

KYOMI RESIDENCES

LIFE, WITHIN REACH.

Kyomi Residences is a mixed-use address in Warsan Fourth, developed by ANAX Developments. It features studios, one-bedroom, and two-bedroom residences, along with retail units, designed for modern, practical living.

Set within a well-connected and growing district, Kyomi Residence is shaped around the idea that daily life works better when everything is close. Strong connectivity, functional layouts, and integrated amenities support a lifestyle where everyday needs remain within reach.



WARSAN FOURTH

A STRATEGIC AREA WITH CITYWIDE ACCESS

Warsan Fourth is a well-connected residential district, master developed by Nakheel, with direct access to Sheikh Mohammed Bin Zayed Road and Ras Al Khor Road. Supported by public transport, and the upcoming Blue Line Metro, the area continues to grow as a practical choice for families & long-term investors.

MINUTES FROM DUBAI'S KEY LOCATIONS

EDUCATION



11 Mins
Academic City



Within 16 Mins
Major schools



18 Mins
Dubai Safari Park



19 Mins
IMG World

RETAIL & DAILY NEEDS



11 Mins
Dragon Mart



12 Mins
City Centre Mirdif

HEALTHCARE



3 Mins
Medical Center



11 Mins
Fakeeh Hospital

TRANSPORT & CONNECTIVITY



5 Mins
Upcoming Blue Line Metro Station



25 Mins
Dubai International Airport

KYOMI AT A GLANCE

- Curated Layouts
- Fully Equipped Kitchens
- Walk-In Closets
- Study/Store Rooms
- Modern Urban Architecture
- High-Quality Finishes
- On-Site, Premium Amenities
- Close Proximity to the Upcoming Blue Line Metro Station
- Close to Academic City
- Direct Access to SMBZ Road & Ras Al Khor Road

AMENITIES

WHERE LEISURE, FITNESS, AND FAMILY LIFE CONNECT



Indoor & Outdoor Gym



Outdoor Yoga Deck



Showers & Changing Rooms



Pool Area



Play Zone



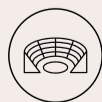
Jogging Track



Zen Garden



Lounges



Amphitheater

PROJECT DETAILS

- Project Name**
Kyomi Residences
- Project Type**
Boutique Residential & Mixed-Use
- Unit Mix**
Studios, 1 & 2 BR Residences & Retail Spaces
- Configuration**
G+P+6
- Location**
Warsan Fourth
- Project Status**
Off-Plan
- Completion**
Q4 2027
- Ownership**
Freehold
- Total Units**
120 Residences + 3 Retail Spaces



PAYMENT PLAN

30/70

Payment Plan

10%

On booking + 4% DLD fee

10%

Within 30 days of SPA

5%

6 months from booking

5%

12 months from booking

70%

On completion (BCC)

UNIT MIX

Unit Type	No. of Units	Size (SQ.FT.)
Studios	56	385 - 540
1 Bedroom Residences	62	768 - 1,151
2 Bedroom Residences	2	1,295 - 1,362

DEVELOPED BY



ANAX Developments is a forward-thinking real estate developer driven by design, technology, and lifestyle. The company creates residential environments defined by strong architectural identity, integrated smart systems, and spaces that support long-term value.

The developer's growing portfolio includes Evora Residences in Al Furjan, V-Suites in Business Bay, and ELLE Residences on Dubai Islands, reflecting its presence across some of Dubai's key residential destinations.

DELIVERING AED 2 Billion | PIPELINE AED 5 Billion

In 2025, ANAX marked a major milestone with the launch of projects valued at AED 2 billion across Dubai's most sought-after locations. Carrying this momentum forward, the brand is on track to deliver an ambitious AED 2 billion in new developments in 2026, with total project value set to exceed AED 5+ billion within the next 24-36 months.

Backed by the strength and stability of ANAX Holding, the brand continues to push boundaries, driven by innovation, rooted in community, and built to create a lasting legacy.