



XENIA
RESIDENCE

Developed by
NYX
PROPERTIES



When Vision Creates Wealth
Built with wisdom it becomes lasting freedom.

When Family Defines Home
Life's true treasure isn't what we build it's who we build it with.





Welcome to Xenia Residence
A New Chapter of Balance in the Heart of Dubai

The Art of Balanced Living

LIVE, GROW, BELONG.

At Xenia Residence, life reaches perfect harmony between prosperity and peace, family and freedom, design and comfort.



The Investment in JVC

JVC remains one of Dubai's most sought-after investment communities, offering consistent capital appreciation, high rental yields, and unmatched accessibility to the city's prime areas.

With new infrastructure, schools, and leisure hubs surrounding the neighborhood, Xenia Residence stands at the center of long-term growth a rare opportunity for both end-users and investors.



The JVC Lifestyle



Imagine a neighborhood designed for families tree-lined streets, local cafes, modern schools, and parks that bring people together.

At JVC, community comes first. It's where every morning walk feels personal, and every sunset reflects a slower, more meaningful rhythm of life.

Xenia Residence complements this lifestyle with modern comfort and peaceful surroundings your everyday retreat in the city that never stops.

Map



Driving Distances

05
MINS

FIVE HOTEL

08
MINS

JSS SCHOOL

05
MINS

CIRCLE MALL

25
MINS

DUBAI MARINA

25
MINS

PALM JUMEIRAH

25
MINS

DOWNTOWN

25
MINS

BURJ AL ARAB

10
MINS

DUBAI HILLS MALL

10
MINS

BUSINESS BAY

15
MINS

SUN MARK SCHOOL (JVT)

20
MINS

MALL OF THE EMIRATES

20
MINS

JUMEIRAH GOLF ESTATE

15
MINS

NORD ANGLIA
INTERNATIONAL SCHOOL

25
MINS

DUBAI INTERNATIONAL AIRPORT

20
MINS

DUBAI MALL AND
BURJ KHALIFA

05
MINS

AL KHAIL RD

03
MINS

E311 SHEIKH MOHAMMAD
BIN ZAYED ROAD

Apartment Collection

STUDIO APARTMENTS

425 sq. ft - 586 sq. ft Sizes

Perfect for young professionals seeking smart, modern living.

1-BEDROOM APARTMENTS

723 sq. ft - 1200 sq. ft Sizes

Balanced between functionality and warmth, ideal for couples.

2-BEDROOM APARTMENTS

1,300 sq.ft Sizes

Designed for families who value comfort and connection.

PREMIUM 2-BEDROOM WITH PRIVATE POOL AND TERRACE

2,501 sq. ft Sizes
(includes dip pool)

An exceptional choice for those who desire space, privacy, and indulgence

Apartment













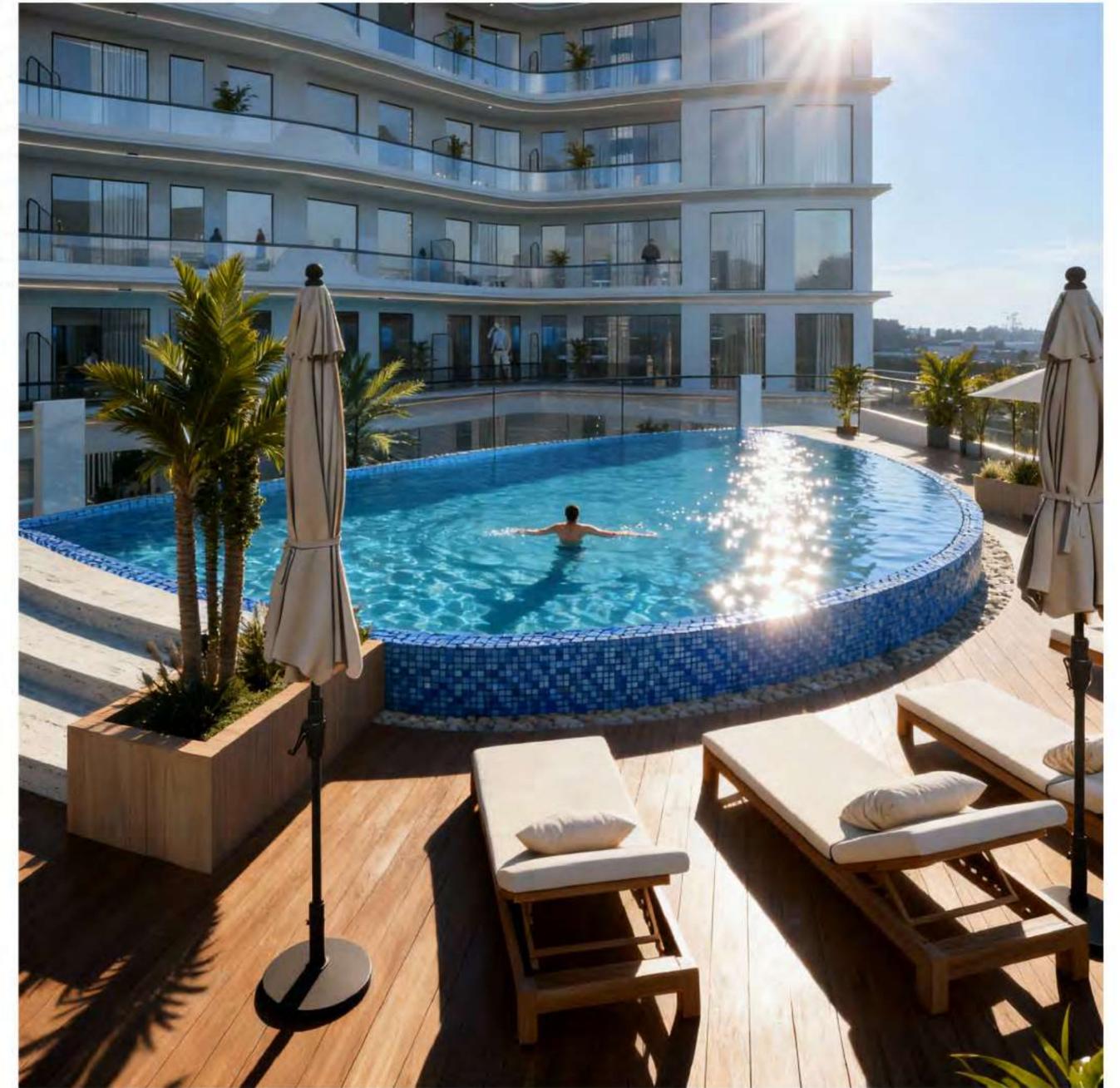


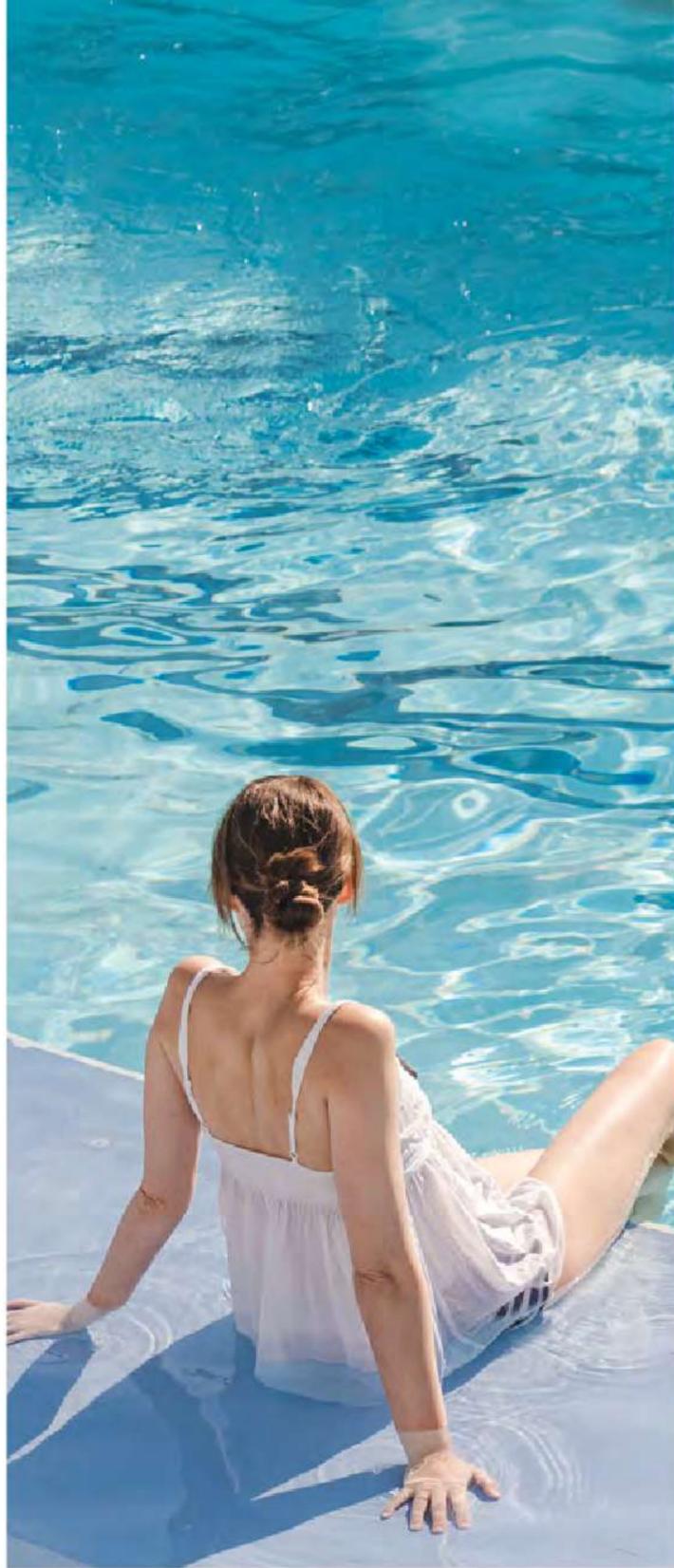
Amenities

A woman with long, wavy hair, wearing a white, flowing dress, stands in profile, looking towards the left. She is surrounded by large, billowing white fabric that creates a sense of movement and elegance. The background is a solid, muted green color. The overall mood is serene and sophisticated.

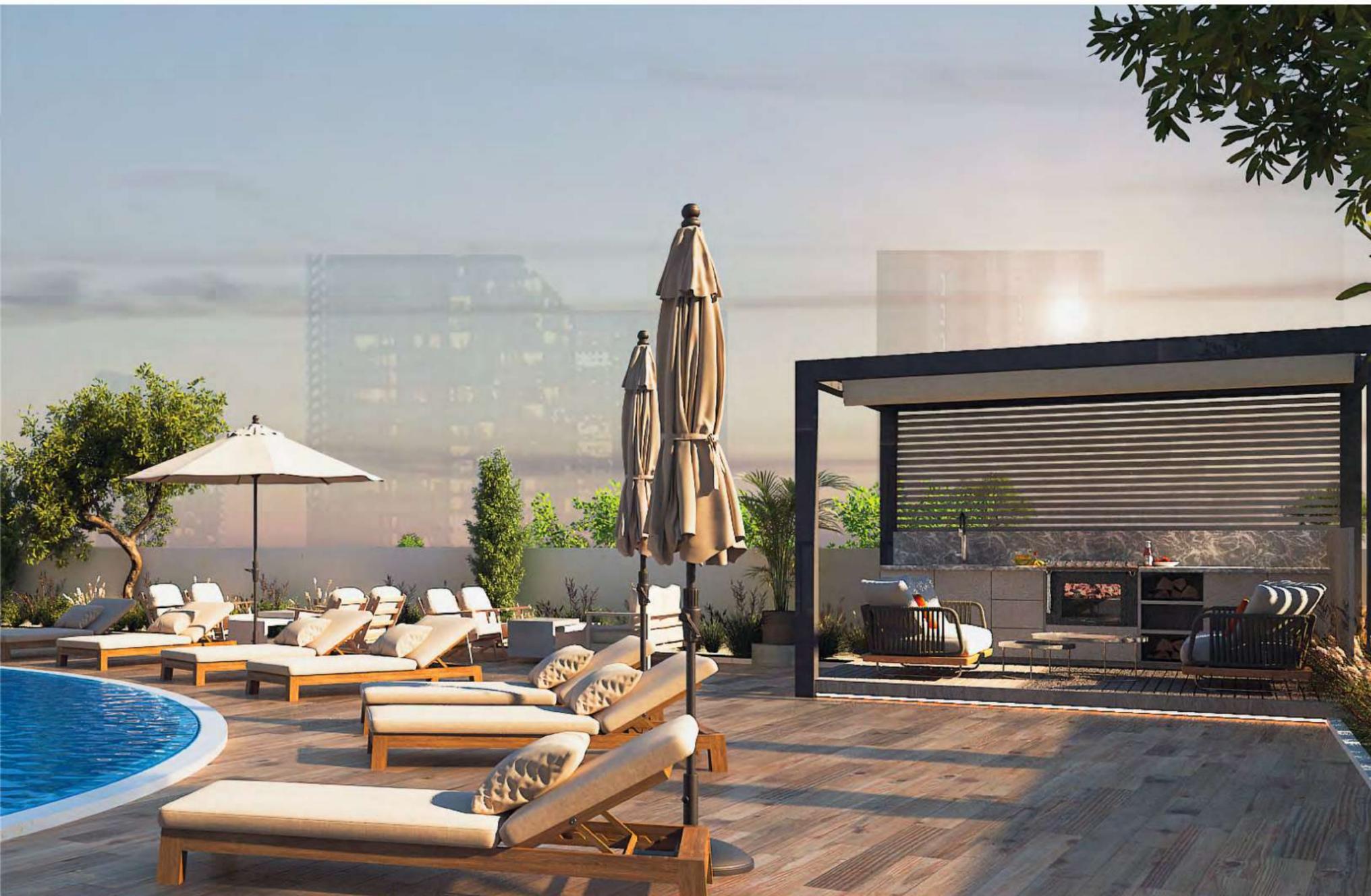
EVERYDAY SERENITY

At Xenia Residence, leisure meets lifestyle. Dive into tranquility in the shimmering pool, energize in the fully equipped gym, and let your children thrive in safe play areas. Unwind in the residents' lounge or gather around the BBQ with family and friends—every space is crafted for joy and balance.





Swimming Pool

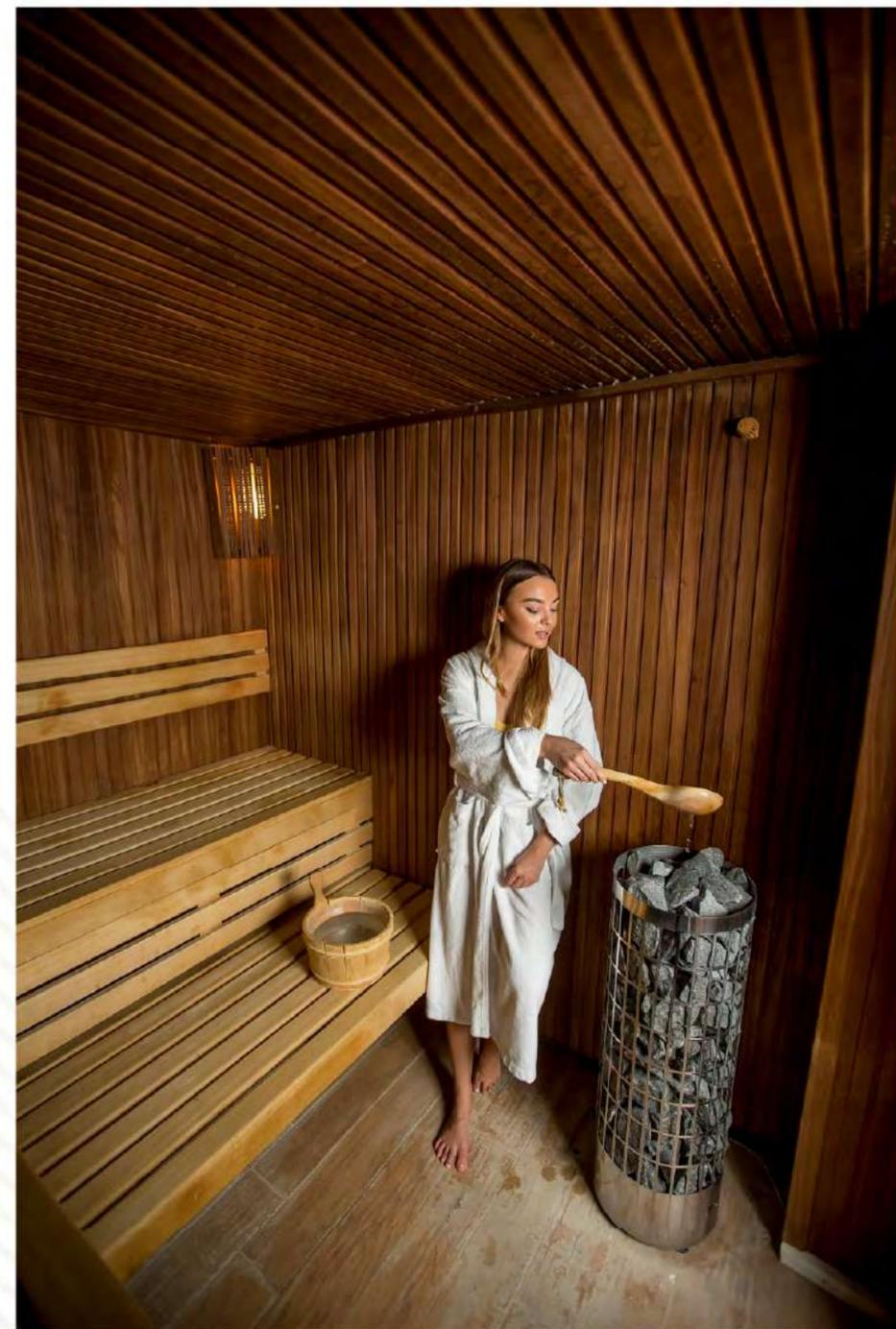


BBQ Area





Children's Play Area



Sauna





TRUST THE PROCESS

BECAUSE WEIGHTS.

TRUST THE PROCESS

Gym



BE STRONG

DON'T QUIT

BELIEVE
YOURSELF



Billiard Lounge



Lobby



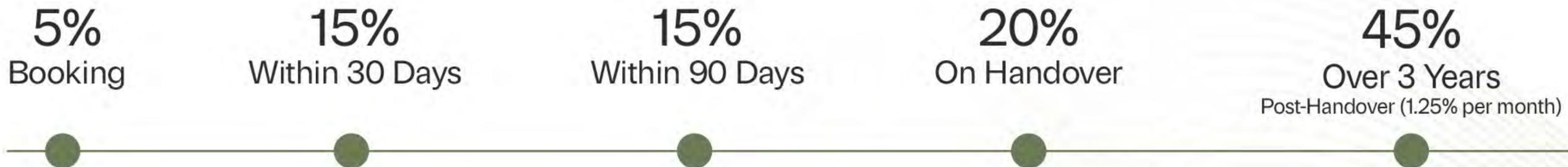
Special Payment Plan

Move into your new home by December 2026 and enjoy a flexible 3-year post-handover payment plan. Xenia Residence makes owning your dream home or investment in the heart of Dubai effortless—offering comfort, convenience, and financial ease so you can live first and pay later, on your terms.

Plan 1 Standard (During Construction) with special discount



Plan 2 3-Year Post-Handover Plan



Investor Advantages



Xenia Residence offers more than a smart investment—it's a lifestyle where wealth, family, and comfort meet in the right address at JVC.

With growing rental demand, high income potential, and strong capital appreciation, it stands as the perfect blend of financial growth, modern living, and lasting comfort.

About the Developer

NYX
PROERTIS

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

Every project is built with integrity and precision offering families spaces that inspire connection and investors developments that ensure trust, performance, and long-term growth in Dubai's dynamic market.

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