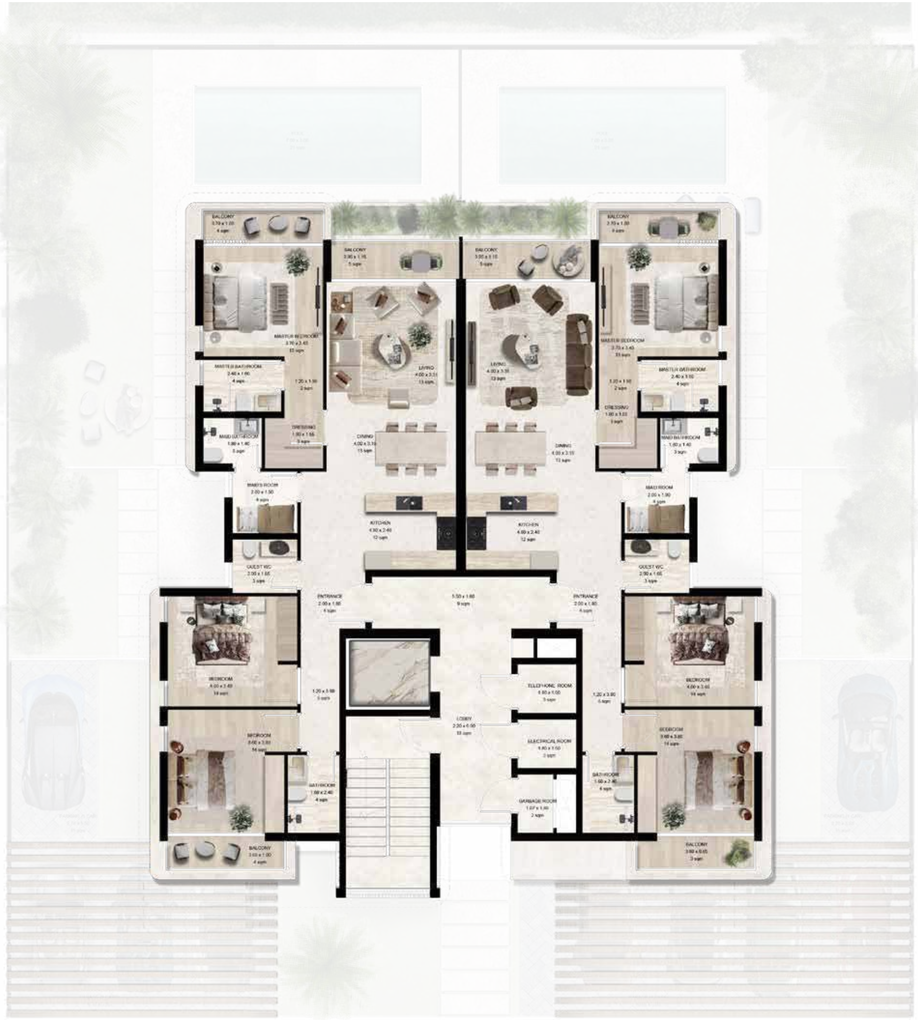
# PENTHOUSE

2ND FLOOR



| | | |
|---|---|---|
| **SUITE AREA** | 1,335 SQFT | 124 SQM |
| **GARAGE AREA** | 1,130 SQFT | 105 SQM |
| **BALCONY/TERRACE AREA** | 183 SQFT | 17 SQM |
| **PLOT SIZE** | 9,042 SQFT | 840 SQM |
| **TOTAL AREA** | 1,518 SQFT | 141 SQM |

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MANCHESTER CITY

YAS RESIDENCES

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MAISONETTES

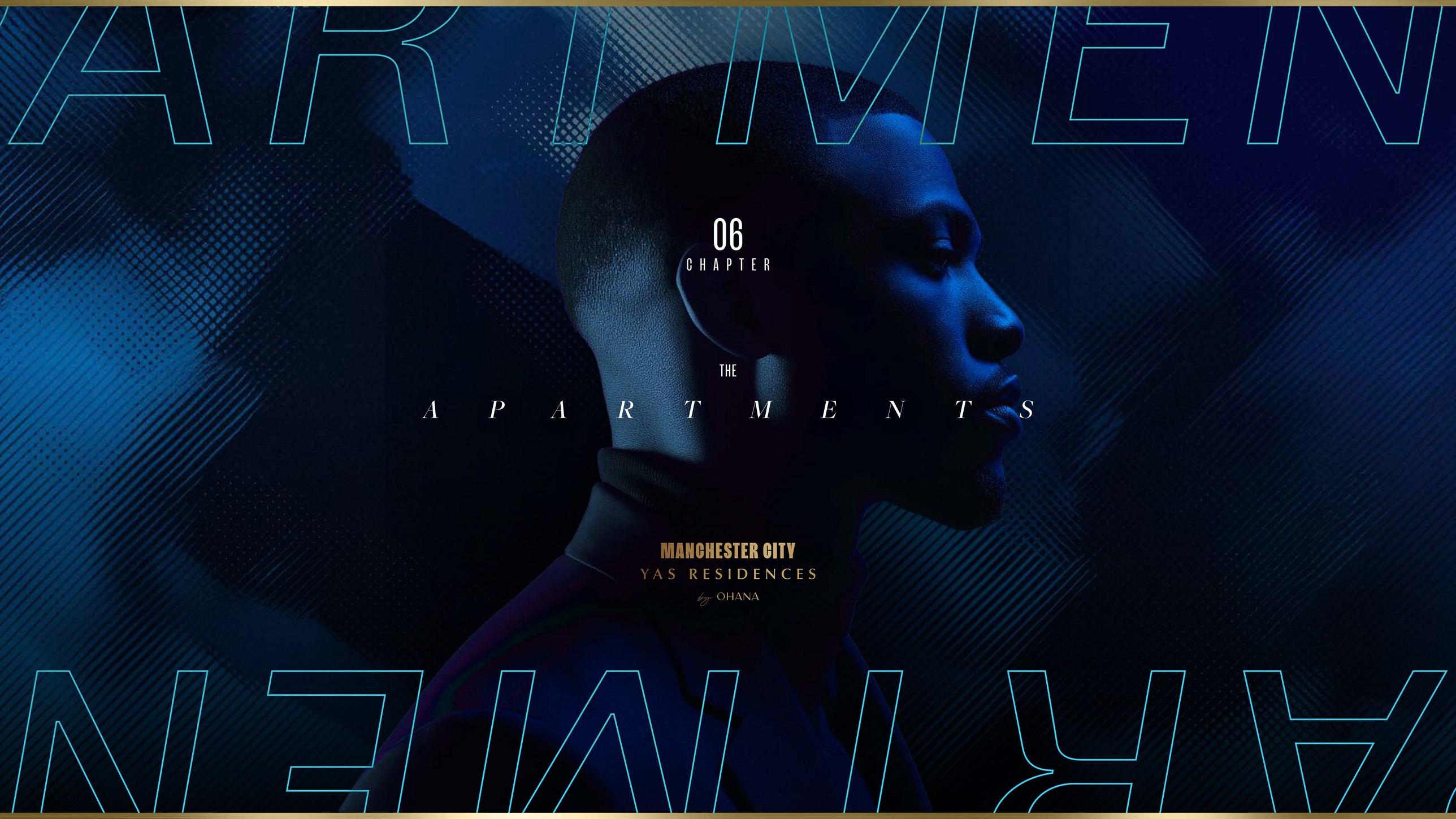
# PENTHOUSE

3RD FLOOR



| | | |
|---|---|---|
| **SUITE AREA** | 1,345 SQFT | 125 SQM |
| **GARAGE AREA** | 1,130 SQFT | 105 SQM |
| **BALCONY/TERRACE AREA** | 129 SQFT | 12 SQM |
| **PLOT SIZE** | 9,042 SQFT | 840 SQM |
| **TOTAL AREA** | 1,475 SQFT | 137 SQM |

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06
CHAPTER
THE
APARTMENTS
MANCHESTER CITY
YAS RESIDENCES
by OHANA

The apartments range from studios 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



RESIDENTIAL APARTMENTS - LOBBY



RESIDENTIAL APARTMENTS - LOBBY VIEW

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.





# *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.




RESIDENTIAL APARTMENTS - LIVING AREA

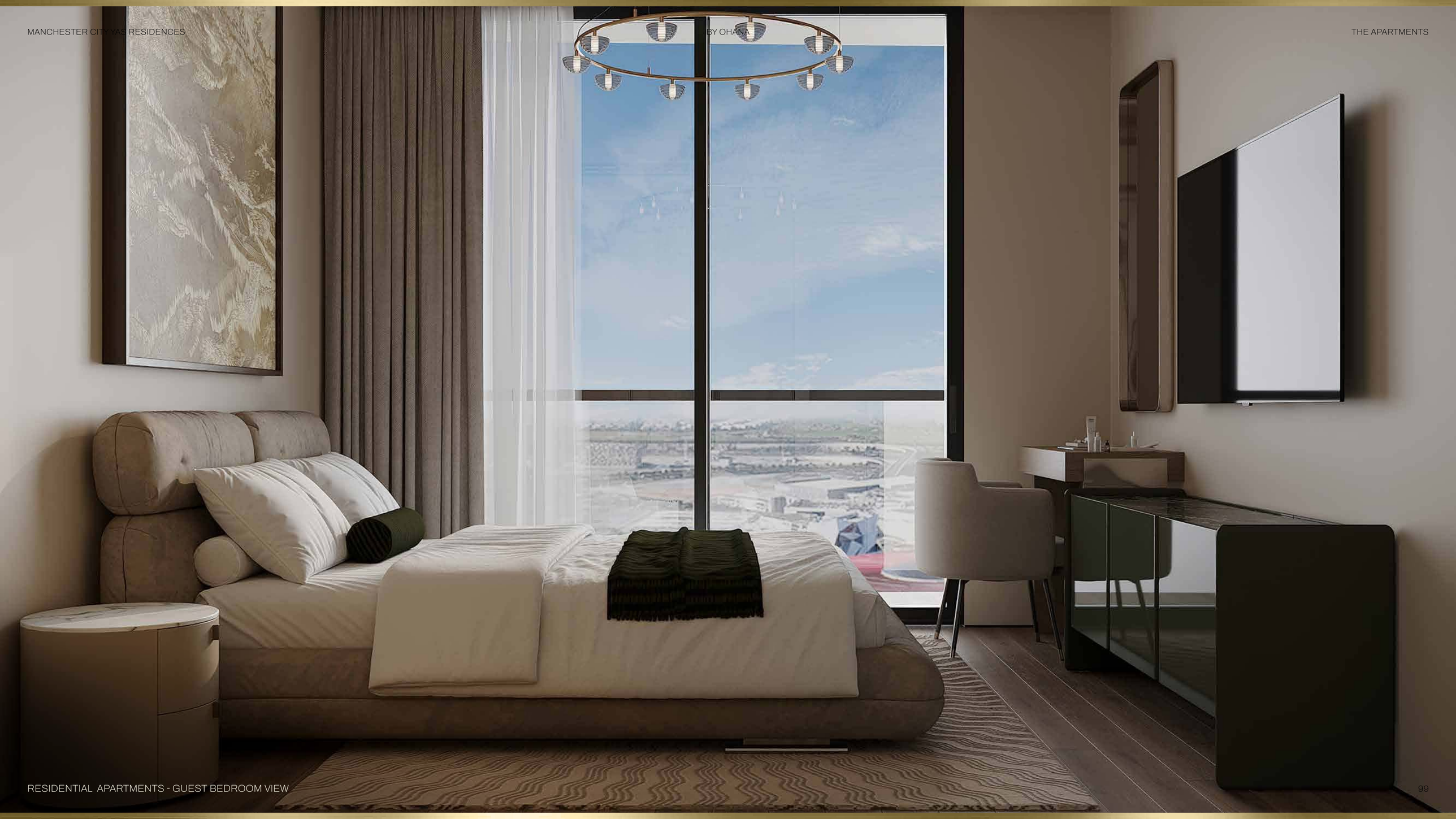


RESIDENTIAL APARTMENTS - MASTER BEDROOM



RESIDENTIAL APARTMENTS - MASTER BEDROOM VIEW





RESIDENTIAL APARTMENTS - GUEST BEDROOM VIEW







# *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 | AVERAGE PRICES AED |
|---|---|---|---|
| 1 Bedroom | 850 | 79 | AED 2,000,000 |
| 2 Bedrooms | 1,367 | 127 | AED 3,100,000 |
| 3 Bedrooms | 1,884 | 175 | AED 4,450,000 |
| Penthouses | 4,359 | 405 | AED 11,000,000 |








FLOOR PLANS

# THE APARTMENTS

MANCHESTER CITY
YAS RESIDENCES
by OHANA




MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

# 1 BEDROOM

| | | |
|---|---|---|
| **SUITE AREA** | 786 SQFT | 73 SQM |
| **BALCONY/TERRACE AREA** | 65 SQFT | 6 SQM |
| **TOTAL AREA** | 850 SQFT | 79 SQM |

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

# 1 BEDROOM



1st to 7th FLOOR



8th FLOOR

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MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

# 2 BEDROOM

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

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1st FLOOR



2nd to 7th FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

# 2 BEDROOM

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MANCHESTER CITY
YAS RESIDENCES
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APARTMENTS

# 3 BEDROOM

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

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1st FLOOR



2nd to 7th FLOOR

MANCHESTER CITY
YAS RESIDENCES
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APARTMENTS

# 3 BEDROOM

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MANCHESTER CITY
YAS RESIDENCES
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APARTMENTS

# PENTHOUSE

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

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8th FLOOR

MANCHESTER CITY
YAS RESIDENCES
by OHANA

APARTMENTS

# PENTHOUSE

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# MANCHESTER CITY

## YAS RESIDENCES

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OHANA DEVELOPMENT

MANCHESTER CITY

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