



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



1

THE PROPERTY
OHANA BY THE SEA



2

THE COMMUNITY
AMENITIES & FACILITIES



3

THE DEVELOPER
OHANA DEVELOPMENT

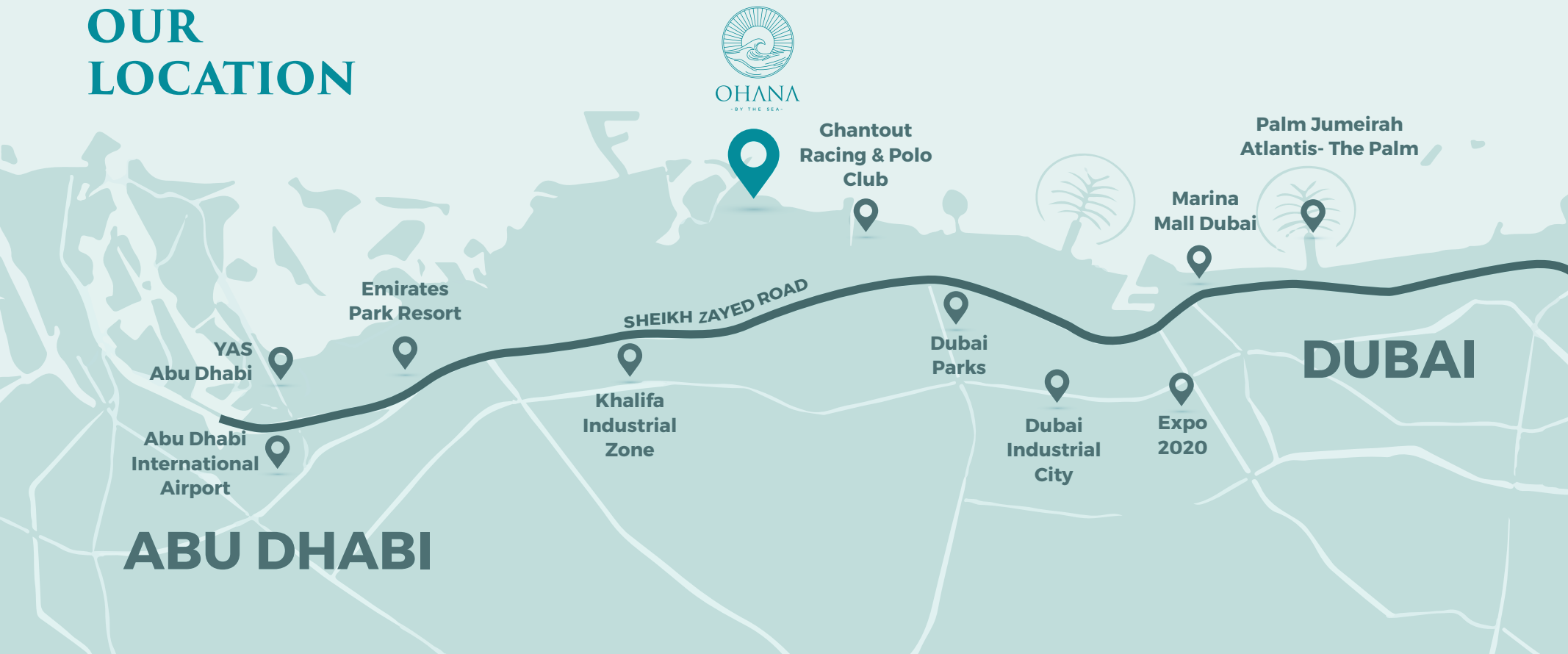
1

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

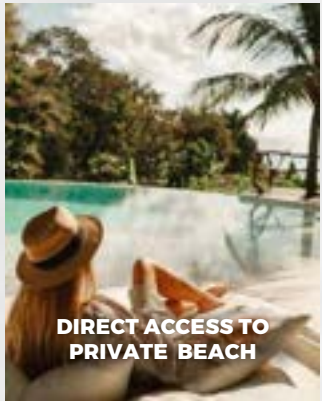


OHANA BY THE SEA VILLAS
BY OHANA DEVELOPMENT

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



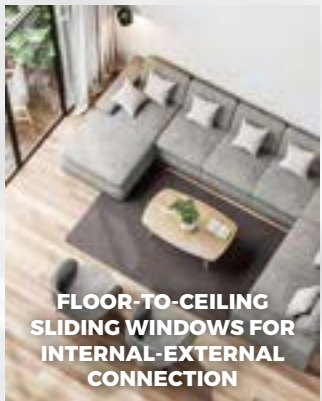
PREMIUM QUALITY PORCELAIN TILES



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)



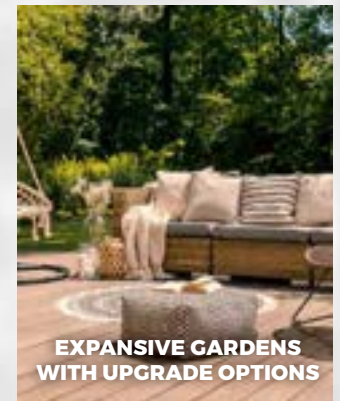
ELEVATOR IN EACH HOME



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.





**THE
MODERN
VILLAS**



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



VILLA NOHEA 460 SQM- THE MODERN- FRONT



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 460 SQM- THE MODERN- BACK





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
Total Area			460 sq.m

GROUND FLOOR




FIRST FLOOR











**THE
MEDITERRANEAN
VILLAS**

VILLA KALEA 340 SQM - THE MEDITERRANEAN- FRONT



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 SOM
Plot Area Options: 500/600

FLOOR PLANS

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

GROUND FLOOR



FIRST FLOOR



VILLA KAIMANA 425 SQM - THE MEDITERRANEAN- FRONT



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

VILLA KAIMANA 425 SQM - THE MEDITERRANEAN- BACK





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.



A modern bedroom interior featuring a large window with sheer curtains, a bed with a brown headboard and white blanket, a curved sofa, and a decorative chandelier made of dried branches. The room is lit with warm, ambient lighting, including a modern pendant light with three white spheres and a gold rod. Two framed artworks are on the wall above the bed.

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



OHANA
- BY THE SEA -

CONTACT US
54 222 8281

WEBSITE: OHANA-BYTHESEA.COM
FACEBOOK: WWW.FACEBOOK.COM/OHANADEV/
INSTAGRAM: @OHANA_DEVELOPMENT

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OHANA DEVELOPMENT