

XENIA RESIDENCE



Xenia Residence

Xenia Residence by NYX Real Estate Development is a boutique residential project in the heart of Jumeirah Village Circle (District 13) Dubai's most balanced and family-friendly community.

Designed for both investors and end-users, Xenia offers modern architecture, functional elegance, and resort-style amenities blending comfort, lifestyle, and financial growth.



Apartments Overview



Type	Size Range (sq. ft.)	Starting Price (AED)
Studio	425 – 586	From 733,000
1 Bedroom	723 – 1,200	From 1,112,000
2 Bedroom	1,300 – 2,501 (with private pool & terrace)	From 1,650,000

Handover: December 2026

Payment Plan Options

Plan 1
Standard (During Construction)
with special discount

5%
Booking

15%
Within 30 Days

10%
Within 90 Days

10%
Within 150 Days

10%
Within 180 Days

10%
Within 120 Days

40%
On Handover

Plan 2
3-Year Post-Handover Plan

5%
Booking

15%
Within 30 Days

15%
Within 90 Days

20%
On Handover

45%
Over 3 Years
Post-Handover (1.25% per month)

Amenities



Residents' Lounge



BBQ Area



Children's Play Area



Gym

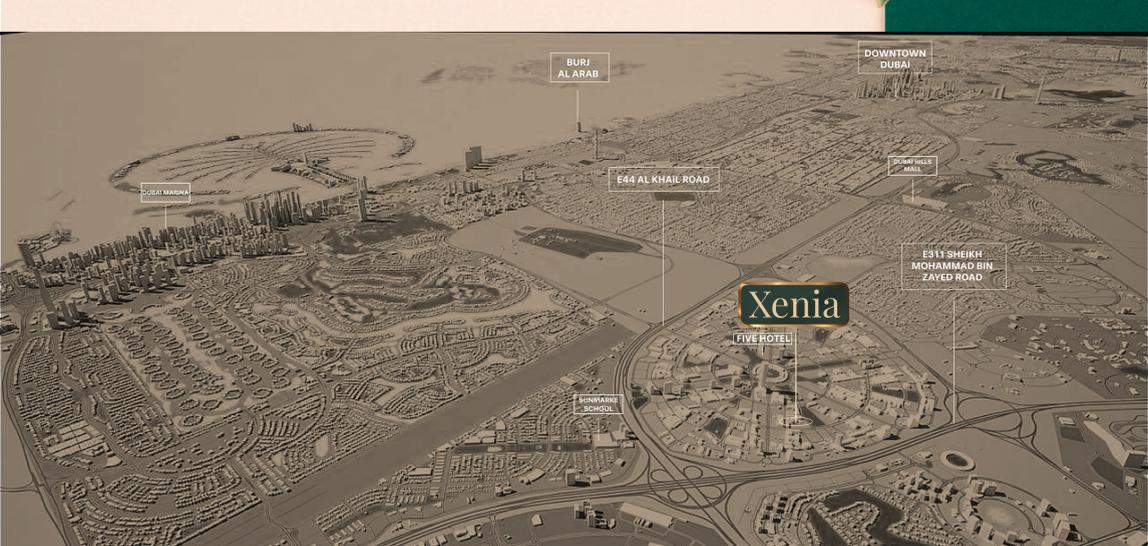


Swimming Pool



The Balance in JVC

Nestled in the heart of Jumeirah Village Circle, Xenia Residence redefines urban harmony. It's where Dubai's dynamic rhythm meets moments of stillness a place where families can connect, professionals can unwind, and investors can find peace of mind in every square foot.



The Investment in JVC



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District 13, Jumeirah Village Circle (JVC)

Minutes away from:

10 mins

Dubai Hills Mall

15 mins

Mall of the Emirates

20 mins

Downtown Dubai

25 mins

Dubai International Airport

Project Location Map



Escrow Account	Developer Bank Account
Project Name: Xenia Residence	Developer: NYX Real Estate Development L.L.C
Account Number: 1034026073002	Account Number: 1034026073001
Bank: UNITED ARAB BANK PJSC	Bank: UNITED ARAB BANK PJSC
IBAN: AE540460001034026073002	IBAN: AE810460001034026073001
SWIFT Code: UARBAEAA	SWIFT Code: UARBAEAA
Account Currency: AED [DIRHIM UNITED ARAB EMIRATES]	Account Currency: AED [DIRHIM UNITED ARAB EMIRATES]
Address: AL QUOZ, DUBAI	Address: AL QUOZ, DUBAI

About the Developer



NYX is a visionary Dubai-based developer dedicated to crafting homes that unite lifestyle and investment value.

For families, NYX creates spaces that inspire connection and well-being.

For investors, it delivers developments that ensure trust, performance, and long-term returns built with integrity and design excellence.



Presented by

Estateive™

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