

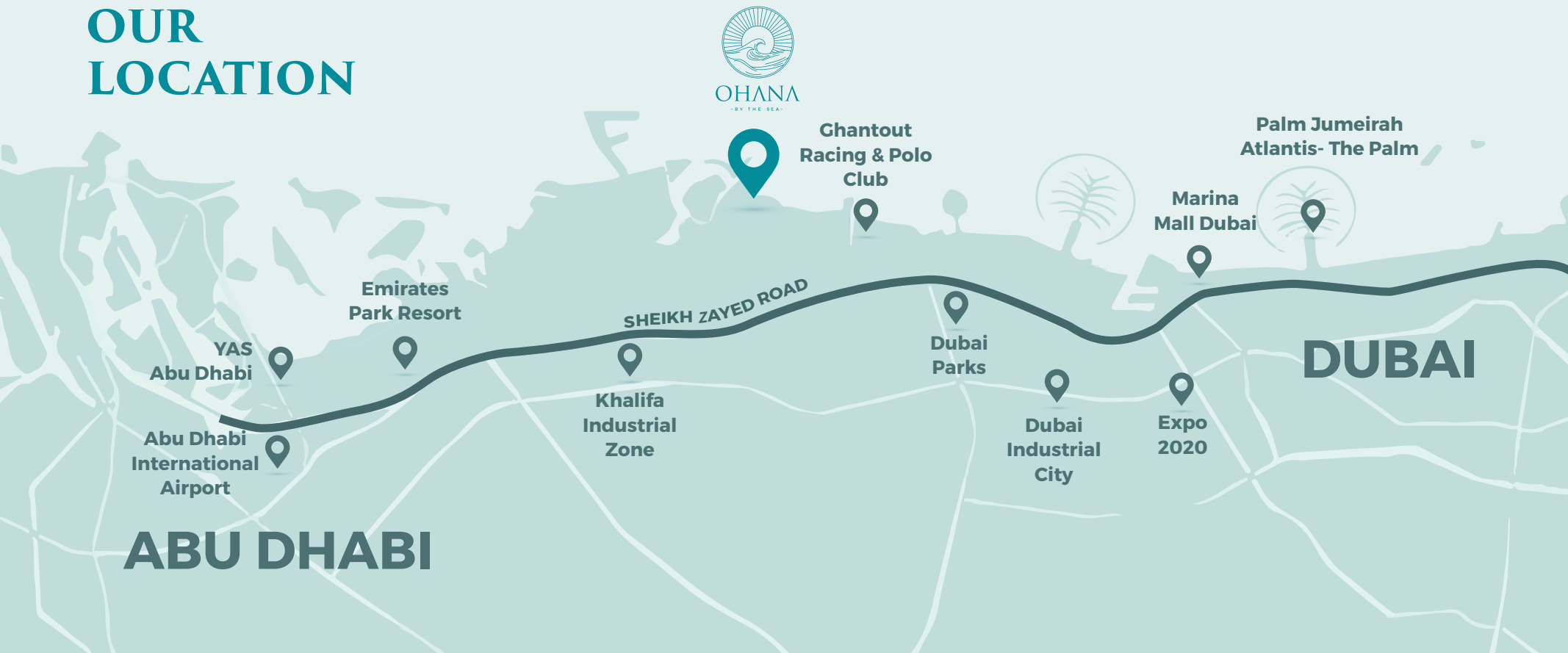


## OHANA BY THE SEA STEP INTO PRIVILEGE

Welcome to Ohana by the Sea, exclusive residential VILLAS at the borders of Dubai in Ghantout, UAE. Here, every moment will last forever and lifetime memories will be made, every day.



# OUR LOCATION



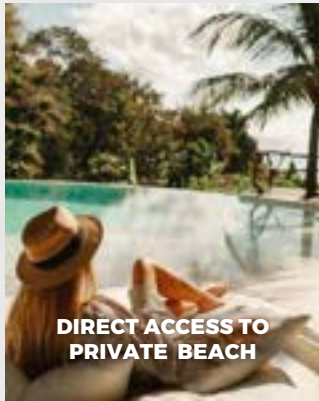
 **OHANA BY THE SEA VILLAS**  
BY OHANA DEVELOPMENT

## AMENITIES AROUND OUR 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 (Lego-Land, Motion gate, Bollywood parks)
-  30 Minutes away from Dubai Marina mall
-  45 minutes away from YAS, Abu Dhabi (Ferrari world, Warner Brothers Park, Water-world, YAS Mall Abu Dhabi)



# A PREMIUM COLLECTION OF EXQUISITE OFFERINGS



**DIRECT ACCESS TO  
PRIVATE BEACH**



**SPACIOUS MASTER  
SUITES WITH HIS & HER  
WARDROBES**



**THOUGHTFULLY  
ACCESSORISED  
WARDROBES**



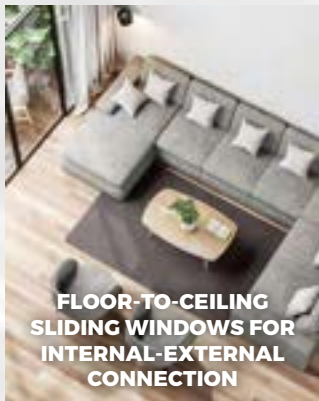
**PREMIUM QUALITY  
PORCELAIN TILES**



**EXQUISITE PORCELAIN  
WOODEN FLOORING IN  
BEDROOMS**



**EUROPEAN KITCHENS  
WITH INTEGRATED  
APPLIANCES UPGRADE  
OPTIONS**



**FLOOR-TO-CEILING  
SLIDING WINDOWS FOR  
INTERNAL-EXTERNAL  
CONNECTION**



**SUSTAINABLE, EFFICIENT  
AND INNOVATIVE  
AIRCOOLING (VRF)**



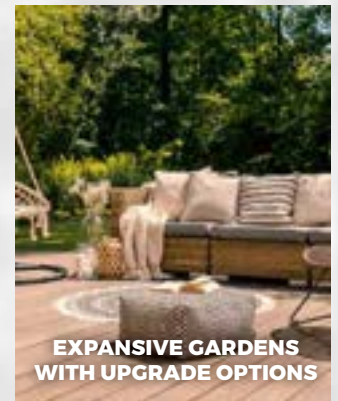
**ELEVATOR IN EACH HOME**



**PARKING SPACES**



**IMPRESSIVE DOUBLE-  
HEIGHT ENTRY**



**EXPANSIVE GARDENS  
WITH UPGRADE OPTIONS**



# OHANA MEANS FAMILY

Ohana means family in Hawaiian; and that's exactly what you can expect to find: a lavish retreat by the sea where you and your family can indulge in your own built-to-measure villa.





# VILLA FACADE STYLES

Because we don't believe in the one-size fits all approach, and because we believe that luxury should always be unique, Ohana by the Sea offers you exquisite and high-end architectural options for your villa.

**Our Modern Villas** are designed to portray the latest designs in the world of architecture. Each of our modern villas combines state of the art amenities with a serene environment to embody the essence of Ohana By The Sea.

**Our Mediterranean Villas** are inspired by the authenticity of the Mediterranean culture to provide you with luxury.







With a name that means Towards The Sea, villa Makai is the ideal choice for those with an affinity for the ocean and for modern villas architecture.









# VILLA MAKAI

Modern Type 340 sqm  
Plot Area Options: 500/600

## FLOOR PLANS

4	Plot Area Options	500/600 sq.m
	Ground Floor	150 sq.m
3	First Floor	136 sq.m
5	Balconies / Terraces	14 sq.m
	Car Port	40 sq.m
2	Total Area	340 sq.m

GROUND FLOOR



FIRST FLOOR







Living up to their name, each of our villas by the sea embodies the true essence of Beauty with unique designs and state of the art amenities that satisfy all tastes.









# VILLA MOANA

Modern Type 425 sqm  
Plot Area Options: 605/685

5	Plot Area Options	605/685 sq.m
	Ground Floor	187.5 sq.m
3	First Floor	142 sq.m
5	Balconies / Terraces	53.4 sq.m
	Car Port	42 sq.m
2	Total Area	425 sq.m

GROUND FLOOR



FIRST FLOOR







Combining luxury with the highest living standards, the inspiration behind Nohea's design came From The Ocean, as its name suggests. Its modern villa design and private pool are a true definition of luxury.









# VILLA NOHEA

Modern Type 460 sqm  
Plot Area Options: 701/702

## FLOOR PLANS

6	Plot Area Options	701/702 sq.m
3	Ground Floor	196 sq.m
6	First Floor	187 sq.m
6	Balconies / Terraces	40 sq.m
2	Car Port	37 sq.m
	<b>Total Area</b>	<b>460 sq.m</b>

GROUND FLOOR



FIRST FLOOR

















Unmatched luxury with all the means of comfort ensuring that your home is always Filled With Joy, the true meaning behind Kalea, a high end Mediterranean villa.









# VILLA KALEA

Modern Type 340 sqm  
Plot Area Options: 500/600

## FLOOR PLANS

500/600 sq.m

4	Plot Area Options	500/600 sq.m
3	Ground Floor	190 sq.m
5	First Floor	150 sq.m
5	Balconies / Terraces	14 sq.m
2	Car Port	40 sq.m
	<b>Total Area</b>	<b>340 sq.m</b>

GROUND FLOOR



FIRST FLOOR







The Power Of The Sea gives this sea side villa its unique identity, distinguished structure, and also its resounding name.e.









# VILLA KAIMANA

Modern Type 425 SQM  
Plot Area Options: 605/685

## FLOOR PLANS

5	Plot Area Options	605/685 sq.m
	Ground Floor	187.5 sq.m
3	First Floor	142 sq.m
6	Balconies / Terraces	53.4 sq.m
	Car Port	42 sq.m
2	Total Area	425 sq.m

GROUND FLOOR



FIRST FLOOR























# 2

## CUSTOMIZE THE FLOOR PLAN

Reimagine the interior layout of your villa: combine rooms or rearrange the floor composition to make your vision come to life.





## CUSTOMIZE THE FLOOR PLAN

Make your dream house uniquely yours: we will help you sketch your vision and build it for you.



# CUSTOMIZE THE INTERIOR

Because every home is unique, add your personal touch to your luxury villa by handpicking your material and customizing your interior design.







## CUSTOMIZE THE INTERIOR

Don't expect anything less than perfection in every corner of your dream home. Our experts will be with you every step of the way, to provide you with guidance and to help you turn your dream into a reality.



## LANDSCAPE UPGRADE



TROPICAL RETREAT



MEDITERRANEAN





# 3

## OHANA DEVELOPMENT

Since its establishment, Ohana Development has been imagining & executing premium properties and exclusive residential communities in the Middle East, including 240 luxurious villas, 12 commercial projects, and 180 homes.



300+  
VILLAS

1000+  
COMMUNITY  
MEMBERS

3  
CONTINENTS



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OHANA  
-BY THE SEA-

**ESCAPE TO THE SEA**  
OWN YOUR DREAM LUXURY VILLA





OHANA  
- BY THE SEA -

YOUR ROYAL REALM ON  
THE EMIRATI RIVIERA





OHANA  
- BY THE SEA -

A GLANCE AT



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**SEAFRONT  
MANSIONS**

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**VILLAS**

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**BRANDED  
APARTMENTS**

---



**BRANDED  
RETAIL**

---




**BEACH**



# A PREMIUM COLLECTION OF EXQUISITE OFFERINGS





The background of the image is a close-up of teal-colored water. The surface is covered with numerous bright, out-of-focus light spots, creating a bokeh effect. These spots vary in size and intensity, with some appearing as sharp highlights and others as soft, glowing circles. The overall texture of the water is slightly rippled, with small waves visible across the surface.

# THE MODERN VILLAS

















6 BEDROOM VILLA 500 SQM





6 BEDROOM VILLA 500 SQM















CANAL VILLA 480 SQM- THE MODERN- BACK



















SIGNATURE SEAFRONT MANSION 1000 SQM- THE MODERN- FRONT













ELITE SEAFRONT MANSION 3000 SQM- THE MODERN-BACK























































































































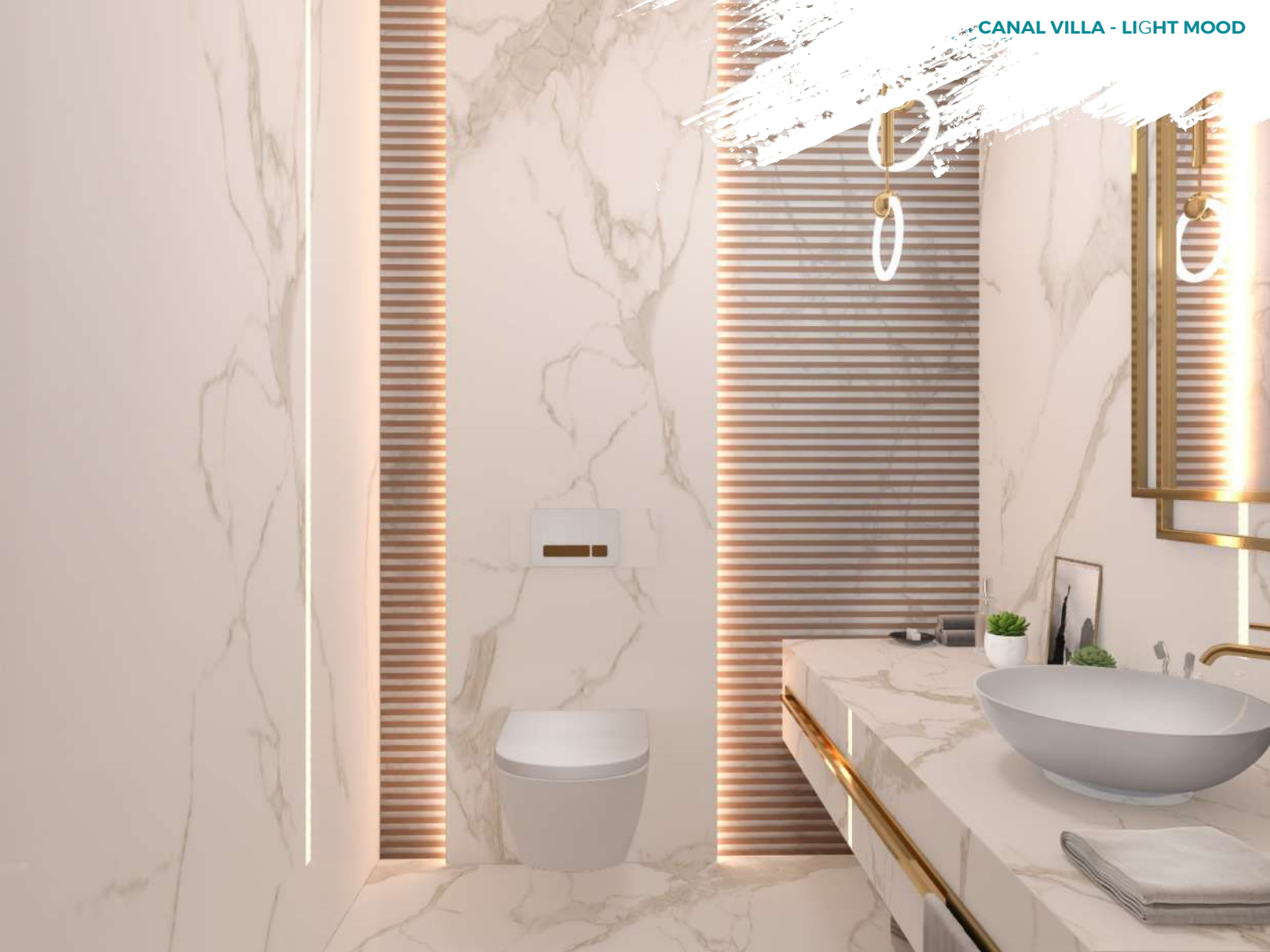




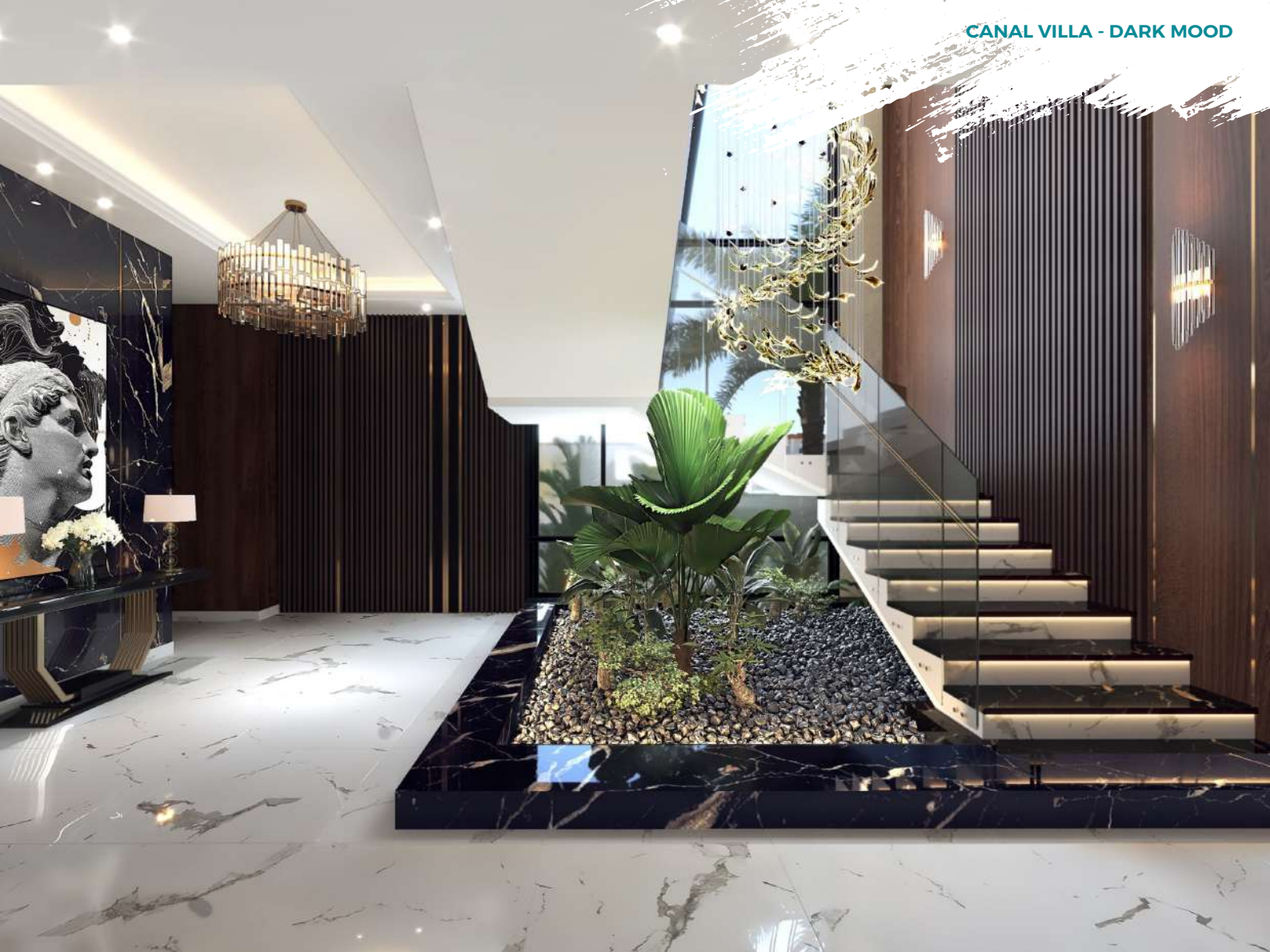


























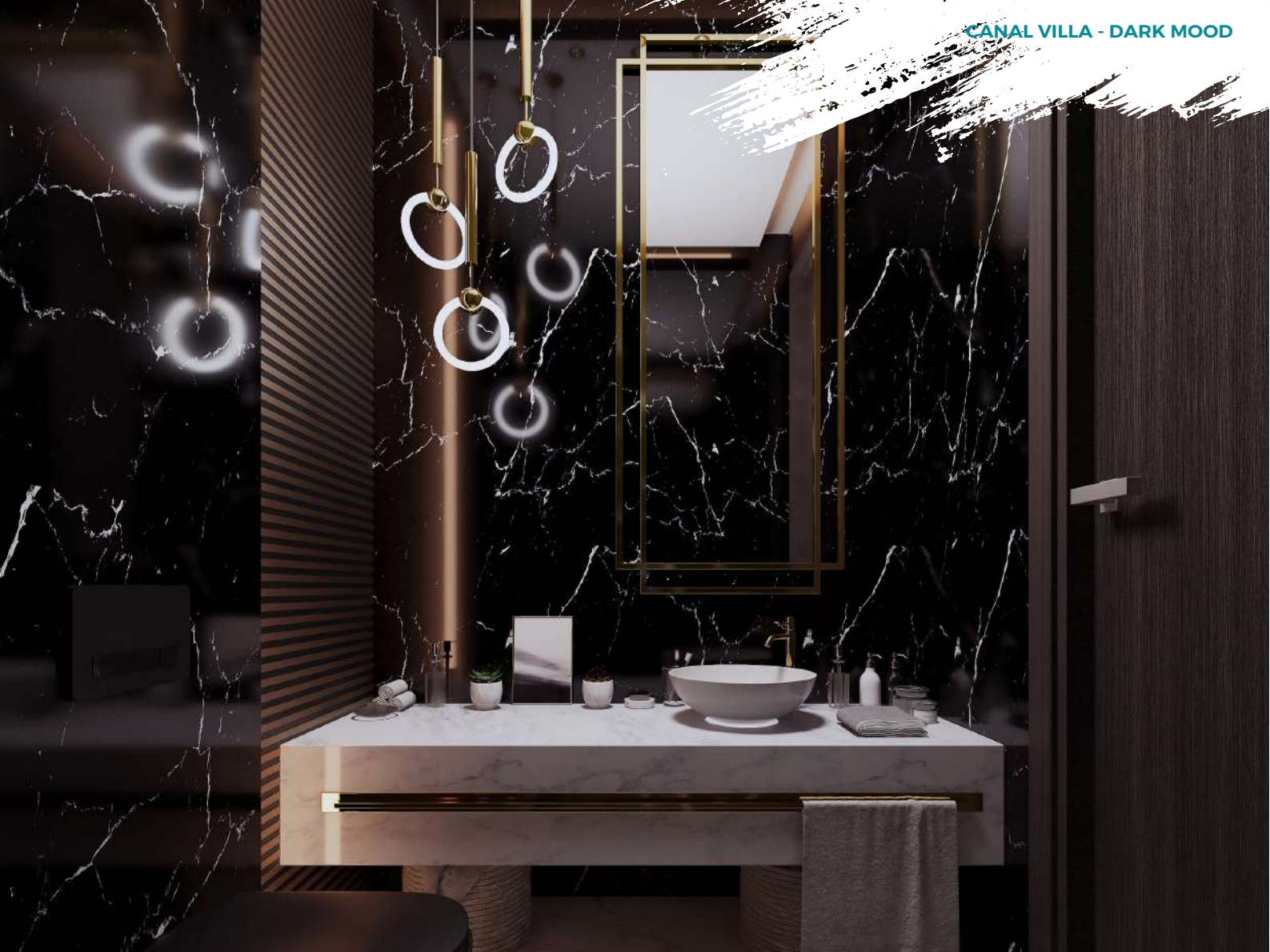




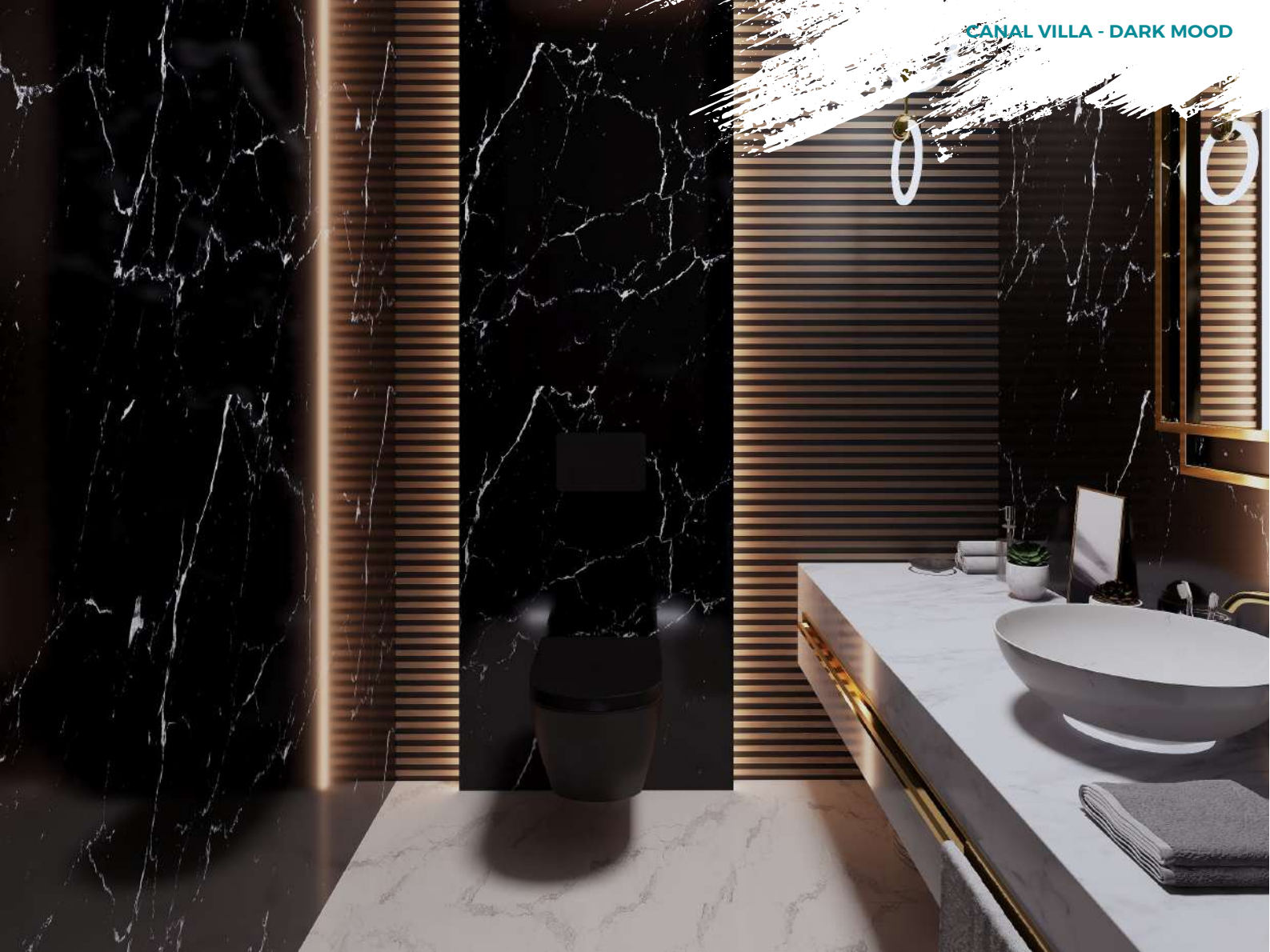














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