



MANCHESTER CITY
YAS RESIDENCES
by OHANA

FLOOR PLANS

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
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GROUND FLOOR



FIRST FLOOR



TOWNHOUSE PLEX

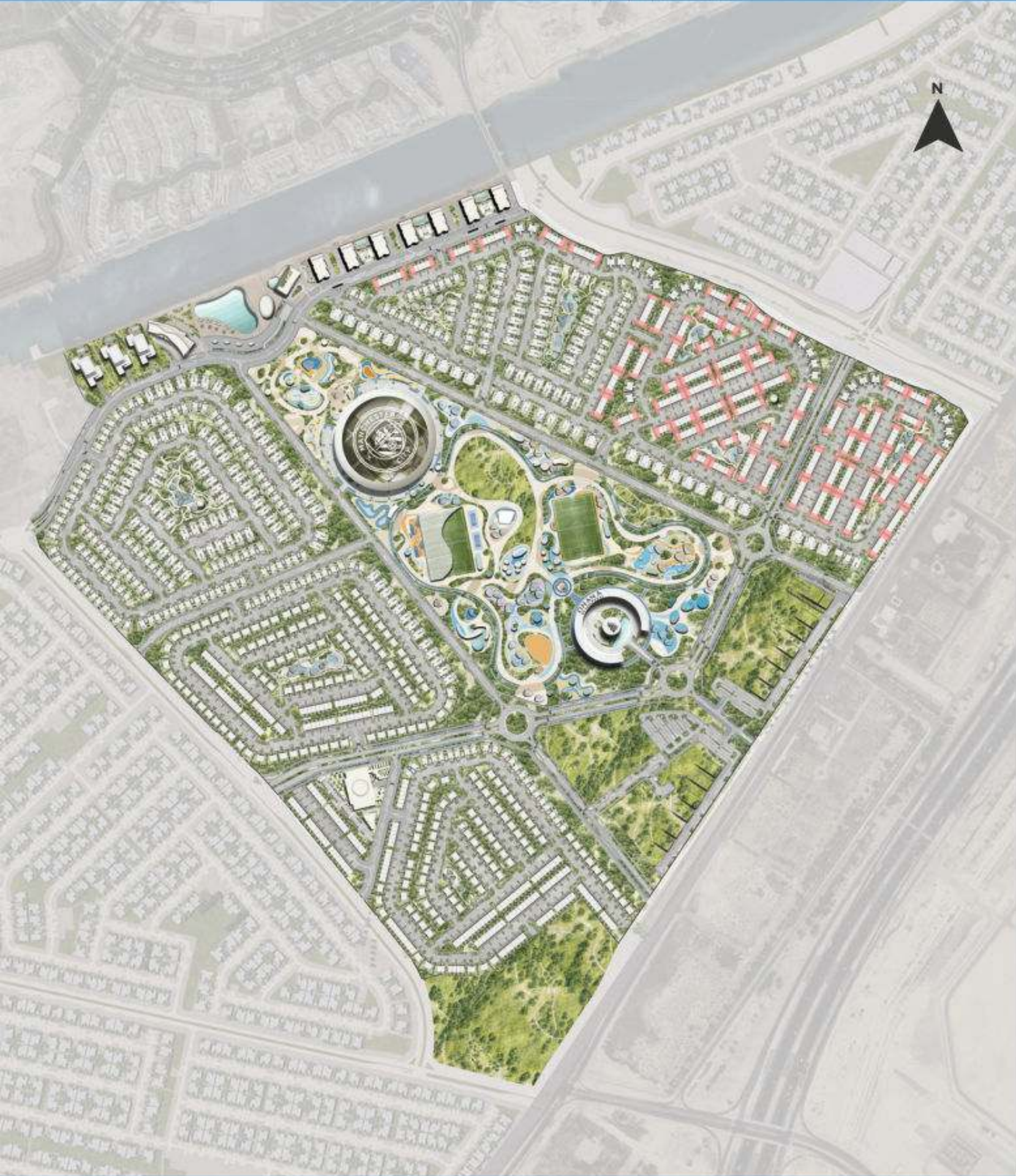
TOWNHOUSES

3 BEDROOM

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



MANCHESTER CITY
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GROUND FLOOR



FIRST FLOOR



TOWNHOUSE PLEX

Floor Plans
THE DUPLEX

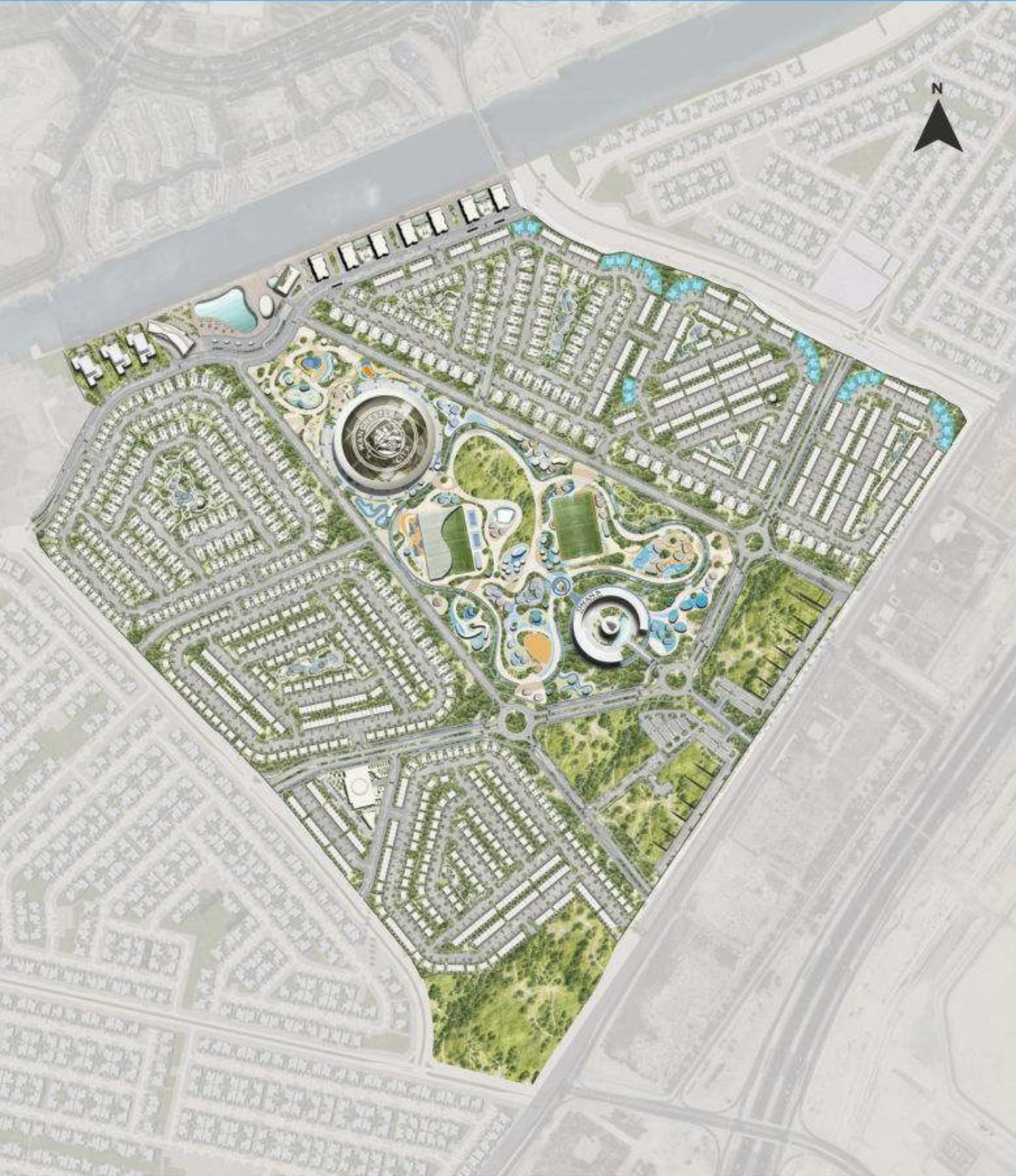
DUPLEX

3 BEDROOM

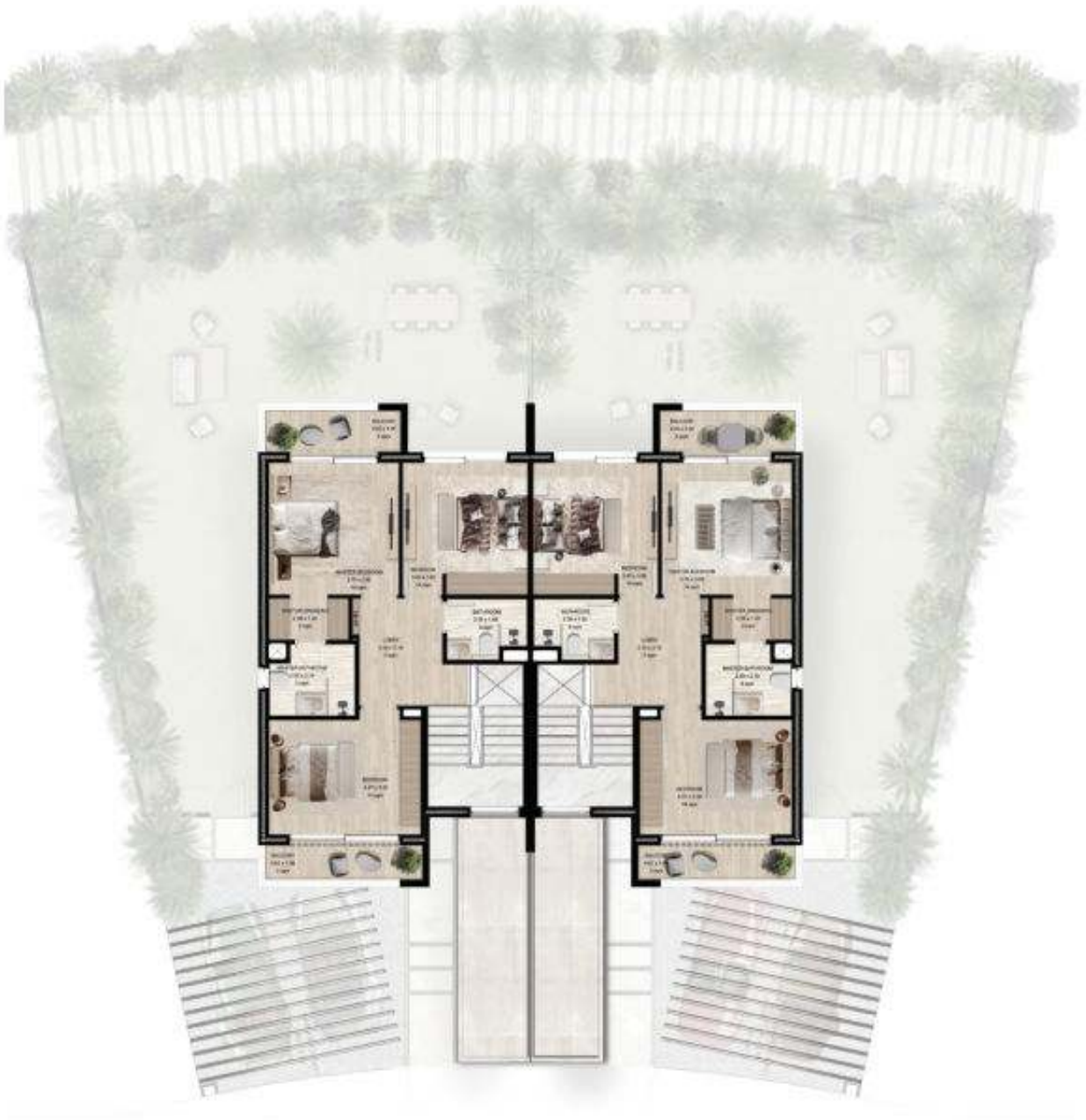
TOTAL AREA	2,325 SQFT	216 SQM
STANDARD PLOT SIZE	2,691 SQFT	250 SQM



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GROUND FLOOR



FIRST FLOOR

Floor Plans
THE VILLAS

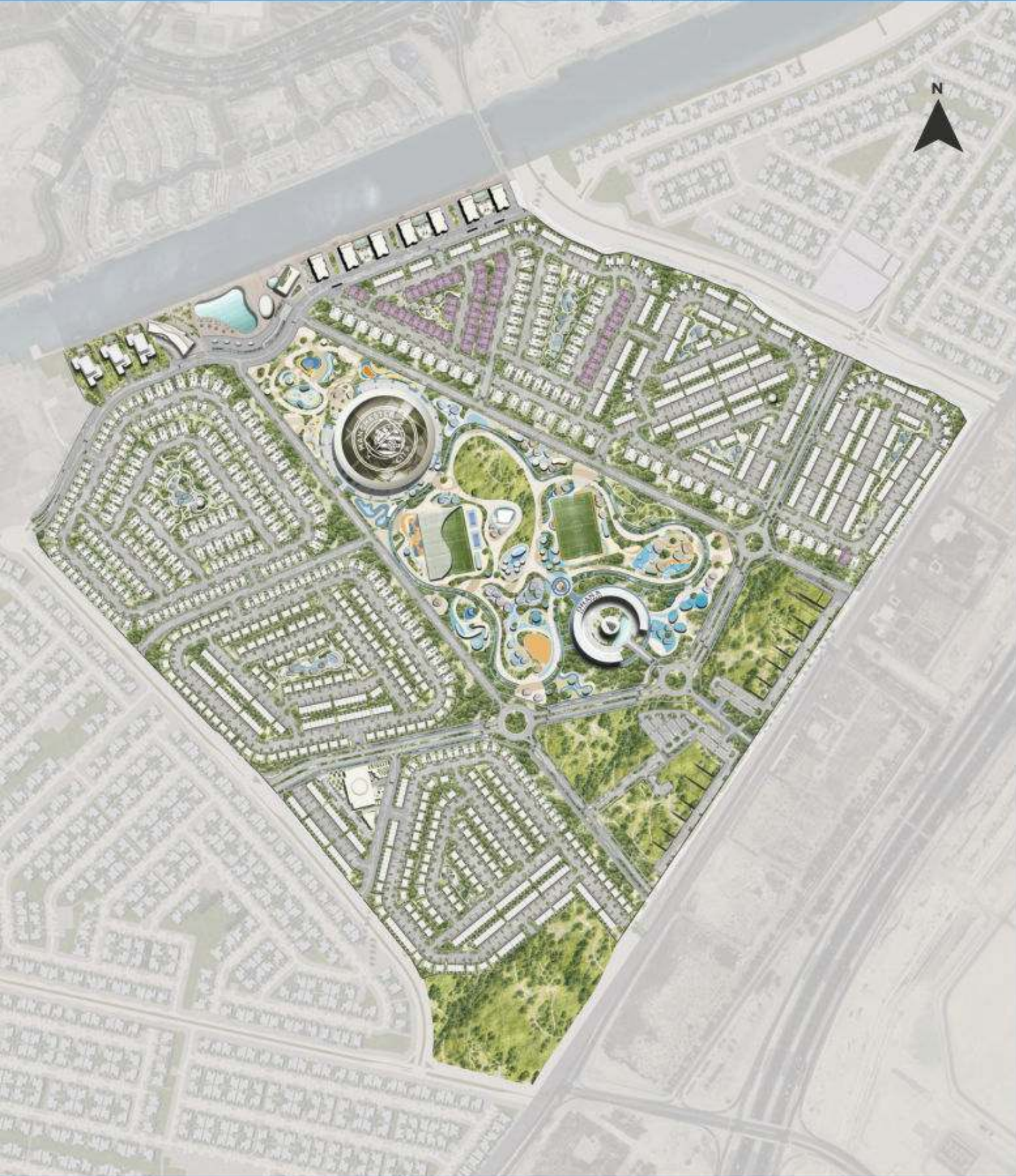
THE VILLAS

4 BEDROOM

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



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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
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GROUND FLOOR



FIRST FLOOR



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BUILT FOR GREATNESS

A NEW CHAPTER ALONG YAS CANAL, ABU DHABI

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.

PROPERTY DETAILS

UNIT TYPE	PLOT AREA SQFT	PLOT AREA SQM	SELLABLE BUA AREA SQFT	SELLABLE BUA AREA SQM
2 BR Townhouse	2,045	190	1,938	180
3 BR Townhouse	2,556	237.5	2,228	207
3 BR Duplex	2,691	250	2,325	216
4 BR Villa	4,306	400	3,348	311
5 BR Villa	6,458	600	4,887	454



WELLBEING, LIVED EVERY DAY

WHERE COMMUNITY TAKES SHAPE

LIFESTYLE & SPORTS

- Manchester City Training Academy
- Manchester City Park
- City Lounge
- City Experience including Heritage Center & Trophy Gallery
- Football Fields

WATERFRONT & OUTDOOR

- Watersports Club
- Canal Sports Lounge
- Crystal Lagoon
- Canal Promenade
- Canal-Front Retail

SOCIAL AND F&B

- Grand Lobby
- City Café
- Match Day Terrace
- City Social Club
- City Store

WELLNESS & RECOVERY

- Oxygen Therapy Room
- Cryotherapy & Infrared Suites
- Hydrotherapy Circuit
- Spa & Sauna
- Altitude / Heat Training Room

MANCHESTER CITY PARK

At the heart of Manchester City Yas Residences By Ohana, Manchester City Park brings together sport, wellbeing, family life and community from active recreation to social spaces and tranquil green landscapes.



LOCATION



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

PAYMENT PLAN

OPTION 1

NON-UAE NATIONALS

35/65

UAE NATIONALS

30/70

5%

1ST INSTALLMENT (DOWN PAYMENT)

Upon Signing the SPA

5%

1ST INSTALLMENT (DOWN PAYMENT)

Upon Signing the SPA

5%

2ND INSTALLMENT

15 Feb 2027

5%

2ND INSTALLMENT

15 Feb 2027

5%

3RD INSTALLMENT

15 Jul 2027

5%

3RD INSTALLMENT

15 Jul 2027

5%

4TH INSTALLMENT

15 Jan 2028

5%

4TH INSTALLMENT

15 Jan 2028

5%

5TH INSTALLMENT

15 Jul 2028

5%

5TH INSTALLMENT

15 Jul 2028

5%

6TH INSTALLMENT

15 Jan 2029

5%

6TH INSTALLMENT

15 Jan 2029

5%

7TH INSTALLMENT

15 Jul 2029

70%

FINAL PAYMENT

On Completion

65%

FINAL PAYMENT

On Completion

OPTION 2

FULL DOWN PAYMENT

2% REBATE

25/75

10%

1ST INSTALLMENT (DOWN PAYMENT)

Upon Signing the SPA

15%

2ND INSTALLMENT

15 Feb 2027

75%

FINAL PAYMENT

On Completion

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.



800 600 600 (within the UAE)
+971 800 600 600 (outside the UAE)
ohana.ae



MANCHESTER CITY
YAS RESIDENCES

by OHANA

BUILT FOR GREATNESS



MANCHESTER CITY
YAS RESIDENCES

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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.



POINTS OF INTEREST

Yas Island - Walking Distance / 5 min
 Abu Dhabi International Airport / 10-15 min
 Louvre Abu Dhabi (Saadiyat Island) / 15-20 min

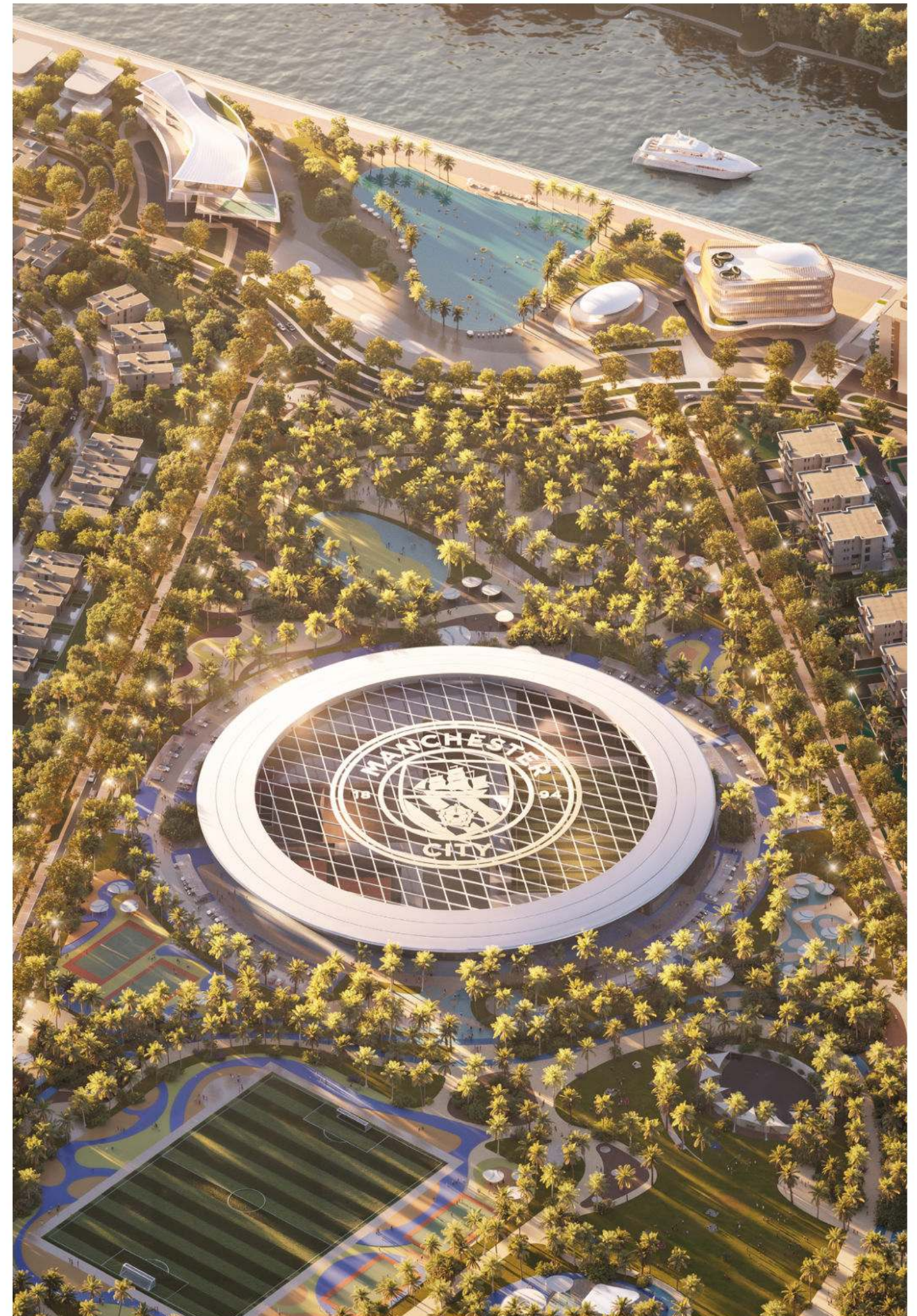
Sheikh Zayed Grand Mosque / 15-20 min
 Al Reem Island / 25-30 min
 Al Jurf / 25-30 min

Corniche Abu Dhabi / 25-30 min
 Al Maktoum International Airport / 45-50 min
 Dubai / 50-60 min

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.





MANCHESTER CITY YAS RESIDENCES IN NUMBERS



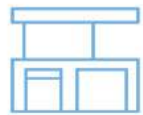
170Ha

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

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.



MADE FOR GROWING UP TOGETHER

FAMILY & PLAY

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



WHERE THE COMMUNITY COMES TOGETHER

SOCIAL & DINING

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



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 Manchester City Training Academy 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.



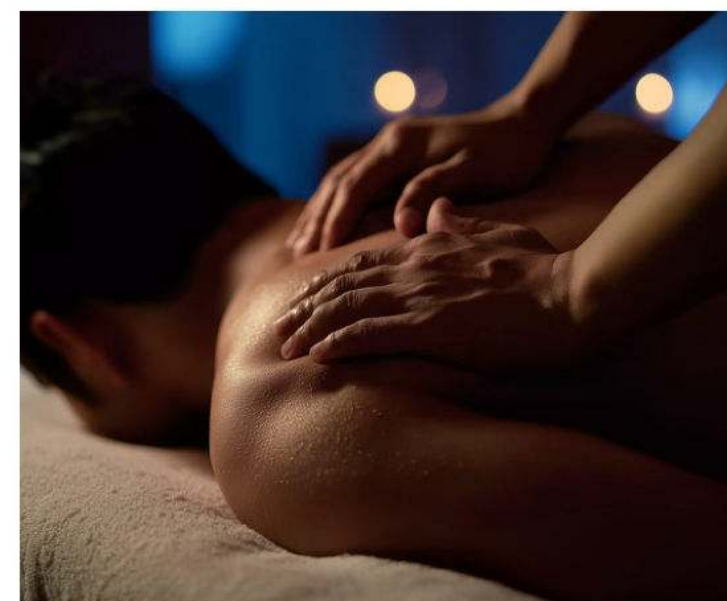
LIFESTYLE & SPORTS

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



WATERFRONT & OUTDOOR

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



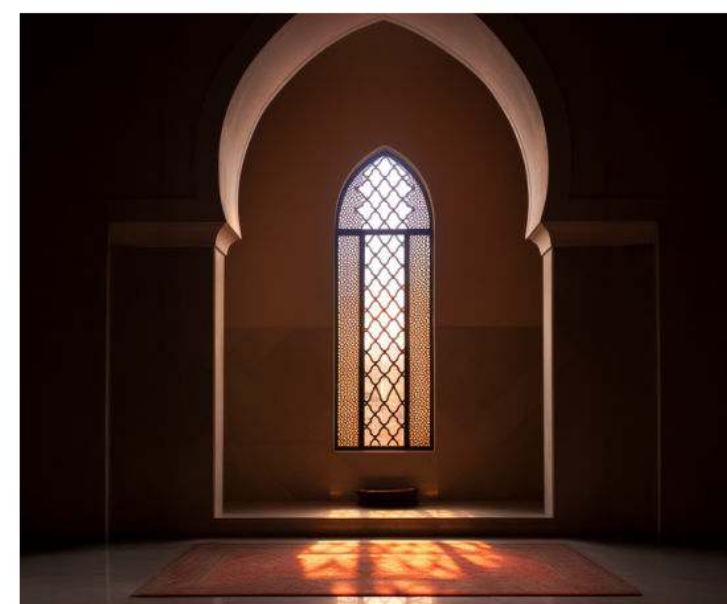
WELLNESS & RECOVERY

- 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



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.

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

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MANCHESTER CITY

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