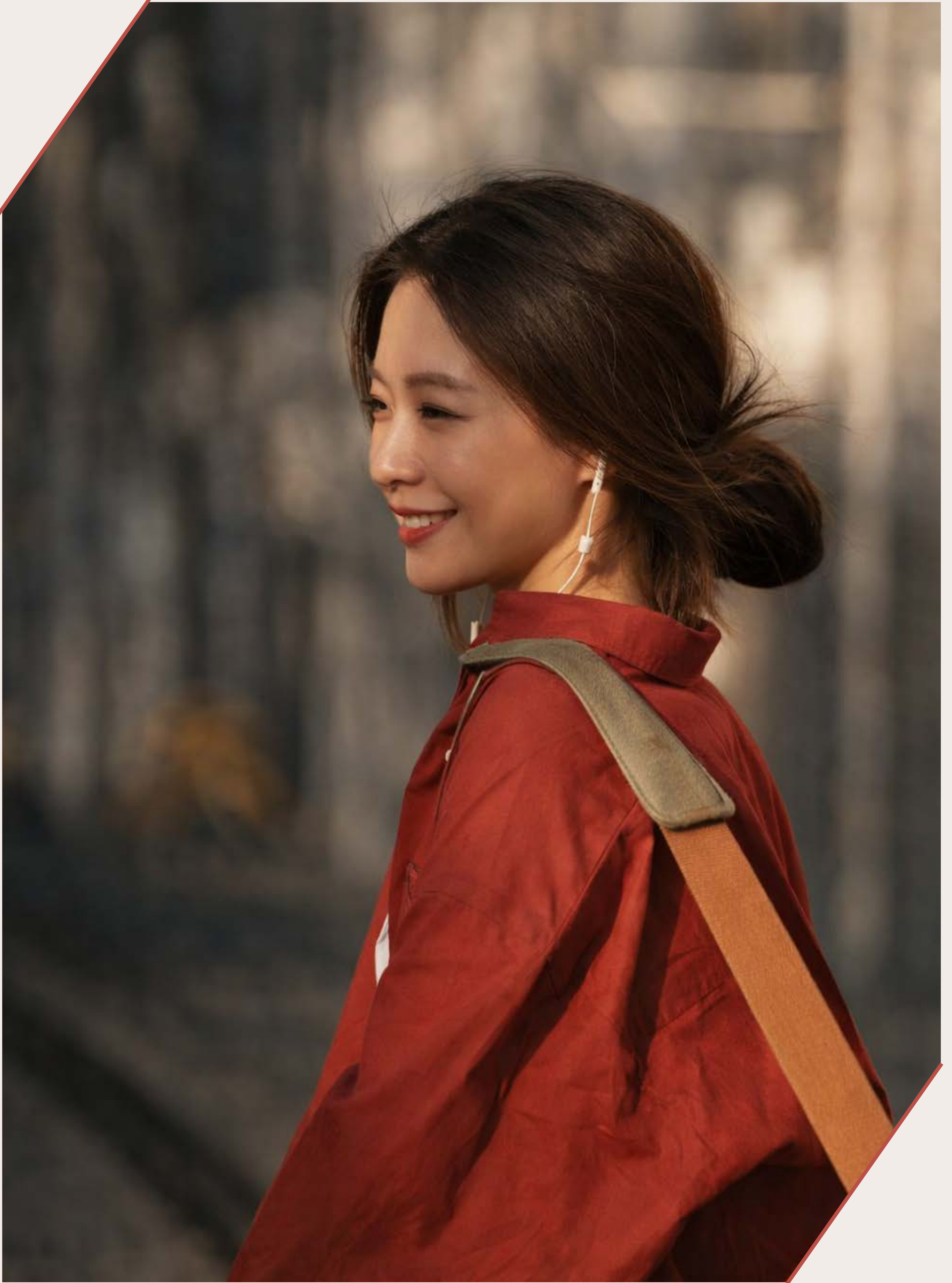


KYOMI

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 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 and long-term investors.

MINUTES FROM DUBAI'S KEY LOCATIONS

EDUCATION

University of Birmingham, Dubai	11 Minutes
GEMS Wellington Academy	16 Minutes
Our Own High School, Boys, Al Warqa	17 Minutes
University of Dubai	17 Minutes

HEALTHCARE

Life Medical Center, International City	3 Minutes
Aster Speciality Clinic	11 Minutes
Fakeeh University Hospital	11 Minutes
NMC DIC Clinic & Pharmacy	12 Minutes

LEISURE & ATTRACTIONS

Dubai Safari Park	18 Minutes
IMG World	19 Minutes
Global Village	26 Minutes
Kite Beach	40 Minutes

RETAIL & DAILY NEEDS

Union Coop, International City	10 Minutes
Dragon Mart	11 Minutes
City Centre Mirdif	12 Minutes
Dubai Mall	26 Minutes

TRANSPORT & CONNECTIVITY

Upcoming Blue Line Metro Station	5 Minutes
Dubai International Airport	25 Minutes
Dubai International Financial Centre	31 Minutes
Al Maktoum International Airport	45 Minutes



Dubai International Airport



Dragon Mart

KYOMI
RESIDENCES

Upcoming Blue Line Metro

Academic City



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



*Images, renders, and illustrations are for representational purposes only and may not accurately represent the final product



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AMENITIES: WHERE LEISURE AND FITNESS CONNECT



Indoor Gym & Outdoor Gym



Outdoor Yoga Deck



Showers & Changing Rooms



Pool Area



Lounges



Play Zone



Amphitheater



Zen Garden



Jogging Track



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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
HANDOVER	Q4 2027
OWNERSHIP	Freehold
TOTAL UNITS	120 Residences + 3 Retail Spaces

PAYMENT PLAN 30/70

ON BOOKING	10% + 4% DLD FEE
WITHIN 30 DAYS OF SPA	10%
6 MONTHS FROM BOOKING	5%
12 MONTHS FROM BOOKING	5%
ON COMPLETION (BCC)	70%

UNIT MIX

UNITS	SIZE (SQ.FT.)	UNITS AVAILABLE	STARTING PRICE
Studio	385 - 541	56	AED 560,000
1 - Bedroom Residences	768 - 1,151	62	AED 857,000
2 - Bedroom Residences	1,295 - 1,362	2	AED 1,600,000

EVORA RESIDENCES

Al Furjan



ELLE RESIDENCES

Dubai Islands



V-SUITES

Business Bay



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.

