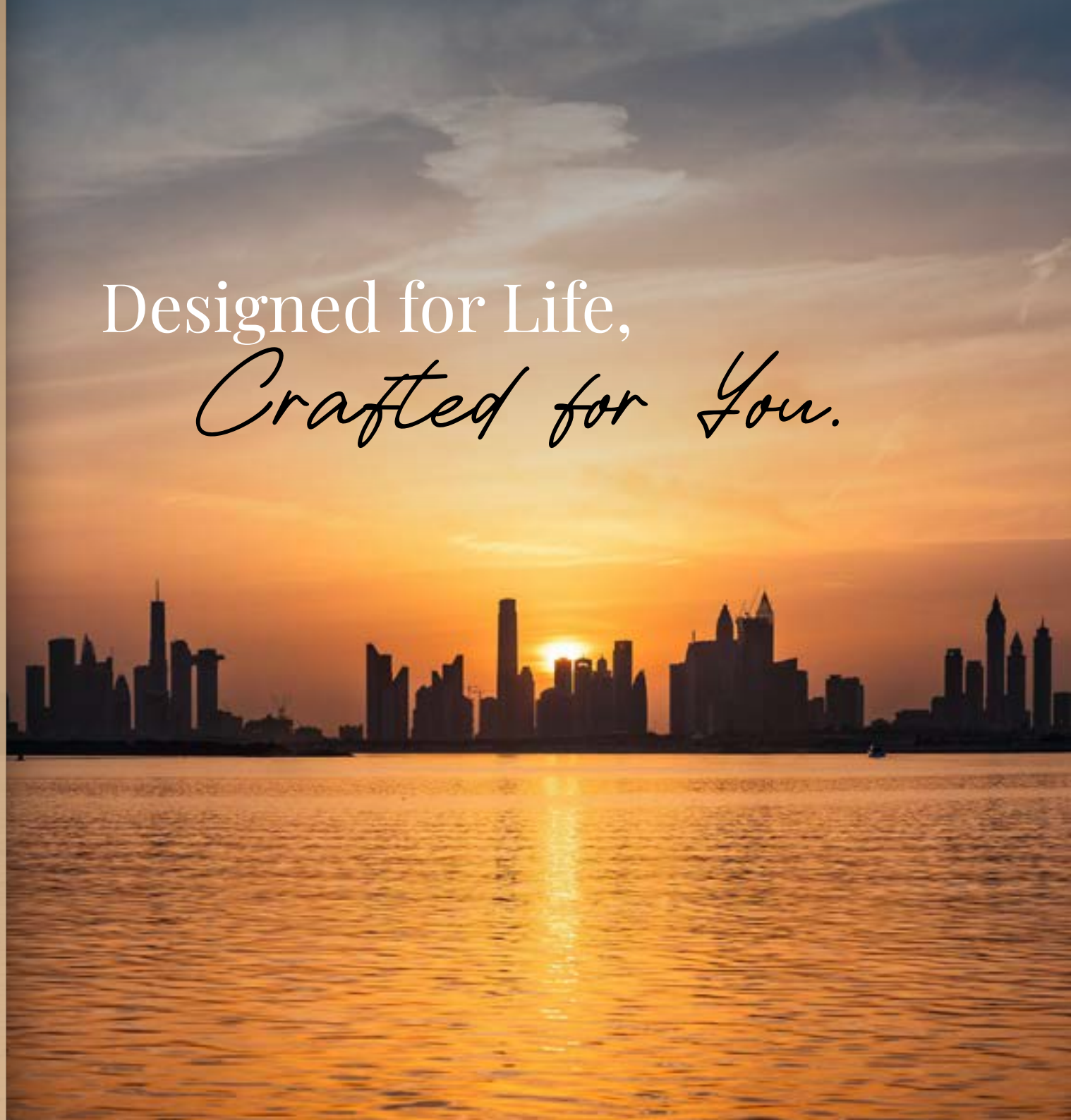
Xenia
Residence

BY NYX
PROPERTIES



At NYX Real Estate Development, we create more than residences —

we craft landmarks of modern design, refined comfort, and lasting value.

For residents, our communities offer elevated living with curated amenities that balance wellness, convenience, and connection.

For investors, they present strong opportunities in one of the region's most resilient markets.

Blending timeless design, strategic locations, and sustainable innovation, NYX set the benchmark for luxury living and trusted investment.



Development Highlights

Location
Located in the heart of JVC District 13, this residence combines comfort, style, and a strong sense of community. A perfect home for families and professionals, and a smart investment in one of Dubai's most sought-after neighborhoods.

Project type
This exclusive G+4 development features 73 contemporary apartments, thoughtfully designed for modern lifestyles. The residence offers a diverse mix of studios, one-bedroom, and two-bedroom homes, each with stylish interiors and functional layouts.

A select number of special units feature private dip pools on the balcony, adding a rare touch of luxury and an elevated living experience.

With basement parking and seamless community access, residents enjoy convenience alongside comfort and style.

Key selling points

- Flexible Payment Plan – Attractive options with up to 3 years post-handover installments.
- High Investment Returns – Dubai properties consistently deliver 6–8% ROI, ensuring strong rental and resale potential.
- Timely Delivery – With 30% of construction already complete and handover targeted for Q4 2026, your investment is well on track.
- Exclusive Lifestyle – Select residences include private dip pools, adding rare luxury and higher rental demand.





Location

Malls

Circle Mall	5 Mins
My City Centre	15 Mins
Mall Of The Emirates	15 Mins
Ibn Battuta Mall	20 Mins
Nakheel Mall	20 Mins
Dubai Hills Mall	20 Mins
Marina Mall	20 Mins
Al Barsha Mall	20 Mins

Beaches

The Walk	20 Mins
Jbr	20 Mins
Sufouh Beach	20 Mins
Marina Beach	25 Mins
Sunset Beach	25 Mins

Airports

Dubai International Airport (Dxb)	30 Mins
Al Maktoum International Airport (Dwc)	30 Mins

Medical Facilities

Aster Clinic	15 Mins
Saudi German Hospital	15 Mins
Al Zahra Hospital	15 Mins
Neuro Spinal Hospital	15 Mins
Mediclinic Parkview Hospital	15 Mins
Mediclinic Meadows	20 Mins

Community Parks

Sabat Park	2 Mins
Dokhon Park	5 Mins
Sabar Park	5 Mins
Sider Park	10 Mins

Schools

Jss International School	5 Mins
Bloom World Academy	10 Mins
Sunmarke School	15 Mins
Arcadia School	15 Mins
Gems Founders School	15 Mins
Repton School	15 Mins
Nord Anglia International School	15 Mins

Motorways

Al Khail Road	10 Mins
Al Hessa Road	10 Mins
Sheikh Mohammed Bin Zayed Road	20 Mins

NYX PROPERTIES

Connectivity

- In the heart of JVC District 13
- Quick access to Al Khail Road & Hessa Street
- 10 mins to Dubai Marina, 15 mins to Downtown
- Surrounded by parks, schools, malls & hospitals
- A vibrant community with a true neighborhood feel



Exterior











Lifestyle





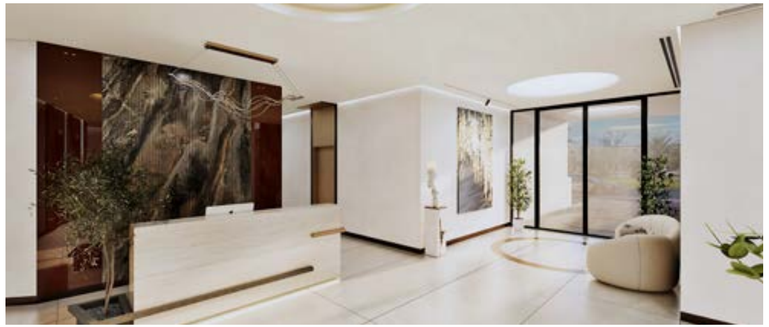
Interior Design







NEUTRAL INSPIRED COLOR PALETTE
Xenia's interiors radiate modern elegance with a warm, inviting touch. A palette of soft neutrals, rich woods, and subtle glass accents is enhanced by layered lighting, creating a serene and refined urban sanctuary.





Floor Plans



Two-Bedroom Unit (GF-09)
112 sq.m (1206 sq.ft)
19 sq.m (205 sq.ft) Balcony



Studio Unit (G06)
34.62 sq.m (372.65 sq.1t)
19.86 sq.m (213.77 sq.ft) Balcony

One - Bedroom Unit (G05)
50.59 sq.m (544.55 sq.ft)
25.86 sq.m (278.35 sq.ft) Balcony



Two - Bedroom Unit (12)
104.15 sq.m (1121 sq.ft)
11 sq.m (118 sq.tt) Balcony



One - Bedroom Unit (15)
59.60 sq.m (641 sq.ft)
8 sq.m (86 sq.ft) with Balcony

Studio Unit (06)
35 sq.m (377 sq.ft)
5 sq.m (53 sq.1t) Balcony





Amenities & Facilities

- Pools – Relax and refresh in our temperature-controlled swimming pools.
- Gym – Stay fit with state-of-the-art fitness facilities.
- Children's Play Areas – Safe and fun spaces designed for kids.
- Residents' Lounge – A stylish lounge to connect, relax, and unwind.
- 24/7 Security – Peace of mind with round-the-clock security and surveillance.
- BBQ Area – Enjoy outdoor gatherings in dedicated barbecue and dining spaces.

Sustainability & Technology

- Energy-Efficient Systems – Designed to reduce consumption and optimize performance.
- Smart Building Integrations – Modern automation for lighting, climate control, and security.
- Eco-Friendly Touches – Sustainable materials, green landscaping, and water-saving solutions.





Lifestyle & Community

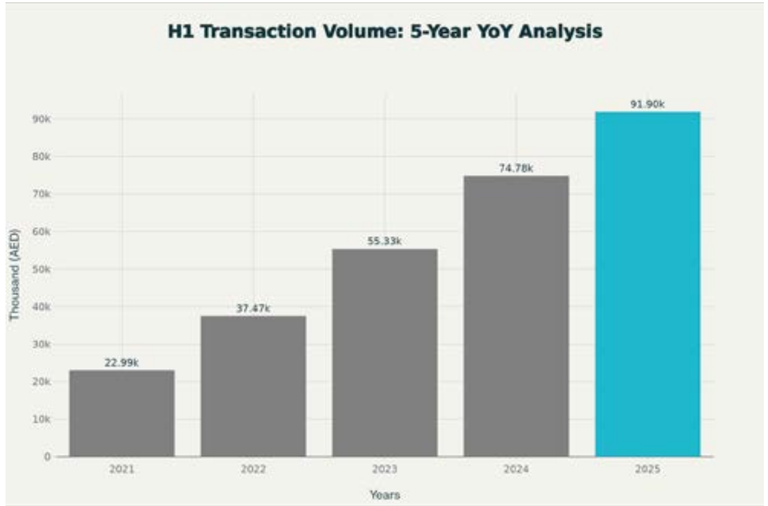
- Designed for Everyone – Perfect for families, professionals, and investors seeking a balanced lifestyle.
- Prime Surroundings – Enjoy beaches, golf courses, fine dining, and retail destinations just minutes away.
- Community Living – A safe, vibrant neighborhood that combines tranquility with city accessibility.











Investment Proposition

- Strong Returns – Dubai properties historically deliver 6–8% ROI, offering reliable income potential.
- Attractive Rental Yields – High demand in JVC ensures consistent rental income for investors.
- Capital Appreciation – Positioned in a rapidly growing community, this development promises long-term value growth.





Payment Plan

Clear breakdown

Flexible 3 year post-handover payment plans available for buyers.

- 5% – Booking
- 15% – 30 days
- 15% – 120 days
- 20% – Handover (Q4 2026)
- 45% – 1.25% a month for 36 month

Project Timeline

Construction Progress Milestones:

- Foundation & Structure: Completed
- 30% of construction already built – MEP work underway
- Internal works & finishes: In progress
- Amenities & landscaping: Scheduled in final phase

Completion/hand-over target date
Expected: Q4 2026





NYX
PROPERTIES

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