



PROINVEST

OHANA BY THE SEA

LOCATION: AL JURF GARDENS COMPLETED: PHASE 1 2023-24

Ohana by the Sea is a gorgeous community in the heart of Al Jurf Gardens with 4 & 5BR villas that come in 2 different facades – Modern and Mediterranean. The Modern homes have 3 designs called Makai, Moana and Nohea and reflect a serene environment. The Mediterranean homes have 2 designs called Kalea and Kaimana which will both create a fun energy and vibrancy throughout the home. Buyers have the option to customize floorplans, combine and rearrange rooms and upgrade to a landscaped garden.

FACILITIES

-  LAP POOL
-  KID'S POOL
-  EXHIBITION SPACE
-  SPORTS COURTS
-  OPEN SPACES
-  PRIVATE BEACH
-  FITNESS AREA
-  KID'S PLAYGROUND
-  OUTDOOR GAMES AREA
-  COMMUNITY PLAZA

SIZES & PRICES

4 BR – FROM 3,695 SQFT	FROM AED 3,636,000
5 BR – MAXIMUM 5,167 SQFT	FROM AED 4,400,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Ghanttot Palace Grocery, Al Jazria Resort Supermarket, Relej Grocery Store

SCHOOLS/NURSERIES: Al Manza British School, British Oak Montessori Nursery, Al Samha School, Al Morjan Kindergarten

RETAIL/F&B: On-site (once completed)

PETROL STATION: ADNOC Al Seih Shuaib, ADNOC Al Jurf

MEDICAL FACILITIES: Al Taweelah Medical Centre, Al Samha Healthcare Center, Grand Infinity Medical Center, MedHealth Medical Center

LANDMARKS: SHA Emirates Wellness Clinic, Palm Jebel Ali, Motiingate Dubai



LOCATION FACTORS

- AL JURF IS LOCATED BETWEEN ABU DHABI AND DUBAI
- ONCE COMPLETED, AL JURF WILL CONSIST OF A WHOLE COMMUNITY, WITH A DEVELOPED INFRASTRUCTURE, INCLUDING HOTELS AND RETAIL
- SURROUNDING DISTRICTS INCLUDE JAFZA, AL SHANA AND JEBEL ALI
- 50 MINUTES TO ABU DHABI
- 50 MINUTES TO DOWNTOWN DUBAI
- 18 MINUTES TO GHANTTOT
- THE FIRST SHA EMIRATES WELLNESS CLINIC WILL OPEN IN AL JURF
- MIXED-USE COMMUNITY WITH TOWNHOUSES, SEMI-DETACHED VILLAS AND STANDALONE VILLAS
- THE REGIONS FIRST SHA WELLNESS CLINIC WILL BE LOCATED IN AL JURF GARDENS ONCE COMPLETED IN 2023



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Modern villas have state-of-the-art amenities and create a serene environment, whilst Mediterranean villas create a sense of energy and vibrancy, which is perfect for those who are inspired by European culture. Swimming pool and interiors come at an additional cost. All homes come with his & her wardrobes and floor-to-ceiling sliding doors.

PITCH POINTS / WHY BUY?

- A CHOICE OF 2 DIFFERENT ARCHITECTURAL FACADES AND 5 INTERNAL DESIGNS
- FIRST PHASE APPROX 5% SAVING ON NEXT PHASE
- ONE OF THE MOST BEAUTIFUL AREAS IN THE COUNTRY
- SHA EMIRATES WELLNESS CLINIC IS DUE TO OPEN IN THE AREA – THE FIRST IN THE REGION
- ECO-FRIENDLY COMMUNITY
- GORGEOUS NATURAL ENVIRONMENT, KNOWN FOR ITS BIRDS, GAZELLES AND OTHER ANIMALS
- PRIVATE BEACH AND PRIVATE MARINA
- THIS WILL BE ITS OWN COMMUNITY

PAYMENT PLAN: 25% / 50% / 25%

ROI: 10% (developer estimate)

DEVELOPER OVERVIEW

Ohana Development is a leading Development & Contracting company with the UAE as its headquarters. Its operations span across the Middle East and the Gulf region with projects including Ohana Hills and Ohana By The Sea. With a professional standard of the highest degree in addition to the dedication and passion of its team, Ohana Development became one of the fastest growing companies in this industry.

THINGS TO KNOW

SERVICE CHARGE:	AED 7.5 PER SQFT
ALLOCATED PARKING:	YES (GARAGE)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 10.6km SHEIKH MAKTOUM BIN RASHID ROAD
- 13km AL JAZIRA RESORT SUPERMARKET
- 18km ADNOC AL JURF
- 19.5km AL SAMHA SCHOOL
- 20km BRITISH OAK MONTESSORI NURSERY
- 22km AL SAMHA HEALTHCARE CENTER



KEY FEATURES

- 2 DIFFERENT DESIGN FACADES: MODERN AND MEDITERRANEAN
- 5 DIFFERENT DESIGN TYPES: MODERN – MAKAI, MOANA, NOHEA AND MEDITERRANEAN – KALEA AND KAIMANA
- OPTION FOR PREMIUM DECORATION (CHECK DEVELOPER FOR PRICES)
- OPTION FOR LANDSCAPE UPGRADE (TROPICAL RETREAT OR MEDITERRANEAN)
- BUYERS CAN CUSTOMIZE FLOORPLANS/COMBINE ROOMS/ REARRANGE ROOMS/CUSTOMIZE INTERIORS
- MAID'S ROOM AND EN-SUITE