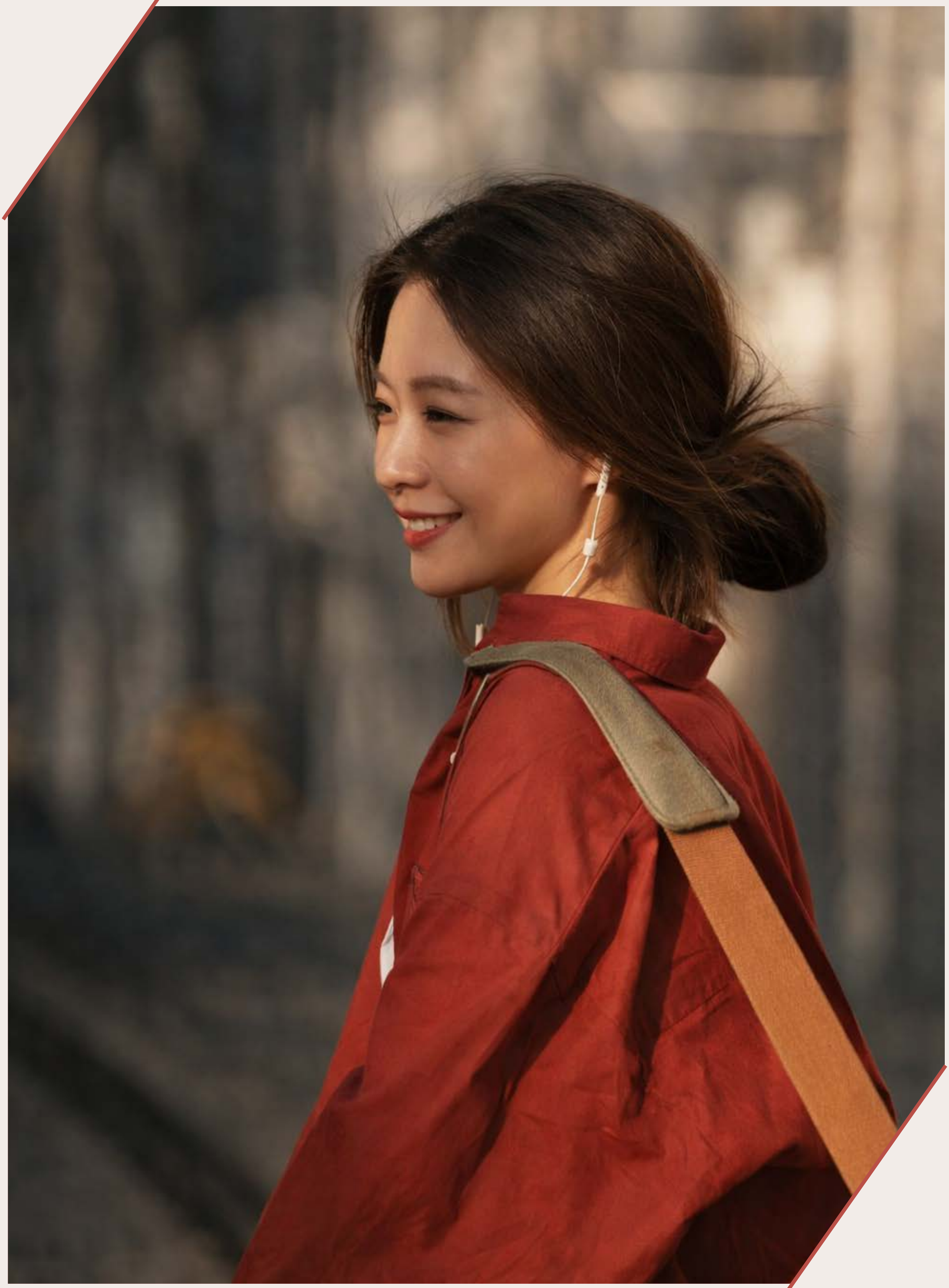
KYOMI

RESIDENCES

ANAX

DEVELOPMENTS



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

Academic City

Upcoming Blue Line Metro





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







DEVELOPED BY

ANAX DEVELOPMENTS

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.