



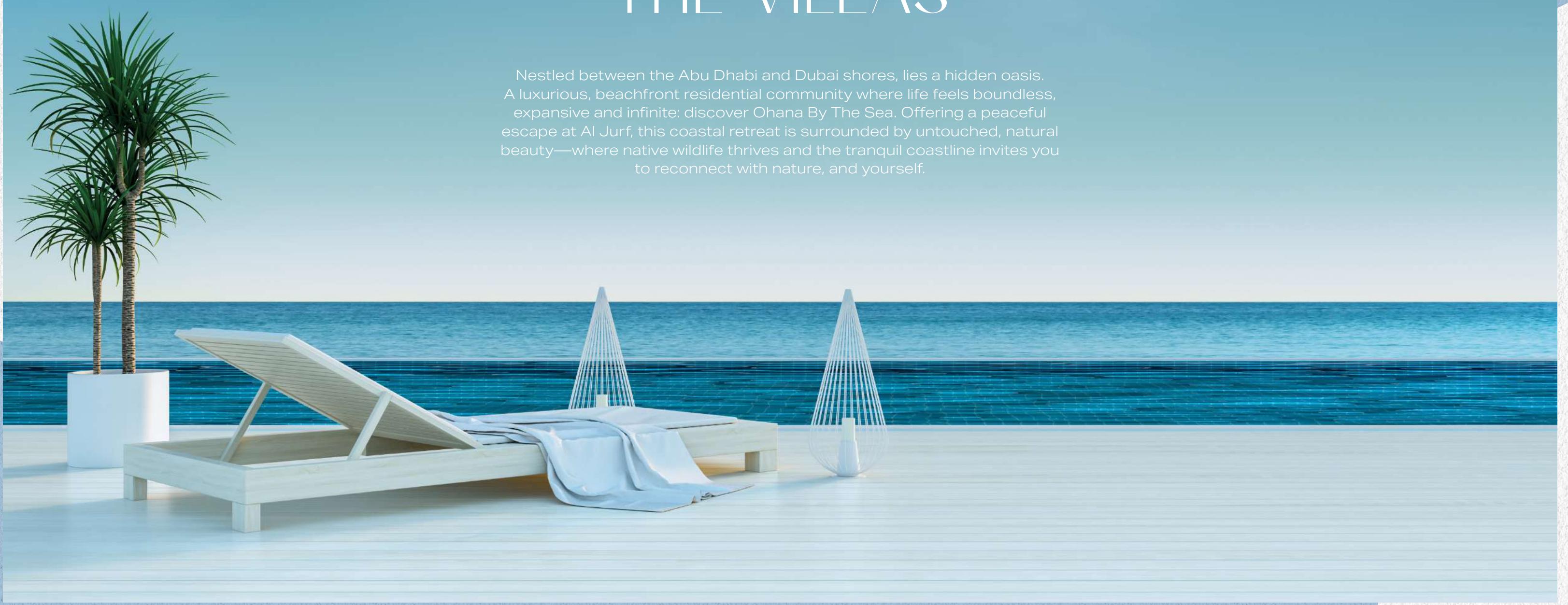
OHANA

- BY THE SEA -

LUXURY
SEA ESCAPE

THE VILLAS

Nestled between the Abu Dhabi and Dubai shores, lies a hidden oasis. A luxurious, beachfront residential community where life feels boundless, expansive and infinite: discover Ohana By The Sea. Offering a peaceful escape at Al Jurf, this coastal retreat is surrounded by untouched, natural beauty—where native wildlife thrives and the tranquil coastline invites you to reconnect with nature, and yourself.



3 BEDROOM VILLA



3 BEDROOM VILLA

FLOOR PLANS

3 (BED) 4 (BATH) 2 (CLO) 2 (CAR)

PLOT AREA OPTIONS: 295/472 SQM
BUA AREA: 265 SQM

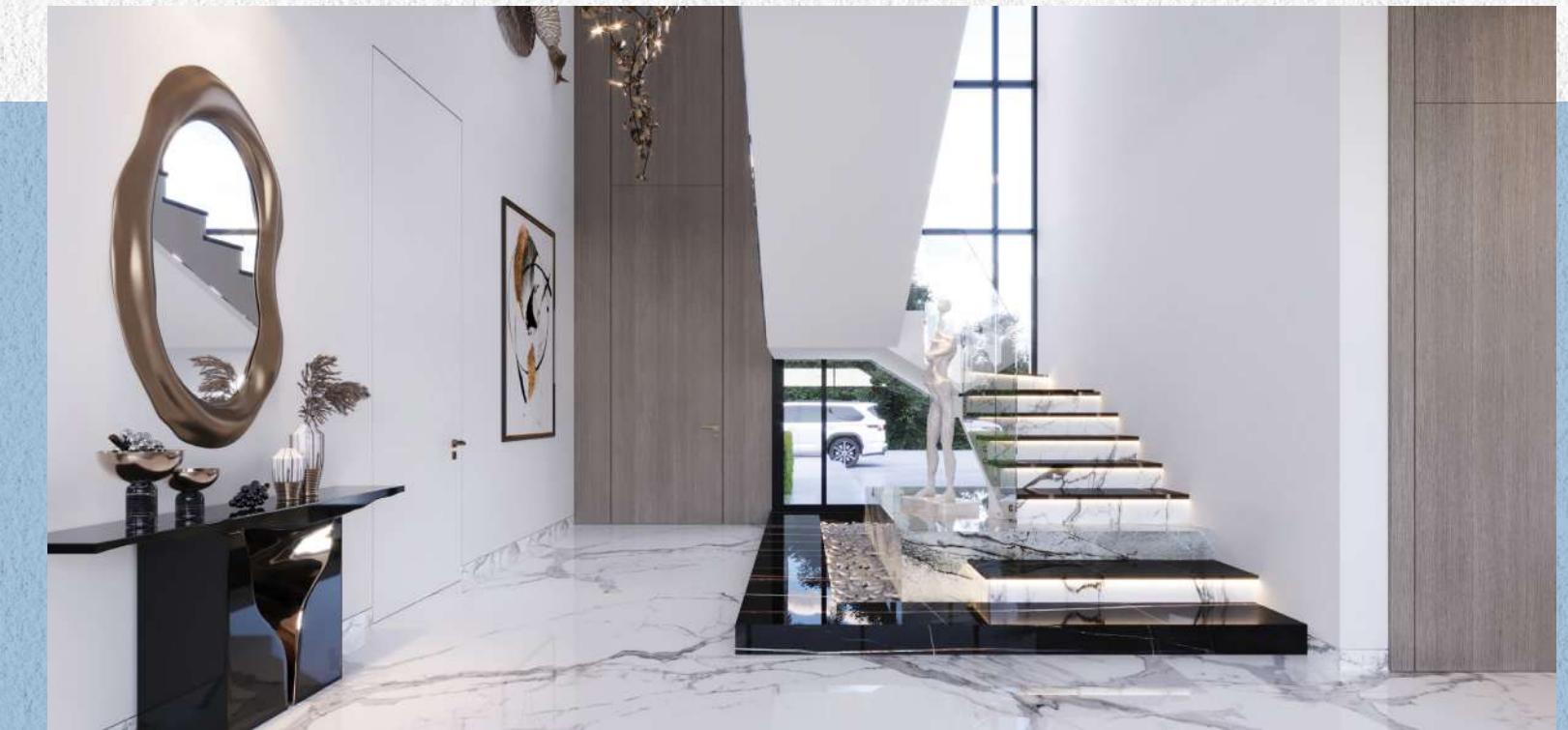


GROUND FLOOR



FIRST FLOOR

4 BEDROOM VILLA



4 BEDROOM VILLA

FLOOR PLANS

4 (Bed) 4 (Bath) 2 (Storage) 2 (Garage)

PLOT AREA OPTIONS: 500/788 SQM
BUA AREA: 330 SQM



GROUND FLOOR



FIRST FLOOR

5 BEDROOM VILLA



5 BEDROOM VILLA

FLOOR PLANS

5 (BED) 5 (BATH) 3 (PARKING) 3 (STORAGE)

PLOT AREA OPTIONS: 640/783 SQM
BUA AREA: 415 SQM

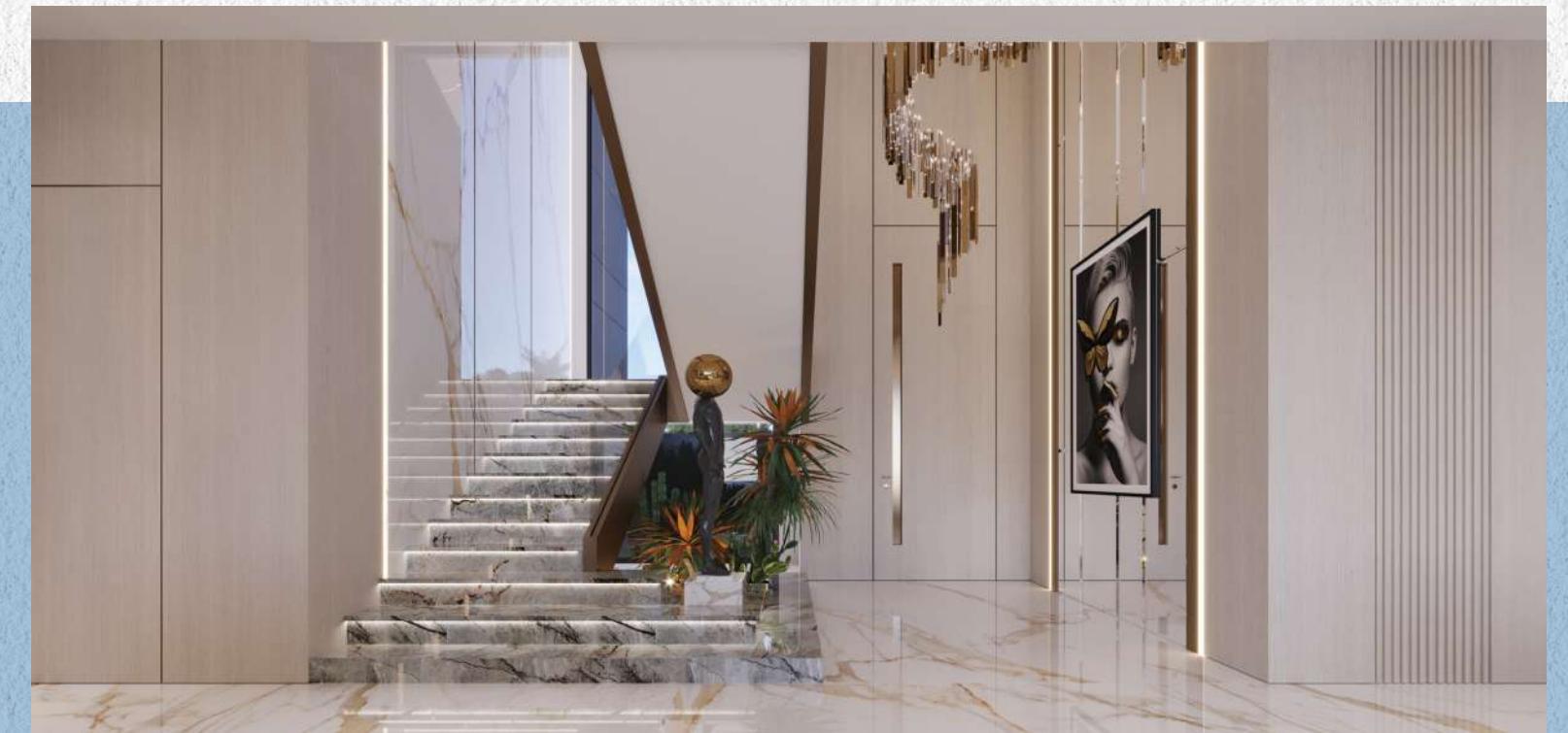


GROUND FLOOR



FIRST FLOOR

5 BEDROOM CANAL VILLA



5 BEDROOM CANAL VILLA

FLOOR PLANS

- 5 
- 6 
- 3 
- 3 

**PLOT AREA OPTIONS: 864/1,000 SQM
BUA AREA: 480 SQM**



GROUND FLOOR



FIRST FLOOR

6 BEDROOM VILLA



6 BEDROOM VILLA

FLOOR PLANS

6 6 4 2

PLOT AREA OPTIONS: 484/846 SQM
BUA AREA: 507 SQM



GROUND FLOOR

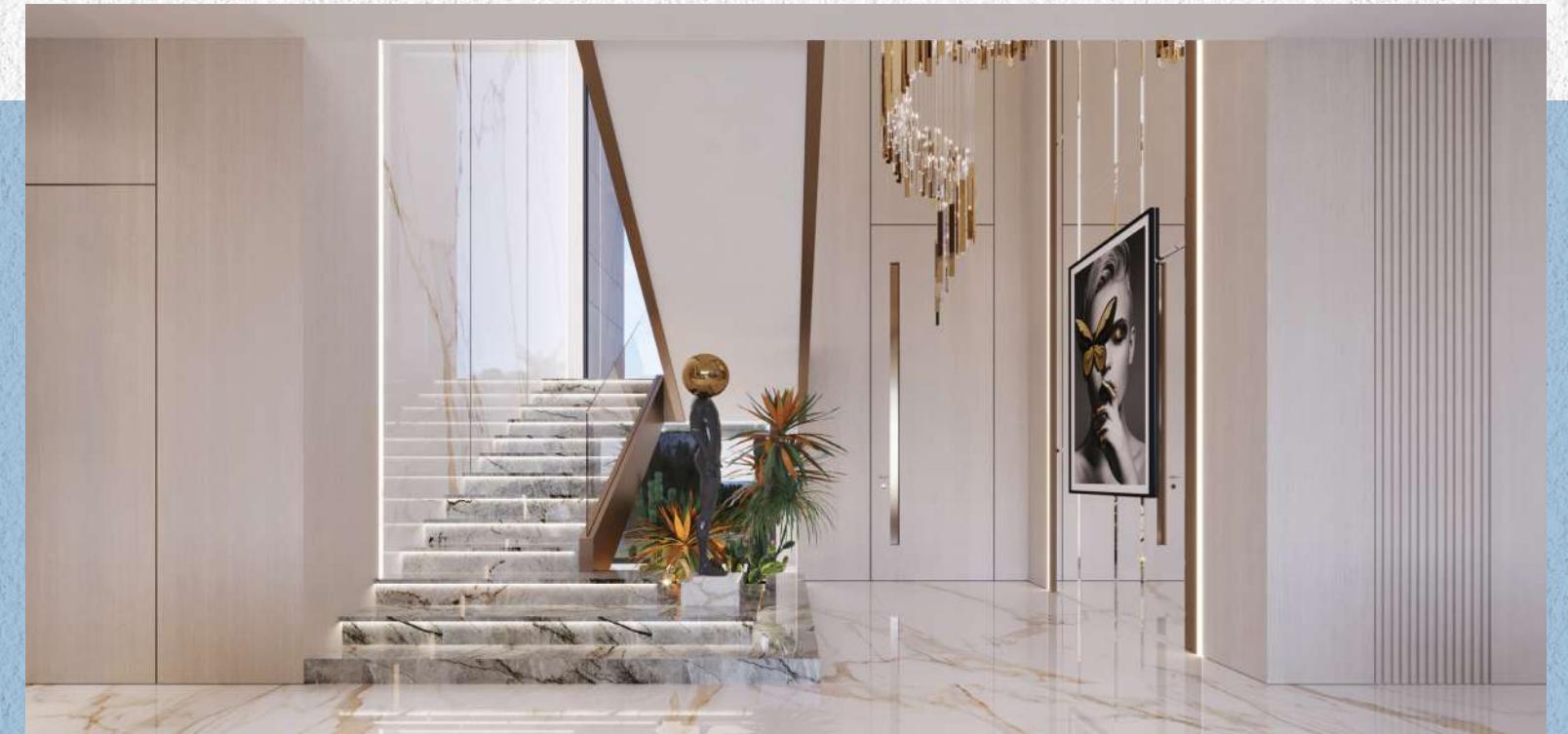


FIRST FLOOR



SECOND FLOOR

6 BEDROOM CANAL VILLA



6 BEDROOM CANAL VILLA

FLOOR PLANS

6  8  5  3 

PLOT AREA OPTIONS: 868/1,250 SQM
BUA AREA: 753 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

7 BEDROOM BEACHFRONT MANSION



7 BEDROOM BEACHFRONT MANSION

FLOOR PLANS

7  8  6  4 

PLOT AREA OPTIONS: 1,426/1,655 SQM
BUA AREA: 1,525 SQM



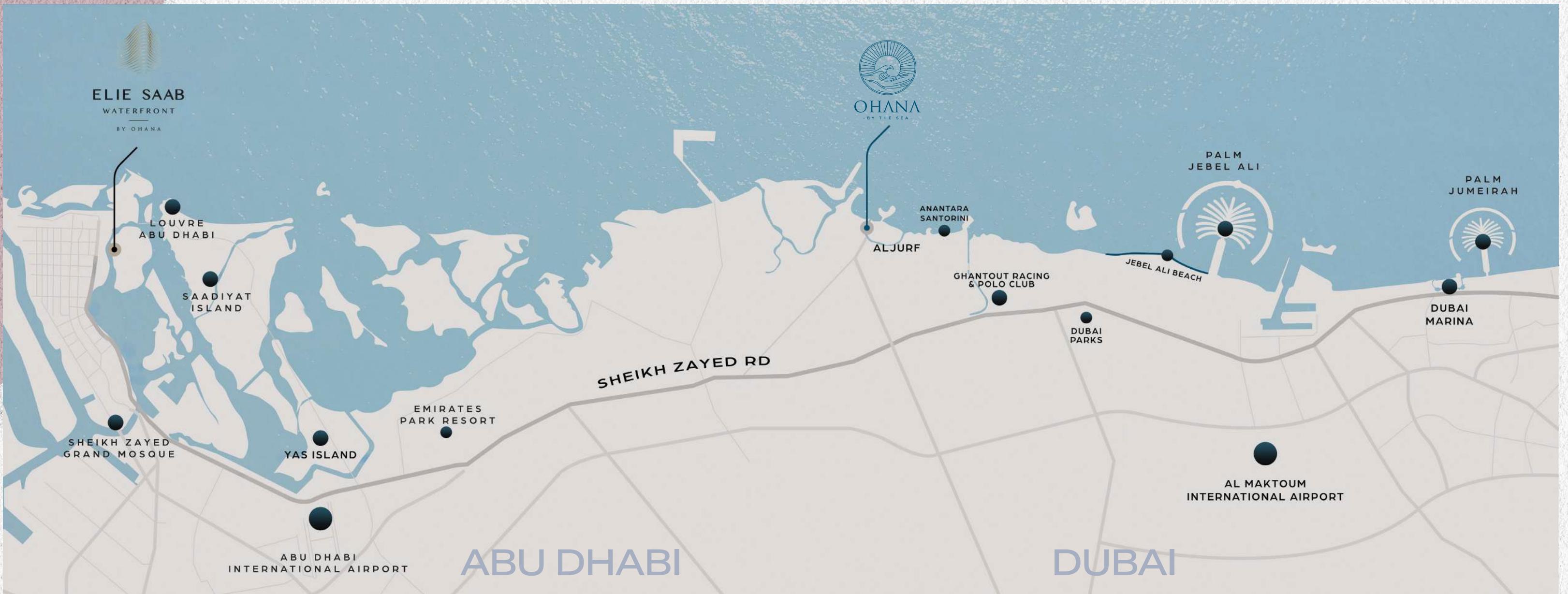
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE LOCATION

-  WALKING DISTANCE FROM THE BEACH
-  WALKING DISTANCE TO PUBLIC GARDENS
-  DIRECT ACCESS TO SHEIKH ZAYED ROAD
-  15 MINUTES AWAY FROM GHANTOUT RACING AND POLO CLUB
-  20 MINUTES AWAY FROM DUBAI PARKS AND RESORTS (LEGOLAND DUBAI, MOTION GATE, REAL MADRID WORLD)

-  25 MINUTES AWAY FROM AL MAKTOUM INTERNATIONAL AIRPORT
-  25 MINUTES AWAY FROM ABU DHABI INTERNATIONAL AIRPORT
-  30 MINUTES AWAY FROM DUBAI MARINA
-  45 MINUTES AWAY FROM YAS ISLAND, ABU DHABI (FERRARI WORLD, WARNER BROS. WORLD, YAS WATERWORLD, SEAWORLD, YAS MALL)

A PREMIUM EXQUISITE OFFERING



PRIVATE BEACH ACCESS: DIRECT AND EXCLUSIVE ACCESS TO A SERENE PRIVATE BEACHFRONT



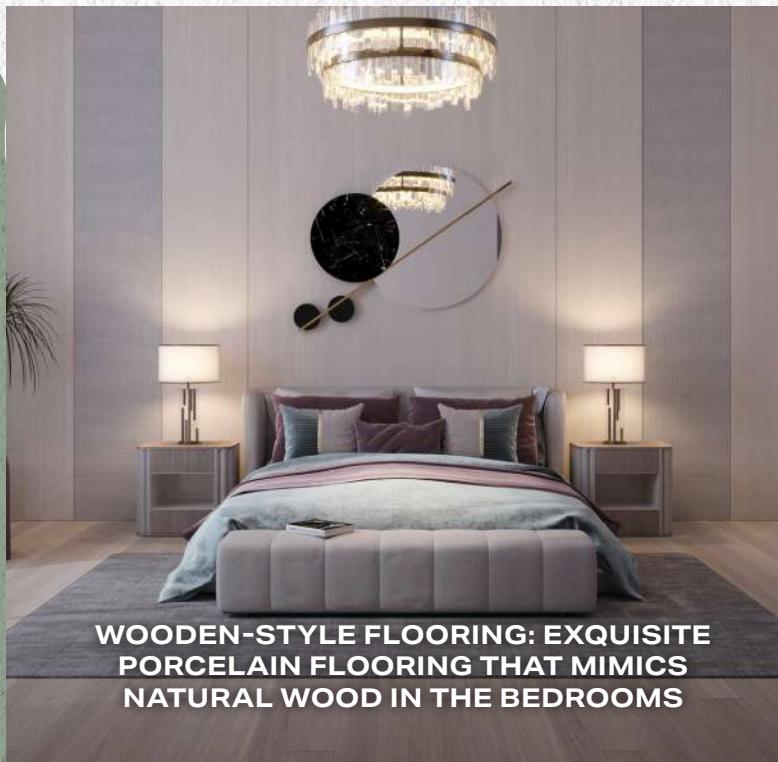
SPACIOUS MASTER SUITES: HIS AND HER WARDROBES, DESIGNED WITH AMPLE SPACE FOR COMFORT



PREMIUM PORCELAIN TILES: HIGH-QUALITY, DURABLE TILES PROVIDING A SLEEK, MODERN FINISH THROUGHOUT



EXPANSIVE GARDENS: LARGE OUTDOOR SPACES WITH CUSTOMISATION AND UPGRADE OPTIONS AVAILABLE



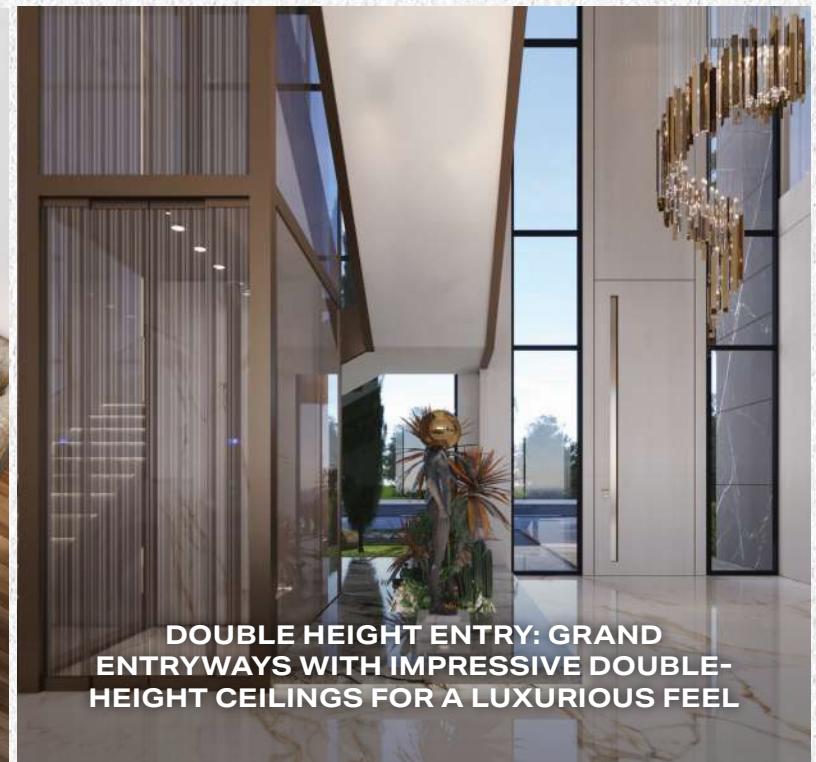
WOODEN-STYLE FLOORING: EXQUISITE PORCELAIN FLOORING THAT MIMICS NATURAL WOOD IN THE BEDROOMS



EUROPEAN KITCHENS: MODERN KITCHENS WITH INTEGRATED APPLIANCES AND UPGRADEABLE OPTIONS



FLOOR-TO-CEILING WINDOWS: LARGE SLIDING WINDOWS OFFERING SEAMLESS INTERNAL-EXTERNAL CONNECTION



DOUBLE HEIGHT ENTRY: GRAND ENTRYWAYS WITH IMPRESSIVE DOUBLE-HEIGHT CEILINGS FOR A LUXURIOUS FEEL

TAILORED TO YOUR TASTE



At Ohana By The Sea, your villa is a canvas for personal expression. Tailor every detail—from re-imagining the floor plan and combining rooms to designing a custom pool and landscaped garden. Sketch your vision and shape a home that truly reflects the lifestyle of you and your family.

CUSTOMISATION

1
CUSTOMISE YOUR
FLOOR PLAN

2
POOL
UPGRADE

3
LANDSCAPE
UPGRADE

PAYMENT PLAN

5%
BOOKING
DEPOSIT

20%
DOWN PAYMENT
(at the signature of the contract)

7.5%
QUARTERLY
UNTIL HANDOVER

OWNERSHIP RIGHTS:
FREEHOLD

PROJECT NUMBER:
20240000296932

PROJECT NAME:
**OHANA REAL ESTATE
DEVELOPMENT AND
CONSTRUCTION
VILLAS PHASE 3.0**

OHANA DEVELOPMENT

Ohana Development specialises in the conceptualisation, design, and construction of state-of-the-art luxury projects in prime locations that add exceptional value for clients, such as beachfronts, canal views, natural reserves, and marinas. With over 10 years of expertise, Ohana Development has established itself as a leader in delivering premium lifestyle communities that blend modernity with exclusivity.

Renowned for its world-class waterfront properties, the developer's most iconic project is the Elie Saab Waterfront by Ohana, a landmark that exemplifies the company's commitment to crafting sophisticated, one-of-a-kind spaces. Other standout projects include the prestigious Ohana Villas, featuring bespoke pieces from the **ELIE SAAB** Maison collection, Ohana Hills with breathtaking views, and Ohana By the Sea, an exclusive collection of luxury homes. These developments showcase Ohana Development's dedication to providing unparalleled lifestyle experiences both in the UAE and internationally.

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