



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

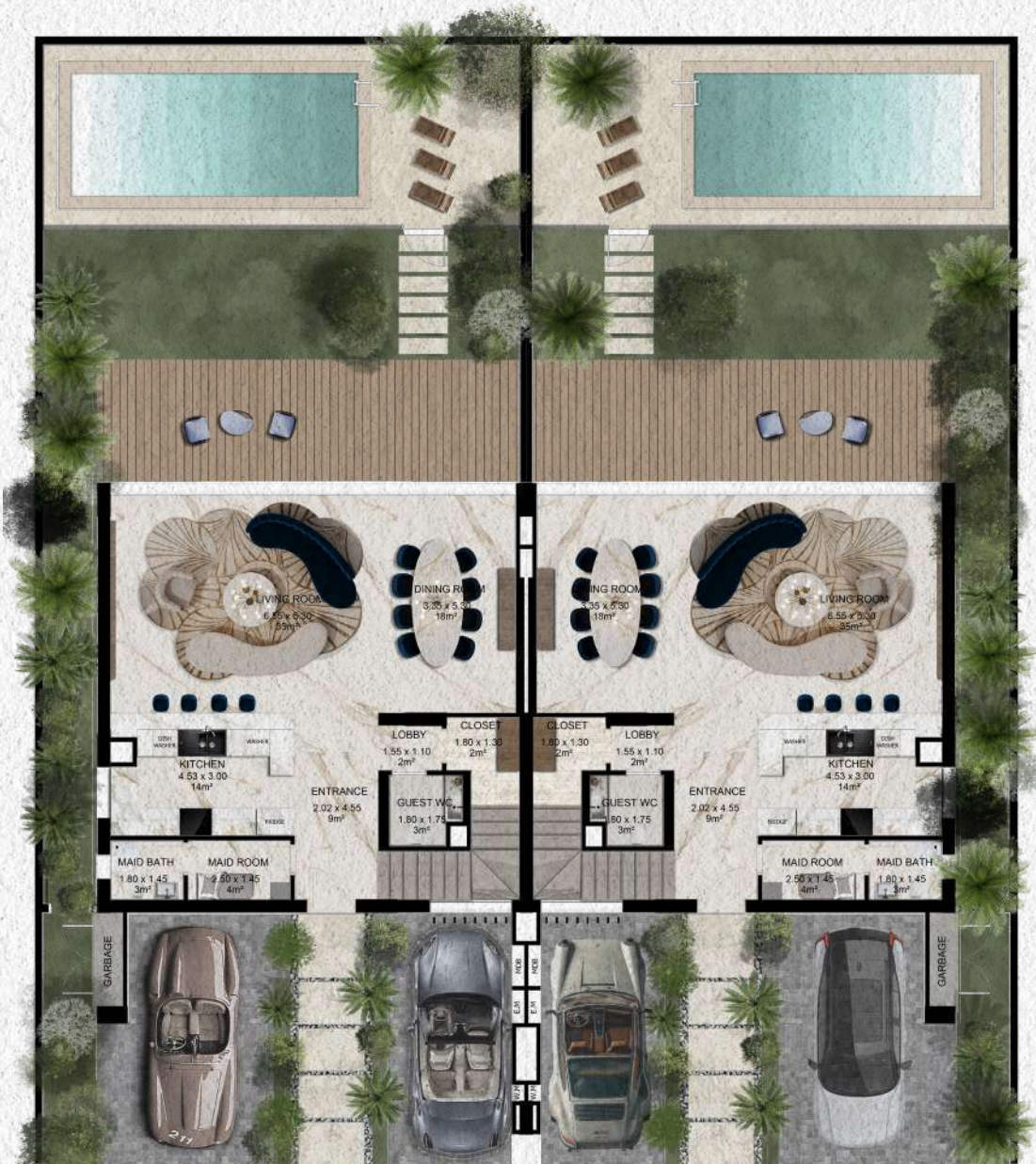
3

4

2

2

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



GROUND FLOOR



FIRST FLOOR



# 4 BEDROOM VILLA





# 4 BEDROOM VILLA

## FLOOR PLANS

4

4

2

2

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



GROUND FLOOR



FIRST FLOOR



# 5 BEDROOM VILLA





# 5 BEDROOM VILLA

## FLOOR PLANS

5



5



3



3



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



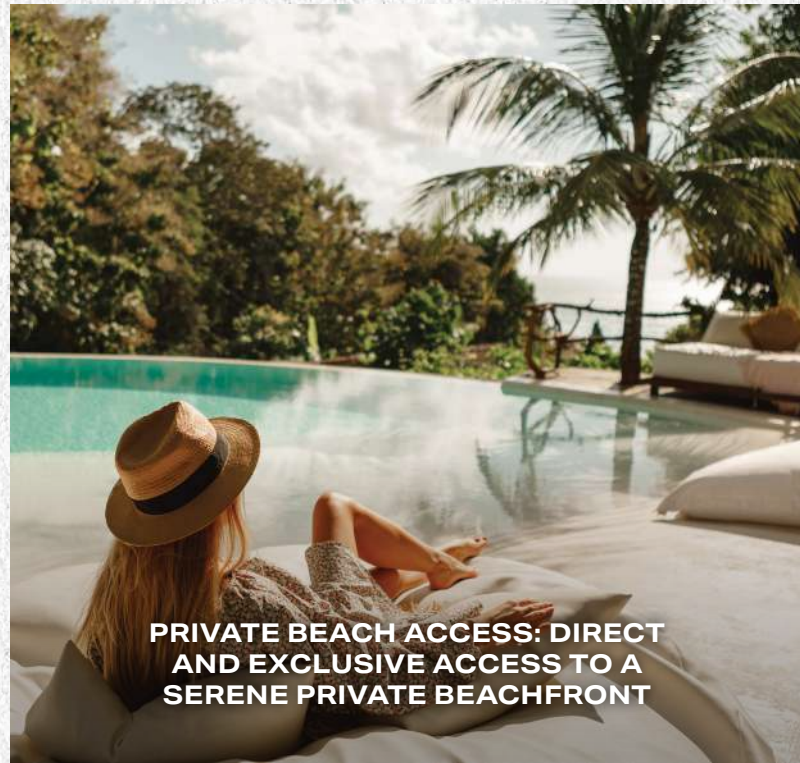
30 MINUTES AWAY FROM DUBAI MARINA



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

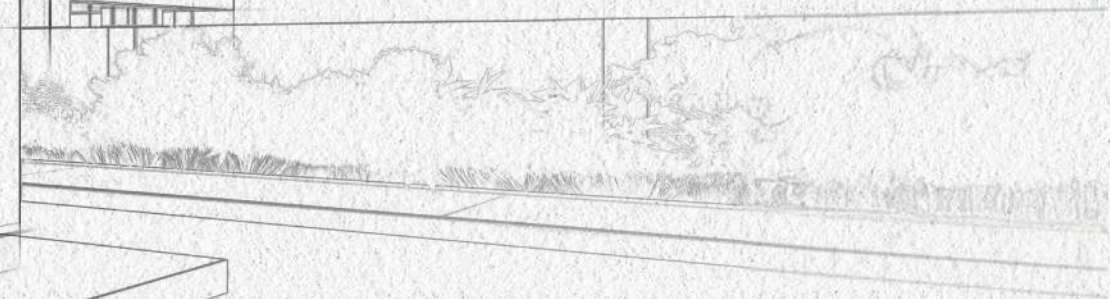
At Ohana By The Sea, your villa is a canvas for personal expression. Tailor every detail—from re-imagining the floor plan and combining rooms to designing a custom pool and landscaped garden. Sketch your vision and shape a home that truly reflects the lifestyle of you and your family.

## 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 30 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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